



# **APPENDIX E**

## **AB 52 Consultation Documents**





PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

June 19, 2018

Andrew Salas, Chairman  
Gabrieleño Band of Mission Indians – Kizh Nation  
PO Box 393  
Covina, CA 91723  
Email: [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)

Subject: Formal Notification of a Proposed Project Pursuant to Assembly Bill 52 and Sections 21080.3.1 and 21080.3.2 of the California Environmental Quality Act (CEQA)

Project Name: 250 East Union Street

Project Address: 254 East Union Street, City of Pasadena, California  
Affordable Housing Concession Permit #11870

Dear Mr. Salas:

Pursuant to Assembly Bill (AB) 52 and Section 21080.3.1 of the California Environmental Quality Act (CEQA), and in response to your associated request, the City of Pasadena is hereby providing formal notification of the proposed Public Maintenance and Service Facility "Pasadena Transit Operations and Maintenance Facility" project. Enclosed please find a brief description of the proposed project and its location.

If you wish to begin consultation on this project pursuant to AB 52 and Sections 21080.3.1 and 21080.3.2 of CEQA, please request such consultation as soon as possible, but no later than 30 days from the date of this letter. The City of Pasadena's (lead agency's) contact person for this project is:

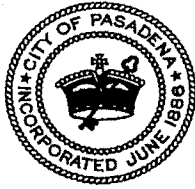
Beilin Yu, Planner  
175 N. Garfield Avenue  
Pasadena, CA 91101  
(626) 744-6726  
[byu@cityofpasadena.net](mailto:byu@cityofpasadena.net)

Your comments and concerns are important to the City and we welcome the opportunity to consult with the Gabrieleño Band of Mission Indians – Kizh Nation, upon your request. If you have any questions regarding the project, please do not hesitate to contact Beilin Yu at the contact information noted above.

Sincerely,

Luis Rocha  
Acting Zoning Administrator

Enclosure: Description of the Proposed Project and Its Location



## DESCRIPTION OF THE PROPOSED PROJECT AND LOCATION

**PROJECT NAME:** 250 East Union Street

**PROJECT LOCATION AND SETTING:** The project site, located at 254 East Union Street, is a squared-shaped interior lot, located on the south side of Union Street, west of Garfield Avenue, just southwest of Pasadena City Hall. It is bounded by alleys on both sides and rear, and measures approximately 21,780 square feet in size. It is currently developed with a parking lot containing 61 parking spaces.

The project site is within an urbanized part of the City of Pasadena that is generally dominated by other civic and commercial uses, and supporting service uses. A surface parking lot and former YWCA building, which is currently vacant are located to the north of the subject site; a United State Postal Office building is located to the east of the site; and general commercial uses, such as retail, office, and restaurant are located to the south and west of the subject site.

**ZONING:** CD-2 (Central District Specific Plan, Civic Center Subdistrict)

**GENERAL PLAN DESIGNATION:** Medium Mixed-Use (0.0 – 2.25 FAR)

**PROJECT DESCRIPTION:** The project entails the demolition of the surface parking lot and the construction of a new six-story mixed-use project containing 1,953 square feet of commercial space and 59 residential units, and 156 parking spaces within three levels of subterranean parking. As proposed, the existing 61 parking spaces will be replaced and incorporated as part of the project.

The maximum residential density permitted on the site is 87 dwelling units per acre, the maximum permitted floor area ratio (FAR) is 2.25, and the maximum permitted height is 60'. For the subject 21,780 square foot lot, a total of 44 residential units are permitted by right. Through the Density Bonus provisions under Section 17.43.040 of the City's Zoning Code, projects may be granted a density bonus of up to 35 percent above the maximum density. The proposed 59 units represent a 34 percent increase in density. Five units are proposed to be very low income units.

Pursuant to State law, projects that utilize the density bonus provisions may request one or more concessions, subject to certain findings. The proposed gross floor area of the new building is 64,455 square feet, which equates to 2.96 floor area ratio. Additionally, the building is proposed at a height of 75'. As proposed, an Affordable Housing Concession Permit would be required to increase the floor area ratio from the allowed 2.25 to 2.96, and a second Affordable Housing Concession Permit would be required to increase the height from 60' to 75'.

Furthermore, the proposed ground floor commercial space would have a depth of 27'-4", while the Zoning Code requires the commercial uses to be located along street frontages and have a minimum depth of 50'. A Variance is required to deviate from this minimum depth.

Lastly, a Private Tree Removal Permit is requested to allow the removal of one 22" DBH European Olive (*Olea Europa*) and one 27" DBH European Olive (*Olea Europa*), both located along the front property line.



# GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians / Gabrielino Tribal Council

recognized by the State of California as the aboriginal tribe of the Los Angeles basin

City of Pasadena  
175 North Garfield Ave  
Pasadena, CA 91101

June 20, 2018

Re: AB52 Consultation request for 254 East Union St. Affordable Housing Concession Permit#11870

Dear Luis Rocha,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. This is the reason the NAHC will always refer the lead agency to the respective Native American Tribe of the area because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. Therefore, to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email [gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com) to schedule an appointment.

\*\* Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: <http://calepa.ca.gov/Tribal/Training/> or <http://nahc.ca.gov/2015/12/ab-52-tribal-training/>

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer |

PO Box 393, Covina, CA 91723

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer ||

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