



City of Pasadena

REVISED Notice of Intent to Adopt a Mitigated Negative Declaration

Evanston Court Residential Project **377–395 South Marengo Avenue, Pasadena CA** **(northwest corner of Evanston Place and South Marengo Avenue)**

ZONING: RM-32 (Multi-Family Residential, 0-32 units/acre)

GENERAL PLAN DESIGNATION: Medium-High Density Residential

PROJECT DESCRIPTION: The proposed project consists of a 24-unit, multi-family residential development that includes adaptive reuse of the historic Evanston Inn (385 South Marengo Avenue), which is listed in the National Register of Historic Places. The proposed project would rehabilitate the Evanston Inn structure into 10 condominium units and construct three new two- and three-story residential buildings comprising the remaining 14 units over a semi-subterranean parking garage.

The rear “carriage house” portion of the Evanston Inn (located immediately west of the main building, fronting on Evanston Place) and two single-family houses on the adjacent property to the north (377–379 South Marengo Avenue) would be demolished or relocated to accommodate the development (the applicant is currently advertising the properties for sale and relocation).

The main components of the proposed project are as follows:

- 24 multi-family residential units covering 16,569 square feet of footprint (31,818 square feet of building space)
- 10,330 square feet of hardscape
- 14,238 square feet of landscape including the planting of 38 trees
- 16,717 square feet parking garage (53 spaces)
- Vehicular access provided by a new driveway on Evanston Place
- Removal of 2,909 square feet of buildings and 130 cubic yards of concrete
- Maximum height of new residential units of approximately 49 feet 9 inches

APPROVALS NEEDED: The project will require a public hearing before the Design Commission to consider adoption of the Mitigated Negative Declaration and Concept Design Review and Approval. However, such a public hearing has not been scheduled to date. The Historic Preservation Commission, as an advisory body, held a public meeting on December 16, 2013 and made a recommendation on the proposed application and these comments will be forwarded to the Design Commission.

ENVIRONMENTAL DETERMINATION: An initial environmental study prepared for the project determined that there will be less than significant impacts on the environment because mitigation measures will be incorporated. Therefore, a Mitigated Negative Declaration has been prepared. Possible impacts identified in the Initial Study include those on Cultural Resources.

REVISED PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between **December 19, 2013 and January 19, 2014** and orally at the project’s public hearing before the Design Commission. Written documents should be sent to Mark Odell, Permit Center, 175 N. Garfield Ave., Pasadena, 91109-7215; (626) 744-7101; modell@cityofpasadena.net. Any interested party or their representative may appear at the hearing and comment on the project. If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at any public hearing where these documents were considered.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The draft Initial Study and Mitigated Negative Declaration can be viewed at:

- Pasadena Permit Center, 175 North Garfield Avenue, Pasadena, California 91109 (during regular business hours: Monday-Thursday from 8:00 AM - 5:00 PM and Friday from 8:00 AM - 12:30 PM)
- Pasadena Central Library, 285 E. Walnut St. Pasadena, California 91101 (during regular business hours)
- City's environmental notices webpage:
www.cityofpasadena.net/planning/environmental/Environmental_Home.asp

For more information about the project and the related environmental documentation:

Contact Person: Mark Odell

Phone: (626) 744-7101 **E-mail:** modell@cityofpasadena.net

Mailing Address: Planning and Permitting Department, 175 N. Garfield Avenue, Pasadena, CA 91109

HAZARDOUS MATERIALS: The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

ADA: *In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009*