



City of Pasadena

Notice of Public Hearing

Notice of Intent to Adopt a Mitigated Negative Declaration

Amendment to the South Fair Oaks Specific Plan to Allow Hospital Uses with a Conditional Use Permit

ZONING: Various

GENERAL PLAN DESIGNATION: Various

PROJECT DESCRIPTION: The proposed project is an amendment to the South Fair Oaks Specific Plan to designate "Medical Services - Hospital" use as a conditionally permitted use. The South Fair Oaks Specific Plan was adopted in 1998 with a vision of establishing a district attracting biomedical and technology-based companies that can prosper alongside an energetic mix of community serving retail, medical facilities and support services. The proposed project would provide for the development of hospital uses upon the approval of a Conditional Use Permit throughout the Specific Plan area. The Planning Commission will forward its recommendation to the City Council. The City Council will make a final decision in a separately-noticed public hearing.

PROJECT LOCATION: South Fair Oaks Specific Plan Area

ENVIRONMENTAL DETERMINATION: An initial environmental study was prepared for the project and concluded that there will be less than significant impacts on the environment with the implementation of a mitigation measure in the area of Cultural Resources, related to paleontological resources. Therefore, a Mitigated Negative Declaration has been prepared. The Planning Commission will consider the proposed Mitigated Negative Declaration for recommendation to the City Council at the scheduled public hearing.

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to receive testimony, oral and written, on the above proposed amendment to the South Fair Oaks Specific Plan and the recommended Mitigated Negative Declaration. The hearing is scheduled for:

Date: Wednesday, December 9, 2015
Time: 6:30 p.m.
Place: City Hall, Council Chamber, Room S249
100 North Garfield Avenue

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between Thursday, November 19, 2015 and Wednesday, December 9, 2015 and orally at public hearings or meetings considering these documents. Written documents should be sent to the address provided below. Any interested party or their representative may appear at the meeting 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 the public hearing described in this notice, or written correspondence delivered to the hearing body, at or prior to the public hearing. The Initial Study, proposed Mitigated Negative Declaration may be viewed on the City's environmental notices webpage at www.cityofpasadena.net/planning/environmental/Environmental_Home.asp. The documents are also available during regular business hours at the City of Pasadena, Planning Department, 175 N. Garfield Avenue, Pasadena 91101, at the Office of the City Clerk, 100 N. Garfield Avenue, Room S228, Pasadena CA 91101, and at the Pasadena Central Library, 285 E. Walnut Avenue, Pasadena CA 91101.

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HAZARDOUS MATERIALS: In accordance with Section 15072 of the State CEQA Guidelines, the Draft Initial Study also found that the project site (the South Fair Oaks Specific Plan area) may have sites that are listed on the hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code. However, the proposed project would not entitle or fund any specific projects and individual development projects that could occur under the Specific Plan amendment would be reviewed on a case by case basis with regards to Government Code Section 65962.5.

ADA: In compliance with the American 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 are available for this meeting by calling (626) 744-4009 at least 48 hours in advance.