



**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC HEARING**

Los Robles Apartments Project

**262, 272, and 282 N Los Robles Avenue and 251, 265, 275, 285,
and 303 N Oakland Avenue, Pasadena, CA 91101
State Clearing House # 2017011014**

Date: September 13, 2017

To: Agencies, Organizations, and Interested Parties

From: City of Pasadena, Planning & Community Development Department, 175 N. Garfield Ave., Pasadena, CA 91101

Subject: Notice of Availability of a Draft Environmental Impact Report and Notice of a Public Hearing before the Planning Commission for the Los Robles Apartments Project

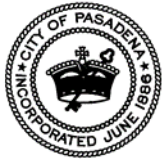
NOTICE IS HEREBY GIVEN that City of Pasadena has completed a Draft Environmental Impact Report (EIR) for the proposed Los Robles Apartments project and the Planning Commission will hold a public hearing to review this project and the related environmental document. The Draft EIR is available for public review during the period specified below.

Public Review Period: September 13, 2017 to October 30, 2017. Comments must be received by 5:30 p.m. on October 30, 2017.

Comments: Comments on the Draft EIR may be submitted in writing during the public review period noted above. Written comments should be sent to David Sanchez, Senior Planner, at 175 N. Garfield Avenue, Pasadena, CA 91101 or dasanchez@cityofpasadena.net. If you wish to challenge the Draft EIR in court, you may be limited to raising those issues that you or someone else raised at any public hearing or meeting where this document was considered or in written correspondence delivered to the City at, or prior to, the public hearing.

Public Meeting/Hearing: The Planning Commission will hold a public hearing to receive comments on the contents of the Draft EIR. You are welcome to attend and present comments that pertain to the environmental analysis that is contained within the Draft EIR. The meeting is scheduled for:

Date: Wednesday, October 25, 2017
Time: 6:30 P.M.
Place: Regular Planning Commission Meeting
Pasadena City Hall
Council Chambers (Room S249)
100 N. Garfield Avenue, Pasadena

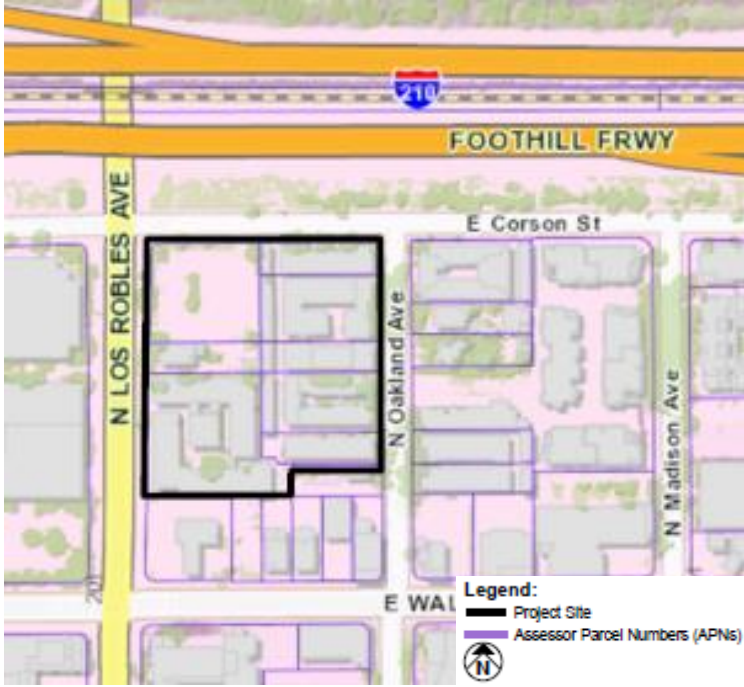


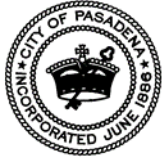
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Project Description and Location: The proposed Project would involve the demolition of the existing apartment buildings and improvements on site, and the construction of a new residential community containing 307 apartments. The proposed buildings would be 4 stories and approximately 60 feet in height.

The Project would include approximately 7,400 square feet of interior amenity space, such as a fitness center, roof deck, and lounge; approximately 40,430 square feet of private courtyard space that would feature landscaped courtyards, outdoor kitchens, and a pool and spa area; and approximately 14,750 square feet of private balcony/patio areas. The proposed unit types would be intermixed on each level, and consist of 36 studio, 166 one-bedroom, and 105 two-bedroom units. Parking would be provided in one and a half subterranean levels, consisting of approximately 521 spaces, including guest parking spaces. Of the total spaces, approximately 10 handicapped stalls would be available for residents or guests.

There are 88 existing trees on the property of which 73 are proposed to be removed. Of the 73 trees proposed for removal, 70 are private and three are public trees. Five of the private trees and three of the public trees proposed to be removed as part of the Project are protected by the City's Tree Protection Ordinance.

Project Location	Property Information
 <p>Legend: — Project Site — Assessor Parcel Numbers (APNs)</p>	<p><u>Applicant Name:</u> Carmel Partners</p> <p><u>Project Site Address and Cross Street(s):</u> 262, 272 and 282 N Los Robles Avenue; 251, 265, 275, 285, and 303 N Oakland Avenue, Pasadena, Los Angeles County, CA</p> <p><u>Zoning District:</u> CD-3 (Central District Specific Plan, Walnut Housing Subdistrict)</p> <p><u>General Plan Designation:</u> Medium Mixed Use</p>



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Approvals Needed: Concept Design Review; Final Design Review; Development Agreement Amendment to remove the property from the existing Development Agreement between the City of Pasadena and Fuller Theological Seminary; Master Development Plan Amendment to remove the property from the Fuller Theological Seminary Master Development Plan; Vesting Tentative Tract Map to merge the existing lots into a single consolidate lot; Protected tree removals.

Anticipated Environmental Effects: The Draft EIR analyzed the following environmental topics: Air Quality, Energy, Greenhouse Gases, Land Use & Planning, Noise & Vibration, Parks and Recreation, Population and Housing, Transportation & Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Water Supply, Sewer, and Solid Waste). The Draft EIR identified potentially significant effects related to the following topics: Noise – vibration during construction, and Tribal Cultural Resources. With incorporation of mitigation measures, the Draft EIR determined that all potentially significant effects would be reduced to a less than significant level.

Hazardous Material Sites: The Project Site is not listed on a hazardous material list pursuant to Section 65962.5 of the Government Code.

Availability of Environmental Documentation: The Draft EIR may be viewed on the City of Pasadena website at: [http://www.cityofpasadena.net/Los Robles Apartments Project/](http://www.cityofpasadena.net/Los_Robles_Apartments_Project/). The Draft EIR is also available during regular business hours at the City of Pasadena, Planning & Community Development Department, 175 N. Garfield Avenue, Pasadena, CA, 91101 (Window #4) between the hours of 8:00 a.m. through 5:00 p.m. Monday through Thursday, and between 8:00 a.m. and 3:00 p.m. on alternating Fridays, and at the Pasadena Central Library, 285 E. Walnut Avenue, Pasadena CA 91101. Additionally, all documents referenced in the Draft EIR can be reviewed upon request at the Planning Department.

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.*