



CITY OF PASADENA

NOTICE OF AVAILABILITY OF A SUBSEQUENT DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC MEETING TO PROVIDE COMMENTS

To: Agencies,
Organizations, and
Interested Parties

From: City of Pasadena Environmental Administrator
Planning & Community Development Department
175 North Garfield Avenue
Pasadena, CA 91109-7125

PROPERTY INFORMATION:

APPLICANT NAME: Mark Gabay, President, Foremost Investments, LP
PROJECT NAME: Conditional Use Permit #5407 (Crown City Medical Center)
PROJECT SITE ADDRESS: 550-566 East Colorado Boulevard, Pasadena CA, 91101
ZONING DISTRICT: CD-4 (Central District, Pasadena Playhouse subdistrict)
GENERAL PLAN DESIGNATION: Central District Specific Plan

ENVIRONMENTAL DETERMINATION: The City of Pasadena has completed the Subsequent Draft Environmental Impact Report (EIR) for the proposed construction of an 112,252 square foot medical office building ("Crown City Medical Center"). The Subsequent Draft EIR analyzed the environmental impacts to the following study areas: 1) Air Quality; 2) Cultural Resources; 3) Greenhouse Gas Emissions; 3) Noise; and 5) Transportation and Traffic. The Subsequent Draft EIR analysis determined that the proposed project would result in significant impacts related to: 1) Noise and 2) Transportation and Traffic. Impacts to other study areas were found to be less than significant or less than significant with mitigation measures incorporated.

This document is a Subsequent EIR because substantially the same project was previously approved and analyzed in a Mitigated Negative Declaration, which the City adopted on January 18, 2006. However, the land use approvals for that project expired on January 31, 2009. Since that time, there have been changed circumstances pursuant to State CEQA Guidelines Section 15162(b) that require preparation of a subsequent EIR. Those changed circumstances include increased traffic in the area of the project together with a more rigorous approach by the City regarding application of its traffic thresholds of significance, as well as the inclusion of greenhouse gas analysis in CEQA documents. Since an updated traffic analysis was required, the City also included related updates to noise and air quality. Since public concern was raised regarding potential cultural resource impacts, the City also included an update to that resource area.

NOTICE OF PUBLIC HEARING: Notice is hereby given that the Planning Commission will hold a public hearing to consider input from the public on the Subsequent Draft EIR. The meeting is scheduled on:

Date: Wednesday, November 14, 2012
Time: 6:30 p.m.
Place: Council Chambers, Room S249
100 N. Garfield Avenue

PROJECT DESCRIPTION: The project would involve the construction of an 112,252-square-foot, five-story medical office and retail building. As proposed, the ground floor would contain 16,201 square feet of retail space and a lobby. The remaining four levels would consist of approximately 96,051 square feet of medical office space and common areas. The building would be 86 feet, 7 inches high and would be in an L shape from the second floor upward, spanning the northern and eastern parts of the site. The main lobby entrance would be at the northeast corner of the building. The east side of the building would be set back about 14 feet to provide space for the canopies of existing street trees on Madison Avenue.

A six-level subterranean parking garage is proposed (one level at grade and five subterranean levels). ADA-accessible parking spaces would be on the ground level; 476 total parking spaces would be provided. The floor of the lowest underground parking level would be roughly 56 feet below grade. Access to and from the parking structure would be from separate entrance and exit driveways that would provide access to and from Converse Alley.

APPROVALS NEEDED: Implementation of the proposed project requires certification of the EIR, adoption of Mitigation Measures, a Mitigation Monitoring Program, and a Statement of Overriding Considerations by the Pasadena Planning Commission. The following approvals would also be required by the Pasadena Planning Commission:

Conditional Use Permit: Required for new nonresidential and nonresidential portions of mixed-use projects over 25,000 gross square feet.

Minor Conditional Use Permit: Required for new nonresidential projects over 15,000 square feet of gross floor area in a transit-oriented development (TOD) zone.

Minor Conditional Use Permit: Required for Commercial, Off-Street Parking.

In addition, the following approval would also be required by the Pasadena Design Commission:

Design Review: Required for new nonresidential projects over 5,000 square feet in the Central District Specific Plan.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Subsequent Draft EIR and 2006 Mitigated Negative Declaration are available for review during regular business hours at:

- Office of the City Clerk, 100 N. Garfield Avenue, Room S228, Pasadena, CA.
- City of Pasadena, Permit Center (Window 3), 175 N. Garfield Avenue, Pasadena, CA.
- Central Library, 285 E. Walnut Avenue, Pasadena, CA.

The Subsequent Draft EIR and 2006 Mitigated Negative Declaration are also located on the City's website: www.cityofpasadena.net/Planning/Environmental_Notices/.

PUBLIC REVIEW PERIOD: Comments on the Subsequent Draft Environmental Impact Report may be received in writing between **October 12, 2012 and November 26, 2012** and orally at the public hearing considering this document. Please send your comments on the Draft EIR to: David Sinclair, Planner, Phone: (626) 744-6766, E-mail: DSinclair@cityofpasadena.net, Mailing Address: Planning & Community Development Department, 175 N. Garfield Avenue, Pasadena, CA, 91109. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. If you wish to challenge the Environmental Impact Report court, you may be limited to raising those issues that you or someone else raised at any public hearing or meetings where these documents were considered.