



## NOTICE OF AVAILABILITY OF A DRAFT SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

### 3200 E. Foothill Boulevard Mixed Use Project 3200 E. Foothill Boulevard, Pasadena, CA 91107

**Date:** February 8, 2018

**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 Sustainable Communities Environmental Assessment for the 3200 E. Foothill Boulevard Mixed Use Project

**NOTICE IS HEREBY GIVEN** that City of Pasadena has completed a Draft Sustainable Communities Environmental Assessment (SCEA) for the proposed 3200 E. Foothill Boulevard Mixed Use project and the Planning Commission will hold a public hearing to review this project and the related environmental document. The Draft SCEA will be available for public review and comment during the public comment period.

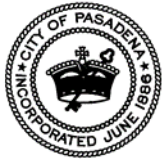
**Public Comment Period:** February 8, 2018 to March 9, 2018. Comments must be received by 5:30 p.m. on March 9, 2018.

**Comments:** Comments on the Draft SCEA 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](mailto:dasanchez@cityofpasadena.net). If you wish to challenge the SCEA 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 SCEA. You are welcome to attend and present comments that pertain to the environmental analysis that is contained within the Draft SCEA. The meeting is scheduled for:

**Date:** Wednesday, February 28, 2018  
**Time:** 6:30 P.M.  
**Place:** Regular Planning Commission Meeting  
Pasadena City Hall  
Council Chambers (Room S249)  
100 N. Garfield Avenue, Pasadena

**Project Description and Location:** The proposed project would involve the demolition of 29 existing structures on the project site and construction of eight separate mixed-use buildings, subterranean and above-ground parking structures, and landscaping. The proposed buildings would include a total of 550




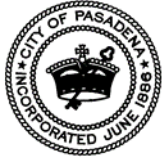
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apartment units and 9,800 square feet of retail space. Three of the buildings would be four stories, five of the buildings would be five stories, and all buildings would have a maximum height of 60 feet. The project includes a 0.21-acre accessory site at the southwest corner of the site on the west side of Kinneloa Avenue. On an interim basis, the applicant is proposing to redevelop the site as publicly accessible open space.

The proposed project would include approximately two acres of combined on-site recreational and open space amenities consisting of a public park in the center portion of the site, two courtyards, a dog park, a paseo, a fitness center, two clubhouses, and a retail court. The types of housing units would be intermixed on each level and would consist of 165 studio units, 165 one-bedroom units, 192 two-bedroom units, and 28 three-bedroom units. Parking would be provided in a two-level subterranean parking structure located on the north side of the property along Foothill Boulevard and a five-level above grade parking structure located along the rear of the property adjacent to the I-210 Freeway. A total of 782 vehicle parking stalls and 84 bicycle parking stalls would be provided.

The project site was initially developed as a furniture company in the 1920s and was owned and operated by the US Navy as the Naval Information Research Foundation (NIRF) Undersea Center beginning in the late 1940's through the late 1970's. The site was reportedly used by the Navy for testing and scientific work involving classified materials, torpedoes, and other weapon systems. The Navy vacated the site in 1974, and the site was subsequently purchased at auction by Space Bank, Ltd. in 1978, and the site has been continuously utilized as a self-storage facility. All buildings on the site are surrounded by continuous paving and parking areas.

Project Location	Property Information
	<p><u>Applicant Name:</u> Pasadena Gateway, LLC</p> <p><u>Project Site Address:</u> 3200 East Foothill Boulevard, Pasadena, Los Angeles County, CA</p> <p><u>Zoning District:</u> EPSP-D2-IG-B-4 (General Industrial District)</p> <p><u>General Plan Designation:</u> Medium Mixed Use</p>



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**Approvals Needed:** Zoning Map Amendment to change the zoning from EPSP-d2-IG-B-4 to PD; Public Tree Removal (per Pasadena Municipal Code § 8.52.076); Design Review (per Pasadena Municipal Code § 17.61.030).

**Anticipated Environmental Effects:** The Draft SCEA analyzed the following environmental topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Mineral Resources, Noise & Vibration, Parks and Recreation, Population & Housing, Public Services, Recreation, Transportation & Traffic, Tribal Cultural Resources, and Utilities & Service Systems (Water Supply, Sewer, and Solid Waste). The Draft SCEA identified potentially significant effects related to the following topics: Air Quality, Biological Resources, Cultural Resources, Hazards & Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources. With incorporation of mitigation measures, the Draft SCEA determined that all potentially significant effects would be reduced to a less than significant level.

**Hazardous Material Sites:** The project site is listed on a hazardous material list pursuant to Section 65962.5 of the Government Code.

**Availability of Environmental Documentation:** The Draft SCEA may be viewed on the City of Pasadena website at: <https://ww5.cityofpasadena.net/planning/3200-east-foothill-boulevard-project/>. The Draft SCEA is also available during regular business hours at the City of Pasadena, Planning & Community Development Department, 175 N. Garfield Avenue, Pasadena, CA, 91101 (Window #3) 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. It is also available at the Pasadena Lamanda Park Library at 140 South Altadena Drive, Pasadena, CA 91107. Additionally, all documents referenced in the Draft SCEA 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.*