



Notice of Public Hearing

Planning Commission

PUBLIC HEARING CONTINUED FROM APRIL 24, 2013

Conditional Use Permit #5407
550-566 East Colorado Boulevard

Zoning: CD-4 (Central District, Pasadena Playhouse subdistrict)

General Plan Designation: Central District Specific Plan

Subject: The applicant, Mark Gabay, President of Foremost Investments, LP, has submitted an application to construct an 112,252-square-foot, five-story medical office and retail building ('Crown City Medical Center'). 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 83 feet, 7 inches at its highest point and would be in a reverse '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 from the property line approximately 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) with a total of 476 parking spaces. 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. There would not be direct access to the parking from Colorado Boulevard or Madison Avenue.

This item was originally presented to the Planning Commission on April 24, 2013 and was continued to a future date.

Approvals Needed:

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

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

Minor Conditional Use Permit: A total of 390 parking spaces are required for the medical office and ground floor retail uses. It is proposed that the additional 86 spaces would be available to public at all times. This public parking is classified by the Zoning Code as 'Commercial, Off-Street Parking', which requires the approval of a Minor Conditional Use Permit when located within a transit-oriented development (TOD) zone.

The Planning Commission will conduct a public hearing and consider approval of the Conditional Use Permit, both Minor Conditional Use Permits, certification of the Final Environmental Impact Report and adoption of Mitigation Measures, a Mitigation Monitoring Program, and a Statement of Overriding Considerations.

Environmental: A Final Subsequent Environmental Impact Report (SEIR) has been completed and was reviewed by the Planning Commission on November 14, 2012. The Planning Commission provided comments and also received comments from the public. The comment period was from October 12, 2012 to November 26, 2012.

The SEIR 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 SEIR analysis determined that the proposed project would result in significant and unavoidable impacts related to: 1) Noise and 2) Transportation and Traffic. As a result, a Statement of Overriding Considerations will also be considered by the Planning Commission. Impacts to other study areas were found to be less than significant or less than significant with mitigation measures incorporated.

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to consider approval of the proposed land use approvals and the SEIR, and consider adoption of a Statement of Overriding Considerations. The hearing is scheduled for:

Date: Wednesday, July 24, 2013
Time: 6:30 p.m.
Place: City Hall Council Chambers, Room S249
100 North Garfield Avenue

Public Information: Any interested party or their representative may appear at the meeting and comment on the project. Written comments may also be mailed or delivered to the Planning Commission at the Permit Center address below. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The file can be reviewed at the *Permit Center, 175 North Garfield Avenue* by appointment only. The SEIR is also available for download at: www.cityofpasadena.net/Planning/Crown_City_Medical_Center.

For more information about the project and the related environmental documentation or to schedule an appointment:

Contact Person: David Sinclair
Phone: (626) 744-6766 **Fax:** (626) 396-7663
E-mail: dsinclair@cityofpasadena.net
Website: www.cityofpasadena.net/planning

Mailing Address:
Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

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.