



# Notice of Public Hearing

## Planning Commission

### Time Extension for Conditional Use Permit #5407 550-566 East Colorado Boulevard

**Zoning:** CD-4 (Central District Specific Plan, District 4: Pasadena Playhouse)

**General Plan Designation:** High Mixed Use

**Subject:** The applicant, Tom Lao, has submitted a Time Extension request for Conditional Use Permit #5407, which was approved by the Planning Commission on July 24, 2013, to allow for the replacement of a surface parking lot on a 38,000 square foot site with a five-story medical office building (112,252 square feet) with ground-floor retail, four levels of medical office above, and five levels of subterranean parking below. Conditional Use Permit #5407 approved the construction of a non-residential project over 25,000 gross square feet in size. Two Minor Conditional Use Permits were also approved to allow for the construction of a non-residential project over 15,000 square feet in size in a transit-oriented development (TOD) zone and to provide 'Commercial Off-Street Parking' in a TOD zone. Per Section 17.64.040 of the City's Zoning Code, a permit or approval is valid for 36 months from the effective date of approval. The request is for a one-year extension from the expiration date.

**Environmental Determination:** The Planning Commission adopted a resolution certifying a Final Subsequent Environment Impact Report (SEIR), a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations at the public hearing on July 24, 2013. The SEIR analyzed the environmental impacts to the following study areas: 1) Air Quality; 2) Cultural Resources; 3) Greenhouse Gas Emissions; 4) Noise; and 5) Transportation and Traffic. The SEIR analysis determined that the proposed project would result in significant and unavoidable impacts related to Transportation and Traffic. Impacts to other study areas were found to be less than significant or less than significant with mitigation measures incorporated. There are no changed circumstances or new information that would require further additional environmental review as a result of the proposed time extension application.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will hold a public hearing on the proposed application. The meeting is scheduled on:

**Date:** Wednesday, July 27, 2016  
**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. 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. For more information about the project and the related environmental documentation or to schedule an appointment:

**Contact Person:** Tracy Steinkruger  
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**Website:** [www.cityofpasadena.net/planning](http://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.

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