



Notice of Public Hearing

Planning Commission

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing for Conditional Use Permit #6072 260-400 East Colorado Boulevard (Paseo Colorado)

Zoning: CD-2 (Central District Specific Plan, Civic Center/Midtown)

General Plan Designation: Central District Specific Plan

Subject: The applicant, DDR Corp., proposes to redevelop the former Macy's building on the east end of the site (bounded by Colorado Boulevard on the north, Los Robles on the east, and Green Street on the south) by demolishing it and replacing it with two buildings: a six-story hotel on the southern half and a six-story mixed-use commercial/residential building on the northern half.

Specifically, the project involves (1) demolition of the 160,000 square foot former Macy's department store and adjacent street-front tenant spaces along Colorado Boulevard; (2) construction and operation of a six-story, 179-room hotel on the south end of the site along East Green Street; and (3) construction of a six-story mixed-use building on the north end of the site, along East Colorado Boulevard, to include 25,000 square feet of ground-floor restaurant and retail space and 71 for-sale residential units on the second through sixth floors. The existing pedestrian walkway in the interior of Paseo Colorado would be extended to the east to connect to Los Robles Avenue, thereby separating the two buildings. No other modifications to the remainder of the Paseo Colorado site are proposed as part of this project.

Approvals Needed:

Conditional Use Permit: To allow the construction of a non-residential project over 25,000 square feet in size ('Major Project');

Conditional Use Permit: To allow a 'Lodging - Hotels, Motels' use;

Minor Conditional Use Permit: To allow the construction of a non-residential project over 15,000 square feet in size within the Transit-Oriented Development Area;

Minor Conditional Use Permit: To allow shared parking;

Minor Conditional Use Permit: To allow on-site valet parking; and

Minor Variance: To allow the ground floor of the hotel building to be set back at least 50 feet from East Green Street where the maximum allowable setback is five feet.

Environmental: An Initial Study was prepared for the project and concluded that there will be less than significant impacts on the environment with the incorporation of mitigation measures; a Mitigated Negative Declaration has therefore been prepared. Possible impacts from Greenhouse Gas Emissions and Noise were identified in the Initial Environmental Study. The Planning Commission will take comment on the proposed Mitigated Negative Declaration.

Hazardous Materials: The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to receive testimonies, oral and written, and consider approval of the proposed land use approvals and adoption of the Mitigated Negative Declaration. The hearing is scheduled for:

Date: Wednesday, September 10, 2014

Time: 6:30 p.m.

Place: City Hall Council Chambers, Room S249
100 North Garfield Avenue

Public Information: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between Wednesday, August 20, 2014 and Wednesday, September 10, 2014 and orally at public hearings or meetings considering these documents. Written documents should be sent to David Sinclair, Permit Center, 175 N. Garfield Ave., Pasadena, 91101-1704 (626) 744-6766, e-mail: dsinclair@cityofpasadena.net. Any interested party or their representative may appear at the meeting and comment on the project. If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the hearing body, at or prior to the public hearing. The draft Initial Study, Mitigated Negative Declaration, and plans can be reviewed at the Permit Center, 175 North Garfield Avenue or on the City's environmental notices webpage at www.cityofpasadena.net/planning/environmental/Environmental_Home.asp. The application file can be reviewed at the Permit Center by scheduling an appointment.

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:

Current Planning Section, Permit Center

Planning & Community Development Department

175 North Garfield Avenue, Pasadena, CA 91101-1704

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.