



Notice of Public Hearing

Hearing Officer

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing for Conditional Use Permit #6205 909-915 South Fair Oaks Avenue, 33 Hurlbut Street

Zoning: IG-SP-2 (Industry, General, South Fair Oaks Specific Plan) and RM-32 HL-1 (Multi-Family Residential, 32 units per acre, Height Limit Overlay 1)

General Plan Designation: South Fair Oaks Specific Plan and Medium Density Residential

Subject: The applicant, Shriners Hospitals for Children, proposes to redevelop the properties at 909-915 South Fair Oaks Avenue and 33 Hurlbut Street, bounded by S. Fair Oaks Avenue on the east, Alessandro Place on the north, Hurlbut Street on the south, with existing medical offices and multi-family residences to the west. The project consists of demolishing the two existing commercial buildings on the site and constructing a three-story medical office building that would be 74,800 square feet in size and constructed over 2.5 levels of subterranean parking.

The building would cover approximately 35 percent of the site and would be located on the northern half of the site, adjacent to Alessandro Place. A therapy garden for patients would be located south of the building and adjacent to Hurlbut Street. Vehicular access would be from Alessandro Place for commercial deliveries and loading and from Hurlbut Street for patients and employees. All services would be non-emergency and out-patient (ambulatory surgery center, medical clinic, and medical offices) such that no overnight accommodations would be provided.

Approvals Needed:

Minor Conditional Use Permit: To allow the construction of a commercial or industrial development project located within one-quarter mile of a light-rail station platform with over 15,000 square feet of gross floor area;

Minor Conditional Use Permit: To reduce the number of parking spaces below the standards set by the Transit-Oriented Development section of the Zoning Code (270 required, 216 proposed);

Variance: To be located within the encroachment plane when adjacent to a residentially-zoned property (part of the project site);

Minor Variance: To provide no building setback where the minimum requirement is 15 feet when adjacent to a residentially-zoned property (part of the project site); and

Private Tree Removal: To remove seven protected trees.

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 Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise and Vibration were identified in the Initial Environmental Study. The Hearing Officer 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 Hearing Officer 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, November 5, 2014
Time: 6:00 p.m.
Place: Hale Building, Permit Center Hearing Room
175 North Garfield Avenue
(Enter at Ramona Street Side Entrance)

Public Information: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between Wednesday, October 15, 2014 and Wednesday, November 5, 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, Planning Division
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.