



City of Pasadena

Notice of Public Hearing

Notice of Intent to Adopt a Mitigated Negative Declaration

Amendment to the Transit-Oriented Development Ordinance (Zoning Code Section 17.50.340)

ZONING: Various

GENERAL PLAN DESIGNATION: Various

PROJECT DESCRIPTION: The proposed project is an amendment to the Transit-Oriented Development (TOD) Ordinance, which is Section 17.50.340 of the City's Zoning Code. The proposed amendment consists of: 1) changes to the parking requirements, mainly to allow greater flexibility in Sierra Madre Villa TOD area; 2) creation of optional ½ mile TOD area for all TOD areas in the City except Sierra Madre Villa TOD area; 3) changes to the options to exceed maximum parking requirements; 4) addition of "Vehicle Services – Vehicle/Equipment Repair" use to the prohibited land use list within the TOD areas; and 5) other technical changes. The Planning Commission will forward its recommendation to the City Council. The City Council will make a final decision in a separately-noticed public hearing.

PROJECT LOCATION: The proposed project would encompass all areas of the city within one half mile of a Metro Gold Line station except Sierra Madre Villa station, where only quarter mile applies, and the area within the Central District Transit Oriented Area.

ENVIRONMENTAL DETERMINATION: An initial environmental study was prepared for the project and concluded that there will be less than significant impacts on the environment with the implementation of a mitigation measure in the area of Air Quality and Cultural Resources. Therefore, a Mitigated Negative Declaration has been prepared. The Planning Commission will consider the proposed Mitigated Negative Declaration for recommendation to the City Council at the scheduled public hearing.

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to receive testimony, oral and written, on the above proposed amendment to the TOD Ordinance and the recommended Mitigated Negative Declaration. The hearing is scheduled for:

Date: Wednesday, December 9, 2015
Time: 6:30 p.m.
Place: City Hall, Council Chamber, Room S249
100 North Garfield Avenue

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between Thursday, November 19, 2015 and Wednesday, December 9, 2015 and orally at public hearings or meetings considering these documents. Written documents should be sent to the address provided below. 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 Initial Study, proposed Mitigated Negative Declaration may be viewed on the City's environmental notices webpage at www.cityofpasadena.net/planning/environmental/Environmental_Home.asp. The documents are also available during regular business hours at the City of Pasadena, Planning Department, 175 N. Garfield Avenue, Pasadena 91101, at the Office of the City Clerk, 100 N. Garfield Avenue, Room S228, Pasadena CA 91101, and at the Pasadena Central Library, 285 E. Walnut Avenue, Pasadena CA 91101.

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HAZARDOUS MATERIALS: In accordance with Section 15072 of the State CEQA Guidelines, the Draft Initial Study also found that the project site (the areas covered under the TOD Ordinance) may have sites that are listed on the hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code. However, the proposed project would not entitle or fund any specific projects and individual development projects that could occur under the TOD Ordinance amendment would be reviewed on a case by case basis with regards to Government Code Section 65962.5.

ADA: In compliance with the American 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 are available for this meeting by calling (626) 744-4009 at least 48 hours in advance.