



# Notice of Public Hearing

## City Council

1. Notice of Intent to Adopt a Mitigated Negative Declaration;
2. Notice of Public Hearing for proposed Villa Esperanza Master Plan, General Plan Amendment and Zoning Map Amendment, for the Master Plan site at 2116 East Villa Street.

**PROJECT DESCRIPTION AND LOCATION:** The proposed project is a Master Plan for Villa Esperanza, consisting of an increase in enrollment from 85 to 120 students; demolition of 12 of the existing 13 structures on the site and new construction of an administration building with two levels of parking and two, one-story classroom buildings. The three new buildings would total approximately 42,300 square feet of gross floor area. The proposed project includes a Zoning Map Amendment to change the current zoning designation of the campus from Multi-Family Residential and Commercial Limited to Public and Semi-Public and a General Plan Amendment to change the land use designation from Medium Density Residential and Neighborhood Commercial to Institutional.



**PUBLIC MEETINGS/HEARINGS:** The City Council will conduct a public hearing and receive comments on the Mitigated Negative Declaration and the proposed Villa Esperanza Master Plan on September 29, 2014. The Planning Commission and the Design Commission recommended unanimous approval of the Master Plan on August 13, 2014 and May 27, 2014, respectively.

**ENVIRONMENTAL DETERMINATION:** An initial environmental study prepared for the project determined that there will be less than significant impacts on the environment because mitigation measures will be incorporated into the project. The Initial Study, proposed Mitigated Negative Declaration and supporting documents may be viewed on the City of Pasadena website at: [http://cityofpasadena.net/Planning/Environmental\\_Notices](http://cityofpasadena.net/Planning/Environmental_Notices).

*The documents are also available during regular business hours at the City of Pasadena, Office of the City Clerk (100 N. Garfield Avenue, Room S228, Pasadena, CA), Pasadena Central Library (285 E. Walnut Avenue, Pasadena, CA) and Planning Department (175 N. Garfield Avenue, Pasadena, CA) between the hours of 8:00 a.m. through 5:00 p.m. Monday through Thursday, and between 8:00 a.m. and 12:00 p.m. on Friday.*

**NOTICE IS HEREBY GIVEN** that the City Council will hold a public hearing to receive testimony, oral and written, on the above proposed Villa Esperanza Master Plan and Mitigated Negative Declaration. The hearing is scheduled for:

Date: September 29, 2014  
Time: 7:00 p.m.  
Place: Pasadena 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 to City Council. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at this public hearing, or in written correspondence delivered to City Council at, or prior to, the public hearing.

*ADA: In compliance with the American with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 48-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.*