



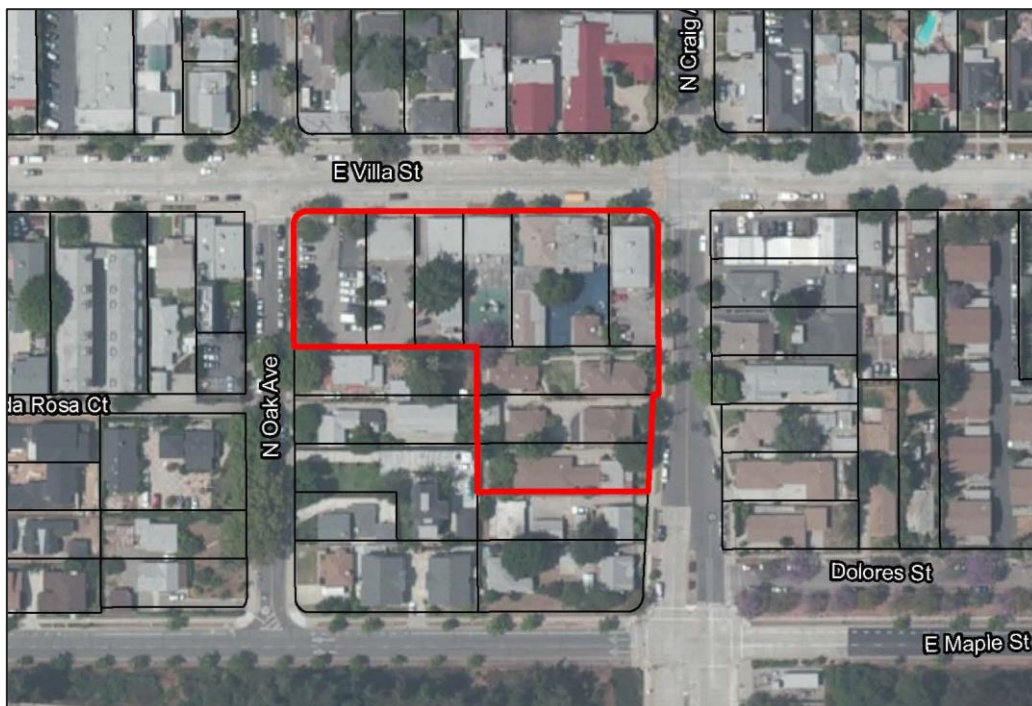
# Notice of Public Hearing

## *Planning Commission*

1. Notice of Intent to Adopt a Mitigated Negative Declaration; 2. Notice of Public Hearing for proposed Villa Esperanza Master Plan located at: 2116 East Villa Street.

**PROJECT DESCRIPTION AND LOCATION:** The proposed project is a Master Plan to upgrade and expand existing facilities at Villa Esperanza, which is located at 2116 East Villa Street on the south side of East Villa Street between Oak and Craig Avenues, approximately 200 feet north of Interstate 210. The proposed Master Plan is a 15-year, three-phase framework for Villa Esperanza that includes: allowing an increase in enrollment from 85 to 120 students; demolition of 12 of the existing 13 structures on the site, which total approximately 30,088 square feet of gross floor area; and new construction of an administration building with two levels of parking and two, one-story classroom buildings. Construction of each of the three buildings is anticipated to range from 12 to 18 months. 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, which would allow institutional uses such as the Villa Esperanza. A General Plan Amendment is also proposed to change the land use designation from Medium Density Residential and Neighborhood Commercial to Institutional, which would be consistent with the current land use.

### Project Location



**PUBLIC MEETINGS/HEARINGS:** The Planning Commission will conduct a public hearing and receive comments on the Mitigated Negative Declaration and the proposed Villa Esperanza Master Plan on August 13, 2014. The Planning Commission will forward a recommendation to the City Council which is the approval body for the proposed Master Plan. A public hearing for the project before the City Council has not been scheduled to date. The Design Commission recommended unanimous approval of the Master Plan on May 27, 2014.

**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. Therefore a Mitigated Negative Declaration has been prepared. The Initial Study identified no potentially significant impacts. The Planning Commission will take comment on the proposed Mitigated Negative Declaration at the hearing and will forward a recommendation to the City Council.

**HAZARDOUS MATERIALS:** This site has not been identified on one or more data bases related to potentially hazardous materials.

**NOTICE IS HEREBY GIVEN** that the Planning Commission 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: August 13, 2014  
Time: 6:30 p.m.  
Place: Pasadena City Hall  
Council Chambers, Room S249  
100 North Garfield Avenue

**PUBLIC REVIEW PERIOD:** Comments on the Initial Study and the Mitigated Negative Declaration may be submitted in writing between July 24, 2014 and August 13, 2014 and orally at public hearings or meetings considering these documents. Written comments should be sent to Ha Ly, Associate Planner, Permit Center, 175 N. Garfield Ave., Pasadena, 91109-7215, haly@cityofpasadena.net. 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. If you have any questions, please call Ha Ly at (626) 744-0743.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** 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.

*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.*