



Notice of Public Hearing

City Council

PLANNED DEVELOPMENT #39 (AFFINITY PROJECT) 465-577 S. Arroyo Parkway

**PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING HELD
SOLELY BY ELECTRONIC MEANS**

Zoning: CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks subdistrict)

General Plan Designation: High Mixed Use (0.0-3.0 FAR, 0-87 du/acre)

Subject: The applicant, The Arroyo Parkway, LLC, applied for a Planned Development (PD) District and a Variance for Historic Resources (VHR) on a 3.3-acre site ("the Project"), which proposes demolition of six (of nine) existing buildings totaling 45,912 square feet (sf), located at 491, 495, 499, 503, 541, and 577 South Arroyo Parkway, and construction of two new buildings: 1) Building A: a 154,000-sf, 7-story (aboveground) medical office building with ground-floor commercial uses; and 2) Building B: a 184,376-sf, 7-story (aboveground) assisted living building with 85,800 sf of assisted living uses and 98,576 sf of independent living uses including up to 95 senior housing units. Up to 850 new parking spaces in five subterranean levels are proposed. Alternatively, the proposed Project would allow medical office and ground floor commercial uses in Building A to be exchanged for up to 197 residential dwelling units and 3,000 sf of ground floor commercial and a sales/leasing management office. Up to 650 new parking spaces in four subterranean levels are proposed if Building A is developed with residential uses. Approximately 79,553 sf of existing development would be retained and integrated into the Project, including the Whole Foods Market and associated 275-space subterranean parking structure at 465 South Arroyo Parkway, and two historic structures at 501 and 523 South Arroyo Parkway. Establishment of the PD zoning district requires an amendment to the zoning map to reclassify the Project site from CD-6 to PD-39 and approval of a PD plan. The PD plan prescribes the applicable land use and development standards. The VHR is a request for relief from maximum allowed building heights, for the new development, associated with the preservation of historic structures. In conjunction with the preservation and reuse of existing historic structures, new buildings are proposed at heights up to 93'6" where the maximum allowed is 50' and 65' with height averaging.

Planning Commission Recommendation: On August 24, 2022, the Planning Commission recommended that the City Council approve the staff recommendation: 1) Certify the Environmental Impact Report and adopt the accompanying Mitigation, Monitoring and Reporting Program (MMRP); 2) Approve a Zoning Map Amendment to reclassify the Project site from CD-6 to PD-39 (Affinity Planned Development) with Conditions of Approval; 3) Approve the PD Plan for PD-39; 4) Approve the Variance for Historic Resources; and with the following recommended conditions of approval:

- a) Allow a maximum height of 75 feet for Building A;
- b) Require a future residential use in Building A to satisfy a 25 percent inclusionary housing requirement;
- c) Require a Historic American Building Survey for the two historic buildings prior to removal;
- d) Amend recommended Condition of Approval #12, requiring the applicant Landmark the two historic buildings but also require a historic structures report;
- e) Require Building B provide a MERV 13 air filtration system and that the building owner maintain those filters;
- f) Ensure maximum protection for street trees in relation to the excavation of the parking structure;
- g) Require the parking structure be wired and have facilities in place so that in the future any and all spaces can be retrofitted for electric chargers;
- h) Require buildings to be all electric with the exception of any needed natural gas for medical uses, assisted living, and/or medical research;
- i) Require buildings to be LEED Gold or higher;
- j) Seek as close as practical to net neutrality in terms of water use on site or if not possible off site; and
- k) Allow residential use as an alternative to the medical office use as a conditional use, except that the use is by right, and that the Conditional Use Permit address the differences.

Approvals Needed: The City Council will conduct a public hearing and consider certification of the Project Final Environmental Impact Report (Final EIR) with the MMRP; the Zoning Map Amendment and PD Plan, and the Variance for Historic Resources.

Environmental Determination: The City Council will consider whether to certify a Final Environmental Impact Report and adopt CEQA Findings and a Mitigation Monitoring and Reporting Program for the proposed project. The Final EIR identified potentially significant environmental impacts related to the following topics: Cultural Resources, Noise, and Tribal Cultural Resources. Through the incorporation of mitigation measures, all significant impacts identified would be reduced to a less than significant level. The Final EIR is available for review on the City of Pasadena website (see website link below), or during regular business hours at the City of

Pasadena Office of the City Clerk (100 N. Garfield Avenue, Room S228), City of Pasadena Permit Center (175 N. Garfield Avenue), or City of Pasadena Allendale Library (1130 S. Marengo Avenue).

Hazardous Materials: The project site is not identified on the lists of hazardous waste sites compiled pursuant to Section 65962.5 of the California Government Code.

NOTICE IS HEREBY GIVEN that the City Council will hold a public hearing to consider the proposed application and environmental determination. The hearing is scheduled on:

Date: Monday, October 24, 2022
Time: 5:00 p.m.
Place: Please see the City Council agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted at: http://ww2.cityofpasadena.net/councilagendas/council_agenda.asp

Public Information: All interested persons may submit correspondence to correspondence@cityofpasadena.net prior to the start of the meeting. Members of the public may provide live public comment by submitting an online speaker card form at the following webpage: www.cityofpasadena.net/city-clerk/public-comment/; or by calling the City Clerk's Office at (626) 744-4124. For information on how to provide live public comment, please refer to the posted agenda for additional details and instructions. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence sent to the Council or the case planner at, or prior to, the public hearing.

Availability of Environmental Documentation: The Final EIR and supporting materials are available on the City website, <https://www.cityofpasadena.net/planning/planned-development-39-affinity-project/>

For more information about the project and the related environmental documentation, contact the planner below:

Contact Person: Jason Van Patten
Phone: (626) 744-6760
E-mail: jvanpatten@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: *To request a disability-related modification or accommodation necessary to facilitate meeting participation, please contact the City Clerk's Office as soon as possible at (626) 744-4124 or cityclerk@cityofpasadena.net. Providing at least 72 hours advance notice will help ensure availability.*