CITY OF PASADENA

NOTICE OF AVAILABILITY OF A REVISED ALTERNATIVES SECTION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ALL SAINTS CHURCH MASTER PLAN AND NOTICE OF PUBLIC HEARING

To: Insert address of mailing list recipient

From: City of Pasadena Environmental Administrator Planning and Development 175 N. Garfield Ave.
Pasadena. CA 91109-7125

The City of Pasadena is recirculating the Alternatives section of the draft Environmental Impact Report (Draft EIR) for the proposed All Saints Church Master Plan. The Alternatives section is being circulated to provide the public an opportunity to comment on the two new project alternatives being included in the Draft EIR. The Executive Summary and Project Description sections are being circulated with the Alternatives section to provide context and background information for the new alternatives. Response to comments on the new alternatives will be included in the Final EIR.

The Draft EIR, which was circulated for public review from July 19 to October 10, 2010, analyzed the following impacts: Aesthetics, Air Quality, Cultural Resources, Land Use/Planning, Transportation/Parking, and Water Supply. The following impacts were found to be potentially significant but mitigatable: Aesthetics, Biological, Transportation/Parking, Utilities/Service Systems, and Water Supply. An adverse effect on cultural resources would occur with the proposed removal and reconstruction of a garden wall. The garden wall is a contributing feature to the Pasadena Civic Center Historic District (listed in the National Register of Historic Places in 1980). The relocation of the garden wall is functionally a demolition of the resource and reconstruction based on the historic design. No mitigation is available to reduce impacts resulting from the demolition and reconstruction of this resource.

PROPERTY INFORMATION

APPLICANT NAME: The Reverend J. Edwin Bacon, Jr. and Vestry

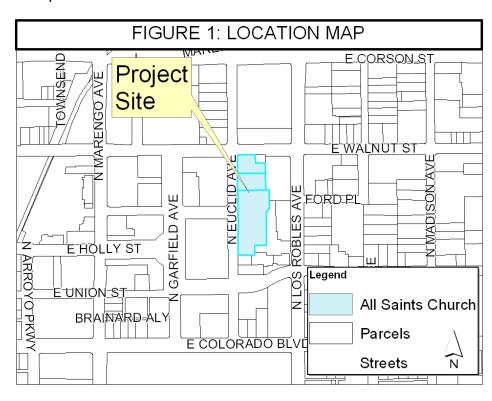
All Saints Episcopal Church

PROJECT SITE ADDRESS: 132 North Euclid Avenue

ZONING DISTRICT: CD-2, Central District Specific Plan Civic Center/Midtown Subdistrict

GENERAL PLAN DESIGNATION: Specific Plan

PROJECT LOCATION: The project site is located at 132 N. Euclid Avenue in the City of Pasadena (See Figure 1, Location Map). The site is bound by Walnut Street to the north and Euclid Avenue to the west. Regional access to the site is provided by interstate 210 (I-210 Foothill Freeway) located approximately 700 feet to the north and State Route 110 (Pasadena Freeway) located approximately 1.75 miles to the south.



PROJECT DESCRIPTION: All Saints Episcopal Church has applied to the City of Pasadena for a Master Development Plan, which is a 15-year framework for expansion of the church. The project consists of: Demolition of three buildings and a cupola/canopy between the existing parish hall and Rectory buildings; interior renovation of the Rectory and parish hall including conversion of the subterranean level to a music room; relocation of the Maryland Hotel wall approximately three feet forward toward the Euclid Avenue property line; construction of a columbarium along the interior property line; and construction of one of two scenarios for a multiple-story, four-building complex and open space areas in two phases. Scenario 1 consists of a total of 42,118 square feet of net new church-support uses and 45 residential units. Scenario 2 consists of 55,118 square feet of net new church-support uses. Under Scenario 1, the "North Building" is an eight-story residential building for senior citizens. Under Scenario 2, the "North Building" is a two-story, 13,000 square foot youth recreation building (multi-purpose gymnasium). Construction of a subterranean parking garage is also proposed with either 122 or 128 parking spaces and 12,500 square feet of office, storage and mechanical equipment areas.

APPROVALS NEEDED: The Planning Commission will conduct a public hearing to receive comments on the revised Alternatives Section of the Draft EIR. During the review period, staff will solicit comments on the revised Alternatives Section from the Design Commission at a regularly scheduled meeting. Responses to comments from the Commissions will be included in the Final EIR. The City Council will consider adoption of the EIR concurrent with consideration of the Master Plan. The date for the City Council consideration of the project has not been set

The land-use entitlements under consideration as part of the Master Plan include minor conditional use permit(s) for use of tandem parking spaces, shared parking spaces for weekday uses (a day-care facility), and 50 commercial off-street parking spaces, variance to the off-street loading requirement, and minor variance(s) to exceed the maximum setback requirement from Euclid Avenue and setbacks for the placement of the columbarium along the east property line.

HAZARDOUS MATERIAL SITES: The project site is not listed on a hazardous material list pursuant to Section 65962.5 of the Government Code.

PUBLIC REVIEW PERIOD: Comments on the Revised Alternatives Section of the Draft EIR may be received in writing between May 13, 2011 and June 27, 2011 and orally at public hearings or meetings considering these documents. Written comments should be sent to Antonio Gardea at City of Pasadena, Planning Department, 175 N. Garfield Avenue, Pasadena CA 91101. If you wish to challenge the Draft Environmental Impact Report in court, you may be limited to raising those issues that you or someone else raised at any public hearing or meetings where these documents were considered.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: Background materials on the revised Alternatives section and the Draft EIR are available for public review during regular business hours at the City of Pasadena, Department of Planning address listed above, the Central Library at 285 E. Walnut Avenue, and on the Internet at the City's website at: www.cityofpasadena.net/planning/environmental/Environmental_Home.asp.

A Public Hearing will be held by the Planning Commission to receive comments on the Revised Alternatives Section of the Draft EIR for the All Saints Church Master Plan at the City Council Chambers City Hall Room S-249, 100 North Garfield Avenue on Wednesday, May 25, 2011 at 6:15 p.m.

For additional information contact: Antonio Gardea, at (626) 744-6725 or submit questions and comments via email at agardea@cityofpasadena.net or by fax at (626) 396-7875.

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.