



CITY OF PASADENA

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC MEETING TO PROVIDE COMMENTS

To: Agencies,
Organizations, and
Interested Parties

From: City of Pasadena Environmental Administrator
Planning & Community Development Department
175 North Garfield Avenue
Pasadena, CA 91109-7125

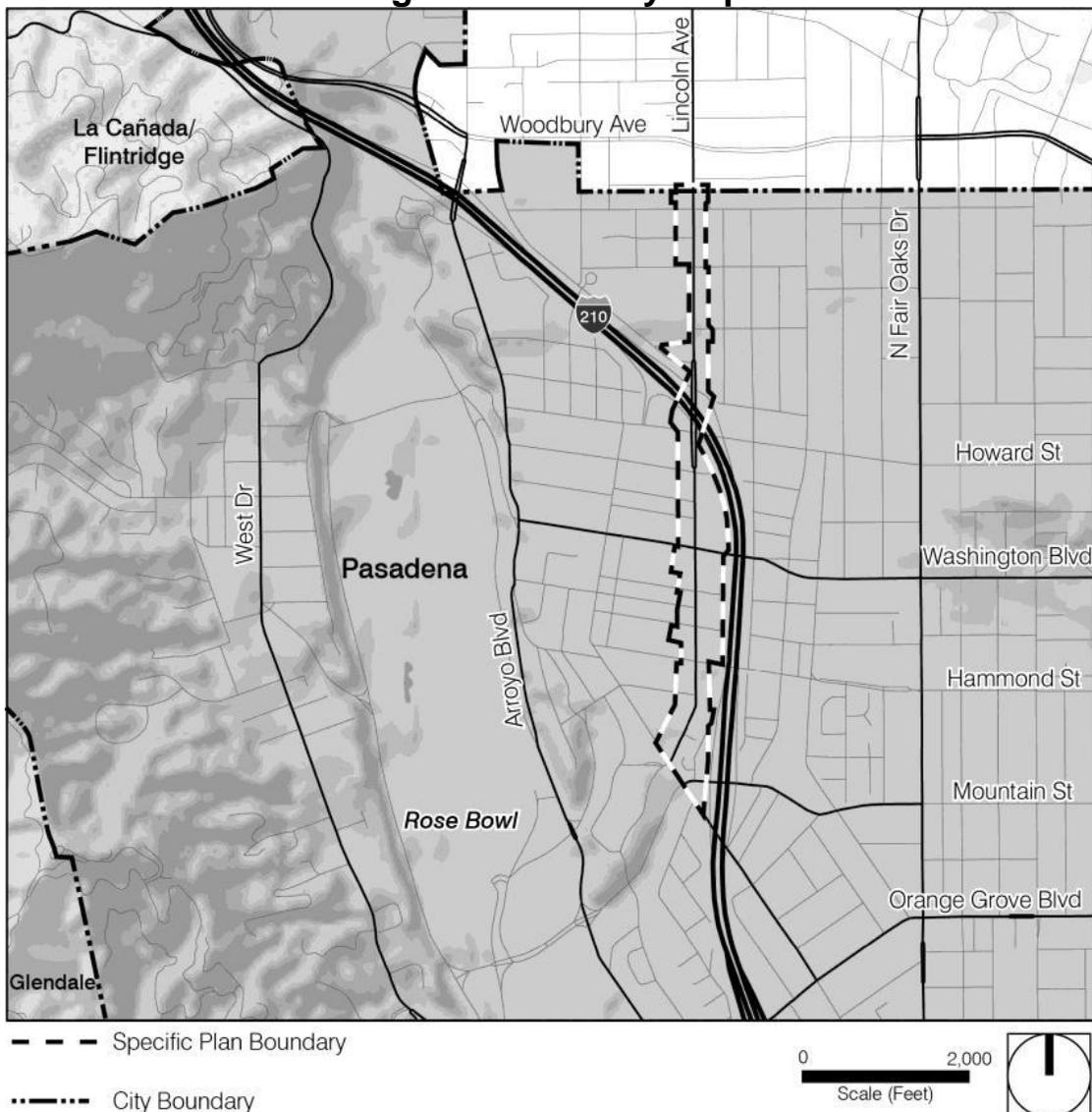
PROPERTY INFORMATION:

APPLICANT NAME: City of Pasadena
PROJECT NAME: Lincoln Avenue Specific Plan
PROJECT SITE ADDRESS: Along each side of Lincoln Avenue in Pasadena, CA from the Lincoln Avenue undercrossing under Interstate 210 (I-210) on the south to the north City boundary. The 50.16-acre Specific Plan Area is mostly one parcel wide on each side of Lincoln Avenue. See Figure 1 - Vicinity Map.

ZONING DISTRICT: CG (Commercial, General)
PD-4 (Planned Development)
RM-16 (Multi-Family Residential)
RM-32 (Multi-Family Residential)
RS-6 (Single-Family Residential)
CG-1 AD-2 (Commercial, General, Alcohol Overlay District)
PS (Public, Semi-Public)

GENERAL PLAN DESIGNATION: General Commercial
Neighborhood Commercial
Low-Density Residential (0-6 DU/acre)
Medium Density Residential (0-16 DU/acre)
Medium-High Density Residential (0-32 DU/acre)

Figure 1 - Vicinity Map





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ENVIRONMENTAL DETERMINATION: The City of Pasadena has completed a Draft Environmental Impact Report (EIR) for Lincoln Avenue Specific Plan. The Draft EIR analyzed the environmental impacts to the following study areas: 1) Aesthetics, 2) Air Quality, 3) Energy, 4) Greenhouse Gas Emissions; 5) Hazards & Hazardous Materials, 6) Hydrology & Water Quality, 7) Land Use & Planning, 8) Noise, 9) Population & Housing, 10) Public Services, 11) Transportation and Traffic, and 12) Utilities and Service Systems. The Draft EIR analysis determined that the proposed project, with implementation of mitigation measures, would result in significant environmental impacts in the areas of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation & Traffic. All other impacts were found to be less than significant or less than significant with mitigation measures incorporated.

NOTICE OF PUBLIC MEETING: Notice is hereby given that the Planning Commission will hold a public meeting to consider input from the public on the Draft EIR. The meeting is scheduled on:

Date: Wednesday, April 10, 2013
Time: 6:30 p.m.
Place: Council Chambers, Room S249
100 N. Garfield Avenue

PROJECT DESCRIPTION: Implementation of the Specific Plan will result in changes to the underlying zoning designations to reflect that the area is governed by the approved Specific Plan. The plan would result in changes to the allowed uses as well as establish new development standards for this specific plan area. The specific plan proposes to gradually convert existing industrial and auto-related land uses to a neighborhood-serving retail/commercial district. Build out of the Lincoln Avenue Specific Plan would allow up to an additional 500,000 square feet of commercial/office/retail uses and 91 additional residential units. Mixed-use opportunities (commercial/residential) would also be introduced along the corridor. Additionally, two opportunity sites are identified in the Specific Plan that are underutilized and have the potential for redevelopment. The portion of Lincoln Avenue within the Specific Plan area and south of Washington Avenue would be narrowed from four lanes to two lanes, with a painted median, as part of a pilot program; if successful, the median would be improved.

APPROVALS NEEDED: Implementation of the proposed project requires certification of the EIR and adoption of Mitigation Measures and a Mitigation Monitoring Program by the Pasadena City Council. The following approvals would also be required by the Pasadena City Council:

Adoption of the Specific Plan

General Plan Amendment - An update to the Land Use Diagram to reflect the Lincoln Avenue Specific Plan boundaries and designations.

Zoning Code Amendment - To incorporate the land use regulations and development standards of the Lincoln Avenue Specific Plan into the Zoning Code.

Zone Change - An amendment to the Zoning Map to reflect the new Lincoln Avenue Specific Plan zones.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft EIR is available for review during regular business hours at:

- Office of the City Clerk, 100 N. Garfield Avenue, Room S228, Pasadena, CA.
- City of Pasadena, Permit Center (Window 3), 175 N. Garfield Avenue, Pasadena, CA.
- Central Library, 285 E. Walnut Avenue, Pasadena, CA.

The Draft EIR is also located on the City's website at: www.cityofpasadena.net/Planning/Environmental_Notices/.

PUBLIC REVIEW PERIOD: Comments on the Draft EIR may be received in writing between **March 21, 2013 and May 6, 2013** and orally at the public hearing scheduled on April 10, 2013 considering this document. Please send your comments on the Draft EIR to: Laura Dahl, Senior Planner, Phone: (626) 744-6767, E-mail: Ldahl@cityofpasadena.net, Mailing Address: Planning & Community Development Department, 175 N. Garfield Avenue, Pasadena, CA, 91109. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. If you wish to challenge the EIR 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.