



NOTICE OF PREPARATION - ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

86 South Fair Oaks Avenue (Green Hotel Apartments)

TO: Agencies, Organizations, and Interested Parties
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

The City of Pasadena is the lead agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the project identified below. We request the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue, or other approval for the project.

AGENCIES: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT TITLE: Green Hotel Apartments

PROJECT LOCATION: 86 South Fair Oaks Avenue. The project site is located at the intersection of South Fair Oaks Avenue and Dayton Street in the Old Pasadena area of the Central District Specific Plan Area. The approximately 32,352 square foot site is currently utilized as surface parking lot. Regional access to the project site is provided by Interstate 210 (I-210, Foothill Freeway) located to the north of the subject site and State Route 110 (SR 110, Pasadena Freeway) located approximately .25 mile to the southwest.



PROJECT DESCRIPTION: The proposed project involves construction of a six-story mixed-use building with 64 residential units and 5,000 square feet of commercial space on an existing surface parking lot at 86 South Fair Oaks Avenue in Pasadena. The project site is 32,362 square feet and the proposed mixed-use building would be 76,980 square feet in size and 75 feet high. The height, floor area ratio, and setbacks meet the development standards for the CD-1 zoning district.

POTENTIAL ENVIRONMENTAL EFFECTS: An EIR will be prepared to evaluate the project's potential impacts on the environment and analyze alternatives. The topics anticipated

to be discussed in the EIR include Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation/Traffic.

PUBLIC REVIEW PERIOD: The City has determined to make this Notice of Preparation (NOP) and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The comment period for the NOP begins March 25, 2013 and ends on April 24, 2013.

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your responses and comments to: Kevin Johnson, Planner Phone: (626) 744-7806 Fax: (626) 396-7259 E-mail: kevinjohnson@cityofpasadena.net Mailing Address: Design & Historic Preservation Section, 175 N. Garfield Avenue, Pasadena, CA 91101 Website: www.cityofpasadena.net/planning. The draft Initial Study can be viewed on the City of Pasadena website at the following address (URL): www.cityofpasadena.net/planning/environmental_notices

SCOPING MEETINGS: Two scoping meetings will be held to receive comments on the proposed Green Hotel Apartments Initial Study and contents of the proposed EIR. You are welcome to attend and present environmental information that you believe should be addressed in the EIR. The meetings are scheduled for:

Date: Monday, April 8, 2013
(REGULAR DESIGN COMMISSION MEETING)
Time: 6:00 p.m.
Place: Pasadena Permit Center Hearing Rm
175 N. Garfield Ave, Pasadena, CA
91101

Date: Monday, April 15, 2013
Time: 6:00 p.m.
Place: Pasadena Senior Center
85 E. Holly St, Pasadena, CA 91101

DOCUMENT AVAILABILITY: The draft Initial Study is available for public review at the locations listed below. These materials are available for review during regular business hours at:

- City of Pasadena, Permit Center (Window 4), 175 N. Garfield Avenue, Pasadena, CA.
- Central Library at 285 E. Walnut Avenue, Pasadena, CA.
- The draft Initial Environmental Study can also be viewed on the City of Pasadena website at the following address (URL): www.cityofpasadena.net/planning/environmental_notices

If you require additional information please contact Kevin Johnson at (626) 744-7806 or submit questions and comments by fax at (626) 396-7259 or email at kevinjohnson@cityofpasadena.net.