

Notice of Availability of a Draft Environmental Impact Report and Notice of Public Hearing

GREEN HOTEL APARTMENTS86 S. Fair Oaks Avenue

To:

Agencies, Organizations, and Interested Parties Date: January 24, 2014

From:

City of Pasadena, Planning Department, 175 N. Garfield Ave., Pasadena, CA 91109-7125

Subject: Notice of Availability of a Draft Environmental Impact Report and Notice of Public Hearing before the Design Commission for the Green Hotel Apartments Project

NOTICE IS HEREBY GIVEN that the City of Pasadena has completed the Draft Environmental Impact Report (EIR) for the proposed Green Hotel Apartments project and the City's Design Commission will hold a public hearing to review this project and the related environmental document. The Draft EIR is available for public review during the following review period:

Public Review Period: January 24, 2014 to March 11, 2014

Public Meetings/Hearings: The Design Commission will hold a public hearing to review this project and the related environmental documentation on:

Date:

March 11, 2014

Time:

6:00 p.m.

Place:

Pasadena Permit Center Hearing Room

175 N. Garfield Avenue Pasadena. CA 91101

Comments: Comments on the Draft EIR may be received in writing during the public review period noted above and orally at public hearings or meetings considering this document. Written comments should be sent to Kevin Johnson at 175 N. Garfield Avenue, Pasadena, CA 91101. If you wish to challenge the Draft EIR in court, you may be limited to raising those issues that you or someone else raised at any public hearing or meeting where this document was considered or in written correspondence delivered to the City at, or prior to, the public hearing.

Project Description and Location: The proposed project involves construction and operation 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 currently occupied by a billboard, 60 parking spaces and landscaping at 86 South Fair Oaks Avenue in Pasadena. The project site, which is adjacent to the existing Green Hotel Apartments building and the Castle Green, is 32,362 square feet and the proposed multi-story mixed-use building would be 76,980 square feet in size.



Property Information

Applicant Name:

Goldrich & Kest Industries, LLC

Project Site Address and Cross Street(s):

86 S. Fair Oaks Avenue (Northeast corner of S. Fair Oaks Avenue & Dayton Street)

Pasadena, Los Angeles County, CA

Zoning District:

CD-1 (Central District Specific Plan, Old Pasadena Subdistrict)

General Plan Designation: SP (Specific Plan)

Approvals Needed: Design Review; Building Permit

Anticipated Environmental Effects: The Draft EIR analyzed the following environmental topics: Aesthetics, Air Quality, Cultural Resources, Greenhouse Gases, Noise & Vibration, and Transportation & Circulation. The Draft EIR identified potentially significant effects related to the following topics: Air Quality, Noise & Vibration, and Transportation & Circulation. With the incorporation of mitigation measures, the Draft EIR determined that all potentially significant effects would be reduced to a less than significant level except for the following impact, which would be a significant environmental effect of the project:

• Traffic & Circulation: The increase in traffic volume on the street segment of Dayton Street between Fair Oaks Avenue and Raymond Avenue is a significant traffic impact of the project.

Hazardous Material Sites: The project site is not listed on a hazardous material list pursuant to Section 65962.5 of the Government Code.

Availability of Environmental Documentation: The Draft EIR and supporting documents may be viewed on the City of Pasadena website at: http://www.cityofpasadena.net/Planning/Green Hotels Apartments/.

The documents are also available during regular business hours at the City of Pasadena, Planning & Community Development Department, 175 N. Garfield Avenue, Pasadena, CA, 91101 (Window #4) 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, and at the Pasadena Central Library, 285 E. Walnut Avenue, Pasadena, CA 91101.

For additional information contact: Kevin Johnson, Senior Planner, (626) 744-7806, kevinjohnson@cityofpasadena.net

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.