



Notice of Public Hearing

Planning Commission

3200 E. Foothill Boulevard Mixed Use Project

3200 E. Foothill Boulevard, Pasadena, CA 91107

Zoning: EPSP-d2-IG-B-4 (East Pasadena Specific Plan, Subarea d2, General Industrial District)

General Plan Designation: Medium Mixed Use

Subject: The applicant, Pasadena Gateway, LLC, has proposed a Planned Development, including the demolition of 29 existing structures on the approximately 8.53 acre project site (currently the Space Bank mini-storage site); and construction of eight separate residential and mixed-use buildings, subterranean and above-ground parking structures, and landscaping. The proposed buildings would include a total of 550 apartment units and 9,800 square feet of retail and restaurant space. Three of the buildings would be four stories, five of the buildings would be five stories, and all buildings would have a maximum height of 60 feet. The proposed project would include approximately two acres of combined on-site recreational and open space amenities consisting of a public park in the center portion of the site, two courtyards, a dog park, a paseo, a fitness center, two clubhouses, and a retail court. The types of housing units would be intermixed on each level and would consist of 165 studio units, 165 one-bedroom units, 192 two-bedroom units, and 28 three-bedroom units. Parking would be provided in a two-level subterranean parking structure located on the north side of the property along Foothill Boulevard and a five-level above grade parking structure located along the rear of the property adjacent to the I-210 Freeway. A total of 839 vehicle parking stalls and 84 bicycle parking stalls would be provided.

The project site was initially developed as a furniture company in the 1920s and was owned and operated by the US Navy as the Naval Information Research Foundation (NIRF) Undersea Center beginning in the late 1940's through the late 1970's. The site was reportedly used by the Navy for testing and scientific work involving classified materials, torpedoes, and other weapon systems. The Navy vacated the site in 1974, and the site was subsequently purchased at auction by Space Bank, Ltd. in 1978, and since that time the site has been continuously utilized as a self-storage facility. All buildings on the site are surrounded by continuous paving and parking areas.

Approvals Needed: Zoning Map Amendment to change the zoning from EPSP-d2-IG-B-4 to PD, and approval of a Planned Development Plan (per Pasadena Municipal Code § 17.26.020); Public Tree Removal (per Pasadena Municipal Code § 8.52.076); Design Review (per Pasadena Municipal Code § 17.61.030).

Environmental Determination: The City of Pasadena has completed a Sustainable Communities Environmental Assessment (SCEA) for the proposed project. The SCEA determined that all potentially significant environmental impacts can be mitigated to less than significant levels. Mitigation measures were adopted for the following impact areas: Air Quality, Biological Resources, Cultural Resources, Hazards & Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources. Pursuant to Section 21155.2 of the California Public Resources Code, the SCEA/Initial Study: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports; and 2) contains mitigation that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project required to be identified in this Initial Study.

Hazardous Materials: The project site is listed on a hazardous material list pursuant to Section 65962.5 of the Government Code.

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to receive testimony, oral and written, and make a recommendation to the City Council on the proposed project and the SCEA. The hearing is scheduled for:

Date: Wednesday, May 9, 2018

Time: 6:30 p.m.

Place: City Hall Council Chambers, Room S249
100 North Garfield Avenue

Public Information: Any interested party or a representative may appear at the hearing and comment on the project and environmental documents. Written comments should be sent to David Sanchez, Permit Center, 175 N. Garfield Ave., Pasadena, 91101-1704 (626) 744-6707, e-mail: dasanchez@cityofpasadena.net. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at this public hearing, or in written correspondence to the City at or prior to the public hearing.

For more information about the project and the related environmental documentation or to schedule an appointment:

Contact Person: David Sanchez

Phone: (626) 744-6707

E-mail: dasanchez@cityofpasadena.net

Mailing Address:

Current Planning Section, Permit Center

Planning & Community Development Department

175 North Garfield Avenue, Pasadena, CA 91101-1704

Website: <https://ww5.cityofpasadena.net/planning/3200-east-foothill-boulevard-project/>

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.