CITY OF PASADENA

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT 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

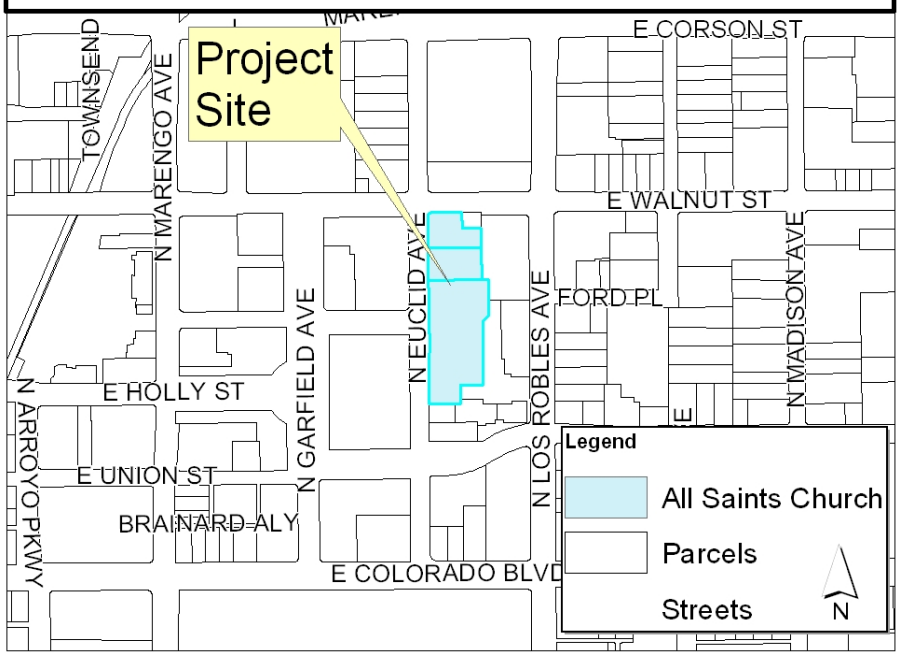
The City of Pasadena has completed the draft Environmental Impact Report (Draft EIR) for the proposed All Saints Church Master Development Plan. The Draft EIR analyzed the following impacts: Aesthetics, Air Quality, Cultural Resources, Land Use/Planning, Transportation/Parking, and Water Supply. The following impacts were found to be potentially significant but mitigatable: Aesthetics, Biological, Transportation/Parking, Utilities/Service Systems, and Water Supply. A significant, unmitigable Cultural Resources impact was found.

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.

FIGURE 1: LOCATION MAP



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; 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. 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 youth recreation building. 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. The project consists of a total of 42,118 square feet of net new church-support uses and 45 residential units (Scenario 1), or 55,118 square feet of net new church-support uses (Scenario 2).

APPROVALS NEEDED: The Planning Commission will conduct a public hearing to receive comments on the Draft EIR. During the review period, staff will solicit comments on the Draft EIR from the Design Commission and Transportation Advisory Commission at their respective, regularly scheduled meetings. The City Council will consider adoption of the Draft 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 Development 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 Draft Environmental Impact Report may be received in writing between July 19, 2010 and October 1, 2010 and orally at public hearings or meetings considering these documents. Written comments should be sent to Antonio Gardea at City of Pasadena, Planning & Development Department, 175 N. Garfield Avenue, Pasadena CA 91101. If you wish to challenge Draft Environmental Impact Report 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 Draft EIR and the Draft EIR are available for public review during regular business hours at the City of Pasadena, Department of Planning and Development 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 Draft EIR for the All Saints Church Master Development Plan at the City Council Chambers City Hall Room S-249, 100 North Garfield Avenue on Wednesday, September 22, 2010 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: *For further information on accessibility, and to request a sign interpreter, an assistive listening system, and materials in Braille, large print or audio cassette, or auxiliary aides and services, please call (626) 744-4009 (TDD) at least one week in advance.*