



# Notice of Public Hearing

## Hearing Officer

### SPECIAL HEARING

#### Conditional Use Permit #5209

#### 880-940 East Colorado Boulevard and 2 North Lake Avenue

**Zoning:** CD-5/AD-2 (Central District, Sub-area 5, Alcohol Density District 2) and PD-10/AD-2 (Planned Development 10, Alcohol Density District 2)

**General Plan Designation:** Central District Specific Plan and Planned Development-10/AD-2

**Subject:** The applicant, Park Place Commercial, LP, has submitted an application for a Conditional Use Permit and other entitlements for a two-phased, mixed-use project with hotel, office, retail, restaurant, and residential uses at 880-940 East Colorado Boulevard. Phase 1 includes renovation of the existing landmark Constance Hotel building for use as a new hotel; renovation of the existing one-story historic commercial structures for new retail and restaurant uses; and construction of a three-story parking garage. Phase 2 includes a rear addition to the hotel; a new office building with six occupied floors, including commercial uses with a bank on the ground floor; and a subterranean parking garage. The total gross floor area of all proposed uses is 229,349 square feet. The majority of the parking (475 spaces) for the project would be located on-site in the new parking structures; an additional portion of available parking would be located off-site at an existing parking garage at 2 North Lake Avenue.

The application requests: 1) Conditional Use Permit: for a development project with over 25,000 square feet of new construction; 2) Conditional Use Permit: to establish a hotel use; 3) Minor Conditional Use Permit: for a development project with over 15,000 square feet of new construction in the Transit Oriented Development (TOD) district; 4) Minor Conditional Use Permit: to allow off-site shared parking; 5) Minor Conditional Use Permit: for tandem parking; 6) Minor Conditional Use Permit: for valet parking; 7) Variance for Historic Resource: to allow for a reduction in the number of required loading spaces and deviation from the dimensional requirement for loading spaces; and 8) Private Tree Removal: for the removal of three protected specimen trees.

**Environmental:** The Hearing Officer will review and consider adoption of an Environmental Impact Report (EIR) and Mitigation Monitoring Reporting Program (MMRP) for the proposed project. A copy of the EIR and supporting documentation are available for review at the Permit Center, 175 North Garfield Avenue and on the City's website at: [http://ww2.cityofpasadena.net/planning/environmental/CUP\\_5209/CUP\\_5209.asp](http://ww2.cityofpasadena.net/planning/environmental/CUP_5209/CUP_5209.asp). The EIR determined that impacts on Traffic and Transportation (three street segments) and Air Quality (during construction) will be significant and unavoidable even after incorporation of mitigation measures. Therefore, approval of the project requires a Statement of Overriding Considerations to be made by the Hearing Officer. Impacts to all other resource areas were determined to be less than significant with proposed mitigations.

**NOTICE IS HEREBY GIVEN** that the Hearing Officer will hold a public hearing on the proposed application on:

**Date:** Wednesday, October 20, 2010  
**Time:** 5:00 p.m.  
**Place:** City Hall – 100 North Garfield Avenue  
Council Chambers (Room S249, Second Floor)

**Public Information:** Any interested party or a representative may appear at the meeting and comment on the project. Written comments may also be submitted to the Council through the City Clerk's Office (100 N. Garfield Ave., Room S228, Pasadena CA 91101). 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:

**Contact Person:** John Steinmeyer, Senior Planner **E-mail:** [jsteinmeyer@cityofpasadena.net](mailto:jsteinmeyer@cityofpasadena.net)

**Phone:** (626) 744-6880 **Fax:** (626) 396-7626 **Website:** [www.ci.pasadena.ca.us/planning](http://www.ci.pasadena.ca.us/planning)

**Mailing Address:** 175 N. Garfield Avenue, Pasadena, CA 91101

**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.

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