



Notice of Public Hearing

City Council

680 E. Colorado Boulevard Major Change to Approved Project – Revised Project Adjustment Permit #11612 and an EIR Addendum

Background: On November 16, 2009, the City Council approved an Adjustment Permit and certified an Environmental Impact Report (EIR) for a five-story commercial office development and subterranean parking garage at 680 E. Colorado Boulevard. On December 21, 2009, Pasadenans for a Livable City and Pasadena Heritage filed a petition in the Los Angeles Superior Court, alleging violations of the California Environmental Quality Act (CEQA) and City codes in the approval of the Project. In October 2010, the Court issued an Order granting the Petition in part. In March 2011, the Petitioners, the City of Pasadena, and Pasadena Office, LLC (the Applicant) resolved the disputes in a Settlement Agreement. In accordance with the Settlement Agreement, Pasadena Office, LLC has submitted an application for a Major Change to an Approved Project that includes the Revised Project.

Zoning: CD-5/AD-2 (Central District, Sub-area 5, Alcohol Density District 2)

General Plan Designation: Central District Specific Plan

Subject: The applicant, Pasadena Playhouse LLC, has submitted an application for Major Change to Approved Project at 680 E. Colorado Boulevard. This Revised Project proposes demolition of an existing one-story building and parking lot, construction of a four-level subterranean parking garage with 367 spaces, the construction of a 145,428 square foot, five-story commercial project comprised of three buildings with plazas. On the ground floor, the building would have 4,500 square feet of restaurant use and 3,675 square feet of ancillary retail use. The remainder of the building would contain 137,253 square feet of office use. Vehicular access would be from a driveway on South El Molino Avenue.

The City Council will hold a public hearing on the following entitlements: 1) Adjustment Permit for adjustments (deviations from the Zoning Code) for floor area ratio, building height, setbacks, and loading; 2) Conditional Use Permit for a new non-residential project that exceeds 25,000 square feet; 3) Minor Conditional Use Permit for a new development in the Transit-Oriented Development area; and 4) Private Tree Removal of one protected specimen tree.

Environmental: The Council will review an an EIR Addendum for the proposed project. A copy of the EIR and Addendum are available for review at the Permit Center, 175 North Garfield Avenue and on the City's website at: www.cityofpasadena.net/planning/environmental/Environmental_Home.asp. The EIR determined that impacts on Traffic (two roadway segments) will be significant and unavoidable even after incorporation of mitigation measures. Impacts to all other resource areas were determined to be less than significant with proposed mitigations. In the EIR Addendum, no additional significant impacts or mitigation measures were identified.

NOTICE IS HEREBY GIVEN that the City Council will hold a public hearing on the proposed application. The meeting is scheduled on:

Date: Monday, November 14, 2011
Time: 7:30 p.m.
Place: Council Chambers (Room S249)
100 North Garfield Avenue, Second Floor
Pasadena, California

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 Steimeyer, Acting Zoning Administrator **E-mail:** jsteinmeyer@cityofpasadena.net
Phone: (626) 744-6880 **Fax:** (626) 396-7626 **Website:** 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.