



NOTICE OF AVAILABILITY

Central Park Apartments

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Availability of a Draft Sustainable Communities Environmental Assessment (SCEA) for the Central Park Apartments project

The City of Pasadena is the lead agency under the California Environmental Quality Act (CEQA) in the preparation of the Sustainable Communities Environmental Assessment (SCEA) for the project identified below. We request the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project.

AGENCIES: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b), 15103, 15375.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the operation of the proposed project.

PROJECT TITLE: Central Park Apartments

PROJECT LOCATION: The project site is located at 86 S. Fair Oaks Avenue, Pasadena, CA.

PROJECT DESCRIPTION: The applicant, Architectural Resources Group, Inc., has submitted an application for Concept Design Review to allow the redevelopment of an existing surface parking lot with the construction of a new 6-story plus mezzanine, approximately 93,355 gross square-foot mixed-use development, with approximately 11,400 square feet of commercial/retail uses (including 4 work/live units) and 84 apartments over four levels of subterranean parking. The Proposed Project would have a floor area ratio (FAR) of 2.89:1 and would provide a total of 195 (158 residential and 37 commercial) parking spaces, including replacement of existing parking serving the adjacent Green Hotel Apartments building. The site is located within the CD-1 (Central District Specific Plan, Old Pasadena Subdistrict) zoning district and designated High Mixed Use in the General Plan Land Use Diagram.

ENVIRONMENTAL REVIEW: A Draft Sustainable Communities Environmental Assessment (SCEA) was prepared and concluded that the proposed Project could have a significant effect on



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the environment; however, with inclusion of mitigation measures, these potential impacts related to Tribal Cultural Resources and Vibration would be reduced to a less than significant level.

PUBLIC REVIEW PERIOD: Comments on the Draft SCEA may be received in writing between Monday, March 8, 2021 and Tuesday, April 6, 2021. Please submit comments in writing by 5:30 PM on April 6, 2021.

RESPONSES AND COMMENTS: Please submit comments to the attention of Kevin Johnson, Senior Planner, Planning & Community Development Department, Planning Division, Design & Historic Preservation Section, 175 North Garfield Avenue, Pasadena, California, 91101; or via email to kevinjohnson@cityofpasadena.net. Website: www.cityofpasadena.net/planning. If you wish to challenge the SCEA 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. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization.

SCOPING MEETING: City Council approval is needed for adoption of the SCEA, after responses have been prepared to public comments received during the public comment period noted above, and the Final SCEA has been prepared. As this public hearing has not been set at this time, additional public notices will be distributed once the hearings is scheduled.

DOCUMENT AVAILABILITY: The Draft SCEA is available for public review at the City of Pasadena website at the following address (URL):

<https://www.cityofpasadena.net/planning/central-park-apartments/>

If you require additional information please contact Kevin Johnson at kevinjohnson@cityofpasadena.net.