

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021080103

Project Title: Planned Development #39 (Affinity Project)

Lead Agency: City of Pasadena Contact Person: Jason Van Patten, Senior Planner
 Mailing Address: 175 North Garfield Avenue Phone: 626-744-6760
 City: Pasadena Zip: 91101 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Pasadena

Cross Streets: East Bellevue Drive; South Arroyo Parkway; East California Boulevard; Metro Gold Line Zip Code: 91105

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 9.9204 " N / 118 ° 08 ' 51.604 " W Total Acres: 3.3

Assessor's Parcel No.: 5722-008-019, 5722-008-002, 5722-008-012, 5722-008-017, 5722-008-016 Section: NA Twp.: NA Range: NA Base: Los Angeles

Within 2 Miles: State Hwy #: SR-110, SR-134, I-210, I-710 Waterways: Los Angeles River

Airports: NA Railways: Metro Gold Line Schools: Mayfield Junior School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 151,000 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 3,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: 184,376 sf assisted living; 154,000 sf of commercial may be exchanged for 197 du and 3,000 sf commercial

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG emissions, energy

Present Land Use/Zoning/General Plan Designation:

Commercial / CD-6 / High Mixed-Use

Project Description: *(please use a separate page if necessary)*

See attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>7</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>4</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input checked="" type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input checked="" type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date January 18, 2022 Ending Date March 3, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Psomas</u>	Applicant: <u>The Arroyo Parkway, LLC</u>
Address: <u>225 South Lake Avenue, Suite 1000</u>	Address: <u>716 Mission Street</u>
City/State/Zip: <u>Pasadena</u>	City/State/Zip: <u>South Pasadena, CA 91030</u>
Contact: <u>Jillian Neary</u>	Phone: <u>626-403-1469</u>
Phone: <u>626-204-6539</u>	

Signature of Lead Agency Representative: Jason Van Patten

Digitally signed by Jason Van Patten
Date: 2022.01.13 16:59:40 -0800

Date: 1-13-22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION: The Applicant requests approval to rezone the Project site from CD-6 to a Planned Development (PD) zone, and approval of a PD Plan. The Project involves demolition of 6 (of the 9) existing buildings totaling 45,912 sf, located at 491, 495, 499, 503, 541, and 577 South Arroyo Parkway, and construction of 2 new buildings, as identified below:

- Building A: a 154,000-sf, 7-story (aboveground) medical office building with ground-floor commercial uses;
- Building B: a 184,376-sf, 7-story (aboveground) assisted living building with 85,800 sf of assisted living uses and 98,576 sf of independent living uses including up to 95 one- and two-bedroom senior housing units; and
- Up to 850 parking spaces in 5 subterranean levels.

Alternatively, the proposed PD Plan would provide the flexibility to exchange the uses in Building A from medical office and ground floor commercial for the following:

- 3,000 sf of commercial and a sales/leasing management office on the ground floor;
- Up to 197 residential dwelling units; and
- Up to 650 parking spaces in 4 subterranean levels (1 less parking level than the Project as proposed).

Although the Project described is anticipated to reflect the Project to be constructed, the flexibility to exchange the uses in Building A would enable the Project to respond to the economic needs and demands of the City at the time of Project implementation. The proposed site layout and the aboveground height, mass, and other parameters of the Building A design would remain the same. The PD Plan would define all aspects of site design and provide caps on the types and amounts of allowable land uses, regardless of whether Building A is developed with medical office or residential dwelling units. It is noted that based on the development cap of 87 dwelling units per acre (du/acre), a total of 289 units could be constructed. Therefore, if a total of 197 units were constructed in Building A, only 92 senior housing units (i.e., 3 fewer units than the Project as proposed) could be constructed in Building B. Conversely, if 95 senior housing units were constructed in Building B, only 194 units could be constructed in Building A.

A total of five levels of subterranean parking spanning both proposed buildings with up to 850 parking spaces would be constructed to serve the new development as well as the existing structures at 501 and 523 South Arroyo Parkway under the Project scenario. When including the new subterranean parking, the Project would consist of approximately 753,439 sf of new construction. For the Project with Building A Residential/Commercial, a total of four levels of subterranean parking spanning both proposed buildings with up to 650 parking spaces would be constructed to serve the new development as well as the existing structures at 501 and 523 South Arroyo Parkway.

The Project would result in the removal of 23 non-protected non-native trees on the Project site and 2 protected, non-native street trees. The Project would include a total of 25 trees in above-grade planters within the site. The 15 remaining street trees on site, which are protected by the City of Pasadena's City Trees and Tree Protection Ordinance, would be preserved in place.

Approximately 79,553 sf of the existing development would be retained and integrated into the Project, including the Whole Foods Market and associated 275-space subterranean parking structure at 465 South Arroyo Parkway, and the 2 historic structures at 501 and 523 South Arroyo Parkway. The Applicant anticipates that restaurant uses would occupy the approximately 5,882

sf of space in the existing buildings to be retained at 501 and 523 South Arroyo Parkway. In retaining these structures, the Applicant is also requesting a zoning variance for historic resources related to building height. Specifically, the Applicant is requesting an increase in allowable building height of the two new buildings to offset the reduction in developable area due to preserving the two historic structures (i.e., 501 and 523 South Arroyo Parkway) on the Project site.

The Project is anticipated to be constructed beginning in 2023 over a period of approximately 34 months. Project construction would occur from Monday through Saturday, without activity on Sundays or holidays, between the hours defined in Section 9.36.070 (Construction Projects) of the City of Pasadena Municipal Code (PMC) (7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 5:00 PM on Saturday). The Project is anticipated to be opened to the public in 2026.