



# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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## AFFINITY PROJECT 465–577 South Arroyo Parkway

**DATE:** January 17, 2022

**TO:** Agencies, Organizations, and Interested Parties

**FROM:** City of Pasadena Planning and Community Development Department  
175 North Garfield Avenue, Pasadena, CA 91101

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report for the Affinity Project

**NOTICE IS HEREBY GIVEN:** The City of Pasadena has completed the Draft Environmental Impact Report (EIR) for the proposed Affinity Project (Project). The Draft EIR has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) as amended (Section 21000 et. seq. of the Public Resources Code) and the State CEQA Guidelines (Section 15000 et. seq. of the California Code of Regulations). The Draft EIR is available for online public review and a hardcopy of the Draft EIR will be available for public review at the City of Pasadena Permit Center, City of Pasadena Office of the City Clerk, and City of Pasadena Allendale Branch Library during regular business hours (see below under “Availability of Environmental Documentation”). Written comments on the Draft EIR will be accepted by the City during the following public review period.

**PUBLIC REVIEW PERIOD:** Tuesday, January 18, 2022 – Thursday, March 3, 2022. Comments must be received in writing no later than 5:30 P.M. on Thursday, March 3, 2022.

**PUBLIC HEARING:** The Planning Commission will hold a study session to inform the public and Planning Commission about the proposed Affinity Project (PD-39) and to receive comments on the Draft Environmental Impact Report (DEIR), as follows:

**Date:** Wednesday, February 23, 2022  
**Time:** 6:30 P.M.

Please refer to the Zoom link to participate in the public meeting:  
<https://www.cityofpasadena.net/planning/planned-development-39-affinity-project/>.

**COMMENTS:** Comments on the Draft EIR may be submitted in writing during the 45-day public review period noted above. Written comments must be sent to Jason Van Patten, Senior Planner, City of Pasadena Planning and Community Development Department, 175 North Garfield Avenue, Pasadena, CA, 91101; or [jvanpatten@cityofpasadena.net](mailto:jvanpatten@cityofpasadena.net). For additional information, please contact Mr. Van Patten at (626) 744-6760.

**PROJECT DESCRIPTION:** The Project site encompasses approximately 3.3 acres located between 465 and 577 South Arroyo Parkway, City of Pasadena, Los Angeles County. The site is bound by East Bellevue Drive on the north, South Arroyo Parkway on the east, East California Boulevard on the south, and the Metro Gold Line on the west (see Exhibit 1, Regional Location and Local Vicinity).

The Project site consists of five parcels developed with a total of nine commercial buildings with seven businesses. All existing buildings on the site are one or two stories with heights ranging between 17 feet and 63 feet. All existing land uses have surface parking except for the Whole Foods Market, which has a 275-space, subterranean parking structure for its sole use.

The Applicant requests approval to rezone the Project site from CD-6 (Central District Specific Plan [CDSP], Arroyo Corridor/Fair Oaks subdistrict) to a Planned Development (PD) zone, and approval of a PD Plan. The Project involves demolition of six (of the nine) existing buildings totaling 45,912 square feet (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 senior housing units; and
- Up to 850 parking spaces in 5 subterranean levels spanning both proposed buildings.

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. Approximately 31,605 sf of open space, including public and private (for solely resident and staff use) space would be provided across the Project site for either scenario. 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., three 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.

Throughout the CEQA documentation, these two development scenarios are referred to as:

- Project (development of Building A with medical office/commercial), and
- Project with Building A Residential/Commercial (development of Building A with residential/commercial).

A total of 5 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 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. Exhibit 2, Project Site Plan, illustrates a plan view layout of the Project and Project with Building A Residential/Commercial.

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.

**APPROVALS NEEDED:** The City of Pasadena is expected to use the information contained in the EIR for consideration of approvals related to and involved in Project implementation. Actions to be considered by the City, after implementation of the CEQA process, include, but not be limited to: Certification of the Affinity Project EIR; Approval of the Planned Development (PD) Zoning District and PD Plan (this includes approval of the Affinity Project, zoning map amendment to rezone the property from CD-6 to PD-39, and variance for Historic Resources for Building Height); Public Street Tree Removal Approval; Design Review; Vesting Tentative Tract Map or Tentative Tract Map Approval (only if residential units for sale); and other discretionary and ministerial permits and approvals that may be deemed necessary (including but not limited to: master sign plan, temporary street closure permits, encroachment permits, grading permits, excavation permits, foundation permits, and building permits [including lot tie agreement]).

Other agency approvals and requirements include: Permit for construction within 100 feet of light rail (Los Angeles County Metropolitan Transportation Authority); Construction General Permit (Los Angeles Regional Water Quality Control Board); and permit for Operation of Diesel Backup Generator (South Coast Air Quality Management District).

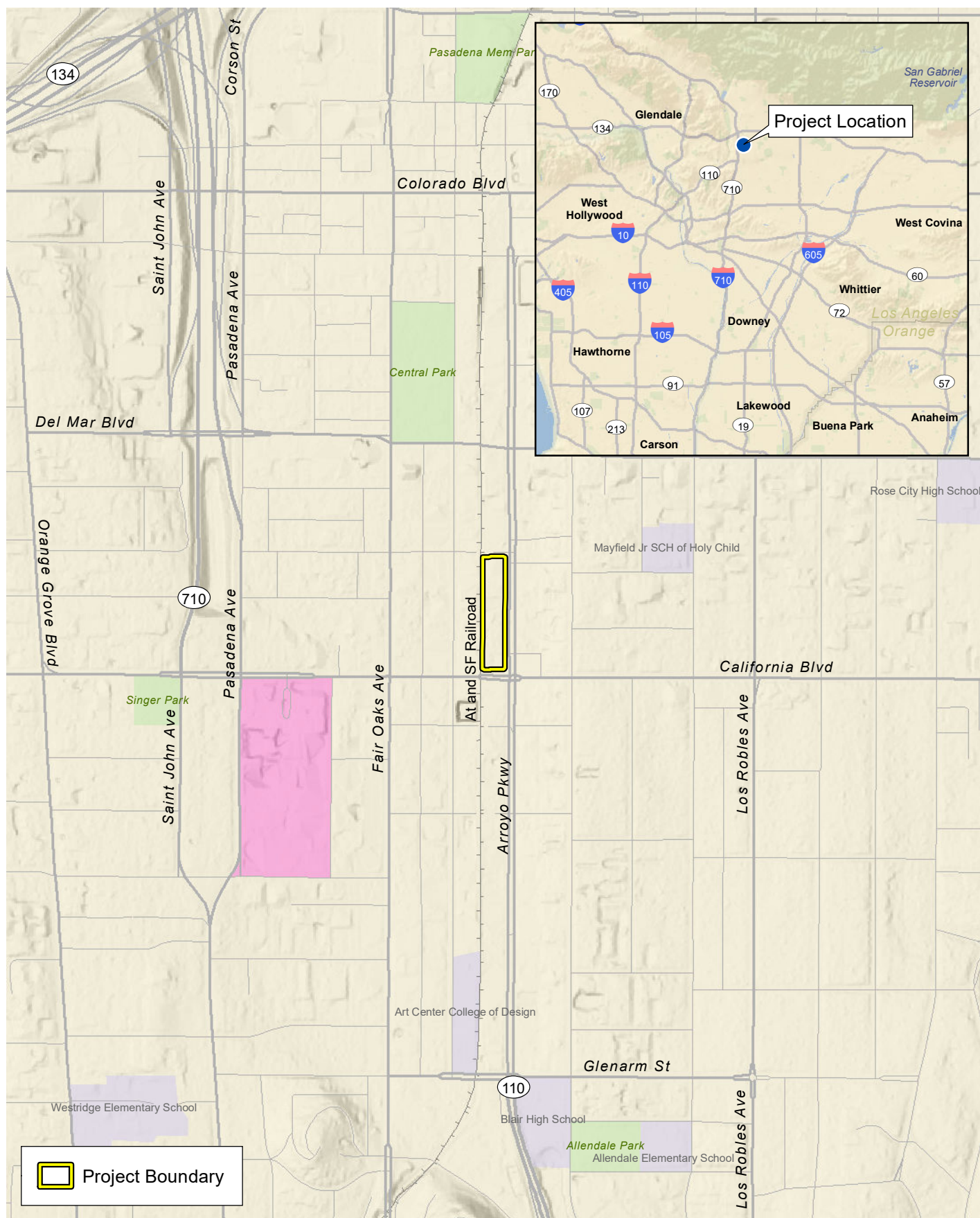
**ANTICIPATED ENVIRONMENTAL EFFECTS:** The Draft EIR analyzed the following environmental topics: Air Quality, Cultural and Paleontological Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services and Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The Draft EIR identified potentially significant effects related to the following topics: Cultural Resources, Noise, and Tribal Cultural Resources. With incorporation of mitigation measures, the Draft EIR determined that all potentially significant effects related to these three topics would be reduced to a less than significant level.

**HAZARDOUS MATERIAL SITES:** The Project site is not identified on the lists of hazardous waste sites compiled pursuant to Section 65962.5 of the *California Government Code*.


**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** The Draft EIR may be viewed on the City of Pasadena website at: <https://www.cityofpasadena.net/planning/planned-development-39-affinity-project/>. Hardcopies are available during regular business hours as allowed by applicable health orders (as of January 4, 2022) during the COVID-19 pandemic at the following:

- City of Pasadena Office of the City Clerk, 100 N. Garfield Avenue, Room S228, Pasadena, CA (Monday through Thursday and on alternate Fridays from 7:30 A.M. through 5:30 P.M.)
- City of Pasadena, Permit Center (Window 3), 175 N. Garfield Avenue, Pasadena, CA (Mondays, Tuesdays, and Thursdays from 8:00 A.M. through 5:00 P.M.; Wednesdays from 9:30 A.M. through 5:00 P.M., alternate Fridays from 8:00 A.M. through 3:30 P.M.)
- Allendale Library, 1130 S. Marengo Avenue, Pasadena, CA (Monday through Saturday 10:00 A.M. through 6:00 P.M.)

**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.



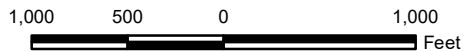
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 Project Boundary

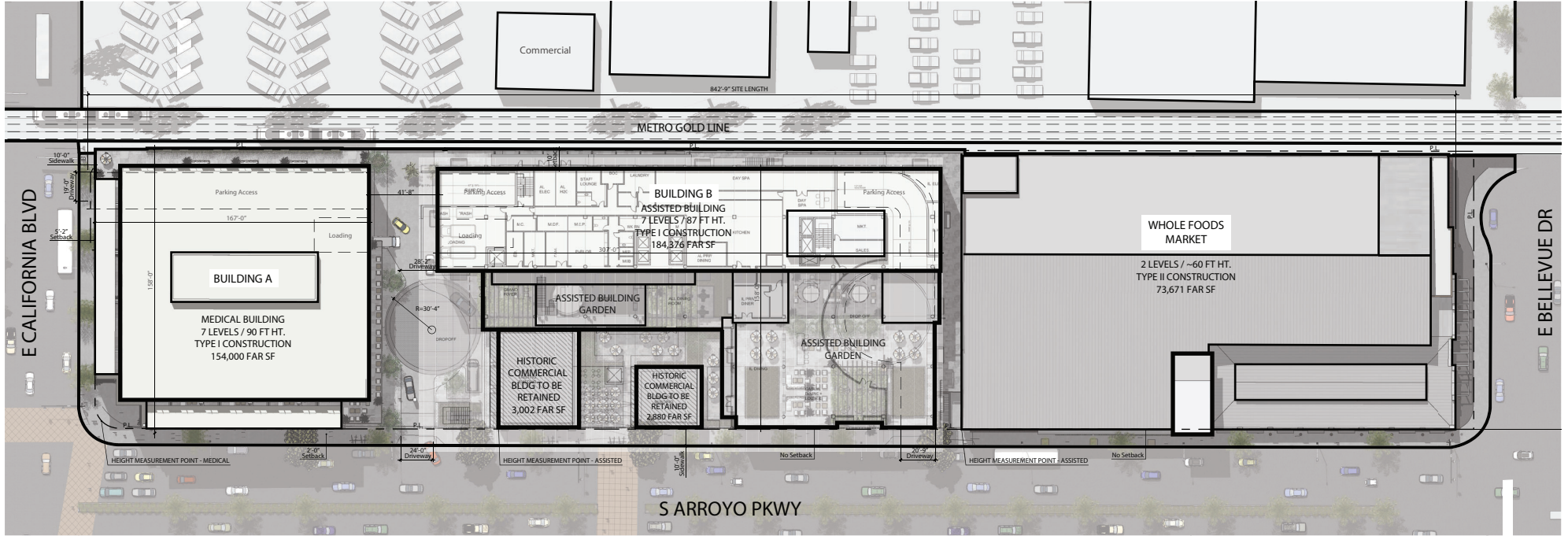
## Regional Location and Local Vicinity

## Exhibit 1

Affinity Project



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# Project Site Plan

*Affinity Project*



Map not to scale

Source: Adept 2021

## Exhibit 2

