

EXHIBIT E



City of Pasadena
Planning Division
175 N. Garfield Avenue
Pasadena, California 91101-1704

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Fair Oaks Court

PROJECT APPLICANT: Heritage Housing Partners

PROJECT CONTACT PERSON: Charles Loveman

ADDRESS: 651 South St. John Avenue
Pasadena, CA 91105-2913

TELEPHONE:

PROJECT LOCATION: 584 - 612 North Fair Oaks Avenue and 6 - 46 Peoria Street
Infill sites 171 Carlton Avenue and 504 Cypress Avenue
City of Pasadena
County of Los Angeles
State of California

PROJECT HISTORY:

As required by the California Environmental Quality Act (CEQA) this addendum was prepared to perform an Environmental Assessment on a proposed amendment to a Project Description on behalf of Heritage Housing Partner's affordable housing project, Fair Oaks Court. On March 29, 2004 the Pasadena City Council took action on a number of recommendations to provide financial assistance to affordable ownership units for low and moderate-income households, culminating in an Owner Participation Loan Agreement (OPLA). City Council action also included approval of a Negative Declaration and a Mitigation Monitoring Reporting Program (MMRP) that stated the following:

"ON THE BASIS OF THE INITIAL STUDY FOR THE PROJECT AND THE INCLUSION OF THE FOLLOWING MITIGATION MEASURES INTO THE PROJECT DESIGN, IT HAS BEEN DETERMINED THAT THE PROJECT WOULD NOT HAVE A POTENTIAL FOR A SIGNIFICANT EFFECT UPON THE ENVIRONMENT."

Subsequent to the March 29, 2004 City Council action, changes to the project description have taken place due to increased costs of construction. Development activities that are affected include: total unit count, parking stall count; affordable unit production for low and moderate-income households, introduction of work-force housing units, delineation of units slated for demolition/rehabilitation/new construction, and development of two off-site infill lots. Both the original and amended Project Descriptions are provided herein.

ORIGINAL PROJECT DESCRIPTION:

The project site is approximately 1.76 acres. Construction of one and one-half and two-story buildings is proposed with 31 new condominium units and 82 subterranean parking spaces; relocation of 3 residential buildings on the project site (584, 590 and 600 N. Fair Oaks); rehabilitation of these relocated buildings and retention and rehabilitation of four additional existing residential buildings (24-26, 36, 40-42, and 44 Peoria); demolition or relocation off-site of four residential buildings (4 units, 2 each at 6-12 and 14-22 E. Peoria) and demolition of two residential buildings (2 units, 1 each at 606 Fair Oaks and 36 Peoria). There will be a net gain of 15 residential units. Proposed front setbacks are 20 feet along Fair Oaks Ave and a minimum of 15 feet along Peoria St. Proposed buildings height along Fair Oaks and Peoria vary with a maximum of 36 ft. To qualify as a mixed-use project ground floor commercial space is proposed along Fair Oaks Avenue. This commercial space constitutes 1,350 sq. ft. fronting on Fair Oaks Avenue.

AMENDED PROJECT DESCRIPTION:

The project site has been expanded to include the original 1.76 acre site at 584 -612 N. Fair Oaks Avenue, 6 – 46 Peoria Street (the “Original Project”) and two small infill lots located at 171 Carlton Avenue and 504 - 506 Cypress Avenue (the “Off-site Development”).

The Project analyzed under the certified Mitigated Negative Declaration has changed in the following ways:

Project Development Changes

Subterranean Parking, space count increased from 82 to 86 spaces;

Rehabilitation of residential buildings from 7 to 8; One single-family residence that was proposed to be demolished under the previous analysis will now be retained and rehabilitated on-site.

Demolition, of residential buildings from 4 to 5: two residential buildings, 606 and 612 North Fair Oaks Avenue; two duplexes, 6 – 12 and 14 – 22 Peoria Street and one residential building, 36 Peoria Street;

Relocation/rehabilitation, 1 residential building reduced from 4 residential buildings;

Commercial Office space, reduced from 1,350 square feet to 1,150 square feet.

Off-site Development

504 - 506 Cypress Avenue, new construction of two single family residences;

171 Carlton Avenue, rehabilitation of one existing residential building, rehabilitation of one residential building relocated from the original project development site, 606 North Fair Oaks Avenue.

The following is the revised Project Description that encompasses the new “Project”:

The Project site is comprised of a site of approximately 1.76 acres at 584 - 612 North Fair Oaks Avenue and 6 – 46 Peoria Street; and two small in-fill sites, 11,600 square feet at 171 Carlton Avenue and 7,693 square feet at 504 - 506 Cypress Avenue.

On the Project site at 584 - 612 North Fair Oaks Avenue and 6 – 46 Peoria Street, construction of one and one-half and two-story buildings is proposed with 31 new condominium units, with one ground floor commercial unit, 86 subterranean parking spaces and landscaped open space. One residential structure from

this site will be rehabilitated and re-located to an off-site location, 171 Carlton Avenue. At the North Fair Oaks Avenue site, three residential structures (584, 590, and 600 North Fair Oaks Avenue) will be relocated elsewhere on the Project site. In addition, five residential buildings containing seven residential units (two duplexes at 6-12 and 14-22 E. Peoria Street; one residential building 36 E. Peoria Street; and two residential buildings at 606 and 612 North Fair Oaks Avenue) will be demolished. Five garage/storage buildings will also be demolished. The Project includes the rehabilitation of eight residential buildings on the Project site: 24-26, 36, 40-42 44 and 46 Peoria Street; and 584, 590, 600 North Fair Oaks Avenue (relocated on the Project site).

The project now includes the development of two off-site infill lots: 1) At 171 Carlton Avenue two residential buildings will be rehabilitated. One residence is existing on-site and the second will be relocated from the 604 North Fair Oaks site. At 504 - 506 Cypress Avenue, two new units will be constructed.

In total for all three sites, there will be a net gain of 24 residential units. There will also be one 1,150 square foot commercial unit at the larger project site, North Fair Oaks Avenue, which qualifies that portion of the project as a "mixed-use" development. It is anticipated that the commercial parcel will be used as commercial office space. These uses are permitted by right per the Fair Oaks Orange Grove Specific Plan.

As previously stated a new agreement with HHP- DFO, LLC is proposed which combines three projects into one. The original Project and Mitigated Negative Declaration (MND) analyzed the rehabilitation or demolition of several structures with Mitigation Measures, and included the Project at 584 - 612 North Fair Oaks Avenue and 6 - 46 E. Peoria Street. There are no changes to the structures beyond that analyzed under the original MND. Only one (604 North Fair Oaks Avenue) out of six residential buildings that was proposed will be relocated/rehabilitated off-site at 171 Carlton Avenue. The two in-fill smaller sites (171 Carlton Avenue and 504 - 506 Cypress Avenue) are projects that meet all applicable code requirements including setbacks, parking, density and floor area. They are two- unit projects on lots that are zoned for two units maximum. There are no discretionary entitlements required for the two smaller infill sites, other than their participation in the Affordable Housing Agreement, and no mitigation measures are required by incorporating these two infill sites into the larger project site.

Therefore, staff has reviewed the new project and the original initial study and determined that an addendum is appropriate to clearly outline the new project description. The original analysis adequately addresses any project related impacts and the original MMRP will continue to serve the project.

Prepared By: Kermit Mahan
Date: December 6, 2005

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Date: December 6, 2005