

**CITY OF PASADENA**  
**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**To:** Registrar-Recorder/County Clerk  
Environmental Impact Report Desk  
Business Filing and Registration  
12400 E. Imperial Hwy. Room #2001  
Norwalk, CA 90650

**From:** City of Pasadena Environmental Administrator  
Planning and Development  
175 N. Garfield Ave.  
Pasadena, CA 91109-7125

**PROPERTY INFORMATION**

APPLICANT NAME: Council Rock Partners  
PROJECT SITE ADDRESS: 16 E. California Blvd  
ZONING DISTRICT: IG-SP-2  
GENERAL PLAN DESIGNATION: South Fair Oaks Specific Plan

The City of Pasadena has completed the Draft Environmental Impact Report (*DEIR*) for the proposed 16 E. California Project. The Draft EIR analyzed the following impacts: air quality, cultural resources, hazards/hazardous materials, noise, transportation/traffic, and utilities (water supply).

Air Quality (Construction) and Traffic (Roadway Segment) impacts were found to be potentially significant or significant.

**PROJECT DESCRIPTION:** The 16 E. California Project ("Project") is proposed for development on a 0.97 acre (42,090 square foot) site located on the southeast corner of California Boulevard and Fair Oaks Avenue in the City of Pasadena, California. The project site is comprised of four lots (five Assessor's parcels) that are currently improved with a 6,525 square foot unoccupied building (formerly Monty's Steakhouse); a 2,720 square foot building, half of which was formerly occupied by the Grandview Palace Restaurant and the other half of which is currently occupied by the Body Healing Center massage therapy establishment; and a 3,390 square foot building occupied by M&G Auto Body. The remaining areas of the site are devoted to surface parking.

The proposed Project includes demolition of the existing 12,635 square feet of on-site structures as well as related surface parking areas in order to develop a four-story, 113,200 gross square foot office building with 255 parking spaces provided within a two-level subterranean parking garage. The building would also include architectural features and screening that may go up to an additional 14 feet to provide building continuity, attractive design, and screening for mechanical equipment. Overall, the project would result in a net increase of 100,565 gross square feet of floor area when compared to existing conditions.

In order to promote a pedestrian friendly environment the proposed project includes two distinct open space areas. A plaza is proposed at the corner of Fair Oaks Avenue and California Boulevard with frontage on both streets. This space would feature landscaping, including large mature trees, decorative paving, seating areas and a water feature. The plaza would serve to activate pedestrian use at the corner while providing an inviting public plaza at the entry to the building. A smaller courtyard would be located in the southern-central portion of the site and would feature several trees and seating areas.

Vehicular access to the site would be provided via an ingress-only driveway from Fair Oaks Avenue. A loading dock would be located along the driveway from Fair Oaks Avenue in the southern portion of the site. The project would provide 255 parking spaces within the two-level subterranean parking garage consistent with the requirements of the Pasadena Municipal Code, for a total number of net new parking spaces on site of 180. Access to the subterranean parking would be provided via Edmondson Alley. Vehicles would exit the project via Edmondson Alley north to California Blvd or south to Pico Avenue.

**APPROVALS NEEDED:** Decision on Minor Conditional Use Permit—Tandem Parking, Minor Conditional Use Permit—Transit Oriented Development, certification of EIR, adoption of Mitigation Measures and Mitigation Monitoring Program, by Zoning Hearing Officer.

**HAZARDOUS MATERIAL SITES:** The project site is not listed on a hazardous material list pursuant to Section 65962.5 of the Government Code.

**PUBLIC REVIEW PERIOD** Comments on the Draft Environmental Impact Report may be received in writing between March 17 and May 1 and orally at public hearings or meetings considering these documents. Written comments should be sent to Erin Clark, Associate Planner, at 100 N. Garfield Avenue, Room S116, Pasadena, CA 91109. If you wish to challenge Draft Environmental Impact Report in court, you may be limited to raising those issues that you or someone else raised at any public hearing or meetings where these documents were considered.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION** Background materials on the draft EIR and the Draft EIR may be viewed at the following locations:

*Pasadena Permit Center*  
Zoning Counter  
175 N. Garfield Avenue  
Pasadena, California 91109  
M-Th 8:00am-5:00pm  
F 8:00am-12:00pm

*Pasadena Central Library*  
Reference Desk  
285 E. Walnut Street  
Pasadena, CA 91101  
M-Th 9:00am-9:00pm  
F-Sa 9:00am-6:00pm  
Su 1:00pm-5:00pm

*Pasadena City Hall*  
Economic Development Division  
100 N. Garfield Avenue, Rm S116  
Pasadena, CA 91109  
M-Th 7:30am-5:30pm  
F 7:30am-4:30pm

Online on the Planning and Development web page:

[http://www.ci.pasadena.ca.us/planning/environmental/California\\_E16/16\\_E\\_California.asp](http://www.ci.pasadena.ca.us/planning/environmental/California_E16/16_E_California.asp)

**Public Meetings** The following Commissions will accept advisory comments on the Draft EIR at the following locations and times:

*Transportation Advisory Commission*  
Date: April 2, 2009 Time: 6:00pm  
Place: Ste. #210, Conf. Rm.  
221 E. Walnut Street

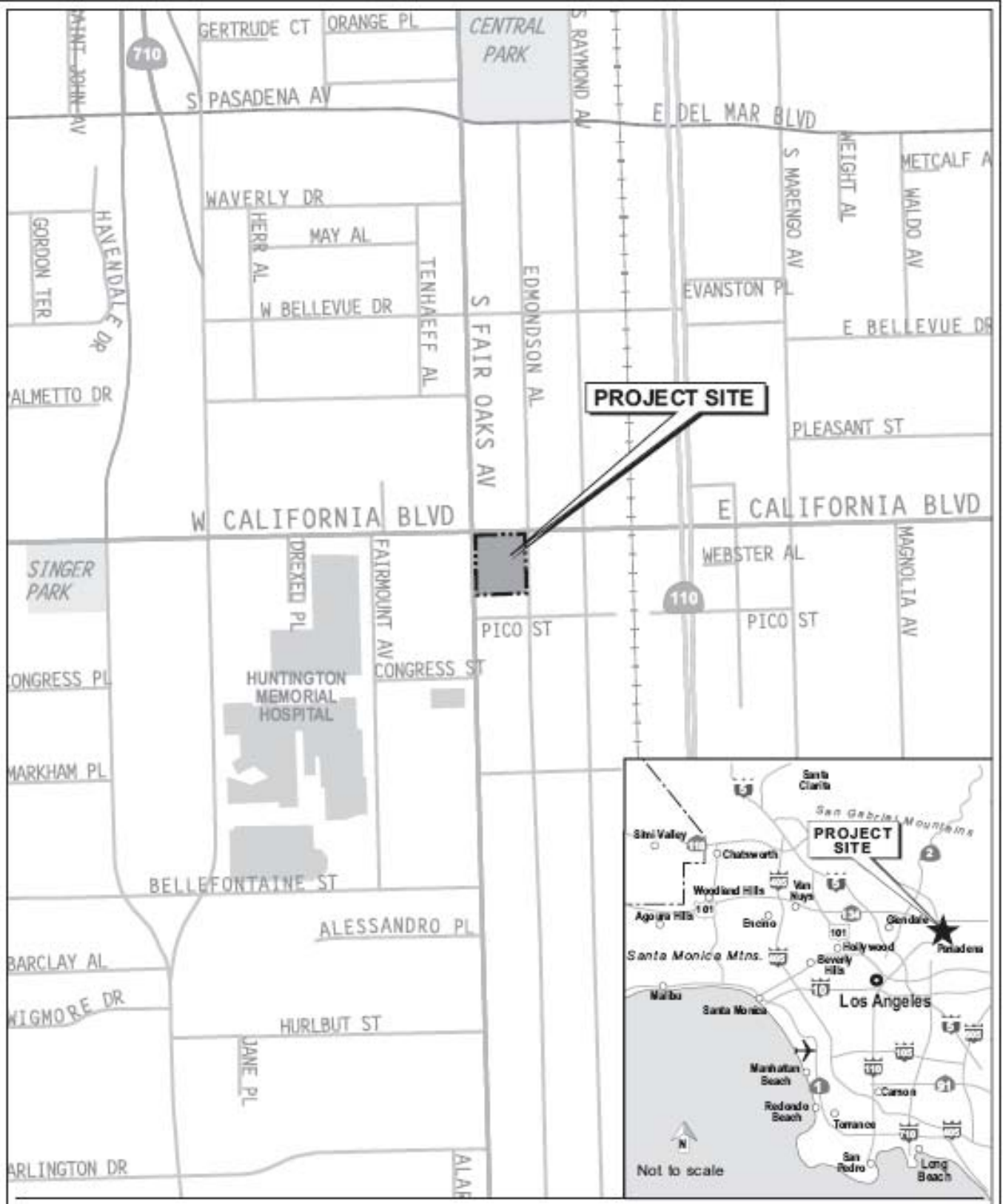
*Historic Preservation Commission*  
Date: April 6, 2009 Time: 6:00pm  
Place: Hale Bldg Hearing Room  
175 N. Garfield Avenue

**Public Hearing** The following Commission will accept oral and written comments from the public on the Draft EIR at the following location and time:

*Hearing Officer*  
Date: April 15, 2009 Time: 6:00pm  
Place: Hale Bldg Hearing Room  
175 N. Garfield Avenue

For additional information, contact: Erin Clark, Associate Planner  
(626) 744-4660  
[erclark@cityofpasadena.net](mailto:erclark@cityofpasadena.net)

**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.



Regional and Vicinity Map

Source: PCR Services Corporation, 2008.