



Notice of Public Hearing

Design Commission

1. Notice of Intent to Adopt a Mitigated Negative Declaration and
2. Notice of Public Hearing for Concept Design Review of a new 60-unit multi-family residential project with subterranean parking and removal of four protected trees

PROJECT LOCATION: 200 S. Sierra Madre Boulevard, 2399-2409 E. Del Mar Boulevard, 2408-2412 Oswego Street (proposed new addresses of 158, 168 & 188 S. Sierra Madre Boulevard)

PROJECT DESCRIPTION: The project involves demolition of 16 existing buildings on the 2.5-acre site (the former Town and Country School), removal of four protected trees, and construction of 60 new housing units on five parcels that will be merged into three new parcels through the subdivision process. Although the project is being reviewed as one, it has been filed as three separate projects on three separate proposed lots, each of which complies with Zoning Code requirements independently. Site 1 is at the southeast corner of South Sierra Madre Boulevard and Oswego Street and will have 15 units. Site 2 is between Sites 1 and 3, on the east side of South Sierra Madre Boulevard between Oswego Street and East Del Mar Boulevard and will have 32 units. Site 3 is at the northeast corner of South Sierra Madre and East Del Mar Boulevards and will have 13 units. The majority of the buildings will be two-stories (24 feet) high, with some portions at the rear extending to three stories (36 feet). All parking will be subterranean, with an access driveway from each of the proposed parcels (one on Oswego Street, one on S. Sierra Madre Boulevard and one on E. Del Mar Boulevard).

APPROVALS NEEDED: The Design Commission will conduct a public hearing and consider recommendation of the proposal and the Mitigated Negative Declaration on February 27, 2012. The project will also require review of an application for Final Design Review and the Design Commission will may also require a 50% Advisory Design Review. The date for review of these future applications has not been set.

ENVIRONMENTAL DETERMINATION: An initial environmental study prepared for the project determined that there will be less than significant impacts on the environment because mitigation measures will be incorporated to the project. Therefore a Mitigated Negative Declaration has been prepared. Possible impacts identified in the Initial Study include Biological Resources, Cultural Resources and Transportation/Traffic. The Design Commission will take comment on the proposed Mitigated Negative Declaration at the hearing and will consider adoption of the Mitigated Negative Declaration.

HAZARDOUS MATERIALS: The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

NOTICE IS HEREBY GIVEN that the Design Commission will hold a public hearing to receive testimony, oral and written, on the above proposed project, and receive comment on the recommended Mitigated Negative Declaration. The hearing is scheduled for:

Date: February 27, 2012
Time: 6:00 p.m.
Place: Pasadena Permit Center Hearing Room
175 N. Garfield Avenue, Pasadena, California

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between February 7, 2012 and February 27, 2012 and orally at the public hearing considering these documents. Written documents should be sent to Kevin Johnson, Planner, Permit Center, 175 N. Garfield Ave., Pasadena, 91101 or kevinjohnson@cityofpasadena.net. If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the hearing body, at or prior to the public hearing. The draft Initial Study and Mitigated Negative Declaration are available for review at the Pasadena Permit Center, Window #4 (Design & Historic Preservation), 175 N. Garfield Avenue, Pasadena. The documents may also be reviewed on our website: www.cityofpasadena.net/planning/environmental_notices. For more information, contact Kevin Johnson using the information above or via telephone at (626) 744-7806.

ADA: In compliance with the American 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 24-hour advance notice.