

ATTACHMENT C
MITIGATED NEGATIVE DECLARATION AND
MITIGATION AND MONITORING REPORTING PROGRAM

**CITY OF PASADENA
175 NORTH GARFIELD AVENUE
PASADENA, CA 91109**

PROPOSED MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Paseo Colorado Redevelopment Project

PROJECT APPLICANT: Paseo Colorado Holdings LLC

PROJECT CONTACT PERSON: David Sinclair, Planner, (626) 744-6766
City of Pasadena
Planning & Community Development Department
175 North Garfield Avenue
Pasadena, CA 91109

PROJECT LOCATION: 260-400 East Colorado Boulevard (Paseo Colorado)
Pasadena, Los Angeles County, CA 91105
State of California

Paseo Colorado includes the area bounded by Colorado Boulevard to the north, Los Robles Avenue to the east, Green Street to the south, and Marengo Avenue to the west. The proposed project is limited to the easternmost portion of the Paseo, currently occupied by the vacant Macy's building along Los Robles Avenue.

PROJECT DESCRIPTION: The proposed project consists of the redevelopment of the Macy's portion of the Paseo Colorado shopping center (the "Paseo"), located on the south side of Colorado Boulevard between Marengo and Los Robles avenues in the Central District of Pasadena (the "project").

In particular, the project would demolish the existing 158,879-square-foot vacant Macy's building and adjacent street-front tenant spaces and, in their place, develop a Hyatt Place hotel and a new six-story mixed-use residential and commercial building. The Paseo's central pedestrian mall would also be extended to improve internal pedestrian circulation and create a new pedestrian entry from the east.

The proposed 179-room hotel would be located at the southern portion of the site at the northwest corner of Green Street and Los Robles Avenue. The proposed hotel would be six stories, and most of the building would reach approximately 70 feet in height, with limited areas reaching almost 80 feet. The hotel building would be L-shaped, creating a pool deck on the second floor facing to the southwest. The proposed hotel would also include limited amenities (including a lobby bar/food service area, meeting space, a business center, and a fitness room). Approximately 5,965 square feet of ground-floor retail space would also be included in the hotel building, fronting on the Paseo's central pedestrian mall and on Los Robles Avenue. Vehicular access to the proposed hotel would be along Green Street, which would access a proposed loading/drop-off roundabout and the existing underground parking garage.

The proposed six-story mixed-use building would be located on the northern portion of the existing Macy's footprint, oriented to the corner of Colorado Boulevard and Los Robles Avenue.

It would be approximately 125,000 square feet in size. Most of the building would reach approximately 75 feet in height, with a maximum height of 90 feet at the Colorado Boulevard/Los Robles Avenue corner. The ground floor would include approximately 3,550 square-feet of retail space and 20,500 square-feet of restaurant space. The second to sixth floors would consist of a maximum of 100 for-sale residential units¹ (one-, two-, and three-bedroom) with lounge spaces and a small fitness center.

The proposed project would result in a total net increase in building square footage of approximately 70,000 square feet (total new square footage of the proposed project less square footage of the Macy's building proposed for demolition).

FINDING: On the basis of the initial study on file in the Current Planning Office:

- The proposed project COULD NOT have a significant effect on the environment.
- The proposed project COULD have a significant effect on the environment; however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

	08/14/2014		09/08/2014
Completed By	Date	Determination Approved	Date
David Sinclair	Planner		
Printed Name	Title	Printed Name	Title

PUBLIC REVIEW PERIOD: August 20, 2014 to September 10, 2014

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No

¹ Current project plans (Appendix A) show a total of 71 residential units. To foster a conservative analysis and allow the developer flexibility in final design and unit count, 100-residential units were used for analysis in this Initial Study.

PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact – Greenhouse Gases				
<p>Mitigation Measure GHG-1 The project applicant shall be required to implement the following measures to reduce emissions of GHGs associated with the proposed project:</p> <ul style="list-style-type: none"> a. All buildings constructed shall achieve Tier 1 of Title 24, Part 1 green building standards, to exceed minimum Title 24 energy efficiency standards by 15 percent. b. All buildings constructed shall include prewiring or conduit for solar photovoltaic (PV). The intent of prewiring for solar PV systems is to reduce barriers to later installation of on-site solar PVs. The proposed project may also satisfy the intent of this mitigation by installing on-site solar PV systems. c. Nonresidential land uses shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. Composting of a limited amount of food waste that may be generated as a byproduct of on-site food preparation shall be completed by agreement with a waste hauler. Cooking oils shall be directed off-site for reuse. d. Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, urinals, and faucets. 	Plan check, prior to issuance of construction permits, and prior to issuance of a certificate of occupancy.	Planning and Community Development Department		
Impact – Noise				
<p>Mitigation Measure NOISE-1 Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise reduction measures shall be included in the construction plans or specifications:</p> <ul style="list-style-type: none"> a. Noise-generating construction shall be limited to the hours of 7 a.m. to 7 p.m. on Monday through Friday and from 8 a.m. to 5 p.m. on Saturday and are prohibited on Sunday and holidays (as specified in Chapter 9.36 of the Pasadena Municipal Code). b. The construction contractors shall equip all construction equipment, 	Plan check, prior to approval of grading plans, prior to issuance of demolition, grading, and building	Planning and Community Development Department		

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<p>fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p> <p>c. The construction contractors shall place all stationary construction equipment so that the equipment is as far as feasible from noise-sensitive receptors and orient the equipment so emitted noise is directed away from noise-sensitive receptors.</p> <p>d. The construction contractors shall locate equipment staging in areas that will create the greatest distance between staging area noise sources and noise-sensitive receptors.</p> <p>e. The construction contractors shall use the quietest equipment and methods reasonably feasible when planning and executing demolition and grading within 50 feet of the windows in the Terraces at Paseo Colorado Apartments</p>	permits, and during construction.			
<p>Mitigation Measure NOISE-2 Prior to the issuance of the building permits for the hotel, the applicant shall present data to the Director of Planning and Community Development demonstrating that the construction plans include requirements to install temporary or permanent exterior wall sections opposite the Terraces at Paseo Colorado Building at the earliest feasible time.</p>	Plan check, prior to issuance of building permits for hotel component, and during construction.	Planning and Community Development Department		
<p>Mitigation Measure NOISE-3 Prior to the issuance of each building permit, the applicant shall provide data to the Director of Planning and Community Development demonstrating that the noise level from heating, ventilation, and air conditioning (HVAC) units, swimming pool equipment, and similar mechanical equipment would be less than 45 A-weighted decibels (dBA) when measured at the property line.</p>	Plan check, prior to issuance of building permits.	Planning and Community Development Department		
<p>Mitigation Measure NOISE-4 Prior to the issuance of the hotel occupancy permit, the applicant shall provide data to the Director of Planning and Community Development demonstrating that the hotel regulations include a prohibition on the use of radios, televisions, "boom boxes," and similar devices in the pool area and other outdoor common areas unless the devices are used with headphones, ear buds, or similar devices.</p>	Plan check, prior to issuance of occupancy permit for hotel component of project.	Planning and Community Development Department		

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<p>Mitigation Measure NOISE-5 Prior to the issuance of the hotel occupancy permit, the applicant shall provide data to the Director of Planning and Community Development demonstrating that the building's Covenants, Conditions, and Restrictions (CC&Rs) or equivalent regulations include a prohibition on the use of the pool area between 10:00 p.m. and 5:00 a.m. and that signs with pool hours are posted at the pool area.</p>	Plan check, prior to issuance of occupancy permit for hotel component of project.	Planning and Community Development Department		
<p>Mitigation Measure NOISE-6 Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits, the construction hours limits stated in Pasadena Municipal Code Section 9.36.070, as stated below, shall be included in the construction plans or specifications:</p> <ul style="list-style-type: none"> a. No person shall operate any pile driver, power shovel, pneumatic hammer, derrick power hoist, forklift, cement mixer or any other similar construction equipment at any time other than as listed below: <ul style="list-style-type: none"> 1. From 7:00 AM to 7:00 PM Monday through Friday; 2. From 8:00 AM to 5:00 PM on Saturday; and; 3. Operation of any of the listed construction equipment is prohibited on Sundays and holidays. b. No person shall perform any construction or repair work on buildings, structures or projects in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance at any time other than as listed below: <ul style="list-style-type: none"> 1. From 7:00 AM to 7:00 PM Monday through Friday; 2. From 8:00 AM to 5:00 PM on Saturday; and 3. Performance of construction or repair work is prohibited on Sundays and holidays. <p>Applicable holidays are New Year's Day, Martin Luther King Jr. Day, Lincoln's Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving, and Christmas</p>	Prior to approval of grading plans, prior to issuance of demolition, grading, and building permit, and during construction.	Planning and Community Development Department		

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<p>Mitigation Measure NOISE-7 Prior to the issuance of the building permits for the mixed-use building and the hotel, the applicant shall present data to the Director of Planning and Community Development demonstrating that the interior noise levels in habitable rooms facing Colorado Boulevard or Los Robles Avenue will not exceed 45 decibels (dB) on the Community Noise Equivalent Level (CNEL).</p>	Plan check, prior to issuance of building permits.	Planning and Community Development Department		
<p>Mitigation Measure NOISE-8 Prior to the issuance of the occupancy permit for the mixed-use building, the applicant shall present information to the Director of Planning and Community Development demonstrating that appropriate sale or lease transfer documents for residential units include an advisory that the residence is located in the Central District Specific Plan area, an area where there is a potential for noise from commercial and nighttime activities. The following language is provided as an example: <i>All potential buyers and/or renters of residential property in the building at the southwest corner of Colorado Boulevard and Los Robles Avenue, which is in Pasadena's Central District Specific Plan area, are hereby notified that they may be subject to audible noise levels attributed to business and entertainment-related activities common to such areas, including amplified sound, music, delivery vehicles, pedestrian and vehicular traffic, and other urban noise</i></p>	Prior to issuance occupancy permit for the mixed-use building	Planning and Community Development Department		
<p>Mitigation Measure NOISE-9 Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the applicant shall retain a Professional Structural Engineer with experience in structural vibration analysis and monitoring to perform the following tasks:</p> <ul style="list-style-type: none"> • Review the project plans for demolition and construction. • Survey the project site and the Terraces at Paseo Colorado Apartments, including geological testing, if required. • Prepare and submit a report to the Director of Planning and Community Development to include but not be limited to the following: <ul style="list-style-type: none"> ○ Description of existing conditions at the Terraces at Paseo Colorado; ○ Vibration level limits based on building conditions, soil conditions, and planned demolition and construction 	Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permit	Planning and Community Development Department		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>methods to ensure vibration levels below the potential for damage to the Terraces at Paseo Colorado;</p> <ul style="list-style-type: none"> ○ Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded; and ○ If considered appropriate, a monitoring plan to be implemented during demolition and construction that includes post-construction and post-demolition surveys of the Terraces at Paseo Colorado. <ul style="list-style-type: none"> • Examples of measures that may be specified for implementation during demolition or construction include, but are not limited to <ul style="list-style-type: none"> ○ Prohibition of certain types of impact equipment; ○ Requirement for lighter tracked or wheeled equipment; ○ The specification that demolition occur by non-impact methods, such as sawing concrete; ○ The specification that phasing operations avoid simultaneous vibration sources; and ○ Installation of vibration-measuring devices to guide decision making for subsequent activities. 				