



Planning & Community Development Department

Central Park Apartments
86 S. Fair Oaks Avenue

Sustainable Communities Environmental Assessment

City Council
April 11, 2022





Approvals Required

Planning & Community Development Department





Project Location & Existing Conditions

Planning & Community Development Department

- 32,362 sf (0.74 acre) site
- Surface parking area & outdoor recreation space serving Green Hotel Apartments
- Outdoor advertising billboard
- Located within Old Pasadena Historic District and Green Hotel individual National Register-listed site
 - > Non-contributing property
 - > No historic resources on the site





Proposed Project

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- Demolition of existing facilities on the site.
- Construction of a mixed-use project:
 - > 6,200 sf ground-floor commercial/restaurant uses
 - > 4 work/live units appx. 1,300 sf each
 - > 84 residential units including 8 very low income units
 - > Proposed 6-story building; height ranges from 32- to 90' using height averaging





Sustainable Communities Environmental Assessment (SCEA)

Planning & Community Development Department

- Under SB 375, a Transit Priority Project (TPP) qualifies for a SCEA if it meets the following criteria:
 - > At least 50% residential use
 - > Residential component is 54,448 sf of total 93,355 sf (58%)
 - > Net density of 20 units per acre
 - > 84 dwellings/0.74 acres = 113 units per acre
 - > Within 0.5 mile of major transit stop
 - > Located within a High Quality Transit Area
 - > Within 1/4-mile of Del Mar Station



Sustainable Communities Environmental Assessment (SCEA)

Planning & Community Development Department

- Requires compliance with applicable goals and policies from SCAG's 2016 RTP/SCS
 - SCEA document finds project to be in compliance with Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy) approved by SCAG on May 7, 2020
- Required to incorporate all feasible mitigation measures, performance standards, or criteria from prior applicable EIRs
 - SCEA document finds project to be in substantial compliance with all mitigation, standards and criteria from the General Plan and CDSP EIRs



Sustainable Communities Environmental Assessment (SCEA)

Planning & Community Development Department

- SCEA analyzed potential impacts to 20 environmental impact areas required to be analyzed under CEQA
- Potential impacts found related to Cultural Resources, Noise and Tribal Cultural Resources
- SCEA found that mitigation would reduce all potential impacts to less than significant levels
- All other impacts found to be less than significant.



Sustainable Communities Environmental Assessment (SCEA)

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- Draft SCEA was released for public review from March 8, 2021 to May 6, 2021
- Written comments were received during the comment period
 - > 3 state/local agencies
 - > 8 organizations
 - > 45 individuals
- Staff has prepared responses in Section 7 of the SCEA
- Some edits were also made to the SCEA to address public comments, none of which affected the SCEA's conclusions



Conclusions & Recommendation

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- Staff concludes that:
 - > The project meets the criteria for a SCEA per CEQA
 - > All impacts would either be less than significant or can be mitigated to less than significant levels
- > Staff recommendation:
 - > Adopt the Resolution in Attachment A approving the SCEA, adopting findings, and adopting the Mitigation Monitoring and Reporting Program (MMRP); and
 - > Direct the City Clerk to file a Notice of Determination with the Los Angeles County Recorder.



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