Form F

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:	
Project Title: Affinity Project	
Lead Agency: <u>City of Pasadena</u>	
Contact Name:	
Email: <u></u>	Phone Number:
Project Location: <u>City of Pasadena, County of Los Angeles</u> <i>City</i>	County
Project Description (Proposed actions, location, and/or consequences).	
See attached.	

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As tenant improvement plans 501 and 523 South Arroyo Parkway remain conceptual and have not yet been finalized, there may be a potential for impact. MM CUL-1 would ensure any alterations to these two buildings meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and reduce this potential impact to a less than significant level. Additionally, implementation of MM CUL-2 would prevent or reduce impacts on unknown historic (buried) and archaeological resources that may be uncovered during grading and excavation activities to a less than significant level.

MM NOI-1 would require (1) setbacks for selected construction activity, (2) vibration monitoring, and (3) restoration (if applicable) to reduce the potential for vibration that could cause cosmetic damage to the remaining on-site buildings to a less than significant level.

There are no known tribal cultural resources on the Project site. However, there is always the possibility that undiscovered intact cultural resources, including tribal cultural resources, may be present below the surface in native sediments. MM TCR-1 requires accommodation of a Native American Monitoring during ground-disturbing activities and describes the process that shall be implemented should a possible tribal resource be encountered reduce this potential impact to a less than significant level.

Therefore, the Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The primary environmental areas of controversy known to the City of Pasadena that have been raised to date related to implementation of the proposed Project include biological (tree removal), land use (context and scale of development), transportation (traffic generation and traffic safety), and water supply.

Provide a list of the responsible or trustee agencies for the project.

Los Angeles County Metropolitan Transportation Authority Los Angeles Regional Water Quality Control Board South Coast Air Quality Management District

PROJECT DESCRIPTION

The Applicant requests approval to rezone the Project site from CD-6 to a Planned Development (PD) zone, and approval of a PD Plan. The Project involves demolition of 6 (of the 9) existing buildings totaling 45,912 sf, located at 491, 495, 499, 503, 541, and 577 South Arroyo Parkway, and construction of 2 new buildings, as identified below:

- Building A: a 154,000-sf, 7-story (aboveground) medical office building with ground-floor commercial uses;
- Building B: a 184,376-sf, 7-story (aboveground) assisted living building with 85,800 sf of assisted living uses and 98,576 sf of independent living uses including up to 95 one- and two-bedroom senior housing units; and
- Up to 850 parking spaces in 5 subterranean levels.

Alternatively, the proposed PD Plan would provide the flexibility to exchange the uses in Building A from medical office and ground floor commercial for the following:

- 3,000 sf of commercial and a sales/leasing management office on the ground floor;
- Up to 197 residential dwelling units; and
- Up to 650 parking spaces in 4 subterranean levels (1 less parking level than the Project as proposed).

Although the Project described is anticipated to reflect the Project to be constructed, the flexibility to exchange the uses in Building A would enable the Project to respond to the economic needs and demands of the City at the time of Project implementation. The proposed site layout and the aboveground height, mass, and other parameters of the Building A design would remain the same. The PD Plan would define all aspects of site design and provide caps on the types and amounts of allowable land uses, regardless of whether Building A is developed with medical office or residential dwelling units. It is noted that based on the development cap of 87 dwelling units per acre (du/acre), a total of 289 units could be constructed. Therefore, if a total of 197 units were constructed in Building A, only 92 senior housing units (i.e., 3 fewer units than the Project as proposed) could be constructed in Building B. Conversely, if 95 senior housing units were constructed in Building B, only 194 units could be constructed in Building A.

A total of five levels of subterranean parking spanning both proposed buildings with up to 850 parking spaces would be constructed to serve the new development as well as the existing structures at 501 and 523 South Arroyo Parkway under the Project scenario. When including the new subterranean parking, the Project would consist of approximately 753,439 sf of new construction. For the Project with Building A Residential/Commercial, a total of four levels of subterranean parking spanning both proposed buildings with up to 650 parking spaces would be constructed to serve the new development as well as the existing structures at 501 and 523 South Arroyo Parkway.

The Project would result in the removal of 23 non-protected non-native trees on the Project site and 2 protected, non-native street trees. The Project would include a total of 25 trees in abovegrade planters within the site. The 15 remaining street trees on site, which are protected by the City of Pasadena's City Trees and Tree Protection Ordinance, would be preserved in place. Approximately 79,553 sf of the existing development would be retained and integrated into the Project, including the Whole Foods Market and associated 275-space subterranean parking structure at 465 South Arroyo Parkway, and the 2 historic structures at 501 and 523 South Arroyo Parkway. The Applicant anticipates that restaurant uses would occupy the approximately 5,882 sf of space in the existing buildings to be retained at 501 and 523 South Arroyo Parkway. In retaining these structures, the Applicant is also requesting a zoning variance for historic resources related to building height. Specifically, the Applicant is requesting an increase in allowable building height of the two new buildings to offset the reduction in developable area due to preserving the two historic structures (i.e., 501 and 523 South Arroyo Parkway) on the Project site.

The Project is anticipated to be constructed beginning in 2023 over a period of approximately 34 months. Project construction would occur from Monday through Saturday, without activity on Sundays or holidays, between the hours defined in Section 9.36.070 (Construction Projects) of the City of Pasadena Municipal Code (PMC) (7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 5:00 PM on Saturday). The Project is anticipated to be opened to the public in 2026.