

Attachment 2

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title / Location (include county)

Conditional Use Permit #4085 and PD-11 Amendment, 2159-2233 E. Foothill Boulevard

2159-2233 E. Foothill Boulevard
Pasadena, California
Los Angeles County

East side of Craig Street between Foothill Boulevard and White Street

Project Description

The applicant, Barnard Foothill I, LLC has submitted a Conditional Use Permit (CUP) application to expand an existing self-storage building and a Variance application for the number of required parking spaces. The project site is zone PD-11 (Planned Development-11, Foothill Boulevard, Craig Avenue, and White Street). According to the PD-11 provisions, all regulations not specifically stated in the PD-11 are deferred to the base district CG (General Commercial). On January 2003, the Pasadena City Council adopted an ordinance prohibiting new construction of self-storage facilities in the commercial zones including the CG. The self-storage use predates the ordinance adopted by the City Council, thus the self-storage facility became a nonconforming use. Pursuant to Chapter 17.76 of the Pasadena Municipal Code, a Conditional Use Permit is required for the expansion of nonconforming uses.

As part of the CUP application, the applicant is proposing to construct a four-story 69,900-square foot self-storage building; a separate two-story 11,400-square foot building, and eleven parking spaces, including two compact spaces. These buildings will be constructed on the western and central portion of the site along Foothill Boulevard. Three buildings are proposed to be demolished, 1,125-square foot automotive repair garage, 2,880-square feet of office/industrial, 10,280-square feet of office space, and a storage area of 400-square feet.

In conjunction with the Conditional Use Permit application, a parking Variance application was also submitted for the project. According to the Zoning Code, 33 spaces are required. The project is providing 11 spaces, thus the request for a Variance.

As part of a future expansion, the applicant is proposing to amend the PD plan contained in the PD-11 zoning district with the construction of a four-story, 77,650-square foot self-storage building and 23 parking spaces in an area where the PD-11 provided for a parking area. This expansion will be constructed on the eastern portion of the site. This study assesses the potential impacts of both the construction proposed under the CUP as well as the easterly expansion which would occur if the amendment to the current PD plan is approved by the Planning Commission and City Council.

Findings of Exemption (attach as necessary)

The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS); have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFG or USFWS; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or; conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or stat habitat conservation plan.

Certification:

I hereby certify that the public agency has made the above findings and that based upon the Initial Study for the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

(Planning Official)

Title: _____

Lead Agency: City of Pasadena

Date: _____