

Attachment 1

FINDINGS:

The proposed code amendment to the Commercial and Industrial Development standards is consistent with:

- 1) The General Plan objective to enhance the quality of life, direct development away from residential neighborhoods, helps harmonize change, and preserves the existing character and scale of residential neighborhoods. (Objectives 1 and 5) The proposed amendment limits development outside targeted development areas by focusing on the areas outside of the boundaries of Specific Plans. (Policy 1.9) The proposed amendment will require future projects to correspond with the existing fabric of surrounding residential neighborhoods. (Objectives 5.7 and 5.9)
- 2) The purpose of the Zoning Code by addressing additional details of site planning and ensuring that new development is compatible with and protects use and enjoyment of the surrounding residential areas.

Attachment 2



City of Pasadena

Planning Division
175 N. Garfield Avenue
Pasadena, California 91101-1704

NEGATIVE DECLARATION

PROJECT TITLE: Three-Story Development/Single-Family Residential Zone Compatibility Study

PROJECT APPLICANT: City of Pasadena – Planning Division

PROJECT CONTACT PERSON: Antonio Gardea, Associate Planner
ADDRESS: 175 N. Garfield Ave.; Pasadena, CA 91101
TELEPHONE: (626) 744-6725

PROJECT LOCATION: Various properties throughout the City of Pasadena, primarily north of the 210 freeway. Affected properties are located along Lincoln Avenue, North Los Robles Avenue, Washington Boulevard, North Allen Avenue, Villa Street, and North Altadena Avenue. (See Map Attachment A of Initial Study) The study areas are in the City of Pasadena, Los Angeles County.

PROJECT DESCRIPTION: The City of Pasadena is considering revisions to the existing Commercial and Industrial Development Standards and Setback and Encroachment Plane Requirements and Exceptions (PMC 17.24.040 and PMC 17.40.160). The proposed revisions may include modifications to the required side and rear setbacks, height limits and maximum number of stories. The proposed amendments are technical corrections to the General Property Development and Use Standards to ensure greater compatibility between new development and abutting low density residential neighborhoods.

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.

Completed by: Antonio Gardea
Title: Associate Planner
Date: 09.28.05

Determination Approved:
Title:
Date:

PUBLIC REVIEW PERIOD: September 7 through September 28, 2005

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No

Attachment 3



NOTICE OF DETERMINATION

To: Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy Rm 1101
Norwalk, CA 90650
Attn: J. Bance Baker

From: City of Pasadena
Planning & Development Dept.
175 N. Garfield Avenue
Pasadena, CA 91101-1704

Contact: Antonio Gardea
Phone: 626 744-4009

SUBJECT: *Filing Notice of Determination in compliance with §21108 or 21152 of the Public Resources Code.*

Project Title: Three-Story Development/Single-Family Residential Zone Compatibility Study

Project Location (include county): Various properties throughout the City of Pasadena, primarily north of the 210 freeway. Affected properties are located along Lincoln Avenue, North Los Robles Avenue, Washington Boulevard, North Allen Avenue, Villa Street, and North Altadena Avenue. (See Map Attachment A of Initial Study) The study areas are in the City of Pasadena, Los Angeles County.

Project Description: The City of Pasadena is considering revisions to the existing Commercial and Industrial Development Standards and Setback and Encroachment Plane Requirements and Exceptions (PMC 17.24.040 and PMC 17.40.160). The proposed revisions may include modifications to the required side and rear setbacks, height limits and maximum number of stories. The proposed amendments are technical corrections to the General Property Development and Use Standards to ensure greater compatibility between new development and abutting low density residential neighborhoods. A copy of the Negative Declaration is available for review at the Pasadena Permit Center at the above referenced address.

This is to advise that the _____ Lead Agency or Responsible Agency has approved the above described project on _____ (date approved) and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA (Section 15091).

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration/Mitigated Declaration, is available to the General Public at: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101.

Signature (Public Agency)

Date

Title

Date received for filing:

Authority Cited: Sections 21083 and 21087, Public Resources Code.

Reference: Sections 21000-21174, Public Resources Code.

Updated per the State CEQA Guidelines as Amended through September 7, 2004

Attachment 4



California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION: DE MINIMIS IMPACT FINDING

Project Title/Location: Three-Story Development/Single-Family Residential Zone Compatibility Study / Various properties throughout the City of Pasadena, primarily north of the 210 freeway. Affected properties are located along Lincoln Avenue, North Los Robles Avenue, Washington Boulevard, North Allen Avenue, Villa Street, and North Altadena Avenue. (See Map Attachment A of Initial Study) The study areas are in the City of Pasadena, Los Angeles County

Project Applicant: City of Pasadena Planning and Development Department – Planning Division

Project Description: The City of Pasadena is considering revisions to the existing Commercial and Industrial Development Standards and Setback and Encroachment Plane Requirements and Exceptions (PMC 17.24.040 and PMC 17.40.160). The proposed revisions may include modifications to the required side and rear setbacks, height limits and maximum number of stories. The proposed amendments are technical corrections to the General Property Development and Use Standards to ensure greater compatibility between new development and abutting low density residential neighborhoods.

Findings of Exemption: 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 state habitat conservation plan.

Certification:

I hereby certify that the Lead Agency has made the above findings of fact and that based upon the Initial Study and public hearing record 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.

Denver E. Miller
Title: Environmental Administrator
Lead Agency: City of Pasadena
Planning and Development Department
Date:

Attachment 5

**CITY OF PASADENA PLANNING DIVISION
HALE BUILDING
175 NORTH GARFIELD AVENUE
PASADENA, CA 91109-7215**

INITIAL STUDY

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis, the associated "Master Application Form," and/or Environmental Assessment Form (EAF) and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination whether the project may have a significant effect on the environment.

SECTION I – PROJECT INFORMATION

1. Project Title: Three-Story Development/Single-Family Residential Zone Compatibility Study
2. Lead Agency Name and Address: City of Pasadena, Community Planning Section
175 North Garfield Avenue, 2nd Floor
Pasadena, California 91109

Contact Person and Phone Number: Antonio Gardea, Associate Planner (626) 744-6725
3. Project Location: Various properties throughout the City of Pasadena, primarily north of the 210 freeway. Affected properties are located along Lincoln Avenue, North Los Robles Avenue, Washington Boulevard, North Allen Avenue, Villa Street, and North Altadena Avenue. The study areas are in the City of Pasadena, County of Los Angeles, State of California.
4. Project Sponsor's Name and Address: City of Pasadena, Current Planning Section
175 North Garfield Avenue
Pasadena, California 91109
5. General Plan Designation: Neighborhood Commercial and General Commercial in which three-story development is permitted.
6. Zoning: CG, GC -1 (General Commercial), and CL (Limited Commercial) zoning districts where three-story development is permitted abutting low density residential properties.
7. Description of the Project: Amendment(s) to Title 17, Chapter 17.24.040 (Table 2-6 Commercial and Industrial District General Development Standards) and Chapter 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions). The City of Pasadena is considering revisions to the existing Commercial and Industrial District General Development Standards and Setback and Encroachment Plane Requirements and Exceptions (PMC 17.24.040 and PMC 17.40.160). The proposed revisions may include modifications to the required side and rear setbacks, height limits and maximum number of stories. The proposed amendments are technical corrections to the General Property Development and Use Standards to ensure greater compatibility between new development and adjacent low density residential neighborhoods.
8. Surrounding Land Uses and Setting: The study focuses on commercial properties abutting low density residential zones. The subject properties and properties in the immediate vicinity are developed with a variety of uses including residential, educational, public assembly, office, professional, retail sales, and service uses. The City of Pasadena is a built out city of approximately 23 square miles. Commercial development is located on infill sites, usually sites with existing development that is demolished for new projects.
9. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): The City of Pasadena is the lead agency, and the City Council will adopt the proposed amendments to Title 17, of the Pasadena Municipal Code, with environmental documentation. The Planning Commission, after a public hearing, will make a recommendation to the City Council concerning the proposed amendments. The Northwest Commission and Design Commission will provide comments.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

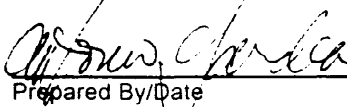
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Geology and Soils	Population and Housing
Agricultural Resources	Hazards and Hazardous Materials	Public Services
Air Quality	Hydrology and Water Quality	Recreation
Biological Resources	Land Use and Planning	Transportation/Traffic
Cultural Resources	Mineral Resources	Utilities and Service Systems
Energy	Noise	Mandatory Findings of Significance

DETERMINATION: (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment., but at least effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards , and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

 08.30.05
Prepared By/Date

Antonio Gardea
Printed Name

09/08/05
Reviewed By/Date

Denver Miller 
Printed Name

Negative Declaration/Mitigated Negative Declaration adopted on: _____

Adoption attested to by: _____
Printed name/Signature Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 20, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063(c)(3)(D). Earlier analyses are discussed in Section 20 at the end of the checklist.
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

SECTION II - ENVIRONMENTAL CHECKLIST FORM

1. **BACKGROUND.**

Date checklist submitted: August 30, 2005
 Department requiring checklist: Planning and Development Division
 Project Manager assigned: Antonio Gardea

2. **ENVIRONMENTAL IMPACTS.** (Explanations of all answers are required):

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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3. **AESTHETICS.** Would the project:

a. *Have a substantial adverse effect on a scenic vista?* ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The proposed changes to the development standards would apply to commercially zoned properties citywide and may reduce the allowable heights in some zoning classifications. Many of the properties are located along the north south arterial streets that have views of the San Gabriel Mountains. Since a majority of the properties are located along major streets, any future projects will be subject to Design Review to ensure the compatibility with surrounding properties. The project will not result in new sources of light and glare, nor will the night-time views be affected. No impact is expected to scenic or aesthetic resources.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* ()

WHY? The subject properties are not located near scenic resources, including state scenic highways, recommended scenic highway, or unofficial scenic corridor. Any future development must comply with the Tree Protection Ordinance. See response 3a.

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?* ()

WHY? The project is intended to improve the visual transition from commercial to low density residential properties. The amendments to the development standards seek to protect the visual character of residential neighborhoods from development that may be out of scale with the existing properties. See response 3a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ()

WHY? See response 3a.

4. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ()

WHY? The City of Pasadena is a developed urban area surrounded by hillsides to the north and northwest. The western portion of the City contains the Arroyo Seco, which runs from north to south through the City. It has commercial recreation, park, natural and open space. There is no prime farmland, unique farmland, or farmland of statewide importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. Because these amendments are technical corrections to ensure compatibility between commercial and residential properties, there will be no significant agricultural impacts.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ()

WHY? The City of Pasadena has no land zoned for agricultural use other than commercial nurseries being allowed by right in the CG (General Commercial) and IG (General Industrial) zones and conditionally in the CO (Office Commercial), CL (Limited Commercial), OS (Open Space) and PS (Public-Semi Public) Zoning Districts.

c. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? ()

WHY? There is no known farmland in the City of Pasadena; therefore the proposed project would not result in the conversion of farmland to a non-agricultural use.

5. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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a. Conflict with or obstruct implementation of the applicable air quality plan? ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. Because the amendments are technical corrections to ensure compatibility between commercial and residential properties, there will be no significant air quality impacts. The project does not propose any new development or building square footage. Future development projects will be reviewed to determine if they are compatible with all applicable air quality plans and standards.

b. Violate any air quality standard or contribute to an existing or projected air quality violation? ()

WHY? See response to 5a.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ()

WHY? See response to 5a.

d. Expose sensitive receptors to substantial pollutant concentrations? ()

WHY? The project is an amendment to existing development regulations. The subject properties are located abutting low density residentially zoned properties which are considered sensitive receptors. However, the proposed amendment to the development standards does not affect the permitted land uses, nor does it introduce new uses that would expose sensitive receptors to substantial pollutant concentrations. Future projects are required to comply with existing air quality plans. See response to 5a.

e. Create objectionable odors affecting a substantial number of people? ()

WHY? The proposed amendment does not change the allowable uses. Future projects would have to be reviewed on a case by case basis to determine if the surrounding residential properties would be affected by objectionable odors. See response to 5a and 5d.

6. BIOLOGICAL RESOURCES. Would the project:

a. 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 or U.S. Fish and Wildlife Service?

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are intended to ensure compatibility between commercial and residential properties that apply to commercially zoned properties citywide. Because these are technical corrections, there will be no significant biological resource impacts.

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* ()

WHY? See response to 6a.

c. *Have a substantial adverse effect of 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?* ()

WHY? See response to 6a.

d. *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?* ()

WHY? Because the proposed amendment are technical revisions to the existing development standards, the project would not directly result in development of property and would not interfere with migratory movement of wildlife species. See response to 6a.

e. *Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?* ()

WHY? There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans within the City of Pasadena. See response to 6a.

7. CULTURAL RESOURCES. Would the project:

a. *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?* ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. Future projects are subject to review and approval by Design and Preservation staff to ensure there are no impacts to historic resources. No impact to cultural resources is expected.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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b. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 7a.

c. *Disturb any human remains, including those interred outside of formal ceremonies?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 7a.

8. **ENERGY.** Would the proposal:

a. *Conflict with adopted energy conservation plans?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. Any development in the future will be reviewed individually to insure compliance with adopted energy conservation plans. No energy impacts are expected.

b. *Use non-renewable resources in a wasteful and inefficient manner?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 8a.

9. **GEOLOGY AND SOILS.** Would the project:

a. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties, there will be no significant geology and soils impacts. Any future development projects will be required to obtain building permits and will be evaluated by the Building Division to ensure there are no soils/geology impacts.

ii. *Strong seismic ground shaking?* ()

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 9a.

iii. *Seismic-related ground failure, including liquefaction as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of liquefaction?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 9a.

iv. *Landslides as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of landslides?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 9a.

b. *Result in substantial soil erosion or the loss of topsoil?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 9a.

c. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 9a.

d. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 9a.

10. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. *Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The proposed amendment is a technical revision to ensure compatibility between commercial and residential properties and does not change the permitted uses on the subject properties. Any future projects would be required to comply with existing City regulations that monitor the use and transport of hazardous materials.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ()

WHY? See response to 10a.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ()

WHY? There a number of public and private schools within one-quarter mile of the study areas. However, no changes to the permitted land uses are proposed, and future uses would be subject to City, State and Federal Regulations regarding emission and handling of hazardous materials. See response to 10a.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ()

WHY? The study areas are not located on the State of California Hazardous Waste and Substances Sites List of sites published by California Environmental Protection Agency (CAL/EPA). See response to 10a.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ()

WHY? There is no public airport within two miles of the City. The nearest airport is located in the City of Burbank, approximately 11 miles away.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ()

WHY? The study area at the north end of Lincoln Avenue is within two miles of the police heliport located at the eastern edge of the Arroyo Seco near the City's border with Altadena. However, the amendment would not result in allowable land uses and would not result in safety hazards for people working or residing in the area. There are no private airstrips within the City of Pasadena.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ()

WHY? The proposed amendments would not affect the City's emergency response plan. See response to 10a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ()

WHY? The study areas are within low fire hazard areas according to the City's adopted Safety Element. See response to 10a.

11. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements? ()

WHY? The proposed project is an amendment is a technical correction to ensure compatibility between commercial and residential properties. No changes to permitted land uses are proposed which would increase water demand or negatively affect groundwater supplies. No impact to hydrology and water quality is expected. Any new construction subject to the ordinance will be reviewed on a per project basis to ensure all water quality standards and water demands are met.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ()

WHY? See response to 11a.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on-or off-site? ()

WHY? See response to 11a.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? ()

WHY? See response to 11a.

e. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? ()

WHY? See response to 11a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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f. *Otherwise substantially degrade water quality?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 11a.

g. *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or dam inundation area as shown in the City of Pasadena adopted Safety Element of the General Plan or other flood or inundation delineation map?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 11a.

h. *Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?*
()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 11a.

i. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 11a.

j. *Inundation by seiche, tsunami, or mudflow?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The City of Pasadena is not located near enough to any inland bodies of water or the Pacific Ocean to be inundated by either a seiche or tsunami. See response to 11a.

12. LAND USE AND PLANNING. Would the project:

a. *Physically divide an existing community?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. The proposed amendments would not result in physical development and will not divide the community.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ()

WHY? The proposed amendment implements the General Plan goal that seeks to preserve character, and scale of residential neighborhoods. The study does not create any conflict with a prevailing land use plan, policy, or regulation of any agency. See also response to 12a.

- c. Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP)? ()

WHY? There are no Habitat Conservation or Natural Community Conservation Plans in Pasadena. See also the response to 12a.

13. MINERAL RESOURCES. Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ()

WHY? The Final Environmental Impact Report for the adopted 2004 Land Use and Mobility Elements of the City's General Plan states that there are two areas in Pasadena (Eaton Wash and Devils Gate Reservoir) which may contain mineral resources of sand, gravel and stone. The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. Because these are technical corrections, there will be no significant mineral resources impacts.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ()

WHY? See response to 13a.

14. NOISE. Will the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. The ordinance does not propose to any changes to existing land uses. The

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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construction of any project must comply with noise regulations and must adhere to City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise (Chapter 9.36 of the Pasadena Municipal Code). Regulations in the Municipal Code regarding ambient noise levels apply to stationary noise sources. No impact is expected.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ()

WHY? See response to 14a.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ()

WHY? See response to 14a.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ()

WHY? See response to 14a.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ()

WHY? There are no airports or airport land use plans within the City of Pasadena. Pasadena is part of the Burbank, Glendale Pasadena Airport Authority, but the airport is in the City of Burbank. See also response to 14a.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ()

WHY? There are no private airstrips within the City of Pasadena. See also response to 14a.

15. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned
 Amendment to General Development Standards
 Initial Environmental Study

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. There are no increases in density proposed as part of the amendment to the development standards. As a result, the proposed amendment will not cause an increase in the population beyond what the current zoning districts permit. No significant population or housing impacts would result from the proposed amendment.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ()

WHY? See response to 15a.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ()

WHY? See response to 15a.

16. PUBLIC SERVICES. Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire Protection? ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. Through the permit process residential development impact fees are paid to off-set the cost of an increase to services such as police, fire, parks etc. Development impact fees are collected upon issuance of a building permit, to reduce any potential impacts to local services. Because the study affects properties throughout the city, the Fire Stations near the subject properties are Station 32, 33, 34, and 36. Any future development projects will be required to pay all required impact fees to offset any potential impact on public services.

b. Libraries? ()

WHY? The subject properties are served by the Hill Avenue, La Pintoresca, Santa Catalina, and Villa Park libraries. See response to 16a.

c. Parks? ()

WHY? The parks near the subject properties are Eaton Blanch, La Pintoresca, Jefferson, MacDonald, Orange Grove, Robinson, Victory, and Villa parks. See response to 16a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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d. *Police Protection?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 16a.

e. *Schools?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? There are several public and private schools in the vicinity of the study areas, including Pasadena High School, and Muir High School. See response to 16a.

f. *Other public facilities?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 16a.

17. RECREATION.

a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. Each project will be required to pay (prior to the issuance of a building permit) any fees that are necessary to off-set any potential recreation impacts. These proposed amendments will not increase the use or demand of recreational facilities beyond what is already planned for under the projected number of units within the General Plan. Density will not be increased beyond what is permitted in the current zoning districts as a result of these amendments.

b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 17a.

18. TRANSPORTATION/TRAFFIC. Would the project:

a. *Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?* ()

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. The proposed amendment would not result in an increase in traffic, nor any changes that would affect emergency access. The proposed amendment would not directly result in any physical changes to the built environment. All development projects are subject to review by Planning and Development and Transportation staff to ensure that there are no significant impacts related to Traffic and Transportation. No impact is expected.

b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 18a.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 18a.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 18a.

e. Result in inadequate emergency access? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 18a.

f. Result in inadequate parking capacity? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 18a.

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response to 18a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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19. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. There are no changes to development standards that would result in any wastewater impacts. As stated in response 16 a, future projects will be reviewed and approved on a case by case basis, and prior to the issuance of a building permit for any project the developer must pay fees to off-set any potential impacts. No impact to utility and service systems are expected.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ()

WHY? See response to 19a.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ()

WHY? See response to 19a.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ()

WHY? See responses to 19a.

e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ()

WHY? See responses to 19a.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ()

WHY? See response to 19a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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g. Comply with federal, state, and local statutes and regulations related to solid waste? ()

WHY? See response 19a.

20. MANDATORY FINDINGS OF SIGNIFICANCE.

a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?* ()

WHY? The proposed project is an amendment to the development standards relating to properties zoned for commercial development that allows three-story buildings abutting low density residentially zoned property. The amendments are technical corrections to ensure compatibility between commercial and residential properties. Any future projects will be reviewed on a case by case basis for any potential impacts to the environment.

There will be no significant impacts that would degrade the quality of the environment, reduce habitat of fish or wildlife species, or threaten any plant or animal community.

b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project?)* ()

WHY? See response to 20a. Further, the proposed changes are to existing development standards and regulations and will not cause any adverse impacts to the environment, either individually or cumulatively.

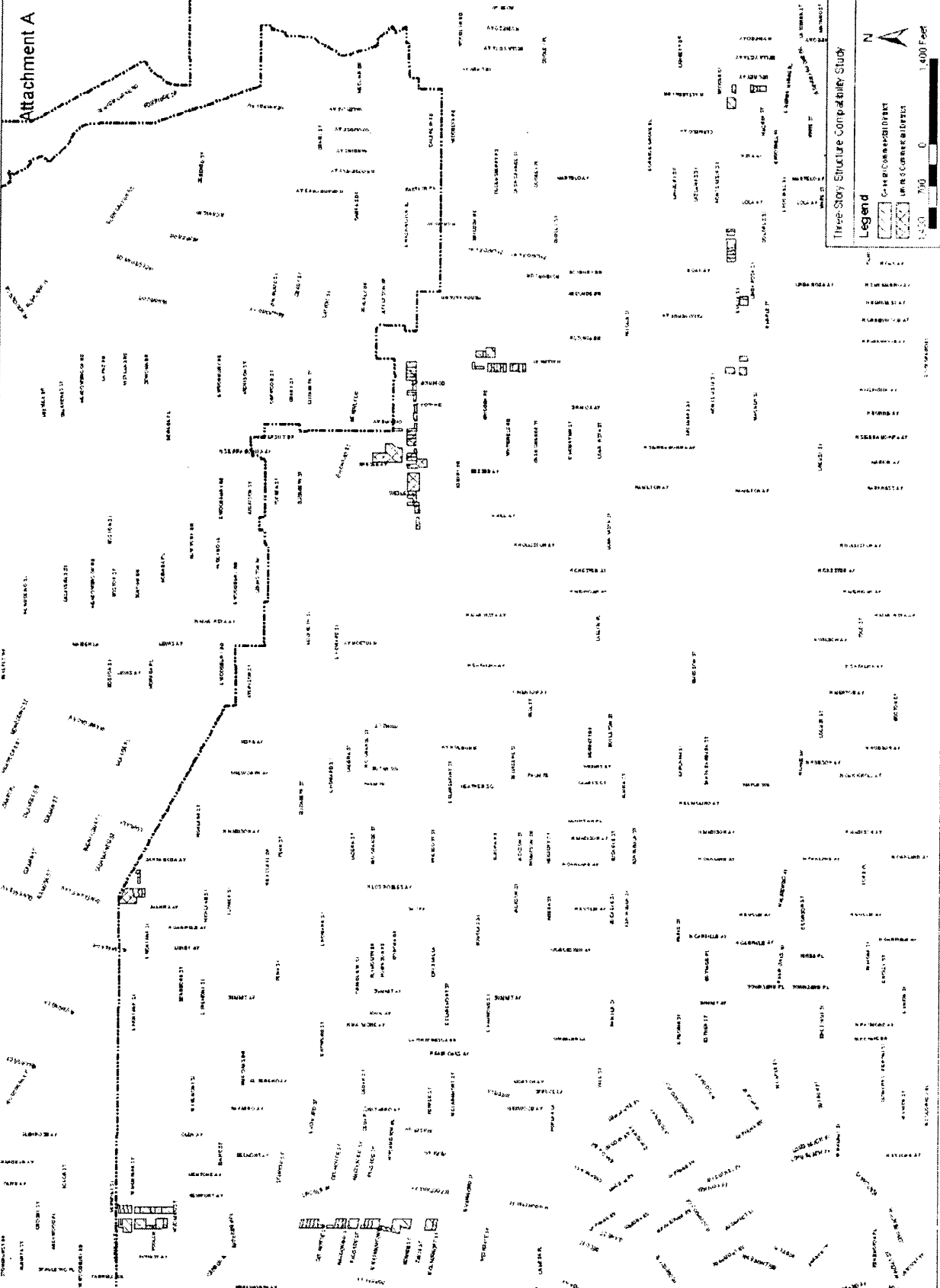
c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ()

WHY? See response to 20a and 20 b.

INITIAL STUDY REFERENCE DOCUMENTS

#	Document
1	Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, revised January 1, 2004 official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999.
2	Alquist-Priolo Earthquake Fault Maps- the official Los Angeles and Mt. Wilson, quadrant maps were released in 1977.
3	CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993
4	East Pasadena Specific Plan Overlay District, City of Pasadena Planning and Development Department, codified 2001
5	Energy Element of the General Plan, City of Pasadena, adopted 1983
6	Fair Oaks/Orange Grove Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2002
7	Final Environmental Impact Report (FEIR) Land Use and Mobility Elements of the General Plan, City of Pasadena, certified 2004
8	2000-2005 Housing Element of the General Plan, City of Pasadena, adopted 2002.
9	Inclusionary Housing Ordinance Pasadena Municipal Code Chapter 17.71 Ordinance #6868
10	Land Use Element of the General Plan, City of Pasadena, adopted 2004
11	Mobility Element of the General Plan, City of Pasadena, adopted 2004
12	Noise Element of the General Plan, City of Pasadena, adopted 2002
13	Noise Protection Ordinance Pasadena Municipal Code Chapter 9.36 Ordinances # 5118, 6132, 6227, 6594 and 6854
14	North Lake Specific Plan Overlay District, City of Pasadena Planning and Development Department, Codified 1997
15	Regional Comprehensive Plan and Guide, "Growth Management Chapter," Southern California Association of Governments, June 1994
16	Safety Element of the General Plan, City of Pasadena, adopted 2002
17	Scenic Highways Element of the General Plan, City of Pasadena, adopted 1975
18	Seismic Hazard Maps, California Department of Conservation, official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. The preliminary map for Condor Peak was released in 2002.
19	South Fair Oaks Specific Plan Overlay District Planning and Development, codified 1998
20	State of California "Aggregate Resource in the Los Angeles Metropolitan Area" by David J. Beeby, Russell V. Miller, Robert L. Hill, and Robert E. Grunwald, Miscellaneous map no. .010, copyright 1999, California Department of Conservation, Division of Mines and Geology
21	Storm Water and Urban Runoff Control Regulations n Pasadena Municipal Code Chapter 8.70 Ordinance #6837
22	Transportation, Housing, and Child Care Survey: A Report Describing the Results and Findings of a Survey of Employees in the City of Pasadena, Child Care Planning Associates for the City of Pasadena, April 11, 1990
23	Tree Protection Ordinance Pasadena Municipal Code Chapter 8.52 Ordinance # 6896
24	West Gateway Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2001
25	Zoning Code, Chapter 17 of the Pasadena Municipal Code

Attachment A



Legend

- Other Commercial
- Office/Professional
- Retail/Service

Scale: 1" = 1400 Feet

STREET NAMES: MAIN ST, CENTRAL AVE, ...

STREET NAMES: ...

Attachment 6

1226 Wesley Ave
Pasadena
Ca. 91104

Dear Sir,

Sept. 19, 05

Although I shall
be unable to attend the
meeting on Sept. 28, 05, to
discuss height restrictions
on buildings in my area
I should like to endorse
your plans to allow
commercial properties to
be constructed only two
storeys high.

Yours sincerely

Christine Varley

RECEIVED

SEP 20 1905

Rodriguez, Jane

From: Williams, Brian
Sent: Tuesday, November 15, 2005 5:05 PM
To: Rodriguez, Jane
Subject: FW: Nov 14th Hearing

From: Clark, Alicia Denise
Sent: Tuesday, November 15, 2005 4:50 PM
To: Williams, Brian
Subject: FW: Nov 14th Hearing

Antonio Gardea asked me to pass this info on to you.

From: Gardea, Antonio
Sent: Tuesday, November 15, 2005 4:29 PM
To: Clark, Alicia Denise
Subject: FW: Nov 14th Hearing

Alicia,
This is an email in support of the proposed changes to the commercial and industrial development standards.

From: santageoc@aol.com [mailto:santageoc@aol.com]
Sent: Monday, November 07, 2005 11:11 AM
To: Gardea, Antonio
Cc: jedezern@charter.net; 4jimbol@sbcglobal.net; finedesign@prodigy.net; RONALDA354@aol.com; jouneo@pacbell.net; ika@pasonline.com; jazzypoetess@yahoo.com
Subject: Nov 14th Hearing

NO NO NO NO! Pasadena's skyline is disappearing before our eyes! Keep the limit!

Nov. 14th's hearing on maximum height and number of stores allowed for new commercial , industrial and mixed-use projects!

George M. Courville
1775 Monte Vista
Pasadena, 91106

Everyone on my copy list, send comments to "agardea@cityofpasadena.net.

STOP THE BUILDING AND KEEP THE maximum height and number of stores allowed for new commercial , industrial and mixed-use projects!



M A D I S O N H E I G H T S

November 11, 2005

City Council
City of Pasadena
c/o Jane Rodriguez, City Clerk
117 East Colorado, 6th Floor
Pasadena, CA 91105

RECEIVED
05 NOV 17 09:25
CITY CLERK
CITY OF PASADENA

Re: Multi family / Single family abutment proposals

Dear Members of City Council:


On behalf of the Madison Heights Neighborhood Association, I would like to express our support of the proposals made by Ron Logan and Berkeley Harrison, who live on Magnolia Avenue within the Madison Heights district, related to the abutment of multi family and single family zoned areas.

There are many examples throughout Madison Heights where multi family zoning is located next to historically significant single family homes (e.g. California Blvd., S. Lake Avenue, Marengo Ave., Glenarm Blvd.). At this time, most existing multi family and single family zoned areas coexist harmoniously. The recommendations presented by Msrs. Logan and Harrison ("the Magnolia proposal") strive to allow for development of multi family zoned areas yet preserve this tranquil coexistence. Their recommendations would be a benefit to many historic neighborhoods throughout Pasadena.

The Magnolia proposal was reviewed at a recent Madison Heights Neighborhood Association board meeting and the support of the MHNA board is unanimous. The recommended setbacks, height restrictions, and fence / wall heights up to ten feet should go a long way to maintaining privacy and preserving the attractiveness of one of Pasadena's jewels, its historic neighborhoods.

Please include this letter in the agenda package of the City Council meeting when this issue is considered.

Sincerely,



James Van de Voorde
President

Madison Heights Neighborhood Association

cc: Berkeley Harrison
Ron Logan

11/21/2005
6.C. 8:00 P.M.