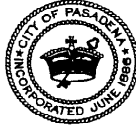


ATTACHMENT B: Revised Negative Declaration of Environmental Impact



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

ORIGINAL FILED

MAR 08 2006

LOS ANGELES, COUNTY CLERK

NEGATIVE DECLARATION

PROJECT TITLE: Garfield Heights Zone Change Area
PROJECT APPLICANT: City of Pasadena – Planning Division
PROJECT CONTACT PERSON: Scott Andrew Reimers, Associate Planner
ADDRESS: 175 N. Garfield Ave.; Pasadena, CA 91101
TELEPHONE: (626) 744-6710

PROJECT LOCATION: The Multi-Family Residential, City of Gardens RM-32 and Multi-Family Residential, City of Gardens RM-16 properties along N. Los Robles Ave. between Claremont St. and Mountain St.; and the north side of Mountain St. between N. Los Robles Ave. and N. Garfield Ave. See the map on page two of the initial study.

PROJECT DESCRIPTION: The proposed project is to change the zoning and General Plan Land Use designation for an area along North Los Robles Avenue between East Claremont Street and East Mountain Street. To the right is a diagram of the study area and its three sections. If the City Council approves the zone change and general plan amendment, the zoning for the northern section of N. Los Robles Ave. would change from Multi-Family Residential, City of Gardens RM-16 to Multi-Family Residential, Two Units Per Lot, RM-12 and the General Plan designation would change from Medium Density Residential to Low-Medium Density residential. The southern section of N. Los Robles Avenue – which currently has a zoning designation of Multi-Family Residential, City of Gardens RM-32 and a General Plan designation of Medium-High Density Residential – would be re-zoned to Multi-Family Residential, City of Gardens RM-16 with a General Plan Designation of Medium Density Residential. The Multi-Family Residential, City of Gardens RM-32 zoned area known as the Mountain section would be re-zoned to Multi-Family Residential, Two Units Per Lot RM-12. In conjunction, the Land Use Designation for this area would change from Medium-High Density Residential to Low-Medium Density Residential.

Included in this study is the potential for an overlay zone along the properties in the South Section facing Los Robles Avenue. The overlay zone would allow for an increased density (beyond the 16-units/acre base density) of up to 24 units/acre if the increased density is set aside for workforce housing. The RM-32 development standards would apply to projects exceeding the RM-16 density.

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: Scott Andrew Reimers
Title: Associate Planner
Date: 03.06.06

Determination Approved: *Scott Andrew Reimers*
Title: *Senior Planner*
Date: *3/4/06*

PUBLIC REVIEW PERIOD:
COMMENTS RECEIVED ON DRAFT: Yes No
INITIAL STUDY REVISED: Yes No

ORIGINAL FILED

MAR 06 2006

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LOS ANGELES, COUNTY CLERK