

**NEW CORRESPONDENCE
FOR
MAY 8, 2006 MEETING**

Rodriguez, Jane

From: Gordo, Victor
Sent: Wednesday, March 15, 2006 5:21 PM
To: Rodriguez, Jane
Subject: FW: Downzoning, public statement

Jane:
Please add this to the public record.
Thanks,
Victor

From: Laura Nawrocki [mailto:lauranawrocki@sbcglobal.net]
Sent: Wednesday, March 15, 2006 10:40 AM
To: Holden, Chris; Gordo, Victor
Cc: Mark Nawrocki
Subject: Downzoning, public statement

Mr Holden and Mr Gordo,

My name is Laura Nawrocki. I represent the interests of my husband, Mark Nawrocki and myself. We own and reside at 338 Adena Street, kitty corner to the proposed development project at 351 Adena Street.

We strongly support the downzoning proposal for the area surrounding and including 351 Adena Street for following reasons:

1. Congestion: Adena Street is a very narrow street, so narrow, that two cars cannot safely pass one another if cars are parked along the street. Additional multi-unit properties will dramatically increase the traffic and street parking on this already congested street. Street parking throughout the neighborhood is currently unsightly and as residents we oppose any project which will increase the number of cars on this or surrounding streets. With regard to this specific project, I suspect that any guest traffic, overflow parking and additional cars per household will plan to park on Adena Street or the adjacent Garfield Avenue.
2. Aesthetics: A downzoned neighborhood will keep the character of the neighborhood. We are very recent homeowners. We took possession of our home at 338 Adena Street in October 2005. We are proud of the heritage of the neighborhood, the larger lot sizes, and deep setbacks. We bought into the "brand character" that Garfield Heights exudes with its large Victorian manses juxtaposed with signature Craftsmen homes, manicured yards and the great spirit of community. We feel strongly that over developed parcels will negatively impact the value of our home.
3. Density: Similar to the parking and car congestion, overbuilt properties will simply densify this small street, this neighborhood, too dramatically. A scaled down version of currently proposed and future planned developments would certainly help matters. The current proposed 18 units at 351 Adena Street is too large, too dense for the parcel. 351 is a raised lot. We reside on the opposite side of Adena, at street level. The currently proposed site would be equivalent to building a three story building across the street.

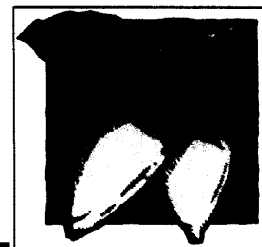
We respectfully submit this letter in strong support of the downzoning proposal and ask that the City work with developers to scale projects more in keeping with this residential neighborhood; to maintain the character of the neighborhood and preserve the safety of the area for the owners, tenants and their children.

Mark Nawrocki
Laura Nawrocki

338 Adena Street
Pasadena, CA 91104
626.345.9175

GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION

PO Box 90322 ▪ Pasadena ▪ California ▪ 91109-0322
ghna@yahoo.com ▪ www.garfieldheights.org



November 3, 2005

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

RECEIVED
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CITY CLERK
CITY OF PASADENA

Re: Magnolia Resident's zoning change proposal

Dear Councilmembers:

On behalf of the Garfield Heights Neighborhood Association, I am writing to document our support of the recommendations presented by the Magnolia Avenue residents regarding their recommendations for refinements to the existing zoning code for new development adjacent to historic neighborhoods.

There are many examples throughout Garfield Heights where high density zoning is located next to historically significant structures. The recommendations presented by the Magnolia Avenue residents provide the appropriate measures to preserve the fabric of historic neighborhoods, while continuing to allow for moderate development that is respectful of historic surroundings. Their recommendations would be a benefit to many historic neighborhoods throughout Pasadena.

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

Sincerely,

Mark Mortenson
GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION
2005 Chairperson

cc: Berkeley Harrison
Ron Logan

2005 Board of Directors

Mark Mortenson, Chair ▪ Karen Van Alstine, Vice-Chair ▪ Laura Stewart & Lauren Fox, Co-Secretary ▪ Buddy Renzullo, Treasurer
Bernard Liddell ▪ Curt Maranto ▪ Dawn Allison ▪ Holly Clearman ▪ Nick Johnston

NORTHWEST COMMISSION

On September 13, 2005 the Northwest Commission voted to disapprove the recommendation to rezone the study area. The Commission's concerns centered on whether the zone changes would be the most effective way of providing affordable housing. The Commission expressed that the most certain way of providing affordable housing was to rely on the affordable units required by the Inclusionary Housing Ordinance in new developments. Furthermore, the Commission expressed that keeping the existing zoning would provide more affordable units than the proposed zoning.

EXECUTIVE SUMMARY

The Garfield Heights Neighborhood Association requested the City to down-zone the areas along Adena Street and North Los Robles Avenue due to concerns over the possible negative side effects of increased density and the incompatible design of new high density projects next to single family areas. In response, the Planning Commission initiated a zone change study. The study examined the issues of compatibility, the existing density levels, the presence of non-conforming lot sizes and width, and the character of Los Robles Ave. Based on the study and input from the community, staff recommends changing the zoning and General Plan designation of the South Section from Multi-Family Residential RM-32 to Multi-Family Residential RM-16.

BACKGROUND

In response to a written request from the Garfield Heights Neighborhood Association to down-zone areas adjacent to the Landmark District, the Planning Commission, on May 11, 2005, initiated a zone change study for the Adena Street portion of the study area. Later, on June 22, the Commission expanded the size of the study area to include three pieces: the North, South, and Mountain sections. At its July 27 meeting the Commission reviewed a preliminary recommendation from staff. After meeting with the neighborhood, staff presented their recommendations to the Northwest and Planning Commissions.

ANALYSIS

DESCRIPTION OF STUDY AREA:

The 39 parcels which make up the study are zoned City of Gardens Residential Multi-Family RM-32. This allows for multi-family development at a density of 32 units per acre. The General Plan designates the land use as Medium-High Density Residential (0-32 dwelling units / acre).

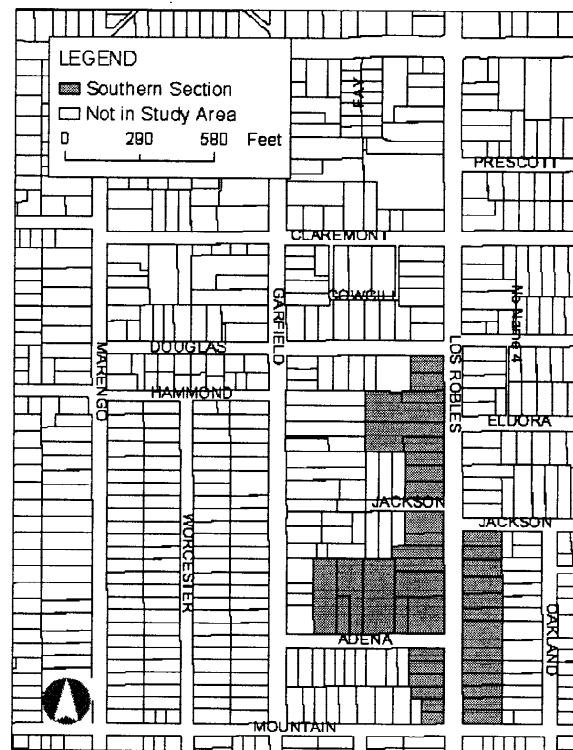


Figure 1: This map shows the study area

DENSITY: Half of the properties have a density less than 16 units/acre (current zoning allows 32 units/acre) and 40 percent have one or two units. Despite the fact that this area has been zoned for multi-family structures since the mid 1903s, it has undergone little increase in density. The City has completed a number of zone down-zonings in the Northwest area. For more detailed information on the existing density of the study area see Attachments One and Three.

LOT SIZE: The median lot size (8,276 sq ft) in the study area is smaller than what code requires for new RM-32 lots (10,000 sq ft). In these types of situations development is allowed to occur on lots smaller than the size deemed ideal by the Code. By changing the zoning in the South section to RM-16, the median lot size will exceed the code requirement (7,200 sq ft) and new developments will be better proportioned to the lots. For more information see the table in Attachment Three.

LOT WIDTH: The existing RM-32 zoning requires new lots to be at least 60 feet in width; the proposed RM-16 zoning requires new lots to be 55 in width. The median lot width, however, is 50 feet. By changing the zoning, more lots in the South section will conform to the Code and thus development that occurs on these lots will be better proportioned to the lot's width. The reason for this is that development regulations (height, setback, density, etc.) are often tied to the minimum lot width.

CHARACTER: This is not a typical multi-family area where large apartment/condo style buildings line the street. More than 60% of the buildings on Los Robles have a single-family character (e.g. a single-family house, a single-family house converted to multi-family housing, or a single-family house with multi-family housing in the rear). So, while in general the consolidation of lots in multi-family areas makes development much more efficient, lot consolidation would impact the neighborhood character. See Attachment Two for more information on the building types in the study area.

Additionally, the average (median) width of lots facing Los Robles Avenue is 50 feet. If lots are consolidated in order to create multi-family development at 32 units per acre, the scale and width of the new buildings could be dramatically different than the existing. By down-zoning, the likelihood for lot consolidation will decrease and the potential for preserving the neighborhood's character will increase.

BUFFERING AND COMPATIBILITY: The existing zoning allows for the construction of multi-family structures built at a density of 32 units per acre directly adjacent to single-family districts. In some cases in the existing Code, buildings could be built to the property line. This limited amount of separation may seem too small to owners of adjacent single-family homes. Partially due to the concern of how building height and setbacks affect adjacent single-family zones, the City is proposing to revise portions of the City of Gardens ordinance.

AFFORDABLE HOUSING: Based on the current zoning, if all the lots were built to their maximum capacity, City regulations would require the construction of 21 affordable units (or the payment of an in lieu fee). If the zoning is changed as proposed by staff, in theory, the number of additional affordable units would be reduced to seven. However the numbers above could be misleading in three ways. First, the theoretical maximum build out on existing lots is unlikely given the historical significance of some sites (e.g. 985 N. Los Robles Ave.); and the existing density of some sites, 393 Adena Street for

instance, already exceeds the maximum density. Second, given the development regulations, not all developments may be built to their maximum density. Third, the numbers do not account for the effect lot consolidation could have on increasing the provision of affordable housing.

In this discussion of affordable housing one key figure is unknown - the percentage of housing that is currently offered at an affordable rate. The reason why this is important is that if 30% of the units in the area are currently offered at an affordable rate and new developments only provide 15% affordable housing, then keeping the existing development would more likely keep affordable housing.

HOUSING SUPPLY: One of the effects of down-zoning an area is the reduction in the potential housing supply. If the existing zoning were maintained, an additional 122 units could be created. By adopting staff's recommendation, an additional 29 housing units could be built. These numbers could be misconstrued for the same three reasons described earlier in the Affordable Housing section of this report.

CONSISTENCY WITH GENERAL PLAN

Staff is recommending to change the General Plan designations on the Land Use Diagram. Even so, this change is consistent with the objectives and policies found in the General Plan.

Land Use Element

Objective 1 – TARGETED DEVELOPMENT: Direct higher-density development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities.

Policy 1.9 – Other Geographical Areas: Limit development outside targeted development areas.

The proposed re-zoning will not reduce the density of development in areas earmarked for higher densities. The areas designated for higher densities (referred to in the above objective and policy as "targeted areas" and "targeted development area") are the specific plan areas.

Objective 5 – CHARACTER AND SCALE OF PASADENA: Preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.

Policy 5.4 – Neighborhood Character and Identity: Urban design programs, including principles and guidelines, shall recognize, maintain and enhance the character and identity of existing residential and commercial neighborhoods.

Policy 5.9 – Contextual and Compatible Design: Urban design programs shall ensure that new development shall respect Pasadena's heritage by requiring that new development respond to its context and be compatible with the traditions and character of Pasadena, and shall promote orderly development which is compatible with its surrounding scale and which protects the privacy, and access to light and air of surrounding properties.

The proposed re-zoning will assist in assuring that new developments preserve Pasadena's character and scale. By changing the zoning, different development regulations will be applied to new construction, which will allow for more generous setbacks and lower heights.

Housing Element

Policy 1.1 – Preserve the character, scale, and quality of established residential neighborhoods.

See discussion under Policy 5.9 of the Land Use Element

Policy 1.10 – Promote the preservation of the existing affordable housing stock.

The affect of this down-zoning on affordable housing can not be known with certainty. New development is more likely to occur under the existing zoning. Of those new developments that will have ten or more units, they will be required to comply with the City's Inclusionary Housing Ordinance. However, that scenario needs to be balanced with the likelihood that more development will displace more renters, the possibility that this area already provides a level of affordable housing greater than the 15% set aside found in the Inclusionary Housing Ordinance, and the fact that less than 9 of the 39 parcels within the study area would need to comply with Inclusionary Housing Ordinance.

Policy 2.1 – Encourage the production of housing appropriate to all economic segments of the population, including lower-, moderate- and upper-income housing, to maintain a balance community.

See the discussion under Policy 1.10

CONSISTENCY WITH THE ZONING CODE

An amendment to the General Plan's diagram and the Official Zoning Map may be approved only after first finding that:

§17.74.070 (A) (1) The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan; and

See the discussion of General Plan consistency above.

§17.74.070 (A) (2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

Since this zone change and General Plan amendment is consistent with the General Plan, as written above, and the General Plan is the statement of the public interest; therefore it will not be detrimental to the public interest. Reducing the allowed density will not cause any harm to the health, safety, or welfare of the City. Further, any project proposed under the new zoning would require City approvals (ranging from building permits to design review) which allow for the review of these projects' affect on the health, safety, and welfare of the surrounding community.

§17.74.070 (A) (3). *For General Plan diagram amendments only, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision or utilities) for the requested/anticipated land uses/developments.*

By changing the zoning categories more lots will be in conformance with the lot size and width requirements set by the code. This allows for future construction to occur on lots that are closer in size and width of the ideal lot size, thus allowing for the type of development envisioned by the Code.

FINDINGS FOR STATE LAW

Since 2003, local jurisdictions are required to assess any reduction in potential density on a parcel to determine whether it will affect the jurisdiction's capacity for its share of the regional housing need (i.e., RHNA). If adequate capacity remains then the jurisdiction may approve the reduction but only with two written findings: (1) that the reduction is consistent with the general plan, including the housing element; and, (2) that the remaining sites are adequate for the jurisdiction's share of regional housing need. For the zone change that is proposed in the study area, the two findings should be made.


The zone change is consistent with the city's General Plan, according to the analysis above in this report. The City's remaining sites are adequate for development of the City's share of regional housing need. The 2000-2005 Housing Element analyzed sites both in multifamily residential districts and also in districts that allow both residential and commercial uses, including the seven specific plan areas. Within the residential districts alone, the element established a remaining capacity of 2,899 units. The proposed zone change would reduce this capacity within the City's residential districts by a maximum of 93 units, from 122 to 29 within the study area itself. According to the Element, the remaining capacity of 2,806 units, not including the potential within the specific plan areas and other commercially zoned districts, is adequate to meet the city's RHNA of 1,777 for the period through 2005.

FISCAL IMPACT

The immediate fiscal impact resulting from this zone change and General Plan amendment is staff time. No fees were paid in order to process this request.

The long term fiscal impacts are unknown. If implemented, the development potential for this area will decline. This could mean a reduction in property value and a loss in permit fees. However there appears to be a phenomenon of converting multi-family units back to single-family homes. It could be argued that by helping to retain the character and scale of the neighborhood and by assisting in historic preservation property values, and thus revenues, could rise.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Scott A. Reimers
Associate Planner

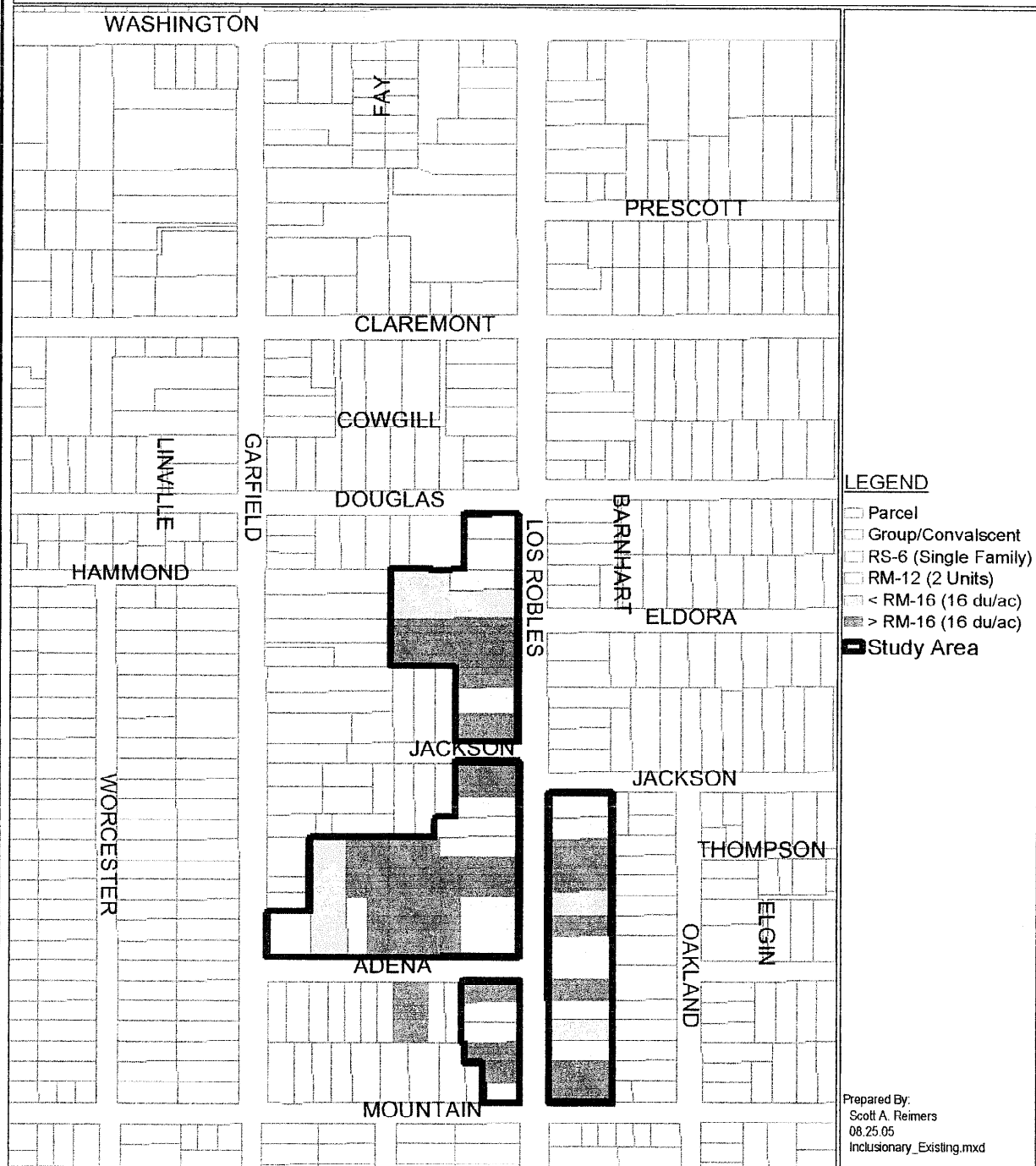
Approved by:


Richard J. Bruckner
Director of Planning and Development

Attachments:

1. Density Level Map
2. Building Type Map
3. Density Levels & Average Lot Size Table
4. Negative Declaration and Environmental Initial Study
5. Certificate of Fee Exemption: De Minimis Impact Finding
6. Notice of Determination

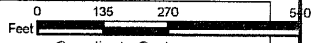
City of Pasadena Garfield Heights Zone Change Study - Density Levels



- LEGEND**
- Parcel
 - Group/Convalscnt
 - RS-6 (Single Family)
 - RM-12 (2 Units)
 - < RM-16 (16 du/ac)
 - > RM-16 (16 du/ac)
 - Study Area

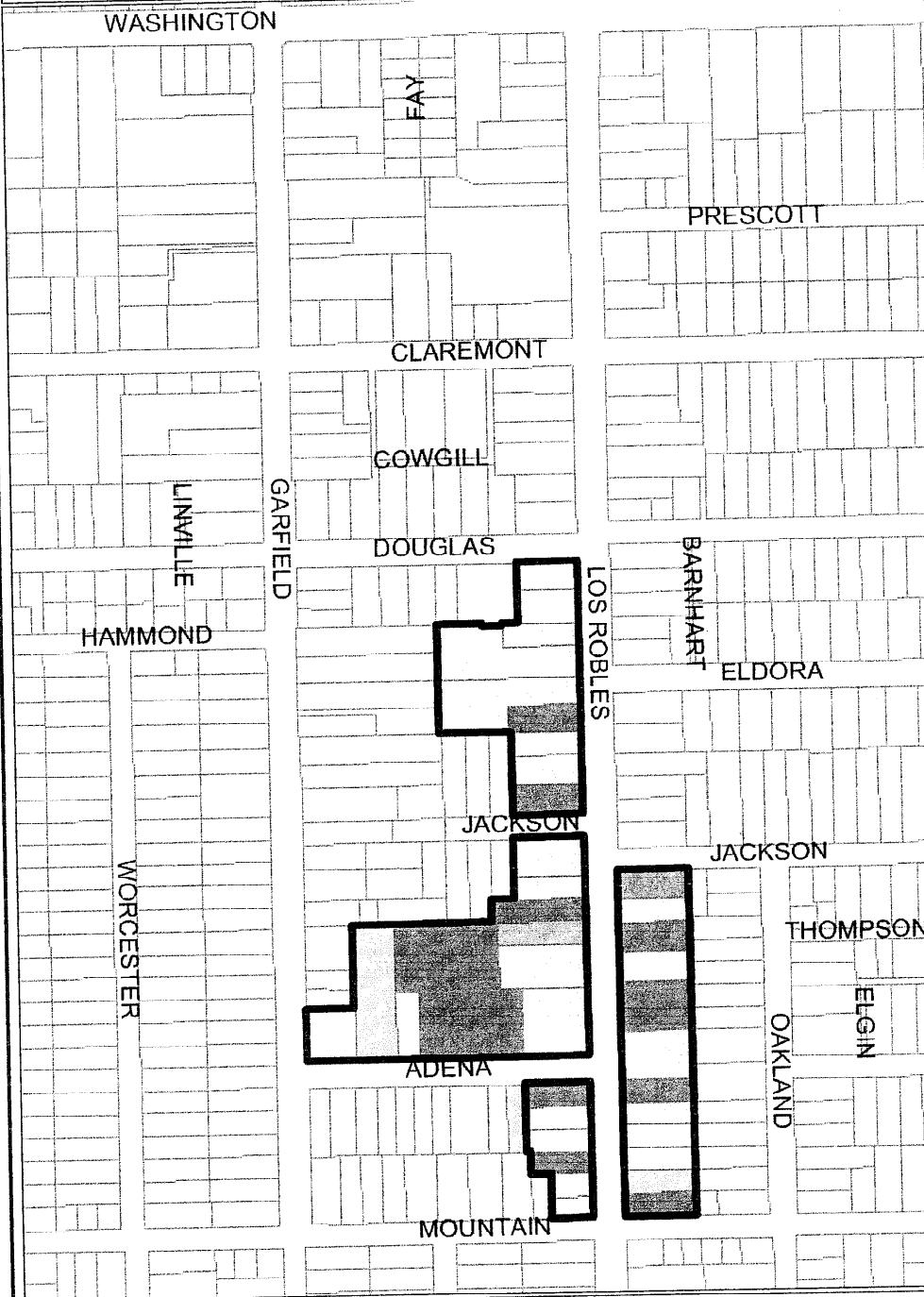
Prepared By:
Scott A. Reimers
08.25.05
Inclusionary_Existing.mxd

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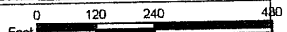
Coordinate System:
State Plane California Zone V
FIPS 405 (Feet), NAD 1983

City of Pasadena Garfield Heights Zone Change Study - Building Type



- LEGEND**
- Parcel
 - Vacant
 - SFR
 - SFR Converted to MFR
 - SFR with MFR in Rear
 - Duplex or Triplex
 - MFR
 - Study Area

Prepared By:
Scott A. Reimers
11.07.05
Bldg. Type_South.mxd



Coordinate System:
State Plane California Zone V
FIPS 405 (Feet), NAD 1983

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ATTACHMENT 3

GARFIELD HEIGHTS ZONING STUDY AREA
Density Levels Compared to Proposed Zoning

Section of Study Area	% Lots with Densities at or Below Proposed Zoning	% Lots with Densities Above Proposed Zoning	(%) Single Family	(%) Two Units (RM-12)	(%) > RM-12 < RM-16*	(%) > RM-16*	(%) Group Home
South Section <i>RM-32 to RM-16</i> <i>39 parcels</i>	49	46	18	21	10	45	5
West side between Douglas and Jackson <i>9 parcels</i>	55	44	22	22	11	44	0
West side between Jackson and Adena <i>6 parcels</i>	33	33	0	33	0	33	33
West side between Adena and Mountain <i>6 parcels</i>	50	50	33	17	0	50	0
East side between Jackson and Mountain <i>13 parcels</i>	54	46	15	23	15	46	0
North side of Adena <i>7 parcels</i>	57	43	29	14	14	43	0

GARFIELD HEIGHTS ZONING STUDY AREA
Average Lot Sizes Compared to Zoning Requirements

	Median Lot Size	Minimum Lot Size Requirement	
		Existing Zoning	Proposed Zoning
South Los Robles <i>(RM-32 to RM-16)</i>	8,276 sq ft	10,000 sq ft	7,200 sq ft

ORIGINAL FILED

AUG 22 2005

LOS ANGELES, COUNTY CLERK



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

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.

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: 08.22.05

Determination Approved:
Title:
Date:

PUBLIC REVIEW PERIOD:

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No

DRAFT

**CITY OF PASADENA
PLANNING DIVISION
HALE BUILDING
175 NORTH GARFIELD AVENUE
PASADENA, CA 91101-1704**

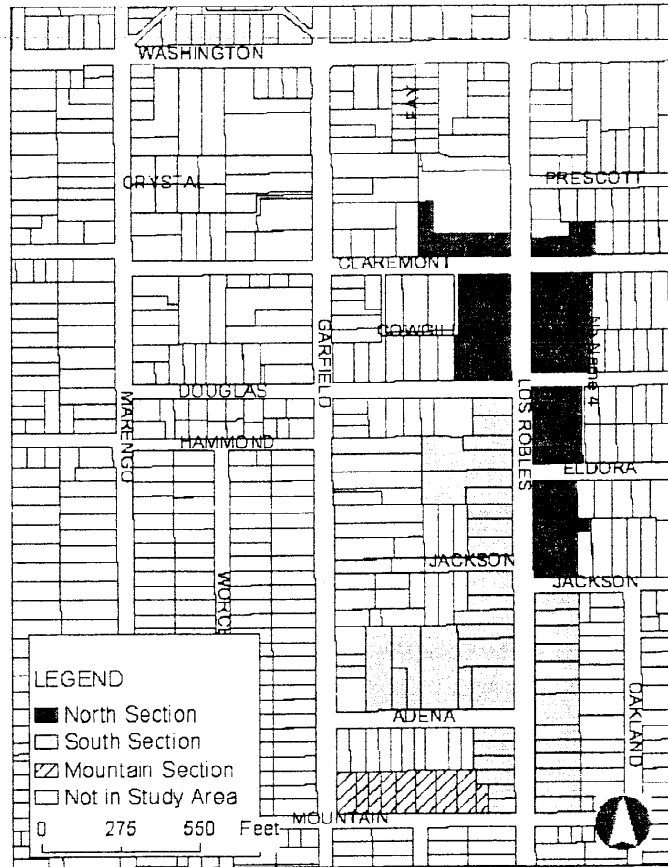
INITIAL STUDY

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: Garfield Heights Zone Change Area
2. Lead Agency Name and Address: City of Pasadena – Planning Division
175 North Garfield Avenue
Pasadena, CA 91101
3. Contact Person and Phone Number: Scott Andrew Reimers, Associate Planner
(626) 744-6710
4. Project Location: City of Pasadena
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.
5. Project Sponsor's Name and Address: City of Pasadena – Planning Division
175 North Garfield Avenue
Pasadena, CA 91101
6. General Plan Designation: Medium-High Density Residential (0-32 du/ac)
Medium Density Residential (0-16 du/ac)
7. Zoning: Multi-Family Residential, City of Gardens RM-32
Multi-Family Residential, City of Gardens RM-16

8. Description of the Project: 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.



9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

DIRECTION	USE	ZONING	HISTORICAL STATUS
West	Mostly single family	Single Family Residential RS-6, except for Mountain Street which is Multi Family Residential, Two Units Per Lot ,RM-12	Garfield Heights a locally designated historical landmark district
South-west	Mix of single and multi-family	Multi Family Residential, Two Units Per Lot RM-12 & Multiple-Family Residential, City of Gardens RM-32	None
South - east	Mix of single and multi-family	Single Family Residential RS-6 & Public and Semi-Public District	None
East	Mostly single family	Single Family Residential RS-6	Orange Heights – National Register of Historic Places
North	Multi-family	Mostly Multi-Family Residential, City of Gardens RM-32 & some Multi-Family Residential, City of Gardens RM-16	Normandie Heights a locally designated historical landmark district

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

Approval by the City Council with a recommendation from the Planning Commission and the Northwest Commission is required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

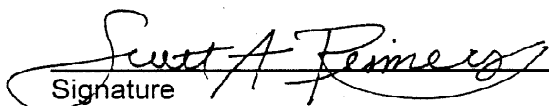
The environmental factors checked below would involve at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

	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)

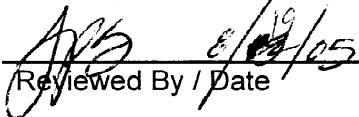
On the basis of this initial evaluation:

I find that the proposed project DOES 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 project MAY have a significant effect(s) on the environment. -Analysis in the Initial Study shows that one or more impact areas will have a "Potentially Significant Impact" An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that were not analyzed in a previously approved EIR or Negative Declaration for the project at hand.	
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.	


Signature

8/18/05
Date

Scott A. Reimers
Printed Name


Reviewed By / 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
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SECTION II - ENVIRONMENTAL CHECKLIST FORM

1. BACKGROUND.

Date checklist submitted: August 22, 2005
 Department requiring checklist: Planning and Development Department
 Planner assigned: Scott A. Reimers, Associate Planner

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 project site is in an area, which has views of the mountains. This area contains structures ranging from one to two stories in height and trees, which obstruct these scenic views. By changing the zoning, setbacks on buildings will be more generous, building mass will be reduced, and the maximum permitted density will be reduced. This will allow for more of the existing vista to be maintained than would be if the existing zoning were maintained. The project does not impact any scenic vista as defined in the 2004 final EIR for the Land Use and Mobility Elements of the City of Pasadena General Plan. Multi-family projects built in the RM-16 zone are required to undergo design review by staff. One of the findings for design approval states that "future development should visually harmonize with its surroundings and not unnecessarily block scenic views." Future projects built under the revised zoning and general plan designations will be required to obtain building permits and meet all City requirements, including design review (if applicable). Therefore, there will be no significant impacts to a scenic vista.

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

WHY? The project does not substantially impact an Official State Scenic Highway, L.A. County Recommended Scenic Highway or unofficial City Designated Scenic corridor. Changing the zoning designation by itself will not necessarily result in the destruction of any landmark eligible trees, stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. The City has ordinances protecting trees. Future projects built under the revised zoning and general plan designations will be required to obtain building permits and meet all City requirements.

A few sites in the study area have been designated as an historic resource and the project area boundaries are adjacent to two locally designated landmark districts. The proposed project will re-zone existing properties and reduce the maximum permitted density. There is no new construction proposed as part of this action and it would not significantly impact nearby sites or structures, which are historic resources.

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

WHY? Part of the purpose of the zone change and general plan amendment is to respond to concerns that the existing zoning may result in a scale of development that detracts from the existing visual character. By changing the zoning as proposed, new projects will require more generous setbacks, less density, and lower height. Future projects built under the revised zoning and general plan designations will be required to obtain building permits and meet all City requirements, including design review (if applicable). Therefore, there will be no significant impacts that would degrade the existing visual character of the neighborhood.

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* ()

The project will not have a significant impact on light and glare. By changing the zoning to a zone that has a lower density, the light and glare in a neighborhood will not change. Any new projects within this area will be required to comply with the standards in the zoning code that regulate glare and outdoor lighting. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements. Compliance with the setbacks required in this zoning district help reduce possible shade and shadow impacts to a level that is insignificant. For projects requiring design review, its finish, colors, and materials, will be reviewed for approval through the Design Review process. Pasadena's City of Gardens Ordinance which applies to projects of three or more units, requires appropriate yards to prevent intrusive shadows, and such projects are subject to design review. Therefore, there will be no impact.

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.

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. The proposed re-zone and general plan amendment does not affect these sites.

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:

a. Conflict with or obstruct implementation of the applicable air quality plan? ()

WHY? By reducing the allowed density in the area fewer trips will be created. This in turn will reduce the negative air quality impacts associated with development. Furthermore, any new projects must comply with the Federal Clean Air Act, the California Clean Air Act and the regional Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District and Southern California Association of Governments. The AQMP contains measures to meet federal and state requirements. The City of Pasadena is also part of the West San Gabriel Valley Planning Council, which adopted the West San Gabriel Valley Air Quality Plan.

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

WHY? Due to its geographical location and the prevailing off shore daytime winds, Pasadena receives smog from downtown Los Angeles and other areas in the Los Angeles basin. The prevailing winds, from the southwest, carry smog from wide areas of Los Angeles and adjacent cities, to the San Fernando Valley and to Pasadena in the San Gabriel Valley where it is trapped against the foothills. For these reasons the potential for adverse air quality in Pasadena is high. Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. By reducing the allowed density in the area fewer trips will be created and less emissions will be emitted from vehicles and households. This in turn will reduce the negative air quality impacts associated with development allowed under the existing zoning.

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? The City of Pasadena is within the South Coast Air Basin (SCAB). This basin is a non-attainment area for Nitrogen Dioxide (NO₂) and fine particulates matter (PM₁₀). Projects that contribute to a significant cumulative increase in NO₂ or PM₁₀ will be considered to be significant and require the consideration of mitigation measures. This zone change and general plan amendment does not propose any new construction and by itself will not cause a cumulatively considerable increase in NO₂ and/or PM₁₀. When specific projects are proposed, they will be reviewed for their compliance with this requirement.

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