

# Agenda Report

TO: CITY COUNCIL

DATE: APRIL 23, 2007

FROM: CITY MANAGER

SUBJECT: AMENDMENT TO THE CENTRAL DISTRICT SPECIFIC PLAN (FORD PLACE / FULLER PRECINCT, FLOOR AREA RATIO) AND RELATED TEXT AMENDMENT TO THE ZONING ORDINANCE

## **RECOMMENDATION**

It is recommended that, following a public hearing, the City Council:

- Concur with the findings of the Initial Environmental Study and adopt the Negative Declaration for the Specific Plan Amendment and Zoning Code text change;
- Find that the proposed Central District Specific Plan Amendment is consistent with the goals, objectives and policies of the General Plan and would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City (Zoning Code Section 17.74.070 B) as outlined in the body of the report;
- Approve a Resolution amending the Central District Specific Plan to increase the Floor Area Ratio of the Ford Place/Fuller Seminary Precinct from 1.50 to 2.00; and
- Direct the City Attorney to prepare an Ordinance codifying the corresponding Zoning Code change and return to the City Council within 60 days.

## **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission voted unanimously to recommend approval of staff's recommendation to increase the Floor Area Ratio (FAR) within the Ford Place/Fuller Seminary Precinct of the Central District Specific Plan. The Commission expressed concern that the amendment did not include a procedure for redistribution of unutilized floor area throughout the Central District.

## **BACKGROUND**

Approval of the proposed Central District Specific Plan Amendment and Zone Change will advance General Plan Land Use Element objectives and policies supporting the retention and expansion of existing community serving institutional uses. The proposed Specific Plan Amendment will augment the ability of regionally and nationally significant institutions to reinvest in their existing land holdings and enhancing the vibrancy of the surrounding Playhouse and Civic Center Districts. The existing institutions can work cooperatively to develop the surface parking lots and pursue agreements for joint ventures to share parking facilities. (General Plan Policy 13.1 & Policy 24.2) By

changing the floor area ratio to be compatible with adjacent precincts, the existing institutions will have equivalent development opportunities as surrounding properties. Therefore, staff recommends approval of the proposed Amendment to the Central District Specific Plan and requisite text change to the zoning ordinance.

On November 8, 2004, the Central District Specific Plan (CDSP) was adopted establishing development standards consistent with the 1994 General Plan vision. The development standards include a maximum Floor Area Ratio (FAR) for each CDSP area (See Attachment). The Ford Place/Fuller Seminary Precinct includes three floor area ratios, 2.25 south of Corson Street, adjacent to the 210 freeway, 1.50 on and around Walnut Street and Ford Place, and 2.00 for properties that face Union Street. (See Attached FAR Maps) The University Club, Women's City Club, and 1<sup>st</sup> Congregational Church requested that the FAR for their properties be 2.00 instead of the 1.50 FAR assigned by the Central District Specific Plan. The 1.50 FAR is the lowest in the Walnut Housing Sub-District of the Specific Plan. These institutions were examining their future and requested development designations consistent with the surrounding blocks. At that time, the City Council directed staff to undertake an FAR study of the Ford Place/Fuller Seminary Precinct in tandem with the adoption of the Fuller Theological Seminary Master Development Plan. Staff was directed by the City Council to undertake a study to consider the possibility of increasing the FAR from 1.50 to 2.00 within the subject Precinct as long as there was no total increase in FAR within the Central District Specific Plan.

### **ANALYSIS**

The FAR increase involves the redistribution of allowable square footage within a specific four square-block geographic area. The Amendment would change the 1.50 FAR to a 2.00 FAR along the middle portion of the Ford Place/Fuller Seminary Precinct affecting twelve properties not owned by Fuller Seminary. The proposed FAR increase adds a total of approximately 127,800 square feet of floor area. The floor area ratio increase would not affect the development limits imposed by the General Plan for the Central District Specific Plan. Limits on Fuller Campus development (385,000 square feet below the existing FAR) enabled the floor area to be redistributed to other properties via a change in the FAR standard. Future development would have to adhere to the current underlying development standards that will not change. The floor area ratio increase is appropriate, considering that the properties in the immediate vicinity have allowable floor area ratios ranging from 2.00 to 3.00. (See Attached Proposed Floor Area Ratio Map)

### **NEIGHBORHOOD MEETING**

A neighborhood meeting was held on January 30, 2007 at the Permit Center Hearing Room. Representatives from the University Club, Women's City Club, Pasadena Museum of California Art, and the Pasadena Presbyterian Church attended the meeting. The participants were supportive of the proposed FAR change.


### **ENVIRONMENTAL REVIEW**

An Initial Study and Negative Declaration were prepared analyzing the possible impacts of changing the development intensity within the Ford Place/Fuller Seminary Precinct of the Central District Specific Plan. Adoption of the Specific Plan Amendment and the text changes to the Zoning Ordinance involve no potential significant impacts on the environment. A no effect form has been issued by the Department of Fish and Game.

**FISCAL IMPACT**

There is no net change in the potential square footage in the Central District Specific Plan, therefore the potential revenues received from such development will not change. Any future projects proposed under this specific plan amendment would pay fees as required for staff review.


Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

Prepared by:

Approved by:

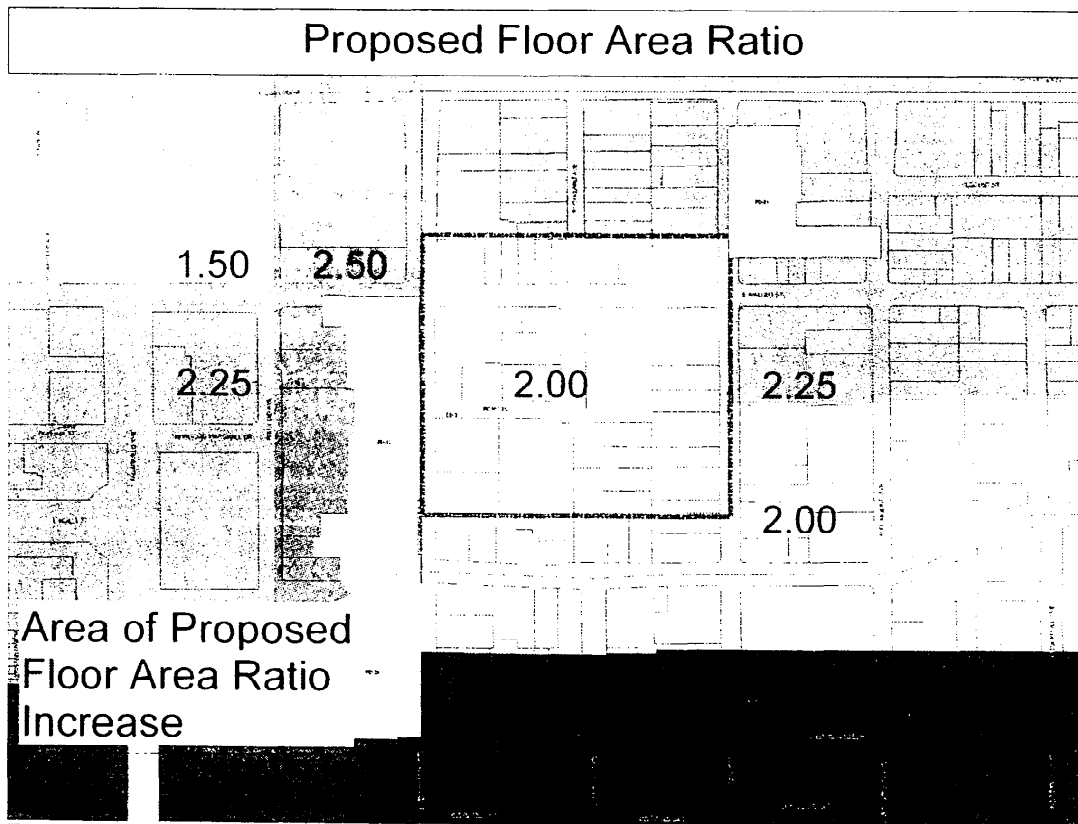
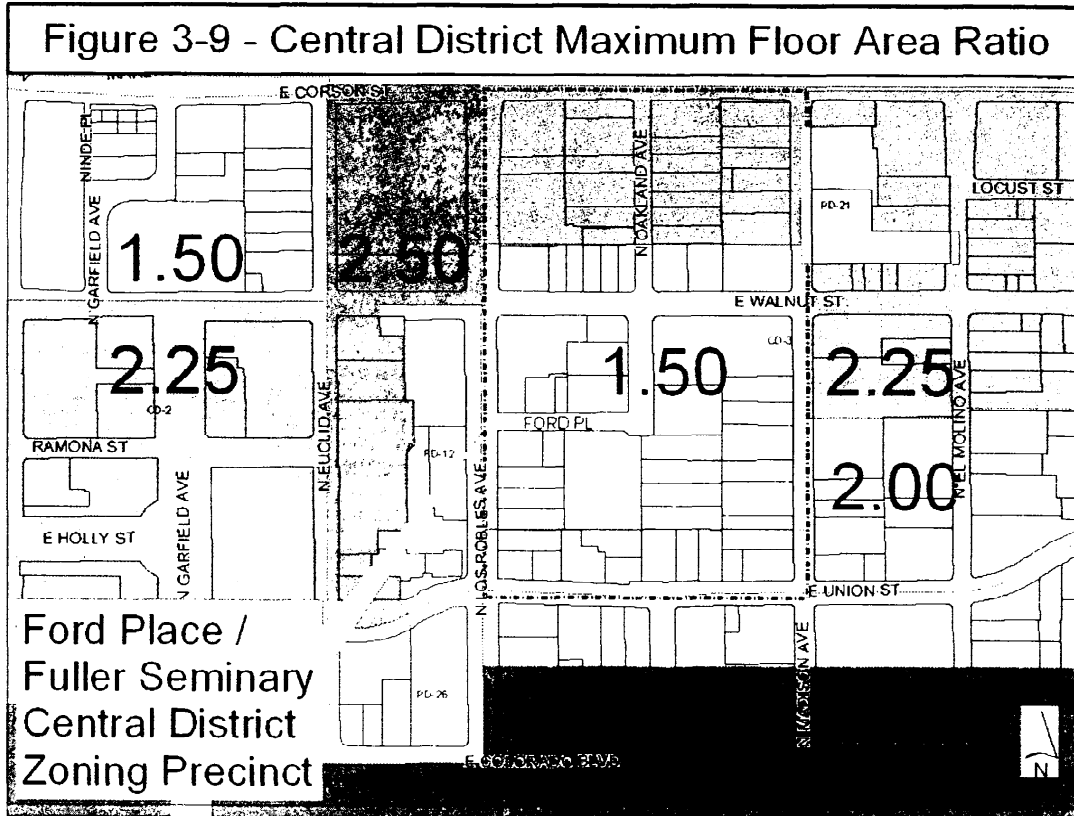
  
Antonio Gardea  
Associate Planner

  
Richard J. Bruckner  
Director of Planning and Development

**Attachments:**

- Floor Area Ratio Maps (Excerpt of Figure 3.9 and Proposed Floor Area Ratio)
- Resolution with Findings of Consistency
- Negative Declaration & No Effect Determination Form (California Department of Fish and Game)
- Notice of Determination of Negative Declaration
- Figure 3-9 - Central District Maximum Floor Area Ratio
- Initial Environmental Study

## Floor Area Ratio Maps



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA AMENDING THE CENTRAL DISTRICT SPECIFIC PLAN

**WHEREAS**, the Land Use Element of the Comprehensive General Plan calls for the preparation of the Central District Specific Plan as an implementation strategy for the Land Use Element; and

**WHEREAS**, the General Plan adopted development limits within the various Specific Plan areas; and

**WHEREAS**, the Central District Specific Plan ("Specific Plan") was adopted on November 8, 2004 and provides land use regulations, development standards, and design guidelines for new development in the area covered by the Specific Plan; and

**WHEREAS**, the Fuller Theological Seminary obtained approval of a twenty-year, Master Development Plan and Development Agreement that governs development to a set amount of building area on the Fuller Theological Seminary Campus, and established overall development below the formerly anticipated 2.00 Floor Area Ratio ("FAR"); and

**WHEREAS**, as a result of approval of the Fuller Master Development Plan and Development Agreement, additional FAR under the Specific Plan is available to other sites; and

**WHEREAS**, the change of FAR would not increase allowable development above that which was anticipated by the General Plan and Specific Plan; and

**WHEREAS**, a duly noticed public hearing was held by the Planning Commission on February 28, 2007 on the proposed amendment to the Specific Plan, at which the Planning Commission voted unanimously to approve the amendment; and

**WHEREAS**, a duly noticed public hearing was held by the City Council on April 23, 2007 on the proposed amendment to the Specific Plan; and

**WHEREAS**, a Negative Declaration was prepared for the Specific Plan amendment, and was approved by the City Council.

**NOW, THEREFORE,** the City Council does hereby find and determine as follows:

1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan;*

The proposed amendment to the Central District Specific Plan and text revision to the Zoning Code are consistent with the objectives and policies of the City's General Plan set forth below. The proposed amendment is consistent with the prevailing land use pattern in the surrounding area because the surrounding properties have maximum floor area ratios equivalent or greater than that being proposed for the Ford Place/Fuller Seminary Precinct. Moreover, the proposed amendment is consistent with the General Plan Land Use Element and will advance the specific objective and policy cited below:

*Objective 13 – ADEQUATE SERVICES: Provide adequate support for businesses and institutions that serve the need of Pasadena's diverse residents and families, including schools, hospitals, parks, child and adult day care centers, libraries, shelters, public auditoriums, clinics, social clubs and recreation centers.*

*Policy 13.1 – Support of Organizations: Support the needs of public, private and voluntary organizations and associations that provide important services to Pasadena's diverse community.*

The proposed amendment will augment the ability of the institutions to continue operating in the existing buildings and reinvest in their existing land holdings. The institutions can work cooperatively to develop the surface parking lots and pursue agreements for joint ventures to share parking facilities.

*Objective 24 – EXISTING INSTITUTIONS: Provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions in balance with their surroundings.*

Policy 24.2 – Land Use Opportunities: *Provide land use opportunities to retain and to develop regionally significant cultural, scientific, corporate, entertainment and educational uses.*

The proposed amendment provides an opportunity for the existing regionally and nationally significant institutions to remain within the Precinct while enhancing the development potential of adjacent underutilized parcels.

Consistency with the Central District Specific Plan and Vision

Amending the Specific Plan would not hinder any of the components of the Downtown Goals. These Goals established a common vision that seeks to:

- Provide for new development consistent with the scale, density, and urban design features of the historic districts.
- Strengthen Downtown’s economic vitality by nurturing existing businesses and providing opportunities for supportive new development.
- Provide the opportunity to park once and visit many destinations.

Provide a wide variety of housing options in Downtown, in terms of type, location, size, and price.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

The proposed amendment to the Central District Specific Plan and text revision to the Zoning Code are not detrimental to the public interest, health, safety, convenience, or general welfare of the City. The FAR increase supports the General Plan goals and Central District Specific Plan vision by providing an incentive for reinvestment in properties within the Ford Place/Fuller Seminary Precinct and enhancing the vibrancy of the surrounding Playhouse and Civic Center Districts. Other than the Floor Area Ratio, the Central District Specific Plan development standards governing bulk, mass, and density remain the same.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby adopts the amendment to the Central District Specific Plan to change the Floor Area Ratio of the middle section of the Ford Place / Fuller Seminary Precinct from 1.50 to 2.00.

**BE IT FURTHER RESOLVED** that the above amendments to the Central District Specific Plan are consistent with the Land Use Element of the General Plan.

Adopted at the regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by the following vote:

AYES:

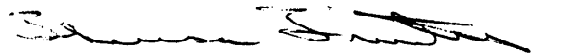
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JANE L. RODRIGUEZ, CMC  
CITY CLERK

APPROVED AS TO FORM:



\_\_\_\_\_  
THERESA E. FUENTES  
DEPUTY CITY ATTORNEY





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

### PROPOSED NEGATIVE DECLARATION

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PROJECT TITLE: Ford Place / Fuller Seminary Precinct Floor Area  
Adjustment  
PROJECT APPLICANT: City of Pasadena  
PROJECT CONTACT PERSON: Antonio Gardea  
ADDRESS: 175 N. Garfield Ave.  
Pasadena, CA 91101  
TELEPHONE: (626) 744-6725

PROJECT LOCATION Ford Place/Fuller Theological Seminary Precinct, area bound by properties facing Walnut Street (north and south sides) on the north, Union Street on the south, Los Robles Avenue on the west and Madison Avenue on the east. (City of Pasadena)

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PROJECT DESCRIPTION: The proposed project is an amendment to the Central District Specific Plan to change the allowable Floor Area Ratio (FAR) in the CD-3 subdistrict (Figure 3-9). The Floor Area Ratio would increase from 1.50 to 2.00 for a portion of the Ford Place/Fuller Seminary Precinct. The proposed amendment would re-distribute 127,800 square feet of floor area within the Ford Place/Fuller Seminary Precinct. A Zoning Code text change is necessary to reflect the FAR development standard change. No overall increase of floor area is proposed.

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#### 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.

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Completed by: Antonio Gardea  
Title: Associate Planner  
Date: February 5, 2005

Determination Approved:  
Title:  
Date: April 23, 2007

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PUBLIC REVIEW PERIOD: February 7, 2007 – February 28, 2007  
COMMENTS RECEIVED ON DRAFT:  Yes  No  
INITIAL STUDY REVISED:  Yes  No



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: City of Pasadena, Planning and Development Department
Date Submitted: February 14, 2007
Applicant Address: City of Pasadena
Planning and Development Department, Community Planning Section
C/O Antonio Gardea
175 N. Garfield Avenue
Pasadena, CA 91101

Project Name: Ford Place / Fuller Seminary Precinct, Central District Specific Plan Amendment & Zoning Code Text Change

CEQA Lead Agency: City of Pasadena
CEQA Document Type: Negative Declaration
SCH Number and/or local agency ID number:

Project Location: Multiple addresses, Ford Place/Fuller Theological Seminary Theological Seminary Precinct, area bounded by properties facing Walnut Street (north and south sides) on the north, Union Street on the south, Los Robles Avenue on the west and Madison Avenue on the east. City of Pasadena, Los Angeles County

Brief Project Description: The proposed project is an amendment to the Central District Specific Plan to change the allowable Floor Area Ratio (FAR) in the CD-3 subdistrict (Figure 3-9). The Floor Area Ratio would increase from 1.50 to 2.00 for a portion of the Ford Place/Fuller Seminary Precinct. The proposed amendment would re-distribute 127,800 square feet of floor area to the Ford Place/Fuller Seminary Precinct. A Zoning Code text amendment is necessary to reflect the FAR development standard change.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: [Signature] Leslee Newton-Reed Date: 2-27-2007

Title: Environmental Scientist

## 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) 744-6725

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

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**Project Title:** Ford Place / Fuller Seminary Precinct Floor Area Adjustment  
Central District Specific Plan Amendment & Zoning Code Text Change

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**Project Location (include county):** Ford Place/Fuller Theological Seminary Precinct, area bound by properties facing Walnut Street (north and south sides) on the north, Union Street on the south, Los Robles Avenue on the west and Madison Avenue on the east.  
(City of Pasadena, Los Angeles County)

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**Project Description:** The proposed project is an amendment to the Central District Specific Plan to change the allowable Floor Area Ratio (FAR) in the CD-3 sub-district (Zoning Code Figure 3-9). The Floor Area Ratio would increase from 1.50 to 2.00 for the southern half of the Ford Place/Fuller Seminary Precinct. The proposed amendment would re-distribute 127,800 square feet of floor area to the Ford Place/Fuller Seminary Precinct. A Zoning Code text change is necessary to reflect the FAR development standard change.

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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.

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<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>
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Date received for filing:

Date received for filing at OPR (if applicable):

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



**CITY OF PASADENA**  
**175 NORTH GARFIELD AVENUE**  
**PASADENA, CA 91101-1704**

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**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: Ford Place / Fuller Seminary Precinct  
Floor Area Ratio Change  
Amendment to the Central District Specific Plan &  
Zoning Code Text Amendment
2. Lead Agency Name and Address: City of Pasadena – Planning Division  
175 North Garfield Avenue  
Pasadena, CA 91101
3. Contact Person and Phone Number: Antonio Gardea, Associate Planner  
(626) 744-6725
4. Project Location: Ford Place/Fuller Theological Seminary Precinct, area  
bound by properties facing Walnut Street (north and  
south sides) on the north, Union Street on the south,  
Los Robles Avenue on the west and Madison Avenue  
on the east. (City of Pasadena)
5. Project Sponsor's Name and Address: City of Pasadena – Planning Division  
175 North Garfield Avenue  
Pasadena, CA 91101
6. General Plan Designation: Specific Plan, Central District Specific Plan (CDSP)
7. Zoning: CD-3, Walnut Housing subdistrict CDSP
8. Description of the Project: The proposed project is an amendment to the Central District Specific  
Plan to change the allowable Floor Area Ratio (FAR) in the CD-3 subdistrict (Figure 3-9). The Floor  
Area Ratio would increase from 1.50 to 2.00 for a portion of the Ford Place/Fuller Seminary Precinct.  
The proposed amendment would re-distribute 127,800 square feet of floor area to the Ford  
Place/Fuller Seminary Precinct. A Zoning Code text change is necessary to reflect the FAR  
development standard change.
9. Surrounding Land Uses and Setting: North – Institutional (Seminary), Multiple-Family  
Residential, Industrial, and Commercial Uses  
South – Institutional, Commercial, and Office Uses  
(CD-4 Playhouse District, Central District Specific Plan)  
East – Institutional (Religious), Multiple-Family Residential,  
and Office Uses  
West – Hotel, Office, Restaurant Uses (PD-12)

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 is required.

**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.	

Antonic Gardea 4/4/07  
Prepared By/Date

Antonic Gardea  
Printed Name

[Signature]  
Reviewed By/Date

Debra 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.
  - 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: 1/4/07  
 Department requiring checklist: Planning & Development  
 Case Manager: Antonio Gardea, 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 that offers views of the San Gabriel Mountains along the north/south streets, specifically along Los Robles, Oakland, and Madison Avenues, and the City Hall Dome from Union Street and Lake Avenue. Mountain views along Oakland Avenue are obscured by mature trees and existing two-story buildings at the T-intersection of Union Street and Oakland Avenue. Existing buildings and trees between Madison and El Molino Avenues obstruct views of the City Hall Dome at the Union Street at Oak Knoll Avenue. The Central District Specific Plan adopted a height limit of 50 feet for the buildings along the City Hall Dome view corridor. The project does not seek to the change the height limits. The project would not further obstruct the views of these scenic resources. Further, in accordance with section 17.61.030 of the City's Zoning Code, development in the Central District is subject to design review. Therefore, the project would have no impact to scenic vistas.

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

**WHY?** The only designated state scenic highway in the City of Pasadena is the Angeles Crest Highway (State Highway 2), which located north of Arroyo Seco Canyon in the extreme northwest portion of the City. The project site is not within the viewshed of the Angeles Crest Highway, and not along any scenic roadway corridors identified in the City's General Plan documents.

The area designated for the floor area ratio change incorporates structures that have been designated as historic resources. The Edmund Blinn House (160 N. Oakland Avenue) was listed on the National Register on 4/5/2001. The First Congregational Church (464 E. Walnut Street) appears to be eligible for City of Pasadena landmark designation. The project boundaries include the Edmund Blinn House and Canary Island Date Palms (key feature) that are contributors to the potential Ford Place landmark district. The proposed project would not alter or impact the structures, which are historic resources, or key features of the potential landmark district. Therefore, the proposed project would have no impacts to state scenic highways, scenic roadway corridors, scenic resources or historic resources.



Potentially  
Significant  
Impact

Significant  
Unless  
Mitigation is  
Incorporated

Less Than  
Significant  
Impact

No Impact

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

**WHY?** The proposed project consists of increasing the intensity of allowable development in a downtown area of the City. The floor area ratio increase allows subsequent buildings of larger bulk and mass than are allowed under the current standards. However, properties in the immediate surrounding area have equal or greater floor area ratios. The proposed project does not change the height and density limitations of the Central District Specific Plan or Zoning Code. Subsequent development projects would be subject to design review and may require compliance with multi-unit residential project (City of Gardens) or Urban Housing standards prior to the issuance of any building permits. Complying with the City's standards will ensure that the project is appropriately designed and is in character with the site and surroundings. Approval of the proposed project would not lead to any demonstrable negative aesthetic impact.

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

**WHY?** The project will not have a significant impact on light and glare because any subsequent development may be subject to design review and subsequent projects will be required to comply with the standards in the Zoning Code that regulate glare and outdoor lighting. The project is in a developed urban area with streetlights in place, and additional pedestrian scale lighting may be installed by the Public Works Department to implement the pedestrian master plan. These lights are not substantial sources of glare and are an aide to public safety. See 3.c. above.

**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. The City contains 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 growing areas. Commercial Growing Area/Grounds is permitted in the CG (General Commercial), CL (Limited

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Commercial), and IG (General Industrial) zones and conditionally in the RS (Residential Single-Family) and RM (Residential Multi-Family) districts. The proposed FAR change 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?** The proposed FAR change is consistent with the General Plan Land Use designations for the site and growth expectations for the region, because the project is consistent with anticipated residential density and development intensity called for in the Central District Specific Plan. The proposed project is therefore consistent with the AQMP and the West San Gabriel Valley Air Quality Plan, and would cause no related impacts.

- 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. The allowable development density anticipated under the Central District Specific Plan is being redistributed within a limited geographic area thereby not resulting in any further aggravation of air quality impacts. 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.

- 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)?* ( )

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**WHY?** The City of Pasadena is within the South Coast Air Basin (SCAB). This basin is a non-attainment area for Ozone (O<sub>3</sub>), Fine Particulate Matter (PM<sub>2.5</sub>), Respirable Particulate Matter (PM<sub>10</sub>), and Carbon Monoxide (CO), and is in a maintenance area for Nitrogen Dioxide (NO<sub>2</sub>). Projects that contribute to a significant cumulative increase in O<sub>3</sub>, PM<sub>2.5</sub>, PM<sub>10</sub>, CO, or NO<sub>2</sub> will be considered to be significant and require the consideration of mitigation measures. The proposed FAR change does not propose any new construction and by itself will not cause a cumulatively considerable increase in NO<sub>2</sub> and/or PM<sub>10</sub>. When specific projects are proposed, they will be reviewed for their compliance with this requirement.

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

**WHY?** According to Figure 5-1 and Table 5-1 of the 1993 SCAQMD's CEQA Air Quality Handbook the project area includes a number of sensitive receptors including residences, schools, and childcare facilities. However the land uses allowed on the parcel proposed for increased FAR are not expected to generate any significant toxic air emissions; and no change to allowable land uses are proposed. In addition, the project site is not in the vicinity of a congested intersection or otherwise in the vicinity of a CO hotspot. The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The project does not involve construction and would have no associated impacts.

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

**WHY?** The types of uses allowed by the proposed zoning (Central District Specific Plan) are not shown on the 1993 updated SCAQMD's CEQA Air Quality Handbook Figure 5-5 "Land Uses Associated with Odor Complaints."

**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?*

( )

**WHY?** The project is in a developed urban area. There are no known unique, rare or endangered plant or animal species or habitats on or near the site.

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?** There are no designated natural communities in the City. The Final EIR for the 1994 Land Use and Mobility Elements contains the best available City-wide documented biological resources. This EIR identifies the natural habitat areas within the City's boundaries to be the upper and lower portions of the

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Arroyo Seco, the City's western hillside area, and Eaton Canyon. The project is not located near any of these natural habitat areas.

- 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?** Drainage courses with definable bed and bank and their adjacent wetlands are "waters of the United States" and fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE) in accordance with Section 404 of the Clean Water Act. Jurisdictional wetlands, as defined by the USACE are lands that, during normal conditions, possess hydric soils, are dominated by wetland vegetation, and are inundated with water for a portion of the growing season.

The project site does not include any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils, and thus does not include USACE jurisdictional drainages or wetlands. Therefore, the proposed project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act.

- 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?** The project is located in a developed urban area and does not involve the dispersal of wildlife nor will the project result in a barrier to migration or movement. Therefore, the project will have no impact to wildlife movement.

- e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ( )*

**WHY?** The only local ordinance protecting biological resources in the City of Pasadena is Ordinance No. 6896 "City Trees and Tree Protection Ordinance". Any subsequent development project is required to comply with the Tree Protection Ordinance.

- f. *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?** Currently, there are no adopted Habitat Conservation or Natural Community Conservation Plans within the City of Pasadena. There are also no approved local, regional or state habitat conservation plans.

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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 area delineated for proposed FAR change incorporates structures that have been designated as historic resources. The Edmund Blinn House (160 N. Oakland Avenue) was listed on the National Register on 4/5/2001. The First Congregational Church (464 E. Walnut Street) appears to be eligible for City of Pasadena landmark designation. The project boundaries include the Edmund Blinn House and Canary Island Date Palms (key feature) that are contributors to the potential Ford Place landmark district. The proposed project would not alter or impact the structures, which are historic resources, or key features of the potential landmark district. Development in the Central District is subject to design review. Alterations to historic structures are subject to review by the Design Commission. Therefore, the proposed project would not adversely change the status of the above identified historic resources.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? ( )

**WHY?** There are no known prehistoric or historic archeological sites on the project site. In addition, the project site does not contain undisturbed surficial soils. The surrounding area is developed with multi-level structures with subterranean levels. If archaeological resources once existed on-site, it is likely that previous grading, construction, and modern use of the site have either removed or destroyed them. The project would not involve grading. Therefore, the proposed project would have no impacts to archaeological resources.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ( )

**WHY?** The project site lies on the valley floor in an urbanized portion of the City of Pasadena. This portion of the City does not contain any unique geologic features and is not known or expected to contain paleontological resources. The project does not involve construction and would have no associated impacts.

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

**WHY?** There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. The project does not involve construction. In the unlikely event that human remains are encountered during any subsequent construction in the subject area, State Health and Safety Code Section 7050.5 requires the project to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Compliance with these regulations would ensure the proposed project would not result in significant impacts due to disturbing human remains.

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8. ENERGY. Would the proposal:

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

**WHY?** The project does not involve construction and thereby does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed intensity is allowed by the CDSP and envisioned in the City's approved General Plan. The proposed change only redistributes allowable development area. Further any future development projects will comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these performance standards may include high-efficiency Heating Ventilation and Air Conditioning (HVAC) and hot water storage tank equipment, lighting conservation features, higher than required rated insulation and double-glazed windows.

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

**Why?** The project does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed project redistributes the intensity of development by changing the FAR standard but does not involve construction. Any future development will comply with the energy standards of the Building Code.

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. ( )

**WHY?** The project site is not within any potential fault rupture zones. The closest mapped fault zone, the Eagle Rock Fault Hazard Management Zone, is 1.62 miles south from the project site. The project does not involve construction. Therefore, the proposed project would not expose people or structures to potential substantial adverse effects caused by the rupture of a known fault. No related significant impacts would result from the proposed project.

- ii. Strong seismic ground shaking? ( )

**WHY?** The proposed FAR change will not increase the risk of loss, injury, or death due to ground shaking.

- 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? ( )

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WHY? The project site is not within a Liquefaction Hazard Zone or Landslide Hazard Zone as shown on Plate P-1 of the 2002 Safety Element of the General Plan. This Plate was developed considering the Liquefaction and Earthquake-Induced Landslide areas as shown on the State of California Seismic Hazard Zone maps for the City. Therefore, the project will have no impacts from seismic related ground failure.

*n. 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? ( )*

WHY? The project site is not within a Landslide Hazard Zone as shown on Plate P-1 of the 2002 Safety Element of the General Plan. This Plate was developed considering the Earthquake-Induced Landslide areas as shown on the State of California Seismic Hazard Zone maps for the City. Therefore, the project will have no impacts from seismic induced landslides.

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

WHY? Changing the FAR standard does not involve any new construction and will not increase the loss of topsoil or increase soil erosion. For future projects built under the amended FAR, water erosion during construction will be minimized by limiting construction to dry weather, covering exposed excavated dirt during periods of rain and protecting excavated areas from flooding with temporary berms. Soil erosion after construction will be controlled by implementation of an approved landscape and irrigation plan. These plans are required to be submitted to the Zoning Administrator (or Design Review staff) for review and approval prior to the issuance of a building permit.

*c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ( )*

WHY? The City of Pasadena rests primarily on an alluvial plain. To the north the San Gabriel Mountains are relatively new in geological time. These mountains run generally east-west and have the San Andreas Fault on the north and the Sierra Madre Fault to the south. The action of these two faults in conjunction with the north-south compression of the San Andreas tectonic plate is pushing up the San Gabriel Mountains. This uplifting combined with erosion has helped form the alluvial plain. As shown on Plate 2-4 of the Technical Background Report to the 2002 Safety Element, the majority of the City lies on the flat portion of the alluvial fan, which is expected to be stable.

The proposed project is not located on known unstable soils or geologic units, and therefore, would not likely cause on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. Furthermore, the proposed project, which is a change in FAR standards, does not include any construction at this time. Future development of the subject areas would be required to comply with modern engineering practices and established building standards, including the California Building Code, which would ensure that future development of the subject areas will not cause any significant impacts from unstable geologic units or soils. The project does not involve construction and would have no associated impacts.

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d. 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? ( )

WHY? According to the 2002 adopted Safety Element of the City's General Plan the project site is underlain by alluvial material from the San Gabriel Mountains. This soil consists primarily of sand and gravel and is in the low to moderate range for expansion potential. The project does not involve construction and would have no associated impacts.

e. 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? ( )

WHY? The proposed FAR change does not involve any new construction. Any future development will be required to connect to the existing sewer system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable in this case, and the proposed project would have no associated impacts.

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? ( )

WHY? The project does not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance of structures and landscaping. The project does not involve construction and would have no associated impacts. Subsequent projects must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further, there is no evidence that the area has been used for underground storage of hazardous materials.

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? The project does not involve hazardous materials. Therefore, there is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, which could release hazardous material.

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



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**WHY?** None of the uses allowed under the current Specific Plan designation (zoning) will emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste.

- c. *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 project site is not located on the State of California Hazardous Waste and Substances Sites List of sites published by California Environmental Protection Agency (CAL/EPA). The area is not known or anticipated to have been contaminated with hazardous materials and no hazardous material storage facilities are known to exist onsite.

- 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?** The project site is not within an airport land use plan or within two miles of a public airport or public use airport. The nearest public use airport is the Bob Hope Airport in Burbank, which is operated by a Joint Powers Authority with representatives from the Cities of Burbank, Glendale and Pasadena. Therefore, the proposed project would not result in a safety hazard for people residing or working in the vicinity of an airport and would have no associated impacts.

- 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 project area is not within the vicinity of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the vicinity of a private airstrip and would have no associated impacts.

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

**WHY?** The City of Pasadena maintains a citywide emergency response plan, which goes into effect at the onset of a major disaster (e.g., a major earthquake). The Pasadena Fire Department maintains the disaster plan. In case of a disaster, the Fire Department is responsible for implementing the plan, and the Pasadena Police Department devises evacuation routes based on the specific circumstance of the emergency. The City has pre-planned evacuation routes for dam inundation areas associated with Devil's Gate Dam, Eaton Wash, and the Jones Reservoir.

The project does not involve construction and would not place any permanent or temporary physical barriers on any existing public streets. Plans for future development are reviewed to ensure compliance

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with zoning, building and fire codes prior to the issuance of a building permit. Adherence to these requirements ensures that future development will not have a significant impact on emergency response and evacuation plans.

*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?** As shown on Plate P-2 of the 2002 Safety Element, the project site is not in an area of moderate or very high fire hazard. In addition, the project site is surrounded by urban development and not adjacent to any wildlands. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires, and the project would have no associated impacts.

**11. HYDROLOGY AND WATER QUALITY.** Would the project:

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

**WHY?** The project will not by itself violate any water quality standards or waste discharge requirements. The act of changing the FAR standard will have no affect on the water quality. Any future development will comply with federal Water Pollution Control Act (Clean Water Act) National Pollution Disposal Elimination System (NPDES) permit requirements and the City's Storm Water and Urban Runoff Control Regulations.

There are no bodies of water near the project, whose surface waters would receive any discharge from the project. However, if there is water runoff from future development, this runoff may be discharged via Los Angeles County Flood Control Channels into the San Pedro Bay. The project is not located near any significant body of fresh or marine water.

*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?** The project does not involve construction and would have no associated impacts. Groundwater supplies are not adversely affected by changing the FAR standard in this area. Future projects will use the existing water supply system provided by the Pasadena Department of Water and Power and the existing sewer provided by the Public Works Department. Therefore, there will be no direct additions or withdrawals from the ground waters.

*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? ( )*

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**WHY?** By changing the FAR standard in the project area, drainage patterns will not be changed, and streams will not be altered. However, future projects in the subject area may affect erosion, drainage, and stream courses. Such future projects will be reviewed at the time specific development is proposed. For future projects, the drainage of surface water from the project will be controlled by building regulations and directed towards the City's existing streets, flood control channels, storm drains and catch basins. Site drainage plans will be required for subsequent development projects. According to the 2002 adopted Safety Element of the City of Pasadena Comprehensive General Plan, most properties in the City are not normally subject to flooding. The project does not involve construction and would have no associated impacts.

- 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?** As discussed, the project does not involve construction and would not alter drainage patterns. Subsequent projects may be required to comply with the City's Standard Urban Storm water Mitigation Plan (SUSMP) ordinance. This ordinance requires post-development peak storm water runoff rates to not exceed pre-development peak storm water runoff rates. Compliance with this SUSMP requirement will be ensured through the City's drainage plan review and approval process.

Since the project does not involve alteration of a discernable watercourse and post-development runoff discharge rates are required to not exceed pre-development rates, the proposed project does not have the potential to alter drainage patterns or increase runoff that would result in flooding. Therefore, the proposed project would not cause flooding and would have no associated impacts.

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

**WHY?** The proposed FAR change would not create additional burdens on the existing drainage system. There is no increase in the overall intensity of development projected under the CDSP or the General Plan. Future projects will be required to meet all applicable standards for controlling and limiting run-off.

- f. *Otherwise substantially degrade water quality? ( )*

**WHY?** As discussed above, no development is proposed and water quality would not be affected.

- 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? ( )*

**WHY?** No portions of the City of Pasadena are within a 100-year floodplain identified by the Federal Emergency Management Agency (FEMA). As shown on FEMA map Community Number 065050, the entire City is in Zone D, for which no floodplain management regulations are required. In addition,

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according to the City's Dam Failure Inundation Map (Plate 3-1, of the adopted 2002 Safety Element of the City's General Plan) the project is not located in a dam inundation area.

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

**WHY?** No portions of the City of Pasadena are within a 100-year floodplain identified by the Federal Emergency Management Agency (FEMA). As shown on FEMA map Community Number 065050, the entire City is in Zone D, for which no floodplain management regulations are required. Therefore, the proposed project would not place structures within the flow of the 100-year flood, and the project would have no related impacts.

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? ( )

**WHY?** No portions of the City of Pasadena are within a 100-year floodplain identified by the Federal Emergency Management Agency (FEMA). As shown on FEMA map Community Number 065050, the entire City is in Zone D, for which no floodplain management regulations are required. In addition, according to the City's Dam Failure Inundation Map (Plate P-2, of the adopted 2002 Safety Element of the City's General Plan) the project is not located in a dam inundation area. Therefore, the project would not have a significant impact from exposing people or structures to flooding risks, including flooding as a result of the failure of a levee or dam.

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

**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. For mudflow see responses to 9. Geology and Soils a, iii and iv regarding seismic hazards such as liquefaction and landslides.

**12. LAND USE AND PLANNING.** Would the project:

a. Physically divide an existing community? ( )

**WHY?** The project would not physically divide the community. The project does not involve construction and future development would not alter the existing land use patterns and circulation systems.

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? ( )

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**WHY?** The project is consistent with both the General Plan Land Use Designation in the adopted 2004 Land Use Element as it only redistributes anticipated development within a specific geographic boundary.

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

**WHY?** Currently, there is no adopted Habitat Conservation or Natural Community Conservation Plan within the City of Pasadena. There are also no approved local, regional or state habitat conservation plans.

**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?** No active mining operations exist in the City of Pasadena. There are two areas in Pasadena that may contain mineral resources. These two areas are Eaton Wash, which, was formerly mined for sand and gravel, and Devils Gate Reservoir, which was formerly mined for cement concrete aggregate. The project area is not near these potential resource locations.

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?** The City's 2004 General Plan Land Use Element does not identify any mineral recovery sites within the City. Furthermore, there are no mineral-resource recovery sites shown in the Hahamongna Watershed Park Master Plan or the 1999 "Aggregate Resources in the Los Angeles Metropolitan Area" map published by the California Department of Conservation, Division of Mines and Geology. No active mining operations exist in the City of Pasadena and mining is not currently allowed within any of the City's designated land uses. Therefore, the proposed project would not have significant impacts from the loss of a locally-important mineral resource recovery site. See also Section 13.a. of this document.

**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 project does not propose any development and will not lead to an increase in ambient noise. In Pasadena, many urban environment noises are restricted by the noise ordinance, Chapter 9.36 of the Pasadena Municipal Code. Subsequent development will require a separate environmental assessment.

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

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**WHY?** The project is not located near any sources of groundborne noise or vibration. See response to 14.a.

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

**WHY?** The project will not lead to an increase in ambient noise, as the project consists of a change in FAR standards. The project does not involve installing a stationary noise source, and long-term noise generated by potential future developments would be typical urban environment noise. See response to 14.a.

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

**WHY?** The project does not involve construction and would not generate short-term noise. See response to 14.a.

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 in the City of Pasadena. The closest airport is the Bob Hope Airport (formerly the Burbank-Glendale-Pasadena Airport), which is located more than 10 miles from Pasadena in the City of Burbank. Therefore, the proposed project would not expose people to excessive airport related noise and would have no associated impacts.

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-use airports or airstrips within or near the City of Pasadena.

**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)? ( )

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**WHY?** The project will not induce additional population growth substantially above that anticipated by the Central District Specific Plan. The project involves the redistribution of the development intensity allocated to the Ford Place / Fuller Seminary Precinct. The underlying residential density remains the same and, as such, if the subject parcels are developed for residential uses the maximum number of units would be the same with or without the proposed change in FAR standards.

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

**WHY?** The proposed project would not displace any residents or housing, and would have no related impacts.

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

**WHY?** The project does not alter the residential density permitted under the Central District Specific Plan, nor does the project involve displacement of people.

**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 Floor Area Ratio change will not result in physical impacts substantially above that anticipated by the Central District Specific Plan. The project involves the redistribution of allowable development intensity within the Ford Place / Fuller Seminary Precinct. New or physically altered governmental facilities are not necessary to maintain acceptable service ratios, response times or other performance objectives for any of the public services. The range of intensity and density is equivalent to that analyzed under the Environmental Impact Report for the Central District Specific Plan. Subsequent development will require a separate environmental assessment.

The proposed FAR change will not result in the need for additional new or altered fire protection services and will not alter acceptable service ratios or response times.

*b. Libraries? ( )*

**WHY?** The project is located one mile from the Central Library. The City as a whole is well served by its Public Information (library) System; and the project would not significantly impact library services.

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c. Parks? ( )

**WHY?** The project area is located approximately one and a half miles from Memorial Park and approximately two and a half miles from Central Park. The proposed project redistributes the allowable intensity of development within a specific geographic boundary and will not alter the need for park facilities within the Central District. See response to 16.a.

d. Police Protection? ( )

**WHY?** Amending the Specific Plan and the zoning standard to redistribute the FAR will not affect the provision of police services to the area. See response to 16.a.

e. Schools? ( )

**WHY?** The Specific Plan Amendment and Zoning Code change does not involve construction. However, the City of Pasadena collects a Pasadena Unified School District (PUSD) Construction tax on all new construction, which would be applied to any future development of the subject parcels. Payment of this fee mitigates any impacts on schools. See response to 16.a.

f. Other public facilities? ( )

**WHY?** The Specific Plan Amendment and Zoning Code change does not involve construction and would have no immediate impact on public facilities. Subsequent development may result in additional maintenance of public facilities. However, with the projected revenue to the City in terms of impact fees, increased property taxes and potentially additional sales tax, and development fees this impact is not significant. See response to 14.a.

**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?* ( )

**WHY?** The Specific Plan Amendment and Zoning Code change does not involve construction and will not directly increase the City's population. However, there is a potential for an increase in usage of park space given that there may be new residents, employees and patrons with subsequent development. The City collects a park impact fee for non-residential projects. These fees are used to fund the City's park maintenance and improvement program. The project itself would not lead to substantial physical



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deterioration of any recreational facilities, and would have no related significant impacts. Also see response to 16.a.

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? ( )

**WHY?** The Specific Plan Amendment and Zoning Code change incorporates properties that are private clubs. The project does not involve any construction and would not require the construction or expansion of recreational facilities. Therefore, the proposed project does not involve the development of recreational facilities that would have an adverse effect on the environment, and would have no associated impacts.

**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)? ( )

**WHY?** The area for the proposed Specific Plan Amendment and Zoning Code change is located between Los Robles and Madison Avenues, Walnut Street (north and south sides) to Union Street which are multi-modal corridors. Of these roadways, Madison Avenue is a de-emphasized street, as identified in the 2004 Adopted Mobility Element of the General Plan. The Specific Plan Amendment and Zoning Code text change does not involve construction and will not directly cause increases in traffic.

The FAR change involves the adjustment of allowable square footage within a specific four, square-block geographic area, the Ford Place/Fuller Seminary Precinct within the Walnut Housing Sub-district of the Central District Specific Plan. Although traffic related impacts of subsequent projects would be evaluated on a case by case basis, street segment and intersection impacts are not expected to be different than would otherwise occur if the development standard (floor area ratio) did not change. Because the shift of floor area takes place primarily from the northerly portion of the precinct to the middle section of the precinct, traffic impact on intersections and street segments may shift toward the southeast of the precinct.

The floor area ratio change would increase the allowable building area of specific properties by approximately 127,800 square feet. Traffic related impacts are contingent upon proposed uses. The properties affected by the FAR change could be developed with a combination of residential, office and/or retail uses. The FAR change represents additional building area that ranges from approximately 7,000 to 23,000 square feet dependent on the individual parcels. Traffic generated by subsequent projects has the potential to be greater than the existing allowable building space. For example, the adjusted FAR could amount to an increase of 5,798 average daily trip ends (819 a.m./630 p.m. peak weekday trips) based on retail use. If the entire amount of redistributed FAR area were used as offices, the number of trips generated could increase by 1,406 average daily trip ends generated (199 a.m./190 p.m. peak weekday trips). Because the residential density of the project area is not changing, residential projects would generate the same number of trips with or without the increased floor area. Traffic impacts for residential projects are based on the number of units, not square footage. Although these figures are provided for illustrative purposes, the degree of traffic impacts would have to be evaluated on a project specific basis with the most likely development scenario being that of a residential project. The proposed FAR (development standard) change is a redistribution of building space rather than an increase in allowable building space. Likewise, the trips generated from the subject parcels would simply be redistributed from

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nearby parcels and not a new generation of trips. Since no specific development is proposed, the distribution of trips from the subject parcels is too speculative to evaluate. Given the close proximity of the parcels from which the FAR is being transferred and likelihood of future residential development, the distribution of trips would likely be similar with or without the project.

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

**WHY?** The Specific Plan Amendment (FAR change) and Zoning Code change does not involve construction. The proposed project would not directly add trips to any CMP facility, and would not add trips to a mainline freeway. Therefore, the proposed project would not exceed, either individually or cumulatively, an establish level of service standard, and would have no related significant impacts.

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? ( )

**WHY?** The project site is not within an airport land use plan or within two miles of a public airport or public use airport. Consequently, the proposed project would not affect any airport facilities and would not cause a change in the directional patterns of aircraft. The proposed project would not impact air traffic patterns.

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

**WHY?** The Specific Plan Amendment and Zoning Code change does not involve construction. Therefore, the proposed project would not increase hazards due to a design feature or incompatible use, and would have no associated impacts.

e. Result in inadequate emergency access? ( )

**WHY?** The Specific Plan Amendment and Zoning Code change does not involve construction. Subsequent development would be required to comply with all Building, Fire and Safety Codes. Therefore, there will be no significant impacts related to inadequate emergency access.

f. Result in inadequate parking capacity? ( )

**WHY?** The Specific Plan Amendment and Zoning Code change does not involve construction. Subsequent projects would have to comply with the Zoning Code parking requirements. (See 18.a)

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

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No Impact

WHY? The Specific Plan Amendment and Zoning Code change does not involve construction. Therefore, the project would have no impact to alternative transportation. (See 18.a)

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

WHY? The Specific Plan Amendment and Zoning Code change does not involve construction. Therefore, the project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, and would have no associated impacts.

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? The Specific Plan Amendment and Zoning Code change does not involve construction and would not require or result in the construction or expansion of new water or wastewater treatment facilities off-site and the project would have no associated impacts.

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? The Specific Plan Amendment and Zoning Code change does not involve construction and will not require the construction of new storm water drainage facilities or the expansion of existing facilities. The project is located in a developed urban area where storm drainage is provided by existing streets, storm drains, flood control channels, and catch basins. The project does not involve altering any drainage courses or flood control channels.

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

WHY? The Specific Plan Amendment and Zoning Code change does not involve construction. Therefore, the proposed project would have no impact under this topic.

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? ( )

Potentially Significant Impact

Unless Mitigation is Incorporated

Less than Significant Impact

No Impact

WHY? The Specific Plan Amendment and Zoning Code change does not involve construction. Therefore, the project would not result in insufficient wastewater service, and would cause no related impacts.

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

WHY? The City of Pasadena is served primarily by Scholl Canyon landfill, which is permitted through 2025, and secondarily by Puente Hills, which was re-permitted in 2003 for 10 years. The project area is a developed urban area and within the City's refuse collection area. The Specific Plan Amendment and Zoning Code change does not involve construction and will not result in the need for a new or in substantial alteration to the existing system of solid waste collection and disposal. Therefore, the project would cause no impacts under this topic

g. Comply with federal, state, and local statutes and regulations related to solid waste? ( )

WHY? In 1992, the City adopted the "Source Reduction and Recycling Element" to comply with the California Integrated Waste Management Act. This Act requires that jurisdictions maintain a 50% or better diversion rate for solid waste. The City implements this requirement through Section 8.61 of the Pasadena Municipal Code, which establishes the City's "Solid Waste Collection Franchise System". As described in Section 8.61.175, each franchisee is responsible for meeting the minimum recycling diversion rate of 50% on both a monthly basis and annual basis. The Specific Plan Amendment and Zoning Code change does not involve construction. Subsequent development would be required to comply with the applicable solid waste franchise's recycling system, and thus will meet Pasadena's and California's solid waste diversion regulations. Therefore, the project would not cause any significant impacts from conflicting with statutes or regulations related to solid waste.

20. EARLIER ANALYSIS.

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).

- a) Earlier Analysis Used. A copy of the Final EIR for the Central District Specific Plan is available for review at the office of Planning Division, located at 175 North Garfield Avenue, Pasadena, CA 91109. Interested parties may call this office at (626) 744-4009. No program EIR, tiering, or other process can be used for analysis of the project's environmental effects.
- b) Impacts Adequately Addressed. The proposed Specific Plan Amendment and zone change in the subject area to change the floor area ratio has been reviewed for consistency with the policy, goals, and objectives of the General Plan. The policy statements are contained in the Revised Land Use Element of the City's General Plan, a document that was adopted in conjunction with the Program EIR that analyzed and identified potential impacts on various items in the checklist list above.
- c) Mitigation Measures. Since the proposed Specific Plan Amendment and zone change have been determined not to have a significant impact on any of the environmental items in the checklist, there is no need for any mitigation measures.

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Less Than Significant Impact

No Impact

21. 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? As discussed in Sections 3 and 5 of this document, the proposed project would not have substantial impacts to Aesthetics or Air Quality. Also, as discussed in Section 6 and 11 of this document, the proposed project would not have substantial impacts to special status species, stream habitat, and wildlife dispersal and migration. Furthermore, the proposed project would not affect the local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant communities. Similarly, as discussed in Section 7 of this document, the proposed project would not have substantial impacts to historical, archaeological, or paleontological resources, and thus, would not eliminate any important examples of California history or prehistory. As discussed in Sections 11, 13 and 14 of this document, the proposed project would not have substantial impacts to water quality, Mineral Resources or Noise. Therefore, the project will not substantially degrade the quality of the land, air, water, minerals, flora, fauna, noise and objects of historic or aesthetic significance.

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? The Specific Plan Amendment and Zoning Code change does not involve construction and would not cause impacts that are cumulatively considerable. Therefore, the proposed project does not have a Mandatory Finding of Significance due to cumulative impacts.

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

WHY? The Specific Plan Amendment and Zoning Code change does not involve construction. As discussed in Sections 5, 10, 11, and 18 of this document, the proposed project would not expose persons to the hazards of toxic air emissions, chemical or explosive materials, flooding, or transportation hazards. Section 9 of this document explains that although residents of the proposed would be exposed to typical southern California earthquake hazards, modern engineering practices would ensure that geologic and seismic conditions would not directly cause substantial adverse effects on humans. In addition, as discussed in Sections 3 Aesthetics, 12 Land Use and Planning, 14 Noise, 15 Population and Housing, 16 Public Services, 17 Recreation, 18 Transportation/Traffic, and 19 Utilities and Service Systems the project would not indirectly cause substantial adverse effects on humans. Therefore, the proposed project would not have a Mandatory Finding of Significance due to environmental effects that could cause substantial adverse effects on humans.

## INITIAL STUDY REFERENCE DOCUMENTS

#	Document
1	Alquist-Priolo Earthquake Fault Zoning Act. California Public Resources Code, revised January 1, 1994 official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999.
2	CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993
3	East Pasadena Specific Plan Overlay District. City of Pasadena Planning and Development Department. codified 2001
4	Energy Element of the General Plan. City of Pasadena, adopted 1983
5	Fair Oaks/Orange Grove Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2002
6	Final Environmental Impact Report (FEIR) Land Use and Mobility Elements of the General Plan, Zoning Code Revisions, and Central District Specific Plan, City of Pasadena, certified 2004
7	2000-2005 Housing Element of the General Plan. City of Pasadena, adopted 2002.
8	Inclusionary Housing Ordinance Pasadena Municipal Code Chapter 17.71 Ordinance #6868
9	Land Use Element of the General Plan, City of Pasadena, adopted 2004
10	Mobility Element of the General Plan, City of Pasadena, adopted 2004
11	Noise Element of the General Plan, City of Pasadena, adopted 2002
12	Noise Protection Ordinance Pasadena Municipal Code Chapter 9.36 Ordinances # 5118, 6132, 6227, 6594 and 6854
13	North Lake Specific Plan Overlay District, City of Pasadena Planning and Development Department, Codified 1997
14	Pasadena Municipal Code, as amended
15	Recommendations On Siting New Sensitive Land Uses. California Air Resources Board, May 2005
16	Regional Comprehensive Plan and Guide, "Growth Management Chapter," Southern California Association of Governments, June 1994
17	Safety Element of the General Plan, City of Pasadena, adopted 2002
18	Scenic Highways Element of the General Plan, City of Pasadena, adopted 1975
19	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.
20	South Fair Oaks Specific Plan Overlay District Planning and Development, codified 1998
21	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
22	Storm Water and Urban Runoff Control Regulations Pasadena Municipal Code Chapter 8.70 Ordinance #6837
23	Transportation Impact Review Current Practice and Guidelines, City of Pasadena, August, 2005
24	Tree Protection Ordinance Pasadena Municipal Code Chapter 8.52 Ordinance # 6896
25	West Gateway Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2001
26	Zoning Code. Chapter 17 of the Pasadena Municipal Code