

## **Attachment 2**

### **De Minimis Impact Finding (Fish and Game Certificate of Fee Exemption)**



**CALIFORNIA DEPARTMENT OF FISH AND GAME**

**CERTIFICATE OF FEE EXEMPTION: DE MINIMIS IMPACT FINDING**

**Project Title/Location:** Zone Change from Industrial to Commercial  
40 North Daisy Avenue, City of Pasadena, County of  
Los Angeles

**Project Applicant:** Curtis Ro, Atelier Development Company  
320 N. Halstead St., Suite 250  
Pasadena, CA 91107  
Representing Light of Love Mission Church  
2801-2803 East Colorado Boulevard  
Pasadena, CA 91107

**Project Description:** The project is a request for a Zone Change for a parcel located at the southeast corner of Daisy Avenue and Nina Street, from EPSP-d1-IG (East Pasadena Specific Plan, district 1, General Industrial) to ECSP-CG-5 (East Colorado Specific Plan, General Commercial, area 5, Lamanda Area). There is no proposal to change the existing one-story, 5222-square foot office building, nor construct any new structure in the subject site.

The existing office building is an ancillary use to the religious facility located at the adjacent parcel to the south and east (2801-2803 East Colorado Boulevard) of the subject site. The current zoning designation (EPSP-d1-IG) of the subject site has a General Industrial base zoning, which does not permit religious assembly use and its ancillary uses. The adjacent parcels to the west, east and south are all within the ECSP-CG-5 zoning district, which has a General Commercial base, and which conditionally allows religious facilities use and its ancillary uses, such as the office use ancillary to the church.

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

policy or ordinance, or; conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**Certification:**

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

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Denver E. Miller

Title: Environmental Administrator  
Lead Agency: City of Pasadena  
Planning and Development Department  
Date:

# **Attachment 3**

## **Proposed Notice of Determination**



## 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:** Annabella Atendido  
**Phone:** 626-744-6707

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

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**State Clearinghouse Number (if submitted to State Clearinghouse):** Not applicable

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**Project Title:** 40 North Daisy - Proposed Zone Change and Amendment to boundary line between East Pasadena Specific Plan (EPSP-d1-IG) and East Colorado Specific Plan (ECSP-CG-5 (Lamanda Area))

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**Project Location (include county):** 40 North Daisy Ave, Pasadena, County of Los Angeles

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**Project Description:** Proposed Zone Change of parcel at southeast corner of Daisy Avenue and Nina Street from EPSP-d1-IG (East Pasadena Specific Plan, district 1, General Industrial) to ECSP-CG-5 (East Colorado Specific Plan, General Commercial, area 5, Lamanda area). There is no proposal to change the existing one-story, 5222-square-foot office building, nor construct any new structure in the subject site.

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A Copy of the Negative Declaration (or Mitigated Negative Declaration) is available for review at the Pasadena Permit Center at the above referenced address.

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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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*Signature (Public Agency)*

*Date*

*Title*

Date received for filing:

Date received for filing at OPR (if applicable):

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

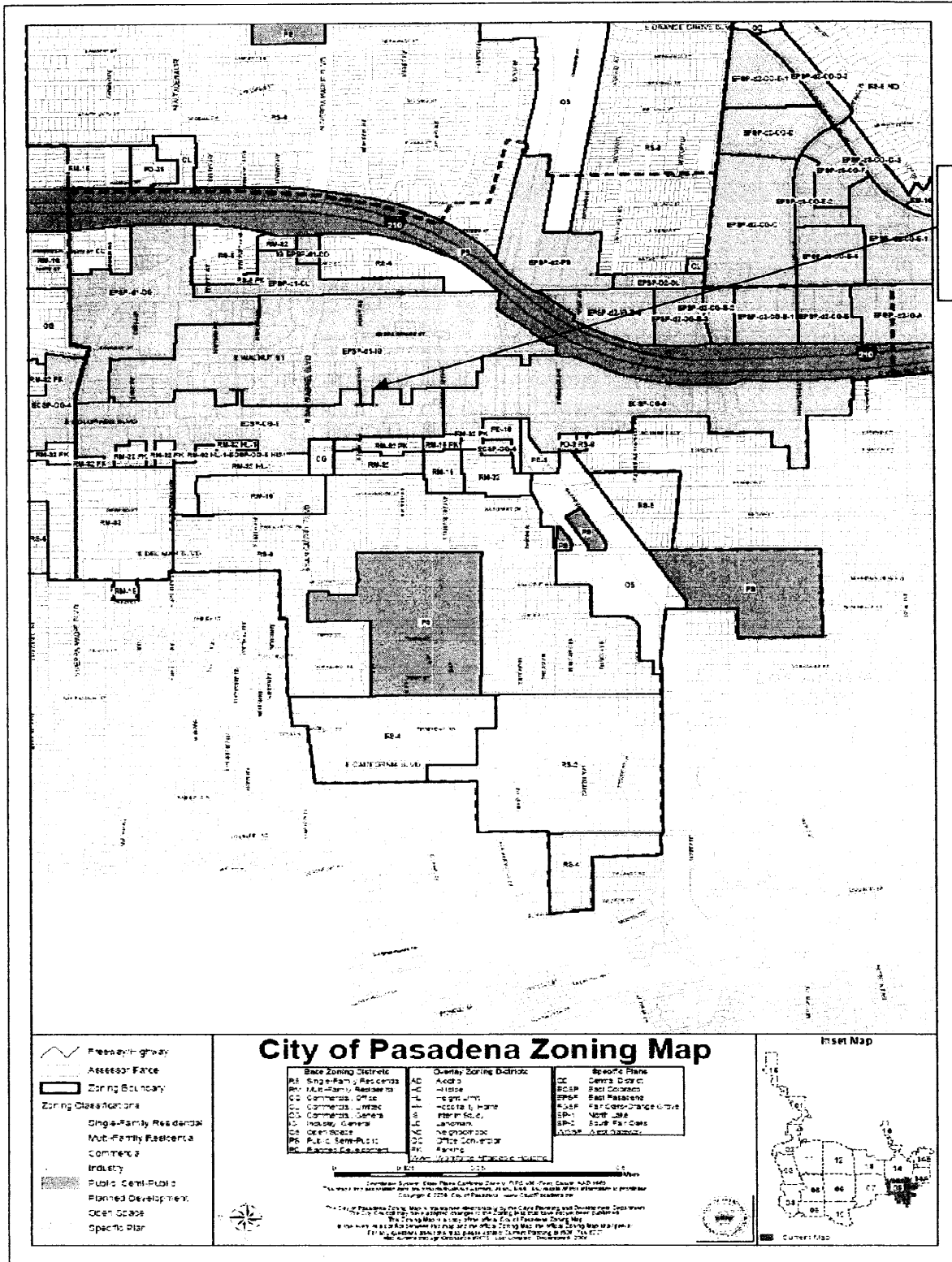
Reference: Sections 21000-21174, Public Resources Code.

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

# **Attachment 4**

## **Portion of Zoning Map showing subject site**

Portion of Zoning Map showing subject site, 40 North Daisy Avenue



Subject site, 40 North Daisy Ave

# **Attachment 5**

**Comparison of land use categories permitted  
in EPSP -d1-IG AND ECSP-CG-5**



PERMITTED LAND USES IN CITYWIDE GENERAL INDUSTRIAL (IG), GENERAL COMMERCIAL (CG), AND IN EPSP-d1-IG AND ECSP-CG-5

LAND USE	City-wide IG	EPSP-d1-IG	ECSP-CG-5	City-wide CG
<b>RESIDENTIAL USES</b>				
Boarding houses	-	-	-	-
Caretaker quarters	-	MC	P	-
Dormitories	-	-	-	-
Fraternity/sorority housing	-	-	-	-
Home occupations	-	P	P	-
Mixed-use projects	-	-	P	-
Multi-family housing	-	-	-	-
Residential accessory uses and structures	-	-	P	-
Residential care facilities, general	-	-	C	-
Residential care facilities, limited	-	-	-	-
Single-room occupancy	-	-	-	-
Single-family housing	-	-	P	-
Transition housing	-	-	-	-
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>				
Adult businesses	-	-	E	E
Clubs, lodges, private meeting halls	P	C	P	P
Colleges - Nontraditional campus setting	P	P	P	P
Colleges - Traditional campus setting	-	-	-	C
Commercial entertainment	E	-	E	E
Commercial recreation - Indoor	C	-	C	C
Commercial recreation - Outdoor	C	-	C	C
Cultural institutions	P	C	P	P
Electronic game centers	C	-	C	C
Internet access studios	C	-	C	C
Park and recreation facilities	C	C	P	C
Religious facilities	-	-	C	MC
With columbarium	-	-	MC	P
With temporary homeless shelter	-	-	C	P
Schools - Specialized education and training	P	P	C	P
Schools - Public and private	-	-	P	C
Street fairs	P	P	P	P
Tents	TUP	TUP	TUP	TUP
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>				
Automated teller machines (ATM)	P	P	P	P
Banks and financial services	P	P	P	P
With walk-up services	P	P	P	P
Business support services	P	P	P	P
Offices - Accessory to primary use	P	P	P	P
Offices - Administrative business professional	P	P	P	P
Offices - Governmental	C	C	P	P
Offices - Medical	P	P	P	P
Research and development - Offices	P	P	P	P
Work/live units	-	C	C	C
<b>RETAIL SALES</b>				

PERMITTED LAND USES IN CITYWIDE GENERAL INDUSTRIAL (IG), GENERAL COMMERCIAL (CG), AND IN  
EPSP-d1-IG AND ECSP-CG-5

LAND USE	City-wide IG	EPSP-d1-IG	ECSP-CG-5	City-wide CG
Alcohol sales - Beer and wine	C	-	C	C
Alcohol sales - Full alcohol sales	C	-	C	C
Animal services - retail sales	P	P	P	P
Bars or taverns	C	C	C	C
With live entertainment	C	C	C	C
Bulding materials and supplies sales	P	P	-	P
Commercial nurseries	P	-	P	P
Convenience stores	C	-	C	C
Firearm sales	C	C	-	-
Food sales	P	-	P	P
Internet vehicle sales	C	P	P	C
Liquor stores	C	-	C	C
Pawnshops	C	-	C	C
Personal property sales			-	
Restaurants	P	C	P	P
With live entertainment	P	P	P	P
Restaurants, fast food	P	P	P	P
Restaurants, formula fast food	P	P	P	P
Retail sales	P	P	P	P
Seasonal merchandise sales	P	P	P	P
Significant tobacco retailers	C	C	C	C
Swap meets	C	C	C	C
Temporary Uses	TUP	TUP	TUP	TUP
Vehicle services - Automobile rental	P	P	-	P
Vehicle services - Sales and leasing	P	C	-	P
Vehicle services - Sales and leasing - limited	P	P	P	P
Vehicle services - Service stations	C	C	-	C
<b>SERVICES</b>				
Adult day care, limited	-	-	C	P
Adult day care, general	C	C	C	C
Ambulance services		P	-	
Animal services - Boarding	P	P		P
Animal services - Grooming	P	P	P	P
Animal services - Hospitals	P	P	-	P
Catering services	P	P	P	P
Charitable institutions	C	C	C	C
Child day care centers	C	C	P	P
Child day care, large care homes, 9 to 14 persons	-	-	-	P
Child day care, small care homes, 1 to 8 persons	-	-	-	P
Detention facilities	C	C		-
Drive-through business - Nonrestaurants	C	C	-	C
Drive-through business - Restaurants	C	C	-	C
Emergency shelters	MC	MC	MC	MC
Filming, long-term	C	C	C	C
Filming, short-term	P	P	P	P
Laboratories	P	P	P	P
Life/care facilities	-	-	C	C
Lodging - Bed and breakfast inns	-		-	C

PERMITTED LAND USES IN CITYWIDE GENERAL INDUSTRIAL (IG), GENERAL COMMERCIAL (CG), AND IN  
EPSP-d1-IG AND ECSP-CG-5

LAND USE	City-wide IG	EPSP-d1-IG	ECSP-CG-5	City-wide CG
Lodging - Hotels, motels	C	-	C	C
Maintenance and repair services	P	C	P	P
Medical services - Extended care	-	-	C	-
Medical services - Hospitals	-	-	C	C
Mortuaries, funeral homes	P	P	-	P
Personal improvement services	P	P	P	P
Personal services	P	P	P	P
Personal services, restricted	C	-	C	C
Printing and publishing	P	P	P	P
Printing and publishing, limited	P	-	P	P
Public maintenance & service facilities	C	C	-	C
Public safety facilities	C	C	C	C
Vehicle services - Vehicle equipment repair	C	C	-	C
Vehicle services - Washing and detailing	C	C	-	C
Vehicle services - Washing and detailing, small-scale	P	P	-	P
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>				
Commercial growing area	P	P	-	P
Industry, restricted	C	P	-	C
Industry, restricted, small scale	P	P	C	P
Industry, standard	P	P	-	-
Recycling centers - Small collection facilities	MC	MC	MC	MC
Recycling centers - Large facilities	C	C	-	C
Research and Development - Non-offices	P	P	C	P
Wholesaling, distribution & storage	P	P	-	C
Wholesaling, distribution & storage, small scale	P	P	-	P
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>				
Alternative fuel/recharging facilities	C	C	C	C
Accessory antenna array	P	P	P	P
Communication facilities	P	P	C	P
Commercial off-street parking	C	C	MC	C
Heliports	C	C	-	C
Transportation dispatch facility	C	-	-	C
Transportation terminals	C	C	-	C
Trucking terminals	C	-	-	-
Utility, major	C	C	C	C
Utility, minor	P	P	P	P
Vehicle storage	C	C	-	C
Wireless telecommunications facilities, major	C	C	C	C
Wireless telecommunications facilities, minor	MC	MC	MC	MC
<b>TRANSIT-ORIENTED DEVELOPMENT</b>				
Transit-oriented development	P	-	-	P