

**Attachment 3**



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

## **DRAFT MITIGATED NEGATIVE DECLARATION**

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**PROJECT TITLE:** Pasadena Christian School Master Development Plan Amendment for 1515 N. Los Robles Avenue and General Plan Amendment and Zone Change for 1472 N. Garfield Avenue

**PROJECT APPLICANT:** Pasadena Christian School

**PROJECT CONTACT PERSON:** Lanny Woo

**ADDRESS:** 175 N. Garfield Avenue, Pasadena, CA 91101

**TELEPHONE:** (626) 744-4009

**PROJECT LOCATION:** 1515 N. Los Robles Avenue  
West side of Los Robles Avenue between Grandview and Howard Street.  
City of Pasadena, County of Los Angeles, State of California

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**PROJECT DESCRIPTION:** The project proposal is an amendment to the Pasadena Christian School Master Development Plan. With the recent acquisition of the property at 1472 N. Garfield Avenue (Assessor Parcel Number: 5838-013-014), the applicant, Pasadena Christian School is requesting a General Plan Amendment from Medium Density Residential (0-16 dwelling units/net acre) to Institutional and a Zone Change from RM-16 (Multi-family Residential, 16 dwelling units/net acre) to PS (Public and Semi-Public) to incorporate this property into the school's master plan boundary area. Currently, the parcel has a General Plan Land Use designation of Medium Density Residential (0-16 dwelling units/net acre) with the corresponding zoning designation of RM-16 (Multi-family Residential, 16 dwelling units/net acre).

The amendment will reflect new changes made to the Master Plan since its adoption in 1998 and amendment in 2001. The new amendment consists of two phases:

**Phase 1:**

- Construction of a new 8,323-square foot Junior High building;
- Expansion and reconfiguration of the Los Robles Avenue parking lot;
- Remodel of the existing Administration building with the addition of 410 square feet;
- Construction of a new Junior High "quad" west of the Los Robles Avenue parking lot and a new bus parking area for a school bus;
- Partial demolition of a rear (west) wing of the house at 1533 N. Los Robles Avenue (to create open space by the new Junior High building) and removal of the porte-cochère on the south end of the house (to accommodate the redesigned parking area on Los Robles);

- Prior to the construction of the Junior High Building and the Los Robles Avenue parking lot expansion and remodel, a one-story 330-square foot (15 X 22) shed on 396 E. Howard Street will be demolished; and
- General Plan Amendment and Zone Change for the recently acquired property at 1472 N. Garfield Avenue, to incorporate this parcel into the Master Plan boundary area.

Phase 2:

- Construction of a 20,000 square-foot second-story addition to the existing Elementary Classroom building for an additional seven classrooms (one per grade level from kindergarten through grade 6). The expansion combined with a reduction in class size from thirty to twenty-five students will increase total enrollment capacity by 105 students;
- Construction of a new covered lunch area that will support 370 students will be built near the elementary classrooms; and
- Construction of an 8,260 square-foot addition to the existing Auditorium/Multi-Purpose Building that will include a full-court (junior high level) basketball court and a stage for musical and dramatic student productions;
- Provide a new covered lunch area for students near the elementary classrooms; and
- An increase of 50 students for a maximum enrollment of 688 students.

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**FINDINGS**

On the basis of the initial study on file in the Department of Planning and Development:

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.

The Initial Study which provides the basis for this finding is on file and available for review at the City of Pasadena, Department of Planning and Development, Community Planning Section, 175 North Garfield Avenue, Pasadena, CA 91101-1704

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Completed by: Lanny Woo  
 Title: Associate Planner  
 Date: February 19, 2009

Determination Approved:  
 Title:  
 Date:

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PUBLIC REVIEW PERIOD: February 19, 2009 – March 11, 2009  
 COMMENTS RECEIVED ON DRAFT:  Yes  No  
 INITIAL STUDY REVISED:  Yes  No

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**Mitigation Measures for**

**Pasadena Christian School Master Development Plan Amendment at  
1515 N. Los Robles Avenue and  
General Plan Amendment and Zone Change at  
1472 N. Garfield Avenue**

**Biological Resources**

**Mitigation Measure 6-1:** Clearing, grubbing, and/or removal of vegetation within the project site shall be conducted outside the nesting bird season, which runs from April 15 to August 1. Any grubbing and/or removal of vegetation during the nesting bird season (April 15 to August 1) will require a nesting survey performed by a qualified biologist at least one (1) week prior to the activity and weekly thereafter. If discovered, all active nests shall be avoided and provided with a buffer zone of 300 feet (500 feet for all raptor nests) or a buffer zone that otherwise meets the minimum requirements of the California Department of Fish and Game. Once buffer zones are established, work shall not commence/resume within the buffer until a qualified biologist confirms that all fledglings have left the nest, which would likely not occur until the end of the nesting season.

**Cultural Resources**

**Mitigation Measure 7-1:** Archival-quality photographs shall be submitted to the City for retention in the case files for the school allow for a future reconstruction of the porte-cochère in compliance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings. Conditions of approval for the master plan require the applicant to investigate the possibility of retaining some or all of the rear wing of the house and to submit a report with findings to the Planning Director. They also specify that if the rear wing is removed, building materials shall be salvaged for reuse in reconstruction of the rear wall.

**Transportation/Traffic**

**Mitigation Measure 18-1:** Washington Boulevard and Garfield – A traffic signal warrant was conducted for this intersection. The analysis determined that the traffic volumes at this two-way STOP sign-controlled intersection have been met for the installation of a traffic signal for this intersection. The applicant shall be required to pay a fair share toward the installation of a traffic signal at this intersection. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.

Washington Boulevard and Los Robles Avenue – Participate in the funding of the Traffic Management System (TMS) that include the following features:

- Upgrade Transportation management Center hardware, software, and monitoring equipment;
- Expand Intelligent Transportation System (ITS) components, such as CCTV and Changeable Message Signs (CMS);
- Expand the City's communication/fiber-optic backbone;
- Install additional arterial loop detectors (system loops); and
- Deploy traffic monitoring network in residential neighborhoods.

Mitigation Measure 18-2: Howard Street between Garfield Avenue and Los Robles Avenue and Garfield Avenue between Howard Street and Washington Boulevard – The project is expected to cause an increase in daily traffic at Howard Street between Garfield and Los Robles Avenue by 9.7% and Garfield Avenue between Howard Street and Washington Boulevard by 8.6%. The applicant shall contribute towards the Citywide Traffic Performance Monitoring Program by installing four permanent traffic monitoring stations near the project site. Traffic monitoring stations shall be installed on Howard Street and Garfield Avenue. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.

The school is required to submit a Transportation Demand Management (TDM) plan. The school should contact Judi Masuda at (626) 744-4111. A TDM plan that meets the requirements of the City's Trip Reduction Ordinance shall be submitted concurrent with the building permit for construction of the Junior High building. The TDM plan shall be approved prior to the issuance of a Certificate of Occupancy for such building.

**1515 N. Los Robles Avenue Pasadena Christian School Master Development Plan Amendment  
Mitigation Monitoring & Reporting Program Matrix**

Project Address: 1515 N. Los Robles Avenue  
Case # 2008-06-MDDPA Tidelmark Case # PLN2008-00466

Decision Maker/Effective Date: City Council  
Planner: Lanny Yoo

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	DOCUMENTATION OF COMPLIANCE	
				Responsible to Review Reports (Status/Actions/Notes)	Compliance Date

<b>Biological</b> Impact 6(a) Special Status Species	<u>Mitigation Measure 6-1:</u> Clearing, grubbing, and/or removal of vegetation within the project shall be conducted outside the nesting bird season, which runs from April 15 to August 1. Any grubbing and/or removal of vegetation during the nesting bird season (April 15 to August 1) will require a nesting survey performed by a qualified biologist at least one (1) week prior to the activity and weekly thereafter. If discovered, all active nests shall be avoided and provided with a buffer zone of 300 feet (500 feet for all raptor nests) or a buffer zone that otherwise meets the minimum requirements of the California Department of Fish and Game. Once buffer zones are established, work shall not commence/ resume within the buffer until a qualified biologist confirms that all fledglings have left the nest, which would likely not occur until the end of the nesting season.	Planning and Development Department	One week prior to and during clearing, grubbing, and/or removal of vegetation	Verification by the Pasadena Christian School that specified bird nesting surveys have been conducted		
<b>Cultural Resources</b> Impact 7(a) Historic Resource	<u>Mitigation Measure 7-1:</u> Archival-quality photographs shall be submitted to the City for retention in the case files for the school allow for a future	Planning and Development	Prior to the issuance of the first construction	Design and Historic Preservation		

**1515 N. Los Robles Avenue Pasadena Christian School Master Development Plan Amendment  
Mitigation Monitoring & Reporting Program Matrix**

Project Address: 1515 N. Los Robles Avenue  
Case # 2008-06-MDPA Tidemark Case # PLN2008-00466

Decision Maker/Effective Date: City Council  
Planner: Lanny Yoo

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	DOCUMENTATION OF COMPLIANCE		
				Responsible to Review Reports (Status/Actions/Notes)	Compliance Date	Staff Initials

<b>Transportation/ Traffic</b>						
Impact 18(a) Traffic Load and Capacity	<p>reconstruction of the porte-cochère in compliance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings. Conditions of approval for the master plan require the applicant to investigate the possibility of retaining some or all of the rear wing of the house and to submit a report with findings to the Planning Director. They also specify that if the rear wing is removed, building materials shall be salvaged for reuse in reconstruction of the rear wall.</p>		permit			
	<p>Mitigation 18-1: The following intersection improvements shall be provided for this project:</p> <ul style="list-style-type: none"> <li>• <u>Washington Boulevard and Garfield Avenue</u> – A traffic signal warrant was conducted for this intersection. The analysis determined that the traffic volumes at this two-way STOP sign-controlled intersection have been met for the installation of a traffic signal for this intersection. The applicant shall be required to pay a fair share toward the installation of a traffic signal at this intersection. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.</li> <li>• <u>Washington Boulevard and Los Robles Avenue</u></li> </ul>	Department of Transportation	Prior to issuance of the first permit for construction	Department of Transportation		

**1515 N. Los Robles Avenue Pasadena Christian School Master Development Plan Amendment  
Mitigation Monitoring & Reporting Program Matrix**

Project Address: 1515 N. Los Robles Avenue  
Case # 2008-06-MDPA Tidelmark Case # PLN2008-00466

Decision Maker/Effective Date: City Council  
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Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	DOCUMENTATION OF COMPLIANCE		
				Responsible to Review Reports (Status/Actions/Notes)	Compliance Date	Staff Initials

	<p>- participate in the funding of the Traffic Management System (TMS) that include the following features:</p> <ul style="list-style-type: none"> <li>- Upgrade Transportation Management Center hardware, software, and monitoring equipment;</li> <li>- Expand Intelligent Transportation System (ITS) components, such as CCTV and Changeable Message Signs (CMS);</li> <li>- Expand the City's communication/fiber-optic backbone;</li> <li>- Install additional arterial loop detectors (system loops); and</li> <li>- Deploy traffic monitoring network in residential neighborhoods.</li> </ul> <p><u>Mitigation Measure 18-2:</u> The following mitigation measure is in response to the project's street segment impacts:</p> <ul style="list-style-type: none"> <li>• <u>Howard Street between Garfield Avenue and Los Robles Avenue and Garfield Avenue between Howard Street and Washington Boulevard</u> - The project is expected to cause an increase in daily traffic at Howard Street between Garfield and Los Robles Avenue by 9.7% and Garfield Avenue between Howard Street and Washington Boulevard by 8.6%. The applicant shall contribute towards the Citywide Traffic Performance Monitoring Program by installing four permanent traffic monitoring stations near the project site.</li> </ul>	Department of Transportation	Prior to issuance of first permit for construction	Department of Transportation		
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**1515 N. Los Robles Avenue Pasadena Christian School Master Development Plan Amendment  
Mitigation Monitoring & Reporting Program Matrix**

Project Address: 1515 N. Los Robles Avenue  
 Case # 2008-06-MDPA Tidemark Case # PLN2008-00466  
 Decision Maker/Effective Date: City Council  
 Planner: Lanny Yoo

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	DOCUMENTATION OF COMPLIANCE		
				Responsible to Review Reports (Status/Actions/Notes)	Compliance Date	Staff Initials

	<p>Traffic monitoring stations shall be installed on Howard Street and Garfield Avenue. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.</p> <ul style="list-style-type: none"> <li>The applicant is required to submit a Transportation Demand Management (TDM) plan. A TDM plan that meets the requirements of the City's Trip Reduction Ordinance shall be submitted concurrent with the building permit for construction of the Junior High building. The TDM plan shall be approved prior to the issuance of a Certificate of Occupancy for such building.</li> </ul>		<p>Prior to the issuance of a Certificate of Occupancy (C of O) for such building</p>	<p>Department of Transportation</p>		
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**Attachment 4**

## **HOUSING FINDINGS PURSUANT TO GOVERNMENT CODE SECTION 65584**

With its current zoning designation of RM-16 (Multi-family Residential, 16 units per acre), the subject parcel (with 8,910 square feet lot size) could be developed with a maximum of three dwelling units, subject to the development standards for Multi-family Residential. There is an existing single-family residence, which translates to two potential additional units. The request to change the zoning from RM-16 to PS (Public and Semi-Public) reduces the potential for two additional units in the City. This potential reduction, however, remains uncertain in the absence of any proposal to develop the site for multi-family residential use.

Since 2003, state law has required local jurisdictions to assess any reduction in potential density on a parcel to determine whether it will affect the jurisdiction's capacity for its share of the regional housing need (i.e., RHNA). If adequate capacity remains, then the jurisdiction may approve the reduction with two written findings: 1) this is a minor reduction in overall capacity consistent with the general plan, including the housing element; and 2) the remaining sites that were included in the City's Housing Element analysis are adequate for the jurisdiction's share of regional housing need. These two findings can be made for this zone change request. Therefore, the potential reduction by two housing units is within the housing forecast and is consistent with the City's 2000-2005 Housing Element of the General Plan, adopted 2002. It is also within the range of housing forecast for Pasadena contained in the Southern California 2020 – a preliminary Growth Forecast: Regional Overview prepared by the Southern California Association of Governments.

## **PRIVATE TREE REMOVALS**

*Pittosporum undulatum* – Victorian Box (Tree #106 and Tree #107)

7. *The project includes a landscape design plan that will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project.* The site plan indicates a replacement of 17 trees. The replacement trees will include native and drought tolerant species. The canopy of trees removed will be replaced at a ratio of 1:1 planted within areas of the project site.

**Attachment 5**



## NOTICE OF DETERMINATION

**TO:**  County of Los Angeles  
Registrar-Recorder/County Clerk  
Business Filing and Registration  
12400 East Imperial Highway, Room #1101  
Norwalk, CA 90650

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**FROM:** City of Pasadena  
Planning and Development Department  
George Ellery Hale Building  
175 North Garfield Avenue  
Pasadena, CA 91101

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

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**State Clearinghouse Number:**

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**Project Title and File Number:**

**EIR/Environmental Case Number:**

Pasadena Christian School Master Development Plan Amendment at 1515 N. Los Robles Avenue  
General Plan Amendment and Zone Change at 1472 N. Garfield Avenue

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**Project Contact Person:**

Lanny Woo (626) 744-6776

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**Project Location (include county):**

1515 N. Los Robles Avenue, Pasadena, California Los Angeles County  
(South of Howard Street between Los Robles and Garfield Avenues)  
1472 N. Garfield Avenue, Pasadena, California Los Angeles County  
(East side of Garfield Avenue between Howard Street and Grandview)

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**Project Description:**

The project proposal is an amendment to the Pasadena Pasadena Christian School Master Development Plan. With the acquisition of the property at 1472 N. Garfield Avenue (Assessor Parcel Number: 5838-013-014), the applicant, Pasadena Christian School is requesting a General Plan Amendment from Medium Density Residential (0-16 dwelling units/net acre) to Institutional and a Zone Change from RM-16 (Multi-family Residential, 16 dwelling units/net acre) to PS (Public and Semi-Public) to incorporate this property into the school's master plan boundary area. Currently, the parcel has a General Plan Land Use designation of Medium Density Residential (0-16 dwelling units/net acre) with the corresponding zoning designation of RM-16 (multi-family Residential, 16 dwelling units/net acre).

The amendment will reflect new changes made to the Master Plan since its adoption in 1998 and amendment in 2001. The new amendment consists of two phases:

Phase 1:

- Construction of a new 8,323-square foot Junior High building;
- Expansion and remodel of the Los Robles Avenue parking lot;
- Remodel of the existing Administration building with the addition of 410 square feet;

- Construction of a new Junior High “quad” west of the Los Robles Avenue parking lot and a new bus parking area for a school bus;
- Partial demolition of a rear (west) wing of the house at 1533 N. Los Robles Avenue (to create open space by the new Junior High building) and removal of the porte-cochère on the south end of the house (to accommodate the redesigned parking area on Los Robles);
- Prior to the construction of the Junior High Building and the Los Robles Avenue parking lot expansion and remodel, a one-story 330-square foot (15 X 22) shed on Los Robles Avenue will be demolished; and
- General Plan Amendment and Zone Change for the recently acquired property at 1472 N. Garfield Avenue, to incorporate this parcel into the Master Plan boundary area.

Phase 2:

- Construction of a 20,000 square-foot second-story addition to the existing Elementary Classroom building for an additional seven classrooms (one per grade level from kindergarten through grade 6). The expansion combined with a reduction in class size from thirty to twenty-five students will increase total enrollment capacity by 105 students;
- Construction of a new covered lunch area that will support 370 students will be built near the elementary classrooms; and
- Construction of an 8,260 square-foot addition to the existing Auditorium/Multi-Purpose Building that will include a full-court (junior high level) basketball court and a stage for musical and dramatic student productions.

**This is to advise that the City Council of the City of Pasadena  Lead Agency or  Responsible Agency has approved the above described the project on March 23, 2009 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.  A Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  A Mitigated 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 Mitigated Negative Declaration, Initial Study, Mitigation Monitoring and Reporting Program, and record of project approval is available to the General Public at the: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101.

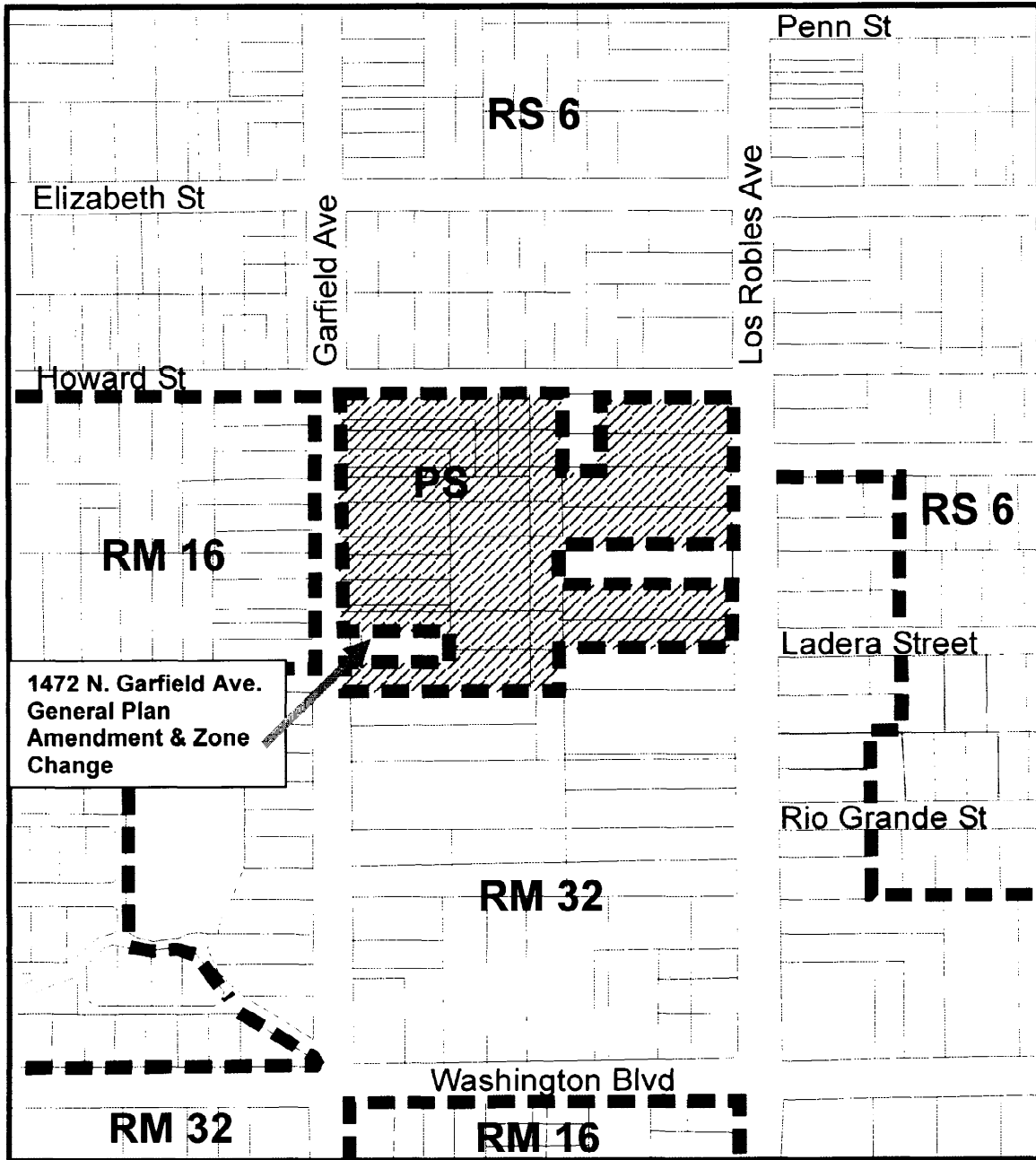
_____	_____ <u>Environmental Administrator</u> _____	_____
Signature	Title	Date

Date received for filing:  
Date received for filing at OPR (if applicable):

Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.  
Updated per the State CEQA Guidelines as Amended through September 7, 2004

**Attachment 6**

**Master Development Plan Amendment  
for Pasadena Christian School at 1515 N. Los Robles Avenue and  
General Plan Amendment and Zone Change  
at 1472 N. Garfield Avenue**



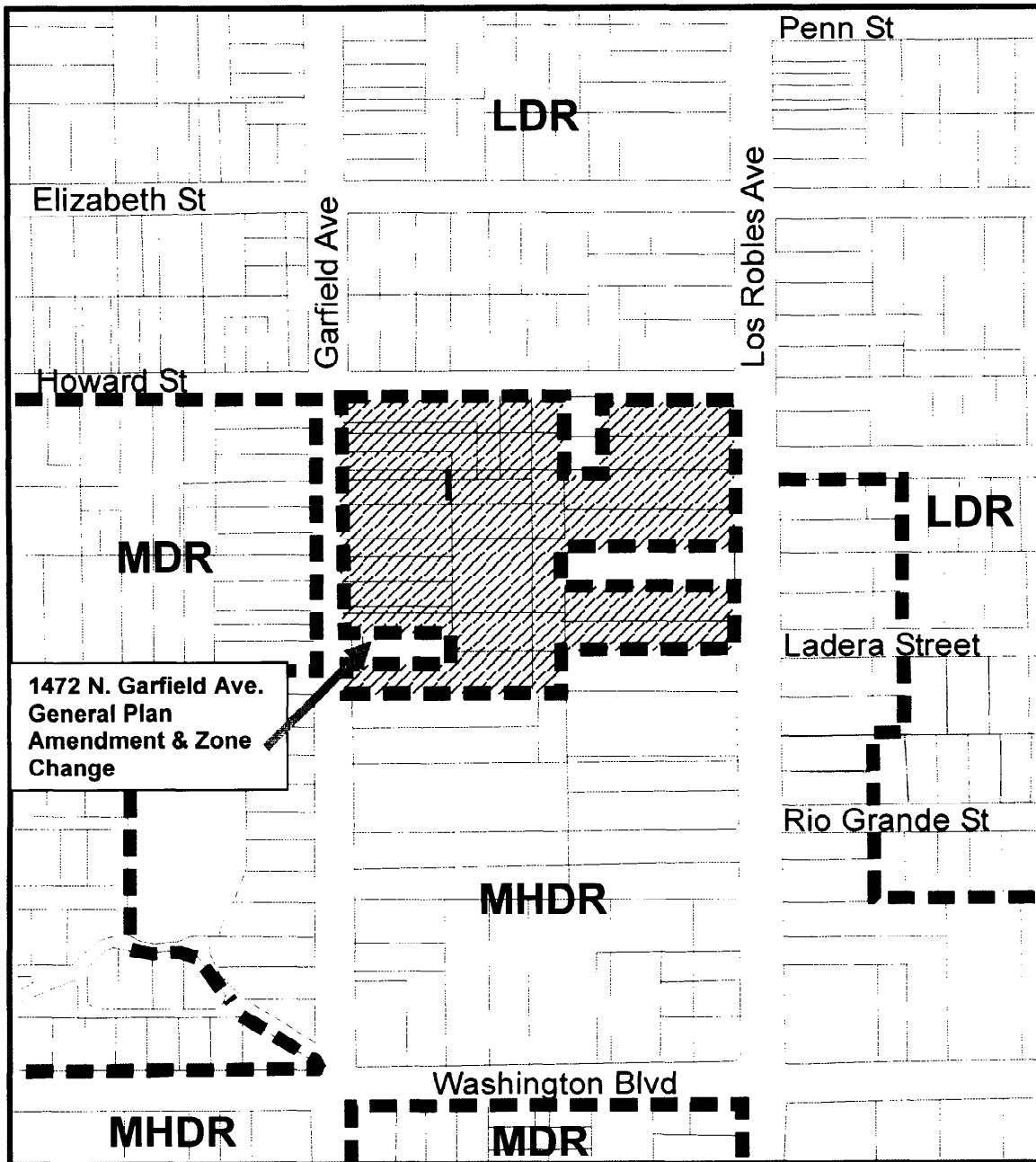
Pasadena Christian School Master Development Plan area

**Zoning Designations**

- PS  
Public and Semi-Public
- RS-6  
Single Family Residential (0-6 dwelling units / acre)
- RM-16  
Multi-Family Residential (0-16 dwelling units / acre)
- RM-32  
Multi-Family Residential (0-32 dwelling units / acre)



**Master Development Plan Amendment  
for Pasadena Christian School at 1515 N. Los Robles Avenue and  
General Plan Amendment and Zone Change  
at 1472 N. Garfield Avenue**



Pasadena Christian School Master Development Plan area

**General Plan Designations**

- I Institutional
- LDR Low Density Residential (0-6 dwelling units / acre)
- MDR Medium Density Residential (0-16 dwelling units / acre)
- MHDR Medium-High Density Residential (0-32 dwelling units / acre)

**Attachment 7**

**PASADENA CHRISTIAN SCHOOL**  
**MASTER DEVELOPMENT PLAN AMENDMENT**  
**PROPOSED DEVELOPMENT PHASE 1 AND 2**

Building	Use	Number of Stories	Existing Sq. Ft.	Phase 1 (Sq. Ft.)	Phase 2 (Sq. Ft.)
(1) A	Day Care Facility (1545 N. Los Robles Ave.)	2	3,130		
(2) B	1533 N. Los Robles Ave.	2	2,164		
(8) C	Jr. High Administration Bldg.	2	9,472	410	
(3) D	Proposed New Junior High Bldg.	1		8,323	
(14) E	Elementary Classroom Bldg.	2	10,026		
(15) F	Elementary Classroom Bldg.	1	10,869		
(15) F	Proposed second-story addition to Elementary Classroom Building				11,800
(15) F	Proposed 2-story addition to Elementary Classroom Bldg.				8,200
(18) G	1464 N. Garfield Ave.		1,243		
(20) HA	Multi-Purpose Bldg.	2	12,925		
(20) HB	Proposed second-story addition to Multi-Purpose Bldg.				3,060
(20) HC	Proposed second-story Classroom Bldg.				5,200
(21) I	Kindergarten and 1st Grade Classrooms	1	5,953		
(12) J	1487 N. Los Robles Ave.	2	2,944		
(27) L	Proposed New Locker Area				460
(13) N	Pre-School Facility	1	9,802		
(23) O	1472 N. Garfield Ave.	1	1,903		
(11) P	Storage Shed	1	330		
(26) Q	Locker Area	1	2,165		
(5) S	Library/Science	1	6,660		
<b>Total</b>			<b>79,586</b>	<b>8,733</b>	<b>28,720</b>

**Disclosure Pursuant to the  
City of Pasadena Taxpayer Protection Act  
Pasadena City Charter, Article XVII**

I. Does the value of this application/project *have the potential* to exceed \$25,000?  Yes  No (Applicant must mark one)

II. Is the application being made on behalf of a government entity?  Yes  No

III. Is the application being made on behalf of a non-profit 501(c) organization?  Yes  No  
If yes, please indicate the type of 501(c) organization:  501(c)(3)  501(c)(4)  501(c)(6)

Applicant's name: Steven Gray % Pasadena Christian School Date of Application: Sept 22, 2008

Owner's name: Pasadena Christian School Contact phone number: 626 791-1214  
(for questions regarding this form)

Project Address: 1515 N. Los Robles Ave, Pasadena, Ca

Project Description: Master plan submittal for private school use. Includes the addition of 46,240 sq ft and remodel of 45,000 sq ft. Includes the addition of 11 parking stalls.

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity and the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) **Please print legibly.** Have any additional sheets or an attachment been provided?  Yes  No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
DAVID BUNN	Robert Frank	
ROBERT Yamamoto	Hovet Babikian	
Stephen Wesson	Dennis Atthouse	
Bill Harris	DAVID JOHNSON	
Karen Sisson	TED STALICK	
John Fredrickson		
Sherri Hartnett		

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: [Signature] Date: 9/9/08

**For Office Use Only**

Type of Application:  Variance (all types)  Adjustment Permit  Sign Exception  Temporary Use Permit  Expressive Use Permit  
 Conditional Use Permit (excluding Master Plan)  Master Plan Amendment  Planned Development  Other

Assigned Planner: \_\_\_\_\_ PLN#: \_\_\_\_\_

Attached Address: \_\_\_\_\_  No Attached Address

Appealed:  Yes  No Appeal PLN# \_\_\_\_\_  Application Withdrawn

Final Decision:  Approved  Denied Decision Date: \_\_\_\_\_ Decision Maker: \_\_\_\_\_  
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_