

Attachment P

AMENDMENTS THAT ARE IN THE DRAFT ZONING CODE:

1. *New Uses/Pawnshops.* There are four new uses that are being proposed that are in the draft Zoning Code. These uses are: Convenience Stores, Liquor Stores, Personal Services – Restricted, and Vehicle Services - Sales and Leasing – Limited. The definitions of the first four uses are contained in the draft Zoning Code (pages 8-36, 8-40, 8-43, and 8-49). The intent of adding the first three uses is to better regulate these potentially problematic uses. Personal Services – Restricted includes the uses: check-cashing businesses, massage parlors, and tattoo parlors. This use will be required to obtain a conditional use permit. It is also recommended that Pawnshops be a conditionally permitted use throughout the City. These uses will be required to be a minimum of 500 feet from each other in order to avoid an overconcentration of these uses. The specific standards for Personal Services – Restricted and Pawnshops can be found on page 5-29 (17.50.200).

Liquor stores and convenience stores will be split from the use “Food Sales” in order to better manage the location of these uses. Liquor Stores and Convenience Stores will require a conditional use permit and Food Sales will continue to be a permitted use. The definition of a convenience store will be a retail sales use that is 3,500 square feet or less. Both of these uses will be conditionally permitted in the same zoning districts as Food Sales except in the Fair Oaks/Orange Grove Specific Plan areas where Liquor Stores are not allowed.

Vehicle Services – Sales and Leasing – Limited is a use in which only the sale of vehicles occurs. The intent is to allow for some vehicle sales but on a limited basis, particularly within the Central District. Display of vehicles is required to be within an enclosed building and there are no incidental vehicle repairs except for accessory part installation. This use will require a minor conditional use permit within the Central District subdistricts except for Subdistrict #3 (East Walnut) where the use will not be permitted. Outside the Central District, this use will be permitted or conditionally permitted depending on whether full sales and leasing is a permitted or conditionally permitted use.

2. *Minor Modifications to a Project.* The present code has no provision for delineating between minor and major changes to a project after it has received its entitlements. Staff was asked to review and consider some language relating to this issue. The Zoning Code consultant developed the following changes based on their experience and are contained in Section 17.64.050 (page 6-88). Minor changes are changes that the Planning Director can approve. In order to qualify for a minor change, the change 1) must be consistent with all applicable provisions of the Zoning Code; 2) does not involve a feature of the project that was specifically addressed in, or was a basis for findings in a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report; 3) does not involve a feature of a project that was specifically addressed or was the basis for conditions of approval for a project; 4) and do not expand the approved floor area of any outdoor activity area by 10 percent or more. Major changes will continue to be required to go through a hearing process to modify their entitlement.

3. *Street Widening Calculations.* The current code does not state how density calculations and setbacks are measured in the event of a dedication required for street widening or corner rounding. The Zoning Administrator has made an interpretation that in the event of a street widening or corner rounding, that the calculation for density or FAR should be made before the street is widened. The property owner is providing a benefit to the community by the dedication of the land and thus should not be penalized. For setbacks, the Zoning Administrator has interpreted the Zoning Code such that the setback requirements are measured after the street dedication in order to minimize the impact of any development on the street character of a block. These changes have been included in the draft under the definition of Density (Page 8-9) and Setback (page 8-26).

4. **Parking Requirement for Private Schools.** Staff had originally recommended that various uses should not have their parking based on the number of employees as it is difficult to monitor the number of employees at a site. This has been completed for the new code. However, for private schools the recommendation is to continue the existing parking which is a requirement based on a number of classrooms and employees (Page 4-68 - Table 4-5). Staff is recommending no change in this requirement because unlike other uses, it is possible to monitor the number of employees and students in private schools. These are monitored through use permits and through Master Plans. Many of the school Master Plans have conditions related to parking for employees and students which are monitored by the Code Enforcement staff. These schools are required to submit an enrollment list and employee count at the beginning of each year. The Planning Commission suggested that addition of the underline language. The requirement will be:

Grammar Schools	1.5 spaces per classroom, plus 1 space for every 2 employees <u>and members of the faculty</u>
High Schools	1 space for every 5 students; plus 1 space for every 2 employees and members of the faculty

5. **Corner Lot Definition.** This amendment will clarify the definition of Corner Lot. The current language is ambiguous in its definition. The intent of the change is make it clear that in order for a lot to be considered a corner lot, it must be intersected by two different streets. If a lot is intersected by the same street it will not be a corner lot. This new definition also clarifies how the angle of intersection is calculated. The existing language and the new language are provided.

REVISED CODE:

Corner Lot. A lot bounded by two or more intersecting streets that has an angle of intersection of not more than 135 degrees. The intersecting streets shall not be the same street. In determining the angle of intersection for a rounded corner, straight lines shall be drawn as extensions of both street property lines. The calculation of the angle of intersection shall be made from the side facing toward the lot at the point where these two extensions meet.

PROPOSED AMENDMENTS NOT IN THE DRAFT ZONING CODE:

6. **Mixed Use Standards.** Several changes have been made to the mixed use standards in the proposed Zoning Code (17.50.160 - Page 5-21). The significant issues included: community space requirement, the depth of commercial space in a mixed use project, and the hours of operation for the commercial component. Staff reviewed the existing requirements and has contacted several cities to see what other cities are requiring. Essentially, many cities do not have standards for mixed use development. Staff made recommendations to change the requirements for the depth of the ground floor retail and hours of operation which the Planning Commission has approved. The Commission also recommended continuing the Community Space requirement.

- **Depth of Ground Floor Retail** – The proposed draft Zoning Code requires the commercial ground floor depth to be a minimum of 30 feet. In researching other cities, it was found that most cities require about 50 feet in commercial depth. Staff contacted the firm of Hurst/Harrigan which specializes in retail shopping. They recommended that the minimum depth of retail in a mixed use project or parking structure be 50 feet. This

greater depth allows for flexibility for retail users and allows them to have enough space for storage (in the back) as well as room for display windows.

- **Hours of Operation** – Another issue concerning Mixed Use Projects are the proposed hours of operation. The proposed standards include hours of operation restrictions for the commercial uses. This restriction prohibits the business from operating between the hours of 10 p.m. and 7 a.m. unless a conditional use permit is approved for extended hours. Staff has consulted with the three major business districts within the City and has concluded that this requirement is too restrictive for the Central District. The City does not have hours of operation restrictions elsewhere in the Central District. Hours of operation apply only within the CG, CL, IG and CO districts when commercial/industrial uses are within 150 feet of a residential district. The recommendation is to eliminate the hours of operation restriction for mixed use projects within the Central District. Outside the Central District, the commercial component of a mixed use project will be subject to the hours of operation requirements of the CO, CL, CG and IG districts when they are within 150 feet of a residential district.
- **Community Space** – Some concerns were raised that the Plans require Community Space in Mixed Use Projects. Community space can be interior courtyards, and up to 600 square feet for an indoor recreation room. The intent of this requirement is to ensure that such projects have a minimum of amenities for the residents of the project. This space is intended for the use of the residents and is not public open space or parkland. The proposal is to require 150 square feet of community space per unit. Staff has reviewed several mixed use projects in the downtown and found that they met this requirement.

7. **Urban Housing.** Several issues have been raised about the open space requirements of the proposed Urban Residential Standards (17.50.350 - Page 5-49). The current urban standards are the original multi-family standards and were developed for multi-family projects of up to 48 units per acre. They were not designed for projects of higher density although projects have been built using these standards. They were created to reduce impacts of new construction on existing low-density residential areas (i.e. areas where the character of the neighborhood was in transition). The revisions to these standards addresses issues such as location of parking, pedestrian orientation, and open space and courtyards. Staff reviewed the current standards, the City of Gardens Standards, and toured a number of projects that have been constructed under the existing standards.

A summary of the Planning Commission approved changes are:

- Reinstate the open space requirement from the previous code but change it to require thirty percent of net floor area for all buildings and count rooftop gardens and any front or corner yard setback area above the required setback; balconies to count not more than 35 percent of the allowable open space;
- Allow for three types of parking, fully subterranean, partially subterranean and parking with dwelling over; the ground floor units must have a room 12 foot in depth along a street frontage;
- Continue to require a rear and side yard setback of 10 feet; allow reduction if it results in a larger courtyard;
- Require a courtyard with a 20 foot minimum dimension; and
- Require driveway to be located not more than 5 feet from a side property line.

8. **Add New Definition.** The current code does not completely address dispatch facilities. The current code has a use entitled Ambulance Services. However, the Lincoln Avenue Project Area Committee (PAC) raised some concern when they were discussing the overall Zoning Code. They made a recommendation to include changes in the code, but this was not reflected in

the attached letter. The recommendation is to create a new use classification that will supercede the use classification ambulance service. It will require a conditional use permit to be established and will be conditionally permitted in the CG, CG-1, and IG districts. The use will not be permitted in the Central District. A draft of the definition is as follows:

Transportation Dispatch Facility. A base facility where ambulances, taxis, limousines, armored cars, tow trucks, and similar vehicles for specialized transportation are stored, and from which they are dispatched, and/or where ambulance vehicles and crews not based at a hospital or fire department stand by for emergency calls. Does not include storage facilities for towed vehicles, which is classified under "Vehicle Storage."

9. Changes in Use Definitions. A number of small changes are proposed for three use definitions. The first change is related to the use classification, Building Materials and Supplies and Sales (page 8-33). The definition of this use does not include the retail sales of paint and hardware. However, sometimes these uses do sell such supplies. The recommendation is to include paint and hardware as part of building materials and supplies sales as it would seem that this would be a typical function of such a use.

Building Materials and Supplies Sales. Retailing, wholesaling or rental of building supplies or equipment. These uses include lumber yards, tool and equipment sales or rental establishments, and building contractors' yards, but excludes the exclusive retail sales of paint and hardware, and activities classified under Vehicle Services – Sales and Leasing. ~~Equipment Sales, Leasing, and Services.~~

The second change relates to the definition of Vehicle Services – Vehicle/Equipment Sales and Leasing (page 8-49). A number of small changes are proposed for two use definitions. It is recommended that a sentence be added to the definition so the use is more clearly delineated from automobile rentals. The name of the use is shortened in order to be more concise. The definition will change as follows (scored language deleted; underlined language added):

Vehicle Services – Sales ~~Equipment Sales and Leasing~~. The sale or leasing ~~sale, lease or rental~~ of automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair. This use does not include uses that exclusively rent vehicles (see Vehicle Services – Automobile Rental).

The final change is to add two additional uses to the list of uses that are part of the definition of Retail Sales (page 8-45). Video rentals are not included in any of the use classifications, but have been historically treated as a retail sales use. Paint stores are also considered retail sales but not listed as a retail sales use.

10. Exemptions for Existing Projects. As part of the new Zoning Code it is necessary to delineate at what point various projects are subject to the new regulations. The revised Zoning Code has a provision that projects that have a legislative or discretionary entitlement prior to the effective date of the ordinance enacting the new Zoning Code will continue to be processed under the previous rules. This is contained in 17.10.030.E (see page 1-4 to 1-5). If a project was exempt under the Central District moratorium, it will continue to be processed under the existing rules. Projects that are in the building permit process will also be exempt if they do not require a discretionary or legislative action. A recent issue has been the one related to projects in the pipeline and the changes in the notification process. The recommendation is to allow projects in the pipeline to go forward without having to meet the new notification procedures.

11. Definition of Public, Semi-Public, Residential, Commercial and Industrial Uses. The current code has a category of uses entitled, Public, Semi-Public, Residential and Industrial Uses. This consists of uses that are public or institutional such as libraries, colleges, utilities, etc. The revised code does not have such a category. The recommendation is to add a definition of these uses into Article 8 because there are many references to this category and some requirements depend on having such a definition. The definition will consist of the same uses that are contained within this category under the current code.

Public and Semi-Public Use. A land use that is generally operated by public agencies or private entities, and may include city administration buildings, child day care centers, colleges, fire stations, and religious facilities. These uses include:

- adult day care, general
- charitable institutions
- child day care centers
- club, lodge, private meeting hall
- colleges - non-traditional campus setting
- colleges - traditional campus setting
- cultural institutions
- detention facilities
- government offices
- heliports
- maintenance and service facilities
- medical services – extended care
- medical services - hospitals
- park and recreation facilities
- public safety facilities
- religious facilities
- residential care, general
- schools, public or private
- transportation terminals
- utilities, major and minor

Residential Use. A land use type listed in the "Allowed Uses and Permit Requirements" tables in Articles 2 and 3 under "Residential Uses," except those uses classified as Public, Semi-Public Uses.

Commercial Use. A land use type listed in the "Allowed Uses and Permit Requirements" tables in Articles 2 and 3 under "Recreation, Education & Public Assembly Uses," "Office, Professional, and Business Support Uses," "Retail Sales," and/or "Services," except those uses classified as Public, Semi-Public Uses.

Industrial Use. A land use type listed in the "Allowed Uses and Permit Requirements" table in Articles 2 and 3 under Industry, Manufacturing & Processing Uses."

12. Definition of Structure and Remodeling. Current definition of structure excludes fences, driveways and walkways. However, the Zoning Code regulates these. Driveways and walkways are required to get a building permit when they are in the front yard. Fences are required to get a permit when they are more than a foot high. The recommendation is to include fences in the definition of structures. The term "structures" is used throughout the code particularly for nonconforming uses and structures. A fence or even a driveway that was built

under a previous code is nonconforming. The new code will have limitations on the number of driveways and their size. There are provisions for nonconforming structures but since a fence is not a structure, they can't be applied. The revised definition would be as follows (scored language deleted, underlined language added.):

Structure. Anything constructed or erected that requires a location on the ground, including a building, ~~or a swimming pool or a fence or wall,~~ but not including ~~a fence or a wall used as a fence, or driveways or walkways~~ outside the front yard.

As part of the amendment the revised code included a definition of remodeling (page 8-25). This definition was intended to ensure that when more than 50 percent of the exterior walls of a single-family residential structure are removed, then the remodeling constitutes a complete new structure and the height, setbacks and other development standards are applied. The recommendation is to move this from the definition chapter to Chapter 17.40 to give it greater prominence and make it easier to find for the users of the Zoning Code. It will be codified as a separate section.

13. Landscaping – 17.44.070. The draft Zoning Code has consolidated the various landscape requirements into a single chapter. At the top of page 4-52 of the draft Zoning Code is a requirement for the minimum number of trees. This provision is not in the current code and was not previously approved. It applies only to the noncommercial zoning district and does not apply to RS and RM-12 districts. In speaking to the City's consultant it appears to have been added by error. Staff does not recommend keeping this provision because it would only apply to the 5 foot setback area in commercial and industrial zoning districts. It would not apply to parking lots as this requirement is covered by the parking chapter. For other types of projects, such as Hillside areas and City of Gardens, there are already additional standards. In commercial and industrial areas, there are requirements that the setback area be landscaped. However, rather than having a specific planting density, a mixture of planting materials will be required. For new projects, the landscape plan will be reviewed during the Design Review process.

14. Signs – Illumination for Signs on an Architectural Projection and Setbacks for Freestanding Signs. Two provisions of the City's new sign ordinance need revision. The first is related to setbacks for freestanding signs in the Central District. The second relates to internal illumination of projecting signs. On the first issue, freestanding signs are required to be setback 5 feet from the sidewalk for both the Central District and all other commercial district as shown in 17.72.110.C.2 (see page 4-116). This requirement did not apply in the Central District under the previous sign requirements. This allowance was supposed to continue within the Central District but was not correctly codified. The recommended change is not to require the five foot setback within the Central District.

On the second issue, the new sign ordinance has a prohibition on illumination of signs on architectural projections contained in 17.72.110.F.1 (page 4-119). The reason for supporting a change in the sign ordinance is to permit illumination of individual letters and/or logos mounted on an architectural projection. Presently the code prohibits illumination of signs mounted on top of an architectural projection or on the face of an architectural projection. The proposed change is to permit illumination of these signs (subject to all of the remaining standards and, where applicable, design review) when mounted on top of an architectural projection or on the face of an architectural projection.

Visually, the proposed difference between the existing code and the proposed change is minor. The existing code restricts these signs to individual letters no higher than 24 inches, and cabinet signs are prohibited. The restricted height of the letters ensures that these signs would be transparent and relatively unobtrusive. In addition, an identical sign mounted on a wall—only a

few inches in plane behind the architectural projection—may already be illuminated under the standards in the existing code. From a distance, the difference between an illuminated wall sign and an identical sign on an architectural projection is indistinguishable. In some cases, mounting the sign on a canopy is more desirable than obscuring an architectural feature on the building or introducing more holes into fragile materials such as terra cotta. With an option to illuminate individual letters or logos on architectural projections, building tenants may be more inclined to restrict their signage to one location. The present limitation on these signs encourages building tenants, in some cases, to ask for an illuminated sign to supplement the existing non-illuminated sign on the architectural projection. A final rationale is that these types of signs are appropriate architecturally and aesthetically on canopied buildings executed in Streamline Moderne style (e.g., many buildings in Old Pasadena) and the International Style buildings (e.g., South Lake Avenue, E. Colorado). Approving illuminated signs for buildings in these areas continues this traditional form of signage.

15. Limitations on Driveways. Currently there is no limitation on the number of driveways on RS and RM-12 lots. There are limitations on driveway for multifamily. The provisions for circular driveway provisions located in 17.46.150.D (page 4-82) allow for at least two driveways. The recommendation is to limit the number of driveways to one per lot except for circular driveways.

16. Hillside Interpretations. The Zoning Administrator has clarified portions of the new Hillside Ordinance through interpretations. These are proposed to be codified into the final Zoning Code. This ordinance is not included in the Commission's draft Zoning Code as it was being codified when the draft Zoning Code went to print. The first interpretation relates to whether an attached garage counts as part of the existing floor area. A single-story addition to a dwelling that increases the floor area by no more than 500 square feet or 20 percent of the existing floor area of the primary dwelling is exempt. The question that has come up is whether an attached garage is considered part of the primary dwelling. Since an attached garage is considered part of a principal structure, staff considers this part of the existing floor area, thus the recommendation is to include it. (Underlined language added.)

- a. A single-story addition to a dwelling that increases the floor area by no more than 500 square feet or 20 percent of the existing floor area of the primary dwelling, including an attached garage, whichever is greater.

The second interpretation is related to the gross floor area reduction formula. The code applies the reductions only to lots over 10,000 square feet. However, the code is not clear that after the reductions, the minimum allowable size of a house is applicable only to lots over 10,000 square feet. Staff has administered this provision to apply it only to lots over 10,000 square feet. Thus staff is adding the following language for clarification. (Underlined language added.)

6. For lots over 10,000 square feet, if after removing the lot area listed in Subsections A.3 and A.4 above, the resulting maximum allowable gross floor area is less than 3,000 square feet, a maximum allowable gross floor area of 3,000 square feet (including all structures on site) shall be permitted.

The third interpretation relates to the threshold for requiring a Hillside Development Permit (HDP). The Zoning Code does not require a HDP when a project is less than 500 square feet or 20 percent of the existing floor area of the primary dwelling. The Zoning Administrator has written an interpretation that hillside projects that demolish a portion of a structure do not get credit for the demolition. Thus a project that demolishes 200 square feet and builds 600 square feet would be subject to the HDP requirement. The recommendation would be to codify this interpretation.

Finally, the Hillside ordinance has a provision that relates to properties that encroach into the Arroyo. This provision refers to a map maintained by the Planning and Development Department. This map is referred to as the *Arroyo Seco Bank Map* and is included as part of this attachment. This map has not changed from the previous code. Language needs to be included that gives a date for this map and indicates that the map is on file with the City Clerk's office as well. A small copy of the map is included in Exhibit 4.

17. Work/Live Uses. Under the draft Zoning Code, the provisions for Work/live units contained in 17.50.370 (page 5-53) prohibit activities that use and/or store flammable liquids. In reviewing this, staff concluded that this could exclude an artist that uses oil paints. This was not the intent of the requirement. In discussing this with the Fire Department, they recommended that the language be removed and that instead language be added that states that all uses with hazardous materials comply with the relevant municipal code, California Fire Code, and other applicable codes.

18. Allow for bay windows to project into a corner yard. The current code allows bay windows to project into only rear and front yards (see page 4-26, Table 4-1 Allowed Projections into Setbacks). This allowance is permitted up to 24 inches for a linear distance not to exceed 10 ft. for any one bay, nor a total of 15 ft. for all bays into each setback. The amendment will apply the same criteria to corner yards. The code will continue to not allow bay windows into an interior side yard.

19. Accessory structure. In 17.50.250 (pages 5-35 to 5-37) are the requirements for residential accessory structures. The amendment is to add a provision that accessory structures cannot be used for sleeping purposes as they are not the primary structure. This has been required for accessory structures through an interpretation. The recommendation is to continue this requirement, but add it to the Zoning Code. Also, several complaints have been received about portable tents placed over cars in driveways in front yards. The recommendation is to prohibit such portable tents in the front or corner yards.

20. Heliport provisions in the Central District. One of the changes in the Central District is to allow Heliports within 350 feet of the 210 Freeway through a conditional use permit. Note #11 within the Central District Land Use Charts (pages 3-11 to 3-15) does not specify from where this measurement begins. The proposed change is to clarify the proposed provision; it will read as follows (scored language deleted; underlined language added): "Conditionally permitted within 350 ft of the 210 Freeway measured from the south curb line of Corson Street."

21. Variance provisions. The variance provision does not extend to allowable land uses as shown in 17.61.080.A.2 (see page 6-49). The Code does not allow for a variance to be granted that would permit a use of land that is not otherwise allowed in a Zoning Code. Variances are allowed to development standards and to the Standards for Specific Land Uses (Article 5). However, something new to the Zoning Code are the notes at the bottom of the land use tables. These notes delineate in some cases allowable uses. The recommendation is to add language to 17.61.080.A.2 that states that variances can't be granted to the notes.

22. Appeals and calls for review. The City Attorney's office has reviewed the Zoning Code and has requested a modification to the Appeals and Calls for Review provisions of the Zoning Code. The change is to require that when an applicant decided to change a project that the revised materials have to be submitted at least 14 days before the appeal hearing. This is a change from the current 10 day requirement.

23. Additional Parking Standards within the Central District. In section 17.46.250 are specific standards for parking lots and structures within the Central District (see pages 4-90 and 4-91). A series of changes are recommended in this draft code in order to comply with the

Central District Specific Plan. These changes include not permitting parking lots and parking garages to face Memorial and Central Parks; not allowing parking structures to qualify for additional height permitted under the height averaging provisions; and clarifying that parking lots are to be located to the rear of properties. The Planning Commission added a provision that allows parking lots to be located to the side of a building through the Design Review process.

24. Gross Floor Area - Exemptions. The current definition of gross floor area (see page 8-12 #1) exempts basements, patios, decks, balconies, uncovered porches, covered porches unenclosed on one or more sides, and covered parking other than required parking. However, it does not define what constitutes unenclosed. For the purpose of counting gross floor area, the recommendation is to define unenclosed as a building side that is open a minimum of 80 percent.




25. Corrections. The Planning Commission has received the errata for the draft Zoning Code. Since this errata was developed, two additional errors have been found. The first is the definition of a nonconforming use (page 8-23). Under the current code, the definition is different. No amendments were previously approved for a change in this definition, thus, the definition was intended to remain as it is under the current code. The new language will be as follows (underlined language added):

Nonconforming Use. A use of a structure (either conforming or nonconforming) or land that was legally established and maintained before the adoption of this Zoning Code and which does not conform to current Code provisions governing allowable land uses for the zoning district in which the use is located. This includes uses that do not conform to the land use regulations for the district in which they are located and were established prior to July 1, 1985 under a use of property variance.

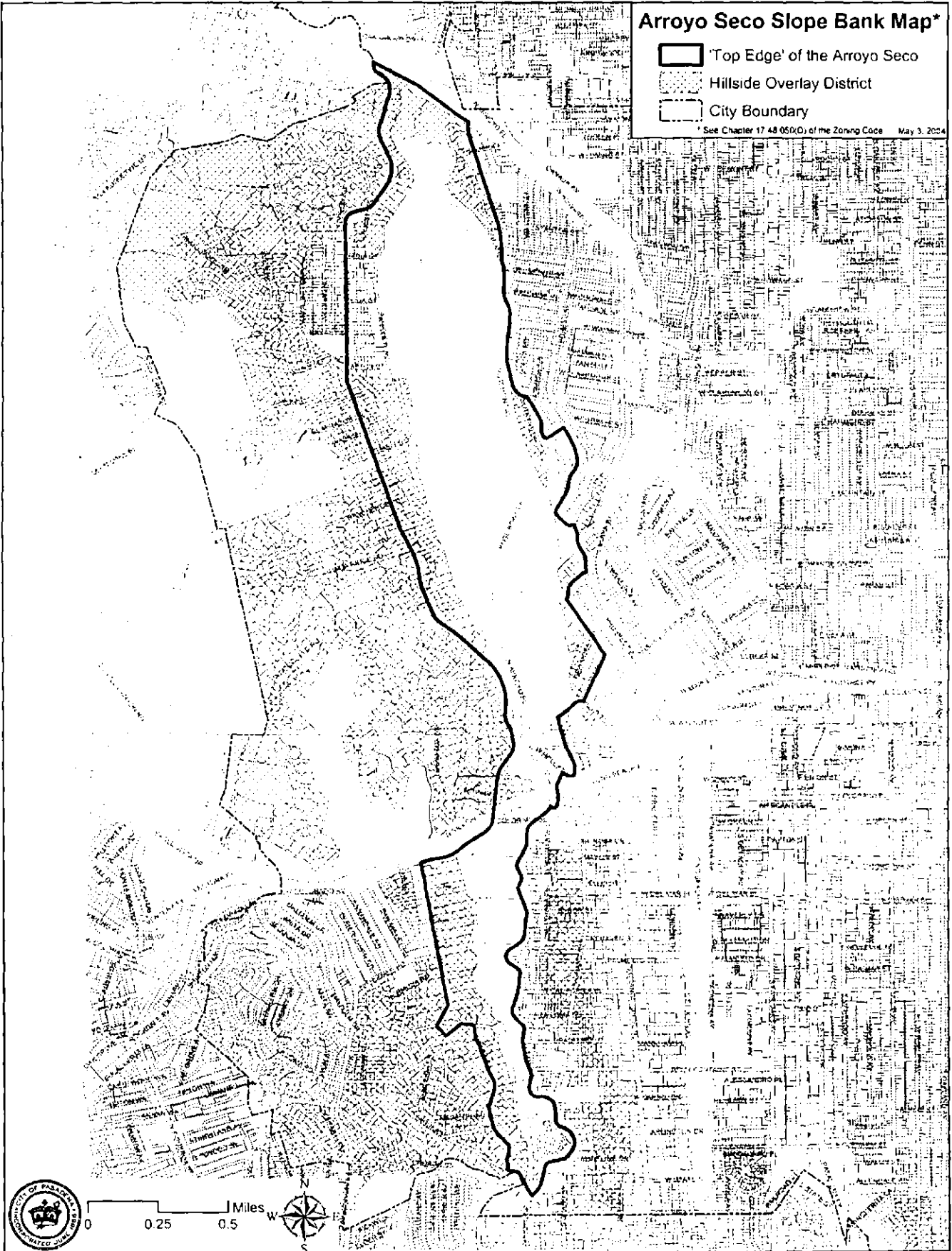
The second correction relates to an amendment that was added to the Zoning Code. The General Plan called for imposing an Floor Area Ratios (FAR) on all commercial/industrial Zoning Districts outside of specific plan areas. Language needs to be added to the South Fair Oaks and North Lake Specific Plans stating that the FAR requirements are not applicable in these two districts. This is because these two specific plans are codified as overlay districts. The FAR has been added to the CO, CL, CG, and IG base districts (see page 2-41). Without this clarification, the FAR would be applicable to these Specific Plans. The Commission reviewed the amendments that applied to these FARs in 2002.

26. Limitations on Actions. The City Attorney's office has requested that a change be made to the Limitations on Action provisions contained on Page 7-44. This section establishes limitations on how much time a person has in order to seek legal action against the City. The current language allows for a larger time span than required under State law. The City Attorney has recommended that that time span be the minimum required under State law. Typically that time span is 90 days.

Arroyo Seco Slope Bank Map*

-  'Top Edge' of the Arroyo Seco
-  Hillside Overlay District
-  City Boundary

See Chapter 17.48.050(D) of the Zoning Code May 3, 2004





LINCOLN AVENUE PROJECT AREA COMMITTEE

July 12, 2004

Planning Commission
175 North Garfield Avenue
Pasadena, California 91101

Re. Recommended Land Use changes to the CG-1 zoning district.

Dear Planning Commissioners:

The Lincoln Avenue Project Area Committee would like to submit for your consideration the attached recommended changes to the CG-1 (Lincoln Avenue Corridor) zoning district. The Project Area Committee met with Denver Miller to review the proposed changes to the zoning code city-wide for the CG zoning district and determined that some of the proposed changes did not address the vision for the Lincoln Avenue corridor.

The Lincoln Avenue Land Use, Design and Marketing study and all relevant previous studies have envisioned the corridor evolving from primarily industrial and marginal commercial uses to more neighborhood serving, office and personal service uses. In the last two years, commercial property owners have begun to restore their buildings to attract new businesses into the corridor providing the economic investment that is necessary to remove blight from the area. The Lincoln PAC wants to ensure that the vision is not lost with inappropriate land uses that impact residential neighborhoods adjacent to the commercial (CG-1) district.

Thank you for your review of these proposed changes.

Sincerely,

Ernie Sanchez
Lincoln Avenue Project Area Committee Chair

Attachment

ATTACHMENT

Possible Changes to the CG-1 Zoning District

CG-1 USES	CURRENT CODE	POSSIBLE CHANGES
Alcohol sales - Full alcohol sales	C	C(12)
Alcohol Sales - Beer and Wine	C	C(12)
Automated Teller Machines (ATM)	P	P(13)
Bars or taverns	C	-
Bars or taverns with live entertainment	C	-
Building materials and supplies sales	P	C
Electronic game centers	C	-
Industry, restricted, small scale	P	C
Internet access studios	C	C
Liquor stores	C	-
Lodging - Hotels, motels	C	C
Pawnshops	C	-
Swap meets	C	C
Vehicle services-Vehicle equipment repair	C	C (14)
Wholesaling, distribution, & storage, small-scale	P	C

P-Permitted; C-Conditionally Permitted; - Not permitted

(12) Accessory to a restaurant and food sales use only.

(13) Accessory to a use in the building.

(14) A Vehicle repair use shall provide a 500 foot separation from another such use and be located on a 15,000 square foot minimum lot size.

Attachment Q

Errata

Final Environmental Impact Report

City of Pasadena

The 2004 Land Use and Mobility Elements, Zoning Code Revisions, and Central District Specific Plan

November 4, 2004

The City of Pasadena Community has elected to use written documents referenced as Erratas as the means by which information received prior to certification of an Environmental Impact Report (EIR) is memorialized. The Errata is intended to clarify, amplify, or make insignificant modifications to the EIR. The term Errata does not and should not be interpreted to mean that significant error or mistake is present in the EIR.

Dwelling Unit Count within the Central District

The Final EIR contains several tables that summarize the land use components of the project. Tables ES-1 and ES-2 in the Executive Summary and Tables 1 through 8 in Section 3.1 (Land Use and Planning) identify year 1994 and year 2004 development levels, projected development between years 2004 and horizon year 2015, and buildout levels for the City's seven specific plan areas, areas outside of the specific plans, and the City as a whole. For ease of comparison and reference, the tables and data presented therein were formatted to parallel the presentation of information in the 1994 General Plan.

During the Planning Commission public hearings on the Project, a question was raised regarding approximately 3,600 existing dwelling units in subdistricts CD7 and CD7A within the Central District and why these units were not included in the totals for the Central District Specific Plan in Tables ES-1, ES-2, and 1 through 8 in the Final EIR. City staff indicated that in the 1994 General Plan, subdistricts CD7 and CD7A were not included in the Central District Specific Plan totals since they were and still are zoned RM-32 and RM-34. Instead, the 3,600 existing units in subdistricts CD7 and CD7A were included in the dwelling unit count for areas outside of specific plans. Clarifying text has been added to Tables ES-1, ES-2, and 1 through 8, as indicated on the attachments. As this clarification does not change the number of net new units citywide analyzed in the Final EIR, this clarification does not change any of the conclusions contained in the Final EIR.

On page 57 of the Final EIR, the discussion states that the Project will allow for a 63% increase in the number of housing units within the Central District over the next 11 years. The Final EIR concludes that this impact is less than significant (Final EIR, p. 57). If the 3,600 units within subdistricts CD7 and CD7A were included in the baseline from which impact was measured, a housing unit increase of 34% would result, or less than the increase stated in the Final EIR. As this clarification does not change the number of net

new units citywide analyzed in the Final EIR, this clarification does not change any of the conclusions contained in the Final EIR.

On page 93 of the Final EIR, the discussion states that projected housing growth will result in a 63% increase in the population within the Central District over the next 11 years. The Final EIR concludes that this impact is less than significant (Final EIR, p. 94). If the 3,600 units within subdistricts CD7 and CD7A were included in the baseline from which the impact was measured, a population increase of 34% would result, or less than the increase stated in the Final EIR. This clarification does not change any of the conclusions contained in the Final EIR.

Comparison of Alternatives Table 60

The Final EIR includes a table summarizing the impacts of the alternatives to the project for comparison purposes. On page 245 of the Final EIR, Table 60 shows that Alternative 2A: 75% Growth of the Proposed Project would have an equivalent impact to population and housing as the project. As discussed on page 211 of the Final EIR, Alternative 2A would have a greater impact to population and housing than the proposed project. This clarification does not change any of the conclusions contained in the Final EIR. As discussed on page 233 of the Final EIR, Alternative 6: Alternative FAR Allocation is within the City's jurisdiction to implement. This clarification has been made to Table 60 for consistency with the text and does not change any of the conclusions contained within the Final EIR.

Table ES-1
Comparison of 1994 and 2004 General Plans
Development through Horizon Year 2015

Specific Plan Area	Existing Development (1994)		1994 Land Use Element				Estimated Development (1994-2004)		2004 Land Use Element			
			Estimated Potential Net New Development (1994-Buildout)		Estimated Potential Total Development (Buildout)				Estimated Potential Net New Development (2004-2015)		Estimated Potential Total Development (Buildout)	
	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage
Central District*	2,675*	20,217,748	5,095	6,217,000	7,770*	26,434,748	1,700	975,000	2,750	1,250,000	7,770*	26,434,748
South Fair Oaks	2	2,196,386	300	1,550,000	302	3,746,386	0	260,000	180	516,000	302	3,746,386
West Gateway	69	925,304	75	800,000	144	1,194,054	0	0	700	50,000	769	1,194,054
East Pasadena	141	5,018,267	400	2,100,000	541	7,118,267	0	115,000	450	1,000,000	641	7,118,267
East Colorado	0	1,442,261	750	650,000	750	2,092,261	5	335,000	300	200,000	750	2,092,261
North Lake	350	714,783	500	175,000	850	889,783	15	30,000	250	87,000	850	889,783
Fair Oaks/ Orange Grove	990	1,650,585	150	500,000	1,140	2,263,318	15	75,000	401	268,867	1,540	2,263,318
Specific Plan Area Total*	4,227*	32,165,334	7,270	11,992,800	11,497*	43,738,817	1,735	1,790,000	5,031	3,377,867	12,622*	43,738,817
Outside Specific Plan*	48,215*	7,761,628	3,431	4,848,215	53,307*	12,264,623	565	500,000	1,550	1,601,198	52,058*	12,264,623
Citywide Total	52,442	39,926,962	10,701	16,840,215	64,804	56,003,440	2,300	2,290,000	6,581	4,973,065	64,680	56,003,440

*Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan" areas.

Source: City of Pasadena. March 2004.

Table ES-2
Increase in Development
Baseline Year 2004 versus Horizon Year 2015

Specific Plan Area	Existing Development (2004)		Estimated Potential Net New Development (2004-2015)		Estimated Total Development (2015)		Estimated Potential Total Development (Buildout)	
	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage
Central District*	4,375*	21,192,748	2,750	1,250,000	7,125*	22,442,748	7,770*	26,434,748
South Fair Oaks	2	2,456,386	180	516,000	182	2,972,386	302	3,746,386
West Gateway	69	925,304	700	50,000	769	975,304	769	1,194,054
East Pasadena	141	5,133,267	450	1,000,000	591	6,133,267	641	7,118,267
East Colorado	5	1,777,261	300	200,000	305	1,977,261	750	2,092,261
North Lake	365	744,783	250	87,000	615	831,783	850	889,783
Fair Oaks/Orange Grove	1,005	1,725,585	401	268,867	1,406	1,994,452	1,540	2,263,318
Specific Plan Area Total*	5,962*	33,955,334	5,031	3,377,867	10,993*	37,327,201	12,622*	43,738,817
Outside Specific Plan*	48,780*	8,261,628	1,550	1,601,198	50,330*	9,862,826	52,058*	12,264,623
Citywide Total	54,742	42,216,962	6,581	4,973,065	61,323	47,190,027	64,680	56,003,440

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan" areas.

Source: City of Pasadena. March 2004.

Table 1
Comparison of 1994 and 2004 General Plans
Development through Horizon Year 2015

Specific Plan Area	1994 Land Use Element				2004 Land Use Element					
	Existing Development (1994)		Estimated Potential Net New Development (1994-Buildout)		Estimated Potential Total Development (Buildout)		Estimated Potential Net New Development (2004-2015)		Estimated Potential Total Development (Buildout)	
	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage
Central District*	2,675*	20,217,748	5,095	6,217,000	7,770*	26,434,748	2,750	1,250,000	7,770*	26,434,748
South Fair Oaks	2	2,196,386	300	1,550,000	302	3,746,386	180	516,000	302	3,746,386
West Gateway	69	925,304	75	800,000	144	1,194,054	0	0	769	1,194,054
East Pasadena	141	5,018,267	400	2,100,000	541	7,118,267	450	1,000,000	641	7,118,267
East Colorado	0	1,442,261	750	650,000	750	2,092,261	300	200,000	750	2,092,261
North Lake	350	714,783	500	175,000	850	889,783	250	87,000	850	889,783
Fair Oaks/Orange Grove	990	1,650,585	150	500,000	1,140	2,263,318	401	268,867	1,540	2,263,318
Specific Plan Area Total*	4,227*	32,165,334	7,270	11,992,800	11,497*	43,738,817	5,031	3,377,867	12,622*	43,738,817
Outside Specific Plan*	48,215*	7,761,628	3,431	4,848,215	53,307*	12,264,623	1,550	1,601,198	52,058*	12,264,623
Citywide Total	52,442	39,926,962	10,701	16,840,215	64,804	56,003,440	6,581	4,973,065	64,680	56,003,440

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan" areas.

Source: City of Pasadena. March 2004.

Table 2
Increase in Development
Baseline Year 2004 versus Horizon Year 2015

Specific Plan Area	Existing Development (2004)		Estimated Potential Net New Development (2004-2015)		Estimated Total Development (2015)		Estimated Potential Total Development (Buildout)	
	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage
Central District*	4,375*	21,192,748	2,750	1,250,000	7,125*	22,442,748	7,770*	26,434,748
South Fair Oaks	2	2,456,386	180	516,000	182	2,972,386	302	3,746,386
West Gateway	69	925,304	700	50,000	769	975,304	769	1,194,054
East Pasadena	141	5,133,267	450	1,000,000	591	6,133,267	641	7,118,267
East Colorado	5	1,777,261	300	200,000	305	1,977,261	750	2,092,261
North Lake	365	744,783	250	87,000	615	831,783	850	889,783
Fair Oaks/Orange Grove	1,005	1,725,585	401	268,867	1,406	1,994,452	1,540	2,263,318
Specific Plan Area Total*	5,962*	33,955,334	5,031	3,377,867	10,993*	37,327,201	12,622*	43,738,817
Outside Specific Plan*	48,780*	8,261,628	1,550	1,601,198	50,330*	9,862,826	52,058*	12,264,623
Citywide Total	54,742	42,216,962	6,581	4,973,065	61,323	47,190,027	64,680	56,003,440

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan" areas.

Source: City of Pasadena. March 2004.

Table 3
1994 Land Use Element Development Thresholds and
Amount of Development 1994-2004

Specific Plan Area	1994 Development Levels		1994 Land Use Element Development Thresholds		Difference Between 1994 Development Levels and Thresholds		Development Achieved 1994-2004		Estimated Existing Development in 2004	
	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage
Central District*	2,675*	20,217,748	7,770*	26,134,748	5,095	6,217,000	1,700	975,000	4,375*	21,192,748
South Fair Oaks	2	2,196,386	302	3,746,386	300	1,550,000	0	260,000	2	2,456,386
West Gateway	69	925,304	144	1,194,054	700	268,750	0	0	69	925,304
East Pasadena	141	5,018,267	541	7,118,267	500	2,100,000	0	115,000	141	5,133,267
East Colorado	0	1,442,261	750	2,092,261	750	650,000	5	335,000	5	1,777,261
North Lake	350	714,783	850	889,783	500	175,000	15	30,000	365	744,783
Fair Oaks/Orange Grove	990	1,650,585	1,140	2,263,318	550	612,733	15	75,000	1,005	1,725,585
Specific Plan Area Total*	4,227*	32,165,334	11,497*	43,738,817	8,395	11,573,483	1,735	1,790,000	5,962*	33,995,334
Outside Specific Plan*	48,215*	7,761,628	53,307*	12,264,623	3,843	4,502,995	565	500,000	48,780*	8,261,628
Citywide Total	52,442	39,926,962	64,804	56,003,440	12,238	16,076,478	2,300	2,290,000	54,742	42,216,962

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan" areas.

Source: City of Pasadena. March 2004.

Table 4
 1994 Land Use Element Development Thresholds Outside of the Specific Plan Areas
 and Amount of Development 1994-2004

General Plan Designation	1994 Development Levels		1994 Land Use Element Development Thresholds		Difference Between 1994 Development Levels and Thresholds		Development 1994-2004		Estimated Existing Development in 2004	
	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage	Residential Units	Nonresidential Square Footage
Low Density Residential (0-6 Units/Acre)	23,598		390		315		75		23,673	
Low-Medium Density Residential (0-2 Units/Lot)	4,060		508		488		20		4,080	
Medium Density Residential (0-16 Units/Acre)	4,795		666		596		70		4,865	
Medium-High Density Residential (0-32 Units/Acre)*	9,326*		1,266		1,111		155		9,481*	
High Density Residential (0-48 Units/Acre)*	4,659*		601		546		55		4,714*	
Planned Development	1,106	1,280,000	0	0	0	0	180	60,000	1,286	1,340,000
General Commercial (Maximum FAR = 0.80)		1,993,024		1,570,780		1,540,780		30,000		2,023,024
Neighborhood Commercial	671	1,397,580	0	483,780	0	483,780	10		681	1,397,580

(Maximum FAR = 0.70)										
Industrial (Maximum FAR = 0.90)		91,024		456,531		456,531		10,000		101,024
Institutional		3,000,000		2,337,124		1,937,124		400,000		3,400,000
Total*	48,215*	7,761,628	3,431	4,848,215	2,866	4,348,215	565	500,000	48,780*	8,261,628

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside of the Specific Plan Areas."

Source: City of Pasadena. March 2004.

Table 5
2004 Land Use Element Development Thresholds

Specific Plan Area	Year 2015 Development Thresholds	
	Residential Units	Nonresidential Square Footage
Central District*	7,125*	22,442,748
South Fair Oaks	182	2,972,386
West Gateway	769	975,304
East Pasadena	591	6,133,267
East Colorado	305	1,977,261
North Lake	615	831,783
Fair Oaks/Orange Grove	1,406	1,994,452
Specific Plan Area Total*	10,933*	37,327,201
Outside Specific Plan Areas*	50,330*	9,862,826
Citywide Total	61,323	47,190,027

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan Areas."
Source: City of Pasadena. March 2004.

Table 6
 2004 Land Use Element Development Thresholds
 Outside Specific Plan Areas

Year 2015 Development Thresholds		General Plan Designation	
Residential Units	Nonresidential Square Footage		
		Low Density Residential (0-6 Units/Acre)	23,823
		Low-Medium Density Residential (0-2 Units/Lot)	4,180
		Medium Density Residential (0-16 Units/Acre)	5,115
		Medium-High Density Residential (0-32 Units/Acre)*	10,181*
		High Density Residential (0-48 Units/Acre)*	5,064*
		Planned Development	1,340,000
		General Commercial (Maximum FAR = 0.80)	2,591,984
		Neighborhood Commercial (Maximum FAR = 0.70)	1,591,092
		Industrial (Maximum FAR = 0.90)	164,900
		Institutional	4,174,850
		Total	50,330*

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (in-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan Areas."
 Source: City of Pasadena, March 2004.

Table 7
Increase in Development
Baseline Year 2004 versus Horizon Year 2015

Specific Plan Area	Existing Development (2004)		Estimated Potential Net New Development (2004-2015)		Estimated Total Development (2015)		Estimated Potential Total Development (Buildout)	
	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Non-Residential Square Footage
Central District*	4,375*	21,192,748	2,750	1,250,000	7,125*	22,442,748	7,770*	26,434,748
South Fair Oaks	2	2,456,386	180	516,000	182	2,972,386	302	3,746,386
West Gateway	69	925,304	700	50,000	769	975,304	769	1,194,054
East Pasadena	141	5,133,267	450	1,000,000	591	6,133,267	641	7,118,267
East Colorado	5	1,777,261	300	200,000	305	1,977,261	750	2,092,261
North Lake	365	744,783	250	87,000	615	831,783	850	889,783
Fair Oaks/Orange Grove	1,005	1,725,585	401	268,867	1,406	1,994,452	1,540	2,263,318
Specific Plan Area Total*	5,692*	33,955,334	5,031	3,377,867	10,993*	37,327,201	12,622*	43,738,817
Outside Specific Plan*	48,780*	8,261,628	1,550	1,601,198	50,330*	9,862,826	52,058*	12,264,623
Citywide Total	54,742	42,216,962	6,581	4,973,065	61,323	47,190,027	64,680	56,003,440

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan" areas.

Source: City of Pasadena. March 2004.

Table 8
 Increase in Development Outside Specific Plan Areas
 Baseline Year 2004 versus Horizon Year 2015

General Plan Designation	Existing Development (2004)		Estimated Potential Net New Development (2004-2015)		Estimated Total Development (2015)	
	Residential Units	Nonresidential Square Footage	Residential Units	Non-Residential Square Footage	Residential Units	Nonresidential Square Footage
Low Density Residential (0-6 Units/Acre)	23,673		150		23,823	
Low-Medium Density Residential (0-2 Units/Lot)	4,080		100		4,180	
Medium Density Residential (0-16 Units/Acre)	4,865		250		5,115	
Medium-High Density Residential (0-32 Units/Acre)*	9,481*		700		10,181*	
High Density Residential (0-48 Unit/Acre)*	4,714*		350		5,064*	
Planned Development	1,286	1,340,000	0	0	1,286	1,340,000
General Commercial (Maximum FAR = 0.80)		2,023,024		568,960		2,591,984
Neighborhood Commercial (Maximum FAR = 0.70)	681	1,397,580	0	193,512	681	1,591,092
Industrial (Maximum FAR = 0.90)		101,024		63,876		164,900
Institutional		3,400,000		774,850		4,174,850
Total	48,780*	8,261,628	1,550	1,601,198	50,330*	9,862,826

* Consistent with the approach used in the 1994 General Plan, 3,600 existing residential units, within the CD7 and CD7A zoning subdistricts (In-Town Housing), are counted with units outside the specific plan areas. The existing 3,600 units are included in this table with existing and total units in RM-32 and RM-48 districts "Outside Specific Plan Areas."

Source: City of Pasadena. March 2004.

Table 6.05-8
Comparison of Impacts of Alternatives to Impacts of the Project

Impact Category	Project Alternatives										Commercial-Oriented Development	Alternative FAR Allocation	Physical Improvements	Residential-Oriented Alternative
	No Project	Growth		Extension of Gold Line			Completion of I-710	4B	4C					
	1	2A 75% Growth	2B 50% Growth	3A 100% Growth	3B 75% Growth	3C 50% Growth	4A 100% Growth							
5	6	7	8											
Land Use	Equivalent	Equivalent	Greater	Equivalent	Equivalent	Greater	Equivalent	Equivalent	Greater	Greater	Equivalent	Equivalent	Greater	
Transportation/Traffic	Greater	Reduced	Reduced	Reduced	Reduced	Reduced	Reduced	Reduced	Reduced	Greater	Equivalent	Reduced	Reduced	
Population & Housing	Equivalent	Greater	Greater	Equivalent	Greater	Greater	Equivalent	Greater	Greater	Greater	Equivalent	Equivalent	Greater	
Noise	Equivalent	Equivalent	Reduced	Equivalent	Equivalent	Reduced	Equivalent	Equivalent	Reduced	Equivalent	Equivalent	Equivalent	Greater	
Air Quality	Greater	Reduced	Reduced	Reduced	Reduced	Reduced	Reduced	Reduced	Reduced	Greater	Equivalent	Reduced	Reduced	
Aesthetics	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Greater	Equivalent	
Cultural Resources	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Greater	Equivalent	
Geology/Soils	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Greater	Equivalent	
Hazards & Hazardous Materials	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Greater	Equivalent	
Hydrology	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Greater	Equivalent	
Public Services & Recreation	Equivalent	Reduced	Reduced	Equivalent	Reduced	Reduced	Equivalent	Reduced	Reduced	Equivalent	Equivalent	Equivalent	Greater	
Utilities & Service Systems	Equivalent	Reduced	Reduced	Equivalent	Reduced	Reduced	Equivalent	Reduced	Reduced	Equivalent	Equivalent	Greater	Greater	
Meets objectives of project?	No	No	No	Yes	No	No	No	No	No	No	No	No	No	
Within City's jurisdiction to implement?	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes	