

Attachment 3

City of Pasadena
Planning and Development Department
George Ellery Hale Building
175 North Garfield Avenue
Pasadena, CA 91109

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
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title and File Number:

EIR/Environmental Case Number:

Conditional Use Permit #4085, 2159-2233 E. Foothill Boulevard

State Clearinghouse Number:

Project Contact Person:

Lanny Woo Telephone: (626) 744-6776

Project Location:

2159-2233 E. Foothill Boulevard
Northeast corner of Foothill Boulevard and Craig Avenue

Project Description:

The applicant, Barnard Foothill I, LLC has submitted a Conditional Use Permit application to expand an existing self-storage building in the PD-11 (Planned Development-11, Foothill Boulevard, Craig Avenue, and White Street) zoning district and a Variance application for the number of required spaces. The project site is zone PD-11 with an underlying base district of CG (General Commercial). All regulations not specifically stated in the PD-11 are deferred to the base district CG. On January 2003, the Pasadena City Council adopted an ordinance prohibiting new construction of self-storage facilities in commercial zones including the CG. The self-storage use predates the ordinance adopted by the City Council; thus the self-storage facility became a nonconforming use. Pursuant to Chapter 17.76 of the Pasadena Municipal Code, a Conditional Use Permit is required for the expansion of nonconforming uses.

The proposed expansion involves a 67,150-square foot building to be constructed on the southwestern end of the site. Two buildings are proposed to be demolished, 1,125-square foot automotive repair garage, a 2,880-square foot office/industrial, and 400-square feet of storage area. A historic building located at 2189 E. Foothill Boulevard will be preserved. The project also provides for 13 parking spaces.

In conjunction with the Conditional Use Permit, a parking Variance application was submitted for the project. According to the Zoning Code, 27 spaces are required. The project is providing 11 spaces, thus the Variance request.

As part of a future expansion to the easterly portion, the applicant is proposing to amend the PD plan contained in the PD-11 zoning district. This amendment proposes the construction of a four-story 77,650 square foot self-storage building with 23 parking spaces for Phase 3.

Currently, the adopted 1986 PD-11 plan provides for a parking area. Ultimately, all the proposed buildings will bring the total floor area up to 387,180 square feet after demolition of the buildings noted above.

This is to advise that the City of Pasadena on October 4, 2004 approved the above described project and made the following determinations:

- A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA
- A Previous Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
- A Program Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA

Mitigation Measure were made a condition of project approval
 were not made a condition of project approval

The project, in its approved form, will have a significant effect on the environment
 will not have a significant effect on the environment

A statement of overriding consideration was adopted for this project
 was not adopted for this project

A copy of the Mitigated Negative Declaration, Initial Study, Mitigation Monitoring Program, and record of project approval may be examined at the Planning and Development Department, George Ellery Hale Building, Permit Center, 175 North Garfield Avenue, Pasadena, CA 91109-7215, Telephone (626) 744-4009.

Signature

Environmental Administrator
Title

Date