

ORIGINAL FILED

AUG 22 2005

LOS ANGELES, COUNTY CLERK



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

**NEGATIVE DECLARATION**

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PROJECT TITLE: Garfield Heights Zone Change Area

PROJECT APPLICANT: City of Pasadena – Planning Division

PROJECT CONTACT PERSON: Scott Andrew Reimers, Associate Planner

ADDRESS: 175 N. Garfield Ave.; Pasadena, CA 91101

TELEPHONE: (626) 744-6710

PROJECT LOCATION: The Multi-Family Residential, City of Gardens RM-32 and Multi-Family Residential, City of Gardens RM-16 properties along N. Los Robles Ave. between Claremont St. and Mountain St.; and the north side of Mountain St. between N. Los Robles Ave. and N. Garfield Ave. See the map on page two of the initial study.

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PROJECT DESCRIPTION: The proposed project is to change the zoning and General Plan Land Use designation for an area along North Los Robles Avenue between East Claremont Street and East Mountain Street. To the right is a diagram of the study area and its three sections. If the City Council approves the zone change and general plan amendment, the zoning for the northern section of N. Los Robles Ave. would change from Multi-Family Residential, City of Gardens RM-16 to Multi-Family Residential, Two Units Per Lot, RM-12 and the General Plan designation would change from Medium Density Residential to Low-Medium Density residential. The southern section of N. Los Robles Avenue – which currently has a zoning designation of Multi-Family Residential, City of Gardens RM-32 and a General Plan designation of Medium-High Density Residential – would be re-zoned to Multi-Family Residential, City of Gardens RM-16 with a General Plan Designation of Medium Density Residential. The Multi-Family Residential, City of Gardens RM-32 zoned area known as the Mountain section would be re-zoned to Multi-Family Residential, Two Units Per Lot RM-12. In conjunction, the Land Use Designation for this area would change from Medium-High Density Residential to Low-Medium Density Residential.

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FINDING

On the basis of the initial study on file in the Current Planning Office:

The proposed project COULD NOT have a significant effect on the environment.

The proposed project COULD have a significant effect on the environment, however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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Completed by: Scott Andrew Reimers  
Title: Associate Planner  
Date: 08.22.05

Determination Approved:  
Title:  
Date:

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PUBLIC REVIEW PERIOD:

COMMENTS RECEIVED ON DRAFT:  Yes  No

INITIAL STUDY REVISED:  Yes  No

**DRAFT**

**CITY OF PASADENA  
PLANNING DIVISION  
HALE BUILDING  
175 NORTH GARFIELD AVENUE  
PASADENA, CA 91101-1704**

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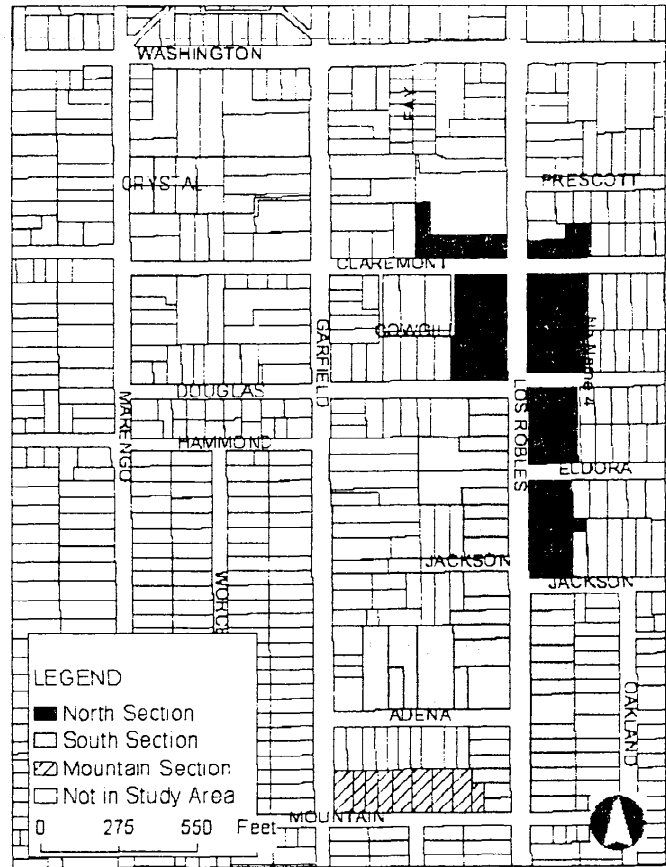
**INITIAL STUDY**

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis, the associated "Master Application Form," and/or Environmental Assessment Form (EAF) and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination whether the project may have a significant effect on the environment.

**SECTION I – PROJECT INFORMATION**

1. Project Title: Garfield Heights Zone Change Area
2. Lead Agency Name and Address: City of Pasadena – Planning Division  
175 North Garfield Avenue  
Pasadena, CA 91101
3. Contact Person and Phone Number: Scott Andrew Reimers, Associate Planner  
(626) 744-6710
4. Project Location: City of Pasadena  
The Multi-Family Residential, City of Gardens RM-32  
and Multi-Family Residential, City of Gardens RM-16  
properties along N. Los Robles Ave. between  
Claremont St. and Mountain St.; and the north side of  
Mountain St. between N. Los Robles Ave. and N.  
Garfield Ave. See the map on page two.
5. Project Sponsor's Name and Address: City of Pasadena – Planning Division  
175 North Garfield Avenue  
Pasadena, CA 91101
6. General Plan Designation: Medium-High Density Residential (0-32 du/ac)  
Medium Density Residential (0-16 du/ac)
7. Zoning: Multi-Family Residential, City of Gardens RM-32  
Multi-Family Residential, City of Gardens RM-16

8. Description of the Project: The proposed project is to change the zoning and General Plan Land Use designation for an area along North Los Robles Avenue between East Claremont Street and East Mountain Street. To the right is a diagram of the study area and its three sections. If the City Council approves the zone change and general plan amendment, the zoning for the northern section of N. Los Robles Ave. would change from Multi-Family Residential, City of Gardens RM-16 to Multi-Family Residential, Two Units Per Lot, RM-12 and the General Plan designation would change from Medium Density Residential to Low-Medium Density residential. The southern section of N. Los Robles Avenue – which currently has a zoning designation of Multi-Family Residential, City of Gardens RM-32 and a General Plan designation of Medium-High Density Residential – would be re-zoned to Multi-Family Residential, City of Gardens RM-16 with a General Plan Designation of Medium Density Residential. The Multi-Family Residential, City of Gardens RM-32 zoned area known as the Mountain section would be re-zoned to Multi-Family Residential, Two Units Per Lot RM-12. In conjunction, the Land Use Designation for this area would change from Medium-High Density Residential to Low-Medium Density Residential.



9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

DIRECTION	USE	ZONING	HISTORICAL STATUS
West	Mostly single family	Single Family Residential RS-6, except for Mountain Street which is Multi Family Residential, Two Units Per Lot ,RM-12	Garfield Heights a locally designated historical landmark district
South-west	Mix of single and multi-family	Multi Family Residential, Two Units Per Lot RM-12 & Multiple-Family Residential, City of Gardens RM-32	None
South - east	Mix of single and multi-family	Single Family Residential RS-6 & Public and Semi-Public District	None
East	Mostly single family	Single Family Residential RS-6	Orange Heights – National Register of Historic Places
North	Multi-family	Mostly Multi-Family Residential, City of Gardens RM-32 & some Multi-Family Residential, City of Gardens RM-16	Normandie Heights a locally designated historical landmark district

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

Approval by the City Council with a recommendation from the Planning Commission and the Northwest Commission is required.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

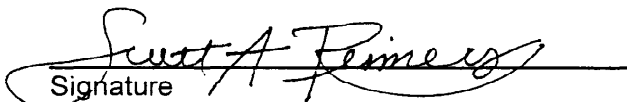
The environmental factors checked below would involve at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

	Aesthetics		Geology and Soils		Population and Housing
	Agricultural Resources		Hazards and Hazardous Materials		Public Services
	Air Quality		Hydrology and Water Quality		Recreation
	Biological Resources		Land Use and Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities and Service Systems
	Energy		Noise		Mandatory Findings of Significance

**DETERMINATION:** (to be completed by the Lead Agency)

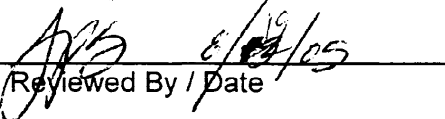
On the basis of this initial evaluation:

I find that the proposed project DOES NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect(s) on the environment. -Analysis in the Initial Study shows that one or more impact areas will have a "Potentially Significant Impact" An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that were not analyzed in a previously approved EIR or Negative Declaration for the project at hand.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

  
Signature

8/18/05  
Date

Scott A. Reimers  
Printed Name

  
Reviewed By / Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
  - 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
  - 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
  - 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 20, "Earlier Analysis," may be cross-referenced).
  - 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063( c)(3)(D). Earlier analyses are discussed in Section 20 at the end of the checklist.
    - a) Earlier Analysis Used. Identify and state where they are available for review.
    - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    - c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.
  - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) The explanation of each issue should identify:
    - a) The significance criteria or threshold, if any, used to evaluate each question; and
    - b) The mitigation measure identified, if any, to reduce the impact to less than significant
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## SECTION II - ENVIRONMENTAL CHECKLIST FORM

**1. BACKGROUND.**

Date checklist submitted: August 22, 2005  
 Department requiring checklist: Planning and Development Department  
 Planner assigned: Scott A. Reimers, Associate Planner

**2. ENVIRONMENTAL IMPACTS.** (explanations of all answers are required):

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**3. AESTHETICS.** Would the project:

a. *Have a substantial adverse effect on a scenic vista?* ( )

**WHY?** The project site is in an area, which has views of the mountains. This area contains structures ranging from one to two stories in height and trees, which obstruct these scenic views. By changing the zoning, setbacks on buildings will be more generous, building mass will be reduced, and the maximum permitted density will be reduced. This will allow for more of the existing vista to be maintained than would be if the existing zoning were maintained. The project does not impact any scenic vista as defined in the 2004 final EIR for the Land Use and Mobility Elements of the City of Pasadena General Plan. Multi-family projects built in the RM-16 zone are required to undergo design review by staff. One of the findings for design approval states that "future development should visually harmonize with its surroundings and not unnecessarily block scenic views." Future projects built under the revised zoning and general plan designations will be required to obtain building permits and meet all City requirements, including design review (if applicable). Therefore, there will be no significant impacts to a scenic vista.

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

**WHY?** The project does not substantially impact an Official State Scenic Highway, L.A. County Recommended Scenic Highway or unofficial City Designated Scenic corridor. Changing the zoning designation by itself will not necessarily result in the destruction of any landmark eligible trees, stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. The City has ordinances protecting trees. Future projects built under the revised zoning and general plan designations will be required to obtain building permits and meet all City requirements.

A few sites in the study area have been designated as an historic resource and the project area boundaries are adjacent to two locally designated landmark districts. The proposed project will re-zone existing properties and reduce the maximum permitted density. There is no new construction proposed as part of this action and it would not significantly impact nearby sites or structures, which are historic resources.

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

**WHY?** Part of the purpose of the zone change and general plan amendment is to respond to concerns that the existing zoning may result in a scale of development that detracts from the existing visual character. By changing the zoning as proposed, new projects will require more generous setbacks, less density, and lower height. Future projects built under the revised zoning and general plan designations will be required to obtain building permits and meet all City requirements, including design review (if applicable). Therefore, there will be no significant impacts that would degrade the existing visual character of the neighborhood.

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

The project will not have a significant impact on light and glare. By changing the zoning to a zone that has a lower density, the light and glare in a neighborhood will not change. Any new projects within this area will be required to comply with the standards in the zoning code that regulate glare and outdoor lighting. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements. Compliance with the setbacks required in this zoning district help reduce possible shade and shadow impacts to a level that is insignificant. For projects requiring design review, its finish, colors, and materials, will be reviewed for approval through the Design Review process. Pasadena's City of Gardens Ordinance which applies to projects of three or more units, requires appropriate yards to prevent intrusive shadows, and such projects are subject to design review. Therefore, there will be no impact.

**4. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project.

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* ( )

**WHY?** The City of Pasadena is a developed urban area surrounded by hillsides to the north and northwest. The western portion of the City contains the Arroyo Seco, which runs from north to south through the City. It has commercial recreation, park, natural and open space. There is no prime farmland, unique farmland, or farmland of statewide importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* ( )

**WHY?** The City of Pasadena has no land zoned for agricultural use other than commercial nurseries being allowed by right in the CG (General Commercial) and IG (General Industrial) zones and conditionally in the CO (Office Commercial), CL (Limited Commercial), OS (Open Space) and PS (Public-Semi Public) Zoning Districts. The proposed re-zone and general plan amendment does not affect these sites.

- c. *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?* ( )



**WHY?** There is no known farmland in the City of Pasadena; therefore the proposed project would not result in the conversion of farmland to a non-agricultural use.

5. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. *Conflict with or obstruct implementation of the applicable air quality plan?* ( )

**WHY?** By reducing the allowed density in the area fewer trips will be created. This in turn will reduce the negative air quality impacts associated with development. Furthermore, any new projects must comply with the Federal Clean Air Act, the California Clean Air Act and the regional Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District and Southern California Association of Governments. The AQMP contains measures to meet federal and state requirements. The City of Pasadena is also part of the West San Gabriel Valley Planning Council, which adopted the West San Gabriel Valley Air Quality Plan.

b. *Violate any air quality standard or contribute to an existing or projected air quality violation?* ( )

**WHY?** Due to its geographical location and the prevailing off shore daytime winds, Pasadena receives smog from downtown Los Angeles and other areas in the Los Angeles basin. The prevailing winds, from the southwest, carry smog from wide areas of Los Angeles and adjacent cities, to the San Fernando Valley and to Pasadena in the San Gabriel Valley where it is trapped against the foothills. For these reasons the potential for adverse air quality in Pasadena is high. Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. By reducing the allowed density in the area fewer trips will be created and less emissions will be emitted from vehicles and households. This in turn will reduce the negative air quality impacts associated with development allowed under the existing zoning.

c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* ( )

**WHY?** The City of Pasadena is within the South Coast Air Basin (SCAB). This basin is a non-attainment area for Nitrogen Dioxide (NO<sub>2</sub>) and fine particulates matter (PM<sub>10</sub>). Projects that contribute to a significant cumulative increase in NO<sub>2</sub> or PM<sub>10</sub> will be considered to be significant and require the consideration of mitigation measures. This zone change and general plan amendment does not propose any new construction and by itself will not cause a cumulatively considerable increase in NO<sub>2</sub> and/or PM<sub>10</sub>. When specific projects are proposed, they will be reviewed for their compliance with this requirement.

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

**WHY?** By reducing the zoning from higher densities to lower densities exposure of sensitive receptors to pollution will not increase. In fact, by reducing the allowed density the exposure to sensitive receptors will likely decrease as compared to what is allowed under the current zoning. Furthermore, any new projects must comply with the Federal Clean Air Act, the California Clean Air Act and the regional Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District and Southern California Association of Governments. The AQMP contains measures to meet federal and state requirements. The City of Pasadena is also part of the West San Gabriel Valley Planning Council, which adopted the West San Gabriel Valley Air Quality Plan. Any project proposed next to a sensitive receptor is required to undergo its own environmental review.

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

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

**6. BIOLOGICAL RESOURCES.** Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ( )

**WHY?** The project applies to properties in a developed urban area. There are no known unique, rare or endangered plant or animal species or habitats on or near the area that the zone change/general plan amendment would apply. Further, there is no construction proposed under the proposal.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ( )

**WHY?** There are no designated natural communities, however, the Final Environmental Impact Report for the adopted 2004 Land Use and Mobility Elements maps the natural communities within the City's boundaries. The project is not located near any of these communities. The project is located in a developed urban area.

c. Have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ( )

**WHY?** The project is located in a developed urban area. There is no known naturally occurring wetland habitat within the vicinity of the proposed project area

d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* ( )

**WHY?** The project is located in a developed urban area and does not involve the dispersal of wildlife nor will it result in a barrier to migration or movement.

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

**WHY?** In a study area of this size, there likely are trees that would require protection under the City's tree protection ordinance (no. 6896). Projects built under the new zoning will continue to be required to comply with this ordinance. Furthermore, changing the zoning designation to reduce the maximum density will not remove any protected trees or change the City's tree protection ordinance. Tree removal applications are not a part of this project application. The project is not in the Hillside Development Overlay District or the Lower Arroyo.

f. *Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?* ( )

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

**7. CULTURAL RESOURCES.** Would the project:

a. *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?* ( )

**WHY?** Within the study area there are a number of properties that are within a Landmark District and one house designed by Greene and Greene. Additionally, the study area is flanked on the west and the east by two Landmark Districts – one on the National Register and one locally designated. The zone change and general plan amendment will not by itself directly cause a substantial adverse change. By changing the zoning designation to one that establishes a lower density, it may aid in preserving historic and potentially historic buildings. Development under the new zoning would be more compatible with the surrounding historic neighborhoods and structures. The change in zoning and general plan designation will require greater setbacks thereby respecting neighboring historic buildings. Furthermore, any specific projects built under the new zoning would require CEQA review for this issue. The demolition (relocation, removal or significant alteration) of an historic building (structures, natural features, works of art or similar objects) is

subject to review prior to issuance of a building permit by the City. Therefore the proposed re-zone and general plan amendment will not result in any significant impacts to the adjacent landmark districts or any historic properties.

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

**WHY?** There are no known prehistoric or historic archeological sites in the project area. This change in zoning and general plan designation will not directly result in any change to archaeological resources. However, any project submitted under the new zoning will continue to be subject to all City requirements and CEQA review.

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

**WHY?** There are no records of any significant paleontological resources in the City of Pasadena. Therefore, there are no known paleontological resources affected by the project.

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

**WHY?** There are no known human remains in the project area. The project – changing the zoning and the general plan designation – does not call for any soil or human remains to be disturbed. However, any projects submitted under the new zoning and general plan designation would be subject to their own CEQA review and the laws of the State of California. City policy is to call the Los Angeles County Coroner's Office if a corpse is found at a project site. (If the remains are determined to be Native American, the Gabrieleño/Tongva Tribal Council should be contacted at (626) 286-1632 or by e-mail at <http://www.tongva.com/>. For human remains other than Native American, there is a general prohibition in the California Health and Safety Code Section 7050.5 prohibiting human remains from being buried outside a dedicated cemetery.)

8. **ENERGY.** Would the proposal:

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

**WHY?** The project does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed project reduces the potential intensity of development by changing the zoning. This reduction in density will reduce the number of people relying on energy resources. Further, any future projects constructed under the zoning proposed by this zone change must comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these performance standards may include high-efficiency Heating Ventilation and Air Conditioning (HVAC) and hot water storage tank equipment, lighting conservation features, higher than required rated insulation and double-glazed windows.

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

**Why?** The project does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed project reduces the potential intensity of development by changing the zoning. This reduction in potential density will reduce the number of people relying on energy resources.

**9. GEOLOGY AND SOILS.** Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ( )

**WHY?** The only change this project will create in regard to geological safety is to reduce the number of units and therefore reduce the number of people who may be subject to the effects of an earthquake. The potential already existed under the current zoning for people and property to be exposed to the hazards of seismic activity in most of California. This project will not increase the potential occurrence of earthquakes. The risk of earthquake damage is minimized because the new structures that may be proposed under the proposed zone change and general plan amendment shall be built according to the Uniform Building Code and other applicable codes, and are subject to inspection during construction. Structures for human habitation must be designed to meet or exceed California Uniform Building Code standards for Seismic Zone 4.

ii. Strong seismic ground shaking? ( )

**WHY?** An "inferred, concealed fault" runs in an east-west direction through the northern portion of the study area, just north of Claremont Street. This area is a "fault management hazard zone". The change in zoning and general plan designation will not increase the risk of loss, injury, or death due to ground shaking beyond that of the existing zoning.. The reduction in zoning may actually reduce the number units and thus people who will be affected by strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of liquefaction? ( )

**WHY?** The change in zoning and general plan designation will not increase the risk of loss, injury, or death due to seismic-related ground failure anymore than the existing zoning.. The reduction in zoning density may actually reduce the number of units and thus people who will be affected by seismic-related ground failure.

iv. *Landslides as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of landslides?* ( )

**WHY?** According to Plate P-1 of the Cities Safety Element of the General Plan (as based on the State's Seismic Hazard Zone Maps), the project site is not in a Landside Hazard Zone. According to the Slope Instability Map (Plate 2-4 of the Technical Background Report of the adopted 2002 Safety Element of the General Plan) the project is not in an area of slope instability. According to these same sources there is no known historic evidence of landslides within the boundaries of the project site or at adjacent properties. For any future development with the project area, existing City regulations will control any slope instability; therefore there will be no impact. In addition the Seismic Hazard map does not show this project to be located in an area where there is geologic evidence of past landslides.

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

**WHY?** Changing the zoning and land use designation does not involve any new construction and will not increase the loss of topsoil or increase soil erosion.. Especially for those areas where RM-12 zoning is proposed, the amount of excavation and loss of topsoil will be reduced in comparison to the existing zoning. Projects in RM-12 zoned areas are limited to a maximum of two units per lot, thus they do not normally require as much excavation as RM-16 or RM-32 projects which often involve semi-subterranean garages. For future projects built under the proposed zoning, water erosion during construction will be minimized by limiting construction to dry weather, covering exposed excavated dirt during periods of rain and protecting excavated areas from flooding with temporary berms. Soil erosion after construction will be controlled by implementation of an approved landscape and irrigation plan. These plans are required to be submitted to the Zoning Administrator (or Design Review Commission staff) for review and approval prior to the issuance of a building permit.

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

**WHY?** The City of Pasadena rests primarily on an alluvial plain. To the north, the San Gabriel Mountains are relatively new in geological time. These mountains run generally east-west and have the San Andreas Fault on the north and the Sierra Madre Fault to the south. The action of these two faults in conjunction with the north south compression of the San Andreas tectonic plate is pushing up the San Gabriel Mountains. This uplifting combined with erosion has helped form the alluvial plain. The zone change and general plan amendment will not have an affect on soil stability or create any of the above hazards. Projects built under the new zoning regulations may require a geological study to determine if the soil is stable enough to support the planned project without being graded and the soil compacted to specified standards per applicable codes. All future projects submitted under the proposed zoning are required to comply with CEQA and all other local regulations.

d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?* ( )

**WHY?** According to the 2002 adopted Safety Element of the City's General Plan the project site is underlain by alluvial material from the San Gabriel Mountains. This soil consists primarily of sand and gravel and is in the low to moderate range for expansion potential.

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* ( )

**WHY?** The City of Pasadena allows septic tanks to be used for only specified areas in the hillsides per regulations found in Ordinances 3881 and 4170 and codified in Pasadena Municipal Code. The proposed project is not in any of these specified areas. New construction must be hooked up to a sewer if it is available. If the sewer is at a higher elevation than the project, the sewage is to be pumped up to the sewer.

**10. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- a. *Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?* ( )

**WHY?** Changing the zoning within the project area from one type of residential zoning to a less dense residential zoning will not cause a significant hazard to the public or the environment. The project area has been and continues to be a residential area. Furthermore any new projects proposed under the new zoning and land use designation must comply with the applicable residential zoning requirements, which do not allow for uses or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance of residential structures and landscaping. Any future projects must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further there is no evidence that the project area has been used for underground storage of hazardous materials.

- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* ( )

**WHY?** Changing the zoning within the project area from one type of residential zoning to a less dense residential zoning will not cause a significant hazard to the public or the environment. The project area has been and continues to be a residential area. Furthermore any new projects proposed under the proposed zoning and land use designation must comply with residential zoning requirements, which do not allow for uses that have hazardous materials. Therefore there is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, which could release hazardous material.

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

**WHY?** Madison School is less than .25 miles from the southeast portion of the project area. None of the uses allowed under the current or the proposed zoning and general plan designation will emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste.

d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* ( )

**WHY?** Changing the zoning within the project area from one type of residential zoning to a less dense residential zoning will not cause a significant hazard to the public or the environment. The project area has been and continues to be a residential area.

e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?* ( )

**WHY?** The project site is not within an airport land use plan or within two miles of a public airport or public use airport.

f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?* ( )

**WHY?** The project site is not within the vicinity of a private airstrip.

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

**WHY?** The project is located within an urban area.. Adherence to building, zoning, and fire codes will ensure that future projects proposed under the new zoning designation will not have a significant impact on emergency response and evacuation plans.

The City of Pasadena maintains a citywide emergency response plan, which goes into effect at the onset of a major disaster (e.g., a major earthquake). The Fire Marshall maintains the disaster plan. In case of a disaster, the Fire Marshall is responsible for implementing the plan, and the Pasadena Police Department devises evacuation routes based on the specific circumstance of the emergency.

The City has pre-planned evacuation routes for dam inundation areas associated with Devil's Gate Dam, Eaton Wash, and the Jones Reservoir. According to the adopted 2002 Safety Element of the General Plan, the project area is not within any of these dam inundation areas.



There are no areas in the City designated as eligible for flood insurance by the Federal Emergency Management Administration (FEMA).

*h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ( )*

**WHY?** According to the 2002 adopted Safety Element as shown on Plate 4-2, Wildfire Hazard Map, the project site is in an area of low fire hazard.

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

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

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

There are no bodies of water near the project, whose surface waters would receive any discharge from the project. However, if there is water runoff from the future development sites, this runoff may be discharged via Los Angeles County Flood Control Channels into the San Pedro Bay.

The project is not located near any significant body of fresh or marine water.

*b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ( )*

**WHY?** By changing the zoning and the land use designation in this area from a higher density to a lower density residential zone, less groundwater will be used. Additionally, by changing the zoning from RM-16 to RM-12 there will be more natural soil and less lot coverage. This will allow for more water to percolate back into the soil as compared to the current zoning designation..

Future projects will use the existing water supply system provided by the Pasadena Department of Water and Power and the existing sewer provided by the Public Works Department. Therefore, there will be no direct additions or withdrawals from the ground waters.

During drought conditions, future projects will need to comply with the Water Shortage Procedures Ordinance (Chapter 13 of the Pasadena Municipal Code) the project shall only consume 90% of expected consumption. To ensure compliance with this ordinance, the applicant shall submit a water conservation plan limiting the project's water consumption to 90% of expected consumption. This plan shall be submitted to and approved by the City's Water and Power Department and the Building Division prior to the issuance

of a building permit. The applicant's irrigation and plumbing plans shall comply with the approved water conservation plan.

c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on-or off-site?* ( )

**WHY?** By changing the zoning and the land use designation in the project area drainage patterns will not be changed, streams will not be altered, and erosion rates will not increase. How future projects will affect erosion, drainage, and stream courses will be reviewed at the time a specific development is proposed. For future projects, the drainage of surface water from the project will be controlled by building regulations and directed towards the City's existing streets, flood control channels, storm drains and catch basins. The applicant shall submit a site drainage plan for review and approval by the Building Division and the Public Works Department prior to the issuance of a building permit. Due to the existing building regulations and the submission, approval and implementation of a drainage plan there will be no significant impact from surface runoff.

According to the 2002 adopted Safety Element of the City of Pasadena Comprehensive General Plan, most properties in the City are not normally subject to flooding.

d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?* ( )

**WHY?** The City of Pasadena contains two streams the Arroyo Seco and Eaton Creek, the project area is not located near either stream. Therefore the project will not alter the course of these streams or any ravines or gullies on the site.

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

**WHY?** The proposed project would most likely reduce the demand on the storm water drainage system as compared to what the existing zoning density allows. The project area is adequately served by existing stormwater drainage systems.

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

**WHY?** The project will not by itself degrade water quality. For future projects, runoff will be controlled during construction using required Best Management Practices. There are no known hazardous materials that would be disturbed during construction. Future projects will most likely connect to the existing water, sewer and storm drain systems. The environmental review of future projects proposed under the new zoning and land use designations will assess any impacts on groundwater quality.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or dam inundation area as shown in the City of Pasadena adopted Safety Element of the General Plan or other flood or inundation delineation map? ( )

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

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

**WHY?** The entire City of Pasadena is in Zone D on the Federal Emergency Management Agency (FEMA) map Community Number 065050. In Zone D the City is not required to implement any flood plain management regulations.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ( )

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

There are no significant bodies of water either in or near the City of Pasadena, which could subject the City to tidal waves. For future multi-family projects, an on-site drainage system will convey storm water runoff to designated flood control facilities.

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

**WHY?** The City of Pasadena is not located near enough to any inland bodies of water or the Pacific Ocean to be inundated by either a seiche or tsunami. For mudflow see responses to 9.

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

a. Physically divide an existing community? ( )

**WHY?** The project will not physically divide an existing community. The project does not include the construction of nor will allow the construction of any project that would physically divide the community. The project proposes to reduce residential density, which will have no dividing effect.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ( )

**WHY?** The land use map designates the southern portion of the study area as Medium-High Density Residential (0-32 dwelling units / acre) and the northern portion of the study area as Medium-Density Residential (0-16 dwelling units / acre). Given, the General Plan provides for a range of densities, it can be inferred that the General Plan goals and policies could be met at a range of densities, not solely at maximum build out.

This project calls for zoning that reduces the density to ranges allowed in the General Plan Land Use Diagram; maintains the permitted types of uses called for in the Land Use Diagram; implements policies in the General Plan that seek preservation of Pasadena's character, scale, and residential neighborhoods; and allows for continued housing growth.

The proposed re-zoning and general plan amendment would allow for a balanced implementation of the General Plan goals. Specifically, this zone change and general plan amendment helps implement objectives one, five, and seven. These objectives seek to support the preservation of Pasadena's character, scale, and residential neighborhoods

While the zone change is in compliance with the land use plan, policies and regulations the project includes a general plan amendment. The General Plan Land Use Map, as described in the preceding paragraphs, allows for a broad range of densities. The proposal to revise the General Plan will assist in refining and narrowing the broad density range, and is necessary to establish consistency with the proposed zoning revisions

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

**WHY?** There are no Habitat Conservation or Natural Community Conservation Plans in Pasadena.

**13. MINERAL RESOURCES.** Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ( )

The Final Environmental Impact Report for the adopted 2004 Land Use and Mobility Elements of the City's General Plan states that there are two areas in Pasadena, which may contain mineral resources of sand, gravel and stone Eaton Wash, and Devils Gate Reservoir. The project is not near these areas.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ( )

**WHY?** There are no locally important mineral-resource recovery sites delineated by the City of Pasadena Land Use Element of the Comprehensive General Plan. The 1994 certified final EIR for this element states that there are two areas within Pasadena which contain aggregate for making Portland cement, one in the Arroyo Seco, the other in Eaton Canyon. These areas are zoned for Open Space uses and are not

currently being mined. There are no mineral-resource recovery sites shown in the Hahamongna Watershed Park Master Plan. The 1999 "Aggregate Resources in the Los Angeles Metropolitan Area" map published by the California Department of Conservation, Division of Mines and Geology shows no aggregate resources with the City of Pasadena.

**14. NOISE.** Will the project result in:

a. *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* ( )

**WHY?** The project itself will not lead to a significant increase in ambient noise. By decreasing the intensity of new development there will most likely be less construction noise and less residential related noise (air conditioning systems, heating systems, etc.). Since less people will live in the area as compared to development under current zoning, less people will be affected by rising noise levels.

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

**WHY?** The project is not located near any light rail tracks or freeways.

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

**WHY?** See response to 14.a. The Noise Restrictions Ordinance (Pasadena Municipal Code Chapter 9.36) sets the allowed ambient noise level. The project does not involve construction and will not increase ambient noise levels

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

**WHY?** The project will not cause a substantial temporary or periodic increase in ambient noise levels. The affected properties will be down zoned and will remain residential.

e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* ( )

**WHY?** There are no airports or airport land use plans within the City of Pasadena. Pasadena is part of the Burbank, Glendale Pasadena Airport Authority, but the airport is in the City of Burbank.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ( )

**WHY?** The project is not within the vicinity of the Police Heliport or the Fire Camp in the Arroyo Seco.

**15. POPULATION AND HOUSING.** Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ( )

**WHY?** The project will reduce the number of units allowed in this area. Therefore it will not induce population growth.

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

**WHY?** This project does not call for the demolition of any buildings, neither directly or indirectly. Furthermore, the zoning code allows for the reconstruction of non-conforming buildings in the event of an involuntary destruction by a catastrophic event.

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

**WHY?** This project does not call for the removal or displacement of people. The balanced nature of the zone change and general plan amendment allows for continued housing growth on the majority of the lots within the project area.

**16. PUBLIC SERVICES.** Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire Protection? ( )

**WHY?** Changing the zoning and the general plan designation so that the number of units per acre is reduced will not affect the provision of fire service.

b. Libraries? ( )

**WHY?** Changing the zoning and the general plan designation so that the number of units per acre is reduced will not affect the provision of library service.

c. Parks? ( )

**WHY?** Changing the zoning and the general plan designation so that the number of units per acre is reduced will not affect the provision of park and recreational service.

d. Police Protection? ( )

**WHY?** Changing the zoning and the general plan designation so that the number of units per acre is reduced will not affect the provision of police service.

e. Schools? ( )

**WHY?** Changing the zoning and the general plan designation so that the number of units per acre is reduced will not affect the provision of educational services.

f. Other public facilities? ( )

**WHY?** Changing the zoning and the general plan designation so that the number of units per acre is reduced will not affect the provision of other public facilities.

**17. RECREATION.**

a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* ( )

**WHY?** The current zoning allows for a greater number of units and potential residents that would be utilizing area parks. Therefore, implementation of the zone change and general plan amendment will likely decrease park use in comparison to the existing zoning.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ( )

**WHY?** The project contains no recreational facilities nor does it require the construction or expansion of recreational facilities.

**18. TRANSPORTATION/TRAFFIC.** Would the project:

a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? ( )

**WHY?** The proposed zone change and general plan amendment would lessen the number of new units built within the project area. By reducing the density of new development the number of new trips and traffic within the project area will be reduced in comparison to the number that would be created under the current zoning. Thus there is no negative impact.

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

**WHY?** The proposed zone change and general plan amendment would lessen the number of units built within the project area. By implementing the zone change and general plan amendment the level of service would be equal to or better than if the area were developed under the current zoning. Thus there is no negative impact.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ( )

**WHY?** The project site is not within an airport land use plan or within two miles of a public airport or public use airport.

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

**WHY?** A change in the permitted density will not increase hazards or incompatible uses.

e. Result in inadequate emergency access? ( )



**WHY?** The ingress and egress for sites will not change by reducing the permitted density in the project area.

f. *Result in inadequate parking capacity (vehicle or bicycle)? ( )*

**WHY?** The parking capacity for sites will not change by reducing the permitted density in the project area. The Zoning Code currently establishes the minimum number of vehicle and bicycle parking spaces required. Future building projects must continue to comply with all City regulations.

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

**WHY?** The zone change and general plan amendment – which reduces the permitted density in the project area will have no affect on adopted policies, plans, or programs dealing with alternative transportation.

**19. UTILITIES AND SERVICE SYSTEMS.** Would the project:

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

**WHY?** The proposed zone change and general plan amendment would lessen the number of new units built within the project area. This will not directly affect wastewater. However, future individual projects will be reviewed for compliance with waste water treatment requirements.

b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ( )*

**WHY?** The implementation of this new zoning pattern and general plan designation will not require or result in the construction of new, or expansion of existing, water or wastewater treatment facilities. However, any individual project built after the new zoning is in place will need to prepare its own environmental analysis. Furthermore the Final EIR for the current General Plan reviewed the affects of the existing zoning. The proposal is to reduce the zoning, thus the impact of water service and wastewater treatment will be reduced in comparison with the current zoning designations.

c. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ( )*

**WHY?** The project will not require the construction of new stormwater drainage facilities or the expansion of existing facilities. Any future projects would be infill in nature, located in a developed urban area, where storm drainage is provided by existing streets, storm-drains, flood control-channels, and catch basins.

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

**WHY?** The Final EIR for the 2004 General Plan Update verified that water supply could meet demand if the City was built to the maximum allowed by the General Plan. By implementing this project, the number of allowable units in the project area will decline. Thus, the proposed zoning will have less of a demand on the water supply than the current zoning.

e. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* ( )

**WHY?** See responses to 19 a. and b.

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

**WHY?** The Final EIR for the 2004 General Plan Update verified that landfill capacity could meet demand if the City was built to the maximum allowed by the General Plan. By implementing this project, the number of allowable units in the project area will decline. Thus, the proposed zoning will have less of a demand on landfill space than the current zoning.

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

**WHY?** The project's reduction in the allowable housing density will have no affect on the area's compliance with federal, state, and local statutes and regulations related to solid waste.

**20. EARLEIR ANALYSIS.**

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063( c)(3)(D). Earlier analyses are discussed in Section 18 at the end of the checklist.

a) **Earlier Analysis Used.** A copy of the Final Program EIR and the General Plan is available for review at the office of Planning Division, located at 175 North Garfield Avenue, Pasadena, CA 91109. Interested parties may call this office at (626) 744-4009.

b) **Impacts Adequately Addressed.** The proposal is for a zone change and general plan amendment in the subject area from a higher density residential zone to a lower density residential zone, and a General Plan amendment from Medium-High Density Residential (0-32 unit per acre) and Medium

Density Residential (0-16 units per acre) to reflect the appropriate Medium Density Residential (0-16 units per acre) and Low-Medium Density Residential (2 units per lot).

The proposed zone change and General Plan amendment has been reviewed for consistency with the policy, goals, and objectives of the General Plan. The policy statements are contained in the Revised Land Use Element of the City's General Plan, a document that was adopted in conjunction with the Program EIR that analyzed and identified potential impacts on various items in the checklist list above.

c) Mitigation Measures. Since the proposed zone change and General Plan amendment have been determined not to have a significant impact on any of the environmental items in the checklist, there is no need for any mitigation measures.

## 21. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ( )*

**WHY?** The subject area is located in a developed urban area. There are no known unique, rare, or endangered plant or animal species or habitats on or near the site. There are no records of any significant paleontological resources in the City of Pasadena. There are no known prehistoric or historic archeological sites within the project boundary. Besides the structures, there are no known natural features, works of art or similar objects in the subject area having a significant cultural value to the City.

The proposed Zone Change and General Plan amendment could result in the construction of additional units (however, at a lower density than what is currently permitted). These future projects will be subject to CEQA review, but given the location of the project area, they would not have the potential to degrade the quality of environment or reduce the habitat of fish or wildlife species, or reduce the number or restrict the range of a scarce or endangered plant or animal or eliminate major periods of California history or prehistory. The proposed zone change is located in a built urban environment.

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project? ( )*

**WHY?** The proposal to change the zoning designation and to amend the General Plan Land Use map does not involve any new construction. There is always the possibility that new development will occur in a given area, however the project proposes to reduce the maximum density permitted, resulting is less cumulative impacts from future development. rmitted).

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



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**WHY?** The proposal will not have a significant effect on geological resources, water, flooding, hazards, public services and utilities and service systems. The proposal will not use or change the use of significant amounts of services.

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## INITIAL STUDY REFERENCE DOCUMENTS

#	Document
1	Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, revised January 1, 2004 official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999.
2	Alquist-Priolo Earthquake Fault Maps- the official Los Angeles and Mt. Wilson, quadrant maps were released in 1977.
3	CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993
4	East Pasadena Specific Plan Overlay District, City of Pasadena Planning and Development Department, codified 2001
5	Energy Element of the General Plan, City of Pasadena, adopted 1983
6	Fair Oaks/Orange Grove Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2002
7	Final Environmental Impact Report (FEIR) Land Use and Mobility Elements of the General Plan, City of Pasadena, certified 2004
8	2000-2005 Housing Element of the General Plan, City of Pasadena, adopted 2002.
9	Inclusionary Housing Ordinance Pasadena Municipal Code Chapter 17.71 Ordinance #6868
10	Land Use Element of the General Plan, City of Pasadena, adopted 2004
11	Mobility Element of the General Plan, City of Pasadena, adopted 2004
12	Noise Element of the General Plan, City of Pasadena, adopted 2002
13	Noise Protection Ordinance Pasadena Municipal Code Chapter 9.36 Ordinances # 5118, 6132, 6227, 6594 and 6854
14	North Lake Specific Plan Overlay District, City of Pasadena Planning and Development Department, Codified 1997
15	Regional Comprehensive Plan and Guide, "Growth Management Chapter," Southern California Association of Governments, June 1994
16	Safety Element of the General Plan, City of Pasadena, adopted 2002
17	Scenic Highways Element of the General Plan, City of Pasadena, adopted 1975
18	Seismic Hazard Maps, California Department of Conservation, official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. The preliminary map for Condor Peak was released in 2002.
19	South Fair Oaks Specific Plan Overlay District Planning and Development, codified 1998
20	State of California "Aggregate Resource in the Los Angeles Metropolitan Area" by David J. Beeby, Russell V. Miller, Robert L. Hill, and Robert E. Grunwald, Miscellaneous map no. .010, copyright 1999, California Department of Conservation, Division of Mines and Geology
21	Storm Water and Urban Runoff Control Regulations n Pasadena Municipal Code Chapter 8.70 Ordinance #6837
22	Transportation, Housing, and Child Care Survey: A Report Describing the Results and Findings of a Survey of Employees in the City of Pasadena, Child Care Planning Associates for the City of Pasadena, April 11, 1990
23	Tree Protection Ordinance Pasadena Municipal Code Chapter 8.52 Ordinance # 6896
24	West Gateway Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2001
25	Zoning Code, Chapter 17 of the Pasadena Municipal Code

U://MyDocuments/wordfile/IS/ISREF.doc7.29.03

## ATTACHMENT 5 GARFIELD HEIGHTS ZONING STUDY AREA



### CALIFORNIA DEPARTMENT OF FISH AND GAME

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

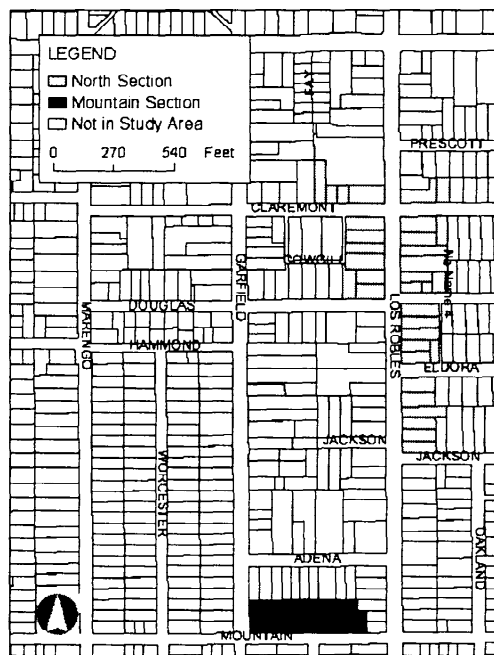
**Project Title/Location:** Garfield Heights Zone Change – North and Mountain Section (Los Angeles County)

The Multi-Family Residential, City of Gardens RM-16 properties along and adjacent to N. Los Robles Ave. between Jackson Street and Claremont Street; and the north side of Mountain St. between N. Los Robles Ave. and N. Garfield Ave. See the map below.

**Project Applicant:** City of Pasadena – Planning Division

**Project Description:** The project changed the zoning and General Plan Land Use designation for an area along North Los Robles Avenue and East Mountain Street. To the right is a diagram of the study area and its three sections. The zoning for the northern section of N. Los Robles Ave. changed from Multi-Family Residential, City of Gardens RM-16 to Multi-Family Residential, Two Units Per Lot, RM-12 and the General Plan designation changed from Medium Density Residential to Low-Medium Density residential. The Multi-Family Residential, City of Gardens RM-32 zoned area known as the Mountain section was re-zoned to Multi-Family Residential, Two Units Per Lot RM-12. In conjunction, the Land Use Designation for this area changed from Medium-High Density Residential to Low-Medium Density Residential.

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



conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or; conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**Certification:**

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

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Denver E. Miller

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

**ATTACHMENT 4. GARFIELD HEIGHTS ZONING STUDY AREA**



**NOTICE OF DETERMINATION**

**To:** Los Angeles County Clerk  
Business Filing & Registration  
12400 E Imperial Hwy Rm 1101  
Norwalk, CA 90650  
Attn: J. Bance Baker

**From:** City of Pasadena  
Planning & Development Dept.  
175 N. Garfield Avenue  
Pasadena, CA 91101-1704  
Attn: Scott Andrew Reimers

**Contact:** Scott Andrew Reimers  
**Phone:** (626) 744-6710

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

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**State Clearinghouse Number (if submitted to State Clearinghouse):**  
None

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**Project Title:**  
Garfield Heights Zone Change Area

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**Project Location (include county):**  
Garfield Heights Zone Change – North and Mountain Section (Los Angeles County)  
The Multi-Family Residential, City of Gardens RM-16 properties along and adjacent to N. Los Robles Ave. between Jackson Street and Claremont Street; and the north side of Mountain St. between N. Los Robles Ave. and N. Garfield Ave. See the map below.

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**Project Description:**  
The project changed the zoning and General Plan Land Use designation for an area along North Los Robles Avenue and East Mountain Street. To the right is a diagram of the study area and its three sections. The zoning for the northern section of N. Los Robles Ave. changed from Multi-Family Residential, City of Gardens RM-16 to Multi-Family Residential, Two Units Per Lot, RM-12 and the General Plan designation changed from Medium Density Residential to Low-Medium Density residential. The Multi-Family Residential, City of Gardens RM-32 zoned area known as the Mountain section was re-zoned to Multi-Family Residential, Two Units Per Lot RM-12. In conjunction, the Land Use Designation for this area changed from Medium-High Density Residential to Low-Medium Density Residential.

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This is to advise that the Lead Agency has approved the above described project on \_\_\_\_\_ (date approved) and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA (Section 15091).



This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration/Mitigated Declaration, is available to the General Public at: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101.

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

Date received for filing at OPR (if applicable):

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

Reference: Sections 21000-21174, Public Resources Code.

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

**Pasadena Heritage**  
**651 S. St. John Avenue, Pasadena, California 91105**  
**626 441-6333**

July 27, 2006

Planning Commission Chair and Members  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, California

RE: Garfield Heights Zoning Study

Dear Planning Commission Members:

On behalf of Pasadena Heritage, I am pleased to write this letter of support for the Preliminary Recommendations for the Garfield Heights Zoning Study Area on your agenda this evening.

Garfield Heights is a wonderful historic neighborhood that has been a particular focus of interest and concern for Pasadena Heritage for nearly a decade. It has a wealth of distinctive single-family homes in a variety of architectural styles that characterize the development of early Pasadena. Pasadena Heritage has great respect and a solid working relationship with the neighborhood association that has been so active there. We wholeheartedly supported the designation of Garfield Heights as Pasadena's second Landmark District, and, with Heritage Housing Partners, have worked on several rehabilitation and restoration projects in the neighborhood.

As staff has so ably demonstrated in the exhibits prepared for your meeting, this neighborhood still retains its predominant single-family character. However, the balance is very fragile, as the density survey and existing structures analysis both show. With property values rising daily and housing pressures so great, Pasadena Heritage is very concerned that the underlying zoning of many parcels will encourage the increasing erosion of the neighborhood and an influx of new development that is counter productive to historic preservation and neighborhood goals. We see considerable conflict between zoning as dense as RM-32 and even RM-16 and the goals of the Landmark District and the hard work and personal investment of so many neighbors.

We also suggest that currently, a number existing historic structures have more than one unit within them or additional units in the rear of the property, thus contributing density

while preserving the single-family character of the streetscape. In addition to fostering the preservation of historic structures, we believe that many of these units provide affordable housing in modest, architecturally compatible ways. The least attractive, most visually disparate, and, in some cases, most problematic housing in the area is found in the larger apartment complexes. Therefore, we should find ways to encourage attractive, architecturally compatible housing units but discourage over-scaled, poorly designed new buildings that impact adjacent structures and often create other problems. We believe that down zoning is a key tool to encouraging the kind of future the neighborhood deserves and from which the entire community will benefit.

Taking all these factors into account, we urge the Planning Commission to accept the preliminary recommendations before you and further direct staff to continue to pursue this project as expeditiously as possible. Time is of the essence! We look forward to more information as it becomes available and understand that some fine-tuning may be needed as this rezoning study is finalized.

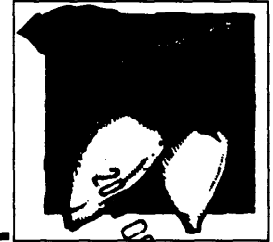
Thank you for this opportunity to comment and for all your hard work as Commissioners.

Sincerely,

Susan N. Mossman  
Executive Director

# GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION

PO Box 90322 • Pasadena • California • 91109-0322  
ghna@yahoogroups.com • www.garfieldheights.org



October 14, 2005

Ms. Jane Rodriquez  
City Clerk  
City of Pasadena  
117 East Colorado Boulevard  
Pasadena, California 91105

Re: Pasadena Heritage Support of Garfield Heights Zone Change

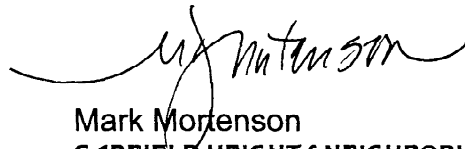
Dear Ms. Rodriquez:

Attached is a letter from Sue Mossman, Executive Director, of Pasadena Heritage documenting their support for the Garfield Heights zone change initiative and their support of Staff's recommendation to change the existing zoning from RM-32 to RM-16 and RM-12.

Please ensure that this letter of support is entered in to the official record and that the Councilmembers are aware that, in addition to the many neighbors of Garfield Heights, this initiative has the support of Pasadena Heritage.

Thank you in advance for your attention to this matter.

Respectfully,



Mark Mortenson  
GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION  
2005 Chair

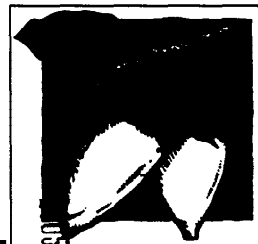
cc: Sue Mossman

2005 Board of Directors

Mark Mortenson, Chair • Karen Van Alstine, Vice-Chair • Laura Stewart & Lauren Fox, Co-Secretary • Buddy Renzullo, Treasurer  
Bernard Liddell • Curt Maranto • Dawn Allison • Holly Clearman • Nick Johnston

# GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION

PO Box 90322 • Pasadena • California • 91109-0322  
ghna@yahoogroups.com • www.garfieldheights.org



OCT 19 PM 3:17

October 14, 2005

Mr. Richard Bruckner  
Planning and Development Department  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, California 91105

Re: Garfield Heights Zone Change

Dear Mr. Bruckner:

The Garfield Heights Neighborhood Association (GHNA) is very supportive of staff's recommendation to reduce the current zoning levels along Claremont, Los Robles, Adena and Mountain streets. Your team has done an exemplary job through this entire process.

During this process, GHNA was approached by Eric Winter, a developer and property owner, who disagrees with the zone change proposal on Los Robles and recommended that we adopt a historic preservation overlay zone (HPOZ) versus pursuing the current zoning reduction recommendation. The GHNA Board met with Mr. Winter on Wednesday, October 12<sup>th</sup> to discuss his proposal. After his presentation, the Board discussed his proposal at length in a closed door session.

While Mr. Winter's proposal provides protection for historic structures, the GHNA Board does not feel that his proposal would resolve the other challenges created by the existing zoning (e.g. density and traffic congestion). In addition we feel that his proposal of a zoning designation new to the City of Pasadena would require extensive review by City Staff with an evaluation timeline that would be prohibitive. We continue to support Staff's recommendation to reduce the current zoning from RM-32 to RM-16 and RM-12.

We appreciate your time and attention to this matter and we congratulate your staff on a very thorough study and their wise recommendation to reduce the current zoning.

Respectfully,

A handwritten signature in black ink, appearing to read 'Mark Mortenson'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Mortenson  
GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION  
2005 Chair

cc: Eric Winter

## 2005 Board of Directors

Mark Mortenson, Chair • Karen Van Alstine, Vice-Chair • Laura Stewart & Lauren Fox, Co-Secretary • Buddy Renzullo, Treasurer  
Bernard Liddell • Curt Maranto • Dawn Allison • Holly Clearman • Nick Johnston

October 19, 2005

2005 OCT 20 PM 2:47

City of Pasadena  
Attn: Ms. Jane Rodriguez, City Clerk  
Re: Garfield Heights Zone Change  
117 East Colorado, 6<sup>th</sup> Floor  
Pasadena, CA 91109

Dear Ms. Rodriguez:

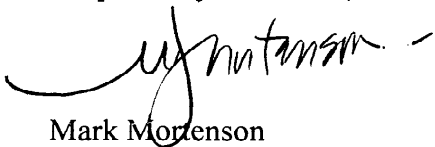
Lying within the boundaries of Washington (North), Mountain (South), Los Robles (East) and Marengo (West), is the Garfield Heights Association.

I am writing **IN SUPPORT** of the Garfield Heights zone change. As a member of the community and a homeowner in the affected study area, I firmly believe that this zone change is essential to properly manage the density in the area. Density management will also help to alleviate the significant traffic congestion experienced on Los Robles during rush hour and consistently on the arterial streets of Adena and Mountain.

Pasadena is strongly associated with and supportive of historic preservation. Historic preservation is one of the main points of the City's general plan. Contained within our association and the study area are a collection of treasured historical homes. The proposed zone change will help to preserve these historical gems.

Please enter my support into the official record when this matter is considered at the November 7<sup>th</sup>, 2005 City Council meeting.

Respectfully submitted,



Mark Mortenson  
Owner: 985 North Los Robles Avenue

Cc: Mayor Bill Bogaard  
Councilman Victor Gordo  
Councilman Chris Holden