

**CITY OF PASADENA PLANNING DIVISION  
HALE BUILDING  
175 NORTH GARFIELD AVENUE  
PASADENA, CA 91109-7215**

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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: Amendments to Title 17, Chapter 17.22 (Residential Zoning Districts) and Chapter 17.46 Parking and Loading of the Pasadena Municipal Code, the Zoning Ordinance.
2. Lead Agency Name and Address:  
  
City of Pasadena, Current Planning Section  
175 North Garfield Avenue, 2nd Floor  
Pasadena, California 91109
3. Contact Person and Phone Number:  
Lola Workman Osborne, Project Manager  
(626) 744-6879
4. Project Location: City of Pasadena, County of Los Angeles, State of California
5. Project Sponsor's Name and Address:  
  
City of Pasadena, Current Planning Section  
175 North Garfield Avenue  
Pasadena, California 91109
6. General Plan Designation:  
All General Plans areas in which medium, medium-high and high residential development is planned and permitted.
7. Zoning: RM-16, RM-16-2, RM-32, RM-48, CL and CO zoning districts.
8. Description of the Project: Proposed amendments to Title 17, Chapter 17.22, the Residential Zoning Districts and Chapter 17.46 Parking and Loading. The proposed amendments are technical corrections to the City of Gardens development standards for three residential units or more to clarify the intent of the existing standards. The amendments to the parking and loading chapter are related to the parking standards for all multifamily residential projects of three units or more.
9. Surrounding Land Uses and Setting: The City of Pasadena is a built out city of approximately 23 square miles. Residential development is located on infill sites, usually sites with existing development that is demolished for new projects.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): The City of Pasadena is the lead agency, and the City Council will adopt the proposed amendments to Title 17, of the Pasadena Municipal Code, with environmental documentation. The Planning Commission, after a public hearing, will make a recommendation to the City Council concerning the proposed amendments. The Northwest Commission, Community Development Commission, Design Commission and Historic Preservation Commission will provide comments.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving 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.	<b>xxx</b>
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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For

Project Name: 2005 Amendments to the City of Gardens Ordinance

Date Prepared: August 2, 2005

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## 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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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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## SECTION II - ENVIRONMENTAL CHECKLIST FORM

**1. BACKGROUND.**

Date checklist submitted: August 2, 2005  
 Department requiring checklist: Planning and Development Division  
 Project Manager assigned: Lola Osborne

**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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. There are no changes to development standards that would result in any significant aesthetic impacts to the environment. The Ordinance does apply to medium to high density multi-family residential properties citywide, however these are amendments that are technical corrections to clarify the existing standards of the ordinance. City of Gardens projects will still be subject to Design Review and there will be no significant aesthetic impacts.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response 3a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response 3a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**WHY?** See response 3a.

**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.

The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. Because these amendments are technical corrections to clarify the existing standards of the ordinance, there will be no significant agricultural impacts.

- 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.

- 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:

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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a. Conflict with or obstruct implementation of the applicable air quality plan? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of the regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant air quality impacts. The project does not propose any new development or building square footage. Future development projects will be reviewed to determine if they are compatible with all applicable air quality plans and standards.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 5a.

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)? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 5a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 5a. Further, the project is an amendment to existing development regulations. The City of Gardens Ordinance does apply to multi-family development, which is considered a sensitive receptor, however the permitted land uses are not proposed to change and residents living in or near future projects will not be exposed to substantial pollutant concentrations.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 5a.

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

Project Name: 2005 Amendments to the City of Gardens Ordinance

Date Prepared: August 2, 2005

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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- 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 proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant biological resource impacts. No new building square footage is proposed, only technical changes to the existing ordinance.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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- 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? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 6a.

- 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? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 6a.

- 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? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 6a.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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e. *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?*  
( )

                                                                 **(X)**

**WHY?** See response to 6a. There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans within the City of Pasadena.

**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?* ( )

                                                                 **(X)**

**WHY?** The proposed project is an amendment to the City of Pasadena's City of Gardens Regulations. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant cultural resources impacts. Future projects that are constructed under the City of Gardens ordinance will continue to be reviewed by Design and Preservation staff to ensure there are no impacts to historic resources.

                                                                 **(X)**

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

                                                                 **(X)**

**WHY?** See response to 7a.

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

                                                                 **(X)**

**WHY?** See response to 7a. If any remains are encountered during implementation of any project, the Los Angeles County Coroner must be contacted.

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

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

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** The proposed changes are technical corrections to an existing ordinance to clarify the intent. The Ordinance does apply to medium to high-density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant energy impacts.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 8a.

**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.* (    )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant geology and soils impacts. Any future development projects subject to the ordinance will be required to obtain building permits and will be evaluated by the Building Division to ensure there are no soils/geology impacts.

ii. *Strong seismic ground shaking?* (    )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 9a.

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?* (    )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 9a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 9a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 9a.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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c. 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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 9a.

d. 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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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**WHY?** See response to 9a.

**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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (X)
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**WHY?** The proposed project is an amendment to the City of Pasadena's City of Garden's Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant hazards or hazardous material impacts. Any new projects built under the Ordinance must comply with existing City regulations that monitor the use and transport 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? ( )*

                                                                 **(X)**

**WHY?** See response to 10a.

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

                                                                 **(X)**

**WHY?** See response to 10a.

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? ( )*

                                                                 **(X)**

**WHY?** See response to 10a.

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? ( )*

                                                                 **(X)**

**WHY?** There is no public airport within two miles of the City. The nearest airport is located in the City of Burbank, approximately 11 miles away.

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? ( )*

                                                                 **(X)**

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**WHY?** There are no private airstrips within the City of Pasadena.

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

                                                                 **(X)**

**WHY?** See response to 10a.

*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? ( )*

                                                                 **(X)**

**WHY?** See response to 10a.

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

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

                                                                 **(X)**

*WHY?* The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant hydrology and water quality impacts. Any new construction subject to the ordinance will be reviewed on a per project basis to ensure all water quality standards and water demands are met.

*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)? ( )*

                                                                 **(X)**

**WHY?** See response to 11a.

*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? ( )*

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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WHY? See response to 11a.

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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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WHY? See response to 11a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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WHY? See response to 11a.

f. Otherwise substantially degrade water quality? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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WHY? See response to 11a.

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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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WHY? See response to 11a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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WHY? See response to 11a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 11a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 11a.

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

a. Physically divide an existing community? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant impacts to dividing the community. There are no changes proposed that would re-zone property or change the location where multi-family development is presently permitted. The revisions to the ordinance will change specific development standards and will not result in any changes that would physically divide the community.

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? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** The Ordinance area of authority does not create any conflict with a prevailing land use plan, policy, or regulation of an agency since the technical corrections are to clarify the intent of the existing ordinance standards. See also response to 12a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**WHY?** There are no Habitat Conservation or Natural Community Conservation Plans in Pasadena. See also the response to 12a.

**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?* ( )

                                                                 **(X)**

**WHY?** 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. Multi-family development is not permitted in the residential areas that are nearest to these sites. Further, the proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant mineral resources impacts.

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?* ( )

                                                                 **(X)**

**WHY?** See response to 13a.

**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?* ( )

                                                                 **(X)**

**WHY?** The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent of development regulations. The Ordinance does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant noise impacts. The ordinance does not propose to change the areas where multi-family development is permitted. The construction of any project must comply with noise regulations and must adhere to City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise (Chapter 9.36 of the Pasadena Municipal Code). Regulations in the Municipal Code regarding ambient noise levels apply to stationary noise sources.

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

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)

**WHY?** See response to 14a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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**WHY?** See response to 14a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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**WHY?** See response to 14a.

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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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**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. See also response to 14a.

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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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**WHY?** There are no private airstrips within the City of Pasadena. See also response to 14a.

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

*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)?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X)
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**WHY?** There are no density changes proposed as part of the ordinance revisions. As a result, the ordinance revisions will not cause an increase in the population beyond what the current zoning districts permit for density allocations on a site by site basis. The areas where multi-family development is

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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permitted will not change under the ordinance revisions. Based on these factors there will be no significant population or housing impacts resulting from the ordinance revisions.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 15a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 15a.

**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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** The proposed project are amendments to the City of Pasadena's City of Gardens Ordinance. Through the permit process residential development impact fees are paid to off-set the cost of an increase to services such as police, fire, parks etc. Development impact fees are collected upon issuance of a building permit, to reduce any potential impacts to local services. Any future development projects subject to the ordinance will be required to pay all required impact fees to offset any potential impact on public services.

b. *Libraries?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 16a.

c. *Parks?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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WHY? See response to 16a.

d. *Police Protection?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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WHY? See response to 16a.

e. *Schools?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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WHY?.

f. *Other public facilities?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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WHY? See response to 16a.

**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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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WHY? The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. Each project will be required to pay (prior to the issuance of a building permit) any fees that are necessary to off-set any potential recreation impacts. Under the current fiscal year fee schedule, a fee of \$10,977 is collected for every new residential structure. In FY 2005-2006, this fee is proposed to be increased to \$19,743. Affordable housing units are assessed at a lower residential impact fee (\$765 per unit) to protect affordability. These proposed amendments will not increase the use or demand of recreational facilities beyond what is already planned for under the projected number of units within the General Plan. Density will not be increased beyond what is permitted in the current zoning districts as a result of these amendments.

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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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WHY? See response to 17a.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**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)? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** The proposed amendments to the City of Gardens Development Standards would not result in an increase in traffic. All housing projects will continue to be reviewed by Planning and Development and Transportation staff to ensure that there are no significant impacts related to Traffic and Transportation.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 18a.

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? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 18a..

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 18a.

e. *Result in inadequate emergency access? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 18a.

f. *Result in inadequate parking capacity? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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WHY? See response to 18a.

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

                        
 
                         
 
                         

WHY? See response to 18a.

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

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

                        
 
                         
 
                         

WHY? The proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. There are no changes to development standards that would result in any wastewater impacts. The City of Gardens Ordinance does apply to medium-high to high density multifamily residential properties citywide, however because this is a revision to an existing ordinance and proposes technical revisions to development standards only and does not propose any new construction, there will be no significant utilities systems impacts. As stated in response 16 a, each project will be required to be reviewed and approved on a case by case basis, and prior to the issuance of a building permit for any project the developer must pay fees to off-set any potential impacts. Under the current fiscal year fee schedule, a fee of \$10,977 is collected for every new residential structure. In FY 2005-2006, this fee will increase to \$19,743. Affordable housing units are assessed a lower residential impact fee (\$765 per unit) to protect affordability.

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? See response to 19a.

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 proposed project is an amendment to the City of Pasadena's City of Gardens Ordinance. The proposed changes are technical corrections to an existing ordinance to clarify the intent. The Ordinance

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does apply to medium to high density residential zoned properties citywide, however because these are technical corrections to an existing ordinance, there will be no significant noise impacts.

All new housing will be required to obtain building permits and each project will be reviewed by the Water and Power department to ensure that existing facilities can serve the project, or if the developer must pay fees to upgrade or install new systems. The proposed amendments to the City of Gardens Ordinance do not pose an adverse environmental impact upon utilities or storm water drainage facilities.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See responses to 19a and 19c.

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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See responses to 19a and 19c.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response to 19a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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**WHY?** See response 19a.

**20. 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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>(X)</b>
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**WHY?** This is an ordinance amendment and any new construction that is built utilizing these revised standards will be reviewed on a case by case basis for any potential impacts to the environment and will be required to mitigate those impacts to a level of less than significant.

There will be no significant impacts that would degrade the quality of the environment, reduce habitat of fish or wildlife species, or threaten any plant or animal community.

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?** See response to 20a. Further, the proposed changes are to existing development standards and regulations and will not cause any adverse impacts to the environment, either individually or cumulatively.

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

                        
 
                         
 
                         

**WHY?** See response to 20a and 20 b.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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INITIAL STUDY REFERENCE DOCUMENTS

#	Document
1	Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, revised January 1, 1994 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 1994
8	2000-2005 Housing Element of the General Plan, City of Pasadena, adopted 2002.
9	City of Gardens Ordinance Pasadena Municipal Code Chapter 17.22
10	Land Use Element of the General Plan, City of Pasadena, adopted 1994
11	Mobility Element of the General Plan, City of Pasadena, adopted 1994
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

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Project Name: 2005 Amendments to the City of Gardens Ordinance

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CORRESPONDENCES RECEIVED