

Attachment 2

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title / Location (include county)

Conditional Use Permit #4085 and PD-11 Amendment, 2159-2233 E. Foothill Boulevard

2159-2233 E. Foothill Boulevard
Pasadena, California
Los Angeles County

East side of Craig Street between Foothill Boulevard and White Street

Project Description

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

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

In conjunction with the Conditional Use Permit application, a parking Variance application was also submitted for the project. According to the Zoning Code, 33 spaces are required. The project is providing 11 spaces, thus the request for a Variance.

As part of a future expansion to the easterly portion, the applicant is proposing to amend the PD plan contained in the PD-11 zoning district. This amendment proposes the construction of a four-story, 77,650-square foot self-storage building and 23 parking spaces in an area where the PD-11 provided for a parking area. Currently, the adopted 1986 PD-11 plan provides for a parking area. Ultimately, all the proposed buildings will bring the total floor area up to 278,030 square feet after demolition of the buildings noted above.

On October 4, 2004, the City Council approved the environmental determination and the application to the PD-11 amendment to allow for the expansion of a 25-foot high self storage facility on the eastern portion of the site.

An application was submitted to modify the PD-11 plan for the eastern portion of the site to allow for the construction of a 30-foot high, 46,200-square foot self-storage facility. As originally proposed, the height of the self-storage building for the eastern portion of the site was 45 feet with 77,650 square feet. The proposal also had one basement level for storage. The applicant is proposing to modify the self-storage building by reducing the height and square footage from 45 feet to 30 feet and 77,650 square feet to 46,200 square feet. The new proposal would have two level basement for storage. The revised project is reduced from the original project analyzed in a Mitigated Negative Declaration. There are no new impacts as a result of the revision and all original mitigation measures that were adopted are applicable to the revised project. Therefore, per Sections 15162 and 15164 of California Environmental Quality Act (CEQA) an addendum was prepared. The italicized text represents the revised or new text that has been added to this document that was approved on October 4, 2004.

Findings of Exemption (attach as necessary)

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 public agency has made the above findings and that based upon the Initial Study for 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.

(Planning Official)

Title: _____

Lead Agency: _____ City of Pasadena _____

Date: _____

Attachment 3

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

NOTICE OF DETERMINATION

TO: County of Los Angeles Office of Planning and Research
 Registrar-Recorder/County Clerk 1400 Tenth Street, Room 121
 Business Filing and Registration Sacramento, CA 95814
 12400 East Imperial Highway, Room #1101
 Norwalk, CA 90650

Project Title and File Number:

EIR/Environmental Case Number:

Conditional Use Permit #4085 and PD-11 Amendment, 2159-2233 E. Foothill Boulevard

State Clearinghouse Number:

Project Contact Person:

Lanny Woo Telephone: (626) 744-6776

Project Location:

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

Project Description:

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

The proposed expansion involves two buildings, a 69,900 square foot building to be constructed on the southwestern end of the site and an 11,400 square foot building in the central portion of the site. The project also provides for 11 parking spaces. Three buildings are proposed to be demolished, a 1,125 square foot automotive repair garage, 2,880 square feet of office/industrial, 10,280 square feet of office, and 400 square feet of storage area.

In conjunction with the Conditional Use Permit, a parking Variance application was submitted for the project. According to the Zoning Code, 33 spaces are required. The project is providing 11 spaces, thus the Variance request.

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

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

On October 4, 2004, the City Council approved the environmental determination and the application to the PD-11 amendment to allow for the expansion of a 25-foot high self-storage facility on the eastern portion of the site.

An application was submitted to modify the PD-11 plan for the eastern portion of the site to allow for the construction of a 30-foot high, 46,200-square foot self-storage facility. As originally proposed, the height of the self-storage building for the eastern portion of the site was 45 feet with 77,650 square feet. The proposal also had one basement level for storage. The applicant is proposing to modify the self-storage building by reducing the height and square footage from 45 feet to 30 feet and 77,650 square feet to 46,200 square feet. The new proposal would have two level basement for storage. The revised project is reduced from the original project analyzed in a Mitigated Negative Declaration. There are no new impacts as a result of the revision and all original mitigation measures that were adopted are applicable to the revised project. Therefore, per Sections 15162 and 15164 of California Environmental Quality Act (CEQA) an addendum was prepared. The italicized text represents the revised or new text that has been added to this document that was approved on October 4, 2004.

This is to advise that the City of Pasadena on _____ approved the above described project and made the following determinations:

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

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

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

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

A copy of the Mitigated Negative Declaration, Initial Study, Mitigation Monitoring Program, and record of project approval may be examined at the Planning and Development Department, George Ellery Hale Building, Permit Center, 175 North Garfield Avenue, Pasadena, CA 91101-7215, Telephone (626) 744-4009.

Signature

Environmental Administrator
Title

Date