

**ATTACHMENT D
DRAFT NEGATIVE DECLARATION**

CITY OF PASADENA

Planning & Development Department
175 N. Garfield Ave.
Pasadena, California 91101-1704

NEGATIVE DECLARATION

PROJECT TITLE: **Tentative Parcel Map #061676
Hillside Development Permit #4395**

PROJECT APPLICANT: **Dennis G. Smith**

PROJECT CONTACT PERSON: **Dennis G. Smith
Buff, Smith, & Hensman Architects
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Pasadena, CA 91105**

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PROJECT LOCATION: **720 South San Rafael Avenue
City of Pasadena
County of Los Angeles
State of California**

PROJECT DESCRIPTION

- 1) A Tentative Parcel Map application to allow a lot split of the existing 110,642 square foot (2.5 acres) lot into two lots of 86,172 square feet (Parcel A) and 24,514 square feet (Parcel B).
- 2) A Hillside Development Permit application to allow the construction of a new single-family house on Parcel B. The new house would be 4,448 square feet with two attached two-car garages that are 480 square feet and 400 square feet for a total of 5,328 square feet. The home is two stories and does not exceed a maximum height of 28 feet from any point along existing grade. A Hillside Development Permit is required for all new homes in the Hillside Overlay zone.
- 3) A Private Tree Removal application for the proposed removal of one Toyon (*Heteromeles Arbutifolia*) tree.

FINDING

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

X	The proposed project COULD NOT have a significant effect on the environment
	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 in the Mitigation Monitoring Program on file in the Current Planning Office were adopted to reduce the potential impact to a level insignificance.
	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Completed by: David Sinclair
Title: Associate Planner
Date: July 13, 2005

Determination Approved: Denver Miller
Title: Environmental Administrator
Date: July 13, 2005

PUBLIC REVIEW PERIOD: November 20, 2006 to December 11, 2006

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No