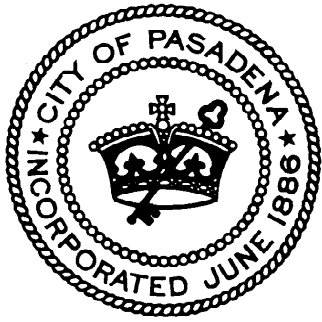


CITY COUNCIL AGENDA REPORT, SEPTEMBER 26, 2005



Agenda Report

TO: CITY COUNCIL

DATE: ~~SEPTEMBER 26, 2005~~

~~NOVEMBER 7, 2005~~

JANUARY 8, 2007

FROM: CITY MANAGER

SUBJECT: CALL FOR REVIEW OF TENTATIVE PARCEL MAP #061676 AND HILLSIDE DEVELOPMENT PERMIT #4395, 720 SOUTH SAN RAFAEL AVENUE (725 HILLSIDE TERRACE).

RECOMMENDATION

It is recommended that the City Council:

1. Adopt the draft initial environmental study and Negative Declaration that the proposed project will not create any significant adverse effects on the environment;
2. Direct the City Clerk to file a Notice of Determination with the County Clerk; and
3. Affirm the decision of the Zoning Hearing Officer to approve Tentative Parcel Map #061676 to allow:
 - a. Tentative Parcel Map – Subdivide one land lot into two land lots;
 - b. Hillside Development Permit – Subdivision of land within the Hillside Overlay district;
 - c. Hillside Development Permit – Construction of single-family house; and
 - d. Private Tree Removal – Removal of one Toyon (*heteromeles arbutifolia*) tree.

BACKGROUND

The applicant, Dennis Smith, on behalf of the property owners Christopher and Lois Madison, submitted: 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), respectively, 2) a Hillside Development Permit application to allow a subdivision in the Hillside Overlay district, 3) a Hillside Development Permit application to allow the construction of a new 5,328 square foot single-family house on Parcel B (725 Hillside Terrace); and 4) a private tree removal application for the removal of one Toyon (*Heteromeles Arbutifolia*) tree.

Staff reviewed the applications and found they comply with all applicable provisions of the Zoning Code. Therefore, staff recommended that the Zoning Hearing Officer approve the applications. The Zoning Hearing Officer approved the applications at the

MEETING OF 1/8/2007 ~~11/14/2005~~ 6.B. 7:30 P.M. ~~6.A. 8:00 P.M.~~
9/26/2005 ~~11/7/2005~~ AGENDA ITEM NO. ~~6.A. 7:30 P.M.~~

August 3, 2005 public hearing and that decision was called for review by the City Council on August 22, 2005.

ANALYSIS

Tentative Parcel Map – Subdivide one land lot into two land lots (Parcels A and B).

The property is zoned for single-family residential development as regulated by the RS-2 development standards. The minimum lot size for new parcels in this zone is 20,000 square feet. Parcel A, on which the existing house would be located, is proposed to be 86,172 square feet, while Parcel B would be 24,514 square feet.

The minimum required lot width for new properties in the RS-2 zoning district is 100 feet. The portion of Parcel A that fronts onto South San Rafael Avenue is approximately 30-35 feet for the first 250 feet; whereupon the property widens significantly to over 300 feet. This configuration will not change. Parcel B would be 286 feet wide and would front onto Hillside Terrace.

For any subdivision where an existing house is remaining, staff must also find that the existing house will comply with all size and setbacks requirements applicable to the property. In this case the existing 5,761 square foot house is significantly less than the maximum allowable size of 17,575 square feet and all minimum setback requirements (25 feet from the front and rear property lines and 10 feet from the side property lines) will continue to be exceeded (350 feet from the front property line, 84 feet from the proposed rear property line, 40 feet from the north property line and 120 feet from the south property line). All other development standards such as lot coverage and covered parking will also be met by Parcel A.

Under the Hillside requirements, the slope density reduction table yields the number of developable lots based upon areas of similar slope within the lot to be subdivided. In this case, the maximum number of lots that can be created from the subject site, based on size alone, is 3.8 lots, which exceeds the two proposed lots.

Hillside Development Permit – Subdivision of land within the Hillside Overlay district.

The intent of requiring a Hillside Development Permit for subdivisions in the Hillside Overlay district is to ensure that a proposed subdivision has appropriately considered the hillside nature of the property it is subdividing. In this case, Parcel A would be located where the existing house is and would maintain its connection to South San Rafael Avenue. The house would continue to meet all applicable development standards such as floor area, lot coverage, setbacks, and height.

Parcel B would be located on the portion of the existing lot that slopes down to Hillside Terrace. The slope is generally consistent down to Hillside Terrace with a small 200 square foot area in the northern portion of the property that increases in slope to over 50%. The portion of the rear lot line of Parcel B that parallels Hillside Terrace also generally parallels the slope contours of the property.

Parcel B is large enough to provide adequate room for a new house (See Hillside Development Permit discussion below) that can meet or exceed the applicable development standards such as floor area, lot coverage, setbacks, and height.

At the public hearing the stability of the slope on Parcel B was questioned because of the number of landslides in the Hillside areas of the City last winter. The Geotechnical Report prepared for the project concluded that because the proposed house would lie below existing grade, all support for the structure will be on bedrock.

Hillside Development Permit – Construction of new single-family house.

The applicant is proposing to construct a new house totaling 5,328 square feet. The new house would be located in the approximate center of the newly created Parcel B and would face Hillside Terrace. The maximum allowable gross floor area for Parcel B is 5,470 square feet. This takes in account a lot size of 24,514 square feet, 200 square feet of which exceed a 50% slope, and an average slope of 31.78%. The proposed floor area of 5,328 square feet is 142 less than the maximum allowable.

The Hillside Ordinance has two height limits, as measured from the existing grade of the site. First, the maximum height of a primary residence can be no more than 28 feet at any one point on the property and the maximum height as measured from the lowest point to the highest point cannot exceed 35 feet. As proposed, highest point of the house as measured from existing grade would be 24 feet and the overall height would be 32 feet.

The minimum setback requirements are 25 feet in the front and rear and 10 feet on the sides. As proposed, the house meets or exceeds these requirements as the setbacks would be 25 feet in the front, 35 feet in the rear, 56 feet on the south side, and 92 feet on the north side.

The Hillside Ordinance also has a requirement for Neighborhood Compatibility. This limits the gross floor area of a house, not including garages, to 35% over the median floor area of houses within 500 feet of the subject property. In this case, the median home size within 500 feet (58 homes) is 3,429 square feet. Thirty-five percent above this median is 4,629 square feet. The new house is proposed to be 4,448 square feet in size, not counting the attached garages. Thus, the home is 181 square feet below this maximum.

The new house does not occupy a ridge or prominent location. The proposed development would occupy approximately 9% of Parcel B. The proposed house will not impact any existing views as houses to the north and south will maintain their eastern views, houses to the east are below the proposed house and face east, and the existing house on Parcel A is located approximately 50 feet above the highest point of the proposed house on Parcel B. Further, prior to the issuance of any building permits the applicant shall submit a geotechnical report and detailed grading plan for the new house.

Private Tree Removal – Removal of one Toyon (*Heteromeles Arbutifolia*) tree.

The applicant is proposing to remove nine of the 52 trees on Parcel B. Of these nine trees, only one is protected per the City's Tree Protection Ordinance. This tree, a Toyon (*heteromeles arbutifolia*) is located between the front property line and the front of the proposed house, approximately 20 feet from the front property line. Four of the other trees proposed to be removed are located within the footprint of the proposed house and four are within close proximity of the house.

The applicant has proposed to compensate for not only the removal of the protected Toyon tree, but also the other eight trees. A preliminary landscape plan submitted with the application shows the planting of 34 new trees: 24-inch box Ginkos (3), 24-inch box Japanese Maples (2), 15-gallon Coast Live Oaks (9), 15-gallon California Rosebud trees (6), and 15-gallon Toyon trees (14). Most of these trees are proposed to be planted at the rear of the property, but the Ginkos and Japanese Maples will be planted at the front and sides of the new house. Three of the California Rosebud trees will be planted at the southern end of the front property line, while the remaining three will be planted at the northern end of the property.

Because the proposed landscape plan will result in a greater tree canopy than what currently exists, staff has made the necessary finding to permit the removal of the Toyon tree.

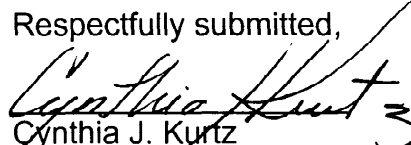
ENVIRONMENTAL DETERMINATION

An Initial Environmental Study was prepared for this project. The Study found no significant environmental impacts and therefore a Negative Declaration was prepared per the requirements of the California Environmental Quality Act. The public review period was from July 13, 2005 through August 3, 2005.


FISCAL IMPACT

The project will generate plan check permit fees and construction tax. Once constructed, the project will generate increased revenues from property taxes.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


David Sinclair
Associate Planner

Approved by:


Richard J. Bruckner, Director
Planning and Development Department

Attachments:

- A. Specific Findings for Tentative Parcel Map #061676
- B. Specific Findings For Hillside Development Permit #4395
- C. Conditions Of Approval For Tentative Parcel Map #061676
- D. Conditions Of Approval For Hillside Development Permit #4395

- E. Conditions Of Approval For Tentative Parcel Map #061676 (Public Works Department)
- F. Conditions Of Approval For Hillside Development Permit #4395 (Public Works Department)
- G. Conditions Of Approval For Tentative Parcel Map #061676 (Water And Power Department – Water Division)
- H. Conditions Of Approval For Tentative Parcel Map #061676 (Water And Power Department – Power Division)
- I. Draft Environmental Initial Study And Negative Declaration
- J. Site Plan for Proposed Subdivision and Proposed House
- K. Artist Renderings (three) of Proposed House

ATTACHMENT A
SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #061676

Tentative Tract Map – Subdivide one land lot into two land lots.

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450 in that the two proposed properties are not in conflict with the intent and purpose of the RS-2-HD zoning district or the Low Density Residential General Plan land use designation. The proposed lot sizes and widths comply with the standards established for the RS-2-HD district.*
2. *The site is physically suitable for the type of development in that any future development on either proposed property shall comply with the development standards of the Pasadena Municipal Code, specifically the RS-2-HD single-family zoning district. The proposed parcels meet or exceed the minimum development standards of the RS-2-HD zoning district.*
3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat in that the property is in an urbanized area that is fully developed with single-family dwellings. The wildlife in the vicinity of the property have adapted to the urban environment. The creation of two parcels from one will not significantly change the surrounding area and will not lead to the degradation of the environment.*
4. *The design of the subdivision or type of improvements is not likely to cause serious public health problems in that any future development on either proposed property shall comply with the development standards of the Pasadena Municipal Code. Any future construction will require building permits which will ensure that all code requirements are met.*
5. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that easements acquired for the public at large do not traverse the site of the proposed subdivision.*
6. *The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling in that any future development on either proposed property shall comply with the development standards of the Pasadena Municipal Code. Specifically, the RS-2-HD development standards limit the amount of lot coverage and front yard paving, as well as the size of structures. This ensures adequate open space and softscape, as well as building separation, which will facilitate natural heating and cooling patterns on the site.*
7. *The discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control*

standards in that the required sewer connection will be reviewed to ensure compliance with the applicable city regulations.

Hillside Development Permit – Subdivision in the Hillside Overlay District.

8. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code. As conditioned, the creation of two lots from one will be compatible with the existing residential properties in the surrounding area. Both properties will exceed the minimum required lot size for properties in the RS-2-HD zoning district and the number of lots, two, is less than what is allowed by the Hillside District Ordinance.*
9. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district. The site will continue to be used for single-family residential purposes in an area which is designated for such use. Furthermore, the new properties will not impact views to and from hillside area and will maintain the identity, image, and environmental quality of the City, which is the intent of the Zoning Code.*
10. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan. The site will continue to be used for single-family residential purposes in an area which is designated for such use. Also, Objective 7 of the General Plan is to “Preserve the character and scale of Pasadena’s established residential neighborhoods”. Policy 7.1 discourages “mansionization” and policy 7.6 protects the special character of hillsides throughout the City limits. Through conditions, the applicant’s proposal will be consistent with the General Plan objectives and policies.*
11. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The proposed two properties will not in of themselves impact the surrounding property owners. Construction on either property will be reviewed for compliance with the Pasadena Municipal Code to ensure any impacts on the surrounding neighborhood are reduced.*
12. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that any proposed project will be constructed utilizing current building codes. Furthermore, any construction on either of the two properties would be reviewed for compliance with the Pasadena Municipal Code.*
13. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection in that the proposed project has met the minimum development standards of the Zoning Code. The new properties provide adequate area for development that can meet or exceed the*

minimum requirements for setbacks, lot coverage, floor area, and height. There are no unique geologic features on the site that would be impacted by the subdivision.

14. *The design, location, and size of the proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots as described in Section 17.29.060D of this ordinance and in terms of aesthetics, character, scale, and view protection.* The proposed lots exceed the minimum lot size required for new lots in the RS-2 zoning district and the number of new lots is less than what is permitted by Section 17.29.040 (Hillside Subdivision Standards) of the Zoning Code. Any proposed development on either property shall meet or exceed the minimum development standards and regulations of section 17.29 (Hillside Overlay district) and the Pasadena Municipal Code. These development standards and regulations include floor area, lot coverage, setbacks, height, and neighborhood compatibility.
15. *The placement of the proposed additions avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The new lots provide adequate space for development on either lot to meet or exceed the minimum required development standards such as floor area, lot coverage, setbacks, and height without significantly impacting the existing topography of the property.

ATTACHMENT B
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #4395

Hillside Development Permit – Construction of single-family house.

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code in that the project will be compatible with the existing residential uses in the surrounding area. The proposed house complies with all the development standards of the Zoning Code (i.e. setbacks, height, lot coverage, floor area, etc.) and will fit with the neighboring structures. Furthermore, the size of the residence is within the limit established as part of the neighborhood compatibility requirement. Finally, the house is not proposed on a ridgeline.*
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district. The site will continue to be used for single-family residential purposes in an area which is designated for such use. Furthermore, the new house will not impact views to and from hillside area and will maintain the identity, image, and environmental quality of the City, which is the intent of the Zoning Code.*
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan. The site will continue to be used for single-family residential purposes in an area which is designated for such use. Also, Objective 7 of the General Plan is to “Preserve the character and scale of Pasadena’s established residential neighborhoods”. Policy 7.1 discourages “mansionization” and policy 7.6 protects the special character of hillsides throughout the City limits. Through conditions, the applicant’s proposal will be consistent with the General Plan objectives and policies.*
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The proposed residence will be constructed in such a manner as to minimize impact to surrounding property owners. The proposed construction would be less than the maximum allowable height limit for the site and will cover approximately 9% of the lot area. There will be no views blocked as a result of the construction.*
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the proposed project will be constructed utilizing current building codes. Furthermore, the proposed house would be able to meet all of the applicable development standards.*
6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection in that the proposed project has met the minimum development standards of the Zoning Code. As proposed, the*

house will meet the minimum setback requirements, lot coverage, height, and floor area.

7. *The design, location, and size of the proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots as described in Section 17.29.060D of this ordinance and in terms of aesthetics, character, scale, and view protection because the proposed size of the house will be below the Neighborhood Compatibility maximum. The area in which the property is located has a variety of older and newer architectural styles and as such the proposed house will not be out of character with the neighborhood.*
8. *The placement of the proposed additions avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation. The proposed house would be constructed on an appropriate area on the property. To require that it be set back farther from the street would result in increased grading and excavation of the site. Similarly, to require that there be less grading and excavation would result in the house being situated higher on the site and would result in the house being more visible and prominent the street and neighborhood.*

Private Tree Removal – Removal of one Toyon (*Heteromeles Arbutifolia*) tree.

9. *The project includes a landscape design plan which will result in tree canopy coverage of greater significance than the tree canopy being removed, within a reasonable time after completion of the project. The landscape plan submitted with the applicable includes the planting of 34 new trees: 24-inch box Ginkos (3), 24-inch box Japanese Maples (2), 15-gallon Coast Live Oaks (9), 15-gallon California Rosebud trees (6), and 15-gallon Toyon trees (14). Most of these trees are proposed to be planted at the rear of the property. The Ginkos and Japanese Maples will be planted at the front and sides of the new house, within visibility of the street. Three California Rosebud trees will be planted at the southern end of the front property line, while the remaining three will also be planted at the front property line, on the opposite side of the house.*

ATTACHMENT C
CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #061640

The applicant or successor in interest shall meet the following conditions:

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted with this application and stamped, "Received at Hearing, September 26, 2005", except as modified herein.
2. Any future development on the proposed properties shall comply with the development standards of the Pasadena Municipal Code.
3. Any future development on the proposed properties shall comply with Section 14.05 of the Pasadena Municipal Code that relates to excavation and grading in hillside areas.
4. All utilities shall be provided underground if applicable.
5. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
6. No condition monitoring, mitigation, or final zoning inspections are required for the proposed Tentative Parcel Map.

ATTACHMENT D
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #4395

The applicant or successor in interest shall meet the following conditions:

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing, September 26, 2005", except as modified herein.
2. The applicant shall comply with all requirements of Chapter 17.22 and 17.29 that relate to residential development in the Hillside Overlay district.
3. The project shall comply with the Tree Protection Ordinance. A tree protection plan shall be submitted to the Zoning Administrator for approval prior to the approval of any building or grading permits. The approval of a Tree Removal Application shall be obtained prior to the issuance of building permits if any protected trees, as specified in the Tree Ordinance, are removed.
4. A construction parking and staging plan shall be submitted to and approved by the Zoning Administrator and the Department of Public Works and Transportation prior to issuance of any permits. The construction parking and staging plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
5. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
6. The applicant or successor in interest shall comply with Section 14.05 of the Pasadena Municipal Code that relates to excavation and grading in hillside areas.
7. No mechanical equipment, with the exception of solar collectors, shall be permitted on any roof unless fully enclosed in an enclosure designed to be architecturally compatible with the existing house. Any above ground mechanical equipment shall be screened from the street and shall be more than 5 feet from all property lines.
8. All new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.
9. All landscape and walkway lighting shall be directed downwards to minimize glare from the property.
10. For projects subject to a building permit, all construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 AM. and after 3:00 PM.

Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 AM and after 3:00 PM.

11. The proposed project, **Case No. PLN2004-00304** , shall comply with all conditions of approval, subject to a Final Zoning Inspection. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee and to schedule an inspection appointment time. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the case number provided above. Failure to pay the inspection fee prior to initiating the application may result in revocation proceedings of this entitlement.

ATTACHMENT E

MEMORANDUM - CITY OF PASADENA DEPARTMENT OF PUBLIC WORKS

DATE: July 14, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Tentative Parcel Map No. 061676
725 Hillside Terrace

The Department of Public Works has reviewed the application for Tentative Parcel Map No. 061676 at 725 Hillside Terrace. The applicant is proposing to create two lots with areas of 86,172 square feet (parcel A) and 24,514 square feet (Parcel B). A new house is proposed for Parcel B. The existing house would remain on Parcel A. The approval of this tentative parcel map should be based upon satisfying all of the following conditions:

1. Excavation in the street for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
2. The applicant shall construct a new drive approach with a minimum of 12 feet width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
3. The applicant shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. The existing damaged asphalt sidewalk shall be removed and reconstructed with concrete sidewalk. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
4. All vegetation overgrowing into San Rafael Avenue or into Hillside Terrace public right-of-way shall be trimmed back.
5. Retaining wall footings shall not encroach into the public right-of-way.

6. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
7. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
8. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet approved by the Department of Public Works.
9. This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.
10. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
11. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connections shall be 6-inch diameter vitrified clay or cast iron pipe with a minimum slope of 2 percent.

If the existing house sewer connection is used, a closed circuit television (CCTV) inspection of the sewer connection shall be performed and a CCTV inspection tape submitted to the Department of Public Works for review. If any portion of the sewer connection is in need of repair or there is potential sewer leakage, as determined by the Department, a new six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent shall be installed. The applicant shall be responsible for all costs to obtain the CCTV inspection of the existing sewer connection, and if required, to install the new six-inch diameter sewer connection.
12. The applicant shall submit the following plan and form which are obtainable from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
- b. Monthly reports must be submitted throughout the duration of the project.
- c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

13. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$5,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. A processing fee will be charged against the deposit.
14. Upon submission of the final parcel map to the City for approval by the City Council, the applicant shall supply the City with 24 blue-line copies of the final map.
15. The applicant's engineer shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.
16. Upon submission of the final parcel map to the City for approval, the applicant shall pay a flat fee of \$100 to have appropriate record quality copies of the recorded map made by the City for public record purposes and a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map.
17. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, it is recommended that the applicant's engineer submit a map in digital graphic format with the final Mylar

map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into its GIS land use map. The City of Pasadena's GIS Coordinate System must be used for the digital file.

18. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

DANIEL A. RIX
City Engineer
DAR:jo

ATTACHMENT F

MEMORANDUM - CITY OF PASADENA DEPARTMENT OF PUBLIC WORKS

DATE: July 14, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Hillside Development Permit No. 4395
725 Hillside Terrace

The Department of Public Works has reviewed the application for Hillside Development Permit No. 4395 at 725 Hillside Terrace. The applicant is proposing to construct a 5,328 square-foot, two and three-story single family house in the Hillside Overlay district. The approval of this hillside development permit should be based upon satisfying all of the following conditions:

1. Excavation in the street for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
2. The applicant shall construct a new drive approach with a minimum of 12 feet width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
3. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
4. All vegetation overgrowing into San Rafael Avenue or into Hillside Terrace public right-of-way shall be trimmed back.
5. Retaining wall footings shall not encroach into the public right-of-way.
6. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.

7. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
8. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet approved by the Department of Public Works.
9. This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.
10. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
11. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connections shall be
12. 6-inch diameter vitrified clay or cast iron pipe with a minimum slope of 2 percent.
13. If the existing house sewer connection is used, a closed circuit television (CCTV) inspection of the sewer connection shall be performed and a CCTV inspection tape submitted to the Department of Public Works for review. If any portion of the sewer connection is in need of repair or there is potential sewer leakage, as determined by the Department, a new six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent shall be installed. The applicant shall be responsible for all costs to obtain the CCTV inspection of the existing sewer connection, and if required, to install the new six-inch diameter sewer connection.
14. The applicant shall submit the following plan and form which are obtainable from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.

- d. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

15. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$5,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. A processing fee will be charged against the deposit.
16. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

DANIEL A. RIX
City Engineer
DAR:jo

ATTACHMENT G PASADENA WATER DIVISION

Check Sheet

TENTATIVE PARCEL MAP NO.:	061676		
DATE TENTATIVE MAP RECEIVED:	June 27, 2005		
LOCATION:	725 Hillside Terrace Avenue		
DATE CHECK OF TENTATIVE MAP AND ACCOMPANY DATA COMPLETED:	July 7, 2005		
		YES	NO
Can the City serve the area in accordance with Water Rate Ordinance No. 4583?		X	
Are any easements or rights of way required?			X
Are special contracts required for reservoirs, pumping plants, or other uses?			X

REMARKS:

Pasadena Water and Power (PWP), Water Division, can serve water to this project. Currently, there is a 12-inch water main in Hillside Terrace Avenue, 16-feet west of the east property line of Hillside Terrace Avenue, and an 8-inch water main in San Rafael Avenue, 21-feet east of the west property line of San Rafael Avenue.

Verify with The Public Works Department regarding any construction moratorium affecting this project.

The approximate water pressure range at the project site is 60-70 psi (pounds per square inch).

There is one (1) 2-inch water service to this project site. This service may not be sufficient for the proposed development. The size of any new service for this development will be determined per the Uniform Plumbing Code when the final building plans are submitted. PWP will install any new service at the Pasadena Water Service Rate Ordinance in effect at the time of application and installation. (NOTE: Pasadena Water Service Rate Ordinance is applied to new services tapped off the main closest to the parcel when installed in the street under normal conditions and standard methods).

There is no current fire flow information available in the vicinity of this project. The Pasadena Fire Department has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. They must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.

All city cross-connection prevention policies must be adhered to. Please note that water lines are not permitted to cross lot lines to serve adjoining lots. Each parcel must have a separate water service.

Peter Tran
Assistant Engineer, Water Division

ATTACHMENT H PASADENA POWER DIVISION

Check Sheet

TENTATIVE PARCEL MAP NO.: 61676

DATE TENTATIVE MAP RECEIVED: JUNE 21, 2005

LOCATION: 725 HILLSIDE TERRACE

DATE CHECK OF TENTATIVE MAP AND ACCOMPANYING DATA COMPLETED: JULY 11,,2005

	YES	NO
The Water & Power, Power Delivery Unit can serve the area in accordance with the light & Power Rate Ordinance.	X	
Are underground installations specified?		X
Are easements required?		X

REMARKS:

This proposed lot split for development will be served by the Pasadena Water and Power Department, Power Delivery Unit.

PARCEL, LOT 1.

This lot is presently fed electrically, from its own private electric vault facility.

PARCEL, LOT 2.

Power department is to install new 2-4"PVC, concrete encased, service conduits west from its electrical system located in Hillside Terrace, stubbing at the property line, as a cost to owner/developer. If future electric load requirements are greater than 200amps., the owner/developer will be required to install a new private property electric vault as per the department's Engineering and Utility Planners recommendations.

No bonds or certificates of deposit will be required for Power Department facilities.

SBC should be contacted for their requirements.



RON SMITH
Principal Engineer

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

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: **Tentative Parcel Map #061676
Hillside Development Permit #4395**
2. Lead Agency Name and Address: **City of Pasadena- Current Planning Section
175 N. Garfield Avenue
Pasadena CA 91101**
3. Contact Person and Phone Number: **David Sinclair, Associate Planner
(626) 744-6766**
4. Project Location: **720 South San Rafael Avenue**
5. Project Sponsor's Name and Address: **Dennis G. Smith
Buff, Smith, & Hensman Architects
1450 W. Colorado Blvd., Suite 200
Pasadena, CA 91105**
6. General Plan Designation: **Low Density Residential (0-6 dwelling units per net acre)**
7. Zoning: **RS-2-HD (Single-Family Residential- Hillside District Overlay)**
8. **Description of the Project:** The City of Pasadena has received an application for a Tentative Parcel Map to allow the lot split of a 110,642 square foot lot into two lots of 86,172 square feet (Parcel A) and 24,514 square feet (Parcel B). The existing house would remain on Parcel A. A Hillside Development Permit application has also been submitted to allow the construction of a new single-family house on Parcel B. The floor area of the proposed residence totals approximately 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 proposed home is three stories and does not exceed a maximum height of 28 feet from any point along existing grade. Due to an area of the property having a slope of greater than 2:1, the maximum allowable gross floor area for the site is reduced to 5,470 square feet. A Hillside Development Permit is required for all new homes in the Hillside Overlay zone. The review of this Hillside Development Permit will also include a determination of compliance with the neighborhood compatibility requirement, in accordance with the Hillside Ordinance.

The applicant has also proposed to remove one protected Toyon (*Heteromeles Arbutifolia*) tree on Parcel B.

9. **Surrounding Land Uses and Setting:** The subject site is a hillside lot with a lot area of 110,642 square feet (2.54 acres) and an average slope of approximately 30%. The lot slopes down to the east to Hillside Terrace. The site is currently developed with a 5,761 square foot single-family residence built in 1955. The lot is surrounded by single-family residences on all sides.
10. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** The Pasadena Department of Public Works, Pasadena Department of Transportation, Pasadena Building Division, Pasadena Fire Department, and Pasadena Water and Power Department will review the project.

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

Date

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



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: July 13, 2005
 Department requiring checklist: Planning and Development
 Planner assigned: David Sinclair

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 situated in an area with predominant views to the east of the city. However, the proposed house will not impact any existing views as houses to the north and south will maintain their eastern views, houses to the east are below the proposed house and face east, and the existing house on Parcel A is located approximately 50 feet above the highest point of the proposed house on Parcel B.

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

WHY? The proposed project is not situated adjacent to any state, county, or locally designated scenic resources and therefore does not substantially impact any Official State Scenic Highway, L.A. County Recommended Scenic Highway or unofficial City Designated Scenic corridor. The proposed project includes the removal of one protected Toyon (*Heteromeles Arbutifolia*) tree located near the Hillside Terrace frontage, but the vast majority of trees on the site would remain. Further, the proposed project would not result in the destruction of any landmark eligible trees, stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. The applicant must submit landscape plans for review and approval by the Zoning Administrator and Fire Department and grading plans to the Building Official and the Public Works Department for review and approval prior to the issuance of any building permit. Any negative impacts caused by the proposed destruction of trees, rock outcroppings or other desirable aesthetic natural features will be reduced to a level of insignificance by conditions imposed during this review to preserve recognized aesthetic natural features.

The proposed site has not been designated as an historic resource. The site does not have structures that have been designated as historic resources. The project site is not part of a landmark district.

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

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

WHY? The area where the new lot and new house are proposed is currently undeveloped; therefore any development on the site would change the existing character of the site. However, the site is a relatively steep lot with limited development potential. The area where the residence is proposed is a suitable location for development to maximize building separation from existing residences in the area, as well as to minimize additional grading of the site. The proposed dwelling unit is within the maximum allowable floor area ratio for the lot. All other development standards are also met for the lot (setbacks, encroachment plane, height of the main structure, parking, etc.). Conditions will be added during the discretionary review process with regard to colors, materials, and landscaping to further ensure the residence will blend with its hillside location. The subject site is in a developed hillside neighborhood, with existing residences in the surrounding area. Development of this lot will not degrade the existing visual character of the site and its surroundings.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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WHY? The project will not have a significant impact on light and glare because it will be required to comply with the standards in the Zoning Code that regulate glare and outdoor lighting, specifically low-level lighting and the use of multiple low profile fixtures is encouraged, as opposed to the use of fewer, but taller fixtures. Exterior lighting shall be properly shielded to avoid glare and the spill of light to surrounding areas. The project does not propose any outdoor recreation courts or other similar sources of light that could cause an adverse effect to surrounding properties. Further, the required landscape plan will be required to show light sources to ensure conformance with Zoning Code requirements. All exterior landscaping or walkway lighting will be minimal and directed downwards.

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?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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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:

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

WHY? The project 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. However, the project itself does not meet the South Coast Air Quality Management District's (SCAQMD) land use threshold for significant air emissions, according to the 1993 updated SCAQMD's CEQA Air Quality Handbook.

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)? ()*