

ATTACHMENT - C



PASADENA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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CURRENT PLANNING:

Plan Reviewer: Katherine Moran
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Date: January 22, 2021

Project Description:

The project site consists of remnant CalTrans 210 Freeway right-of-way land for the construction of an eight unit multi-family housing development and ancillary parking and landscape improvements within a 23,000-square-foot (0.53 acre) project site.

The proposed project is subject to, including but not limited to, the following Zoning Code Sections and/or Chapters:

- Chapter 17.22 – Residential Zoning Districts
- Chapter 17.37 – Lincoln Avenue Specific plan
- Chapter 17.40 - General Property Development and Use Standards
- Chapter 17.44 - Landscaping
- Chapter 17.46 - Parking and Loading
- Chapter 17.48 - Signs

Intersection of Lincoln Avenue and Canada Avenue	
Proposed Zoning Designation:	
LASP-RM-16 zoning district.	
Proposed General Plan Designation:	
Medium density residential	
Proposed Lot Size:	
23,000 square-feet (0.53 acre) – Dependent on creation of legal lot	
Building Size:	
Not enough information to determine	
Proposed Zone: LASP-RM-16:	
Density: (Table 2-4,17.22.060):	
Required:	Proposed:
Minimum lot area in square feet required for each dwelling unit: 2,750 square feet per dwelling unit for the proposed RM-16 zoning district.	<i>The project proposes 8 dwelling units. The proposed 23,000 square foot lot size is compliant the maximum allowed density for the proposed RM-16 zoning district. If the project proposes to utilize the Density Bonus allowances, it would be subject to (17.43):</i>



Setbacks and Exceptions:	
Required (Proposed RM-16 zoning district): Table 2-4, 17.22.060, 17.40.160, 17.37):	Proposed:
<p>Front setback: Specific details regarding setback requirements will be determined through the Zoning Map Amendment process.</p> <p>Side Setback: Specific details regarding setback requirements will be determined through the Zoning Map Amendment process.</p> <p>Double Frontage Lot: The lot lines of a double-frontage lot that are abutting street lines shall be front lot lines. The required front setback shall apply to both front lot lines.</p> <p>Specific details regarding setback requirements will be determined through the Zoning Map Amendment process.</p>	<p><i>A legal parcel must be created and a higher level of detail shall be provided to indicate all property lines and setback requirements. As proposed, the provided side setbacks appear to comply with the baseline RM-16 zoning district. The Lincoln Avenue Specific Plan has separate setback standards which will be determined if the site is added to the specific plan. Specific details regarding setback requirements will be determined through the Zoning Map Amendment process.</i></p> <p><i>Plans shall reference lot lines, easements, dedications and setbacks at each level. The plans shall comply with both the RM-16 zoning district's general and City of Gardens setback requirements in addition to the applicable requirements of the LASP. The plans will require a higher level of detail in order to comply with all applicable requirements.</i></p> <p><i>Double Frontage Lot is defined as an interior lot with frontage on more than one street. A lot fronting on a street on one side and a private ingress egress easement on the other side shall be considered a double frontage lot even if the lot does not have ingress-egress from the private easement. The lot lines of a double-frontage lot that are abutting street lines shall be front lot lines and shall require a front setback at each frontage.</i></p> <p><i>The property appears to be classified as a double frontage lot and would be subject to all applicable standards for double frontage lots.</i></p> <p><i>Allowed projections into setbacks are provided in Table 4-1 (Allowed Projections into Setbacks), Section 17.40.160. Setbacks shall comply with the Zoning Code.</i></p>



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Height (Table 2-4, 17.22.060, Table 3-19, 17.37.040, 17.40.160):	
Required:	Proposed:
The maximum allowable height of a structure shall be measured from the lowest elevation of the existing grade at an exterior wall of the structure to the highest point of the structure. The highest point of the structure shall be considered its highest ridge or parapet. Refer to Zoning Code Section 17.40.160.D for height limit exceptions (i.e. chimneys, roof mounted appurtenances). An appurtenance is a tower, spire, cupola, chimney, penthouse, water tank, flagpole, theater scenery loft, radio or television antenna, transmission tower, fire equipment, or other similar structure attached to a structure and not intended for human occupancy.	<i>The plans shall comply with both the RM-16 zoning district's general and City of Gardens height requirements in addition to the applicable requirements of the LASP. The plans will require a higher level of detail in order to comply with all applicable requirements. Specific details regarding height requirements will be determined through the Zoning Map Amendment process.</i>
RM District Additional Development Standards(17.22.060, 17.22.070):	
Required:	Proposed:



The requirements establish provisions pertaining to building separation (side separation, light and air separation), building design (massing, wall modulation, frontage, orientation, entrances), and height limits. Also included are mandatory requirements regulating the size and configuration of yards and garden areas (main garden, front yard garden). Refer to the sections above for specific information regarding the standards below:

Building Separation: The following minimum standards for building separation apply in addition to the setback requirements of the proposed RM-16 zoning district. In the event that the two requirements conflict, the more restrictive shall control. These requirements specify distances of separation required from building, doors, and windows on adjacent lots. Proposed structures shall be set back from buildings on adjacent lots along the side property line by a minimum of 15 feet, from the sidewalk across the property frontage to a minimum of 40 feet behind the front setback line. In addition, when new construction faces major or minor windows or doors in existing structures (principal or accessory) on an adjacent lot, or a new wall is proposed to contain major or minor windows or doors, the minimum building separation shall be 15 feet or 10 feet, respectively, for a minimum of three feet beyond each side of the width of the window or door at all stories. When a windowless wall of new construction faces an existing windowless wall on an adjacent lot, there is no minimum building separation. A major window is a window or aggregate of windows 16 square feet in size or more. A minor window is a window or aggregate of windows less than 16 square feet in size. The required separation shall be maintained between the doors and windows, as long as any portion of the doors or windows faces a building. No encroachment that consists of habitable space is permitted into the building separation requirement. Uninhabitable encroachments, including chimneys and projecting eaves, may

Building Separation: *The proposed project does not provide separation dimensions from adjacent buildings. There is not enough information to determine whether the proposed project complies with building separation requirements. Plans shall reference the required front setback and dimension 40 feet behind the front setback line. A window and door schedule shall also be provided referencing sizes within the proposed project and the existing sizes within the adjacent building, where applicable. This information is necessary to determine the side separation requirement. Additional information may also be necessary to show that building separation requirements are met throughout all portions.*

Building Design: *According to the plan, there is not enough information to determine compliance with applicable provisions. Plans should provide a level of detail that demonstrates compliance with these standards where applicable.*

Main Garden/Total Garden Requirements: *According to the plan, there is not enough information to determine whether the project complies with the main garden or total garden requirements. Plans should provide a level of detail that demonstrates compliance with these standards where applicable. This may include a dimensioned garden exhibit that indicates how calculations and garden landscape requirements are being met.*

Craftsmanship and Building Elements: *Plans should provide a level of detail that demonstrates compliance with these standards where applicable. This may include keynotes that notate the proposed craftsmanship and building elements.*

Heights: *A blockface analysis is needed to determine if the one-story building element is required. It appears that the double frontage lot will be limited to two stories as the lot depth is less than 300 feet (see definition of*



project up to three feet into the building separation requirement.

Building Design: These standards address requirements pertaining to massing, wall modulation, building frontage, street orientation, and building entrances. On sites with 60 feet or more of street frontage, at least 50 percent of the site width shall be occupied by building volume at the front setback. At least 70 percent of the width of a site must be occupied by building volume, other architectural elements such as low walls and trellises, or linear landscape elements such as hedges or rows of trees.

Main Garden/Total Garden Requirements: The presence of gardens and landscaped areas creates the ambiance of Pasadena more than any other factor. Neighborhood character and quality depend on the coherence, embellishment, and visibility of courts and gardens, on the size and consistency of front yards, and on the frequency and uniformity of street trees. Mandatory requirements regulating the size and configuration of yards and gardens are therefore a central feature of these provisions. Refer to the provisions for the main garden/total garden location and area requirements.

Craftsmanship and Building Elements: Each project shall incorporate into the design at least one feature such as iron grates, tile fountains, cast terra cotta, wood work, stenciled ornament or other elements as approved by the Design Review authority. In addition to the above requirements, each new project shall incorporate at least two building elements. Building elements include: upper floor loggias, roofed balconies supported by brackets or by columns at the ground floor, exterior wooden or masonry stairs with closed risers, or tile or masonry fountain. According to the plan, there is not enough information to determine compliance with applicable provisions.

lot depth). Plans should provide a level of detail that demonstrates compliance with these standards where applicable. Please provide a blockface analysis to determine if the one-story building element (for a distance of 15 feet behind the required front setback) is required.

The measurement of height for a new residential structure in an RM district is measured from the lowest point of existing grade at an exterior wall of the structure to the highest point of the structure. The highest point of the structures shall be considered its highest ridge or parapet.



Heights:

On double frontage lots which are 60 feet in width or greater and are less than 300 feet in depth, buildings 75 feet or less from either street frontage property line are limited to two stories. Buildings more than 75 feet from both street frontage property lines maybe three stories.

In the RM-16 district, when more than 50 percent of the buildings on a blockface of a proposed project and the blockface on the opposite side of the street have a one-story building element at the street, the project shall have a one-story building element for a distance of 15 feet behind the required front setback. The one-story element shall not exceed 15 feet to the ridge line. Open porches may be used to satisfy the one-story building element but may not encroach into the required front setback.

Lot Depth is defined as the horizontal distance between the front and rear property lines of a site measured along a line midway between the side property lines.

Lot Width is defined as the horizontal distance between the side property line of a lot, measured at right angles to the lot depth at the rear of the required front yard setback.



RM District Garden Requirements (17.22.080):	
Required:	Proposed:
The presence of gardens and landscaped areas creates the ambiance of Pasadena more than any other factor. Neighborhood character and quality depend on the coherence, embellishment, and visibility of courts and gardens, on the size and consistency of front yards, and on the frequency and uniformity of street trees. Mandatory requirements regulating the size and configuration of yards and gardens are therefore a central feature of these provisions. Refer to the provisions for the main garden/total garden location and area requirements.	<i>According to the plan, there is not enough information to determine whether the project complies with the main garden or total garden requirements. Plans should provide a level of detail that demonstrates compliance with these standards where applicable. This may include a dimensioned garden exhibit that indicates how calculations and garden landscape requirements are being met. Plans should provide a level of detail that demonstrates compliance with all RM District Garden Requirements where applicable.</i>
LASP Additional Development Standards and Additional Multi-family Development Standards (17.37.080):	
Required:	Proposed:
Additional standards will be required as a part of the Amendment to the Zoning Map and Specific Plan Amendment.	<i>A higher level of detail is required to provide compliance.</i>
Development on an Undeveloped Lot (17.40.030):	
Required:	Proposed:
No land use permit shall be approved for a proposed project on an undeveloped lot that was created before March 4, 1972, by means other than a Parcel or Tract Map, unless a Certificate of Compliance is first obtained and recorded with the Los Angeles County Recorder.	<i>The project will require creation of a legal parcel through a Certificate of Compliance.</i>
Outdoor Lighting (17.40.80):	
Required:	Proposed:
Exterior lighting on private property shall comply with the following requirements. Parking lot lighting shall also comply with Section 17.46.220 (Outdoor Parking Area Lighting), provided below. Lighting shall be energy-efficient, and shielded. Lighting shall be energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting on private property shall produce an illumination level greater than one-foot candle	<i>The plans do not provide lighting details to verify compliance. A lighting plan in compliance with the outdoor lighting requirements shall be submitted in conjunction with the project plans to verify compliance</i>



<p>on any property within a residential zoning district except on the site of the light source.</p> <p>No lights shall blink, flash, or be of high intensity or brightness. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Zoning Administrator.</p> <p>Lighting shall be appropriate in scale, intensity, and height. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving.</p>	
<p>Reflective Surfaces (17.40.110):</p>	
<p>Required:</p> <p>For new structures, mirror or highly reflective glass shall not cover more than 20 percent of a structure's surface visible from a street.</p>	<p>Proposed:</p> <p><i>Plans should provide a level of detail that demonstrates compliance with these standards where applicable.</i></p>
<p>Refuse Storage Facilities (17.40.120):</p>	
<p>Required:</p> <p>Design standards. Each proposed development and new land use shall provide a refuse storage area in compliance with the following requirements, provided that the Zoning Administrator may approve deviations to these standards.</p> <p>Location. Each required refuse storage area shall be located within 150 feet of the users and shall not be located in a required garden, yard, court, or landscape area.</p> <p>Minimum storage area required. Each required refuse storage area shall provide space for the storage of trash and recyclable materials as follows.</p> <p>Trash area. An area for the storage of trash shall be provided with minimum clear dimensions of five feet by seven feet for all multi-family residential uses of four to 19 dwelling units.</p> <p>Recycling area. In each required refuse storage area, space shall be provided for recyclable materials. A separate bin for each type of recyclable material collected in the area in which the site is located shall be provided.</p>	<p>Proposed:</p> <p><i>The plans do not provide detail of the proposed refuse storage area to verify compliance with all refuse storage requirements provided below. The plan shall provide additional details regarding the refuse storage facility's dimensions, elevations, materials, etc. compliance with all requirements.</i></p>



<p>The bins shall be clearly marked as to the types of recyclable materials which are to be placed in the bins, and a list of materials for which the bin is provided shall be attached to the bin.</p> <p>Enclosure required. A refuse storage area shall be enclosed in concrete block or other materials acceptable to the Zoning Administrator.</p> <p>Minimum height and clearance. The minimum height of the enclosure shall be six feet with a minimum vertical clearance of seven feet.</p> <p>Doors required. Solid wood or metal doors shall be provided at the entrance of the enclosure; the doors shall not be visible from a street.</p> <p>Maneuvering space. Space within the enclosure shall be provided for accessing and maneuvering the bins.</p> <p>Pavement. The surface of a refuse storage area shall be paved with Portland cement and shall be constructed to provide proper drainage.</p> <p>Accessibility. Accessibility to a refuse storage area shall be approved by the Director of Public Works.</p>	
Screening (17.40.150):	
Required:	Proposed:
All new exterior mechanical equipment, except solar collectors, shall be screened or located out of view from public rights-of-way.	<i>Refer to the Section for specific information. Plans should provide a level of detail that demonstrates compliance with these standards where applicable.</i>
Walls and Fences (17.40.180):	
Required:	Proposed:
All proposed walls and fences, shall comply with the requirements of these Sections.	<i>Plans should provide a level of detail that demonstrates compliance with these standards where applicable.</i>
Underground Utilities (17.40.190):	
Required:	Proposed:



<p>Proposed development shall provide for the undergrounding of utility facilities (e.g., cable television, data network, electrical, telephone, and similar distribution lines providing direct service to the site) shall be installed underground within the site.</p>	<p><i>Plans should provide a level of detail that demonstrates compliance with these standards where applicable.</i></p>
<p>Landscaping (17.44):</p>	
<p>Required:</p> <p>All projects shall provide and maintain landscaping in compliance with the provisions of this Chapter. This Chapter includes landscape standards that are specific to projects using the multi-family RM District (City of Gardens) development.</p> <p>A preliminary landscape plan shall be submitted. Landscape plans shall be prepared by a California-registered landscape architect, or the architect that designed the on-site structures and improvements. At a minimum, landscape plans shall include plant names, quantities, sizes, irrigation systems, and plans for tree retention and removal. Irrigation plans shall provide information regarding irrigation system efficiency and equipment. Be advised, new construction projects with 500 square feet or more of landscaped area will be subject to compliance with the State Model Water Efficient Landscape Ordinance (MWELo). Additional information regarding compliance is available on the City's website https://ww5.cityofpasadena.net/planning/water-efficient-landscape-ordinance/.</p>	<p>Proposed:</p> <p><i>Compliance with this chapter and MWELo applicability is unknown because a landscape plan was not provided. Plans should provide a level of detail that demonstrates compliance with these standards where applicable.</i></p>
<p>Tree Retention, Removal and Protection (17.44.090, 17.44.100, 8.52):</p>	
<p>Required:</p> <p>Where healthy trees exist on site, maximum effort shall be given for their retention. All existing trees shall be protected during construction in compliance with the City Tree Protection Ordinance. This includes public/street trees located in the public right-of-way. The City's Tree Protection Ordinance includes a list of protected native and specimen species. Removal of protected species and/or mature trees on private property are subject to the approval or a tree removal permit. Mature</p>	<p>Proposed:</p> <p><i>No tree inventory was provided. However, there appear to be mature trees on the property. The applicant is required to provide a tree inventory and demonstrate that the proposed project will not result in injury or removal to any protected trees adhering to the tree protection guidelines. Plans should provide a level of detail that demonstrates compliance with these standards where applicable. If applicable, the tree protection</i></p>



<p>trees are an otherwise non-protected tree with a diameter-at-breast-height (DBH) of 19 inches or greater (≥ 19). A tree removal permit is a discretionary application required of each protected tree planned for removal. Tree removal permits would be reviewed concurrent with any zoning entitlements. In addition, street trees shall not be removed without first obtaining permission from the Department of Public Works. The City's Tree Protection Ordinance prohibits the applicant from pruning, injuring or removing a public tree located anywhere in the city unless expressly exempted. Please refer to Public Works comments regarding street tree protection and retention requirements.</p>	<p><i>plan shall be included as part of any land use entitlement and/or submittal to the City.</i></p>
<p>Parking and Loading (17.46):</p>	
<p>Required:</p>	<p>Proposed:</p>
<p>Location Requirements for Multi-family Projects (17.46.020.K): Parking at grade shall be located in the rear 40 percent of the site. Through the Design Review process, at grade parking may be located beyond the rear 40 percent of the site but shall not be located within the front yard setback. The parking area shall not be visible from the main garden, and it shall be screened from the street or at grade from an adjacent lot by building walls, or freestanding walls, or landscaped elements at least six feet in height.</p> <p>On double frontage lots, no parking shall be located in the front 30 percent of the site along each street frontage.</p> <p>Number of Off Street Parking Spaces: Multi-family Dwelling Units (17.46.040): 2 covered spaces per unit 650 sq. ft. or larger; 1 covered space per unit less than 650 sq. ft. of net floor area.</p> <p>Parking Space Dimensions (17.46.110): A two car garage is required to have two 8.5-foot by 18-foot parking spaces with one foot added for each side next to a wall, for a minimum garage interior clearance of 19 feet wide by 18 feet long.</p>	<p>Location Requirements for Multi-family Projects (17.46.020.K): <i>The property is a double frontage lot. The parking may not be located within the required front setback for either street frontage or located in the front 30 percent of the site along each street frontage. As proposed the parking plan does not comply.</i></p> <p>Number of Off Street Parking Spaces: Multi-family Dwelling Units: <i>The proposed parking plan demonstrates compliance with the minimum requirements for number of required spaces.</i></p> <p>Parking Space Dimensions: <i>The proposed garages shall be revised to demonstrate compliance with the minimum size requirements.</i></p> <p><i>More information is needed to demonstrate compliance with the all parking, aisle dimension, parking access from street and driveways, and garage door standards.</i></p>



<p>Aisle Dimensions (17.46.130): The minimum aisle dimension is based on the garage door size. Aisle width adjoining a garage door shall comply with the requirements in Table 4-9 (Minimum Garage Door Widths). For the purposes of this Section, garage-door width shall be defined as the clear opening between structural elements).</p> <p>Parking Access from Street and Driveways (17.46.140): Access to parking spaces shall not require backing across a property line abutting a street. Driveway approaches for all developments shall be required as determined by the Department of Public Works. All driveway access to a public street or alley is subject to the approval of the Director of Public Works and the Director of Transportation.</p> <p>Garage Door and Grille Standards for Multi-Family Projects (17.46.190): For projects using the multi-family RM District (City of Gardens) development standards the garage door and grille standards of this Section apply.</p>	
<p>Driveway Design, Widths, and Clearances (17.46.150):</p>	
<p>Required:</p>	<p>Proposed:</p>
<p>Minimum Driveway Width: Number of parking spaces served: 25 or fewer parking spaces. One driveway with a 10 foot minimum driveway width.</p>	<p><i>As proposed, the project appears to comply.</i></p>
<p>Driveway Paving for Multi-Family Projects (17.46.280):</p>	
<p>Required:</p>	<p>Proposed:</p>
<p>For projects utilizing the multi-family development standards of Section 17.22.060 (RM District General Development Standards), the following driveway paving standards shall apply:</p> <p>Paving required. Parking areas, driveways, and paths accessing parking shall be paved in compliance with the guidelines issued by the Department of Public Works.</p>	<p><i>As proposed, the project appears to comply. Please demonstrate driveway material and parking area slope.</i></p>



Maximum parking area slope. The slope of all parking areas, excluding ramps, shall not exceed five percent.					
Paving (17.46.300):					
Required:	Proposed:				
<p>Paving required. All parking areas, circulation aisles, and accessways shall be paved with Portland cement concrete.</p> <p>Optional paving materials. Other paving materials, including brick, decomposed granite, or gravel may be substituted with the approval of the Zoning Administrator, and in compliance with the City's adopted standards for privately owned and maintained parking areas.</p>	<p><i>As proposed, the project appears to comply. Please demonstrate driveway material.</i></p>				
Bicycle Parking Standards (17.46.320):					
Required:	Proposed:				
<p>Bicycle parking facilities shall be provided in compliance with Table 4-16 (Minimum Number of Bicycle Spaces Required), Zoning Code Section 17.46.320 (Bicycle Parking Standards) as follows:</p> <table border="1" data-bbox="203 1144 812 1281"> <thead> <tr> <th>Use</th> <th>Minimum Number Required</th> </tr> </thead> <tbody> <tr> <td>Multi-family residential</td> <td>1 space for every six dwelling units</td> </tr> </tbody> </table> <p>Fractional requirements for bicycle parking over 0.5 are to be rounded up. Each bicycle parking space shall be no less than six feet long by two feet wide. All bicycle parking facilities (100%) for multi-family residential structures shall be Class 1. A Class 1 bicycle facility includes any of the following: a) a fully enclosed lockable space accessible only to the owner/operator of the bicycle; b) attendant parking with a check-in system in which bicycles are accessible only to the attendant; or c) a locked room or office inside a structure designated for the sole purpose of securing the bicycles. Refer to the Section referenced for location and design requirements applicable to bicycle facilities.</p>	Use	Minimum Number Required	Multi-family residential	1 space for every six dwelling units	<p><i>Based on 8 units proposed, a minimum of one bicycle parking space is required. Plans shall provide a level of detail that demonstrates compliance with all other standards where applicable.</i></p>
Use	Minimum Number Required				
Multi-family residential	1 space for every six dwelling units				
Signs (Chapter 17.48):					
Required:	Proposed:				



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<p>Any proposed signage for the project must be designed and installed in accordance with Chapter 17.48 of the Zoning Code.</p>	<p><i>Proposed signage will be reviewed under a separate plan and permit. Refer to the Zoning Code chapter referenced above for sign size and location requirements, and discuss proposed sign design with Design and Historic Preservation for additional review requirements.</i></p>
<p>Residential Uses – Accessory Uses and Structures (17.50.250):</p>	
<p>Required:</p>	<p>Proposed:</p>
<p>Proposed accessory uses and structures shall comply with the requirements of this Section. Accessory structures shall be limited to uses which are accessory to the main use, including but not limited to, cabanas, gazebos, pergolas, pools, or hot tubs and related equipment.</p>	<p><i>As proposed, the project does not provide any accessory structures. If applicable for future submittals, the plans should provide a level of detail that demonstrates compliance with these standards where applicable.</i></p>
<p>Environmental Review (17.60.070):</p>	
<p>Required:</p>	<p>Proposed:</p>
<p>This project will be subject to the California Environmental Quality Act (CEQA). An environmental review will occur after acceptance of a complete application. The environmental review will occur concurrent with the CUP application. Depending on the final design, size, location, nature of the construction of the project, an Initial Study may be required to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report (EIR) would be required for the project. Otherwise, the project may qualify for a categorical exemption under CEQA if found not to have a significant effect on the environment.</p>	<p><i>Be advised, a categorical exemption may not be used for any project that requests a Variance (including Minor Variance). The environmental determination may require the preparation of technical studies (eg. air quality, noise, cultural resources, biological, greenhouse gas etc.). A traffic study will also be required by the Department of Transportation according to their comments.</i></p>
<p>Climate Action Plan (CAP):</p>	



The City of Pasadena has an adopted Climate Action Plan (CAP). The overall purpose of the CAP is to present measures that will reduce local greenhouse gas emissions and align the City's reduction goals with statewide targets. In 2006, with the passage of the Global Warming Solutions Act, Assembly Bill (AB) 32, California became the first state in the U.S. to mandate state-wide reductions in GHG emissions as an effort to combat climate change. AB 32 sets a state-wide target to reduce GHG emissions to 1990 levels by 2020. In 2016, the enactment of Senate Bill (SB) 32 extended this commitment by raising the state-wide emissions target to 40 percent below 1990 levels by 2030. Overall, California's state-wide target is to reduce emissions 80 percent below 1990 levels by 2050. Discretionary projects requiring an EIR, MND, ND, SCEA, Addendums, or qualifying under the Class 32 exemption are subject to the CAP.

The City has made available a CAP Consistency Checklist that is intended to be a tool for new development projects to demonstrate consistency with Pasadena's CAP. The applicant may be required to complete/apply one of three options (A, B, or C) to the project.

Mitigation/Condition Monitoring:

Upon completion of the project's CEQA compliance documentation, some form of mitigation monitoring may be required. Condition monitoring may also be required for the discretionary permits. Fees are associated with both mitigation and condition monitoring for the project.

Additional Comments:

Additional comments and corrections may be required upon resubmittal.