



Los Angeles County
Department of Regional Planning

Director of Planning James f. Harll, AICP



May 11, 2002

The Honorable Board of Supervisors
County of Los Angeles 383 Kenneth Hahn
Hall of Administration 500 West Temple
Street Los Angeles, California 90012

Dear Supervisors:

**HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22 (ZONING)
REPLACING THE CHAPMAN WOODS AND NORTHEAST SAN GABRIEL
COMMUNITY STANDARDS DISTRICTS (CSD) WITH THE EAST PASADENA-SAN
GABRIEL COMMUNITY STANDARDS DISTRICT AND EXPANSION OF THE CSD
BOUNDARIES
(FIFTH SUPERVISORIAL DISTRICTS) (3-VOTES)**

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the entire record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Determine that the Regional Planning Commission's recommendation is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.
3. Adopt this ordinance amending the County Code, Title 22, to replace the Chapman Woods and Northeast San Gabriel Community Standards District with the East Pasadena-San Gabriel Community Standards District and expand the district boundaries.
4. Find that the adoption of the proposed amendments to Title 22 of the Los Angeles County Code is *de minimus* in its effect on fish and wildlife resources; and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project after adoption of an ordinance containing such amendments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The proposed ordinance amendment is in response to your Board's motion instructing the Department of Regional Planning and the Regional Planning Commission to amend

the Northeast San Gabriel Community Standards District to address community concerns, particularly to extend the CSD boundaries to include other nearby communities experiencing mansionization and to address the impacts of commercial uses. The attached proposed ordinance, approved by the Regional Planning Commission, constitutes our response to your directions.

Implementation of Countywide Strategic Plan Goals

This draft ordinance promotes the County's Strategic Plan goal of Organizational Excellence because replacement of the Chapman Woods and Northeast San Gabriel CSDs with the East Pasadena-San Gabriel CSD simplifies implementation with consistent regulations applied throughout this greater unincorporated area. The ordinance also promotes the County's Strategic Plan goal of Service Excellence because it addresses community concerns, promotes development that is compatible in size, scale and character with the existing community, and establishes timely, streamlined, and cost-efficient procedures for non-controversial applications for CSD modifications.

FISCAL IMPACT/FINANCING

Implementation of the proposed amendments should not result in any new significant costs to the County or to the Department of Regional Planning. No request for financing is made in connection with the proposed ordinance.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The East Pasadena-San Gabriel CSD appropriately addresses community concerns about mansionization and commercial uses while allowing reasonable development. Although the CSD encompasses the entire East Pasadena, East San Gabriel and South Santa Anita Zoned Districts, the character and identities of established communities such as Chapman Woods or Michillinda Park are not changed by the CSD.

Proposed development standards in the residential zones include minimum lot widths, street frontages, yard setbacks, and parking requirements, and maximum floor area, lot coverage and height. These development standards would only apply to new or expanded development in the R-1 (single-family residence), R-2 (Two-family residence), R-3 (Limited Multiple-Family Residence), R-A (Residential Agricultural) and A-1 (Light Agricultural) zones.

Proposed development standards in the commercial and industrial zones include maximum floor area, lot coverage and height, and minimum setbacks for properties adjacent to residential uses. In addition, billboards and certain other signs are prohibited. Commercial and industrial zones in the CSD area include C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), C-H (Commercial-Highway), M-1 (Light Manufacturing) and M-1½ (Restricted Heavy Manufacturing).

Except for parking and sign regulations, which may be modified in accordance with current county-wide regulations, the CSD standards may be modified by a Director's Review with notification to property owners within 200 feet and the homeowners

The Honorable Board of Supervisors
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association; however, a public hearing is required if there are at least three requests for a hearing or there is a hearing required for another concurrent component of the project. The modification procedure is intended to provide flexibility in administering the ordinance and to alleviate the onerous requirement of a conditional use permit or variance for projects that may be compatible with community character and favorable to neighboring property owners, but may not be in compliance with the CSD.

The Regional Planning Commission recommended approval of this draft ordinance intended to address the adverse impacts of mansionization and commercial uses adjacent to residences.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65856 and 66016 of the Government Code. Required notice must be given pursuant to the requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65856, and 66016 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

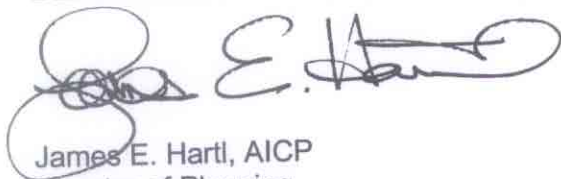
The attached Initial Study concludes that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance may have a significant effect on the environment. Therefore, in accordance with Section 15070 of the State CEQA Guidelines, a Negative Declaration was prepared. A copy of the proposed Negative Declaration has been transmitted to 80 public libraries for public review. Public notice was published in 13 newspapers of general circulation pursuant to Public Resources Code Section 21092. No comments on the proposed Negative Declaration were received during the public review period.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the ordinance will not have an impact on current services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



James E. Hartl, AICP
Director of Planning

JEH:LRS:al

Attachments

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Ordinance Approved by the Regional Planning Commission
4. Negative Declaration
5. Board Motion

The Honorable Board of Supervisors
May 11, 2002

6. Summary of Proceedings
7. Legal Notice of Board Hearing
8. List of Persons to be Notified

C: Chief Administrative Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller

RESOLUTION

REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing on April 24, 2002 to consider amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts (CSD) with the East Pasadena-San Gabriel CSD; and

WHEREAS, the Commission finds as follows:

1. In the last few years, a new residential development trend (“mansionization”) has emerged in the unincorporated areas of the San Gabriel Valley. Existing homes-typically small, single-story residences- are demolished, lots are subdivided, and uncharacteristically large residences with minimum setbacks are subsequently constructed adjacent to existing smaller homes. This trend has resulted in negative impacts on aesthetics and community character, obstruction of scenic views, blockage of light and air into existing residences, and reduced privacy.
2. State law authorizes local governments to address land use issues such as the aesthetics, light, air and privacy impacts resulting from this type of residential development.
3. In 1993, 1998 and 2001, several communities in Chapman Woods and Northeast San Gabriel sought to regulate “mansionization.” At their request, the Board of Supervisors adopted and expanded the Chapman Woods and Northeast San Gabriel Community Standards Districts (CSD). These CSDs established residential development standards regulating maximum building height, minimum yard dimensions, maximum lot coverage and maximum structural area.
4. Since adoption of the Chapman Woods and Northeast San Gabriel CSDs, other communities in the San Gabriel Valley have been experiencing “mansionization.” In addition, concerns have arisen regarding adverse traffic, noise, and building bulk impacts of commercial uses adjacent to existing residences. Billboards erected near residential properties have also raised concerns about commercial sign regulations and the protection of aesthetics and community character.
5. To address these issues, residents in the San Gabriel Valley requested residential development standards similar to those in the Chapman Woods and Northeast San Gabriel CSDs and also requested regulations for commercial uses and signs. The proposed East Pasadena-San Gabriel Community Standards District addresses these community concerns by combining provisions in the

Chapman Woods and Northeast San Gabriel CSDs and establishing commercial development regulations.

6. Replacing the Chapman Woods and Northeast San Gabriel CSDs with the East Pasadena-San Gabriel CSD eases implementation with consistent regulations applied throughout the entire unincorporated area, thus promoting the County's Strategic Plan goal of Organizational Effectiveness.
7. The procedure for modifying the CSD standards provides flexibility in administering the CSD while notifying affected property owners. It alleviates the onerous requirement of a conditional use permit or variance for projects that may be compatible with community character, thus facilitating the County's Strategic Plan goal of Service Excellence with the establishment of user-friendly, timely and cost-efficient procedures for compatible development.
8. Consequently, the proposed amendment will allow appropriate residential and commercial development while protecting the light, air and privacy of existing residences and preserving aesthetics and community character.
9. The proposed amendment is compatible with, and is supportive of policies of the Los Angeles County General Plan to maintain and conserve sound existing development and to preserve sound residential areas.
10. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act, and the Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the California Environmental Quality Act, the State CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines. The Commission further finds that the project is *de minimus* in its effect on fish and wildlife resources and the project is exempt from the payment of State Department of Fish and Game fees pursuant to Section 711.2 of the California Fish and Game Code.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 of the Los Angeles County Code (Planning and Zoning), to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts (CSD) with the East Pasadena-San Gabriel CSD;

2. That the Board certify completion of and approve the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment; and
3. That the Board of Supervisors find that the adoption of the proposed amendments is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project; and
4. That the Board adopt an ordinance containing modifications to Title 22 as recommended by this Commission, and determine that the modifications are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the Regional Planning Commission of the County of Los Angeles adopted the foregoing resolution on May 8, 2002.

Rosie Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT IDENTIFICATION: Proposed amendments to Title 22 (Zoning Code) replacing the Chapman Woods and Northeast San Gabriel CSDs with the East Pasadena-San Gabriel CSD and expanding the CSD boundaries.

REQUEST: Approval of the proposed amendments to Title 22.

LOCATION: East Pasadena, East San Gabriel and South Santa Anita-Temple City Zoned Districts.

STAFF CONTACT: Mr. Stark at (213) 974-6467 or Ms. Lin at (213) 974-6433.

RPC MEETING DATE: April 24, 2002; May 8, 2002

RPC RECOMMENDATION: Board hearing and approval of proposed ordinance.

MEMBERS VOTING AYE: Commissioners Valadez, Helsley, Bellamy, Rew, and Modugno.

MEMBERS ABSENT: None.

KEY ISSUES: Adverse impacts of mansionization--the new construction of overly large, imposing homes incompatible in size, scale and character with the existing community--including obstruction of light, air and views of the San Gabriel Mountains, and reduced privacy.
Adverse impacts of commercial uses and signs adjacent to houses, including traffic, noise and aesthetic impacts.

MAJOR POINTS FOR: Ensures appropriate and compatible development while allowing reasonable use of the property. Enhances aesthetics, protects light, air, privacy and scenic views. Flexible and cost-effective modification procedure for non-controversial projects.

MAJOR POINTS AGAINST: CSD does not reflect the diversity of neighborhoods in the over 2000-acre CSD area. CSD establishes an additional layer of regulation which may be to onerous for property owners. Commercial regulations are not sufficiently restrictive to address community concerns.

ANALYSIS

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts with the East Pasadena-San Gabriel Community Standards District (CSD), enlarge the CSD boundaries, and establish standards to ensure that new and expanded development is compatible with the existing community.

LLOYD W. PELLMAN
County Counsel

By:
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

PJG:asm

5/30/02 (requested)

6/5/02 (revised)

ORDINANCE NO. _____

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts (“CSDs”) with the East Pasadena-San Gabriel Community Standards District (“CSD”), enlarge the CSD boundaries, and establish standards to ensure that new and expanded development is compatible with the existing community.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

22.20.100 Uses subject to permits.

...

~~Residences, single family, in the Northeast San Gabriel Community Standards District, where the provisions of Section 22.44.128 cannot be met.~~

...

SECTION 2. Section 22.44.110 is hereby amended to delete the Chapman Woods and Northeast San Gabriel Community Standards Districts and to add the East Pasadena-San Gabriel Community Standards District as follows:

22.44.110. List of Districts. The following community standard districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption	
...	15	Chapman Woods	93-0064	8-10-93
...	49	Northeast San Gabriel	98-0042	8-11-98
...	<u>26</u>	<u>East Pasadena-San Gabriel</u>	_____	_____
...				

SECTION 3. Section 22.44.124 is hereby deleted in its entirety.

SECTION 4. Section 22.44.128 is hereby deleted in its entirety.

SECTION 5. Section 22.44.135 is hereby added to read as follows:

22.44.135 East Pasadena-San Gabriel Community Standards District

A. Purpose. The East Pasadena-San Gabriel Community Standards District is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the District.

B. District Boundary. The boundaries of the District are shown on the map following this section.

C. Community-Wide Development Standards.

1. The provision in Section 22.48.050 allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.

2. Signs. Prohibited signs are as follows:

a. Outdoor advertising signs;

b. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way;

c. Roof signs;

d. Flashing, animated, audible, rotating and/or moving signs;

e. Business signs that project or extend more than 18 inches from the building face.

3. Repair of Nonconforming Structures. Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

4. Modifications. The director, hearing officer or commission, where applicable, in acting upon any application for a modification from the development standards of this Section, shall consider, in addition to the principles and standards in Section 22.56.1090, the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification shall not establish precedent for approval or denial of other modifications within the East Pasadena-San Gabriel Community Standards District. Except for parking and sign regulations, the development standards in this section may only be modified by director's review and approval pursuant to Part 12 of Chapter 22.56 and in accordance with the following:

a. When an application for a tentative map for a subdivision, including a minor land division, is filed concurrently with an application to modify development standards, the provisions of Section 22.56.1700 shall apply to such applications;

b. In cases where Section 22.56.1700 does not apply, the director's review and approval shall be subject to the following additional provisions:

i. The director shall cause a copy of a notice describing the application and the location of the property which is the subject of the application to be forwarded by first-class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles as owning property within 200 feet of the exterior boundaries of the property, and to the homeowners association whose boundary includes the property which is the subject of the application, and such notice shall indicate that a public hearing may be requested by any individual by written request delivered to the director within 15 days after receipt of such notice;

ii. The director may approve an application for a director's review if not more than two requests for a public hearing are received within the period specified in subsection C.4.b.i of Section 22.44.135, provided that the principles and standards of Section 22.56.1690 are established. The director shall deny an application for a director's review if at least three requests for a public hearing are received within the period specified in subsection C.4.b.i of Section 22.44.135, or where the principles and standards of Section 22.56.1690 are not established. Requests received from both the owner and the occupant of the same property shall be considered to be one request for the purposes of this section;

iii. The director shall notify the applicant and all persons specified in subsection C.4.b.i of Section 22.44.135 in writing of the action taken on the application. The notification shall indicate that an appeal may be filed with the commission within 10 days after receipt of such notice. Notwithstanding the provisions of Section 22.60.210, the decision of the commission shall be final. In cases where the director denies an application because at least three written requests for a public hearing were received, the director shall also inform the applicant that a request to schedule a public hearing before the hearing officer may be submitted within 30 days after receipt of such notice and payment of the additional fee for site plan review, director's review for modification of development standards in community standards district, as specified in Section 22.60.100. All procedures relative to public hearing and appeal shall be the same as for a conditional use permit. The hearing officer shall approve or deny the proposed modification based on the principles and standards of Section 22.56.1690.

D. Zone-Specific Development Standards.

1. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

Development Standards	Lot or Parcel Size (Square Feet)			
	Less than 13,000	13,000-19,999	20,000-39,999	40,000 +
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet
	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10% of the average lot width, but no less than 5 feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.			
Minimum Front Yard depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Front Yard Landscaping	A minimum of 50% of the required front yard shall contain softscape landscaping.			
Structure Height and Setback	<p>For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure:</p> <ol style="list-style-type: none"> 1. At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height. 			

<i>Distance Between Main Buildings</i>	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot or parcel of land. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot or parcel of land.								
<i>Maximum Grade</i>	The maximum grade shall be the average grade of adjoining lots or parcels of land unless modified by the director or county engineer where it is impractical due to topographic conditions.								
<i>Maximum Stories</i>	The maximum number of stories above grade shall be two.								
<i>Maximum Floor Area</i>	The maximum floor area shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum floor area shall be 50% of the net lot area.								
<i>Maximum Lot Coverage</i>	The maximum lot coverage shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum lot coverage shall be 50% of the net lot area.								
<i>Parking</i>	<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: center;"><u>Number of Bedrooms</u></th> <th style="text-align: center;"><u>Required Enclosed Parking Spaces</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1 to 4</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">5 to 6</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">7 or more</td> <td style="text-align: center;">4 (+1 for each additional bedroom)</td> </tr> </tbody> </table> <p>Parking shall not be located below grade.</p>	<u>Number of Bedrooms</u>	<u>Required Enclosed Parking Spaces</u>	1 to 4	2	5 to 6	3	7 or more	4 (+1 for each additional bedroom)
<u>Number of Bedrooms</u>	<u>Required Enclosed Parking Spaces</u>								
1 to 4	2								
5 to 6	3								
7 or more	4 (+1 for each additional bedroom)								
<i>Garages</i>	For lots or parcels of land with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots or parcels of land with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.								
<i>Street Lighting</i>	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.								

2. Zone R-3.

Development Standards	
Minimum Rear Yard Depth	15 feet.
Minimum Side Yard Width	5 feet.
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
Front Yard Landscaping	A minimum of 20% of the required front yard shall contain softscape landscaping.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
Maximum Height	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots or parcels of land, unless modified by the director or county engineer where it is impractical due to topographic conditions.
Maximum Floor Area	The maximum floor area shall be 100% of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
Maximum Lot Coverage	The maximum lot coverage shall be 75% of the net lot area. Lot coverage shall include all enclosed buildings.
Parking	As required by Part 11 of Chapter 22.52
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

3. Zones C-1, C-2, C-3, C-H, M-1, M-1½.

a. Maximum Height. The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.

b. Maximum Floor Area. The maximum floor area shall be 100% of the net lot area. Floor area shall include all enclosed buildings.

c. Maximum Lot Coverage. The maximum lot coverage shall be 75% of the net lot area. Lot coverage shall include all enclosed buildings.

d. Setback. For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

e. Lighting. Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

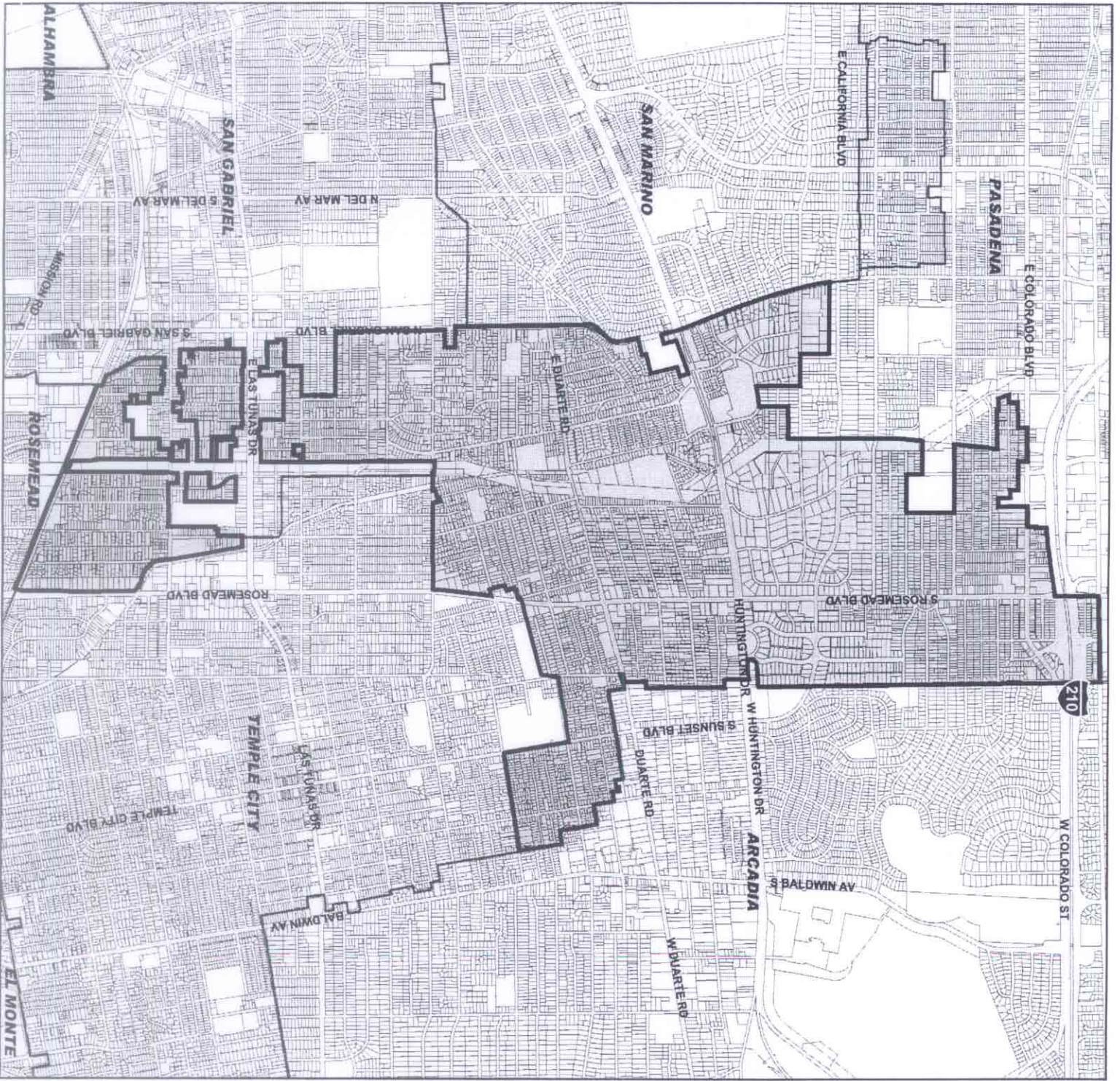
SECTION 6. Subsection A of Section 22.60.100 is hereby amended to add the following fee in alphabetical order:

. . .

-- Site Plan Review, Director's Review for Modification of Development Standards in Community Standards District, Pursuant to Subsection C.4 of Section 22.44.135 -- \$730.00, except that where a public hearing is requested by the applicant as specified in subsection C.4.b.3 of Section 22.44.135, an additional fee of \$3516.00 shall be paid.

. . .

[2244135PGCOC]



**Boundary of the
East Pasadena - East San Gabriel
Community Standards District**

Legend:

-  Parcel Boundary
-  CSD Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: East Pasadena-San Gabriel Community Standards District
Zoning Ordinance Amendment

1. DESCRIPTION:

Ordinance amendment replacing the existing Chapman Woods and Northeast San Gabriel Community Standards District (CSD) with the East Pasadena-San Gabriel Community Standards District that establishes development standards for new and expanded development.

2. LOCATION:

Unincorporated areas of the East Pasadena, East San Gabriel and South Santa Anita Zoned Districts.

3. PROPONENT:

Initiated by the County of Los Angeles Board of Supervisors.

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 0012.

PREPARED BY: Annie Lin
Ordinance Studies Section

DATE: March 14, 2002



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: _____ Staff Member: Annie Lin
Thomas Guide: 569 and 596 USGS Quad: Mt. Wilson and El Monte
Location: Unincorporated areas of East Pasadena, East San Gabriel and South Santa Anita Zoned Districts

Description of Project: Ordinance amendment replacing the existing Chapman Woods and Northeast San Gabriel Community Standards District (CSD) with the East Pasadena-San Gabriel Community Standards District that establishes development standards for new and expanded development.

Gross Acres: 2245.5
Environmental Setting: Urbanized flat area with no significant plant or wildlife habitat. Uses consist of single-family residences, duplexes, condominiums, apartments, institutional commercial and light industrial uses.

Zoning: R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), R-A (Residential Agricultural), A-1 (Light Agricultural), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), C-H (Commercial Highway), M-1 (Light Manufacturing), M-1 1/2 (Restricted Heavy Manufacturing)
Low Density Residential, Low/Medium Density Residential, Medium Density Residential, High Density Residential, Major Commercial, Major Industrial, Public and Semi-Private Facilities,
General Plan: Non-Urban
Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

See Attachment

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- _____
- _____
- _____
- _____
- _____

Trustee Agencies

- None
- State Fish and Game
- State Parks
- _____
- _____
- _____
- _____

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Pasadena*
- City of San Gabriel*
- City of Temple City*
- City of San Marino*
- City of Arcadia*
- _____
- _____

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- _____
- _____
- _____
- _____

County Reviewing Agencies

- Subdivision Committee
- DPW:
- _____
- _____
- _____
- _____

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
					Less than Significant Impact/No Impact
					Less than Significant Impact with Project Mitigation
					Potentially Significant Impact
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Revitalization, Conservation/Maintenance, Urban Open Space
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

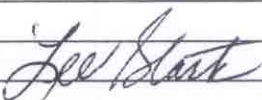
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Annie Lin Date: February 12, 2002

Approved by: Lee Stark  Date: 2/12/02

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Raymond Fault Zone</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> Approval of Geotechnical Report by DPW |
| <input type="checkbox"/> Lot Size <input type="checkbox"/> Project Design | |

Consultation with Department of Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|---|--|---|

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>Eaton Wash</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Section 308A
 Ordinance No. 12,114 (Floodways)
- Approval of Drainage Concept by DPW
- MITIGATION MEASURES
 OTHER CONSIDERATIONS
- Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a high fire hazard area (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Prevention Guide No.46

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>210 Foothill Freeway, Railroad</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW) |

MITIGATION MEASURES

- Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>Eaton Wash</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Oak Trees</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES **OTHER CONSIDERATIONS**

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
				<hr/> <hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>The project is intended to protect existing community character and pattern.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant Less than significant with project mitigation Less than significant/No impact

**REGIONAL PLANNING COMMISSION
PUBLIC HEARING PROCEEDINGS
DRAFT EAST PASADENA-EAST SAN GABRIEL COMMUNITY
STANDARDS DISTRICT ORDINANCE**

April 24, 2002

Staff presented the draft East Pasadena-San Gabriel Community Standards District ordinance to the Commission for review and possible action. The ordinance replaces the Chapman Woods and the Northeast San Gabriel Community Standards District (CSD) with the East Pasadena-San Gabriel CSD, expands the CSD boundaries, and is intended to address the adverse impacts of mansionization and commercial uses and signs adjacent to residences.

After the staff presentation, the Commission heard testimony from residents, developers and other interested parties. There were approximately 14 testifiers in support of the CSD and 6 testifiers requested changes to the ordinance. Mr. Shatford stated that his neighborhood is a higher density neighborhood that has become predominantly mansionized and the CSD standards would deprive him of the ability to develop his land to the same extent as other nearby property owners. Ms. Bolenbaugh, President of the Chapman Woods Homeowners Association, testified that they were in support of the CSD with the proposed changes. Mr. Price, representing homeowners from the Northeast San Gabriel area, also testified in support. Mr. Miller testified on the negative impacts of mansionization, such as overcrowding in schools, requested that there should not be a phased approach to implementation of the CSD and said that the mansionization issue affected people of many different backgrounds, beliefs and ethnicities. Mr. Briskie submitted petitions from homeowners supporting the ordinance and requested that the ordinance be adopted as soon as possible due to impending developments. Mr. Cole also submitted petitions from his neighborhood in support of the CSD. John Schimmin requested a phased approach to implementation of the CSD because he has a tentative map for a condominium project that he is trying to record and he would have to revise his project because of the CSD. Mr. Wittlesy testified that he was generally in support but had some concerns. Mr. Lin testified that he would like to add to his house someday and the CSD would inhibit his ability to do so. Mr. Tsoi, another representative of the Shimmin company, testified requesting a phased approach to the ordinance. Mrs. Briskie testified in support. Mr. Sung, an architect, was generally in support but felt that the setback requirement and street frontage requirement may be too restrictive. Mr. Mackey supported the ordinance. Mr. Miller of Chapman Woods testified in support but was interested in additional commercial regulations which could be addressed at a later date. Mr. Chary was concerned about how the CSD would impact property owners interested in making additions to their homes. Ms. Hess, Ms. Fulps, Mr. Reinhard, Mr. Dykes and Ms. Smelanich all testified in support of the CSD.

Following the testimony, the Commission had a lengthy discussion on the following:

- There should be an underground parking restriction
- There should be a limit on street-facing garage doors
- Street lighting should conform to the existing neighborhood pattern
- The development standards in the R-3 zone may have the same effect as a downzone
- The impacts of the CSD development standards on affordable housing and the need for a continued evaluation of affordable housing issues and impacts from commercial uses
- Lost neighborhoods: In neighborhoods in which over 75 % of the homes have been lost to mansionization, it would be appropriate to allow the remaining unmansionized homes to exercise the same rights as previous owners
- Retention of previous CSD standards and the more restrictive standard would apply.
- Discussion of whether basements and cellars are allowed and how they are affected by the height requirement.
- It is reasonable that small lots should have small houses.
- It was clarified that the CSD provisions would apply to new additions.

The Commission made a motion to tentatively approve the draft ordinance with revisions based on their discussion and recommendations and schedule it as a Consent Item for Approval.

May 8, 2002

The Commission voted to approve the draft East Pasadena-San Gabriel Community Standards District.

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENTS TO TITLE 22 OF THE LOS ANGELES
COUNTY CODE (PLANNING AND ZONING)

NOTICE IS HEREBY GIVEN that the Regional Planning Commission, County of Los Angeles has recommended certain amendments to the Zoning Code to replace the Chapman Woods and Northeast San Gabriel Community Standards District with the East Pasadena-San Gabriel Community Standards District and expand the district boundaries.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at 9:30 a.m. on July 23, 2002 pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendments:

1. Amendments to replace the Chapman Woods and Northeast San Gabriel Community Standards District with the East Pasadena-San Gabriel Community Standards District and expand the district boundaries.
2. Such other amendments that, in the opinion of the Board of Supervisors, should be considered at this time.

Written comments may be sent to the Executive Office of the Board of Supervisors in room 381 at the above address. If you do not understand this notice or need more information, please call Mr. Lee Stark at (213) 974-6467 Ms. Annie Lin at (213) 974-6433.

“ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 [VOICE] or (213) 617-2292 [TDD] with at least three business days notice.”

Si no entiende esta noticia or necesita mas informacion, por favor llame este numero: (213) 974-6467.

VIOLET VARONA-LUKENS
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS