2025 098357

FILED
May 14 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by LILIA MURGUIA

THIS NOTICE WAS POSTED

ON May 14 2025

UNTIL June 13 2025

REGISTRAR – RECORDER/COUNTY CLERK

NOTICE OF DETERMINATION

To: Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy Rm 1101
Norwalk, CA 90650

From: City of Pasadena
Planning & Community
Development Department.
175 N. Garfield Avenue
Pasadena, CA 91101-1704

Contact: Anita Cerna
Phone: 626.744.6767

SUBJECT: Filing Notice of Determination in compliance with §21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2013091009

Project Title/Project Applicant: Environmental Impact Report Addendum (EIR State Clearinghouse No. 2013091009) for the Lamanda Park Specific Plan (LPSP)/City of Pasadena

Project Location (include county): The LPSP Update area is located in the City of Pasadena in Los Angeles County. It generally encompasses the area between the 210 freeway to the north, Roosevelt and Vista Avenues to the west, Colorado Boulevard to the south and Kinneloa Avenue to the east.

Project Description: The purpose of this Addendum to the Pasadena General Plan Environmental Impact Report (GP EIR) is to evaluate the environmental effects associated with the proposed Lamanda Park Specific Plan (LPSP) Update and to determine whether these impacts are consistent with the evaluation presented in the GP EIR in compliance with CEQA (Public Resource Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.).

The proposed project will be a new specific plan comprising areas within the 2000 East Pasadena and 2003 East Colorado Specific Plans, and would implement the Pasadena General Plan (General Plan). This project proposes the following components of the LPSP to bring it into alignment with the General Plan:

- Specific Plan Area boundary
- Vision, objectives, goals and policies
- Zoning districts regulating allowed land uses
- Density and intensity of development
- Height and/or overall scale of buildings and structures
- Distance of buildings and structures to the property line (setbacks/stepbacks)
- Urban design standards
- Vehicle access and parking standards

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- Types and amount of open space and landscaping requirements
- Public realm standards (sidewalks, parkways and street trees)
- Implementation programs

The LPSP primarily focuses on refining and/or establishing land uses and zoning districts, as well as objective development and design standards to achieve the goals and vision of the General Plan. This includes building upon the area's existing strength as an eclectic mix of forms and uses, with a concentration of research and development, industrial, warehousing, and office uses in its core. Retail and commercial uses are largely concentrated along Colorado and Sierra Madre Boulevards. Auto-related uses can be seen throughout Lamanda Park, especially on Altadena Drive, Walnut Street, and adjacent cross streets. The area also has two major auto dealerships: Volkswagen and Audi. There are also work-live and multi-family units on Nina Street, Daisy Avenue and Sunnyslope Avenue.

The area plays a crucial role in the technology-focused industries, contributing to the Los Angeles region's $61.5 billion life science industry. The area has over 750 businesses and employs close to 5,500 people. More than 100 businesses have called Lamanda Park home for over 20 years. Vacancy rates are relatively low in this area. Existing business types include a variety of neighborhood sen/ice uses such as autobody, auto sales, coffee shops, garden centers, hardware stores, machine shops, offices, pet services, pharmacies, restaurants, retail, and light manufacturing. Lamanda Park remains a hub of interest for startups, particularly from Caltech.

Notable projects include Home Depot, Volkswagen, Audi, Rosebud Cafe, Wild Parrot Brewing Company, Starbucks, Fast 5Xpress Wash, and the Copa Vida Roasting Facility. In addition, a new Porsche auto dealership is approved at the northeast corner of Sunnyslope Avenue and Colorado Boulevard.

LPSP's vision highlights the City's goal of fostering innovation and creativity, allowing Pasadena to become a cutting-edge business development and job hub. The LPSP would leverage the thriving commercial environment and establish policies to facilitate its growth. New pedestrian-friendly development would be encouraged, improving connections between the private and public realms and visually enhancing the area. To maintain an already well-established employment and commercial hub, housing will mostly be limited to the perimeter of the LPSP

The General Plan leaves the more detailed development and design standards to be identified in the Specific Plan. The proposed LPSP Update establishes the regulatory tools needed to implement the General Plan through the identification of development and design standards suited to the LPSP area. An EIR was prepared for the General Plan in compliance with CEQA and adopted by the City Council on August 17, 2015. This addendum to the General Plan EIR has been prepared to compare the environmental impacts of the proposed LPSP Update to those analyzed in the GP EIR.

This is to advise that the City of Pasadena, ☒ Lead Agency or ☐ Responsible Agency, has approved the above described project on November 18, 2024, conducted the first reading of the EIR Addendum for the LPSP Update on May 5, 2025, conducted the second reading of the same ordinance to amend the zoning code and map on May 12, 2025, and has made the following determinations regarding the above described project:

1. The original project (the General Plan) ☒will ☐ will not have a significant effect on the environment.

2. ☒An Environmental Impact Report was prepared and certified for the original project (General Plan) pursuant to the Provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒were ☐ were not made a condition of the approval of the original project (General Plan).
4. A mitigation reporting or monitoring plan ☒was ☐ was not adopted for the original project (General Plan).
5. A Statement of Overriding Considerations ☒was ☐ was not adopted for the original project (General Plan).
6. Findings ☒were ☐ were not made for the original project (General Plan) pursuant to the provisions of CEQA (Section 15091).
7. The LPSP Update ☐ would ☒ would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects as a result of changes in the project, changes occurring with respect to the circumstances under which the project is undertaken, or new information of substantial importance.
8. ☒ No mitigation measures, beyond those in the General Plan EIR and the corresponding Mitigation Monitoring and Reporting Program, are necessary for the LPSP Update.

This is to certify that copies of the Addendum to the EIR, and the original EIR are available to the General Public at: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101, 626-744-6777.

Signature (Public Agency)	Principal Planner *Title*	5/12/2025 *Date*

Date received for filing:

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.
Updated per the State CEQA Guidelines as Amended

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