



**City of Pasadena  
Planning Division  
175 N. Garfield Avenue  
Pasadena, California 91101-1704**

## MITIGATED NEGATIVE DECLARATION

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**PROJECT TITLE:** Amendment to the Transit-Oriented Development Ordinance (Zoning Code Section 17.50.340)

**PROJECT APPLICANT:** City of Pasadena, Planning Divisions

**PROJECT CONTACT PERSON:** Joanne Hwang

**ADDRESS:** 175 N. Garfield Avenue  
Pasadena, California 91101-1704

**TELEPHONE:** (626) 744-7309

**PROJECT LOCATION:** The proposed project would encompass all areas of the city within one half mile of a Metro Gold Line station except Sierra Madre Villa station, where only quarter mile applies, and the area within the Central District Transit Oriented Area.

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### PROJECT DESCRIPTION:

The proposed project is an amendment to the Transit-Oriented Development (TOD) Ordinance, which is Section 17.50.340 of the City's Zoning Code. The proposed amendment consists of: 1) changes to the parking requirements, mainly to allow greater flexibility in Sierra Madre Villa TOD area; 2) creation of optional ½ mile TOD area for all TOD areas in the City except Sierra Madre Villa TOD area; 3) changes to the options to exceed maximum parking requirements; 4) addition of "Vehicle Services – Vehicle/Equipment Repair" use to the prohibited land use list within the TOD areas; and 5) other technical changes.

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## FINDING

On the basis of the initial study on file in the Planning & Community Development Department Office:

The proposed project COULD NOT have a significant effect on the environment.

The proposed project COULD have a significant effect on the environment however there will not be a significant effect in this case because of mitigation measures.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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Completed by: Julian Capata  
Title: Consultant  
Date: December 9, 2015

Reviewed By: Joanne Hwang  
Title: Planner  
Date: December 9, 2015

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PUBLIC REVIEW PERIOD:  
COMMENTS RECEIVED ON DRAFT:  Yes  No  
INITIAL STUDY REVISED:  Yes  No

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## MITIGATION MEASURES

### Amendment to the Transit-Oriented Development Ordinance

#### (Zoning Code Section 17.50.340)

**Mitigation Measure MM AIR-1:** Prior to future discretionary approval, the City of Pasadena Planning Division shall evaluate new development proposals for sensitive land uses (e.g., residences, schools, and day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (April 2005). In addition, applicants for siting or expanding sensitive land uses that are within the recommended buffer distances listed in Table 1-1 of the CARB Handbook shall submit a health risk assessment (HRA) to the City of Pasadena. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective thresholds, as established by the SCAQMD at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below the aforementioned thresholds as established by the SCAQMD), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:

- Air intakes oriented away from high-volume roadways and/or truck loading zones.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.
- Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air.

Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division. The intent of this mitigation measure is to reflect current CARB and SCAQMD Guidance/Standards as well as CEQA legislation and case law, and the City implementation of the measure shall adhere to current standards/law at the time such analyses are undertaken.

**Mitigation Measure MM CUL-1:** If cultural resources are discovered during construction of land development projects in Pasadena that may be eligible for listing in the California Register for Historic Resources, all ground disturbing activities in the immediate vicinity of the find shall be halted until the find is evaluated by a Registered Professional Archaeologist. If testing determines that significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; and provide a comprehensive final report including site record to the City and the South Central Coastal Information Center at California State University Fullerton. No further grading shall occur in the area of the discovery until Planning Department approves the report.