



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** April 3, 2019

**TO:** Hearing Officer

**SUBJECT:** Hillside Development Permit #6561

**LOCATION:** 1211 Wellington Avenue

**APPLICANT:** Carolyn Watson

**ZONING DESIGNATION:** RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Overlay District)

**GENERAL PLAN DESIGNATION:** Low Density Residential

**CASE PLANNER:** Kristen Johnston

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6561 and **approve** Minor Conditional Use Permit with the conditions in Attachment B.

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**PROJECT PROPOSAL:** Hillside Development Permit: To allow a 913 square-foot addition to the first floor, and a 951 square-foot addition to the second floor to an existing two-story single-family residence. A Hillside Development Permit is required for a second story addition exceeding 500 square feet; and

Minor Conditional Use Permit: To allow the enlargement of a nonconforming use. The subject site is developed with two residential dwelling units, where the Zoning Code allows for one dwelling unit. A nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained.

**ENVIRONMENTAL DETERMINATION:** This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and

there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less, and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

**BACKGROUND:**

**Site characteristics:** The subject site is a rectangular lot measuring 229,465 square feet (5.27 acres) in size and is bounded by three street frontages, Wicks Road to the north, Wellington Avenue to the east, and Afton Street to the south. Vehicular access is provided from Wellington Avenue, by an existing gated entry. The site slopes upward from all three street frontages to the existing building pad situated at the center of the site. The existing site is an individually designated landmark, and was constructed in 1930 with an 8,407 square-foot, two-story single-family residence and a 968 square-foot, four-car detached garage with a 1,682 square-foot guest house situated above the garage. The subject property is also developed with a 1,155 square-foot detached pool house with an attached covered patio structure, adjacent to the pool and spa located south of the existing residence.

**Adjacent Uses:** North – Single-Family Residential  
South – Single-Family Residential  
East – Single-Family Residential  
West – Single-Family Residential

**Adjacent Zoning:** North – RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District)  
South – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Overlay District) and RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District)  
East – RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District)  
West – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Overlay District)

**Previous Zoning Cases on this Property:** Minor Conditional Use Permit #5660: A Minor Conditional Use Permit to allow the expansion of a nonconforming use to construct a 696 square-foot pool house. (Approved, February 15, 2012)

## **PROJECT DESCRIPTION:**

The applicant, Carolyn Watson, has submitted a Hillside Development Permit to facilitate construction of a 1,864 square-foot two-story addition to an existing two-story single-family residence located in the RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Overlay District) zoning district. The project proposes a 913 square-foot addition to the first floor to expand the existing living room, and a 951 square-foot addition of two bedrooms and two bathrooms to the second floor of the existing 8,407 square-foot, two-story single-family residence. The project also includes a 102 square-foot addition to the existing porch located at the south portion of the residence. A Hillside Development Permit is required for a second story addition to a single-family residence that exceeds 500 square feet for properties located within the Hillside Overlay District.

The project also includes a Minor Conditional Use Permit application to allow enlargement of a nonconforming use. The subject site is developed with two residential dwelling units, where the Zoning Code allows for one single-family residence in the RS-2 zoning district. A Minor Conditional Use Permit is required to allow enlargement of a nonconforming use.

## **ANALYSIS:**

On June 12, 2017, the City Council approved amendments to the development standards for properties within the Hillside Overlay Districts. Subsequently, in September 2017, Ordinance No. 7310 was adopted by the City Council to initiate those amendments. However, the City Council determined that Hillside Development Permits deemed complete as of June 12, 2017 would not be subject to the amended development standards.

The applicant's request for a Hillside Development Permit was deemed complete on June 8, 2017. Therefore, the project is subject to the Hillside Overlay District development standards in place at the time the application was deemed complete. The project has been reviewed utilizing the applicable development standards for the project, and are provided in the following analysis.

Hillside Development Permit: To allow an addition to the first and second floor of an existing two-story, single-family residence.

The subject property is located in the RS-2-HD (Single-Family Residential, 0-2 units per acre, Hillside Overlay District) zoning district. Properties located within the Hillside Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS-2). These additional standards are intended, in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The Hearing Officer may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The following analysis discusses the proposal's compliance with development standards of the Hillside Overlay District, as applicable to one and two-story additions.

## RS-2 and Hillside Overlay District Development Standards

Properties located within the Hillside Overlay District are required to comply with all of the required development standards of the RS-2 district, except as superseded by additional development standards listed in Sections 17.29.050 through Section 17.29.070 (Hillside Overlay District).

The existing two-story, single-family residence is situated at the center of the subject site and maintains vehicle access from Wellington Avenue. The subject site is bounded by three street frontages. The configuration of the site creates a 500-foot street frontage along Wellington Avenue, a 455-foot street frontage along Afton Street, and 466-foot street frontage along Wicks Road.

In order to properly apply the RS-2 development standards and additional development standards provided in the Hillside Overlay District, a determination of the lot lines is required. The Zoning Code defines a front lot line as the shortest line of a lot that is abutting a street line. Furthermore, a corner lot line is a lot line that is not a front lot line, and an interior lot line is a lot line not abutting a street.

For this site, Afton Street is the front lot line, Wellington Avenue and Wicks Road are corner lot lines, and the westerly property line is an interior lot line.

### *Gross Floor Area*

Calculating the maximum allowed floor area is a multi-step process. The intent of the process is to consider the steepness or topography of a property when determining the size of a development. A steeper property may provide less land area suitable for development. The Zoning Code considers this with respect to maximum allowed floor area.

Gross floor area includes all covered parking (garage and carport areas), habitable attic space, and accessory structures, among other enclosed space. The maximum allowable gross floor area ratio for properties located in the RS-2-HD zoning district with a property size greater than 10,000 square feet is .225 percent of the lot size plus 500 square feet. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater than 50 percent slope, or any access easement on the lot must be deducted from the lot area when calculating the maximum allowable gross floor area. If the average slope of the remaining lot area exceeds 15 percent, the maximum allowable gross floor area shall be further reduced in compliance with the slope reduction formula as described in Section 17.29.060.A.4 of the City's Zoning Code.

According to the information provided as part of the application package, 39,193 square feet of the 229,465 square-foot site is sloped greater than 50 percent. The remaining 190,272 square feet of the property has an average slope of 16.07 percent. Based on the floor area calculation as discussed above, the maximum allowable gross floor area for the site is 43,080 square feet. As proposed, the total gross floor area would be 11,952 square feet, within the allowable floor area for the site.

### *Lot Coverage*

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and decks more than four feet in height. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 229,465 square-foot lot is

80,313 square feet. The proposed lot coverage is six percent, or 12,586 square feet, which is less than the maximum allowable coverage, and therefore complies with the maximum allowable lot coverage.

### *Setbacks*

Minimum front setback requirements for the main structure in the Hillside Overlay District is 25 feet, measured from the front property line. In this case, the existing residence and addition will maintain a 173-foot front setback measured to the front property line along Afton Street.

The minimum required corner side setback is 10 percent of the lot width, with a minimum requirement of ten feet and a maximum requirement of 25 feet. The lot width is measured across the lot at the required front setback line, in this case, 25 feet from the front property line. According to the plans submitted, ten percent of the lot widths is 46'6". Therefore, the corner side setback requirement is 25 feet from the Wicks Road and Wellington Avenue property lines. As proposed, the existing residence would maintain a 240-foot corner side setback from the Wicks Road property line, and a 136-foot corner side setback from the Wellington Avenue property line, and complies with the minimum corner side setback requirement.

The required interior side setback is equal to ten percent of the lot width, with a minimum requirement of five feet and a maximum requirement of ten feet. The lot width measures across the lot at the required front setback line, in this case, 25 feet from the front property lines. According to the plans submitted, ten percent of the lot width is 46'6". Therefore, the interior side setback shall be ten feet. The addition would provide an interior side setback of 229 feet, which complies with the minimum interior side setback requirement.

### *Encroachment Plane*

Structures may not to be located within an encroachment plane that slopes upward and inward at a 30-degree angle, as measured in a continuum, six feet above the side property lines. The intent of the encroachment plane standard is to moderate the mass and scale of structures and maintain desired neighborhood character. As proposed, the project complies with this requirement.

### *Height*

Properties in the Hillside Overlay District are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured as the vertical distance from the existing grade to an imaginary plane parallel to the existing grade; nor can the overall height, as measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet), exceed a height of 35 feet.

The project proposes a building height of 27'8" feet measured from the existing adjacent grade, and measures 30 feet from the lowest elevation at an exterior wall of the structure to the highest point of the building. Therefore, the proposed addition complies with both standards for building height.

### *Parking*

Single-family residences are required to provide two covered parking spaces within a garage or carport in the RS-2-HD zoning district. Additionally, properties within the Hillside Overlay District are required to provide a minimum of four guest parking spaces on a site fronting on a street

where parking is prohibited on both sides of the street at the site, and a minimum of two guest parking spaces on a site fronting a street where on-street parking is allowed. Guest parking spaces may be located in the driveway side-by-side or in a tandem configuration.

All three streets fronting the property allow for on-street parking, therefore two guest parking spaces are required for the project. The existing residence maintains a four-car garage with ample space on the existing driveway in order to provide the two guest parking spaces. Therefore, the proposed project complies with the minimum parking requirement for single-family residential uses and required guest parking for properties located in the Hillside Overlay District.

### *Ridgeline Protection*

The proposed addition to the residence would comply with the ridgeline protection standards of the Zoning Code. There are no ridgelines adjacent to the subject property. Therefore, no part of the proposed additions to the residence would appear silhouetted against the sky above a ridge when viewed from a public street or park. The residence is not visible from public view due to mature vegetation on the site and along all property lines which screens the building from the adjacent properties.

### *Architectural Features*

The existing single-family residences located in the surrounding neighborhood consist of various architectural styles and elements such as height, rooflines, massing, scale and setbacks. For example, the following architectural styles were observed: ranch, modern ranch, mid-century modern, and English colonial. The existing two-story, single-family residence is an individually designated landmark built in 1930, and displays neoclassical architecture. The project includes an addition to the first and second floor of the existing two-story residence, and a 102 square-foot addition to the existing covered porch. The exterior wall surfaces including the colors and materials, and architecture and character of the proposed addition would match the existing concrete plaster exterior, gabled composition shingle roof, and boxed eaves with moderate overhangs, of the existing residence.

The proposed architectural design and exterior materials are consistent with the applicable design criteria (architectural features) for the Hillside Overlay District, specifically the requirement for compatible architecture and materials on the building walls and roof. The proposed exterior color palate demonstrates light beige coated plaster and dark colored shutters, rather than the required dark earth tone colors prescribed in the Hillside Overlay District development standards. However, the project will be reviewed by the Design and Historic Preservation Division as a part of the Certificate of Appropriateness process, which will analyze the proposed project for architectural compatibility with the existing residence, which would include the consistency all exterior features including the color palate.

### *View Protection*

The existing two-story residence is not visible from surrounding properties and the placement of the addition would not impede the view of an adjoining property. The subject property slopes upward from all three street frontages (Wellington Avenue, Afton Street, and Wicks Road), where the residence is located at the center of the site. Although the building pad is higher than the adjacent rights-of-way (Wellington, Afton and Wicks Road), there is a substantial amount of vegetation along the site boundaries, and throughout the subject site that screen the residence from public view. There is a slope along the western interior property line, which is the only

boundary line directly adjacent to a residential property. Therefore, the proposed addition would not impede the view of the surrounding properties.

### *Neighborhood Compatibility*

The Hillside Overlay District requires that all projects subject to a Hillside Development Permit comply with the neighborhood compatibility guidelines. These guidelines are intended to ensure that the proposed project is designed to be in-scale and compatible with existing single-family residential development within the vicinity. The analysis for neighborhood compatibility is generally comprised of lots located within a 500-foot radius of the subject site. The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages and other accessory structures) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

There are 94 parcels within the City developed with single-family residences within a 500-foot radius of the site. According to records from the Los Angeles County Assessor, the median floor area of these residences is 2,636 square feet (excluding garages and other accessory structures). Thirty-five percent above the median is 3,559 square feet. The subject site proposes a floor area of 10,271 square feet, which exceeds the maximum allowable floor area of neighborhood compatibility by 6,712 square feet. The analyses are incorporated in this report as Attachment C. As proposed, the project does not comply with the Neighborhood Compatibility requirement.

On a case-by-case basis, a project may exceed the Neighborhood Compatibility threshold, if a project meets the following criteria:

1. Compliance with View Protection provision (17.29.060(E)) of the Hillside District Ordinance;
2. Compliance with Ridgeline Protection provision (17.29.050(C)) of the Hillside District Ordinance; and
3. Proposed floor area ratio (FAR) (not including garage) is consistent with the average FAR (not including garage) in the neighborhood.

Staff is not required to recommend approval of the excess floor area if all three criteria are met, but may do so on a case-by-case basis.

The project is in compliance with the View Protection provision (17.29.060(E)) and Ridgeline Protection provision (17.29.050(C)) of the Hillside District Ordinance. The site is not located within or would disturb any prominent ridgelines and the proposed project is designed not to block any views, as previously discussed.

Staff analyzed the proposed FAR of the project and properties within the neighborhood established by the 500-foot radius as required by Criteria No. 3. Using the Assessor's data, the average FAR of the properties within the neighborhood is 17.84 percent. The FAR of the proposed residence would be four percent and as a result would be below and consistent with the average FAR in the neighborhood.

As such, staff is of the opinion that the maximum allowable house size as calculated by the Neighborhood Compatibility guidelines may be approved to be exceeded in this particular case. Based on the analyses, staff finds that the project is in scale with the context and character of the development in the neighborhood and in is in conformance with the View Protection and Ridgeline

Protection provisions for projects in the Hillside Overlay District; as a result, the proposed project complies with the Neighborhood Compatibility requirement.

#### *Tree Protection Ordinance*

The tree inventory report and tree protection plan submitted by the applicant identified a total of 241 trees on the subject site. Of the 241 trees identified, 187 trees qualify for protection as defined in the City's Tree Protection Ordinance, as determined by species, size, and location on the property. However, none of the 187 trees identified are proposed for removal as a part of this project.

As the site is located in the Hillside Overlay district, Chapter 17.44 (Landscaping) of the Zoning Code is applicable to the site in addition to the Tree Protection Ordinance. This section of the Zoning Code requires a 24-inch box or larger replacement tree for the removal of each tree in excess of eight inches in diameter for projects within the Hillside Overlay District. A condition of approval requires that replacement trees be provided, selected from the list of native or specimen trees, if any of the remaining 54 trees are removed and qualify under this size criterion.

As a condition of approval, the Planning Department will require the submittal of a Tree Protection Plan for the protected trees located on the subject site, prior to the issuance of a building permit. The Tree Protection Plan will ensure the health of the trees during and after construction.

#### *Preliminary Geotechnical Report:*

A Geotechnical Engineering Investigation for the project site was conducted by Duco Engineering, Inc. on May September 23, 2010. The purpose of the report was to evaluate the subsurface soil conditions as they relate to the proposed construction of the new pool and single-story pool house to be located on the eastern side of the property, adjacent to the house. The soils report also was prepared to provide conclusion and recommendations pertaining to the geotechnical aspects of design and construction. The applicant was not required to submit a new soils report for the proposed two-story addition because the addition would be located where a concrete patio exists. It can be concluded that the soils in the area of the pool are similar to the soil types in the area of the proposed addition. The subsurface exploration consisted of three test holes excavated to a depth of 11 feet. Based on the evaluation of the site condition and findings of the investigation, it was concluded that the development of the subject property is feasible for the intended use from a geotechnical engineering standpoint following the recommendations contained in the report.

#### Minor Conditional Use Permit - To allow enlargement of a nonconforming use

Enlargement or alteration to a nonconforming use is permitted through the approval of a Minor Conditional Use Permit (MCUP) application as specified in Section 17.71.080.E. of the Zoning Code. The MCUP process allows the City to review a project and its configuration, design, location, and potential impacts of the use in order to evaluate if the project would be compatible with the surrounding uses and the suitability of the use to the site.

The subject site is located with the RS-2-HD zoning district, which allows for one single-family residence per lot. According to the City's permit records, the site is improved with a two-story residence and detached garage with a guest house. As a result, the land use of the site with two dwelling units is deemed to be nonconforming. The proposed project includes a 1,864 square-foot addition to the primary residence, and does not propose an enlargement to the existing guest house. The proposed two-story addition to the existing residence complies with the required

development standards, and would not increase the number of residential units on the subject site. Therefore, given the existing residence and guest house were legally established and the proposed project complies with the required development standards, staff finds that the project would be compatible with the residential development within the surrounding neighborhood and would not be detrimental to the general welfare of the City.

#### **GENERAL PLAN CONSISTENCY:**

The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site would remain a single-family residence with a second unit (guest house), which was permitted in 1930. There are no proposed changes to the guest house; therefore, the character of the single-family neighborhood would be maintained. General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story residence complies with all the development standards set forth in the City's Zoning Code. As analyzed, the proposed living area of 10,271 square feet is compatible with the average floor area ratio of single-family properties within the established neighborhood. The proposed addition would match the existing architectural style, color palate, and building materials. Additionally, the project is consistent with Policy 8 (Historic Preservation), which encourages preservation and enhancement of Pasadena's cultural and historic buildings, landscapes, streets, and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

#### **ENVIRONMENTAL REVIEW:**

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less, and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

#### **REVIEW BY OTHER CITY DEPARTMENTS:**

The proposed project was reviewed by the Building Department, Pasadena Fire Department, Department of Transportation, Public Works Department, and Design and Historic Preservation Section. Based on their review of the project, the Building Division, Department of Public Works, and Design and Historic Preservation Section provided comments and recommended conditions of approval, which have been incorporated in Attachment B of this staff report. The remaining departments had no comments and would review the plans through the building permit plan check process.

#### **CONCLUSION:**

It is staff's assessment that the findings necessary for approving the Hillside Development Permit and Minor Conditional Use Permit to allow construction 1,864 square-foot addition to an existing two-story single-family residence, can be made (Attachment A). The proposed project meets all

applicable development standards required by the Zoning Code for the RS-2 zoning district and the additional development standards required within the Hillside Overlay District, including the allowable floor area for neighborhood compatibility. Given that the proposed project is a two-story addition to an existing two-story single-family residence, and would have to comply with all Building Code requirements, the proposed project would not be detrimental or injurious to surrounding properties or improvements. Therefore, staff recommends approval of the Hillside Development Permit and Minor Conditional Use Permit, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

**ATTACHMENTS:**

Attachment A: Hillside Development Permit Findings  
Attachment B: Recommended Conditions of Approval  
Attachment C: Neighborhood Compatibility Analyses

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6561**

Hillside Development Permit: To allow a 913 square-foot addition to the first floor, and a 951 square-foot addition to the second floor to an existing two-story single-family residence:

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-2-HD (Residential Single-Family, Hillside Overlay District) zoning district. In addition, the proposed two-story addition will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, neighborhood compatibility, and off-street parking requirements of the RS-2-HD zoning district.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS-2-HD, which is designated primarily for single-family residential purposes. The use of the site will be a single-family residence with an existing guest house. The surrounding properties within the neighborhood are developed with single-family residences, and as conditioned, the project will be consistent with existing development in the vicinity. As such, the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district. As analyzed, the project will meet all applicable development standards for the RS-2-HD zoning district and Hillside Overlay such as setbacks, lot coverage, floor area, height, and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site would remain a single-family residence with a second unit (guest house), which was permitted in 1930. There are no proposed changes to the guest house; therefore, the character of the single-family neighborhood would be maintained. General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 10,271 square feet is compatible with the average floor area of single-family residences within the established neighborhood. The proposed addition would match the existing architectural style, color palate, and building materials. Additionally, the project is consistent with Policy 8 (Historic Preservation), which encourages preservation and enhancement of Pasadena's cultural and historic buildings, landscapes, streets, and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The use of the site will be a single-family residence with an existing guest house. With adherence to the recommended conditions of approval, and applicable development standards, the project will be constructed in such a manner as to minimize impacts to surrounding property owners. Conditions of approval will ensure that the establishment, maintenance, and operation of the use will be compatible with the surrounding neighborhood. Therefore, the proposed project will not be

detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by Public Works Department, Building Department and Design and Historic Preservation. In addition, a Tree Protection Plan will be submitted for a building permit plan check to ensure that the project will comply with the City's Tree Ordinance.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use with a guest house, permitted in 1930. The project is not located on the top of any prominent ridgelines and will not block views from neighboring properties. The project has been designed with the use of materials that would match the existing architecture of the two-story residence, which are design elements that are commonly found in the neighborhood. Additionally, the addition's scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *The design, location, and size of the proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots as described in Section 17.29.060.D of this ordinance and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed project (not including the proposed garage or cabana) is 10,271 square feet, and exceeds the base Neighborhood Compatibility threshold. On a case-by-case basis, a project may exceed the Neighborhood Compatibility threshold, if a project meets criteria related to view protection, ridgeline protection, and floor area ratio compatibility. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The project will be below the maximum allowable floor area requirements and will meet the Neighborhood Compatibility requirements in that the floor area ratio of the proposed residence would be 4 percent and would be below and consistent with the average floor area ratio of 12 percent in the neighborhood. As designed, the location, and size of the proposed structure will be compatible with existing and anticipated future development on adjacent lots as described in Section 17.29.060.D of this ordinance and in terms of aesthetics, character, scale, and view protection.
8. *The placement of the proposed additions avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The subject property slopes upward from all three street frontages (Wellington Avenue, Afton Street, and Wicks Road) to a flat pad where the residence is located; at the center of the site. The proposed two-story addition to the existing residence would not be located within sloping portions of the site, given the addition is proposed within an area previously graded for the development of the existing house, constructed in 1930. Therefore, the project proposes minimal grading and site disturbance compared to typical hillside development. As part of the building permit review, the Building Division will review

any grading and/or drainage plans to ensure that the drainage conditions after construction comply with all applicable regulations.

Minor Conditional Use Permit: To allow enlargement of a nonconforming use:

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The enlargement of a nonconforming use, specifically an addition to the single-family residence, is permitted through the approval of a Minor Conditional Use Permit application as provided in Section 17.71.080.E. of the Zoning Code. The proposed two-story addition to the existing residence will not change the use of the property, which will remain single-family residential with a guest house. Additionally, the project does not propose any enlargement to the existing guest house.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purposes of the RS-6 zoning district is to ensure adequate light, air, privacy, and open space for each dwelling and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects. The proposed project will be designed to comply with the development standards of the RS-2-HD zoning district and meet the special purpose of the zoning district. The project consists of an addition, to a non-conforming use, that will be designed to be in compliance with the RS-2-HD development standards and may be permitted with the approval of a Minor Conditional Use Permit. No expansion or alteration is proposed for the guest house. Moreover, the number of dwelling units on the site will not increase due to the proposed two-story addition. The two units will continue to operate as a nonconforming use within the RS-2-HD zoning district.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* An objective of the General Plan Land Use Element is to ensure that residential development is in character and scale with the existing residential neighborhood. In this case, the subject property is presently developed with two units and will remain as such. The project will not increase the number of units. The proposed addition has been designed to meet all applicable development standards of the RS-2-HD zoning district.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The property is a legal nonconforming use and has existed without negatively impacting surrounding properties for 89 years. The project includes a two-story addition to the existing residence, and the use of the site will remain residential, which is compatible with the development in the vicinity. No expansion or alteration is proposed for the guest house. Moreover, the number of dwelling units on the site will not increase due to the proposed two-story addition. Therefore, the enlargement of the nonconforming use will not be detrimental to the health, safety, or general welfare of the persons residing or working in the neighborhood. All new construction proposed will adhere to the Zoning Code requirements and Building Codes.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* Approval of the application will not intensify the use of the land, as no new units are proposed. In addition, the project will comply with the site coverage, gross floor area ratio, setbacks, and maximum height standards of the RS-2-HD zoning district. Furthermore, the proposed two-

story addition will be constructed in compliance with the current Building Code and Zoning standards. The City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by Public Works Department, Building Department and Design and Historic Preservation. As conditioned, the project will not be injurious to the development of the neighborhood or the general welfare of the City.

6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The proposed two-story addition to the existing residence will not be visible from off of the site. The continued operation of the two units with the proposed two-story addition will not negatively impact the existing neighborhood's aesthetic values, character, scale, and view protection.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6561**

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, April 3, 2019," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval will allow the applicant to construct a 913 square-foot addition to the first floor, a 951 square-foot addition to the second floor, and 102 square-foot addition to the existing covered porch.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **PLN2017-00236** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Kristen Johnston, Current Planning Section, at (626) 744-6709 to schedule an inspection appointment time.

Planning Division

7. The applicant shall submit an application for Certificate of Appropriateness for review and approval to the Design and Historic Preservation Division, prior to the issuance of building permits.
8. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
9. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
10. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.

11. The applicant or successor in interest shall use earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.
12. The applicant or successor in interest shall provide color and material samples to the Zoning Administrator, for review and approval, prior to the issuance of any building permits.
13. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
14. Pursuant to Chapter 17.44 (Landscaping) of the Zoning Code, the applicant or successor in interest, shall be required to provide a 24-inch box or larger replacement tree for the removal of any non-protected tree in excess of eight inches in diameter.
15. The project shall submit a landscape plan for review as a part of the building plan check, to determine if the project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
16. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
17. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
18. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
19. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited

before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.

20. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

#### Building and Safety Division

21. The project shall comply with the Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review.
22. The applicant is required to provide a soils report for the project.
23. This project may require the preparation of a LID Plan to demonstrate storm water management post-construction. See attached Form PC. For more information, please visit the following website: <http://www.cityofpasadena.net/Planning/LID/>.
24. Grading/Drainage Plans, where required, shall be prepared by a registered engineer. Grading shall conform to the provisions of Municipal Code Chapter 14.05 (Excavation and Grading in Hillside Areas).
25. Separate permits are required for demolition, grading, fire sprinkler, mechanical, electrical, plumbing, and pool/spa.
26. The project is located in a High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R327 of the CRC. Per City of Pasadena Municipal Code, wood is prohibited to be used for the exterior wall finish.
27. A fire-rated shaft enclosure is required for the proposed laundry chute when the chute passes through two more levels per Chapter 7 of the CBC.

#### Public Works Department

28. Any vegetation, including overhanging brush and tree limbs, that encroaches into the public right-of-way shall be removed.
29. The proposed development shall connect to the public sewer with a new six-inch diameter house sewer laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewer within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
30. The existing four-inch diameter house sewer lateral is connected directly to a manhole within a sewer easement area, with a portion located in the adjacent private property. The new six-

inch diameter house sewer lateral shall be connected to city main sewer line, not to the manhole; Minimum of 5 feet clearance with a new easement from the adjacent property owner, or onto the public right of way.

31. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.
32. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations. Restoration of asphalt concrete pavement shall be per Standard Plan S-416.
33. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$5,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.
34. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: [http://www.ci.pasadena.ca.us/PublicWorks/Engineering\\_Division/](http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/) . A deposit, based on the General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction staging, material storage, or trailer is allowed in the public right of way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and

approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

35. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.

In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link:  
[http://cityofpasadena.net/PublicWorks/Engineering\\_Division/](http://cityofpasadena.net/PublicWorks/Engineering_Division/)

36. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits. A Public Works permit is required for all construction and occupancies in the public right-of-way. If construction vehicles and equipment are parked off-site in the public right of way, the permit fee for street and sidewalk occupancy will be based on the area and duration corresponding to the current City's General Fee Schedule. For more information, please contact Yannie Wu at 626-744-3762.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- a) Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)  
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.
- b) City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC  
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee. No trees shall be damaged by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree.
- c) Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC  
This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water

Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://cityofpasadena.net/PermitCenter/>

The resolution of the City Council of the City of Pasadena approving the amended stormwater and urban runoff pollution control regulations and repealing resolution No. 8151, can be found at the following link:

[http://ww2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug\\_17\\_15/AR%2019%20RESOLUTION%20APPROVING%20AMENDED%20STORMWATER%20&%20URBAN%20RUNOFF%20POLLUTION.pdf](http://ww2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug_17_15/AR%2019%20RESOLUTION%20APPROVING%20AMENDED%20STORMWATER%20&%20URBAN%20RUNOFF%20POLLUTION.pdf)

d) Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC

The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://cityofpasadena.net/PublicWorks/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

37. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.

a) Summary Report with documentation must be submitted prior to final inspection.

b) A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project

**ATTACHMENT C  
NEIGHBORHOOD COMPATIBILITY – PROPERTIES WITHIN 500 FT.**

#	PARCEL NO.	SITE ADDRESS	ZONE	OVERLAY	LOT AREA	BUILDING SIZE	FLOOR AREA
1	5705-005-002	1265 WELLINGTON AVE	RS4	HD	7193	1080	15.01%
2	5705-005-009	1375 CHAMBERLAIN RD	RS4	HD	8559	1623	18.96%
3	5705-005-010	1255 WELLINGTON AVE	RS4	HD	8481	1882	22.19%
4	5705-005-020	1277 WELLINGTON AVE	RS4	HD	12179	3659	30.04%
5	5705-005-022	1401 CHAMBERLAIN RD	RS4	HD	26062	4161	15.97%
6	5705-005-024	1415 CHAMBERLAIN RD	RS4	HD	25088	3879	15.46%
7	5705-005-025	1391 CHAMBERLAIN RD	RS4	HD	20973	2740	13.06%
8	5705-005-026	1385 CHAMBERLAIN RD	RS4	HD	11817	1743	14.75%
9	5705-006-011	1435 CHAMBERLAIN RD	RS4	HD	21413	1738	8.12%
10	5705-006-012	1445 CHAMBERLAIN RD	RS4	HD	40242	2878	7.15%
11	5705-006-013	1455 CHAMBERLAIN RD	RS4	HD	17110	3216	18.80%
12	5705-007-013	1480 CHAMBERLAIN RD	RS2	HD	12779	2908	22.76%
13	5705-007-018	1441 WICKS RD	RS4	HD	14695	2820	19.19%
14	5705-007-019	1453 WICKS RD	RS2	HD	18984	1808	9.52%
15	5705-008-001	1460 CHAMBERLAIN RD	RS4	HD	10461	2210	21.13%
16	5705-008-006	1397 WICKS RD	RS4	HD	7139	2047	28.67%
17	5705-008-007	1395 WICKS RD	RS4	HD	7095	1535	21.63%
18	5705-008-010	1404 CHAMBERLAIN RD	RS4	HD	13953	2749	19.70%
19	5705-008-011	1385 WICKS RD	RS4	HD	11005	2106	19.14%
20	5705-008-012	1375 WICKS RD	RS4	HD	10940	1500	13.71%
21	5705-008-013	1390 CHAMBERLAIN RD	RS4	HD	11179	2543	22.75%
22	5705-008-014	1361 WICKS RD	RS4	HD	12485	1320	10.57%
23	5705-008-015	1382 CHAMBERLAIN RD	RS4	HD	12242	2601	21.25%
24	5705-008-017	1231 WELLINGTON AVE	RS4	HD	10057	2130	21.18%
25	5705-008-021	1415 WICKS RD	RS4	HD	12507	2137	17.09%
26	5705-008-022	1430 CHAMBERLAIN RD	RS4	HD	6808	2652	38.95%
27	5705-008-023	1431 WICKS RD	RS4	HD	11948	1233	10.32%
28	5705-008-024	1370 CHAMBERLAIN RD	RS4	HD	11420	2781	24.35%
29	5705-008-025	1235 WELLINGTON AVE	RS4	HD	9958	2196	22.05%
30	5705-008-030	1424 CHAMBERLAIN RD	RS4	HD	14985	1727	11.52%
31	5705-009-001	1405 AFTON ST	RS2	HD	29303	5150	17.57%
32	5705-009-002	1415 AFTON ST	RS2	HD	30121	3411	11.32%
33	5705-009-003	1435 AFTON ST	RS2	HD	30774	3236	10.52%
34	5705-009-017	1211 WELLINGTON AVE	RS2	HD	230115	8407	3.65%
35	5705-009-018	1444 WICKS RD	RS2	HD	29243	1723	5.89%
36	5705-009-019	1430 WICKS RD	RS2	HD	28991	1805	6.23%
37	5705-009-025	1455 AFTON ST	RS2	HD	33482	2754	8.23%

38	5705-010-003	1465 EL MIRADOR DR	RS2	HD	21212	2314	10.91%
39	5705-010-004	1449 EL MIRADOR DR	RS2	HD	23436	2602	11.10%
40	5705-010-005	1425 EL MIRADOR DR	RS2	HD	29468	3188	10.82%
41	5705-010-007	1405 EL MIRADOR DR	RS2	HD	17394	2732	15.71%
42	5705-010-008	1395 EL MIRADOR DR	RS2	HD	16901	2834	16.77%
43	5705-010-009	1385 EL MIRADOR DR	RS2	HD	49704	2400	4.83%
44	5705-010-010	1373 EL MIRADOR DR	RS2	HD	24522	4023	16.41%
45	5705-010-014	1135 WELLINGTON AVE	RS4	HD	14614	3282	22.46%
46	5705-010-015	1125 WELLINGTON AVE	RS4	HD	12723	2699	21.21%
47	5705-010-017	1153 WELLINGTON AVE	RS2	HD	22101	4560	20.63%
48	5705-010-018	1145 WELLINGTON AVE	RS2	HD	19477	4823	24.76%
49	5705-010-019	1111 WELLINGTON AVE	RS4	HD	20855	3182	15.26%
50	5705-010-020	1415 EL MIRADOR DR	RS2	HD	38697	3761	9.72%
51	5705-014-002	1200 WELLINGTON AVE	RS4	HD	19301	2860	14.82%
52	5705-014-004	1283 AFTON ST	RS4	HD	8412	1634	19.42%
53	5705-014-008	1220 WELLINGTON AVE	RS4	HD	11119	1818	16.35%
54	5705-014-009	1230 WELLINGTON AVE	RS4	HD	21959	4110	18.72%
55	5705-014-010	1234 WELLINGTON AVE	RS4	HD	17717	3956	22.33%
56	5705-014-011	1240 WELLINGTON AVE	RS4	HD	15790	1680	10.64%
57	5705-014-012	1250 WELLINGTON AVE	RS4	HD	14323	2586	18.05%
58	5705-014-013	1260 WELLINGTON AVE	RS4	HD	8081	1509	18.67%
59	5705-014-014	1264 WELLINGTON AVE	RS4	HD	5822	1749	30.04%
60	5705-014-016	1205 LINDA VISTA AVE	RS4	HD	22856	6018	26.33%
61	5705-014-019	1217 LINDA VISTA AVE	RS4	HD	8143	2359	28.97%
62	5705-014-020	1223 LINDA VISTA AVE	RS4	HD	8572	1251	14.59%
63	5705-014-023	1207 LINDA VISTA AVE	RS4	HD	23268	1757	7.55%
64	5705-014-026	1261 AFTON ST	RS4	HD	20509	2140	10.43%
65	5705-014-027	1195 LINDA VISTA AVE	RS4	HD	10551	2386	22.61%
66	5705-014-028	1212 WELLINGTON AVE	RS4	HD	21715	5770	26.57%
67	5705-015-004	1265 EL MIRADOR DR	RS4	HD	9123	2081	22.81%
68	5705-015-005	1275 EL MIRADOR DR	RS4	HD	7623	2320	30.43%
69	5705-015-006	1112 WELLINGTON AVE	RS4	HD	23975	3473	14.49%
70	5705-015-007	1118 WELLINGTON AVE	RS4	HD	24005	3213	13.38%
71	5705-015-008	1132 WELLINGTON AVE	RS4	HD	12030	1040	8.65%
72	5705-015-009	1136 WELLINGTON AVE	RS4	HD	12009	2620	21.82%
73	5705-015-010	1146 WELLINGTON AVE	RS4	HD	15604	3941	25.26%
74	5705-015-011	1150 WELLINGTON AVE	RS4	HD	18015	1747	9.70%
75	5705-015-012	1164 WELLINGTON AVE	RS4	HD	11534	3840	33.29%
76	5705-015-013	1180 WELLINGTON AVE	RS4	HD	11749	2148	18.28%
77	5705-015-014	1105 LINDA VISTA AVE	RS4	HD	16863	3104	18.41%
78	5705-015-015	1115 LINDA VISTA AVE	RS4	HD	14461	3246	22.45%

79	5705-015-016	1121 LINDA VISTA AVE	RS4	HD	16853	1534	9.10%
80	5705-015-017	1135 LINDA VISTA AVE	RS4	HD	12062	1720	14.26%
81	5705-015-018	1137 LINDA VISTA AVE	RS4	HD	12077	2178	18.03%
82	5705-015-019	1145 LINDA VISTA AVE	RS4	HD	23206	1538	6.63%
83	5705-015-020	1155 LINDA VISTA AVE	RS4	HD	24125	1402	5.81%
84	5705-015-021	1280 AFTON ST	RS4	HD	20704	2573	12.43%
85	5705-015-022	1175 LINDA VISTA AVE	RS4	HD	14747	3400	23.06%
86	5705-023-012	1190 LINDA VISTA AVE	RS4	HD	12736	4493	35.28%
87	5705-023-013	1180 LINDA VISTA AVE	RS4	HD	12381	4587	37.05%
88	5705-023-014	1170 LINDA VISTA AVE	RS4	HD	19526	4434	22.71%
89	5705-025-001	1450 EL MIRADOR DR	RS2	HD	13625	2928	21.49%
90	5705-025-002	1470 EL MIRADOR DR	RS2	HD	18682	3586	19.19%
91	5705-025-026	1409 RUTHERFORD DR	PD9		14483	3226	22.27%
92	5705-025-027	1428 EL MIRADOR DR	PD9		16119	3902	24.21%
93	5705-025-028	1401 RUTHERFORD DR	PD9		15033	3171	21.09%
94	5705-026-001	1402 RUTHERFORD DR	PD9		16145	3263	20.21%

Median	2,636	Average Floor Area
Median + 35%	3,559	17.84 %