



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: September 16, 2020

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6823

LOCATION: 1065 La Loma Road

APPLICANT: Eric Tsang

ZONING DESIGNATION: RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Katherine Moran

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6823 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To demolish the existing 2,615 square-foot, single-family residence and detached 673 square-foot garage and construct a 5,235 square-foot two-story single-family residence over a partially subterranean 756 square-foot garage, and an 819 square-foot basement. There are no protected trees proposed for removal as part of this project. A Hillside Development Permit is required for the construction of a new single-family residence in the Hillside Overlay District. The property is located within the RS-4-HD zoning district.

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, §15303, Class 3, (New Construction), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 exempts the construction of one single-family

residence in a residential zone. The project involves the construction of a three-story, single-family residence within the RS-4-HD zoning district.

BACKGROUND:

Site characteristics: The subject property is located on the north side of La Loma Road east of Laguna Road. The 34,024 square-foot flag lot is currently developed with a 2,615 square-foot single-story, single-family residence and a detached two-car garage at the north/rear of the site. There are 20 trees located on the subject site, 10 of which have been identified as protected trees. The topography of the site includes an average slope of eight percent. Surrounding properties are predominantly two-story single-family residences.

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

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

Previous Zoning Cases on this Property: None.

PROJECT DESCRIPTION:

The applicant has submitted a Hillside Development Permit application to allow construction of a three-story, single-family residence. Although the proposed residence is technically three stories, a garage and basement are proposed underneath the footprint of the first floor, and into the six-foot slope that tiers the flag portion into two levels. Therefore, the proposed residence will appear as two-stories from the north, south, and west, with the garage only visible from the east elevation. A Hillside Development Permit is required for the construction of a new single-family residence for properties located within the Hillside Overlay District. The subject property is located within the RS-4 zoning district and Hillside Overlay District and is therefore subject to this requirement.

There are 20 trees located on the subject site, 10 of which have been identified as protected trees. None of the protected trees are proposed for removal.

The project proposes to demolish the existing 2,615 square-foot residence and detached garage, both constructed in 1925, in order to facilitate the construction of a new, three-story 5,235 square-foot single-family residence with a 819 square-foot basement, and a 756 square-foot attached garage. The proposed residence includes four bedrooms and seven bathrooms. The southern portion of first-floor consists of a foyer, family room, living room, kitchen, dining room, wet bar,

and powder room, with the remaining northern portion devoted to an office, bathroom, mudroom, powder room, pantry, and spare room. The second-story includes four bedrooms, four bathrooms and a rooftop deck. The plans indicate that a basement, for mechanical equipment and storage, is proposed and would be internally accessed and confined to the footprint of the first floor of the residence. A three-car garage is located below the first floor of the residence.

ANALYSIS:

Hillside Development Permit - To allow construction of a three-story, single-family residence

The subject property is located in the RS-4-HD (Single-Family Residential, 0-4 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-4). 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. A Hillside Development Permit is required for the construction of a new single-family residence located within the Hillside Overlay District.

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 project's compliance with development standards of the Hillside Overlay District that are applicable to construction of a new single-family residence.

RS-4 and Hillside Overlay Development Standards

Properties located within the Hillside Overlay District are required to comply with all of the required development standards of the RS-4 district, except as superseded by additional development standards listed in Sections 17.29.050 through Section 17.29.070 (Hillside Overlay District). In addition to the following discussion, an outline of development standards provided in Table A (page 8) illustrates compliance with all applicable zoning and overlay development standards.

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 potential size of a development; a steeper property may provide less land area suitable for development. Gross floor area includes all covered parking (garage and carport areas), habitable attic space, basements, and accessory structures, with any exposed wall (or portion thereof) six feet or more above finished grade, measured from finished grade elevation to the floor above. If a basement has an exposed wall over six feet in height, then the entire area shall be counted as floor area. The maximum allowable gross floor area for properties located in the RS-4-HD zoning district with a property size greater than 10,000 square feet is 25 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.

According to the topographic survey submitted with the application, 2,697 square feet of the 34,024 square foot property has a slope of 50 percent or greater, which is reduced from the lot size when calculating the maximum gross floor area. In addition, pursuant to Section 17.40.050.E, the subject site meets the City's definition of a flag lot and the size of the lot is shall further be reduced to exclude the 3,556 square-foot pole portion of the lot. There is no access easement across the site. As such, the maximum floor area translates to a maximum of 7,442 square feet for the 27,770 square-foot reduced lot size.

Pursuant to Section 17.29.060.A.4 of the Zoning Code, the maximum allowable gross floor area for a lot with an average slope exceeding 15 percent shall be further reduced. To confirm applicability of this reduction, the applicant calculated the average slope across the lot using contour information taken from a topographic survey of the site. The applicant calculated an average slope of eight percent. As a result, this reduction is not applicable to calculation of the maximum allowable gross floor area for this site.

The project proposes a total floor area of 6,790 square feet, which includes first and second floors of the proposed residence, vaulted ceiling areas over 17 feet tall, and the attached garage. Given the proposed basement would not have any exposed walls, it is not counted toward the gross floor area. Therefore, the proposed floor area is less than the maximum allowable gross floor area of 7,442 square feet for the subject 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. In short, this measurement includes all covered structures, whether or not they are fully enclosed. In this case, 35 percent of the 34,024 square-foot lot is 11,908 square feet. The proposed lot coverage is 11 percent, or 3,803 square feet, which is less than the maximum allowable coverage, and therefore complies with the maximum allowable lot coverage.

Setbacks

The minimum required front setback for a main structure in the Hillside Overlay District is 25 feet, as measured from the front property line. According to Section 17.40.050.C, the front property line of a flag lot shall be the lot boundary that most nearly parallels the public or private street providing access to the lot, and which abuts the end of the pole, but does not include the pole itself. In this case, the proposed front setback is 106'-5", measured from the lot's front property line to the exterior wall of the proposed residence.

The minimum required interior side setback is 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of 10 feet. The lot width measures across the lot at the required front setback line, in this case, 25 feet from the front property line. According to the plans submitted, the lot width is approximately 170 feet, resulting in a minimum side setback requirement of 10 feet. The proposed interior side setbacks are 11'-11" (east side yard) and 13'-0" (west side yard), which complies with the minimum side setback requirement.

The minimum required rear setback is 25 feet. The setback measured from the proposed single-family residence to the rear property line is 30'-2", which exceeds the minimum rear yard setback requirement.

Encroachment Plane

A single-family residence may not 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 residence 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 26'-0" measured from the adjacent elevation of the existing grade, and an overall height of 35'-0", measured from the lowest grade to the proposed ridge. Therefore, the proposed residence 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-4-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 a street where parking is prohibited on both sides of the street at the site, or 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, in side-by-side and/or tandem configurations.

The project proposes the construction of a 756 square-foot, three-car attached garage accessible from La Loma Road, with interior dimensions of 34 feet wide by 22 feet deep. For the guest parking requirement, the portion of La Loma Road fronting the property allows street parking, therefore two guest parking spaces are required for the project. The submitted site plan demonstrates that the proposed 15-foot wide driveway leading to the garage can accommodate at least two guest parking spaces required, in a tandem configuration. 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.

Neighborhood Compatibility

Construction of a new single-family residence located within the Hillside Overlay District is required to consider the character and scale of existing development in the neighborhood. 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 residence (excluding garages, accessory structures, and basements) may not exceed the median floor area of existing residences within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

Within the 500-foot radius of the subject site, there are 70 properties zoned for single-family residences, 67 of which contain residences. The median floor area of those 67 residences is 3,043 square feet (Attachment C), and 35 percent above that is 4,108 square feet. The proposed

livable area of the project is 5,235 square feet (excluding the garage and basement) and exceeds the Neighborhood Compatibility threshold by 1,127 square feet.

However, pursuant to Section 17.29.080 (Neighborhood Compatibility findings to grant additional floor area) for lots larger than 20,000 square feet, the review authority may approve additional floor area above the maximum permitted by Neighborhood Compatibility after reviewing site conditions and compliance with Hillside District standards. On a case-by-case basis, staff and the decision making bodies may use the following guidelines for exceeding Neighborhood Compatibility floor area. Specifically, the maximum allowable house size as calculated by the Neighborhood Compatibility guideline may be approved to be exceeded if the addition complies with all of the following criteria:

- a. No additional view impacts will occur to neighboring properties as a result of granting additional square footage; and
- b. The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.

As noted above, staff is not required to recommend approval of the excess floor area if the criteria are met, but may do so on a case-by-case basis. In this case, the project complies with the criteria listed above.

Staff analyzed the floor area ratio (FAR) of the project and properties within the standard, 500-foot radius. Using the Assessor's data, the FAR of the project is 15.39 percent, which is below the average FAR of the properties within the standard neighborhood (17.26 percent). It is to be noted, that 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, since this site is not located within and will not disturb any prominent ridgelines. The proposed project has been designed to avoid blocking culturally significant structures, downslope views of the valley floor, prominent ridgelines, and/or the horizon line from neighboring properties.

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 development standards for projects in the Hillside Overlay District; as a result, the project complies with the Neighborhood Compatibility requirement.

Architecture, Setting, and View Protection

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: neoclassical, ranch, Mediterranean, Spanish, Tuscan, Mid-century modern, and modern. The proposed single-family residence would display a French architectural style. The exterior finish would consist of a stucco finish and a stacked El Dorado stone veneer, featuring French windows and a concrete tile roof.

The proposed design, materials, and color palette are generally consistent with the applicable design criteria (architectural features) for the Hillside Overlay District. A condition of approval in

Attachment B is recommended that would necessitate a darker set of earth tones for the exterior building walls and the roof. As shown on the elevations, elements such as dormers, overhangs, and facade articulation are incorporated into the French architectural design of the residence. The elevations exhibit a variety of natural materials including stacked stone to soften the proposed building's massing.

The Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from neighboring properties to the maximum extent feasible. Specifically, new improvements shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. The standard specifies that improvements are to avoid blocking culturally significant structures such as the Rose Bowl, Colorado Street Bridge, City Hall, downslope views of the valley floor, prominent ridgelines, and/or the horizon line. Views of the open sky, existing foliage, private yards, and existing structures on surrounding properties shall not be taken into consideration by the review authority.

The project site is a flag lot where the grade ascends from south to north (approximately 60 feet) from street level to the rear of the lot. The proposed three-story residence would be situated at the rear portion of the subject site (north), where the existing residence is currently located, to utilize the flattest and highest portion of the lot while preserving existing views from adjacent properties. As discussed earlier, although the proposed residence is technically three stories, the proposed garage and basement would be built underneath the footprint of the first floor, and into the six-foot slope that tiers the flag portion of the lot into two levels. Therefore, the proposed residence will appear as two-stories from the north, south, and west, with the garage only visible from the east elevation. The proposed project would be set back 106'-5" from the front property line and setback 30'-2" from the rear property line. The proposed setbacks result in a project that is not visible from La Loma Road in addition to mitigating potential view obstructions from the adjoining properties located on Laguna Road (west) and Lagunita Road (north) below the property.

The surrounding properties are primarily two-story single-family residences located at a lower elevation than the project site, with no protected views to impede. Although the proposed residence is minimally visible from some of the surrounding properties, the placement of the new residence would be in the same vicinity of the existing residence, and therefore would not impede any existing protected views. Existing trees and foliage at the side and rear property lines currently limit views of the existing residence and additional trees are proposed to further screen potential views of the proposed project. Therefore the project will minimally affect views from surrounding properties which are predominantly two-story single-family residences.

Ridgeline Protection

The proposed single-family residence complies with the ridgeline protection standards of the Zoning Code. There are no ridgelines adjacent to the subject property. Therefore, no part of the proposed three-story residence will appear silhouetted against the sky above a ridge when viewed from a public street or park.

Preliminary Geotechnical Report

Quartech Consultants conducted a geotechnical investigation of the site and prepared a report. This included field exploration, laboratory testing, and engineering analysis. The purpose of the report is to identify any soils or geological problems that may affect site stability or structural integrity. The subsurface exploration consists of drilling one 8-inch diameter hollow stem auger to

a maximum depth of 4.0 feet below the existing ground surface. The analysis also included a reference report from the neighboring site's (1127 La Loma Road) subsurface investigation in October 2012. The reference borings are approximately 100-200 feet away from the proposed construction. The test borings were supervised and logged by an engineering geologist. Based on the exploration testing, consultation and review of the development plans, it was found that the construction of the proposed project is feasible from a geologic and soils engineering standpoint with the recommendations contained in the report.

Tree Protection Ordinance and Preliminary Landscape Plan

The tree inventory report and tree protection plan submitted by the applicant identified a total of 20 trees on the subject site. Of the 20 trees identified, 10 trees qualify for protection under the City's Tree Protection Ordinance, as determined by species, size, and location on the property. None of the 10 protected trees are proposed for removal as a part of this project. All of the protected trees are located within the established front yard, four of which are located near the western side property line, four are located in the eastern side yard, and two are located toward the front property line. Of the four protected trees near the western side property line, two have trunks located on the adjacent property to the west with their root zones encroaching onto the subject site. These two trees are a protected Ironbark Eucalyptus tree (*Eucalyptus Sideroxylon*) and a protected olive tree (*Olea Europea*). As noted in the arborist report, specific construction methods such as limitation of grading, hand digging near root zones, etc. are recommended in order to significantly reduce impacts to the protected trees identified on the subject site and the neighboring property to the west.

The applicant provided a Tree Protection Plan for the protected trees to ensure the health of the trees during and after construction.

Table A: RS-4 and Hillside Overlay Development Standards

Development Feature	Required	Proposed	Analysis
RS-4 – Single Family Residential and Hillside Overlay Development Standards			
Setbacks			
Front (South): Garages Residence	25 feet	106'-5" 106'-5"	Complies
Interior Side (East & West)	10 feet or (10% of lot width, minimum of 5 feet – maximum of 10 feet)	11'-1" (East) 13'-0" (West)	Complies
Rear (South)	25 feet	136 feet	Complies
Maximum Coverage			
Site Coverage	11,908 square feet or 35 percent	3,803 square feet or 11 percent	Complies
Floor Area Ratio	7,442 square feet or (25 percent, plus 500 square feet)	6,790 square feet or 20 percent	Complies
Minimum Parking			
Single-Family Residence(s)	2 covered spaces	3 car garage	Complies
Maximum Allowable Height- Primary Structure	28 feet at any point from existing grade; and	26 feet	Complies

	35 feet from lowest point where the building touches finished grade to highest point of the building		
Guest Parking	2 on-site guest spaces	2 guest spaces	Complies
Neighborhood Compatibility within a 500-foot radius	Median – 3,043 square feet Median + 35 percent – 4,108 square feet	5,235 square feet	Complies

The construction of the proposed three-story residence would not be injurious to adjacent properties or uses, or would the development be detrimental to environmental quality, quality of life, or health, safety, and welfare of the public. Furthermore, the proposed three-story residence is consistent with the objectives and policies of the Hillside Overlay District and the Design Principles of the General Plan. These design standards are specific to development of residential properties located within the Hillside Overlay District, which include architectural features, exterior wall features, privacy, support structures, basements and colors and materials. The proposed project has incorporated the building design standards with the use of earth tone colors, location of structures to reduce impacts to protected views, and variation of architectural elements that are consistent with surrounding uses, and most importantly the protection of the existing trees.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would replace an existing one-story single-family residence with a new three-story single-family residence on the site. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; 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 three-story residence complies with all the development standards set forth in the City’s Zoning Code. The proposed living area of 5,235 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. Additionally, the scale and massing of the proposed three-story residence is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from La Loma Road via the existing driveway approach. 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, §15303, Class 3, (New Construction), and there are no features that distinguish this project from others in the exempt class; therefore, there are no

unusual circumstances. Section 15303 exempts the construction of one-single-family residence, or a second dwelling unit in a residential zone. The project involves the construction of a three-story, single-family residence within the RS-4-HD zoning district, which is within the maximum allowable number of structures on a legal parcel within a residential zone.

REVIEW BY OTHER CITY DEPARTMENTS:

The proposed project was reviewed by the Building Department, Pasadena Fire Department, Department of Transportation, Public Works Department, Water and Power Division, and the Design and Historic Preservation Section. Based on their review of the project, the Building Division, Department of Public Works, the Pasadena Fire Department, and the Water and Power Divisions 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 to allow construction of a three-story 5,325 square-foot, single-family residence with a 756 square-foot attached garage and 819 square-foot basement, can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code for the RS-4 zoning district and the additional development standards required within the Hillside Overlay District including the Neighborhood Compatibility guidelines of the Hillside Ordinance. Given that the proposed project is to allow the construction of a new three-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, 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 Analysis

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6823

Hillside Development Permit: To allow construction of a three-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-4-HD (Residential Single-Family, Hillside Overlay District) Zoning District. In addition, the proposed three-story residence will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-4-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-4-HD, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-4-HD zoning district and Hillside Overlay such as setbacks, lot coverage and 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. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would replace an existing one-story single-family residence with a new three-story single-family residence on the site. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; 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 three-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 5,235 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a French architectural style utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed three-story residence is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from La Loma Road via the existing driveway approach. 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 project will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed three-story, single-family residence will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. Therefore no variances are needed. Furthermore, the project is required to all applicable conditions of approval. 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 three-story residence 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 Pasadena Fire Department. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City's Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
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. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The proposed project will meet the guidelines related to exceeding the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence'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 and basement) is 5,235 square feet, which exceeds the maximum allowable Neighborhood Compatibility floor area of 4,108 square feet by 1,127 square feet. However, the additions are designed to not impact views, be in compliance with the ridgeline protection standard, and have a floor area ratio consistent with the properties within a 500 foot radius. The project has been designed with the use of natural materials, which are materials compatible with the surrounding environment. Additionally, the proposed residence scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed single-family residence would not impede the protected view of an adjoining property. Thus, the project is in scale with the context and

character of existing and future development in the neighborhood 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 site is relatively flat, with an average slope of eight percent. The proposed single-family residence will comply with all of the required development standards. Given the site is developed with a single-family residence, 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. A soil and Geological report was prepared by Quartech Consultants, which concludes that the proposed development is safe and adequate for its intended use.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6823

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, September 16, 2020," 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. The approval of the Hillside Development Permit allows the applicant to construct a three-story 5,325 square-foot, single-family residence with a 756 square-foot attached garage, and an 819 square-foot basement internally accessed from the residence.
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 **PLN2020-00076** 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 Katherine Moran, Current Planning Section, at (626) 744-6740 to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts), 17.29 (Hillside Overlay District), and 17.50.250 (Residential Uses - Accessory Uses and Structures) that relate to residential development in the Hillside Development Overlay District.
8. 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).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. 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.

11. 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.
12. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the south property line, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.
13. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching, and as recommended in the supplemental reports. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist and geotechnical reports in order to protect the existing trees during construction.
14. This 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.
15. 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.
16. 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.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. 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.

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

Fire Department

20. Fire Flow Test: The minimum fire flow shall be 1,500gpm @ 20psi per CFC 2019 Table B105.1(2) requirements.
21. Fire Hydrant: A fire hydrant shall be located within 600-feet of all exterior portions of structures per CFC 2019 Section 507.5.1 requirements.
22. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout the structure.
23. This project is located in a Extreme Fire Severity Zone and is required to comply with 2019 CFC; 2019 CRC Section R337, 2019 CBC Chapter 7A, Urban- International Wildland-Urban Interface Code (IWUIC) requirements.
24. Smoke Alarms: Provide an approved hardwired smoke alarm(s), with battery backup, in each sleeping room or area(s) serving a sleeping area and at the top of stairways at each floor level. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms (new & existing) locations are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal (CSFM) Listed. All smoke alarms (new & existing) are to be manufactured by the same company and compatible with each other. Smoke alarms shall not be installed within 3-feet of air registers or bathroom openings. [CBC 907].
25. Roof and Sidings: All roofing and siding materials shall be 1-hour fire-resistive or non-combustible.
26. Spark Arrestors: Provide an approved spark arrestor on all chimney(s).
27. Eaves and Projections: All eaves and other projections are required to be boxed with one-hour fire resistive or noncombustible material. Provide DETAIL DWG on plans.
28. Wall Finishes: The exterior side of the wall finish is required to be of a one-hour fire resistive or noncombustible material. Specify on plan the type of all materials.
29. Gutters – Downspouts: All proposed gutters/downspouts are required to be constructed of noncombustible material. Specify on the DWG.
30. Projections: Appendages and projections, i.e. decks, etc., are required to be a minimum of one-hour fire resistive construction, heavy timber or noncombustible material. Clearly indicate the method of compliance and provide appropriate DETAILS on plans.

31. Exterior Glazing: All exterior windows, skylights etc. are required to be tempered glass and multilayered, dual or triple, glazing. Clearly indicate this requirement on the plan. Revise Window Schedule as required.
32. Exterior Doors: All exterior doors are required to be 1 3/8" solid core. Clearly indicate this requirement on the drawings and Door Schedule.
33. Exterior Fireplace: Provide fire place screens on all open face manufactured or custom fire place units. Fire place screens can be expanded wire or approved class units.
34. Provide metal container with metal lid secured in the closed position adjacent to fireplace and 10-feet from all combustible materials.
35. All burned wood or charcoal embers are to be placed in metal container, and then filled with water, and covered with tight fitting lid secured in place until such time they are properly disposed of.
36. Attics and Elevated Foundations: Attic and foundation ventilation in vertical exterior walls and vent through roofs shall comply with CBC, 7A; CSFM Standard 12-7A. The vents shall be covered with noncombustible corrosion resistant mesh openings a minimum of 1/16-inch not to exceed 1/8-inch openings. Attic ventilation openings shall NOT be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as possible. Clearly indicate these requirements on the plan. (Pasadena Fire Department is recommending all vent openings be located on the leeward side of the house based on Santa Ana Wind Conditions, winds from the North - Northeast directions, to minimize flames and hot embers from entering the interior of the structure of the attic, living, or under floor spaces.) Alternate Method of Protection is acceptable provided it complies with CSFM – SFM 12-7A-1, 7A-3 Listed Opening Protection.
37. Properties owners shall comply with Pasadena Fire Department brush clearance program requirements.

Building and Safety Division

38. GOVERNING CODES: Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
39. BUILDING CODE ANALYSIS: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.
40. BEST MANAGEMENT PRACTICES: Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://ww5.cityofpasadena.net/planning/building-and-safety/informational-handouts/>

41. PROPERTY LINE SURVEY REQUIRED: Per City of Pasadena Policy property line survey is required for:

- a) New construction.
- b) Auxiliary buildings and additions where setback is less than 5'-0" to property line.
- c) All buildings where specific Zoning Division Variance is issued for approved setbacks & whether newly constructed or altered.

42. SOILS REPORT REQUIRED: A soils engineer report is required for:

- a) All new constructed single and multi-family residential, commercial, and industrial buildings.
- b) An addition to a commercial or industrial building.
- c) Second (2nd) story addition to existing one-story building.
- d) Hillside construction, i.e. decks, retaining walls, and swimming pools.

Public Works Department

43. Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 6' in height. See Standard Plan S-642 – Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: 'Tree Protection Zone'; name and contact information of project owner or authorized representative; 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311'. All protective fencing must be permitted, inspected and approved by Public Works prior to the commencement of any construction.

44. No private improvements may be placed within the public right-of-way, including, but not limited to, concrete pavers, decorative sidewalk, and non-standard landscaping. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by the City. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City before any permits are granted.

45. The applicant shall submit the application, plan and processing fee/deposit, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any permits. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

46. The vehicular entry gate shall be a minimum of 20 feet setback from the front property line.

47. The proposed development shall connect to the public sewer with one new six-inch diameter house sewers 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 sewers 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.

48. On-site drainage, such as roof drain and area drain discharge, shall be contained on-site per LA County Regional Water Quality Control Board’s current permit.
49. 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.
50. 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: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>. A non-refundable flat fee, based on the current 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 (and the private street) 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 truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.
51. 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.
52. 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.

53. 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.
54. 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: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>.
55. 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.
56. In addition to the above conditions, the requirements of the following ordinances will 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 support 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. Refer to <https://www.cityofpasadena.net/public-works/parks-and-natural-resources/urban-forestry> for guidelines and requirements for tree protection.
 - c) 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: <https://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - I. 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.
 - II. Summary Report with documentation must be submitted prior to final inspection.

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.

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email YWu-Bowman@cityofpasadena.net.

Water and Power Division (Power)

57. Existing records show that a service upgrade was initiated in 2006 and there are existing conduits, pull box and vault that may be used for this new series. Contact PWP Electric Service Planning at (626) 744 – 4495 or esp@cityofpasadena.net to coordinate electric service.

Water and Power Division (Water)

58. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. There is a 6-inch cast iron water main in La Loma Road, installed under Work Order 1194 in 1923. This water main is located approximately 17 feet north of the south property line of La Loma Road.

59. Moratoriums: Verify with Public Works Department regarding any street construction moratorium affecting this project.

60. Water Pressure: The approximate water pressure at this site is 50-60 psi.

61. Water Service: PWP records reflect a 2 -inch service (44440) serving this project. Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer. Additionally, if it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly.

62. Water Division Requirements:

- a) Water lines are not permitted to cross lot lines to serve adjoining lots without a utility easement; the Pasadena Water Division shall approve all proposed easements.
- b) The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.

- c) All services not in use must be abandoned at the distribution main at the applicable rate.
- d) For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.
- e) Pursuant to the PWP Water Regulation Section XI 'A water service and meter may be evaluated for its continuing integrity. Should PWP find a service, meter, vault or other appurtenance to be substandard and no longer suitable for continued use, replacement and/or construction of new facilities may be required. PWP may require that a portion or all of the costs of such replacement and/or construction be paid or contracted for by the Applicant or Customer prior to construction.' The property owner is responsible for the replacement cost. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum sized service installed by PWP is 1-inch.

63. Cross Connection Requirements for Domestic Services:

- a) All city cross-connection prevention policies must be adhered to. The developer is required to provide back-flow protection at all connections whereby the plan arrangement or configuration could potentially contaminate the domestic water system.
- b) There shall be no taps between the meter and the backflow assembly.
- c) The owner/developer shall provide and install an approved double check valve backflow prevention assembly at each water service if more than one water service serves property. The location of the back-flow prevention assembly shall be above ground within 20-feet of the property line.
- d) The property owner is responsible for the back-flow prevention assembly. The assembly will be registered and require an annual test certification. All manufacturer warranties shall be transferred upon installation and certification to the property owner.
- e) The owner/developer is responsible for certifying and testing the assembly after installation by a person that possesses a current and valid license, and must be certified by the County of Los Angeles Department of Health Services.
- f) The owner/developer shall submit the results of the test to the Water Utility Service Section for approval. Upon approval, the City will maintain domestic water to the property and will automatically register the assembly.
- g) All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
- h) An administrative fee of \$194.00 will be charged for each backflow prevention assembly installed.

64. Cross Connection Requirements for Fire Service:

- a) The fire service requires a detector meter and back-flow prevention assembly.

- b) The assembly shall be located in a readily accessible location for meter reading, test and maintenance.
- c) All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system.
- d) Contract service other than PWP, providing the backflow prevention assembly shall contact the Water Utility Services Section to verify assembly approval or contact the University of Southern California foundation for Cross Connection Control and Hydraulic Research for an approve list of assemblies.
- e) All manufacturer warranties shall be transferred upon installation and certification to the property owner. The property owner shall assume ownership of the back-flow prevention assembly. The assembly will be registered and require an annual test certification.
- f) If PWP is to provide DCDA for fire service, PWP will install Wilkins, model 450 DA.
- g) Choose from one of the below listed options and incorporate into the fire sprinkler plans.
 - I. Option 1: *Detector meter located on double check detector check assembly (DCDA)* outside the structure on private property. The Water Division will install the service tap, lateral, DCDA (optional Wilkins, models 350 DA or 450 DA) and designate the distribution main and service tap. The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 10-feet of the property line, on private property. Reference Water Division Plan Check for certification and registration.
 - II. Option 2: *Detector meter located in a vault* within the public right of way with a double check valve backflow prevention assembly (DCA) provided and installed inside or outside the building by the owner/developer. The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap. The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 20-feet of the property line on private property. Reference Water Division Plan Check for certification and registration.

65. All Other Cross Connection Requirements: The owner/developer is also responsible for additional cross connection requirements for irrigation system, swimming pool and/or spa, boiler / chilled water / cooling tower (using chemical additives), domestic water line at makeup to carbonation system, sewage ejector, decorative water fountain, and makeup water to reverse osmosis filtration equipment.

66. Residential Water Submetering Requirements: Senate Bill No. 7 (Housing: water meter: multiunit structures) approved by the Governor September 25, 2016, requires that individual meters or submeters be installed on all new multifamily residential units. Per Senate Bill No. 7: Each water purveyor that sells, leases, rents, furnishes, or delivers water service to a newly constructed multiunit residential structure or newly constructed mixed-use residential and commercial structure for which an application for a water connection, or more than one connection, is submitted after January 1, 2018, shall require a measurement of the quantity of water supplied to each individual residential dwelling unit as a condition of new water service. The law exempts long-term health care facilities, low-income housing, residential care facilities, housing at a place of education, and time-share properties, as well as, other multiunit

residential structures deemed infeasible by the Department of Housing and Community Development.

67. Per the Water Regulations adopted by City Council on June 4, 2012: "The water service will end at the curb, public right of way or property line at the option of PWP. Where the location of the meter box or vault on the City side of the property line is not practicable, the meter box or vault shall be located on the Customer's premises or such other location that may be agreed upon by PWP at its option. The Customer shall be responsible for the expense of installation and maintenance of the lines on the Customer's side of the property line connecting to PWP's service where construction of the Customer's facilities began."

68. The following submetering options are available for PWP customers:

- a) Option 1: *Individual metering located on the parkway.* The Water Division will install individual water meters on the parkway in front of the project site, if permitted by available space as per the General Requirements, for each residential unit. PWP's responsibility of service ends at the meter and PWP will bill each tenant directly.
- b) Option 2: *Individual metering located on private property.* The Water Division will install a service lateral up to the property line with a shut off valve. The owner/developer will install all piping behind the property line and will install all water meters, provided by PWP to each residential unit. Water meters must be installed outside or in a garage/parking area in order for meter readers to have unrestricted access to them if needed. PWP will inspect the individual meters as a condition of providing service. PWP's responsibility of service ends at the property line and PWP will bill each tenant directly.
- c) Option 3: *Submetering by third party vendor located on private property.* The Water Division will install master water meter(s) on the parkway, in front of the project site. The owner/developer must submit a statement on letterhead stating that a Contractor licensed by the California State License Board will install submeters, per Senate Bill No. 7, to all residential units. PWP will inspect the submeters as a condition of providing service. PWP's responsibility of service ends at the master meter and the owner/developer is responsible for billing each tenant per Senate Bill No. 7.

69. Fire Flow and Fire Hydrants: The Pasadena Fire Department (PFD) has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.

- a) There is one fire hydrant in close proximity to the project site. Fire hydrant 119-7 is located on the northwest corner of La Loma Road and Burleigh Drive.
- b) There is no current fire flow test information available for this hydrant. If you would like to request fire flow test information, please contact Marco Sustaita at (626) 744-4498.

ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY – PROPERTIES WITHIN 500 FEET

#	PARCEL NUMBER	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE	BUILDING SIZE
1	5715-021-011	580 LAGUNA RD	RS-4	HD	12,104	1,564
2	5715-020-003	448 LAGUNA RD	RS-2	HD	6,129	1,764
3	5715-021-013	1175 LA LOMA RD	RS-4	HD	12,420	1,800
4	5715-024-017	1150 LA LOMA RD	RS-4	HD	12,365	1,803
5	5715-021-019	1055 LA LOMA RD	RS-4	HD	15,541	1,825
6	5715-024-003	725 BURLEIGH DR	RS-4	HD	12,322	1,854
7	5715-019-005	455 LAGUNA RD	RS-4	HD	18,060	2,024
8	5715-019-004	475 LAGUNA RD	RS-4	HD	18,011	2,052
9	5715-018-024	440 LAKEVIEW RD	RS-4	HD	29,555	2,068
10	5715-019-003	447 LAGUNA RD	RS-4	HD	25,190	2,079
11	5715-021-014	1165 LA LOMA RD	RS-4	HD	12,636	2,110
12	5715-018-002	430 LAKEVIEW RD	RS-4	HD	39,886	2,148
13	5715-018-027	505 LAGUNA RD	RS-4	HD	29,091	2,156
14	5715-021-007	1060 LAGUNITA RD	RS-2	HD	28,190	2,183
15	5715-018-019	545 LAGUNA RD	RS-4	HD	12,633	2,290
16	5715-019-006	441 LAGUNA RD	RS-4	HD	12,929	2,328
17	5715-018-022	563 LAGUNA RD	RS-4	HD	15,777	2,482
18	5715-021-005	1051 LA LOMA RD	RS-4	HD	23,577	2,492
19	5715-024-011	741 BURLEIGH DR	RS-4	HD	11,644	2,498
20	5715-021-012	1195 LA LOMA RD	RS-4	HD	14,447	2,500
21	5715-017-023	607 LAGUNA RD	RS-4	HD	14,392	2,531
22	5715-021-017	1065 LA LOMA RD	RS-4	HD	34,024	2,615
23	5715-017-016	579 LAGUNA RD	RS-4	HD	12,923	2,667
24	5715-024-010	1200 LA LOMA RD	RS-4	HD	20,475	2,728
25	5715-018-023	565 LAGUNA RD	RS-4	HD	12,574	2,730
26	5715-021-006	1046 LAGUNITA RD	RS-2	HD	21,465	2,772
27	5715-024-012	1170 LA LOMA RD	RS-4	HD	26,075	2,787
28	5715-017-017	575 LAGUNA RD	RS-4	HD	12,155	2,835
29	5715-024-016	1120 LA LOMA RD	RS-4	HD	14,099	2,922
30	5715-018-028	525 LAGUNA RD	RS-4	HD	36,407	2,934
31	5715-019-020	451 LAGUNA RD	RS-4	HD	20,486	2,993
32	5715-017-022	601 LAGUNA RD	RS-4	HD	17,149	2,997
33	5715-024-014	615 BURLEIGH DR	RS-4	HD	14,102	3,011
34	5715-021-004	1049 LA LOMA RD	RS-4	HD	22,313	3,043
35	5715-024-002	677 BURLEIGH DR	RS-4	HD	12,658	3,069
36	5715-022-004	725 SAN REMO RD	RS-4	HD	17,695	3,120
37	5715-021-008	1112 LAGUNITA RD	RS-2	HD	27,458	3,185
38	5715-024-015	625 BURLEIGH DR	RS-4	HD	13,320	3,227
39	5715-021-010	560 LAGUNA RD	RS-2	HD	31,241	3,315
40	5715-020-014	1075 LAGUNITA RD	RS-2	HD	27,601	3,357
41	5717-017-015	999 BUCKINGHAM PL	RS-2	HD	20,080	3,387

#	PARCEL NUMBER	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE	BUILDING SIZE	
42	5715-018-020	547 LAGUNA RD	RS-4	HD	15,870	3,399	
43	5715-021-018	1061 LA LOMA RD	RS-4	HD	14,952	3,417	
44	5715-017-018	585 LAGUNA RD	RS-4	HD	12,535	3,461	
45	5715-022-005	620 BURLEIGH DR	RS-4	HD	34,462	3,471	
46	5715-022-006	660 BURLEIGH DR	RS-4	HD	30,334	3,654	
47	5715-021-002	601 S SAN RAFAEL AVE	RS-2	HD	52,855	3,656	
48	5715-022-010	645 S SAN RAFAEL AVE	RS-2	HD	18,686	3,661	
49	5715-021-003	625 S SAN RAFAEL AVE	RS-2	HD	18,476	3,719	
50	5715-020-009	1035 LAGUNITA RD	RS-2	HD	24,673	3,794	
51	5715-021-009	1122 LAGUNITA RD	RS-2	HD	22,630	3,794	
52	5715-017-027	623 LAGUNA RD	RS-4	HD	14,432	3,852	
53	5715-021-015	1147 LA LOMA RD	RS-4	HD	36,805	4,050	
54	5714-033-004	580 S SAN RAFAEL AVE	RS-1	HD	27,692	4,068	
55	5715-022-008	680 BURLEIGH DR	RS-4	HD	22,806	4,482	
56	5715-020-017	462 LAGUNA RD	RS-2	HD	10,887	4,577	
57	5715-020-019	1105 LAGUNITA RD	RS-2	HD	9,113	4,577	
58	5715-020-018	502 LAGUNA RD	RS-2	HD	14,875	4,713	
59	5717-016-002	600 S SAN RAFAEL AVE	RS-2	HD	86,279	6,194	
60	5715-020-008	1055 LAGUNITA RD	RS-2	HD	45,597	6,714	
61	5715-022-011	600 BURLEIGH DR	RS-2	HD	39,172	7,215	
62	5715-020-010	527 S SAN RAFAEL AVE	RS-2	HD	49,370	7,540	
63	5715-021-021	1127 LA LOMA RD	RS-4	HD	21,212	7,660	
64	5717-016-005	612 S SAN RAFAEL AVE	RS-2	HD	57,515	7,700	
65	5715-018-015	450 LAKEVIEW RD	RS-4	HD	31,521	8,879	
66	5715-024-013	675 BURLEIGH DR	RS-4	HD	48,815	8,971	
67	5715-021-001	555 S SAN RAFAEL AVE	RS-2	HD	46,878	9,861	
68	5715-020-020	1095 LAGUNITA RD	RS-2	HD	11,547	0	
69	5715-021-020	1101 LA LOMA RD	RS-4	HD	14,103	0	
70	5715-022-012	600 BURLEIGH DR	RS-2	HD	20,057	0	
						Median	3,043
						Median +35%	4,108
						Average FAR	17.26%