



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: October 20, 2021

TO: Hearing Officer

SUBJECT: Minor Conditional Use Permit #6890

LOCATION: 409 Plumosa Drive

APPLICANT: Rebecca Sanders

ZONING DESIGNATION: RS-6 (Single-Family Residential, 0-6 units per acre)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Emma Carrico

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Minor Conditional Use Permit # 6890 with the Conditions of Approval in Attachment B.

PROJECT PROPOSAL: Minor Conditional Use Permit: to allow a standing seam metal roof powder coated in matte black atop a new 37 square-foot front portico. No changes to the existing roofing material on the residence are proposed. A Minor Conditional Use Permit is required to allow a metallic finish to be used on the roof of a main structure in the RS and RM-12 zoning districts pursuant to Section 17.40.110 of the Zoning Code.

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 repair and maintenance of existing private structures where negligible or no expansion of use beyond that existing on site. The proposed project involves the construction of a 37 square-foot portico with metal roof, and no expansion of the residence is

proposed as part of this application. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics: The site is a 7,135 square-foot rectangular lot, developed with a 2,346 square-foot two-story single-family residence and a 361 square foot detached two-car garage.

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

Adjacent Zoning: North – RS-6 (Single-Family Residential, 0-6 units per acre)
South – RS-6 (Single-Family Residential, 0-6 units per acre)
East – RS-6 (Single-Family Residential, 0-6 units per acre)
West – RS-6 (Single-Family Residential, 0-6 units per acre)

Previous zoning cases on this property: None

PROJECT DESCRIPTION:

The applicant and property owner, Rebecca Sanders, has submitted a Minor Conditional Use Permit (MCUP) application to allow a standing seam metal roof, powder coated in matte black atop a 37 square-foot portico attached to the front façade of the existing residence. No changes to the existing roofing material on the residence are proposed. The portico’s metal roof would match the standing seam roof caps of the two bay windows on the front façade of the residence. A Minor Conditional Use Permit is required to allow a metallic finish to be used on the roof of a main structure in the RS and RM-12 zoning districts pursuant to Section 17.40.110 of the Zoning Code. The site is located within the RS-6 (Single-Family Residential, 0-6 dwelling units per acre) zoning district.

ANALYSIS:

Minor Conditional Use Permit: to allow a metal roof on a proposed entry portico

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 applicant is proposing to use a matte finish powder coated standing seam metal roof on a proposed portico. Pursuant to Section 17.40.110.B (Reflective Surfaces, Metal Finishes), a MCUP is required for the use of a metallic finish (e.g., exposed metal cladding) on the roof or walls of a main structure on a property in the RS and RM-12 zoning district in order to evaluate if the project would create a new source of substantial light or glare which would adversely affect the surrounding area.

The proposed roofing material is manufactured by Metal Sales Manufacturing Corporation. The applicant has submitted a material sample and color guide that show the metal portico roof will

be powder coated in Matte Black paint, color code 106. The American Society for Testing and Materials has assigned the Matte Black 106 color a solar reflectance rating of 0.27 (ASTM C 1371 standard). A solar reflectance of 1.0 would mean that 100 percent of the solar energy (light) a surface receives is reflected while a solar reflectance of 0.0 would mean that none of the solar energy (light) a surface receives is reflected. For comparison; in order for composition shingles, one of the most common residential roofing materials, to qualify for an EPA ENERGY STAR certification as Cool Roofing the shingle material must have a solar reflectance rating of at least 0.25. This demonstrates that the proposed Matte Black 106 standing seam metal roof would have a comparable solar reflectance rate as a common Cool Roof composite shingle, and would not create a hazard or detriment to the surrounding neighborhood.

Additionally, the proposed portico will comply with all development standards of the RS-6 zoning district, as demonstrated below.

Development Feature		Requirement	Proposed Project	Analysis
<i>RS-6 – General Development Standards; Primary Structure</i>				
Maximum Allowable Site Coverage		No max site coverage for sites < 7,200 square feet	Site area = 7,134 square feet	Complies
Maximum Allowable Floor Area Ratio		30% of lot size + 500 square feet; 2,640 square feet	No change	Complies
Minimum Setbacks	Front	30 feet	Portico: 33'-8"	Complies
	Rear	25 feet	No change	Complies
	Sides	5 feet and encroachment plane	No change	Complies
Height		28 feet, top plate 10 feet	Portico: 10'-8"	Complies

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence, thus the character of the single-family neighborhood will be maintained. The proposed metal roof will be consistent with adopted General Plan policies, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of residential streets that unify and enhance the character of the neighborhood. The proposed metal roof would not alter the existing character of the neighborhood. The color, finish, and design of the proposed metal roof are comparable to several other metal roofed entry porticos seen throughout the neighborhood such as the ones at 444 Plumosa Drive and 404 Plumosa Drive.

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 repair and maintenance of existing private structures where negligible or no expansion of use beyond that existing on site. The proposed

project involves the construction of a 37 square-foot portico with metal roof, and no expansion of the residence is proposed as part of this application. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER DEPARTMENTS:

The proposed project was reviewed by the Building and Safety Division and the Design and Historic Preservation Section. The Building and Safety Division provided a condition of approval, which included in Attachment B. .

CONCLUSION:

The use of a metallic finish on the roof of a primary structure in the RS zoning district is permitted through the approval of a Minor Conditional Use Permit application, as specified in Section 17.40.110 B. of the Zoning Code. Staff concludes that the findings necessary for approving the Minor Conditional Use Permit can be made (Attachment A). The proposed portico meets all applicable development standards required by the Zoning Code. The project would not be harmful or detrimental to surrounding properties or to other residences in the immediate neighborhood. Conditions of approval would ensure that the project is compatible with the surrounding neighborhood.

ATTACHMENTS:

Attachment A: Minor Conditional Use Permit Findings
Attachment B: Recommended Conditions of Approval

ATTACHMENT A
FINDINGS FOR MINOR CONDITIONAL USE PERMIT #6890

Minor Conditional Use Permit: to allow a metal roof on a proposed entry portico

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 use of a metallic finish on the roof of a primary structure in the RS zoning district is permitted through the approval of a Minor Conditional Use Permit application, as indicated in Section 17.40.110 B. of the Zoning Code.
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 use of the site will remain a single-family residence in a Single-Family Residential zone. One of the purposes of the Single-Family Residential 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 metal roof is finished with a matte black color. The color would have a comparable solar reflectance rating to other roofing materials used in the neighborhood, and will minimize glare and visual impacts on the surrounding properties such that it would not be a substantial or harmful source of glare. The project will comply with the purpose and applicable development standards of the RS-6 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.* The subject site is not located within a specific plan area. The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence, thus the character of the single-family neighborhood will be maintained. The proposed metal roof will be consistent with adopted General Plan policies, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of residential streets that unify and enhance the character of the neighborhood. The proposed metal roof would not alter the existing character of the neighborhood. The color, finish, and design of the metal roof are comparable to several other metal roofed entry porticos seen throughout the neighborhood such as the ones at 444 Plumosa Drive and 404 Plumosa Drive.
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 remain a single-family residence, consistent with the RS-6 zoning district and surrounding neighborhood and uses. The proposed metal roof is finished with a matte black color. The color would have a comparable solar reflectance rating to other roofing materials used in the neighborhood, and will minimize glare and visual impacts on the surrounding properties such that it would not be a substantial or harmful source of glare. The project will comply with the purpose and applicable development standards of the RS-6 zoning district.
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 proposal is to install a metal roof on a proposed 37 square-foot front portico. Approval of the application will not intensify the use of the site as it will remain a single-family residence. The proposed metal roof will not be detrimental or injurious to the adjacent residential

neighborhood. The proposed metal roof will be required to meet all applicable fire safety and building codes requirement to be reviewed during the building permit plan check process. The dark color and matte finish of the metal finish of the roof will not result in any significant light and glare impacts to the surrounding residences.

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 subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood will be maintained. The proposed metal roof will not change the existing use of the single-family residence and it will continue to be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection. The proposed metal roof will be in line with the residential character of the neighborhood and is appropriate for the architectural style and is compatible with the single-family residential environment.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #6890

The applicant or the successor in interest shall comply with the following conditions:

General

1. The site plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, October 20, 2021," 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 this application authorizes the installation of a standing seam metal roof in Matte Black 106 atop a 37 square-foot front portico attached to the primary residence. Final color and material sample shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.
4. The applicant or successor in interest shall meet the applicable code requirements of all other 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 **ZENT2021-00046** is subject to a Final Zoning Inspection prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Emma Carrico, Zoning Section, at 626-744-7361 or ecarrico@cityofpasadena.net to schedule an inspection appointment time.

Building & Safety

7. Metal roof covering shall comply with Section R905.10 of the Residential Code. Covering shall have the same class (fire) rating as the existing roof.