



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: August 15, 2018

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6569

LOCATION: 1175 Romney Drive

APPLICANT: Brian Murphy

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

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6569 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To construct a new, 2,903 square-foot, three-story, single-family residence, with an attached, partially subterranean, 674 square-foot, two-car garage, for a total gross floor area of 3,577 square feet, on a vacant lot.

Private Tree Removal Permit: To remove three protected Coast Live Oak (*Quercus Agrifolia*) trees.

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 or Conversion of Small Structures) 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 proposed project involves the construction of one single-family residence in the RS-4-HD zoning district, a residential zone. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics: The subject property is located on the northerly side of Romney Drive between Romney Way and Church Street. The 14,810 square-foot property is currently vacant. There is an existing driveway and graded pad on-site. The site topography is relatively steep at the southern/front portion, with the central and rear portions generally flat. The average slope across the site is 14.24%, with almost half of the site at or below 15% slope. According to survey information, 2,207 square feet of the site exceeds a 50 percent slope. Surrounding properties consist of one to three story single-family dwellings.

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

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

Previous Zoning Cases on this Property: Certificate of Compliance #346: Verified that the subject lot was created according to the State Subdivision Map Act. Issued December 18, 2017.

PROJECT DESCRIPTION:

The applicant, Brian Murphy, has submitted a Hillside Development Permit application requesting to construct a new, 2,903 square-foot, three-story, single-family residence, with an attached, partially subterranean, 674 square-foot, two-car garage, for a total gross floor area of 3,577 square feet on a vacant lot. A Hillside Development Permit is required to construct a new residence in the Hillside Development Overlay District. A Private Tree Removal application has been submitted to allow for the removal of three protected Coast Live Oak trees.

ANALYSIS:

1) Hillside Development Permit: New Single-Family Residence

The subject property is located in the RS-4-HD (Single-Family Residential, 0-4 units per acre, Hillside Development Overlay District) zoning district. Properties located in the Hillside

Development Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district. These additional standards are intended in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The Hearing Officer may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080.F (Hillside Development Permit – Findings and Decision). The general purpose of the Hillside Development Permit is to ensure that the proposed project minimizes its visual and environmental impact. Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The following analysis discusses the proposal's compliance with applicable development standards.

Gross Floor Area:

In the RS-4-HD zoning district, the maximum allowable gross floor area is equal to 25 percent of the lot area, plus 500 square feet. Gross floor area generally includes all covered parking (garage and carport areas), habitable attic space, and accessory structures, among other enclosed space. For a lot of 10,000 square feet or more in the Hillside Overlay District, any portions of the lot that exceed a 50 percent slope or any access easement on the lot must be deducted from the lot area for calculating the maximum allowable gross floor area. In cases where the average slope of the lot exceeds 15 percent, the maximum allowable gross floor area is further reduced using the formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area).

Based on the survey provided as part of the application package, 2,207 square feet of the 14,810 square-foot property exceeds a 50-percent slope. The remaining 12,703 square feet of the property does not have an average slope that exceeds 15 percent. Based on the floor area calculation, as discussed above, the maximum allowable gross floor area for the site is 3,676 square feet. As proposed, the total gross floor area would be 3,577 square feet, which is within the allowable floor area for the site.

Lot Coverage:

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 14,810 square-foot lot is 5,184 square feet. The proposed lot coverage is 12 percent, or 1,804 square feet, which complies.

Setbacks:

The minimum front setback requirement for properties within the Hillside Development Overlay District is 25 feet. The proposed front yard setback is 61 feet, nine inches, which complies.

The minimum side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of ten feet. Lot width is measured across the lot at the

required front setback line, in this case, 25 feet back of the street property line. According to the plan, the lot width is 97 feet, 11 inches, resulting in a minimum side setback of nine feet, 10 inches. Typically, setback measurements are taken from property lines. However, in cases where a side property line abuts a lot with an elevation that is three feet or more above or below that of the site, the required side setback is measured from the nearest toe or top of slope to the structure. As the grade difference on the east and west is less than three feet, the side setback is taken from the property line. The east side setback is proposed at 30 feet, seven inches and the west side setback is proposed at 10 feet, three inches, which complies with the minimum nine-foot, 10-inch side setback.

The minimum rear setback is 25 feet; and 40 feet, 10 inches is proposed. Thus, the project complies with the required front, side and rear setbacks.

Encroachment Plane:

Pursuant to Zoning Code Section 17.40.160.D.1 (Setback and Encroachment Plane Requirements and Exceptions – Encroachment Plane Requirements) main structures may not to be located within an encroachment plane that slopes upward and inward at a 30-degree angle. The plane commences at a point six feet above existing grade along 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. Plans provided by the applicant depict the encroachment plane and demonstrate the proposed new, three-story residence complies with the requirement.

Height:

Properties in the Hillside Development Overlay are required to comply with two separate standards for building height. First, the structure height may not exceed 35 feet, measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof. Second, no structure may exceed a height of 28 feet at any point on the site, measured from existing grade.

The maximum overall height of the project when measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the residence is 35 feet, thus complying with the overall height limit of 35 feet. The existing grade below the proposed structure ranges from approximately 130 feet to 127 feet. As a result, with a maximum roof elevation of 153 feet, the structure is no more than 25 feet, four inches above existing grade at the tallest point. At no point is the structure more than 28 feet above existing grade, as depicted in the proposed plans.

Parking:

Single-family dwellings are required to provide two covered spaces within a garage or carport in the Hillside Development Overlay. In addition, a minimum of four guest parking spaces shall be provided on a site fronting on a street where parking is prohibited on both sides of the street at the site and a minimum of two guest parking spaces shall be provided on a site fronting a street where on-street parking is allowed. As street parking is permitted on Romney Drive, only two guest spaces are required. As demonstrated on the plans, an attached, two-car garage is proposed and two guest parking spaces would be located in front of the garage. As a result, the required resident and guest parking is provided.

Neighborhood Compatibility:

New single-family homes are to consider the character and scale of existing development in the neighborhood. The neighborhood is generally comprised of lots located within a 500-foot radius of the site. The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages and other accessory structures) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

Within a 500-foot radius, there are 66 parcels in the RS-4-HD zoning district within City limits, five of which, not including the subject site, are vacant. Of the remaining 61 developed parcels, the median floor area is 2,150 square feet. Thirty-five percent above the median is 2,903 square feet. The proposal includes 2,903 square feet of floor area (excluding the garage), which is at the Neighborhood Compatibility threshold. Data obtained for the median calculation is included in Attachment C.

Driveway

The Hillside Overlay District includes additional standards than the base RS-4 zone for driveway grade and width. At no point shall the driveway exceed 20% in grade and the average grade of the driveway shall not exceed 15%. As shown in the proposed plans, the steepest portion of the driveway is at 19.7% and the average slope is at 14.76%, thus complying with the grade regulations.

In addition, properties in the Hillside Overlay District are required to have a driveway with a width of 15 feet. As proposed, the driveway has a width of 15 feet at the front property line, but widens to approximately 38 feet by the front entrance and garage. As conditioned herein, the driveway shall be revised to reduce the width of the driveway at its terminus to only accommodate the required turning radius and a pedestrian walkway to the front entrance.

Privacy

In the Hillside Overlay District, windows and balconies generally shall be located to protect the privacy of adjacent residences and yards. As proposed, the three, third-floor balcony areas are designed to take advantage of mountain views to the north and the horizon and valley floor to the south, while preserving the privacy of adjacent homes and yards, consistent with the purpose of the Hillside Overlay District. Two balconies, located on the north façade and accessible from two bedrooms, are located no less than 40 feet from the property to the north at 1207 Romney Way, and at least 30 feet from the adjacent property to the east at 1161 Romney Drive. This location, away from nearby homes and yards, would help minimize concerns regarding privacy. The third balcony, located on the front façade, will views of the valley floor and horizon, and do not impede on any neighboring properties privacy.

Architecture and Setting

The existing residences in this neighborhood were built with varying architectural styles over different time periods, which resulted in no dominating architectural style for the neighborhood. The older homes are typically of the ranch style, whereas newer construction or remodels tend to be in a modern style. However, some of the common characteristics of both the ranch and the modern homes in the nearby vicinity are extended eaves, varied footprints and wall faces and a long driveway approach encased with retaining walls. The proposed residence is

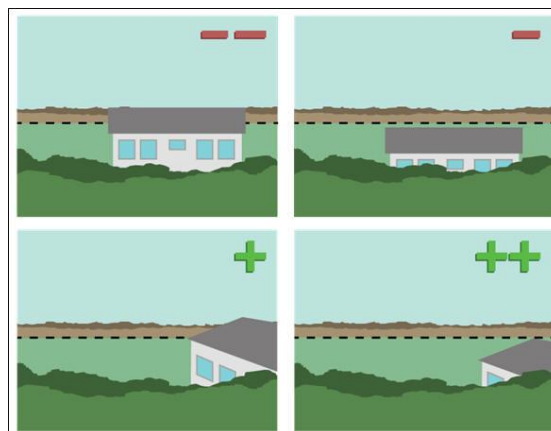
designed in the modern vein, with extended eaves, a jagged footprint and varied wall planes, like other homes in the surrounding area. The exterior of the proposed residence would be treated mainly with a combination of natural materials or colors, including wood trim and an olive green colored, cement stucco, with a smooth finish. The proposed roof material is a ultra-white modified bitumen material with a Navajo white Portland cement stucco soffit finish. Overall, the proposed design, materials, and color palette are consistent with the applicable design criteria (architectural features) for the Hillside Overlay district, specifically the requirement of darker colors and earth tones, on the building walls. However, the proposed white roof and soffit finishes have the potential to stand out and not comply with the design regulations. A condition of approval is recommended requiring the applicant to utilize darker tones, including earth tones, for the roof and soffit as required by Section 17.29.060.D.5 (Colors and Materials) of the Zoning Code.

Therefore, as conditioned, the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) for the Hillside Development Overlay and properties within the neighborhood.

View Protection and Temporary Silhouette Requirement (Story Poles)

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 structures shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. Views shall be considered from windows of any room in the primary structure. 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. Figure 2-6 (Example of Preferred Locations of a Structure to Preserve Views) of Section 17.29.060 (Building Design Standards) provides examples of preferred locations for improvements. The plus photos (i.e. +, ++) are preferred locations.

Figure 2-6 — Example of Preferred Locations of a Structure to Preserve Views



The building pad for the proposed house is situated near the center of the subject property, on an existing graded area, by-way of an existing, steep driveway. The site is located towards the top of a hill with the natural grade to the north, east, and south sloping downward to the abutting properties.

In the Hillside Overlay District, new multi-story residences are required to install a temporary silhouette to identify potential visual impacts of the project. In addition, a Notice of Application is required to be sent to all properties within 500 feet of the subject property advising them of the application and installation of the temporary silhouette. On February 18, 2018, a first rendition of the required temporary silhouette was installed. During the subsequent required Notice of Application period, the adjacent property owner to the north, at 1207 Romney Way raised concerns regarding privacy and view protection. As a result, the applicant revised the proposal to address their concerns and resubmitted the current rendition of the application on June 11, 2018. A second temporary silhouette was installed on June 26, 2018. Staff followed with a visual inspection, photographing the project site from the property, the Romney Drive right-of-way and the Romney Way right-of-way. In particular, staff identified that the silhouette was visible from various vantage points on the abutting property at 1179 Romney Drive, 1207 Romney Way and from the Romney Drive right-of-way. However, a majority of the proposed home was positioned behind mature trees and landscaping and generally not visible from Romney Drive and Romney Way. As discussed, below, portions that were visible did not appear to block the ridgeline of the mountains, the valley floor or the horizon line from windows on adjacent parcels. In addition, portions that may be visible are not reasonably centered directly in the view of the abutting properties, consistent with the intent of the Zoning Code.

The elevation of the pad of the adjacent property (under the same ownership) at 1179 Romney Drive is roughly at the same elevation as the subject site, and the proposed structure will be fully visible from the current structure from the eastern side of the home and backyard. The adjacent structure currently has panoramic, unobstructed views of the mountain ridgelines, the valley floor and the horizon. However, the proposed residence is sited to avoid blocking views, to the furthest extent feasible, and the property at 1179 Romney Drive would maintain views of the mountain ridgeline to the north and the valley floor and the horizon line to the south.

The adjacent property to the north at 1207 Romney Way, is a one-story structure, at a slightly lower elevation, and will be able to see the new residence. However, the neighboring home currently does not possess views of the valley floor in the immediate direction of the proposed project, and mainly has views of the valley floor to the east and the mountain ridgelines to the north; views that are away from the proposed residence. However, as privacy and view concerns were raised by this property owner during the initial Notice of Application period after the installation of the first temporary silhouette, the applicant proposed shifting the massing of the new residence further west and further away from the northerly adjacent property. As a result, staff believes the project minimizes view impacts to the 1207 Romney Way property and is consistent with the view protection standard of the Zoning Code.

The adjacent residence to the east, at 1161 Romney Drive, is sited well below the pad of the proposed structure and does not have a view that would be obstructed by the proposed structure. The residence at 1161 Romney Drive has unobstructed views of the mountain ridgeline to the north and the valley floor to the south, in the opposite direction of the proposed residence, and thus the proposed project would not change their existing views.

Lastly, the adjacent residence to the south, across Romney Drive (1174 Romney Drive), is situated below the Romney Drive right-of-way and at a significantly lower elevation than the subject property. The proposal would not affect existing views from 1174 Romney Drive.

Ridgeline Protection

In order to maintain a natural appearance for hillsides and ridgelines, the Hillside Overlay District requires that each structure shall be located as follows:

1. No part of a proposed structure shall appear silhouetted against the sky above the nearest ridge when viewed from a public street or park; and
2. The topmost point of a proposed structure and all site grading shall be at least 30 feet below the top of the nearest ridge or knoll.

However, pursuant to Section 17.29.050.C.1 of the Zoning Code, the review authority may modify or waive these standards where it determines that a proposed structure is located on the only feasible building site of a lot and thus cannot comply with these provisions.

Ridgelines are defined as the high meeting point of a crest of two slopes that form a hill and can be on top of a range of hills or can be the spur or backbone of a hillside descending from the top of a mountain or hill. Romney Drive is part of one of the ridgelines that make-up the San Rafael Heights area and the site is subject to ridgeline protection requirements described above.

The first ridgeline protection requirement states that no part of a proposed structure shall appear silhouetted against the sky above the nearest ridge when viewed from a public street or park. Due to the variation in elevation, slopes, existing structures and vegetation, upward views onto the proposed development of the project site from public streets and parks are minimal. However, there are instances where the proposed residence would be seen partially silhouetted against the sky from public streets. In order to comply with the first ridgeline protection requirement, the proposed residence and improvements would have to be sited southerly, towards the front property line. As previously discussed, the residence is proposed to be sited in the same general location where the existing, graded pad is located and would be built up to the edge of the top of the slope. Requiring the proposed structure to be sited closer to the front property line would create significant grading activities to portions of the site that are currently undisturbed and in a natural state. In addition, the existing ridgeline adjacent to the site is currently improved with other adjacent residences. Therefore, staff is recommending that the Hearing Officer waive the first ridgeline protection requirement standard and determine that structure is proposed on the only feasible building site of an existing lot and cannot comply.

The second ridgeline protection requirement states that the topmost point of a proposed structure and all site grading shall be at least 30 feet below the top of the nearest ridge or knoll. As previously discussed, the residence is proposed to be sited in the general location of the existing flat pad that was previously graded. Requiring the proposed structure to be at least 30 feet below the top of the nearest ridge would create substantial grading activities to portions of the site that are currently undisturbed and in a natural state. Therefore, staff is recommending that the Hearing Officer waive the second ridgeline protection requirement standard and determine that structure is proposed on the only feasible building site of an existing lot and cannot comply.

Preliminary Geotechnical and Hydrology Report:

The applicant provided a geologic and soils engineering report prepared by Grover Hollingsworth and Associates, Inc. The purpose was to evaluate the nature, distribution, engineering properties, relative stability, and geologic structure of the earth materials underlying the subject site as it related to the proposed single-family residence. The subsurface exploration

of the site occurred on February 1, 2017, and involved the excavation and collection of soil samples for laboratory testing and analysis. Based upon review of plans, published maps, test pits, field geologic mapping, research of available records, laboratory testing, engineering analysis and field experience, Grover Hollingsworth and Associates, Inc. found that the proposed project is feasible from a geologic and soils engineering standpoint with the recommendations contained in the report.

The applicant also provided a hydrology report prepared by T. Engineering Group, Inc. The general purpose was to analyze effects of water runoff, drainage, or groundwater on properties down slope. The report indicates that the proposal would not affect the downstream storm drain system. In addition, the report anticipates that the post-development outflow would not increase above the pre-development outflow. The analysis concluded that the proposed development would not result in an adverse impact to adjacent properties.

Tree Protection Ordinance and Landscaping:

The updated tree inventory report, dated July 6, 2018, prepared by Christy Cuba, WE-1982A, identified 14 trees on-site and 1 immediately off-site on the adjacent property to the east (15 total). In the tree inventory, the size of all the trunks of multi-trunk trees is provided. In order to convert the diameter of multiple trunks into a single trunk, the diameter of each trunk is measured at a height of 4½ feet above natural grade, and the combined areas of the trunks will be used to determine the tree's size per PMC Section 8.52.020 of Pasadena Municipal Code.

Of the 14 trees on-site, 10 trees have a diameter-at-breast-height of eight inches or more, and are protected under PMC 8.52 as Native trees (two Sycamore trees (*Platanus Racemosa*) and eight Coast Live Oak (*Quercus Agrifolia*)). The two Sycamore trees, with DBH of 26.8" and 14.3", will be protected during development. Of the eight protected Coast Live Oak trees, three are proposed to be removed and have a DBH of 9.9", 9.4" and 15" (Tree Numbers 9, 10 and 11). The other five protected Coast Live Oaks would remain and be protected during development (Tree Numbers 1, 4, 5, 6 and 7). The inventory also identified one Coast Live Oak off-site (Tree Number OS15) at 1161 Romney Drive that will be protected. Further, the inventory also identifies two Coast Live Oak trees (DBH 5.9" and 4"), one Toyon (DBH 10.5") and one Mexican Fan Palm tree (50' BT/56' tall) as unprotected trees on-site, and all but the 4" Coast Live Oak are to be removed. In summary, three protected Coast Live Oak trees would be removed, one non-protected Coast Live Oak tree will be removed, one non-protected Toyon will be removed and one non-protected Mexican Fan Palm tree will be removed. All nine other identified trees will remain and be protected during development.

As the site is located in the Hillside Overlay district, Chapter 17.44.070.F.b of the Zoning Code is applicable to the site in addition to the Tree Protection Ordinance. This section of the Zoning Code requires a 15-gallon or larger Native or Specimen replacement tree for removed native trees or shrubs in excess of four inches in caliper and a 24-inch box or larger Native or Specimen replacement tree for the removal of each tree in excess of eight inches in diameter or a combination of sizes to be approved by the Zoning Administrator. As conditioned in Attachment B of this report, the proposed project would be required to plant the following replacement trees for each removed tree (protected and non-protected):

Table 2: Tree Replacement per PMC 8.52

Tree Number	Common Name	Size (DBH or BT)	Replacement Number and Size
9	Coast Live Oak	DBH 9.9"	6 – 15 gallon or 3 – 24-inch box
10	Coast Live Oak	DBH 9.4"	6 – 15 gallon or 3 – 24-inch box
11	Coast Live Oak	DBH 15"	8 – 15 gallon, 4 – 24-inch box or 2 – 36-inch box

Table 3: Tree Replacement per Chapter 17.44

Tree Number	Common Name	Size (DBH or BT)	Replacement Number and Size
2	Coast Live Oak	DBH 5.9"	1 – 15-gallon
8	Toyon	DBH 17.5"	1 – 24-inch box
14	Mexican Fan Palm	BT 50	One palm tree or either 6 – 24-inch box or 4 – 36-inch box non-palm trees

Further, as a condition of approval, the Planning Department will require the submittal of a Tree Protection Plan that includes all on- and off-site trees listed as to remain on private property (Tree Numbers 1, 3, 4, 5, 6, 7, 12, 13 and OS15), prior to the issuance of a building permit. This will ensure the health of the trees during and after construction. Lastly, a condition of approval is also recommended requiring the applicant to submit a final landscape and irrigation plan, in compliance with Chapter 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees along with plans for building permit.

Summary

The following table provides a summary of the proposed project in comparison with the required development standards for the development of single-family residences in the Hillside Overlay District. As proposed, the project complies with all development standards except for the maximum driveway width, which is recommended to be conditioned herein to comply.

Table 1: RS-4-HD – Single Family Residential Hillside Overlay District Development Standards

Development Standard	Required	Proposed	Analysis
Minimum Area	12,000 sf	14,810 sf	Conforming
Lot Width	75'	98'	Conforming
Floor Area (Slope Reduction Formula)	3,756 sf	3,577 sf	Complies
Neighborhood Compatibility Floor Area – within 500' radius	2,903 sf	2,903 sf	Complies
Lot Coverage	5,184 sf or 35%	1,804 sf or 12%	Complies

Height Regulations			
General Height Limit	28 feet at any point	Max 25'-4"	Complies
Overall Height Limit	35 feet from lowest grade to highest point of the roof	35'	Complies
Setbacks			
Front	25'	61'-9"	Complies
Interior Side (East)	9'-10"	30'-7"	Complies
Interior Side (West)	9'-10"	10'-3"	Complies
Rear	25'	40'-10"	Complies
Vehicular Regulations			
Covered Parking	2 covered spaces	2 car garage	Complies
Guest Parking	2 on-site guest spaces	2 guest spaces	Complies
Maximum Driveway Width	15'	15'	Complies, as Conditioned.
Average slope of driveway	15%	14.76%	Complies
Maximum Driveway Slope	20%	19.7%	Complies

2) Private Tree Removal: To allow the removal of three Coast Live Oak (*Quercus Agrifolia*) trees.

As discussed above, the subject site has 14 trees, of which three protected trees (Tree Numbers 9, 10 and 11) are requested to be removed. All three trees are proposed to be within the footprint or driveway of the proposed new residence, and cannot be avoided to a feasible extent when building the new residence. Tree 9 is in above average health and structural soundness; Tree Number 10 is also in above average health and structural soundness; and, Tree Number 11 is in outstanding health and above average in structural soundness. The applicant has submitted an application seeking permission to remove the three trees.

Per Section 8.52.075 of the Pasadena Municipal Code, one of the following six possible findings must be made in order to approve the removal of a tree that qualifies for protection under the Tree Protection Ordinance:

- (1) There is a public benefit as defined in Section 8.52.024(R), or a public health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific tree;
- (2) The present condition of the tree is such that it is not reasonably likely to survive;
- (3) Tree is an objective feature of the tree that makes the tree not suitable for the protections of this chapter;
- (4) There would be a substantial hardship to a private property owner in the enjoyment and use of real property if the injury or removal is not permitted;

- (5) To not permit injury to or removal of a tree would constitute a taking of the underlying real property;
- (6) The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines. Finding 6 shall not apply to permits or approvals seeking removal of a landmark tree and landmark-eligible trees. In addition, for removal of a landmark tree, any such permit or approval shall be denied unless procedures specified for removal of landmarks in Chapter 17.62 are first followed.

In this case, the applicant asserts Finding #6 applies and staff recommends removal of the trees based on this Finding, because the proposed project includes a landscape plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix noted above and conditioned herein.

GENERAL PLAN CONSISTENCY:

The subject property is designated Low Density Residential in the Land Use Element of the General Plan. The intended use of the site is as a single-family dwelling. The proposed residence would satisfy this aim. The proposal would maintain consistency with General Plan Land Use Policy 21.9 (Hillside Housing). This policy requires new residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed residence complies with applicable development standards in the City's Zoning Code. In addition, the habitable area of the residence is compatible with the habitable area of the residences in the immediate neighborhood. The scale and three-story massing is consistent with surrounding properties that consist of one to three-story developments. Existing views from surrounding properties would be protected and vehicular access from Romney Drive would remain. Therefore, the project is consistent with the General Plan.

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 or Conversion of Small Structures) 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 proposed project involves the construction of one single-family residence in the RS-4-HD zoning district, a residential zone. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, and Transportation Departments, Building and Safety Division, Water and Power Department and Design and Historic Preservation Section reviewed the proposal. The Design and Historic Preservation Section had no comments. The Fire, Public Works and Transportation Departments, Building and Safety Division and Water and Power Department provided comments that are included as recommended conditions of approval in Attachment B. In particular, the Public Works Department requires an approved construction staging and traffic management plan prior to the start of any construction. The plan is required to show construction staging on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and existing the

construction site. In addition, an occupancy permit is required from the Department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. No construction staging, material storage, or trailer may be located in the public right-of-way. In addition to recommend conditions of approval, all departments would review the project for compliance during the building permit plan review process.

CONCLUSION:

Staff believes the findings necessary for approving the Hillside Development Permit can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code. The proposed floor area falls within the range of the neighborhood. The architecture incorporates features present in the neighborhood and the location of the improvements towards the rear of the property minimizes potential impacts to the public right-of-way and abutting properties. It is anticipated that the proposed location 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: Findings
- Attachment B: Conditions of Approval
- Attachment C: Neighborhood Compatibility Analysis

ATTACHMENT A

SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6569

Hillside Development Permit: New, 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.* The subject property is located in the RS-4-HD (Single-Family Residential, 0-4 lots per acre, Hillside Development Overlay District) zoning district, which permits single-family uses by right. The proposed three-story, 2,903 square-foot single-family residence, with an attached 674 square-foot garage, will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements.
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 purpose of the RS-4-HD district is to provide areas for single-family residential neighborhoods. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The proposed single-family use of the property is located in a neighborhood that is developed with single-family uses. The location of the new dwelling will preserve and protect views, preserve existing topographic features and existing natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The new home will generally be located in the most geologically stable portion of the site and at a sufficient distance from the public right-of-way and adjacent residences. The improvements together will be located in areas that will have minimal impact to drainage patterns and the existing topography.
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 property is designated Low Density Residential in the Land Use Element of the General Plan. The existing site is vacant but single-family residences are permitted. The proposed residence would maintain consistency with General Plan Land Use Policy 21.9 (Hillside Housing). This policy requires new residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed residence complies with applicable development standards in the City's Zoning Code. In addition, the habitable area of the dwelling is compatible with the habitable area of the residences in the immediate neighborhood. The scale and massing is consistent with surrounding properties that consist of one- to three-story developments. The modern massing and exterior finishes are compatible with the surrounding typology of neighboring residents. The massing will be located at least 60 feet from public right-of-way and at least 40 feet from the adjacent property to the north. As the residence is placed towards the rear of the property, its design complies with the encroachment plane requirement. This requirement moderates the mass and scale of a development for the benefit of adjacent property owners. Therefore, staff finds that the project is in conformance with the General Plan.
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 proposed single-family use is a permitted use on the subject property. The new residence is designed in a manner that minimizes the visual impact of a residence on a hill and is located so that it is generally in the most geologically stable portion of the site, consistent with the general site

standards of the Hillside Development Overlay. With adherence to the recommended conditions of approval, and applicable regulatory development requirements, the project will be constructed in such a manner as to minimize impacts to surrounding properties. Further, conditions of approval will ensure that the establishment, maintenance, and operation of the use will be compatible with the surrounding neighborhood. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed residence will be at or below the maximum allowable height, and the floor area will be within the maximum floor area permitted for the site. The project meets all code requirements and no variances are required. 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 new, single-family residence is a permitted use of the property. A preliminary geotechnical report prepared Grover Hollingsworth and Associates, Inc. found that the proposed project is feasible from a geologic and soils engineering standpoint with the recommendations contained in their report. The hydrology report prepared by T. Engineering Group, Inc. indicates that the proposal would not affect the downstream storm drain system. The report anticipates that the post-development outflow would not increase above the pre-development outflow. It concludes that that the proposed development will not result in an adverse impact to adjacent properties. The applicant is required to design all improvements in compliance with current Building and Fire codes and standards established in the Zoning Code. In addition, a Tree Protection Plan will be submitted for a building permit plan check to ensure that the project will comply with the City's Tree Ordinance. Through the plan check process, the City will review plans for substantial conformance with this Hillside Development Permit, all applicable standards, and compliance with required conditions of approval.

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 existing residences in this neighborhood were built with varying architectural styles over different time periods, which resulted in no dominating architectural style for the neighborhood. The older homes are typically of the ranch style, whereas newer construction or remodels tend to be in a modern style. However, some of the common characteristics of both the ranch and the modern homes are extended eaves, jagged footprints and wall panes and a long driveway approach encased with retaining walls. The proposed residence is designed in the modern vein, with extended eaves, a jagged footprint and varied wall planes, like other homes in the surrounding area. The exterior of the proposed residence would be treated mainly with a combination of natural materials or colors, including wood trim and a cilantro colored, cement stucco, with a smooth finish. The proposed roof material is a ultra-white, modified bitumen material with a Navajo white Portland cement stucco soffit finish. The proposed white roof has the potential to stand out and contradict the intent of the design regulations. As conditioned herein, a darker, more natural color has been required upon Building Permit plan check. As conditioned result, the proposed design, materials, and color palette are consistent with the applicable design criteria (architectural features) for the Hillside Overlay district, specifically the requirement of earth tones on the building walls and roofs.

The dwelling massing will remain compatible with the existing one- to three-story developments in the vicinity. The dwelling will comply with the maximum allowable floor area

requirements and meet the neighborhood compatibility requirements specified in the Hillside Development Overlay. Although the proposed home will be visible from the street and abutting properties, the placement is designed such that it minimizes view impacts. As proposed, the design, location, operating characteristics, and size of the dwelling will 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 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, and in terms of aesthetics, character, scale, and view protection.* The purpose of the Neighborhood Compatibility guidelines is to emphasize designs that consider the character and scale of existing development in the vicinity. Within a 500-foot radius, there are 66 properties located within the City boundary, five of which are vacant. Of the remaining 61 developed properties, the median floor area is 2,150 square feet. Thirty-five percent above the median is 2,903 square feet. The proposal includes 2,903 square feet of floor area (excluding the 674 square-foot, ground-floor garage), which is compatible with surrounding properties. In addition, the resulting scale and massing is compatible with other developments in the area that consists of a range of one to three-story homes. The project complies with the maximum height limits and the placement of the home will not conflict with existing views from abutting properties. Therefore, it is anticipated that the project will fit appropriately within 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 proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* By locating the footprint of the new residence in an area that was previously leveled, the proposed project would not result in severely altering the existing topography. The site currently has an average slope of 14% and is not considered to be a severely sloped lot as almost half the site has a slope of less than 15%. The steep portion of the site is in the front half of the property, and by locating the residence over 60 feet from the front property line, the only change to this steep terrain is the redesigning of the existing driveway to comply with current code slope standards. As a result, there will be minimal grading and site disturbance to the front, sloping portion of the site compared to typical hillside development that levels hillsides to create a new pad. Further, 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 Grover Hollingsworth and Associates, Inc., which concludes that the proposed development is safe and adequate for its intended use. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

Private Tree Removal Finding: To remove one 9.9" DBH Coast Live Oak (*Quercus Agrifolia*) tree

9. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.* Tree Number 9, a Coast Live Oak with a DBH of 9.9" will be

replaced by either 6 – 15-gallon or 3 – 24-inch Native or Specimen trees that will be part of a design plan that emphasizes a tree canopy that is sustainable over the long term.

Private Tree Removal Finding: To remove one 9.4” DBH Coast Live Oak (*Quercus Agrifolia*) tree

10. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.* Tree Number 10, a Coast Live Oak with a DBH of 9.4” will be replaced by either 6 – 15-gallon or 3 – 24-inch Native or Specimen trees that will be part of a design plan that emphasizes a tree canopy that is sustainable over the long term.

Private Tree Removal Finding: To remove one 15” DBH Coast Live Oak (*Quercus Agrifolia*) tree

11. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.* Tree Number 11, a Coast Live Oak with a DBH of 15” will be replaced by either 8 – 15 gallon, 4 – 24-inch or 2 – 36-inch Native or Specimen trees that will be part of a design plan that emphasizes a tree canopy that is sustainable over the long term.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6569

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, August 15, 2018," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for the construction of a three-story, 2,903 square-foot one single-family residence with a 674 square-foot attached garage.
4. This approval allows for the removal of three protected Coast Live Oak trees (Tree Numbers 9, 10 and 11), as identified in the tree inventory report, dated July 6, 2018, prepared by Christy Cuba, WE-1982A.
5. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
6. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
7. The proposed project, Activity Number **PLN2017-00289** 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 Jennifer Driver, Current Planning Section, at (626) 744-6756 to schedule an inspection appointment time.
8. All developments that currently exist on the subject site that are accessory to the structure at 1179 Romney Drive shall be removed prior to the issuance of a permit and comply with the applicable Zoning and Building Codes.

Planning Division

9. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
10. 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).

11. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
12. The driveway shall be revised to comply with the maximum 15-foot width requirement up until the required parking turn-around radius at the foot of the garage or the pedestrian pathway to the front entrance.
13. Any new parking areas, circulation aisles, and access ways shall be paved with Portland cement concrete. Other paving materials, including brick, asphalt, decomposed granite, or gravel may be substituted with the approval of the Zoning Administrator, and in compliance with the City's adopted standards for privately owned and maintained parking areas.
14. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Revised darker color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits for the roof and soffits in compliance with Section 1729.060.D.5.
15. 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.
16. The applicant shall comply with the following replacement tree matrix for the six removed trees (three protected and three non-protected). The replacement trees shall be selected from the list of Native or Specimen trees on the City of Pasadena's Protected Trees List. The replacement trees shall be identified as replacement trees in the final landscape and irrigation plan.

Protected Trees to be Removed

Tree Number	Common Name	Size (DBH or BT)	Replacement Number and Size
9	Coast Live Oak	DBH 9.9"	6 – 15 gallon or 3 – 24-inch
10	Coast Live Oak	DBH 9.4"	6 – 15 gallon or 3 – 24-inch
11	Coast Live Oak	DBH 15"	8 – 15 gallon, 4 – 24-inch or 2 – 36-inch

Non-Protected Trees to be Removed

Tree Number	Common Name	Size (DBH or BT)	Replacement Number and Size
2	Coast Live Oak	DBH 5.9"	1 – 15-gallon
8	Toyon	DBH 17.5"	1 – 24-inch box
14	Mexican Fan Palm	BT 50	One palm tree or either 6 – 24-inch box or 4 – 36-inch box non-palm trees

17. A final landscape and irrigation plan, in compliance with Chapter 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees shall be submitted

along with plans for building permit. The plan shall include a mix of plant size and materials. Plant materials shall emphasize drought-tolerant and/or native species.

18. All landscape and walkway lighting shall be directed downward to minimize glare from the property.
19. 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.
20. 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 or below a deck only if the equipment is not visible from off the site.
21. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
22. 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.
23. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

24. Governing Codes: *Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes*. The governing edition is based on the date in which the project is submitted to the City for review.
25. Stormwater Management: This project is required to comply with the special provisions for "single Family Hillside Home".
26. Slope Setback: For 3:1 or steeper slopes, the structure(s) must be designed to comply with the slope setback requirements per the CA Residential Code.
27. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section 327 of the CA Residential Code.

28. Soils Report: Soils report is required for the project.
29. Grading: If greater than 50 cubic yard (excluding excavation for foundation), Grading/Drainage Plans shall be prepared by a registered engineer. Grading shall conform to the provisions of Chapter 14.05 of City's Municipal Code.
30. Retaining Walls: the cumulative height of retaining walls built because of cuts or fills pursuant of Pasadena Municipal Code shall not exceed 8 feet in height as viewed in the vertical plan. The height of freeboard shall be included in measuring the height of retaining walls.
31. Low Impact Development (LID) Plan / Storm water Pollution Prevention Plan (SWPPP): This project will require the preparation of a LID/SWPPP Plan to demonstrate storm water management during- and post-construction.
32. Permit(s): Separate permits are required for grading (if applicable), fire sprinkler, mechanical, electrical, and plumbing.
33. Show The Following Minimum Requirements on Plans:
 - a. Site plan showing property line at all sides and lot dimensions, north arrow, streets or alleys, and outline all of existing structures.
 - b. Outline of existing and proposed structures on the property including patios, decks, garages, pools, etc. with dimensions. Show the size and locations of any trees affecting proposed construction.
 - c. Highlight or hash proposed addition or remodeled area.
 - d. Show existing and proposed floor plan, and clearly identify the use of each room such as kitchen, bedroom, family room, etc., with dimensions. Show the size and operable type of all windows and door (existing and proposed).
 - e. Brief description of the proposed project, lot size, existing building square footage, proposed and demolished square footage, total area in square feet, number of stories, and current applicable code edition.
 - f. The site address, the owner's name, name of the designer or person preparing the plans or other professionals associated with the project.
 - g. Show landings at doors, location of smoke detectors, carbon monoxide alarms, stairs with rise and run, handrails, guardrails, etc.
 - h. Show foundation plan, floor framing plan, roof framing plan, and site drainage.
 - i. Show location of electrical meter, sub panels, switches, lights, outlets, etc.
 - j. Show all plumbing relevant fixtures and required clearances.

Fire Department

34. These requirements are based on the 2016 title 24 and are subject to change based on when the building and fire plans are submitted for review and permits.
35. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4498).
36. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout all buildings per CRC Section R313 requirements. Plans shall be submitted to the Permit Center for Fire Department's review within 30 working days of the issuance of the Building Permit.
37. 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]
38. Roof and Sidings: All roofing materials shall be 1-hour fire-resistive or non-combustible.
39. Spark Arrestors: Provide an approved spark arrestor on all chimney(s).
40. Eaves and Projections: All eaves and other projections are required to be boxed with one-hour fire resistive or noncombustible material.
41. Wall Finishes: The exterior side of the wall finish is required to be of a one-hour fire resistive or noncombustible material.
42. Fascias: Fascias are required to be one-hour fire resistive material or 2" nominal dimension lumber.
43. 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.
44. Exterior Glazing: All exterior windows, skylights etc. are required to be tempered glass and multilayered, dual or triple, glazing.
45. Exterior Doors: All exterior doors are required to be 1 3/8" solid core.
46. 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 1/8-inch not to exceed 1/4-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. Alternate Method of Protection is acceptable provided it complies with CSFM – SFM 12-7A-1, 7A-3 Listed Opening Protection.

47. Fuel Modification Plans: Provide a landscape plan that clearly indicates:

- a. All planting adjacent to the structure(s) and on all slopes is to be a low fuel volume species. This includes trees, shrubs and ground cover.
- b. A complete irrigation system for the maintenance of these plants. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for a building permit.
- c. Specify on a landscape plan the extent of clearing existing brush for the new construction and/or future landscaping. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for the building permit.

Department of Transportation

48. Parking: City Permits for permanent overnight parking on City streets will not be issued to this address.

49. Traffic Impact Fees: The City Council adopted the Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076). This fee will apply to all net new residential, retail and office developments. The fee for new residential use per new unit is \$2,889.70.

Public Works Department

50. Public Property Improvements: The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403. The existing gutter shall be cut per the requirements of Public Works inspector and the paving shall not be disturbed.

51. The applicant shall extend the City's public sewer main to serve the subject property to the satisfaction of the City Engineer, and shall be responsible for the cost of preparation of sewer improvement plans by a registered Civil Engineer, and all review and permit fees. The gravity sewer main shall be eight-inch diameter vitrified clay pipe.

52. The proposed development shall connect to the public sewer with a new six-inch diameter house sewer laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewer within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.

53. Romney Drive restoration, fronting the subject development, shall be a full width (from gutter to gutter (cold milling and resurfacing of 1.5 inches depth asphalt concrete roadway, or to

the satisfaction of the City Engineer. Restoration of asphalt concrete pavement shall be per Standard Plan S-416 and to the satisfaction of the City Engineer.

54. All public improvements shall be completed prior to the issuance of Certificate of Occupancy.
55. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work. Note that building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue. The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy.
57. Drainage: If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be obtained from the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
58. Right-of-Way Guarantee Deposit: 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.
59. Construction Staging and Traffic management Plan: Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at:

http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/ . A deposit, based on the General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the

MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.

No construction staging, material storage, or trailer are allowed in the public right-of-way. Construction vehicles should only maneuver/turn-around within the project site private property. Construction vehicles shall not be driven over any private street or private driveways. Parking of construction vehicles and construction worker vehicles shall be within the project site private property.

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

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

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

61. 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.
62. Requirements by Ordinance: In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- a. Residential Impact Fee Ordinance - Chapter 4.17 of the PMC The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A copy of the Residential Impact Fee Information Packet is available at the city webpage at: http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/

The Residential Impact Fee is based on the current Taxes, Fees and Charges Schedule (http://www.ci.pasadena.ca.us/Finance/Fees_and_Tax_Schedules/) and will be calculated and collected at the time of Building Permit Issuance.

The building plans shall include, preferably on the title sheet, a summary of all living units to capture the number of different units; number of bedrooms in each unit; and types of units (Regular, Workforce housing, Skilled nursing unit, Student housing, Residential care facility for the elderly, Affordable Housing). The definitions on the

different types of units are available in the abovementioned Residential Impact Fee Information Packet as well as in the Pasadena Municipal Code.

The estimated Residential Impact Fee based on the current tax schedule and the submitted information in the application, June 6, 2017, is \$30,251.81. This amount is a rough estimate and for informational purposes only. The exact amount will be calculated at the time of Building Permit issuance.

- b. Sewer Facility Charge - Chapter 4.53 of the PMC: The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
 - c. 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.
 - d. Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC: This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://cityofpasadena.net/PermitCenter/>
- The resolution of the City Council of the City of Pasadena approving the amended stormwater and urban runoff pollution control regulations and repealing resolution No. 8151, can be found at the following link:
http://ww2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug_17_15/AR%2019%20RESOLUTION%20APPROVING%20AMENDED%20STORMWATER%20&%20URBAN%20RUNOFF%20POLLUTION.pdf
- e. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC: The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://cityofpasadena.net/PublicWorks/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - 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.

Department of Water and Power – Water Division

56. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. There is one water main surrounding this property. There is a 6-inch cast iron water main in Romney Drive that was installed under Work Order 5188 in 1958. This water main is located approximately 10 feet south of the north property line of Romney Drive.
57. Moratoriums: Verify with Public Works Department regarding any street construction moratorium affecting this project.
58. Water Pressure: The approximate water pressure at this site is 140 psi.
59. Water Service: PWP records do not reflect any water services serving 1175 Romney Dr. 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, the owner/developer must pay for the replacement of the water main(s) serving the property if it is determined that it must be replaced.
60. 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.

61. 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.

62. 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.*
 - (a) 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.
 - (b) 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.*
 - (a) The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap.
 - (b) 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.

63. 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.

64. 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.

There is one fire hydrant in close proximity to the project site. Fire hydrant 020-7 is located on the south curb of Romney Drive directly across from 1175 Romney Drive. There is no current fire flow test information available for these hydrants.

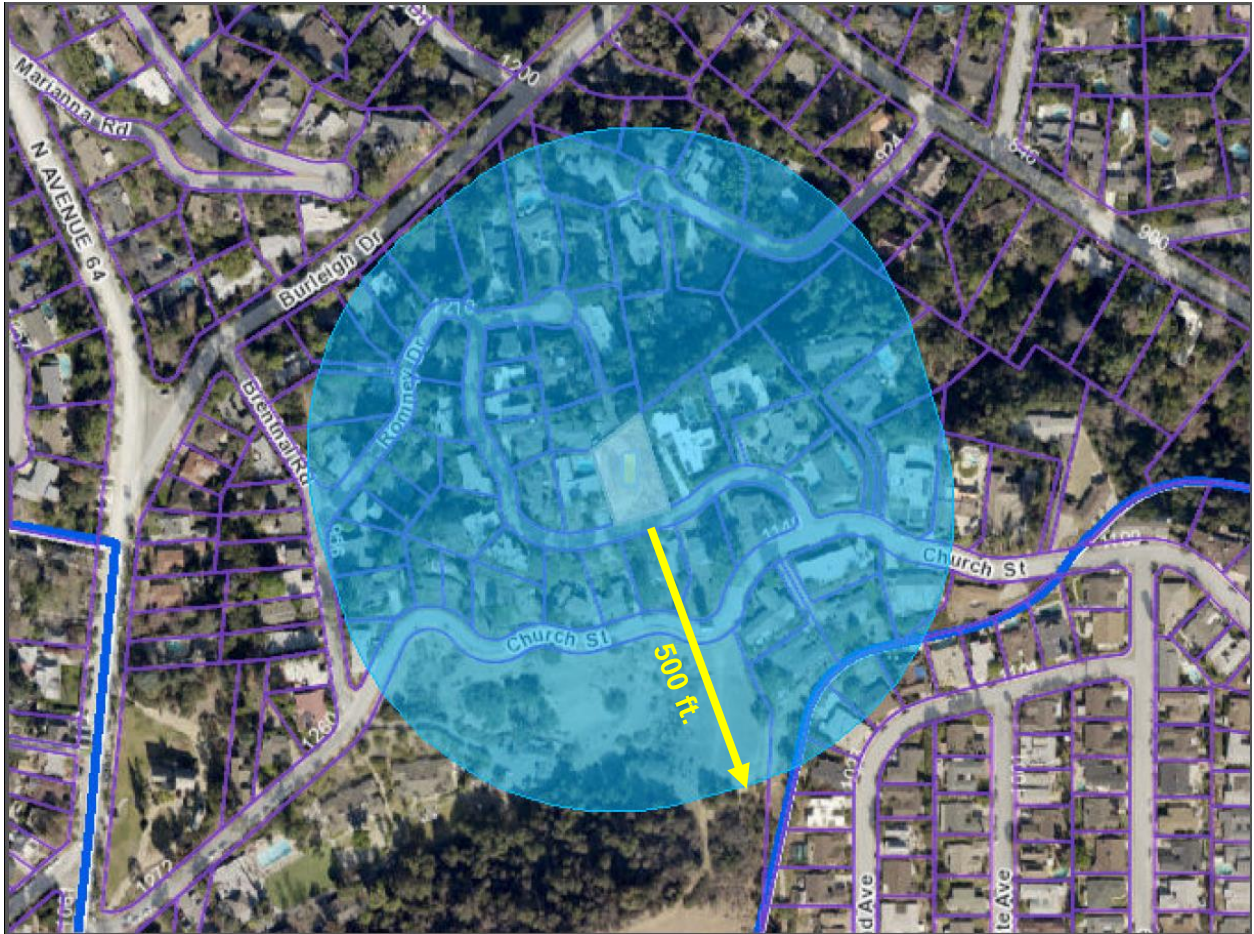
If you would like to request fire flow test information for these fire hydrants, please contact Marco Sustaita at (626) 744-4498.

**ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY ANALYSIS – PROPERTIES WITHIN 500 FEET IN
THE CITY OF PASADENA**

	Parcel Number	Address	Zoning	HD Overlay	Lot Size (SF)	Building Size (SF)	FAR
1	5716-002-001	1000 ELLINGTON LN	RS4	HD	17,602	2,150	0.12
2	5716-002-002	990 ELLINGTON LN	RS4	HD	14,220	2,074	0.15
3	5716-002-003	1211 ROMNEY WAY	RS4	HD	12,753	2,024	0.16
4	5716-002-004	1213 ROMNEY WAY	RS4	HD	21,575	1,861	0.09
5	5716-002-005	1215 ROMNEY DR	RS4	HD	26,844	2,859	0.11
6	5716-002-006	924 BURLEIGH DR	RS4	HD	15,873	1,778	0.11
7	5716-002-007	940 BURLEIGH DR	RS4	HD	9,610	3,538	0.37
8	5716-002-009	1229 ROMNEY DR	RS4	HD	12,117	1,609	0.13
9	5716-002-010	1225 ROMNEY DR	RS4	HD	16,585	2,166	0.13
10	5716-002-011	954 BURLEIGH DR	RS4	HD	13,164	1,275	0.10
11	5716-002-012	946 BURLEIGH DR	RS4	HD	8,114	1,050	0.13
12	5716-002-014	1221 ROMNEY DR	RS4	HD	13,785	836	0.06
13	5716-003-001	995 ELLINGTON LN	RS4	HD	14,274	1,755	0.12
14	5716-003-002	975 ELLINGTON LN	RS4	HD	15,408	2,488	0.16
15	5716-003-003	945 ELLINGTON LN	RS4	HD	36,739	2,450	0.07
16	5716-003-012	860 BURLEIGH DR	RS4	HD	13,403	512	0.04
17	5716-004-002	940 ELLINGTON LN	RS4	HD	15,922	3,238	0.20
18	5716-004-004	960 ELLINGTON LN	RS4	HD	14,812	2,664	0.18
19	5716-004-005	1137 CHURCH ST	RS4	HD	43,875	2,402	0.05
20	5716-004-006	1135 CHURCH ST	RS4	HD	30,907	2,954	0.10
21	5716-004-007	1131 CHURCH ST	RS4	HD	22,645	2,880	0.13
22	5716-004-008	1121 CHURCH ST	RS4	HD	17,020	3,116	0.18
23	5716-004-010	1105 CHURCH ST	RS4	HD	38,704	2,564	0.07
24	5716-005-001	1179 ROMNEY DR	RS4	HD	11,299	2,113	0.19
25	5716-005-002	1183 ROMNEY DR	RS4	HD	8,674	1,729	0.20
26	5716-005-003	1193 ROMNEY DR	RS4	HD	7,323	1,948	0.27
27	5716-005-004	1199 ROMNEY DR	RS4	HD	5,504	1,726	0.31
28	5716-005-005	1201 ROMNEY DR	RS4	HD	5,125	2,650	0.52
29	5716-005-006	1203 ROMNEY DR	RS4	HD	5,422	2,466	0.45
30	5716-005-007	1205 ROMNEY WAY	RS4	HD	12,884	2,058	0.16
31	5716-005-008	1209 ROMNEY WAY	RS4	HD	12,152	2,158	0.18
32	5716-005-009	1207 ROMNEY WAY	RS4	HD	14,109	1,716	0.12
33	5716-005-011	970 ELLINGTON LN	RS4	HD	12,577	2,120	0.17

	Parcel Number	Address	Zoning	HD Overlay	Lot Size (SF)	Building Size (SF)	FAR
34	5716-005-012	980 ELLINGTON LN	RS4	HD	29,645	3,502	0.12
35	5716-005-013	1161 ROMNEY DR	RS4	HD	23,224	3,323	0.14
36	5716-005-014	1155 ROMNEY DR	RS4	HD	20,354	3,051	0.15
37	5716-005-015	1151 ROMNEY DR	RS4	HD	14,785	2,324	0.16
38	5716-005-016	1141 ROMNEY DR	RS4	HD	14,423	2,828	0.20
39	5716-006-001	1174 ROMNEY DR	RS4	HD	13,258	2,354	0.18
40	5716-006-002	1164 ROMNEY DR	RS4	HD	14,200	1,785	0.13
41	5716-006-003	1154 ROMNEY DR	RS4	HD	12,588	2,498	0.20
42	5716-006-004	1225 CHURCH ST	RS4	HD	6,350	1,753	0.28
43	5716-006-005	976 BRENTNAL RD	RS4	HD	11,185	1,815	0.16
44	5716-006-006	960 BRENTNAL RD	RS4	HD	10,701	1,961	0.18
45	5716-006-009	1199 CHURCH ST	RS4	HD	12,919	1,494	0.12
46	5716-006-010	1181 CHURCH ST	RS4	HD	9,634	1,107	0.11
47	5716-006-011	1191 CHURCH ST	RS4	HD	11,382	1,967	0.17
48	5716-006-012	1186 ROMNEY DR	RS4	HD	7,285	2,839	0.39
49	5716-006-013	1188 ROMNEY DR	RS4	HD	14,471	1,873	0.13
50	5716-006-014	1230 ROMNEY DR	RS4	HD	5,024	1,716	0.34
51	5716-006-015	1226 ROMNEY DR	RS4	HD	6,728	1,182	0.18
52	5716-006-017	1192 ROMNEY DR	RS4	HD	7,315	2,475	0.34
53	5716-006-019	1198 ROMNEY DR	RS4	HD	8,949	2,612	0.29
54	5716-006-020	1212 ROMNEY DR	RS4	HD	7,969	1,265	0.16
55	5716-006-021	1224 ROMNEY DR	RS4	HD	7,991	1,976	0.25
56	5716-007-009	1160 CHURCH ST	RS4	HD	12,111	2,574	0.21
57	5716-007-010	1150 CHURCH ST	RS4	HD	29,931	2,993	0.10
58	5716-007-011	1130 CHURCH ST	RS4	HD	12,163	2,216	0.18
59	5716-007-012	1140 CHURCH ST	RS4	HD	16,125	2,243	0.14
60	5716-007-013	1120 CHURCH ST	RS4	HD	12,453	2,574	0.21
61	5716-007-014	1110 CHURCH ST	RS4	HD	12,566	1,304	0.10
MEDIAN						2,150	
MEDIAN+35%						2,903	

500-foot Radius Diagram



Pasadena City Boundary 