



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: September 19, 2018

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6580

LOCATION: 389 Linda Vista Avenue

APPLICANT: Larry Ku

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

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Jason Van Patten

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6580 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow a one-story, 883 square-foot addition to an existing one-story, 2,714 square-foot single-family dwelling with attached, 387 square-foot two-car garage. An 860 square-foot basement, a 409 square-foot roof deck, and new attached two-car garage are included in the proposal.

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan,

and the area in which the project is located is not environmentally sensitive. The proposed 883 square-foot addition to an existing 2,714 square-foot dwelling with attached, 387 square-foot two-car garage does not exceed the threshold. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics: The subject property fronts Linda Vista Avenue on the east and Mar Vista Terrace on the west. The 18,290-square-foot double frontage lot is improved with a one-story, single-family dwelling with attached two-car garage, a pool, and a detached one-story accessory structure. Vehicular access to the site is taken from Linda Vista Avenue. No vehicular access is maintained from Mar Vista Terrace. The topography ascends gradually moving east to west. The average slope across the site is 4.7 percent. According to survey information, 1,562 square feet of the site area slopes equal to or greater than 50 percent. Surrounding properties consist of single-family dwellings.

Adjacent Uses: North – Single-Family Residential
South – Single-Family Residential
East – Linda Vista Avenue/Open Space
West – Single-Family Residential

Adjacent Zoning: North – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)
South – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)
East – OS (Open Space)
West – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)

Previous Zoning Cases on this Property: Exception #4011: Request for permission to erect a single-family dwelling on a portion of a recorded lot having a width of less than 75 feet at the front building line on Mira Vista. Approved August 27, 1953.

PROJECT DESCRIPTION:

The applicant, Larry Ku, has submitted a Hillside Development Permit application to allow a one-story, 883 square-foot addition to an existing one-story, 2,714 square-foot single-family dwelling with attached, 387 square-foot two-car garage. An 860 square-foot basement, 409 square-foot roof deck, and new attached two-car garage are included in the proposal. The existing two-car garage would be converted into a bedroom while the new two-car garage accounts for portions of the proposed addition. An existing pool and 308 square-foot accessory structure would remain. No protected trees are planned for removal. A Hillside Development Permit is required for an addition of 500 square feet or greater to the first floor of an existing structure.

The existing dwelling consists of four bedrooms and three bathrooms. The proposal would maintain the same count while enlarging the kitchen, dining, and living areas. The resulting gross floor area of the dwelling with the attached garage would be 3,908 square feet. The proposed basement would be located below the kitchen and dining areas entirely within the first-floor footprint. The roof deck would be accessible via an exterior staircase at the rear of the dwelling and generally limited to the area above the kitchen. Other improvements proposed include new interior walls within the dwelling, conversion of the existing pitched roof to a flat roof, the provision of trellis' at the front and rear, and a remodeled façade. There would be no change to vehicular access from Linda Vista Avenue.

ANALYSIS:

Hillside Development Permit

The subject property is located in the RS-2-HD (Single-Family Residential, 0-2 dwelling 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 (RS). 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 reviewing authority (Hearing Officer) may approve a Hillside Development Permit only after making nine findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). 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 development standards of the Hillside Development Overlay.

Floor Area

In the RS-2-HD zoning district, the maximum allowable gross floor area is equal to 22.5 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. Basements with any exposed wall (or portion thereof) six feet or more above finished grade, measured from the finished grade elevation to the floor above are also counted. 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 across the lot exceeds 15 percent, the maximum allowable gross floor area is further reduced using a formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area).

Based on the slope analysis provided by the applicant, the lot area measures 18,290 square feet, with 1,562 square feet sloping equal to or greater than 50 percent. The average slope is 4.7 percent (excluding areas sloping equal to or greater than 50 percent). Using the calculations specified, the maximum allowed floor area is 4,264 square feet. The applicant's proposal

consists of 4,216 square feet, which complies. This figure accounts for the existing dwelling, addition, and pool house. The basement is not included in this figure because less than six feet of basement is exposed.

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 18,290 square-foot lot is 6,401 square feet. The proposed lot coverage is 24 percent, or 4,416 square feet, which complies. This calculation includes the building footprint, the accessory structure, and exterior staircase.

Setbacks

The minimum front setback for the main structure in the Hillside Development Overlay is 25 feet, measured from the front property line. For double frontage lots (interior lots with frontage on more than one street), this standard applies to both street frontages. In this case, the proposed addition maintains no less than 64'5" to the front property line abutting Linda Vista Avenue. From the property line abutting Mar Vista Terrace, the addition and exterior stair maintain in excess of 90 feet. Therefore, the proposed improvements comply with front the setback requirement for the main structure.

The minimum front setback for an attached garage is located at a point on the centerline of the front lot line where the elevation is ten feet above or below the top of the curb, or 25 feet, whichever is less. According to the topographic survey, the elevation at the centerline of the front lot line abutting Linda Vista Avenue is approximately 80 feet. This is generally the same elevation as the top of curb at the street. In this case, the point ten feet above (upslope) is located more than 25 feet away. Therefore, the minimum garage setback from Linda Vista Avenue is 25 feet. The elevation at the centerline of the front lot line abutting Mira Vista Terrace is approximately 99 feet. The point ten feet below (downslope) is located more than 25 feet away. Therefore, the minimum garage setback from Mar Vista Terrace is 25 feet. The applicant has proposed a garage setback of no less than 64'5" from the property line abutting Linda Vista Avenue. From the property line abutting Mar Vista Terrace, the garage maintains in excess of 90 feet. Therefore, the proposed garage complies with the required front setback.

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 property line fronting Linda Vista Avenue (worst case). According to the plan, the lot measures 88'3" wide, resulting in a minimum side setback of 8'10". The proposed improvements maintain no less than 9'1" to the side property line, which complies.

Encroachment Plane

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 addition along with the flat roof and roof deck comply with the requirement.

Height

Structures in the Hillside Development Overlay are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured from existing grade. In addition, 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 (ridge or parapet). In this case, the proposed height measured to the highest parapet (roof deck) from the lowest point is 21'3". Therefore, the structure complies with both standards for height.

Basement

Basements in the Hillside Development Overlay shall not extend beyond the footprint of the first floor of the main structure, are limited to a maximum of one level, with an interior height not to exceed nine feet. The proposed basement is generally located beneath the area of the kitchen and does not extend beyond the footprint of the first floor of the main structure. In addition, the basement is limited to one level, with an interior height measuring 8'2". Therefore, the basement complies with applicable standards.

Parking

Single-family dwellings are required to provide two covered spaces in the Hillside Development Overlay. The proposal includes a two-car garage that is accessible from Linda Vista Avenue. The interior dimensions of the garage (21' wide by 18'1" deep) exceed the minimum requirement (19' wide by 18' deep). In addition, guest parking spaces, each measuring a minimum of 8.5' wide by 18' deep shall be provided on a site fronting a street. In cases where on-street parking is allowed, the Zoning Code requires a minimum of two guest spaces. Guest spaces may be located in the driveway side-by-side or in a tandem configuration. Since parking is allowed on Linda Vista Avenue, the applicant demonstrated on the plan that the driveway could accommodate a minimum of two guest spaces. Therefore, parking complies.

Neighborhood Compatibility

Proposals subject to a Hillside Development Permit 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, other accessory structures, basements) 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 41 parcels. Eleven of these are either vacant or are not developed with a single-family residential use (eg. accessory structure). Of the remaining 30 developed parcels, the median floor area is 3,130 square feet. Thirty-five percent above the median is 4,225 square feet. The proposal includes approximately 3,435 square feet of floor area (excluding garage, pool house, basement), which complies. Data obtained for the median calculation is included in Attachment C.

Architecture, Setting and View Protection

The existing dwellings in the neighborhood consist of varying architectural styles and elements. This includes the ranch style along with craftsman, colonial, modern and contemporary architecture. Many of these properties are consistent in material and color and share similar architectural elements. Original construction of the existing one-story dwelling and garage occurred in 1953 with additions following in 1977 and 1994. The existing dwelling is generally a ranch-style that was common in the 1950's. The ranch architectural style is typically characterized by a low-profile design (one-story), asymmetrical façade, wide overhangs, minimal ornamentation, attached garages, large glass windows/doors, and hip roofs. The applicant's proposal would transition the architecture to a contemporary style often characterized by clean lines, and greater restraint with regard to detail and ornamentation. The pitched roof would be replaced with a flat roof and parapets. However, in keeping with other developed properties, the applicant has incorporated characteristics and elements that are present in the neighborhood. Dwellings within the neighborhood consist of low profile designs achieved through wide facades. Other elements present include covered entries, minimal ornamentation, and use of a combination of naturally appearing facade materials to blend structures with the hillside environment. This includes the use of wood, stucco, brick, and stone elements. These materials are evident at homes along Linda Vista Avenue, Mira Vista Terrace, and Glen Oaks Boulevard. The applicant's proposal incorporates wood, stucco, and stone materials. In addition, the proposed design creates the appearance of a wide façade, includes a covered entry, and sets the roof deck back to maintain a lower profile at the front facade. The exterior colors also consist of a mixture of dark and earth tones consistent with the neighborhood and requirements of the Zoning Code.

The roof deck location at the northerly side of the dwelling is designed and oriented to look out across the Arroyo. Staff believes the location, inset from the front façade and set back away from property lines preserves the privacy of adjacent homes and yards, in particular 405 Linda Vista Avenue (north). Tall mature landscaping would buffer the proposed outdoor roof deck from the property to the north. In addition, the driveway serving 405 Linda Vista Avenue adjoins the subject property whereas an existing pool and lawn are located further north. Based on the configuration and function of the northerly property (in relation to the proposed roof deck), it is less likely that the proposed roof deck would affect the privacy of the neighboring property. Adjacent homes to the south (375 Linda Vista Avenue) and west (405 Mira Vista Terrace) would sit no less than 100 feet from the actual roof deck and would not reasonably be impacted. These properties are buffered by existing improvements, mature landscaping, and/or the Mira Vista Terrace right-of-way.

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.

The proposed project would not affect existing views available to abutting properties or the properties to the west across Mar Vista Terrace. Abutting properties to the north and south consist of two-stories and are oriented towards Linda Vista Avenue. Existing views across the

subject property that generally include the private yard, existing foliage, and existing structures are not taken into consideration by the review authority. The property to the west is also two-stories in height but positioned at a significantly higher elevation such that the ground floor overlooks the subject property. The subject improvements would be constructed at an elevation that is no less than 20 feet below the ground floor elevation of the adjacent westerly property. Based on the height of the subject improvements (21'3" maximum at portions), easterly views from the neighboring windows would not reasonably be affected by the project. Therefore, staff believes the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and properties within the neighborhood. Existing views and privacy would reasonably be maintained after the addition.

Ridgeline Protection

The proposed addition complies with the ridgeline protection standards of the Zoning Code. There are no ridgelines near to the subject property. Therefore, no part of the proposal would appear silhouetted against the sky above a ridge when viewed from a public street or park.

Arroyo Seco Slope Bank

No structure shall extend over or below the top edge of the Arroyo Seco slope bank on a lot identified on the *Arroyo Seco Slope Bank Map*, dated May 11, 2004. The subject property is not located within the boundary identified on the Map.

Preliminary Geotechnical Report

GSS Engineering, Inc. conducted a geotechnical investigation of the site and prepared a report. This included field exploration and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the report is to identify any soils or geological problems that may affect site stability or structural integrity. GSS Engineering, Inc. explored the subsurface conditions around the location of the proposed addition and basement by excavating test borings. The test borings were excavated to depths as low as 18 feet below the existing ground surface. No groundwater or seepage was encountered in any of the test borings. Based on the investigation, GSS Engineering, Inc. concluded that the subject property is suitable for the construction of the proposed scope from geotechnical engineering viewpoint provided conclusions and recommendations are incorporated into design criteria and project specifications and are implemented during construction.

Tree Protection Ordinance and Preliminary Landscape Plan

The applicant provided a tree report prepared by certified arborist, Michael Crane. The report identified 33 trees on private property and eight street trees. Of the trees on private property, several are protected by the City based on the species, size, and location. However, all protected trees are generally located at the southerly and westerly sides of the property, at a sufficient distance away from the area of construction. While the applicant proposes to retain all protected trees, one unprotected Blue Gum tree (*Eucalyptus globulus*) is proposed for removal. Although the species is not listed on the City's protection list, a replacement tree with a minimum 24-inch box size is required by the Zoning Code. As replacement, the applicant has proposed four 36-inch box trees. Two replacement trees are proposed in the area where removal will occur. The other two trees are proposed near the front entry of the dwelling. Along with tree replacement, the applicant has provided a preliminary landscape plan that includes

minor landscape improvements around the area of construction. The landscaping proposed includes an assortment of small shrubs and plants.

GENERAL PLAN CONSISTENCY:

The subject property is designated Low Density Residential in the Land Use Element of the General Plan. The existing use of the site is a single-family dwelling. The proposed addition would not change the existing use of the property. The proposal would maintain consistency with General Plan Land Use Policy 21.9 (Hillside Housing). This policy requires additions to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed addition and basement comply 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, and proposed improvements incorporate elements present at properties in the vicinity. The scale and one-story massing are consistent with surrounding properties that consist of one and two-story developments. Existing views from surrounding properties would be protected and vehicular access from Linda Vista Avenue 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, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 883 square-foot addition to an existing 2,714 square-foot dwelling with attached, 387 square-foot two-car garage does not exceed the threshold. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, Water and Power, Transportation Departments, Building and Safety Division, and Design and Historic Preservation Section reviewed the proposal. The Department of Transportation and Design and Historic Preservation Section had no comments. The Building and Safety Division, Fire, and Water and Power Departments provided construction related comments pertinent to the building permit plan review. These were provided to the applicant. The Public Works Department provided comments that are included as recommended conditions of approval in Attachment B. In addition, to recommend conditions of approval, all departments would verify project 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 is within the range of the neighborhood. The architecture incorporates features present in the neighborhood and the location of the improvements towards the side and rear of the property minimize potential impacts to the public right-of-way and abutting properties. Moreover, 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. Existing views and privacy would reasonably be maintained after the addition. 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 #6580

Hillside Development Permit

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-2-HD (Single-Family Residential, 0-2 units per acre of site area, Hillside Development Overlay District) zoning district, which permits single-family uses by right. The proposed one-story addition is allowed with a Hillside Development Permit and complies with applicable development standards that include maximum allowable floor area, lot coverage, setbacks, building heights, encroachment plane, 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-2-HD district is to provide areas for single-family residential neighborhoods. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The existing single-family use of the property is located in a neighborhood that is developed with single-family uses. The location of the dwelling, proposed addition and basement will preserve and protect views, existing topographic features, and natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The addition will generally be located in a stable portion of the site in an area that is flat, and at a sufficient distance from the public right-of-way. The improvements will not change the single-family use of the property.
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 property is not located in a specific plan. The existing use of the site is a single-family dwelling. The proposed addition and basement would not change the existing use of the property. The proposal would maintain consistency with General Plan Land Use Policy 21.9 (Hillside Housing). This policy requires additions to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed addition and basement comply 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, and proposed improvements incorporate elements present at properties in the vicinity. The scale and one-story massing are consistent with surrounding properties that consist of one and two-story developments. Existing views from surrounding properties would be protected and vehicular access from Linda Vista Avenue would remain. Therefore, the project is consistent 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 addition and basement will not change the existing single-family use of the property that has functioned adequately on-site since 1953. The improvements will be located in a less visually prominent area, setback a significant distance from the public right-of-way. The area designated is an area that is a stable portion of the site, consistent with the general site standards of the Hillside Development Overlay. The improvements will not impact protected trees on the property and existing vehicular access to the site from Linda Vista Avenue will remain. These conditions will prevent detriment to the health, safety, or general welfare of

those residing or working in the neighborhood. Conditions of approval and applicable development standards will ensure the proposal minimizes impacts to surrounding property owners. Conditions of approval will ensure that the establishment, maintenance, and operation of the use will be compatible with the surrounding neighborhood. Excavation for the basement and any grading is required to comply with current Building and Fire codes and standards established in the Zoning Code. 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 proposal will not change the existing single-family use of the property. A preliminary geotechnical report prepared GSS Engineering, Inc., found that the proposed project is feasible from a geologic and soils engineering standpoint with the recommendations contained in their report. The one-story addition and basement will maintain the existing separation between the structures on the abutting properties limiting any detriment or injury to existing improvements. Vehicular access from Linda Vista Avenue will remain limiting any impact to the public right-of-way or neighboring driveway. The applicant is required to design all improvements in compliance with current Building and Fire codes and standards established in the Zoning Code. Through the building permit plan review process, the City will verify project 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 dwellings in the neighborhood consist of varying architectural styles and elements. These include the ranch style along with craftsman, colonial, and even modern and contemporary architecture. Many of these properties are consistent in material and color and share similar architectural elements. The applicant's design would transition the existing architecture to a contemporary style often characterized by clean lines, and greater restraint with regard to detail and ornamentation. The pitched roof would be replaced with a flat roof and parapets. However, in keeping with other developed properties, the applicant has incorporated characteristics and elements that are compatible with the neighborhood. Dwellings within the neighborhood consist of low profile designs achieved through wide facades. Other elements present include covered entries, minimal ornamentation, and use of a combination of naturally appearing facade materials to blend structures with the hillside environment. This includes the use of wood, stucco, brick, and stone elements. These materials are evident at homes along Linda Vista Avenue, Mira Vista Terrace, and Glen Oaks Boulevard. The applicant's proposal incorporates wood, stucco, and stone materials. In addition, the proposed design creates the appearance of a wide façade, includes a covered entry, and sets back the roof deck to maintain a lower profile at the front. The exterior colors also consist of a mixture of dark and earth tones consistent with the neighborhood and requirements of the Zoning Code. The proposed project would not affect existing views available to abutting properties or the properties to west across Mar Vista Terrace. Abutting properties to the north and south consist of two-stories and are oriented towards Linda Vista Avenue. Existing views across the subject property that generally include the private yard, existing foliage, and existing structures are not taken into consideration by the review authority. The property to the west is also two-stories in height but positioned at a significantly higher elevation such that the ground floor overlooks the subject property. The subject improvements would be constructed at an elevation that is no less than 20 feet below the ground floor elevation of

the adjacent westerly property. Based on the height of the subject improvements (21'3" maximum at portions), easterly views from the neighboring windows would not reasonably be affected by the project. 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 addition 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 41 parcels. Of these, 11 are either vacant or are not developed with a single-family residential use. Of the remaining 30 developed properties, the median floor area is 3,130 square feet. Thirty-five percent above the median is 4,225 square feet. The proposal includes approximately 3,435 square feet of floor area (excluding garage, pool house, basement), which is compatible with surrounding properties. In addition, the resulting scale and massing is compatible with other developments in the area that consist of one and two stories. The project complies with the maximum height limits and the placement of the improvements will not conflict with existing views from abutting properties. The roof deck location at the northerly side of the dwelling is designed and oriented to look out across the Arroyo. Staff believes the location, inset from the front façade and setback away from property lines preserves the privacy of adjacent homes and yards, in particular 405 Linda Vista Avenue (north). Tall mature landscaping would buffer the proposed outdoor roof deck from the property to the north. In addition, the driveway serving 405 Linda Vista Avenue adjoins the subject property whereas an existing pool and lawn are located further north. Based on the configuration and function of the northerly property (in relation to the proposed roof deck), it is less likely that the proposed roof deck would affect the privacy of the neighboring property. Adjacent homes to the south (375 Linda Vista Avenue) and west (405 Mira Vista Terrace) would sit no less than 100 feet from the actual roof deck and would not reasonably be impacted. These properties are buffered by existing improvements, mature landscaping, and/or the Mira Vista Terrace right-of-way. 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.* The addition and basement will be located towards the interior of the lot away from the public right-of-way and the most steeply sloping portions of the site. The roof deck will be located at the northerly side of the dwelling above the area of addition but is limited in size. Though excavation will occur for the proposed basement, the project as a whole requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Grading that will occur will comply with the City's Grading and Building Codes. 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.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6580

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, September 19, 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 an 883 square-foot one-story addition and 860 square-foot basement to an existing 2,714 square-foot dwelling.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **PLN2017-00388** 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 Jason Van Patten, Current Planning Section, at (626) 744-6760 to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. Where demolition results in the removal of more than 50 percent of the exterior walls of the existing dwelling, the replacement construction shall constitute a new structure that would have to comply with all current development standards of the subject zoning district, including the processing of a new Hillside Development Permit.

11. 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. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.
12. 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.
13. The applicant shall plant at a minimum one tree of 24-inch box size as replacement for the removal of one unprotected tree (*Eucalyptus globulus*).
14. A final landscape and irrigation plan, in compliance with Zoning Code Chapter 17.44 (Landscaping) shall be submitted along with plans for a building permit. Final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications) consisting of rehabilitated landscape areas equal to or greater than 2,500 square feet shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
15. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
16. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop or below a deck only if the equipment is not visible from off the site.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day

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

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

Building and Safety Division

20. The project shall comply with the Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review.

Public Works Department

21. Public Works records show that the sewer lateral, connected at the sewer main line at station 8+17, serving 389 Linda Vista Avenue (APN 5708-028-005) is also serving/connected to the back garage structure of the adjacent property at 405 Linda Vista Avenue (APN 5708-028-016). A public sewer easement is required when a sewer lateral serving a parcel traverses another parcel (Sewer atlas map and sewer cards are attached herein for your reference). The applicant shall be responsible for all the costs required to complete the public sewer easement. The easement documents and processing fee/deposit shall be submitted to this office, at least three to four (3-4) months prior to the issuance of any permits. The easement documents shall be executed and recorded prior to the issuance of a Certificate of Occupancy. If a public sewer easement is not filed and recorded, the existing connection shall be terminated.
22. A closed circuit television (CCTV) inspection of the two house sewers, connected at the sewer main line at stations 8+17 and 8+44, serving the property shall be performed and a CCTV inspection tape submitted to the Department of Public Works for review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
23. Past experience has indicated that projects such as this tend to damage the existing public and private 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 existing public and private 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 and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.

24. 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://cityofpasadena.net/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 truck idling or staging, material storage, or trailer in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

25. 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/.

26. 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.

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

- 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.
 - City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the support of the Urban Forestry Advisory Committee. No trees shall be damaged by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree. Refer to http://www.cityofpasadena.net/PublicWorks/Pasadena_Tree_Protection_Ordinance/ for guidelines and requirements for tree protection.
 - 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
- 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/Engineering_Division/ and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. 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.
 - b. 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.

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

#	PARCEL NO.	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE	BLDG. SIZE	FAR
1	5707-009-008	910 GLEN OAKS BLVD	RS-4	HD	14,231	1,633	0.11
2	5708-028-019	435 MIRA VISTA TER	RS-2	HD	26,833	1,682	0.06
3	5707-006-027	912 GLEN OAKS BLVD	RS-4	HD	23,257	1,783	0.08
4	5708-028-003	361 LINDA VISTA AVE	RS-2	HD	28,008	1,800	0.06
5	5708-028-002	350 MIRA VISTA TER	RS-2	HD	21,060	1,896	0.09
6	5708-028-017	441 LINDA VISTA AVE	RS-2	HD	10,064	1,949	0.19
7	5708-028-001	333 LINDA VISTA AVE	RS-2	HD	14,992	2,051	0.14
8	5708-001-009	1028 GLEN OAKS BLVD	RS-2	HD	21,022	2,106	0.10
9	5708-028-018	455 LINDA VISTA AVE	RS-2	HD	8,875	2,290	0.26
10	5708-028-011	339 MIRA VISTA TER	RS-2	HD	33,145	2,298	0.07
11	5707-006-041	1024 GLEN OAKS BLVD	RS-4	HD	10,248	2,586	0.25
12	5708-028-005	389 LINDA VISTA AVE	RS-2	HD	18,290	2,714	0.15
13	5708-031-005	320 LINDA VISTA AVE	RS-4		15,606	2,824	0.18
14	5707-006-031	1012 GLEN OAKS	RS-4	HD	10,259	3,006	0.29
15	5708-028-023	387 MIRA VISTA TER	RS-2	HD	37,877	3,096	0.08
16	5708-028-006	425 MIRA VISTA TER	RS-2	HD	38,811	3,163	0.08
17	5708-032-001	460 LINDA VISTA AVE	RS-4	HD	20,956	3,252	0.16
18	5707-009-014	481 LINDA VISTA AVE	RS-4	HD	29,194	3,326	0.11
19	5708-028-012	333 MIRA VISTA TER	RS-2	HD	29,874	3,358	0.11
20	5707-005-010	1085 GLEN OAKS BLVD	RS-2	HD	114,706	3,391	0.03
21	5708-028-020	465 LINDA VISTA AVE	RS-2	HD	11,514	3,402	0.30
22	5708-028-025	363 MIRA VISTA TER	RS-2	HD	42,550	3,557	0.08
23	5708-028-028	405 MIRA VISTA TER	RS-2	HD	42,401	3,720	0.09
24	5707-006-030	1018 GLEN OAKS BLVD	RS-4	HD	12,375	3,731	0.30
25	5708-028-008	373 MIRA VISTA TER	RS-2	HD	42,861	4,083	0.10
26	5708-028-015	315 MIRA VISTA TER	RS-2	HD	21,249	4,188	0.20
27	5708-028-022	1001 HOLLY VISTA DR	RS-2	HD	84,051	4,620	0.05
28	5708-028-016	405 LINDA VISTA AVE	RS-2	HD	34,478	5,375	0.16
29	5708-028-026	353 MIRA VISTA TER	RS-2	HD	16,512	6,079	0.37
30	5708-028-004	375 LINDA VISTA AVE	RS-2	HD	36,696	6,541	0.18
31	5707-006-029	1018 GLEN OAKS BLVD	RS-4	HD	13,150	ACC. STR	-
32	5711-002-905	360 N ARROYO BLVD	OS		2,301,681	NONRES	-
33	5707-006-026	914 GLEN OAKS BLVD	RS-4	HD	6,433	VACANT	-
34	5707-006-035	1041 PASO ALTO RD	RS-4	HD	26,650	VACANT	-
35	5708-028-009	355 MIRA VISTA TER	RS-2	HD	27,820	VACANT	-
36	5708-028-901	332 MIRA VISTA TER	RS-2	HD	4,320	VACANT	-
37	5708-028-902	425 LINDA VISTA AVE	RS-2	HD	3,870	VACANT	-
38	5708-032-900	401 N. ARROYO BLVD	OS		798,455	VACANT	-
39	5707-006-009	1041 PASO ALTO RD	RS-4	HD	6,944	VACANT	-
40	5707-006-025	916 GLEN OAKS BLVD	RS-4	HD	6,576	VACANT	-
41	5708-001-010	1036 GLEN OAKS BLVD	RS-2	HD	27,520	VACANT	-
MEDIAN						3,130	
+35%						4,225	