



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: July 17, 2019

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6656

LOCATION: 1734 Kaweah Drive

APPLICANT: Hailey Carrasquero

ZONING DESIGNATION: RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District, San Rafael Area)

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 #6656 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow an 810 square-foot addition to the second-story of an existing two-story, 2,310 square-foot split-level dwelling with an attached two-car garage.

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 810

square-foot addition to the second-story of an existing two-story dwelling with attached two-car garage does not exceed the threshold. 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 project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics:

The subject property is located in the San Rafael neighborhood on the southerly side of Kaweah Drive between Tamarac Drive and Pleasant Way. The 19,911 square-foot property is configured as a flag lot with access provided via a driveway from Kaweah Drive. To the west, the property descends down a hillside to Jacaranda Drive. The site is developed with an existing two-story single-family split-level dwelling with attached two-car garage. The dwelling appears to be one-story when viewed from the north and east sides, and two-stories when viewed from the south and west. Properties to the east are elevated above the subject property whereas properties to the south and west are located at elevations below. The site topography is generally flat at the location of the existing improvements. The average slope across the site (areas less than 50 percent slope) is eight percent. According to survey information, 9,105 square feet of the site slopes equal to or greater than 50 percent. Surrounding properties consist of one- and two-story single-family dwellings.

Adjacent Uses:

North – Single-Family Residential
South – Vacant
East – Single Family Residential
West – Single-Family Residential

Adjacent Zoning:

North – RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District, San Rafael Area)
South – RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District, San Rafael Area)
East – RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District, San Rafael Area)
West – RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District, San Rafael Area)

Previous Zoning Cases on this Property:

Tentative Tract Map #70884: To consolidate 1) 1734 Kaweah Drive, 608 Jacaranda Drive, and 616 Jacaranda Drive into one property, while moving the current eastern property line of 616 Jacaranda Drive to the west; and 2) 1690 Kaweah Drive and 628 Jacaranda Drive into one property. Approved December 2, 2009.

PROJECT DESCRIPTION:

The applicant, Hailey Carrasquero, has submitted a Hillside Development Permit application to allow an 810 square-foot addition to the second-story of an existing two-story, 2,310 square-foot single-family dwelling with an attached two-car garage. A Hillside Development Permit is required for any new square footage above the first-story.

The existing dwelling is a split-level concept consisting of three bedrooms and two bathrooms. The upper level, or second-story includes three bedrooms and one bathroom, along with kitchen, dining, and living areas. An exterior deck, attached to the west side of the dwelling, is also accessible from the interior of this upper level. The lower level, or first-story is located below and includes one bathroom and functions as a recreation and laundry room. The proposed addition would primarily occur at the east side of the second-story above an existing concrete pad. The resulting gross floor area of the dwelling with the attached garage would be 3,120 square feet. As part of the proposal, the interior of both stories would be remodeled and reconfigured while maintaining the same three bedroom and two-bathroom count.

Other improvements include an interior staircase leading from the first-story to the second-story, additional exterior patio space, a landscaped entryway, a remodeled front entry, and replacement of the flat roof above the garage with a shallow pitched roof. The existing two-car garage, driveway, and vehicular access from Kaweah Drive would remain. No protected trees are planned for removal.

ANALYSIS:

Hillside Development Permit

The subject property is located in the RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District, San Rafael Area) 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 eight 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-6-HD-SR zoning district, the maximum allowable gross floor area is equal to 27.5 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. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater than 50 percent slope, or any access easement on the lot must be deducted from the lot area when calculating the maximum allowable gross floor area. The pole portion of a flag lot is also excluded from the lot area when calculating the maximum allowable gross floor area. In cases, where the average slope (excluding areas sloping equal to or greater than 50 percent and the pole portion) 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 19,911 square feet. Of this, 1,276 square feet is devoted to the pole portion, and 9,105 square feet slopes equal to or greater than 50 percent. The average slope of the remaining 9,530 square-foot area is eight percent. Using the calculation applicable to the RS-6-HD-SR zone (excluding areas sloping equal to or greater than 50 percent and the pole portion), the maximum allowed floor area is 3,120 square feet. The applicant's proposal consists of 3,120 square feet, which complies. This figure accounts for the existing two-story dwelling, garage, and the proposed addition.

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 19,911 square-foot lot is 6,968 square feet. The proposed lot coverage is approximately 15 percent, or 3,069 square feet, which complies. This calculation includes the building footprint, the existing covered deck to the west, the proposed covered patio to the south, and the proposed covered entry to the north.

Setbacks

The Zoning Code establishes minimum front setback requirements based on lot and tract number in the San Rafael area. The subject property is described as a subdivision of portions of Lot 95, 97, 98, 99, and 100, in Tract No. 8554 (collectively recorded as Lot 2, Tract No. 70884). The pole portion of the lot lies within Lot 95, where the flag portion lies within Lots 97, 98, 99, and 100. The front property line for the purpose of measuring the front setback is the lot boundary that most nearly parallels the street providing access to the lot, and which abuts the end of the pole, but does not include the pole. Pursuant to Table 2-9 (San Rafael Hillside Neighborhood Front Setbacks) of Zoning Code Section 17.29.100 (HD-SR [San Rafael Area] Standards), the front setback for lots 97 to 111 in Tract No. 8554 is 12 feet. The proposed addition maintains a minimum setback in excess of 17 feet, 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. According to the plan, the proposed addition maintains minimum side setbacks in excess of 30 feet, which complies.

The minimum rear setback is 25 feet. The rear property line for a flag lot is opposite the front property line, in this case, the west boundary along Jacaranda Drive. According to the plan, the proposed addition maintains a rear setback in excess of 32 feet, 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, commencing 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 complies with the requirement.

Height

Primary residences in the Hillside Development Overlay are required to comply with two separate standards for building height. First, a residence may not exceed a height of 28 feet at any point on the site, measured from existing grade. In addition, a residence may not exceed an overall height of 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 low elevation on site where the structure touches the grade is approximately 137.69 feet, located at the west side of the first-story. The applicant proposes a second-story ridge elevation of 158.82 feet. This results in a height of 21'-2", below both the 28-foot and 35-foot maximums. Therefore, the structure complies with both standards for height. By comparison, the existing roof elevation is 157.48 feet according to the survey. Integration of the proposed addition into the existing roof would result in an approximate 16-inch increase in height.

Parking

Single-family dwellings are required to provide two covered parking spaces in the Hillside Development Overlay. The proposal retains the existing two-car garage that is accessible from Kaweah Drive. The interior dimension of the garage measure 19'-2" wide by 19'-7" deep, exceeding the minimum requirement of 19' wide by 18' deep. 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, accessory structures, basements, etc.) 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 77 parcels within the City of Pasadena jurisdiction. Six of these are vacant. Of the remaining 71 developed parcels, the median floor area is 1,760 square feet. Thirty-five percent above the median is 2,376 square feet. The proposal includes a dwelling with 2,306 square feet of floor area, which complies. Data obtained for the median calculation is included in Attachment C.

Architecture and Setting

The existing dwellings in the neighborhood consist of varying styles that include traditional, ranch, and modern architecture. Though there is a mix, properties within the neighborhood are consistent in material and color and share similar architectural elements. Construction of the existing dwelling and garage occurred in 1950. Existing architectural elements do not appear to reflect

one strict style. However, the applicant's proposal incorporates elements such as shallow pitched gable roofs, minimal trim and detailing, plaster/stucco finishes, corner and clerestory window units, exposed beams, concrete masonry, and angular forms. Similar architectural characteristics are featured in modernist and ranch homes within the vicinity along Kaweah Drive (1635, 1638, 1642, 1658, 1690, 1770 Kaweah Drive). These homes exhibit minimal trim and detailing, angular forms, and shallower roofs. Abutting properties in the vicinity that include homes at 1720, 1732, and 1736 Kaweah Drive possess similar types of shallower pitched roofs.

The configuration of the interior would shift the bedrooms to the east side, separating them from the living and dining areas. The resulting open concept is often a characteristic of a modern interior design. A new patio and small deck (accessible from the master bedroom) at the south side of the dwelling are set a substantial distance from down-sloping portions of the property, thereby preserving the privacy of surrounding lots to the south and west. It also provides an additional method for easy indoor/outdoor flow. Areas of addition are set in such an area and designed in a manner that visibility from off the property would be limited. The design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. The exterior materials would include plaster, concrete, and wood, painted and finished with darker colors. Cable railings at the exterior deck areas and the roof material would also be finished in darker colors. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection, Story Poles, Notice of Application Requirements

The Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from surrounding properties. 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.

In this case, the applicant has proposed the addition in an area that would not reasonably affect views protected by the Zoning Code. Abutting properties to the east include 1732, 1720, and 1690 Kaweah Drive. These properties ascend in elevation moving east. The 1732 Kaweah Drive property is elevated approximately eight feet above the subject property and is improved with a single-story dwelling. An approximate six-foot tall fence is located along the property's perimeter. Views from within the interior of the neighboring one-story structure (e.g. dining room, living room) are generally limited to the sky due to the fence. Absent the fence, views to the south include a combination of the subject structure and the sky. This existing condition would remain with the proposed project. Additionally, absent the fence, 1732 Kaweah Drive's direct views to the west (looking across the subject property's garage and driveway) would remain. The elevation difference would provide 1732 Kaweah Drive with the ability to look across the existing garage and driveway without obstruction. The applicant's incorporation of a shallow pitched roof above the garage, a covered entry porch, and chimney on the north side of the dwelling would not present a view impact. Any views across the garage and driveway to the west would reasonably remain. Moreover, the majority of improvements are predominantly sited south of 1732 Kaweah Drive and none would be centered directly in any protected view.

Staff is also aware that a second-story addition is being reviewed for a Building Permit at 1732 Kaweah Drive (previously approved for a Hillside Development Permit in 2018). The applicant's proposal would not obstruct southerly or westerly views from that second-story, if approved for a Building Permit and constructed. The proposed height of the subject project would generally remain the same as the existing condition, sitting below at a lower elevation. To address any new landscaping that may be located between the subject property and 1732 Kaweah Drive, staff has included a condition requiring that it be maintained such that it avoids blocking views from of any room in the abutting structure. Views from 1720 and 1690 Kaweah Drive, both single-family dwellings, would not be affected. These properties sit at elevations substantially above the subject property (more than 15 feet). The proposed improvements would either not be visible from these abutting properties or at distances and in locations that do not create a reasonable view impact.

The adjacent property to the north, 1736 Kaweah Drive is improved with a two-story dwelling. The second-story of this adjacent property generally sits at the same elevation as the subject property's garage. This neighboring property possesses views to the west and southwest. Views to the east and south are limited to the driveway and dwelling on the subject property, and the dwelling at 1732 Kaweah Drive. These views are not protected by the City. The proposed improvements would not affect existing views from 1736 Kaweah Drive because they would occur to the south.

The abutting properties to the south and west across Jacaranda Drive are located at lower elevations and do not have protected views that would be affected by the proposed improvements.

In May 2019, a temporary silhouette (story poles) was installed on the subject property. Staff followed with a visual inspection, photographing the project site in relation to abutting properties, Kaweah Drive, and Jacaranda Drive. A notice of application providing a minimum 14 day notification period was also mailed in accordance with the requirements of the Zoning Code. Based on the site visit, it is the staff's position that the proposed improvements would not reasonably impact any protected views from adjacent properties. Though, portions of the silhouette are visible from various vantage points, there is no protected view obstruction. In addition, portions that are visible, are not reasonably centered directly in the view of the abutting properties, consistent with the intent of the Zoning Code. Therefore, staff has determined the project minimizes view impacts and is consistent with the view protection standards of the Zoning Code.

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

Environmental Geotechnology Laboratory, Inc. (EGL) conducted a geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of 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 evaluate the subsurface conditions that may affect site stability or structural integrity. EGL explored the subsurface conditions around the location of the proposed addition by excavating four test pits to a depth of seven feet below the surface. Based on the investigation, EGL concluded that the grading and proposed structure will be safe against hazard from landslide, settlement, or slippage and the proposed construction will have no adverse effect on the geologic stability of the adjacent properties provided recommendations are followed.

Tree Protection Ordinance and Landscaping

The applicant provided a tree inventory, which identified eight trees on private property, all located to the south and west of the existing dwelling. Of these trees, three are protected by the City based on the species, size, and location on the property. The applicant proposes to retain all eight trees. Based on the information provided by the applicant and subsequent site visits by staff, none of the existing trees or canopies would overlap with the proposed addition. Along with maintaining all trees, the applicant proposes landscape improvements at the entry to the dwelling (planters) and at the south side of the addition. A final landscape plan would be reviewed during the Building Permit plan check process for consistency with landscape requirements of the Zoning Code.

GENERAL PLAN CONSISTENCY:

The subject property is designated Low Density Residential in the Land Use Element of the General Plan. This designation corresponds to lots that are characterized by a variety of single-family dwellings, ample open space, extensive landscaping, and separations between single-family dwellings and/or accessory buildings. Single-family dwellings are typically some distance from the street, with large front, side, and rear yard setbacks. The existing use of the site is a single-family dwelling. The proposed dwelling would not change the existing use of the property, would maintain ample open space and large setbacks, and would preserve the existing topography.

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 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, and proposed improvements incorporate elements present at properties in the vicinity. The scale and two-story massing are consistent with surrounding properties that consist of one- and two-story developments. Existing views from surrounding properties will be protected and vehicular access from Kaweah 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, §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 810 square-foot addition to the second-story of an existing two-story dwelling with attached two-car garage does not exceed the threshold. 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 project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, 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 Department, and Public Works 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 truck idling or staging, material storage, or trailer are allowed in the public right-of-way. In addition, to recommending conditions of approval, all departments would verify project compliance during the building permit plan review process.

CONCLUSION:

It is the staff recommendation that 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 interior of the property minimize potential impacts to the public right-of-way, abutting properties, and sloping areas of the site. Moreover, the proposed improvements do not reasonably create any view impacts. It is anticipated that the proposed addition 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 #6656

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-6-HD-SR (Single-Family Residential, 0-6 lots per acre, Hillside Development Overlay District, San Rafael Area) zoning district, which permits single-family uses by-right. The proposed addition to the second-story of an existing two-story dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building heights, 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-6-HD-SR 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 and proposed addition 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 addition will generally be located in the most geologically stable portion of the site and at a sufficient distance from the public right-of-way. The improvements 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 use of the site is a single-family dwelling. The proposed addition will 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 dwelling would maintain ample open space and large setbacks, and would preserve the existing topography. In addition, the habitable area of the dwelling is compatible with the habitable area of the residences in the immediate neighborhood, and new improvements are consistent with the existing style of the dwelling.

The scale and massing are consistent with surrounding properties that consist of one- and two-story developments. The second-story massing and exterior wall surfaces provide changing shadow lines, and building articulation. The proposed improvements will be located towards the interior of the property away from public rights-of-way and complies with the encroachment plane requirement. This requirement moderates the mass and scale of a development. In addition, vehicular access from Kaweah Drive would remain. 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 addition will not change the existing single-family use of the property that has functioned adequately on-site since 1950. The addition will be located in a less visually prominent area that is generally in the most geologically stable portion of the site, consistent with the general site standards of

the Hillside Development Overlay. The proposed addition will be located towards the interior of the lot limiting the need for additional grading that may affect adjacent properties. Further, the addition maintains a sufficient distance from the public rights-of-way and will not impact protected trees on the property. 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. In addition, conditions of approval will ensure that the establishment, maintenance, and operation of the use will be compatible with the surrounding neighborhood. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposal will not change the existing single-family use of the property. A preliminary geotechnical report prepared Environmental Geotechnology Laboratory, Inc. (EGL), concluded that the grading and proposed structure will be safe against hazard from landslide, settlement, or slippage and the proposed construction will have no adverse effect on the geologic stability of the adjacent properties provided recommendations are followed. The second-floor addition will maintain in excess of 17 feet of separation between abutting properties and will be constructed in flat areas of the site, limiting any detriment or injury to existing improvements. Vehicular access from Kaweah Drive and the existing two-car garage will remain. 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 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 dwellings in the neighborhood consist of varying styles that include traditional, ranch, and modern architecture. Though there is a mix, properties within the neighborhood are consistent in material and color and share similar architectural elements. Construction of the existing dwelling and garage occurred in 1950. Existing architectural elements do not appear to reflect one strict style. However, the applicant's proposal incorporates elements such as shallow pitched gable roofs, minimal trim and detailing, plaster/stucco finishes, corner and clerestory window units, exposed beams, concrete masonry, and angular forms. Similar architectural characteristics are featured in modernist and ranch homes within the vicinity along Kaweah Drive (1635, 1638, 1642, 1658, 1690, 1770 Kaweah Drive). These homes exhibit minimal trim and detailing, angular forms, and shallower roofs. Abutting properties in the vicinity that include homes at 1720, 1732, and 1736 Kaweah Drive possess similar types of shallow roofs.

The configuration of the interior would shift the bedrooms to the east side, separating them from the living and dining areas. The resulting open concept is often a characteristic of a modern interior design. A new patio and small deck (accessible from the master bedroom) at the south side of the dwelling are set a substantial distance from down-sloping portions of the property, thereby preserving the privacy of surrounding lots to the south and west. It also provides an additional method for easy indoor/outdoor flow. Areas of addition are set in such an area and designed in a manner that visibility from off the property would be limited. The design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. The exterior materials would include plaster, concrete, and

wood, painted and finished with darker colors. Cable railings at the exterior deck areas and the roof material would also be finished in darker colors. Therefore, the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

The applicant has proposed the addition in an area that would not reasonably affect views protected by the Zoning Code. Abutting properties to the east include 1732, 1720, and 1690 Kaweah Drive. These properties ascend in elevation moving east. The 1732 Kaweah Drive property is elevated approximately eight feet above the subject property and is improved with a single-story dwelling. An approximate six-foot tall fence is located along the property's perimeter. Views from within the interior of the neighboring one-story structure (e.g. dining room, living room) are generally limited to the sky due to the fence. Absent the fence, views to the south include a combination of the subject structure and the sky. This existing condition would remain with the proposed project. Additionally, absent the fence, 1732 Kaweah Drive's direct view to the west (looking across the subject property's garage and driveway) would remain. The elevation difference would provide 1732 Kaweah Drive with the ability to look across the existing garage and driveway without obstruction. The applicant's incorporation of a shallow pitched roof above the garage, a covered entry porch, and chimney on the north side of the dwelling would not present a view impact. Any views across the garage and driveway to the west would reasonably remain. Moreover, the majority of improvements are predominantly sited south of 1732 Kaweah Drive and none would be centered directly in any protected view.

A second-story addition is being reviewed for a Building Permit at 1732 Kaweah Drive (previously approved for a Hillside Development Permit in 2018). The applicant's proposal would not obstruct southerly or westerly views from that second-story, if approved and constructed. The proposed height of the subject project would generally remain the same as the existing condition, and below at a lower elevation. Views from 1720 and 1690 Kaweah Drive, both single-family dwellings, would not be affected. These properties sit at elevations substantially above the subject property (more than 15 feet). The proposed improvements would either not be visible from these abutting properties or at distances and in locations that do not create a reasonable view impact.

The adjacent property to the north, 1736 Kaweah Drive is improved with a two-story, split level dwelling. The second-story of this adjacent property generally sits at the same elevation as the subject property's driveway. This neighboring property possesses views to the west and southwest. Views to the east and south are limited to the driveway and dwelling on the subject property, and the dwelling at 1732 Kaweah Drive. These views are not protected by the City. The proposed improvements would not affect existing views from 1736 Kaweah Drive because they would occur to the south. The abutting properties to the south and west across Jacaranda Drive are located at lower elevations and do not have protected views that would be affected by the proposed improvements.

Story poles were installed on the subject property and based on a site visit, the proposed improvements would not reasonably impact protected views from adjacent properties. Though, portions of the silhouette are visible from various vantage points, there is no protected view obstruction. In addition, portions that are visible, are not reasonably centered directly in the view of the abutting properties, consistent with the intent of the Zoning Code.

Therefore, 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 77 parcels within the City of Pasadena jurisdiction. Six of these are vacant. Of the remaining 71 developed parcels, the median floor area is 1,760 square feet. Thirty-five percent above the median is 2,376 square feet. The proposal includes a dwelling with 2,306 square feet of floor area (excluding garage and inaccessible crawl space), which complies. In addition, the resulting scale and massing is compatible with other developments in the area that consists of two stories. The project complies with the maximum height limits and the placement of the addition will not conflict with existing views from abutting properties. Therefore, 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 proposed addition to the second-story of an existing two-story dwelling will be located towards the interior of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any 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 #6656

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, July 17, 2019," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for an 810 square-foot second-story addition to an existing two-story, 2,310 square-foot dwelling with attached two-car garage.
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 **PLN2018-00328** 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. 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.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. 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.
13. 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.
14. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
15. 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.
16. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.
17. Any landscaping planted between the subject structure and the property at 1732 Kaweah Drive shall be maintained such that it avoids blocking views from of any room in the abutting structure.
18. The applicant or successor in interest shall submit landscape and irrigation plans as part of any building, grading or zoning permits. Where proposing more than 2,500 square feet of new landscaping, the project shall meet the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.

Building and Safety Division

19. 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.
20. Photocopy to plans and complete the 2016 California Green Building Standards Code with City of Pasadena amendments forms.
21. Photocopy to plans and complete the Best Management Practice page 1 (form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc.
22. In addition to architectural and structural plans, Provide Plumbing, Mechanical, Electrical plans, and grading plans as required.
23. Separate permits are required for demolition, grading (if applicable), fire sprinkler, mechanical, electrical, plumbing.

Fire Department

24. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4498).
25. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D.
26. This project is located in a Extreme Fire Severity Zone and is required to comply with 2016 CFC; 2016 CRC Section R337, 2016 CBC Chapter 7A, Urban- International Wildland-Urban Interface Code (IWUIC) requirements.

Public Works Department

27. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.
28. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video 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.

29. 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.
30. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://ww5.cityofpasadena.net/public-works/engineering-and-construction/engineering/forms-and-applications/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.
31. 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/

32. 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:

- o Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://ww5.cityofpasadena.net/public-works/street-maintenance-waste-management/recycling-resources/construction-and-demolition-debris-recyclers/> 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**

#	PARCEL NO.	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE	BLDG. SIZE	FAR
1	5481-019-002	571 JACARANDA DR	RS-6	HDSR	9,369	924	0.10
2	5481-021-013	515 TAMARAC DR	RS-6	HDSR	5,577	943	0.17
3	5482-013-013	1635 KAWEAH DR	RS-6	HDSR	5,206	1,023	0.20
4	5481-019-008	579 JACARANDA DR	RS-6	HDSR	10,534	1,040	0.10
5	5482-010-019	1734 KAWEAH DR	RS-6	HDSR	19,911	1,062*	0.05
6	5482-011-005	1707 KAWEAH DR	RS-6	HDSR	11,832	1,156	0.10
7	5481-021-010	1700 LA LOMA RD	RS-6	HDSR	6,033	1,192	0.20
8	5709-014-013	448 TAMARAC DR	RS-6	HDSR	5,460	1,259	0.23
9	5709-012-012	1705 LA LOMA RD	RS-6	HDSR	6,425	1,293	0.20
10	5709-013-011	470 REDWOOD DR	RS-6	HDSR	5,525	1,306	0.24
11	5482-011-018	551 EVERGREEN DR	RS-6	HDSR	6,291	1,329	0.21
12	5481-021-014	525 TAMARAC DR	RS-6	HDSR	5,763	1,344	0.23
13	5482-011-020	525 EVERGREEN DR	RS-6	HDSR	6,459	1,360	0.21
14	5482-011-021	511 EVERGREEN DR	RS-6	HDSR	7,626	1,370	0.18
15	5709-013-009	445 TAMARAC DR	RS-6	HDSR	5,127	1,376	0.27
16	5482-009-004	1638 KAWEAH DR	RS-6	HDSR	15,283	1,407	0.09
17	5481-019-010	588 TAMARAC DR	RS-6	HDSR	6,803	1,408	0.21
18	5482-011-026	492 TAMARAC DR	RS-6	HDSR	6,599	1,444	0.22
19	5482-013-002	1642 PLEASANT WAY	RS-6	HDSR	5,623	1,449	0.26
20	5482-010-013	1736 KAWEAH DR	RS-6	HDSR	8,298	1,452	0.17
21	5482-011-002	510 TAMARAC DR	RS-6	HDSR	7,293	1,462	0.20
22	5482-010-003	1732 KAWEAH DR	RS-6	HDSR	7,868	1,500	0.19
23	5482-011-009	1675 KAWEAH DR	RS-6	HDSR	6,780	1,526	0.23
24	5481-021-012	503 TAMARAC DR	RS-6	HDSR	5,880	1,544	0.26
25	5482-011-019	535 EVERGREEN DR	RS-6	HDSR	6,113	1,545	0.25
26	5481-019-003	563 JACARANDA DR	RS-6	HDSR	13,972	1,548	0.11
27	5481-020-003	1750 KAWEAH DR	RS-6	HDSR	12,482	1,561	0.13
28	5482-009-006	1650 KAWEAH DR	RS-6	HDSR	12,435	1,573	0.13
29	5482-011-016	571 EVERGREEN DR	RS-6	HDSR	6,449	1,583	0.25
30	5482-011-017	559 EVERGREEN DR	RS-6	HDSR	6,927	1,657	0.24
31	5481-021-005	1730 LA LOMA RD	RS-6	HDSR	7,916	1,658	0.21
32	5482-011-012	1655 PLEASANT WAY	RS-6	HDSR	7,183	1,665	0.23
33	5481-021-016	1785 KAWEAH DR	RS-6	HDSR	8,260	1,712	0.21
34	5482-011-025	1680 LA LOMA RD	RS-6	HDSR	6,796	1,737	0.26
35	5482-011-023	1660 LA LOMA RD	RS-6	HDSR	7,975	1,738	0.22
36	5481-020-014	635 TAMARAC DR	RS-6	HDSR	6,642	1,760	0.26
37	5482-010-010	1720 KAWEAH DR	RS-6	HDSR	14,735	1,767	0.12
38	5482-011-003	1723 KAWEAH DR	RS-6	HDSR	6,431	1,799	0.28
39	5709-013-010	480 REDWOOD DR	RS-6	HDSR	6,813	1,801	0.26
40	5482-009-005	1644 KAWEAH DR	RS-6	HDSR	13,104	1,806	0.14
41	5482-011-013	1645 PLEASANT WAY	RS-6	HDSR	5,411	1,816	0.34
42	5709-012-011	1721 LA LOMA RD	RS-6	HDSR	5,510	1,820	0.33
43	5482-011-027	500 TAMARAC DR	RS-6	HDSR	5,857	1,843	0.31
44	5481-020-016	1770 KAWEAH DR	RS-6	HDSR	24,973	1,855	0.07
45	5482-011-008	1681 KAWEAH DR	RS-6	HDSR	7,246	1,870	0.26
46	5482-011-011	1659 KAWEAH DR	RS-6	HDSR	7,446	1,878	0.25
47	5482-011-004	1715 KAWEAH DR	RS-6	HDSR	6,624	1,880	0.28
48	5481-020-006	1784 KAWEAH DR	RS-6	HDSR	17,094	1,906	0.11
49	5482-011-024	1670 LA LOMA RD	RS-6	HDSR	7,929	1,919	0.24

#	PARCEL NO.	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE	BLDG. SIZE	FAR
50	5481-019-005	566 TAMARAC DR	RS-6	HDSR	12,853	1,926	0.15
51	5481-019-006	570 TAMARAC DR	RS-6	HDSR	9,571	1,926	0.20
52	5709-014-011	1659 LA LOMA RD	RS-6	HDSR	5,787	1,932	0.33
53	5482-011-022	1650 LA LOMA RD	RS-6	HDSR	8,024	1,952	0.24
54	5482-011-015	581 EVERGREEN DR	RS-6	HDSR	5,900	1,980	0.34
55	5482-011-001	1737 KAWEAH DR	RS-6	HDSR	6,959	2,037	0.29
56	5481-021-008	1765 KAWEAH DR	RS-6	HDSR	5,653	2,058	0.36
57	5481-021-011	495 TAMARAC DR	RS-6	HDSR	6,446	2,099	0.33
58	5481-021-009	1757 KAWEAH DR	RS-6	HDSR	5,777	2,100	0.36
59	5482-010-005	538 TAMARAC DR	RS-6	HDSR	9,603	2,157	0.22
60	5481-019-004	540 TAMARAC DR	RS-6	HDSR	15,486	2,297	0.15
61	5482-009-007	1658 KAWEAH DR	RS-6	HDSR	25,474	2,336	0.09
62	5482-010-006	1740 KAWEAH DR	RS-6	HDSR	8,408	2,403	0.29
63	5482-011-010	1667 KAWEAH DR	RS-6	HDSR	7,578	2,415	0.32
64	5481-020-001	565 TAMARAC DR	RS-6	HDSR	11,908	2,588	0.22
65	5482-010-014	1666 KAWEAH DR	RS-6		29,730	2,735	0.09
66	5482-010-018	1690 KAWEAH DR	RS-6	HDSR	24,568	3,014	0.12
67	5481-020-013	1888 KAWEAH DR	RS-6	HDSR	6,190	3,193	0.52
68	5482-011-028	1689 KAWEAH DR	RS-6	HDSR	12,504	3,208	0.26
69	5481-020-002	555 TAMARAC DR	RS-6	HDSR	13,115	3,520	0.27
70	5482-013-001	1650 PLEASANT WAY	RS-6	HDSR	10,878	3,723	0.34
71	5481-021-015	1726 LA LOMA RD	RS-6	HDSR	6,484	3,980	0.61
72	5481-020-015	555 TAMARAC DR	RS-6	HDSR	8,582	VACANT	-
73	5482-001-007	6296 TIPTON WALK	RS-6	HDSR	5,144	VACANT	-
74	5482-009-009	629 JACARANDA DR	RS-6	HDSR	12,110	VACANT	-
75	5482-009-012	615 JACARANDA DR	RS-6	HDSR	7,767	VACANT	-
76	5482-010-017	616 JACARANDA DR	RS-6	HDSR	1,344	VACANT	-
77	5709-014-012	1663 LA LOMA RD	RS-6	HDSR	7,375	VACANT	-
MEDIAN						1,760	
+35%						2,376	

*Assessor figure does not account for the lower split level