



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: August 7, 2019

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6667

LOCATION: 1644 Kaweah Drive

APPLICANT: Thomas Havel, on behalf of Doug Forbes and Elena Matyas

ZONING DESIGNATION: RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District, San Rafael Area), Poppy Peak National Register Historic District

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6667 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow a 471 square-foot, one-story, addition to an existing one-story, 2,363 square-foot residence with a detached two-car garage. A Hillside Development Permit is required for a cumulative addition of 500 square feet or more to the first floor of an existing residence within three years. BLD2018-00355, issued April 17, 2019, permitted a 108 square-foot first floor addition, which results in a cumulative addition of 579 square feet to the first floor of the existing residence within a three year period.

Private Tree Removal: To permit the removal of a 36" DBH (diameter at breast height) Canary Island Pine (*Pinos Canariensis*) tree.

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 471 square-foot addition to an existing one-story residence with a detached 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.

BACKGROUND:

Site characteristics:

The subject property is located in the San Rafael neighborhood on the westerly side of Kaweah Drive between Pleasant Way and Poppy Peak Road. The 12,134 square-foot property is a rectangular shaped lot with access provided via a driveway from Kaweah Drive. The property sharply slopes upwards from the street-level to an existing relatively flat building pad containing the residence and a swimming pool. To the west, the property descends down a hillside to properties within the City of Los Angeles. The site is developed with an existing one-story, 1,883 square-foot single-family residence with a detached 480 square-foot two-car garage. The site topography is generally flat at the location of the existing and proposed improvements. The average slope across the site is 16.2 percent. According to survey information, zero square feet of the site slopes equal to or greater than 50 percent.

Adjacent Uses:

North – Single-Family Residential
South – Single-Family Residential
East – Single Family Residential
West – Vacant/City of Los Angeles

Adjacent Zoning:

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

Previous Zoning Cases on this Property: None.

PROJECT DESCRIPTION:

The applicant, Thomas Havel, has submitted a Hillside Development Permit application to allow a 471 square-foot, one-story addition to an existing one-story, 1,883 square-foot single-family residence with a detached, 480 square-foot, two-car garage. A Hillside Development Permit is required for a cumulative addition of 500 square feet or more to the first floor of an existing structure within three years. BLD2018-00355, issued April 17, 2019, permitted the demolition of 32 square feet, a 108 square-foot first floor addition, and the interior and exterior remodel of an existing residence. The proposed 471 square-foot addition in conjunction with the 108 square-foot addition permitted under BLD2018-00355 results in a cumulative addition of 579 square feet to the first floor within a three-year period.

The existing residence, as recently remodeled, is one-story and consists of three bedrooms and three bathrooms. The site has a detached two-car garage that is located between the residence and the street. The proposed 471 square-foot addition would primarily occur at the front of the existing residence (east elevation) and would add a master suite with two covered, unenclosed patios and one uncovered patio, creating a courtyard-like arrangement. In addition, as the site is located within the Poppy Peak National Register Historic District, the Design and Historic Preservation division reviewed both the initial renovation through a Certificate of Appropriateness as well as the proposed project (see case numbers PLN2018-00585 and PLN2019-00090). The resulting habitable square footage for the residence (excluding the detached garage) would be 2,354 square feet. The proposed total gross floor area of the subject site, including the detached two-car garage, would be 2,834 square feet.

Other improvements include landscaping the front yard and a new staircase approach from the street. The existing two-car garage, driveway, and vehicular access from Kaweah Drive would remain. The project includes a Private Tree Removal application to remove one protected tree, a 36" DBH Canary Island Pine Tree, in the front yard area.

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. In cases, where the average slope (excluding areas sloping equal to or greater than 50 percent) 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 12,134 square feet, with no area with a slope greater than 50 percent. The base allowed amount of floor area is 3,837 square feet. The average slope of the site is 16.2% and using the formula specified in the Zoning Code, the resulting maximum allowed gross floor area calculates to 3,814 square feet. The applicant's proposal consists of 2,834 square feet, which complies. This figure accounts for the existing 1,883 square-foot, one-story residence (which includes the previous 108 square-foot addition), the existing detached 480 square-foot two-car garage, and the proposed 471 square-foot 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 12,134 square-foot lot is 4,247 square feet. The proposed lot coverage is approximately 29 percent, or 3,510 square feet, which complies. This calculation includes the building footprint, the new covered patios, the balcony and eaves extending more than thirty-six inches from the building face.

Setbacks

The Zoning Code establishes minimum front setback requirements based on lot and tract number in the San Rafael area. The subject property is identified as Lot 91, in Tract No. 8554. 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 lot 91 in Tract No. 8554 is 5 feet for a detached garage, but no less than 10 feet from curb line for the main structure. The proposed addition maintains a minimum front setback in excess of 50 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. With a lot width of 70'9", a minimum side yard setback of 7'1.25" is required. According to the plan, the proposed addition maintains minimum side setbacks of 7'1.25" on both sides, which complies.

The minimum rear setback is 25 feet. As currently developed, the residence has a legal, non-conforming rear setback of 18'5.75". The project, which includes the addition to the front of the dwelling, does not change the existing non-conforming rear setback.

Encroachment Plane

Main structures may not 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 residence meets existing grade is approximately 935.26 feet, located at the southeast corner of the addition, and the highest point of the residence is approximately 957.59 feet and is at the far southwest corner of the recently remodeled portion of the existing residence. The resulting overall height is 22'-4" and at no point does the residence exceed 28 feet in height. Therefore, the residence complies with both standards for height.

Parking

Single-family residence are required to provide two covered parking spaces in the Hillside Development Overlay. There is no guest parking requirement in the San Rafael area. The proposal retains the existing two-car garage that is accessible from Kaweah Drive. The interior dimension of the garage measure 19'10.5" wide by 21'3" deep, exceeding the minimum requirement of 19' wide by 18' deep.

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 residence (excluding garages, accessory structures, basements, etc.) may not exceed the median floor area of existing residences within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

Within a 500-foot radius, there are 78 parcels and 10 of these are vacant. Of the remaining 68 developed parcels, the median floor area is 1,741 square feet. Thirty-five percent above the median is 2,350 square feet. The proposal includes a residence with 2,354 square feet of floor area, which does not comply. As a result, as conditioned herein, the proposed addition shall be reduced to result in a residence with no more than 2,350 square feet, which would then comply. Data obtained for the median calculation is included in Attachment C.

Architecture and Setting

This one-story, single-family residence was constructed in 1947 and is located within the Poppy peak National Register Historic District, which is typified by mid-century Modern architecture. It has been determined by the Design and Historic Preservation division (DHP) to be a non-contributing structure to the Historic District, as the house was substantially altered at an unknown date, including construction of a new front porch that references Arts & Crafts Period design. The residence is set back substantially from the street and the sloping site is elevated above street grade, resulting in it being minimally visible from the street. The most publicly visible element of the site is a detached one-story garage at the street edge, which is set into the hill and has a roof deck with railing above it.

As approved by a Certificate of Appropriateness in 2018 (PLN2018-00585), the existing residence was substantially remodeled by removing a portion of the front façade to create an outdoor patio at the front of the residence. The walls of the residence adjoining the patio are clad in breeze block and do not incorporate any openings. In addition, a new sloping gable roof was added. Portions of the proposed exterior walls of the new addition would be clad in the same breeze block that was previously approved. Further, the proposed shallowly sloping gable roof and fenestration are consistent with the previous addition. The proposed breeze block, metal-framed windows/sliding doors and solid front door with full-height sidelight are also typical design features of the style. Additional exterior materials would include board formed concrete, wood beams, stucco and other wood details. As proposed, the color palette consists of darker and lighter shades of white, grey and brown. Pursuant to Section 17.29.060.D.5 (Colors and Materials), darker tones, including earth tones, shall be used for building walls and roofs so that structures appear to blend in with the natural terrain. Therefore, a condition of approval is included that a revised color palette be submitted for review and approval prior to the issuance of a building permit.

New covered and uncovered patios and a small balcony (accessible from the master bedroom) would be located at the front of the residence, thereby preserving the privacy of surrounding lots to the south and west. Areas of the 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.

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

View Protection

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 include 1650 Kaweah Drive to the

northwest, approximately 6 feet above the subject site; 1638 Kaweah Drive to the southeast, approximately 6 feet below the subject site; and 1650 Pleasant Way and 1635 Kaweah across the street to the northeast, approximately 20 feet below the subject site. To the southwest, are properties located down a steep slope within the City of Los Angeles. Because the location of the addition is in the front of the house and only single-story, on an already developed building pad, minimal, if any, impact surrounding views due to the sloping terrain of the neighborhood. The properties across the street are substantially lower in elevation than the subject site and do not have views of the canyon to the west. The properties on either side of the site on Kaweah have views downslope into the canyon on the City of Los Angeles side and would not be impacted by the proposed addition in the front of the residence. 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.

Ridgeline Protection

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

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

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

Ridgelines are defined as the high meeting point of a crest of two slopes that form a hill and can be on top of a range of hills or can be the spur or backbone of a hillside descending from the top of a mountain or hill. The site is located on the crest and northeast flank of a northwest trending ridge. The building pad and pool are located on the crest. Slopes descend from the pad about 12 feet to Kaweah Drive. Natural slopes descend offsite approximately 90 feet in elevation toward the southwest to the City of Los Angeles. As a result, the site is subject to ridgeline protection requirements described above.

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

The second ridgeline protection requirement states that the topmost point of a proposed structure and all site grading shall be at least 30 feet below the top of the nearest ridge or knoll. As previously discussed, the addition is proposed to be sited in the general location of the existing flat pad. Requiring the proposed addition to be at least 30 feet below the top of the nearest ridge is not possible due to the fact that there is only approximately 20 feet grade difference from the street to the existing pad. Therefore, staff is recommending that the Hearing Officer waive the second ridgeline protection requirement standard and determine that addition is proposed on the only feasible building site of an existing lot and cannot comply.

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

Irvine Geotechnical Inc. 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. Irvine Geotechnical Inc. explored the subsurface conditions around the location of the proposed addition by excavating seven test pits to a depth of 10 feet below the surface. Based on the investigation, Irvine Geotechnical Inc. concluded that the grading and proposed addition 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 report, dated October 26, 2018, prepared by Mike Parker, WE-3414A, which identified 21 trees on private property. Of these trees, four are protected under the City's Tree Protection Ordinance, based on the species, size, and location on the property. Of these four, one Canary Island Pine (*Pinus Canariensis*), with a DBH of 36", is requested to be removed. The applicant has submitted a Private Tree Removal Permit to allow for the removal and is discussed in the Private Tree Removal section below.

In addition to the City's Tree Protection Ordinance, the site is also subject to Section 17.44.070.F.b (Tree Removal and Replacement) of the Zoning Code. This section requires a 15-gallon or larger Native or Specimen replacement tree for the removal of any native trees or shrubs in excess of four inches in caliper, and a 24-inch box or larger Native or Specimen replacement tree for the removal of each tree in excess of eight inches in diameter. The applicant proposes to remove one 24" DBH Canary Island Pine that is not a protected tree under the City's Tree Protection Ordinance, but would require one replacement tree with a minimum 24-inch box size per Chapter 17.44.

Further, a condition of approval is recommended that a Tree Protection Plan indicating all on- and off-site trees listed as to remain be submitted prior to the issuance of a building permit. This will ensure the health of the trees during and after construction. Lastly, a condition of approval is also recommended requiring the applicant to submit a final landscape and irrigation plan, in

compliance with Chapter 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees along with plans for building permit.

Private Tree Removal: To allow the removal of one Canary Island Pine (*Pinus Canariensis*) tree.

As discussed above, the subject site has 21 trees, of which one protected tree (Tree #10) is requested to be removed. The arborist observed that Tree #10 is in good health and structural soundness. Tree #10 is located within the front yard, in close proximity to the addition, and its root system extends to areas where construction is proposed. Based on the arborist report, construction under the tree canopy cannot be avoided to a feasible extent when building the addition to the residence.

Per Section 8.52.075 of the Pasadena Municipal Code, one of the following findings must to be made in order to approve a private tree removal request:

- (1) There is a public benefit as defined in Section 8.52.024(R), or a public health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific tree;
- (2) The present condition of the tree is such that it is not reasonably likely to survive;
- (3) Tree is an objective feature of the tree that makes the tree not suitable for the protections of this chapter;
- (4) There would be a substantial hardship to a private property owner in the enjoyment and use of real property if the injury or removal is not permitted;
- (5) To not permit injury to or removal of a tree would constitute a taking of the underlying real property;
- (6) The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix below:

Diameter at Breast Height of Removed Tree	Number and Size of Replacement Trees
8-12 inches	4 – 15 gallons, or 2 – 24 inch box
13 – 18 inches	8 – 15 gallon, or 4 – 24 inch box, or 2 – 36 inch box
19-36 inches	8 – 24 inch box, or 4 – 36 inch box
37+ inches	12 – 24 inch box, or 8 – 36 inch box.

In this case, the applicant asserts Finding #6 applies and staff recommends removal of the tree based on this Finding. The proposed project includes a landscape plan that emphasizes a tree canopy that is sustainable over the long term and which would include either eight 24-inch box replacement trees or four 36-inch box replacement trees.

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 one-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 471 square-foot one-story addition to an existing one-story dwelling with a detached two-car garage does not exceed the threshold, as conditioned herein. 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.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, Housing, Transportation Departments, the Building and Safety Division, Design and Historic Preservation Section, Water Division, and Power Division reviewed the proposal. The Fire, Public Works Departments, Building and Safety Division, Design and Historic Preservation Section, Water Division, and Power Division submitted comments that are included as recommended conditions of approval in Attachment B. No other comments were received.

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. As conditioned, 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 on the existing building pad minimize potential impacts to the public right-of-way, abutting properties, and sloping areas of the site. Moreover, the proposed addition 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 #6667

Hillside Development Permit: One-story addition

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 one-story addition to an existing one-story dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building heights, and off-street parking requirements, as conditioned.

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 residential use of the property is located in a neighborhood that is developed with single-family residential uses. The location of the residence 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 addition 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. This designation corresponds to lots that are characterized by a variety of single-family residences, ample open space, extensive landscaping, and separations between single-family residences and/or accessory buildings. Single-family residences are typically located some distance from the street, with large front, side, and rear yard setbacks. The existing use of the site is a single-family residence. The proposed addition will not change the existing use of the property, will maintain ample open space and large setbacks, and will preserve the existing topography.

The proposal will 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 residence is compatible with the habitable area of the residences in the immediate neighborhood, and the proposed addition incorporates 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 will be protected and vehicular access from Kaweah Drive 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 will not change the existing single-family use of the property that has functioned adequately on-site since 1947. 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. 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 residential use of the property. A preliminary geotechnical report prepared by Irvine Geotechnical Inc. 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 hydrology report prepared by CalCivic Engineering, Inc. indicates that the proposal will not affect the downstream storm drain system. The report anticipates that the post-development outflow will not increase above the pre-development outflow. It concludes that the proposed development will not result in an adverse impact to adjacent properties.

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 house is set back substantially from the street and the sloping site is elevated above street grade, resulting in it being minimally visible from the street. The most publicly visible element of the site is an existing detached one-story garage at the street edge, which is set into the hill and has a roof deck with railing above it. The house is designed in the Arts & Craft Period design. The proposed shallowly sloping gable roof and fenestration are consistent with the previous addition to the residence. The proposed breeze block, metal-framed windows/sliding doors and solid front door with full-height sidelight are also typical design features of the style. Additional exterior materials will include board formed concrete, wood beams, stucco and other wood details. As proposed, the color palette consists of darker and

lighter shades of white, grey and brown. Pursuant to Section 17.29.060.D.5 (Colors and Materials), darker tones, including earth tones, shall be used for building walls and roofs so that structures appear to blend in with the natural terrain. Therefore, a condition of approval is included that a revised color palette be submitted for review and approval prior to the issuance of a building permit.

New covered and uncovered patios and a small balcony (accessible from the master bedroom) will be located at the front of the residence, thereby preserving the privacy of surrounding lots to the south and west. The addition is set in such an area and designed in a manner that visibility from off the property will be limited. The design along with the existing topography and landscaping help diminish the appearance of the proposed addition.

The applicant has proposed the addition in an area that would not reasonably affect views protected by the Zoning Code. Abutting properties within the City of Pasadena include 1650 Kaweah Drive to the northwest, approximately 6 feet above the subject site; 1638 Kaweah Drive to the southeast, approximately 6 feet below the subject site; and 1650 Pleasant Way and 1635 Kaweah across the street to the northeast, approximately 20 feet below the subject site. To the southwest are properties located down a steep slope within the City of Los Angeles. The properties across the street are substantially lower in elevation than the subject site and do not have views of the canyon to the west. The properties on either side of the site on Kaweah have views downslope into the canyon on the Los Angeles side and would not be impacted by the proposed addition in the front of the house. 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.

Therefore, the design, location, operating characteristics, and size of the dwelling will be compatible with the existing and future residential 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 of the subject site, there are 78 parcels and 10 of these are vacant. Of the remaining 68 developed parcels, the median floor area is 1,741 square feet. Thirty-five percent above the median is 2,350 square feet. The proposal results in a residence with 2,354 square feet of floor area (excluding garage), which does not comply. However, as conditioned herein, the project will be reduced in size to no more than 2,350 square feet. In addition, the resulting scale and massing is compatible with other developments in the area that consists of one- and 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 existing one-story dwelling will be located in an area to the front of the residence, and extending the existing building pad. By locating the addition in an already graded footprint, the proposed project will not severely alter the existing topography. The site currently has an average slope of 16.2% and is not considered to be a steeply sloped lot as almost half the site has a slope of less than 15%. The steep portion of the site is in the front half of the property, and by locating the residence more than 50 feet from the front property line, the only change to this steep terrain is the extension of the existing building pad and the reconfiguration of the pedestrian walkway to the front entrance. As a result, there will be minimal grading and site disturbance to the sloping portion of the site compared to typical hillside development that levels hillsides to create a new pad. Further, as part of the building permit review, the Building Division will review any grading and/or drainage plans to ensure that the drainage conditions after construction comply with all applicable regulations. A soil and Geological report was prepared by Irvine Geotechnical Inc., which concludes that the proposed development is safe and adequate for its intended use. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

Private Tree Removal Finding: To remove one 36" DBH Canary Island Pine (*Pinus Canariensis*) tree.

9. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.*

Tree #10, a 36" DBH Canary Island Pine tree will be replaced by either eight 24-inch box or four 36-inch box Native or Specimen trees that will be part of a design plan that emphasizes a tree canopy that is sustainable over the long term.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6667

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, August 7, 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 a 467 square-foot, one-story addition to an existing one-story, 1,883 square-foot dwelling with a detached 480 square-foot detached, two-car garage for a total gross floor area of 2,830 square feet.
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 **PLN2018-00393** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Jennifer Driver, Current Planning Section, at (626) 744-6756 to schedule an inspection appointment time.

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. Alterations to the covered or uncovered patios and/or porch shall conform to the floor area requirements, as specified in the Zoning Code.
11. Mechanical room below the front entryway shall not have an interior height of more than 60 inches and an exterior face of more than 72 inches.

- 12. 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.
- 13. Samples of the material and color proposed for the balcony, gate and garage deck railing shall be submitted to and approved by the Zoning Administrator prior to the issuance of any building permits.
- 14. The applicant shall comply with the following replacement tree matrix for the two removed trees (one protected and one non-protected). The replacement trees shall be selected from the list of Native or Specimen trees on the City of Pasadena’s Protected Trees List. The replacement trees shall be identified as replacement trees in the final landscape and irrigation plan.

Tree Replacement per PMC 8.52

Tree Number	Common Name	Size (DBH)	Replacement Number and Size
10	Canary Island Pine	DBH 36”	8 – 24-inch box or 4 – 36-inch box

Tree Replacement per Chapter 17.44

Tree Number	Common Name	Size (DBH)	Replacement Number and Size
6	Canary Island Pine	DBH 24”	1 – 24-inch box

- 15. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove additional protected trees requires approval of a Tree Removal Application prior to the issuance of building permits.
- 16. A final landscape and irrigation plan, in compliance with Chapter 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees shall be submitted along with plans for building permit. The plan shall include a mix of plant size and materials. Plant materials shall emphasize drought-tolerant and/or native species.
 - a. 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.

- b. All landscape and walkway lighting shall be directed downward to minimize glare from the property.
17. 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.
18. 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.
19. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
20. 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.
21. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Design and Historic Preservation Division

22. Project shall be in substantial conformance to plans approved by the Certificate of Appropriateness (PLN2018-00585 and PLN2019-00090). Contact Design and Historic Preservation Section staff for further information.

Building and Safety Division

23. 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.
24. Photocopy to plans and complete the 2016 California Green Building Standards Code with City of Pasadena amendments forms.
25. 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.

26. Soils report will be required.
27. Grading: If greater than 50 cubic yards (excluding excavation for foundation), Grading/Drainage Plans shall be prepared by a registered engineer. Grading shall conform to the provisions of Chapter 14.05 of the City's Municipal Code.
28. Slope Setback: For 3:1 or steeper slopes, the new structure (including pool/spa) must be located to comply with the slope setback requirements per Section R403.1.7 of the CA Residential Code. Retaining walls cannot exceed a total exposed height sum of eight feet.
29. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R327 of the CA Residential Code.
30. In addition to architectural and structural plans, provide Plumbing, Mechanical, Electrical plans, and grading plans as required.
31. Separate permits are required for demolition, grading (if applicable), fire sprinkler, mechanical, electrical, plumbing.

Fire Department

32. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4498).
33. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D.
34. This project is located in an 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

35. 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.

36. 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.
37. 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.
38. 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/

39. 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:

- 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.

Pasadena Water and Power – Water Division

- 40. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. There are two water mains surrounding this project. There is a 6-inch cast iron water main in Colorado Boulevard, installed under Work Order 2747 in 1932. This water main is located approximately 6 feet south of the north property line of Colorado Boulevard. There is an 8-inch cast iron water main in Chester Avenue, installed under Work Order 3124 in 1935. This water main is located approximately 21 feet east of the west property line of Chester Avenue.
- 41. Moratorium: Verify with Public Works Department regarding any street construction moratorium affecting this project.
- 42. Water Pressure: The approximate water pressure in the area is 60 - 70 psi.
- 43. Water Service: PWP records reflect a 1-inch water service (12356) serving this project. Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer. Additionally, if it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an

additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly.

44. Water Division Requirements:

- a. Water lines are not permitted to cross lot lines to serve adjoining lots without a utility easement; the Pasadena Water Division shall approve all proposed easements.
- b. The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
- c. All services not in use must be abandoned at the distribution main at the applicable rate.
- d. For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.
- e. Pursuant to the PWP Water Regulation Section XI 'A water service and meter may be evaluated for its continuing integrity. Should PWP find a service, meter, vault or other appurtenance to be substandard and no longer suitable for continued use, replacement and/or construction of new facilities may be required. PWP may require that a portion or all of the costs of such replacement and/or construction be paid or contracted for by the Applicant or Customer prior to construction.' The property owner is responsible for the replacement cost. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum sized service installed by PWP is 1-inch.

45. Cross Connection Requirements for Domestic Services:

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

automatically register the assembly.

- g. All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
- h. An administrative fee of \$194.00 will be charged for each backflow prevention assembly installed.

46. Cross Connection Requirements for Fire Service:

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

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

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

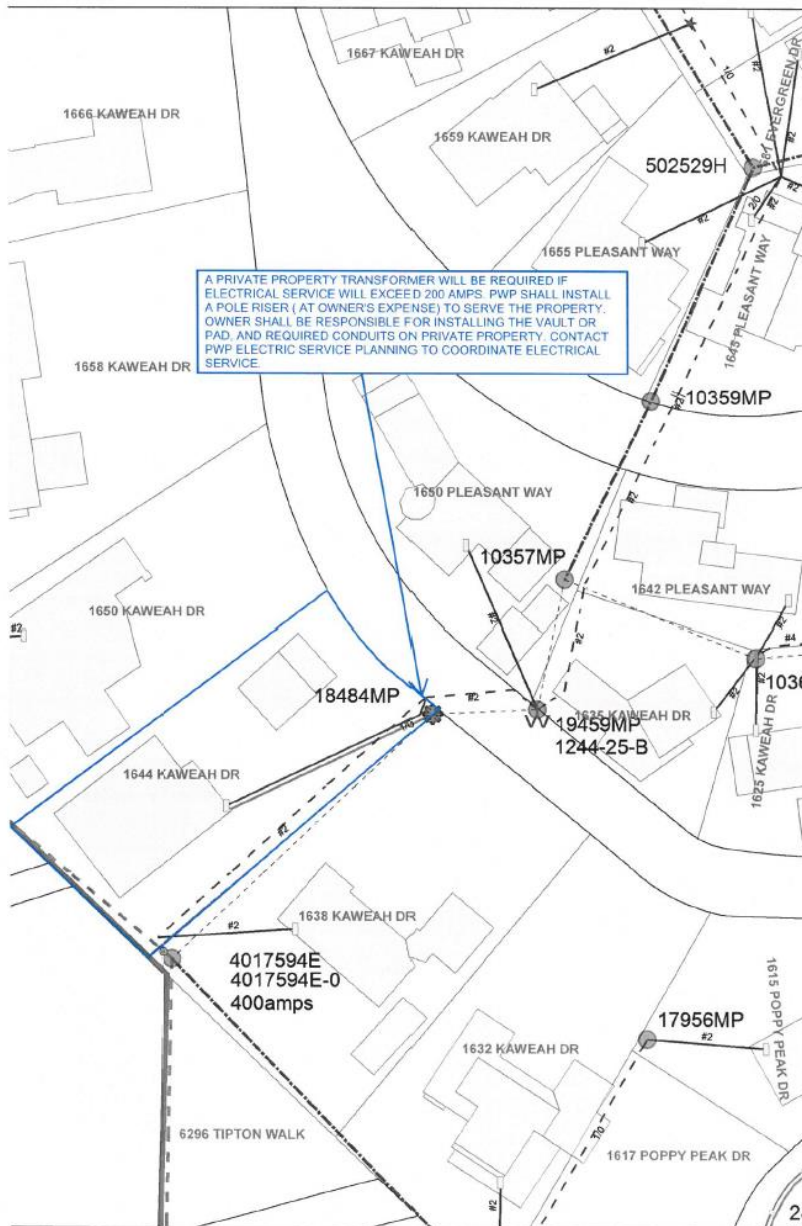
There are two fire hydrants in close proximity to the project site. Fire hydrant 717-20 is located on the northeast corner of the three-way intersection at Colorado Boulevard and Chester Avenue. Fire hydrant 717-7 is located on the southeast corner of the three-way intersection at Colorado Boulevard and Chester Avenue.

There is no current fire flow test information available for these fire hydrants. If you would like to request fire flow test information, please contact Marco Sustaita at (626) 744-4498.



Pasadena Water and Power (Power Division)

49. A private property transformer will be required if electrical service will exceed 200 amps. PWP shall install a pole riser (at owner's expense) to serve the property. Owner shall be responsible for installing the vault or pad, and required conduits on private property.



**ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY ANALYSIS**

Developed Properties

#	Parcel Number	Address	Zoning	HD Overlay	Lot Size (SF)	Building Size (SF)
1	5482-013-001	1650 PLEASANT WAY	RS6	HDSR	10,878	3,723
2	5482-009-003	1632 KAWEAH DR	RS6	HDSR	12,635	3,610
3	5482-008-020	1627 POPPY PEAK DR	RS6	HDSR	27,259	3,393
4	5482-015-012	1620 POPPY PEAK DR	RS6	HDSR	12,578	3,320
5	5482-011-028	1689 KAWEAH DR	RS6	HDSR	12,504	3,208
6	5482-012-011	1621 PLEASANT WAY	RS6	HDSR	7,534	3,150
7	5482-010-018	1690 KAWEAH DR	RS6	HDSR	31,695	3,014
8	5482-015-009	1610 POPPY PEAK DR	RS6	HDSR	7,791	2,791
9	5482-015-010	1614 POPPY PEAK DR	RS6	HDSR	8,006	2,758
10	5482-010-014	1666 KAWEAH DR	RS6	HDSR	29,730	2,735
11	5482-008-004	1633 POPPY PEAK DR	RS6	HDSR	67,820	2,720
12	5482-012-013	590 EVERGREEN DR	RS6	HDSR	11,863	2,511
13	5482-011-010	1667 KAWEAH DR	RS6	HDSR	7,578	2,415
14	5482-008-017	1631 POPPY PEAK DR	RS6	HDSR	28,830	2,392
15	5482-009-007	1658 KAWEAH DR	RS6	HDSR	25,474	2,336
16	5482-012-006	1570 LA LOMA RD	RS6	HDSR	6,566	2,227
17	5482-014-026	1595 POPPY PEAK DR	RS6	HDSR	9,952	2,120
18	5482-012-005	1580 LA LOMA RD	RS6	HDSR	6,625	2,105
19	5482-009-002	1615 POPPY PEAK DR	RS6	HDSR	10,719	2,097
20	5482-014-017	1585 PLEASANT WAY	RS6	HDSR	8,126	2,048
21	5482-008-016	1619 POPPY PEAK DR	RS6	HDSR	28,739	1,989
22	5482-011-015	581 EVERGREEN DR	RS6	HDSR	5,900	1,980
23	5482-013-006	1594 PLEASANT WAY	RS6	HDSR	6,520	1,938
24	5482-012-014	570 EVERGREEN DR	RS6	HDSR	5,871	1,917
25	5482-011-004	1715 KAWEAH DR	RS6	HDSR	6,624	1,880
26	5482-011-011	1659 KAWEAH DR	RS6	HDSR	7,446	1,878
27	5482-011-008	1681 KAWEAH DR	RS6	HDSR	7,246	1,870
28	5482-012-004	1590 LA LOMA RD	RS6	HDSR	6,105	1,862
29	5482-014-029	1599 PLEASANT WAY	RS6	HDSR	10,736	1,846
30	5482-011-013	1645 PLEASANT WAY	RS6	HDSR	5,411	1,816
31	5482-009-005	1644 KAWEAH DR	RS6	HDSR	13,104	1,833
32	5482-014-013	1611 PLEASANT WAY	RS6	HDSR	7,398	1,792
33	5482-010-010	1720 KAWEAH DR	RS6	HDSR	14,735	1,767
34	5482-012-010	1617 PLEASANT WAY	RS6	HDSR	6,498	1,744
35	5482-013-008	1614 PLEASANT WAY	RS6	HDSR	5,713	1,737
36	5482-015-007	1626 POPPY PEAK DR	RS6	HDSR	7,745	1,704

37	5482-013-005	1600 PLEASANT WAY	RS6	HDSR	7,249	1,669
38	5482-011-012	1655 PLEASANT WAY	RS6	HDSR	7,183	1,665
39	5482-011-017	559 EVERGREEN DR	RS6	HDSR	6,927	1,657
40	5482-013-007	1590 PLEASANT WAY	RS6	HDSR	7,412	1,591
41	5482-011-016	571 EVERGREEN DR	RS6	HDSR	6,449	1,583
42	5482-009-006	1650 KAWEAH DR	RS6	HDSR	12,435	1,573
43	5482-011-019	535 EVERGREEN DR	RS6	HDSR	6,113	1,545
44	5482-013-003	1634 PLEASANT WAY	RS6	HDSR	4,866	1,542
45	5482-015-008	1622 POPPY PEAK DR	RS6	HDSR	9,979	1,534
46	5482-011-009	1675 KAWEAH DR	RS6	HDSR	6,780	1,526
47	5482-013-004	1626 PLEASANT WAY	RS6	HDSR	5,331	1,525
48	5482-013-014	1620 PLEASANT WAY	RS6	HDSR	5,731	1,519
49	5482-012-003	1600 LA LOMA RD	RS6	HDSR	5,787	1,516
50	5482-010-003	1732 KAWEAH DR	RS6	HDSR	7,926	1,481
51	5482-012-012	610 EVERGREEN DR	RS6	HDSR	7,509	1,469
52	5482-013-015	1617 KAWEAH DR	RS6	HDSR	7,061	1,464
53	5482-013-002	1642 PLEASANT WAY	RS6	HDSR	5,623	1,449
54	5482-009-004	1638 KAWEAH DR	RS6	HDSR	15,283	1,407
55	5482-011-014	605 EVERGREEN DR	RS6	HDSR	7,974	1,403
56	5482-011-021	511 EVERGREEN DR	RS6	HDSR	7,626	1,370
57	5482-011-020	525 EVERGREEN DR	RS6	HDSR	6,459	1,360
58	5482-012-007	1560 LA LOMA RD	RS6	HDSR	6,831	1,331
59	5482-011-018	551 EVERGREEN DR	RS6	HDSR	6,291	1,329
60	5482-015-011	1616 POPPY PEAK DR	RS6	HDSR	11,565	1,322
61	5482-012-015	560 EVERGREEN DR	RS6	HDSR	5,936	1,265
62	5482-012-016	534 EVERGREEN DR	RS6	HDSR	4,075	1,177
63	5482-011-005	1707 KAWEAH DR	RS6	HDSR	11,832	1,156
64	5482-013-012	1625 KAWEAH DR	RS6	HDSR	6,661	1,148
65	5482-010-019	1734 KAWEAH DR	RS6	HDSR	20,563	1,062
66	5481-019-008	579 JACARANDA DR	RS6	HDSR	10,534	1,040
67	5482-013-013	1635 KAWEAH DR	RS6	HDSR	5,206	1,023
68	5482-012-008	1550 LA LOMA RD	RS6	HDSR	5,530	553
MEDIAN						1,741
MEDIAN + 35%						2,350

Vacant Properties

#	Parcel Number	Address	Zoning	HD Overlay	Lot Size (SF)	Building Size (SF)
69	5482-001-007	6296 TIPTON WALK	RS6	HDSR	5,144	-
70	5482-008-019	1617 POPPY PEAK DR	RS6	HDSR	3,501	-
71	5482-008-021	1627 POPPY PEAK DR	RS6	HDSR	43,347	-
72	5482-008-801	1617 POPPY PEAK DR	RS6	HDSR	1,198	-
73	5482-009-009	629 JACARANDA DR	RS6	HDSR	12,110	-
74	5482-009-012	615 JACARANDA DR	RS6	HDSR	7,767	-
75	5482-009-013	1617 POPPY PEAK DR	RS6	HDSR	9,467	-
76	5482-010-017	616 JACARANDA DR	RS6	HDSR	1,344	-
77	5482-013-009	1590 PLEASANT WAY	RS6	HDSR	3,098	-
78	5482-014-016	1593 PLEASANT WAY	RS6	HDSR	8,950	-