



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: January 15, 2020

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6751

LOCATION: 375 Redwood Drive

APPLICANT: Victor Corona / VMC Architecture

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

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Kristen Johnston

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6751 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow a 668 square-foot addition to the first and second floors of an existing 1,183 square-foot three-story, single-family residence with an attached 214 square-foot one-car garage. The project also includes a 225 square-foot garage addition. No trees are proposed for removal as part of this project. A Hillside Development Permit is required for an addition exceeding 500 square feet or for any new square footage above the first-story within the Hillside Overlay District. The property is located within the RS-6-HD-SR (Single-Family Residential, Hillside Overlay District, San Rafael Area) zoning district.

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 that the addition will not result in an increase of more than 10,000 square feet, if 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 is not in an area environmentally sensitive. The project involves an addition totaling 893 square feet, to an existing 1,183 square-foot three-story, single-family residence within the RS-6-HD-SR zoning district.

BACKGROUND:

Site characteristics: The subject property is located on the north side of Redwood Drive. The 7,300 square-foot lot is developed with a 1,183 square-foot, three-story single-family residence with an attached 214 square-foot one-car garage. The site consists of steep terrain descending from the street to the rear property line, with an average slope of 26.96 percent. No portion of the site has a slope equal to or greater than 50 percent. Surrounding properties are predominantly three-story, single-family residences.

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

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

Previous Zoning Cases on this Property: None.

PROJECT DESCRIPTION:

The applicant, Victor Corona, has submitted a Hillside Development Permit application to allow a 668 square-foot addition to the first and second floors of an existing 1,183 square-foot, three-story single-family residence with an attached 214 square-foot one-car garage. The project also includes a 225 square-foot garage addition. A Hillside Development Permit is required for an addition exceeding 500 square feet or for any new square footage above the first-story within the Hillside Overlay District. The subject property is located within the RS-6 zoning district, Hillside Overlay District, and San Rafael Area; therefore, is subject to this requirement.

The existing three-story, single-family residence appears as a single-story structure at the street elevation, with the one-car garage set back 8'-2" from the front property line. Two floors of living area are located below the garage level, which terraces downward toward the rear property line,

aligned with the natural topography of the site. The plans provided by the applicant demonstrate the existing first floor (ground level) to be 150 square feet in area consisting of storage, a mechanical room, and unexcavated area. The existing second floor (entry level) is 1,033 square feet and includes the primary living area, two bedrooms, two bathrooms, kitchen, and balcony. The third floor (garage level) is the 214 square-foot, one-car garage.

The project proposes a 430 square-foot addition to the first floor (ground level) located at the rear (north) of the existing residence. This addition would provide a new master bedroom, master bathroom and closet, and guest bedroom. Additionally, the 238 square-foot addition to the second floor (entry level) would consist of enclosing a 72 square-foot existing solid cover balcony at the rear northwest corner of the residence to enlarge the existing living room, and a 166 square-foot guest bedroom addition at the front (southeast) of the residence. Lastly, the project includes a 225 square-foot addition to the existing one-car garage resulting in a two-car garage and a stairway providing direct access to the living area below. Access to a new mechanical deck located on the roof of the first level would be provided through the garage addition. No trees are proposed for removal as part of the project.

ANALYSIS:

Hillside Development Permit - To allow a first and second story addition to an existing three-story single-family residence

The subject property is located in the RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Overlay District, San Rafael Area) zoning district. Properties located within the Hillside Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS-6). 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 San Rafael Area standards are intended to ensure that proposed development is appropriately located in relation to lot size and site slope.

The Hearing Officer may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). 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 project's compliance with development standards of the Hillside Overlay District, as applicable to additions to existing single-family residences.

RS-6-HD-SR Development Standards

Properties located within the Hillside Overlay District are required to comply with all of the required development standards of the RS-6 zoning district, except as superseded by additional development standards listed in Sections 17.29.050 through Section 17.29.070 (Hillside Overlay District). In addition, proposed development on properties located within the San Rafael hillside neighborhood are required to comply with the development standards provided in Section 17.29.100 (San Rafael Area Standards) of the Zoning Code.

In addition to the following discussion, an outline of development standards is provided in Table A (page 8) to show compliance with all of the applicable zoning, Hillside Overlay, and San Rafael Area development standards.

Gross Floor Area

Calculating the maximum allowed floor area in the Hillside Overlay District is a multi-step process. The intent of the process is to consider the steepness or topography of a property when determining the size of a development; a steeper property may provide less land area suitable for development. The Zoning Code considers this with respect to maximum allowed floor area. The following calculations were undertaken:

Gross floor area includes all covered parking (garage and carport areas), habitable attic space, basements, and accessory structures, among other enclosed space. The maximum allowable gross floor area for properties located in the RS-6-HD-SR zoning district with a property size less than 10,000 square feet is 30 percent of the lot size plus 500 square feet. As such, the gross floor area translates to a maximum of 2,690 square feet for the 7,300 square-foot subject site.

Pursuant to Section 17.29.060.A.4 (Maximum floor area) of the Zoning Code, the maximum allowed gross floor area for a lot with an average slope exceeding 15 percent shall be further reduced. According to the application materials and topographic survey submitted, the site has an average slope of 26.96 percent. Therefore, the maximum allowed gross floor area for the site is 2,529 square feet. As proposed, the total gross floor area would be 2,290 square feet, which is within the allowable floor area for the site.

Lot Coverage

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and decks more than four feet in height; this measurement includes all covered structures, whether or not they are fully enclosed. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 7,300 square-foot lot is 2,555 square feet. The proposed lot coverage is 26 percent, or 1,910 square feet, which is less than the maximum allowable lot coverage; therefore, the project complies with the maximum allowable lot coverage.

Setbacks

Properties located within the Hillside Overlay, San Rafael Area are subject to the front setback requirements for a specific tract, street or block, and lots, as established in Section 17.29.100 Table 2-9 (San Rafael Hillside Neighborhood Front Setbacks) of the Zoning Code. A lot that is not included in Table 2-9 shall meet the minimum 25-foot front yard setback requirement. The subject site is described as Tract 6702 Lot 154; and, as established in Table 2-9, the subject site is required to provide a minimum front setback of 12 feet to the house, and five feet for a detached garage, but no less than ten feet from the curb line. As proposed, the garage addition would be set back 12 feet, measured from the front property line to the exterior wall of the structure, and portions of the existing exterior garage wall would be removed in order to be aligned with the proposed garage addition; therefore, complies with the minimum front setback requirement.

The required interior side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of 10 feet. The lot width measures across

the lot at the required front setback line. According to the plans submitted, the subject site has a lot width of 61 feet, resulting in a minimum side setback of 6'-1". The proposed first and second floor additions along the rear of the existing residence would provide a 20-foot side setback, measured from each addition to the west side property line.

Pursuant to Section 17.40.160(E) Table 4-1 (Allowed Projections into Setbacks), a single-story addition to a main structure may project into the required side setback provided the addition maintains the existing setback of the structure to which it relates, as long as the existing distance between the main structure and the side property line complies with the following: is a minimum of four feet; does not project into the required side encroachment plane; and, the length of the addition does not exceed 20 linear feet. The existing residence is set back 5'-9" from the east side property line. The first floor rear addition proposes to maintain the existing residence's 5'-9" setback to the east side property line; for a length of 11 feet; and would not encroach into the required side encroachment plane. As such, both of the proposed side setbacks (east and west) comply with the minimum side setback requirement and encroachment plane.

The minimum required rear setback is 25 feet. The setback measured from the proposed additions to the rear property line is approximately 47 feet, which complies with the minimum rear setback requirement.

Encroachment Plane

Structures may not be located within an encroachment plane that slopes upward and inward at a 30-degree angle, as measured in a continuum, six feet above 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. As shown on the submitted plan, as proposed, the project complies with this requirement.

Height

Properties in the Hillside Overlay District are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured as the vertical distance from the existing grade to an imaginary plane parallel to the existing grade; nor can the overall height, as measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet), exceed a height of 35 feet.

The project proposes a building height of 26'-8" feet measured from the lowest elevation of the existing grade at any point on the site, and measures 33'-9" from the lowest elevation at an exterior wall of the structure to the highest point of the building. Therefore, the proposed residence complies with both standards for building height.

Parking

Single-family residences are required to provide two covered parking spaces within a garage or carport in the RS-6-HD-SR zoning district. The proposed project includes a 225 square-foot addition to the existing 214 square-foot, one-car garage in order to provide two covered parking spaces for the existing single-family residence. Therefore, the proposed project complies with the minimum parking requirement for single-family residential uses.

Ridgeline Protection

The proposed additions to the existing single-family residence would comply with the ridgeline protection standards of the Zoning Code. There are no ridgelines adjacent to the subject property. Therefore, no part of the proposed additions to the first and second floors of the residence, or the garage addition would appear silhouetted against the sky above a ridge when viewed from a public street or park. The existing residence is terraced along the hillside, with only the garage the most visible from public view, which appears a single-story structure from the street elevation. The site also has mature landscaping along the rear and side property lines which provides screening of the existing residence and proposed improvements, from the adjacent properties.

Neighborhood Compatibility

Construction of a new single-family residence and additions subject to a Hillside Development Permit are required to consider the character and scale of existing development in the neighborhood. The analysis for neighborhood compatibility is generally comprised of lots located within a 500-foot radius of the subject site. The Zoning Code specifies that the allowable floor area of the single-family residence (excluding garages and other accessory structures) may not exceed the median floor area of existing residences within the established 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

Within the established 500-foot radius of the subject site, there are 139 single-family residences. The median floor area of those 139 residences is 1,493 square feet. Thirty-five percent above the median floor area of 1,493 square feet equates to 2,015 square feet. The proposed floor area of the residence would be 1,851 square feet (excluding the garage), which is below the maximum allowed floor area of neighborhood compatibility. Data used for the median calculation is included as Attachment C.

Architecture, Setting, and View Protection

The existing single-family residences located in the surrounding neighborhood consist of various architectural styles and elements such as height, rooflines, massing, scale and setbacks. Along Redwood Drive, a variety of architectural styles were observed: Spanish, mid-century modern, modern ranch, ranch, and Mediterranean. As proposed, the remodeled single-family residence would portray similar features of those found in Mediterranean architecture, featuring a low-pitch gabled roof with clay tile, decorative half-rounded arches, and a steel trowel smooth exterior stucco finish (gourmet honey). Thermory white ash wood cladding in exotic brown would be applied to the garage door, front door, and rafter tails. Matte black steel balcony railings, and matte black steel window and door trim, would also be utilized.

The proposed design, materials, and color palette are consistent with the applicable design criteria (architectural features) for the Hillside Overlay District, specifically the use of earth tone colors on the exterior building walls and roof. As shown on the elevations, elements such as overhangs and building articulation is incorporated into the design of the residence, by providing articulated wall planes and contrasting materials such as the smooth stucco wall finish with wood and metal accents finishes.

Moreover, the Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from neighboring properties to the maximum extent feasible. Specifically, new improvements shall not be centered directly in the view of any room of a primary structure

on a neighboring parcel. 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.

Due to the topography of the area, neither the Rose Bowl nor the Colorado Street Bridge are visible from this property or surrounding properties.

The proposed additions to the existing residence are proposed toward the rear of the existing residence at the ground level and entry level, which are approximately 14 to 19 feet below street elevation (893). A small addition to the existing garage is also proposed. The additions to the ground and entry levels of the existing residence would not be visible to properties located to the south given the descending slope of the subject site, and would not impede any potential view to the north or east, as these properties are situated at a much higher elevation (908) than the subject site. The property located directly to the west of the subject site is developed with a single-family residence that is set back approximately 52 feet from the front property line, which is behind the approximate area of proposed improvements at the subject site. Although the proposed additions may be partially visible to the west adjacent property, the improvements would not obstruct any views to the north and east. Therefore, the proposed additions would not impede protected views from any of the adjacent properties.

Preliminary Geotechnical Report

Geotechnical investigation reports are required for projects subject to a Hillside Development Permit. The purpose of the report is to identify any soils or geological problems that may affect site stability or structural integrity, and any subsurface conditions as they relate to the proposed additions to the existing single-family residence. Geomax Engineering, Inc. conducted a geotechnical investigation of the site and prepared a report, which included field exploration and laboratory testing. The subsurface exploration consisted of two exploratory borings and test pits, hand-dug to a maximum depth of seven feet within the area of proposed construction. Based on the exploration testing, consultation and review of the development plans, it is found that the construction of the proposed project is feasible from a geologic and soils engineering standpoint with the recommendations contained in the report.

Tree Protection Ordinance and Preliminary Landscape Plan

The tree inventory report and tree inventory plan submitted by the applicant identified a total of nine trees on the subject site. Of the nine trees identified, one tree qualifies for protection as defined in the City's Tree Protection Ordinance. However, none of the nine trees identified are proposed for removal as a part of this project. In addition to the trees located on the subject site, the tree inventory report identified one Incentse Cedar (*Calocedrus decurrens*) located within the public right-of-way, adjacent to the subject site.

As a condition of approval, the Planning & Community Development Department will require the submittal of a Tree Protection Plan for the tree within public right-of-way and the tree on the private property prior to the issuance of a building permit. This would ensure the health of the trees during and after construction.

Table A: RS-6, Hillside Overlay, and San Rafael Area Development Standards

Development Feature	Required	Proposed	Analysis
RS-6 – Single Family Residential Development Standards			
Minimum Side Setback	6'-1" (10% of lot width; min. 5 feet – max. 10 feet)		Legal non-conforming allowed encroachment per Section 17.40.160
East		5'-9"	
West		20 feet	Complies
Minimum Rear Setback (North)	25 feet	47 feet	Complies
Maximum Lot Coverage	2,555 square feet (35 percent)	1,910 square feet (26 percent)	Complies
Maximum Floor Area Ratio	2,529 square feet (30 percent, plus 500 square feet)	2,290 square feet	Complies
Minimum Parking	2 covered spaces	2 car garage	Complies
Hillside Overlay District Development Standards			
Maximum Allowable Height	28 feet, any point from existing grade; and 35 feet, lowest grade to highest point of roof	26'-8"; and 33'-9"	Complies
Neighborhood Compatibility	Median = 1,493 square feet Median + 35 percent = 2,015 square feet	1,851 square feet	Complies
San Rafael Area Standards			
Minimum Front Setback (South)	12 feet; 5 feet for a detached garage, but not less than 10 feet from the curb line	12 feet	Complies
Guest Parking	None Required	None	Complies

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained. General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed additions to the existing three-story, single-family residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 1,851 square feet is compatible with the median home size of single-family residences within the immediate neighborhood. The residence proposes a Mediterranean architectural style utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the three-story residence is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Redwood Drive. Therefore, staff finds that the project would be consistent with applicable General Plan objectives and policies.

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 that the addition will not result in an increase of more than 10,000 square feet, if 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 is not in an area environmentally sensitive. The project involves an addition totaling 893 square feet, to an existing 1,183 square-foot three-story, single-family residence within the RS-6-HD-SR zoning district.

REVIEW BY OTHER CITY DEPARTMENTS:

The proposed project was reviewed by the Building Division, Pasadena Fire Department, Department of Transportation, Public Works Department, Water and Power Division, and the Design and Historic Preservation Section. Based on their review of the project, the Department of Public Works provided comments and recommended conditions of approval, which have been incorporated in Attachment B of this staff report.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow an addition to the first and second floor of the existing three-story, single-family residence, and the proposed garage addition to the existing one-car garage, can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code for the RS-6 zoning district and the additional development standards required within the Hillside Overlay District, San Rafael area including the Neighborhood Compatibility guidelines of the Hillside Ordinance. Given that the proposed additions to the existing three-story, single-family residence would have to comply with all Building Code requirements, the proposed project 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: Hillside Development Permit Findings
- Attachment B: Recommended Conditions of Approval
- Attachment C: Neighborhood Compatibility Analyses

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6751

Hillside Development Permit: To allow a first and second story addition to an existing three-story single-family residence

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-6-HD-SR (Residential Single-Family, Hillside Overlay District, San Rafael area) zoning district. In addition, the proposed additions to the existing three-story residence will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-6-HD-SR zoning district.
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 subject property is zoned RS-6-HD-SR, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with two and three-story, single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-6-HD-SR zoning district, Hillside Overlay, and San Rafael Area standards such as setbacks, lot coverage and floor area, height, and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained. General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed additions to the existing three-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 1,851 square feet is compatible with the median home size of single-family residences within the immediate neighborhood. The residence proposes a Mediterranean architectural style utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the three-story residence is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Redwood Drive via the existing driveway approach. Therefore, staff finds that the project would be consistent with applicable General Plan objectives and policies.
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 project will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the three-story, single-family residence will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. The project meets all Code requirements and no variances are required. Furthermore, the project is required to comply with all applicable conditions of approval. Therefore, the proposed project will not be detrimental to

the public health, safety, or welfare of persons or properties within the surrounding neighborhood.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed project will be constructed in compliance with the current Building Code and Zoning Code standards. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department. In addition, a Tree Protection Plan will be submitted as part of building permit plan check to ensure that the project will comply with the City's Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed additions.
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 use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block views from neighboring properties. The proposed project will be below the maximum allowable floor area requirements and meets Neighborhood Compatibility guidelines. The project has been designed with the use of stucco, wood, and metal materials which are design elements that can be found in the neighborhood. Additionally, the three-story, single-family residence's scale and massing is within the scale and setting of the surrounding residences. Thus, the project would 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 the 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 of this ordinance and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed single-family residence is 1,851 square feet, which is below the maximum allowable Neighborhood Compatibility floor area for properties located within 500-foot radius of the subject site. The project has been designed with the use of stucco, wood, and metal materials which are materials compatible with the surrounding environment. Additionally, the residence's scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed additions to the existing three-story, single-family residence would not impede protected views of any adjoining property. Thus, the project is in scale with 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 the proposed additions 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 subject site has a steep descending slope from the street to the rear property line, maintaining an average slope of 26.96 percent. The proposed additions to the existing three-story, single-family residence will comply with all of the required development standards. Given the site is developed with a single-family residence, the project proposes minimal grading and site disturbance compared to the typical hillside development. 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 Geomax Engineering, Inc., which concludes that the proposed development is safe and adequate for its intended use.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6751

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, January 15, 2020," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. The approval of the Hillside Development Permit allows the applicant to construct additions totaling 668 square feet to the first and second floors of an existing three-story, single-family residence, and a 225 square-foot addition to the existing one-car garage.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **PLN2019-00269** 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 Kristen Johnston, Current Planning Section, at (626) 744-6709 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), 17.29 (Hillside Overlay District), and 17.29.100 (San Rafael Area Standards) 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 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. This project meets 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.
13. 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.
14. 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 only if the equipment is not visible from off the site.
15. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
16. 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.
17. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Public Works Department

22. There is an existing 3-foot sewer easement, 10 feet away from the southwesterly property line, traversing along the said property line of the subject property. The sewer easement and

all sewer facilities shall be shown on all of the construction drawings. No structure shall be built within the sewer easement.

23. No storage of materials, including but not limited to lumber, pipes, dry walls, equipment and portable toilet, are allowed on public right-of-way at any time. Please contact 626-744-4195 or email: pw-permits@cityofpasadena.net to schedule a pre-inspection with the Department of Public Works Inspector.
24. 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.
25. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
26. 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.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and

approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

27. 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: <https://ww5.cityofpasadena.net/public-works/engineering-and-construction/engineering/forms-and-applications/>.

28. 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 and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit. <https://ww5.cityofpasadena.net/public-works/street-maintenance-waste-management/recycling-resources/construction-and-demolition-debris-recyclers/>
 - 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 – PROPERTIES WITHIN 500 FT.

#	PARCEL NO.	SITE ADDRESS	ZONE	OVERLAY	LOT AREA	BUILDING SIZE
1	5481-017-007	1830 LA LOMA RD	RS6	HDSR	4825	1397
2	5481-017-008	1820 LA LOMA RD	RS6	HDSR	5206	1037
3	5481-017-009	1812 LA LOMA RD	RS6	HDSR	5167	2120
4	5481-017-010	1806 LA LOMA RD	RS6	HDSR	5301	1880
5	5481-017-011	1796 LA LOMA RD	RS6	HDSR	5138	1890
6	5481-017-012	1786 LA LOMA RD	RS6	HDSR	4927	1496
7	5709-007-025	315 SYCAMORE GLEN	RS6	HDSR	18961	1493
8	5709-009-002	300 SYCAMORE GLEN	RS6	HDSR	5937	1413
9	5709-009-005	260 SYCAMORE GLEN	RS6	HDSR	5512	1172
10	5709-009-006	252 SYCAMORE GLEN	RS6	HDSR	16821	1576
11	5709-009-007	241 REDWOOD DR	RS6	HDSR	7924	1432
12	5709-009-008	253 REDWOOD DR	RS6	HDSR	7298	1303
13	5709-009-009	271 REDWOOD DR	RS6	HDSR	8872	1847
14	5709-009-012	315 ELMWOOD DR	RS6	HDSR	7197	1360
15	5709-009-013	325 ELMWOOD DR	RS6	HDSR	13051	1608
16	5709-009-014	339 ELMWOOD DR	RS6	HDSR	6706	1148
17	5709-009-015	355 ELMWOOD DR	RS6	HDSR	6613	480
18	5709-009-017	307 ELMWOOD DR	RS6	HDSR	6397	1358
19	5709-009-018	278 SYCAMORE GLEN	RS6	HDSR	10288	1737
20	5709-009-019	312 SYCAMORE GLEN	RS6	HDSR	6438	1997
21	5709-009-020	355 ELMWOOD DR	RS6	HDSR	5870	1495
22	5709-010-001	400 SYCAMORE GLEN	RS6	HDSR	5186	1078
23	5709-010-003	1845 LA LOMA RD	RS6	HDSR	5287	1230
24	5709-010-004	1837 LA LOMA RD	RS6	HDSR	6445	997
25	5709-010-005	1829 LA LOMA RD	RS6	HDSR	5875	1107
26	5709-010-006	1821 LA LOMA RD	RS6	HDSR	5994	1291
27	5709-010-007	421 ELMWOOD DR	RS6	HDSR	10377	1798
28	5709-010-008	1840 LAUREL BAY DR	RS6	HDSR	5317	1237
29	5709-010-009	1850 LAUREL BAY DR	RS6	HDSR	5403	1184
30	5709-010-010	1858 LAUREL BAY DR	RS6	HDSR	4936	2127
31	5709-010-012	360 SYCAMORE GLEN	RS6	HDSR	5476	860
32	5709-010-014	1845 LAUREL BAY DR	RS6	HDSR	11757	1761
33	5709-010-017	395 ELMWOOD DR	RS6	HDSR	6992	1471
34	5709-010-018	381 ELMWOOD DR	RS6	HDSR	6693	1737
35	5709-010-019	373 ELMWOOD DR	RS6	HDSR	5831	1858
36	5709-010-021	346 SYCAMORE GLEN	RS6	HDSR	3820	928
37	5709-010-022	336 SYCAMORE GLEN	RS6	HDSR	5908	1437
38	5709-010-026	366 SYCAMORE GLEN	RS6	HDSR	11754	1748
39	5709-010-028	322 SYCAMORE GLEN	RS6	HDSR	9891	1550

40	5709-010-029	415 ELMWOOD DR	RS6	HDSR	11565	1869
41	5709-011-001	350 ELMWOOD DR	RS6	HDSR	5811	1366
42	5709-011-002	340 ELMWOOD DR	RS6	HDSR	6224	1298
43	5709-011-003	330 ELMWOOD DR	RS6	HDSR	5600	1144
44	5709-011-004	320 ELMWOOD DR	RS6	HDSR	5200	1179
45	5709-011-005	310 ELMWOOD DR	RS6	HDSR	6052	1303
46	5709-011-006	309 REDWOOD DR	RS6	HDSR	5091	1319
47	5709-011-007	317 REDWOOD DR	RS6	HDSR	5268	2052
48	5709-011-008	329 REDWOOD DR	RS6	HDSR	6935	1484
49	5709-011-009	345 REDWOOD DR	RS6	HDSR	5997	3331
50	5709-011-010	351 REDWOOD DR	RS6	HDSR	6076	1330
51	5709-011-011	361 REDWOOD DR	RS6	HDSR	5943	1075
52	5709-011-012	365 REDWOOD DR	RS6	HDSR	6177	1517
53	5709-011-015	383 REDWOOD DR	RS6	HDSR	10770	1280
54	5709-011-016	420 ELMWOOD DR	RS6	HDSR	10597	2083
55	5709-011-017	412 ELMWOOD DR	RS6	HDSR	6349	1371
56	5709-011-018	404 ELMWOOD DR	RS6	HDSR	8088	967
57	5709-011-019	400 ELMWOOD DR	RS6	HDSR	8013	2114
58	5709-011-020	394 ELMWOOD DR	RS6	HDSR	7478	1800
59	5709-011-021	375 REDWOOD DR	RS6	HDSR	7120	1082
60	5709-012-001	395 REDWOOD DR	RS6	HDSR	6630	1178
61	5709-012-002	405 REDWOOD DR	RS6	HDSR	7051	924
62	5709-012-003	415 REDWOOD DR	RS6	HDSR	6835	1976
63	5709-012-004	419 REDWOOD DR	RS6	HDSR	8785	1560
64	5709-012-005	425 REDWOOD DR	RS6	HDSR	5318	1957
65	5709-012-006	431 REDWOOD DR	RS6	HDSR	6179	1906
66	5709-012-007	441 REDWOOD DR	RS6	HDSR	5368	1296
67	5709-012-008	1757 LA LOMA RD	RS6	HDSR	8371	959
68	5709-012-009	1747 LA LOMA RD	RS6	HDSR	6063	1044
69	5709-012-013	1767 LA LOMA RD	RS6	HDSR	5621	1440
70	5709-012-014	1777 LA LOMA RD	RS6	HDSR	5304	1559
71	5709-012-015	1785 LA LOMA RD	RS6	HDSR	5906	1283
72	5709-012-016	1795 LA LOMA RD	RS6	HDSR	5900	1183
73	5709-012-018	450 ELMWOOD DR	RS6	HDSR	3535	2114
74	5709-012-019	440 ELMWOOD DR	RS6	HDSR	5884	1061
75	5709-012-020	436 ELMWOOD DR	RS6	HDSR	6320	891
76	5709-012-021	430 ELMWOOD DR	RS6	HDSR	6545	1234
77	5709-012-022	426 ELMWOOD DR	RS6	HDSR	6103	2599
78	5709-012-023	424 ELMWOOD DR	RS6	HDSR	5927	1887
79	5709-013-001	375 TAMARAC DR	RS6	HDSR	5836	1033
80	5709-013-002	385 TAMARAC DR	RS6	HDSR	7123	1897
81	5709-013-003	391 TAMARAC DR	RS6	HDSR	8102	1619
82	5709-013-004	399 TAMARAC DR	RS6	HDSR	6203	1417

83	5709-013-005	407 TAMARAC DR	RS6	HDSR	7578	2099
84	5709-013-006	415 TAMARAC DR	RS6	HDSR	6046	1246
85	5709-013-013	454 REDWOOD DR	RS6	HDSR	6036	1424
86	5709-013-014	446 REDWOOD DR	RS6	HDSR	6501	1523
87	5709-013-015	436 REDWOOD DR	RS6	HDSR	6015	1950
88	5709-013-016	428 REDWOOD DR	RS6	HDSR	5790	1438
89	5709-013-017	422 REDWOOD DR	RS6	HDSR	4721	2024
90	5709-013-018	414 REDWOOD DR	RS6	HDSR	6803	2062
91	5709-013-019	402 REDWOOD DR	RS6	HDSR	6801	2062
92	5709-013-020	396 REDWOOD DR	RS6	HDSR	5754	1662
93	5709-014-001	375 GLENULLEN DR	RS6	HDSR	4162	1004
94	5709-014-002	383 GLENULLEN DR	RS6	HDSR	4957	1539
95	5709-014-003	391 GLENULLEN DR	RS6	HDSR	5217	960
96	5709-014-004	395 GLENULLEN DR	RS6	HDSR	5168	1078
97	5709-014-018	400 TAMARAC DR	RS6	HDSR	5211	1887
98	5709-014-019	390 TAMARAC DR	RS6	HDSR	5142	2065
99	5709-014-020	380 TAMARAC DR	RS6	HDSR	5485	1296
100	5709-014-021	370 TAMARAC DR	RS6	HDSR	5814	1237
101	5709-015-001	363 GLENULLEN DR	RS6	HDSR	5021	1326
102	5709-015-002	362 TAMARAC DR	RS6	HDSR	5214	1644
103	5709-015-003	354 TAMARAC DR	RS6	HDSR	6069	1933
104	5709-015-004	344 TAMARAC DR	RS6	HDSR	6280	1742
105	5709-015-005	340 TAMARAC DR	RS6	HDSR	6314	1828
106	5709-015-006	326 TAMARAC DR	RS6	HDSR	5650	1870
107	5709-015-007	315 GLENULLEN DR	RS6	HDSR	4513	782
108	5709-015-008	307 TAMARAC DR	RS6	HDSR	10573	2300
109	5709-015-009	317 TAMARAC DR	RS6	HDSR	8826	1807
110	5709-015-010	329 TAMARAC DR	RS6	HDSR	8773	1817
111	5709-015-011	343 TAMARAC DR	RS6	HDSR	6724	833
112	5709-015-012	353 TAMARAC DR	RS6	HDSR	8772	2002
113	5709-015-013	361 TAMARAC DR	RS6	HDSR	6413	2928
114	5709-015-014	365 TAMARAC DR	RS6	HDSR	6425	1751
115	5709-015-015	390 REDWOOD DR	RS6	HDSR	6517	2297
116	5709-015-016	380 REDWOOD DR	RS6	HDSR	6024	932
117	5709-015-017	372 REDWOOD DR	RS6	HDSR	5883	918
118	5709-015-018	364 REDWOOD DR	RS6	HDSR	6262	1524
119	5709-015-019	358 REDWOOD DR	RS6	HDSR	6440	1232
120	5709-015-020	348 REDWOOD DR	RS6	HDSR	6154	2502
121	5709-015-021	342 REDWOOD DR	RS6	HDSR	6834	942
122	5709-015-022	336 REDWOOD DR	RS6	HDSR	7733	1480
123	5709-016-001	330 REDWOOD DR	RS6	HDSR	9870	1967
124	5709-016-003	316 REDWOOD DR	RS6	HDSR	8202	1781
125	5709-016-004	306 REDWOOD DR	RS6	HDSR	6372	1909

126	5709-016-005	296 REDWOOD DR	RS6	HDSR	10855	1466
127	5709-016-013	290 REDWOOD DR	RS6	HDSR	8235	1049
128	5709-016-014	265 GLENULLEN DR	RS6	HDSR	23262	2030
129	5709-016-015	275 GLENULLEN DR	RS6	HDSR	22568	2632
130	5709-016-016	285 GLENULLEN DR	RS6	HDSR	16457	2525
131	5709-016-017	295 GLENULLEN DR	RS6	HDSR	10900	1719
132	5709-033-001	354 GLENULLEN DR	RS6	HDSR	6044	925
133	5709-033-004	300 GLENULLEN DR	RS6	HDSR	7035	1838
134	5709-033-005	310 GLENULLEN DR	RS6	HDSR	8489	1556
135	5709-033-006	316 GLENULLEN DR	RS6	HDSR	8475	1304
136	5709-033-007	320 GLENULLEN DR	RS6	HDSR	7879	1984
137	5709-033-008	330 GLENULLEN DR	RS6	HDSR	7537	1972
138	5709-033-009	340 GLENULLEN DR	RS6	HDSR	7706	1323
139	5709-034-035	360 GLENULLEN DR	RS6	HDSR	5791	1361

Median	1,493
Median + 35%	2,015