



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** December 2, 2020

**TO:** Hearing Officer

**SUBJECT:** Minor Conditional Use Permit #6852

**LOCATION:** 1483 Arroyo View Drive

**APPLICANT:** Bernard Morkrid

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

**GENERAL PLAN DESIGNATION:** Low Density Residential

**CASE PLANNER:** Katherine Moran

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Minor Conditional Use Permit # 6852 with the Conditions of Approval in Attachment B.

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**PROJECT PROPOSAL:** Minor Conditional Use Permit: to allow the installation of a metal roof on an existing two-story, 1,736 square-foot residence and attached 400 square-foot two-car garage. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure pursuant to Section 17.40.110 of the Zoning Code.

**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 repair and maintenance of existing private structures where negligible or no expansion of use beyond that existing on site. The proposed project involves the installation of a metal roof on an existing residence and garage, and no expansion of the residence is

proposed as part of this application. Therefore, the proposal is exempt from environmental review.

**BACKGROUND:**

**Site characteristics:** The site is an 11,061 square-foot irregular shaped hillside lot, and is developed with a 1,736 square-foot two-story single-family residence with an attached two-car garage.

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

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

**Previous zoning cases on this property:** None

**PROJECT DESCRIPTION:**

The applicant and property owner, Bernie Morkrid, has submitted a Minor Conditional Use Permit (MCUP) application to allow the installation of a metal roof on the existing residence. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure pursuant to Section 17.40.110 of the Zoning Code. The subject site is an irregular shaped lot in the RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay) zoning district.

**ANALYSIS:**

Minor Conditional Use Permit: to allow the installation of a metal roof on a primary structure

The MCUP process allows the City to review a project and its configuration, design, location, and potential impacts of the use in order to evaluate if the project would be compatible with the surrounding uses, and the suitability of the use to the site.

The applicant is proposing to use non-glare, pre-finished metal (standing seam) roof panels on the existing pitched roof of the residence and attached garage. Pursuant to Section 17.40.110.B (Reflective Surfaces, Metal Finishes), a MCUP is required for the use of a metallic finish (e.g., exposed metal cladding) on the roof or walls of a main structure on a property in the RS and RM-12 zoning district in order to evaluate if the project would create a new source of substantial light or glare which would adversely affect the surrounding area.

As indicated by the applicant, the proposed material is manufactured by ASC Building Productions. This specific energy efficient standing seam panel product is non-reflective, resistant to fading, and reflects heat from the sun, further reducing energy costs. Based upon the graphic principle that darker colors are less noticeable than light colors, the applicant has proposed a "Classic Brown" color with a matte finish. Each color option in this product line has a designated light reflectance value (LVR) ranging in value from 5 to 74. Classic Brown contains an LVR of 7. Based on the principle that the smaller the rate, the less reflection would occur, the proposed finish and color combination results in a product with a lower light reflectance value than the majority of the available earth tone options. Therefore, Classic Brown is comparatively and substantially a less impactful source of glare and would not adversely affect the surrounding area. In addition the proposed earth tone color would help blend the roof with the natural appearance of the immediate hillside area that includes mature trees with darker foliage, and is generally consistent with the applicable design criteria (architectural features) for the Hillside Overlay District.

The applicant selected this material for its durability and eco-friendliness, as well as for its clean aesthetic that complements the modern architecture of the residence. Based on the information provided, the specific panel proposed is favorable and comparable to other earth tone options limiting the potential glare. Furthermore, the site is not in a highly-visible area of the hillside. With the dark color of the exterior finish and the existing mature landscaping, the proposed project would not have a significant impact on views in the area.

#### **GENERAL PLAN CONSISTENCY:**

The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood will be maintained. The proposed metal roof will be consistent with adopted General Plan policies, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of residential street that unify and enhance the character of the neighborhood. The proposed metal roof would not alter the existing character of the neighborhood, as the color and finish is comparable in reflective capability as other common roofing materials in the neighborhood.

#### **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 repair and maintenance of existing private structures where negligible or no expansion of use beyond that existing on site. The proposed project involves the installation of a metal roof on an existing residence and garage, and no expansion of the residence is proposed as part of this application. Therefore, the proposal is exempt from environmental review.

#### **REVIEW BY OTHER DEPARTMENTS:**

The proposed project was reviewed by the Fire Department, Building and Safety Division, and Design and Historic Preservation Section. All departments had no comments at this time and would review the project during the building permit plan check process to ensure compliance with applicable code requirements.

**CONCLUSION:**

The use of a metallic finish on the roof of a main structure in the RS zoning district is permitted through the approval of a Minor Conditional Use Permit application, as indicated in Section 17.40.110 B. of the Zoning Code. Staff concludes that the findings necessary for approving Minor Conditional Use Permit can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code. As designed, the proposed project would not be harmful or detrimental to surrounding properties and to other residences in the immediate neighborhood. Conditions of approval would ensure that the project is compatible with the surrounding neighborhood.

**ATTACHMENTS:**

Attachment A: Minor Conditional Use Permit Findings

Attachment B: Recommended Conditions of Approval

**ATTACHMENT A**  
**FINDINGS FOR MINOR CONDITIONAL USE PERMIT #6852**

Minor Conditional Use Permit: to allow the installation of a metal roof on a primary structure

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The use of a metallic finish on the roof of a main structure in the RS zoning district is permitted through the approval of a Minor Conditional Use Permit application, as indicated in Section 17.40.110 B. of the Zoning Code.
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 use of the site will remain a single-family residence in a Single-Family Residential zone. One of the purposes of the Single-Family Residential zoning district is to ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects. The proposed metal roof is designed with a matte finish and the color proposed is a dark earth tone. The finish and color will minimize glare and visual impacts on the surrounding properties and their residents. Thus, the proposed project's metal roof will not be considered a substantial source of glare that would be harmful. The project will be in compliance with the special purpose and all applicable development standards of the Single-Family Residential zoning district.
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 will remain a single-family residence; therefore, the character of the single-family neighborhood will be maintained. The proposed metal roof will be consistent with adopted General Plan policies, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of residential street that unify and enhance the character of the neighborhood. The proposed metal roof would not alter the existing character of the neighborhood, as the color and finish limits the reflective capability, providing consistency with other common roof materials in the neighborhood.
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 proposal is to install a metallic finish on the roof of a two-story single-family residence and attached garage. Based on the information provided, the specific panel proposed is favorable and comparable to other earth tone options limiting the potential glare and would not be considered a substantial source of glare and would not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. Additionally, the color proposed would help blend the roof with the natural appearance of the immediate hillside area that includes mature trees with darker foliage, and is generally consistent with the applicable design criteria (architectural features) for the Hillside Overlay District.
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 is to install a metallic finish on the roof of the existing two-story residence and attached garage. Approval of the application will not intensify the use of the site as it will remain a single-family residence. The proposed metal roof will not be detrimental or injurious

to the adjacent residential neighborhood. The proposed metal roof will be required to meet all applicable fire safety and building codes requirement to be reviewed during the building permit plan check process. The dark color and matte finish of the metal finish of the roof will not result in any significant light and glare impacts to the surrounding residences.

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 subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood will be maintained. The proposed metal roof will not change the existing use of the single-family residence and it will continue to be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection. The proposed metal roof will be in line with the residential character of the neighborhood and is appropriate for the architectural style and is compatible with the hillside environment.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #6852**

The applicant or the successor in interest shall comply with 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, December 2, 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 this application authorizes the installation of a metallic finish on the roof of the existing two-story single-family residence and attached garage. The metallic finish shall be a dark brown-colored roof panels as reviewed (ASC Building Products, Skyline Dura Tech XL: Classic Brown) or equivalent. Final color and material sample shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.
4. The applicant or successor in interest shall meet the applicable code requirements of all other 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 **ZENT2020-10047** 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 Katherine Moran, Current Planning Section, at (626) 744-6740 or [kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net) to schedule an inspection appointment time.