



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: March 3, 2021

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6772

LOCATION: 534 Lakeview Road

APPLICANT: Mark Rovekamp

ZONING DESIGNATION: RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Jason Van Patten

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6772 with the conditions in Attachment B.

PROJECT PROPOSAL:

- 1) Hillside Development Permit: To allow a 720 square-foot first-floor addition and 1,165 square-foot second-floor addition to an existing two-story, 2,466 square-foot single-family residence with an attached 420 square-foot two-car garage; and
- 2) Private Tree Removal Permit: To allow removal of a protected olive tree (*Olea europaea*) on private property.

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 1,885 square-foot, two-story addition does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics:

The subject property is located on the east side of Lakeview Avenue, north of La Loma Road. The 25,252 square-foot property is deep, extending more than 320 feet at the narrowest point. The site is currently developed with an existing two-story single-family dwelling and attached two-car garage that are setback approximately 170 feet from the street. The site topography ascends in elevation from Lakeview Avenue up to the existing dwelling, levels off, and then descends at the rear of the property. Spread across the frontage of the site is substantial landscaping and vegetation. According to the plan, 7,127 square feet of the site slopes equal to or greater than 50 percent. The average slope for the areas of the site less than 50 percent slope is approximately 25 percent.

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 dwelling units per acre of site area, Hillside Development Overlay District)
South – RS-4-HD- (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
East – RS-4-HD- (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
West – RS-4-HD- (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)

Previous Zoning Cases on this Property: None

PROJECT DESCRIPTION:

The applicant, Mark Rovekamp, has submitted a Hillside Development Permit application to allow a 720 square-foot first-floor addition and 1,165 square-foot second-floor addition to an existing two-story, 2,466 square-foot single-family residence with an attached 420 square-foot two-car garage. A Hillside Development Permit is required when adding more than 500 square feet to a first-story, or any new square footage above the first-story in the Hillside Overlay District. In conjunction with the addition, the applicant has requested a Private Tree Removal Permit to remove one protected olive tree (*Olea europea*) on private property. The tree is located within the north side setback.

The existing upper level, or second-story includes bedrooms, bathrooms, kitchen, dining, and living areas. The lower level, or first-story includes a bedroom, bathroom, and a two-car garage that is accessed via a paved driveway from Lakeview Road. The two-story addition would extend the dwelling toward the west, to the edge of the existing paved driveway that leads from the street. The architectural design, style, and color is proposed to match the existing condition.

ANALYSIS:

Hillside Development Permit

The subject property is located within the RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District) zoning district. Properties located in the Hillside Development Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS). These additional standards are intended in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The reviewing authority (Hearing Officer) may approve a Hillside Development Permit only after making 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 requirements of the Hillside Development Overlay.

Development within the RS-4-HD zoning district shall comply with applicable development standards of the RS-4 district, Zoning Code 17.22.040 (RS and RM-12 Residential Districts General Development Standards) and Chapter 17.29 (Hillside Overlay Districts). In addition to the following discussion, an outline of development standards is provided in Table A (page 5) to show compliance with all of the applicable development standards.

Floor Area

In the RS-4-HD zoning district, the maximum allowable gross floor area is equal to 25 percent of the lot area, plus 500 square feet. Gross floor area generally includes all covered parking (garage), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more, 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 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 25,252 square feet, of which, 7,127 square feet slopes equal to or greater than 50 percent. The average slope for the areas of the site less than 50 percent slope is approximately 25 percent. Using the calculation applicable to the RS-4-HD zone, the maximum allowed floor area is 4,778 square feet. The applicant's proposal consists of 4,771 square feet, which complies. This figure accounts for the existing two-story dwelling, garage, and the proposed addition.

Lot Coverage

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 25,252 square-foot lot is 8,838 square feet. The proposed lot coverage is approximately 14 percent, or 3,470 square feet, which complies.

Setbacks

The minimum front setback for the main structure in the Hillside Development Overlay is 25 feet. The applicant proposed a front setback of approximately 119'10", which complies.

The minimum front setback for an attached garage is located at a point on the centerline of the front lot line where the elevation is ten feet above or below the top of the curb, or 25 feet, whichever is less. In this case, the centerline elevation is located approximately at the 497-foot contour according to the survey. The elevation ten feet above (approximately 507-foot contour) is located more than 25 feet away. Therefore, the minimum garage setback is 25 feet. The existing attached two-car garage that is to remain, maintains an existing front setback of approximately 170'6", and 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 10 feet. Lot width is measured across the lot at the required 25-foot front setback. The lot is 75 feet wide at the front setback, resulting in a minimum side setback of 7'-6". The proposed addition maintains 9'-6" to the north side property line and a minimum of 35 feet to the south side property line, which complies.

The minimum rear setback is 25 feet. According to the plan, the proposed addition maintains a rear setback in excess of 109'-7", and complies.

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 structure touches the grade is at the southwest corner of the existing garage (approximately 511.83'). The southwest corner of the addition is also at a similar low elevation. According to the plan, the existing residence is approximately 25 feet tall when measured from the lowest grade. The two-story addition would not exceed the height of the existing residence and is proposed at a height of 23 feet when measured from the lowest grade. Therefore, the proposed addition complies.

Parking

Single-family dwellings are required to provide two covered parking spaces and a minimum of four guest parking spaces when parking is prohibited on both sides of the street. Where parking is allowed on the street, a minimum of two guest parking spaces are required. The applicant proposes to retain the existing two-car garage that is accessible via a long paved driveway from Lakeview Road. Though parking is allowed on Lakeview Road, the driveway provides ample space for no less than four guest parking spaces.

Table A

Development Standards	Required	Proposed	Compliance
Setbacks			
<i>Front (Main Structure)</i>	25'	119'10"+	Complies
<i>Front (Garage)</i>	25'	170'6"	Complies
<i>Sides</i>	7'6"	9'6" (north); 35'+ (south)	Complies
<i>Rear</i>	25'	109'7"+	Complies
Max Site Coverage	35% of lot size (8,838 sf)	14% (3,470 sf)	Complies
Max Floor Area	4,778 sf	4,771 sf	Complies
Neighborhood Compatibility	3,067 sf	4,351 sf	See discussion*
Parking	2 covered spaces + 2 guest spaces	2 in a garage + 4 guest spaces	Complies
Height Limit	28' and 35'	23'	Complies
Encroachment Plane	30 degrees	30 degrees	Complies

*For lots larger than 20,000 square feet in size, the review authority may approve additional floor area through additional findings.

Architecture and Setting

The existing dwellings in the neighborhood generally include properties south along La Loma Road, east along Laguna Road, west along Avenue 64, and those in the immediate vicinity fronting Lakeview Road (east and west). While the existing dwellings consist of varying architectural styles, they share similar elements, materials, and color. Original construction of the existing dwelling and garage occurred in 1937 with additions in subsequent years. The proposed addition would transition the existing irregular shaped home into an L-shaped form while maintaining the same stylistic elements that define the existing residence. This includes hipped

roofs, roof eaves, large windows, a stucco façade, and a shingled roof. The proposed two-story volume would complement the existing two-story volume and the proposed height provides variation across the front elevation. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character.

The proposed two-story addition is setback approximately 119 feet from the front property line. Further, the massing narrows as it extends towards the front property line, which provides changing shadow lines, and building articulation. These circumstances contribute in minimizing the apparent size of the addition when viewed from the street. There also exists a variety of mature vertical and horizontal landscaped elements that would contribute in breaking up the perceived appearance of the addition. In general, areas of addition are located in an area and designed in a manner that visibility from off the property would be contained. The design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection, Story Poles, Notice of Application Requirements

The Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from surrounding properties. Specifically, new structures shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. Views shall be considered from windows of any room in the primary structure. The standard specifies that improvements are to avoid blocking culturally significant structures such as the Rose Bowl, Colorado Street Bridge, City Hall, downslope views of the valley floor, prominent ridgelines, and/or the horizon line. Views of the open sky, existing foliage, private yards, and existing structures on surrounding properties shall not be taken into consideration by the review authority.

In this case, the applicant has proposed the addition in an area that would not affect views protected by the Zoning Code. The abutting property to the north at 520 Lakeview Road is developed with a two-story dwelling that is situated at a similar elevation as the subject dwelling. There exist a limited number of second-story windows on the south and west elevations of the adjacent northerly property. While the proposed addition would be located in view of these adjacent windows, the proposal would not obstruct a protected view. Views that exist from the windows are of the open sky, existing foliage, private yards, and existing structures, which are not protected under the Zoning Code. Similarly, the addition would not create a view impact for abutting properties to the south, and those west across Lakeview Avenue because there does not exist a protected view. The addition would not be visible to adjacent properties to the east.

In November 2020, a temporary silhouette (story poles) was installed on the subject property. Staff followed with a visual inspection, photographing the project site in relation to abutting properties. A notice of application providing a minimum 14 day notification period was also mailed in accordance with the requirements of the Zoning Code. Based on site visits, staff confirmed that the proposed improvements would not impact any protected views from adjacent properties. Although portions of the silhouette are visible from various vantage points, there is no protected view obstruction. In addition, portions that are visible, are not centered directly in the view of the abutting properties, consistent with the intent of the Zoning Code. Therefore, staff has determined the project is consistent with the view protection standards of the Zoning Code.

Ridgeline Protection

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

Arroyo Seco Slope Bank

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

Neighborhood Compatibility

Projects subject to a Hillside Development Permit are to consider the character and scale of existing development in the neighborhood. The neighborhood is generally comprised of lots located within a 500-foot radius of the site. The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages, accessory structures, basements, etc.) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

Within a 500-foot radius, there are 87 parcels within the City of Pasadena jurisdiction. Three of these are undeveloped. Of the remaining 84 developed parcels, the median floor area is 2,272 square feet. Thirty-five percent above the median is 3,067 square feet. The proposal includes a dwelling with 4,351 square feet of floor area (excluding the garage) and exceeds Neighborhood Compatibility by 1,284 square feet.

Pursuant to Zoning Code Section 17.29.060.F (Building Design Standards, Neighborhood Compatibility) for lots larger than 20,000 square feet in size, the review authority may approve additional floor area if it does not exceed the average floor area ratio (FAR) of the neighborhood after first making the findings in Section 17.29.080.G (Neighborhood Compatibility findings to grant additional floor area) following a review of site conditions and compliance with the remainder of the Hillside District standards. The Hearing Officer may approve additional floor area with consideration of the following:

- 1) *No additional view impacts will occur to neighboring properties as a result of granting additional square footage; and*
- 2) *The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.*

FAR is a ratio of floor area to land area and is method for comparing the amount of development on a given lot. Using data from the Los Angeles County Assessor, staff determined that the average floor area ratio (FAR) of the neighborhood, is 0.19 or 19 percent. In other words, on average, lots within the 500-foot radius are currently developed with floor area (excluding garages, accessory structures, basements, etc) equal to 19 percent of a site's area. The applicant's proposal results in an FAR of 0.17 or 17 percent, which does not exceed the average of the neighborhood. The project is designed to comply with applicable development standards of the Hillside District and no view impacts would occur. The project does not exceed the maximums for gross floor area, lot coverage, height, and complies with setback requirements. The proposed project does not block views of culturally significant structures, downslope views of the valley floor, prominent ridgelines, and/or the horizon line from neighboring properties. The massing, scale, and articulation when viewed from the street is diminished by the distance set

back, and the existence of dense mature landscaping contributes significantly in breaking up the appearance of the project. As such, staff recommends that the Hearing Officer approve the additional floor in excess of Neighborhood Compatibility.

Preliminary Geotechnical Report

Byer Geotechnical, Inc. conducted a preliminary 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. Byer Geotechnical, Inc. explored the subsurface conditions around the location of the proposed addition by excavating test pits. Based on the investigation, Byer Geotechnical, Inc. concluded that the proposed development is feasible from a geologic and soils engineering standpoint, provided advice and recommendations are implemented during construction.

Private Tree Removal and Tree Protection Ordinance

The applicant provided a tree inventory prepared by a Certified Arborist Brandon Linz that identified 16 trees on the north, south, and west sides of the existing dwelling. Of the 16 trees identified, six are protected by the City's Tree Protection Ordinance based on the species, size, and location on the property. The applicant proposes to retain five protected trees and remove one protected tree. Two non-protected non-native trees would also be removed. Of the remaining protected trees, all maintain sufficient distances from the proposed construction.

Protected Tree Planned for Removal

Tree #	Genus & Species	Common Name	DBH	Height	Protection Size
10	<i>Olea europaea</i>	Olive	27"	40'	15"

Tree #10 is located on the north side of the existing dwelling inside an existing block wall that runs along the side property line between the subject property and the neighboring property. According to the arborist report, the protected Olive tree is in moderate health. The tree has multiple branches with included bark in the branch unions, as well as decay. According to the arborist, this causes a weak branch union and can lead to structural failure if not corrected. The issue could potentially cause the tree to not be structurally sound which can pose a risk of branches falling causing damage to property and persons. As a result the arborist recommend removal of this tree.

Pursuant to Municipal Code Section 8.52.085 (Prohibited acts) of the City's Tree Protection Ordinance, applicants are prohibited from removing native, specimen, or mature trees (as defined in the Ordinance) without a permit. The City's Tree Protection Ordinance protects several specimen and native tree species that meet minimum sizes (diameter-at-breast height) established for each particular species. Tree #10 is a protected specimen tree that exceeds the minimum protection size (15" DBH) and is located within a side setback, a protection zone. The Hearing Officer may approve a private tree removal permit if one of six findings can be made, pursuant to Municipal Code Section 8.52.075 (Private property tree removal and landmark tree pruning permits, Issuance). The applicant has responded to finding six.

- 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 adopted by resolution of the city council and included in the associated administrative guidelines.

Finding six, requires the applicant to provide replacement trees according to the City's matrix and emphasizes a tree canopy that is sustainable over the long term.

Replacement Matrix

Diameter at Breast Height of Removed Tree	Number and Size of Replacement Trees
19-36 inches	8 – 24 inch box; or 4 – 36 inch box

Pursuant to the matrix, protected specimen trees must be replaced with specimen or native trees at the ratios specified. As part of the application, the applicant proposes to satisfy the replacement matrix by providing eight, 24-inch box *Ginkgo biloba* trees that will line the existing driveway. As these replacement trees would be located within what is currently a large, well-landscaped green space, staff anticipates there will be adequate soil volume, soil depth, and light that would allow the trees to survive for the long term. These replacement trees would over time contribute in providing elements that would obscure the addition when viewed from the street. Therefore, the proposal would satisfy finding six. A condition of approval is included in Attachment B requiring the applicant to submit a final landscape plan to be approved by the Zoning Administrator prior to the issuance of a building or grading permit for this project. The plan would be reviewed to verify consistency with finding six and the replacement matrix.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would add a two-story element to the front of an existing two-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. 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 two-story addition to the existing two-story residence complies with applicable development standards in the Zoning Code. The proposed living area results in a floor area ratio that is compatible with the average floor area ratio of properties within the immediate neighborhood. The residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Lakeview Road via the existing driveway approach. Therefore, staff finds that the project would be consistent with 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 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 1,885 square-foot, two-story addition does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, Transportation Departments, Building and Safety Division, and Design and Historic Preservation Section reviewed the proposal. Although no concerns were raised, comments provided are included as recommended conditions of approval in Attachment B. These conditions would be reviewed for compliance as part of the building permit plan check process.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit and Private Tree Removal Permit can be made (Attachment A). This includes the additional findings to exceed neighborhood compatibility. The proposed project meets applicable development standards required by the Zoning Code, does not exceed the average FAR of the neighborhood, and would replace the protected tree removed in accordance with the City's replacement matrix. The proposed two-story addition to the existing two-story dwelling would not create a view impact, would continue to provide a substantial setback from the street, and would maintain the existing character of the neighborhood. Therefore, staff recommends approval of the Hillside Development Permit and Private Tree Removal 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 #6772

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The subject property is located in the RS-4-HD-SR (Single-Family Residential, 0-4 lots per acre, Hillside Development Overlay District) zoning district, which permits single-family residential uses by-right. The proposed addition to the first and second-story of an existing two-story dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building heights, and off-street parking requirements.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the RS-4-HD district is to provide areas for single-family residential neighborhoods. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The existing single-family residential use of the property is located in a neighborhood that is developed with single-family residential uses. The location of the dwelling and proposed additions 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 additions will generally be located in geologically stable portions of the site, and in area maintains sufficient distance from the public right-of-way. The improvements will be located in areas that will have minimal impact to drainage patterns.
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. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project will add a two-story element to the front of an existing two-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood will 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 two-story addition to the existing two-story residence complies with applicable development standards in the Zoning Code. The proposed living area results in a floor area ratio that is compatible with the average floor area ratio of properties within the immediate neighborhood. The residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Lakeview Road via the existing driveway approach. Therefore, staff finds that the project would be consistent with 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 proposed addition will not change the existing single-family residential use of the property that has functioned adequately on-site. The addition will be located in a geologically stable portion of the site, consistent with the general site standards of the Hillside Development Overlay. The proposed addition will be contained to the central portion of the lot, and constrained by the limits of the existing driveway, thereby limiting effects on adjacent properties downslope. Further, the addition maintains a substantial 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 analysis prepared by Byer Geotechnical, Inc. concluded that the proposed development is feasible from a geologic and soils engineering standpoint, provided advice and recommendations are implemented during construction. The addition will not be located on the most steeply sloping portions of the site, and vehicular access from Lakeview Road 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 proposed addition will transition the existing irregular shaped home into an L-shaped form while maintaining the same stylistic elements that define the existing residence. This includes hipped roofs, roof eaves, large windows, a stucco façade, and a shingled roof. The two-story volume will complement the existing two-story volume and the proposed height provides variation across the front elevation. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and will not alter the existing character.

The proposed two-story addition is setback approximately 119 feet from the front property line. Further, the massing narrows as it extends towards the front property line, which provides changing shadow lines, and building articulation. These circumstances contribute in minimizing the apparent size of the addition when viewed from the street. There also exists a variety of mature vertical and horizontal landscaped elements that will contribute in breaking up the perceived appearance of the addition. In general, areas of addition are located in an area and designed in a manner that visibility from off the property will be contained. The design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. Therefore, the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

The applicant has proposed the addition in an area that will not affect views protected by the Zoning Code. The abutting property to the north at 520 Lakeview Road is developed with a two-story dwelling that is situated at a similar elevation as the subject dwelling. There exist a limited number of second-story windows on the south and west elevations of the adjacent northerly property. While the proposed addition will be located in view of these adjacent windows, the proposal will not obstruct a protected view. Views that exist from the windows are of the open sky, existing foliage, private yards, and existing structures, which are not protected under the Zoning Code. Similarly, the addition will not create a view impact for abutting properties to the south, and those to the west across Lakeview Avenue because there does not exist a protected view. The addition will not be visible to adjacent properties to the east.

In November 2020, a temporary silhouette (story poles) was installed on the subject property. Staff followed with a visual inspection, photographing the project site in relation to abutting properties. A notice of application providing a minimum 14 day notification period was also mailed in accordance with the requirements of the Zoning Code. Based on site visits, staff confirmed that the proposed improvements will not impact any protected views from adjacent properties. Although portions of the silhouette are visible from various vantage points, there is no protected view obstruction. In addition, portions that are visible, are not centered directly in the view of the abutting properties, consistent with the intent of the Zoning Code. Therefore, staff has determined the project is consistent with the view protection standards of the Zoning Code.

Therefore, the design, location, operating characteristics, and size of the dwelling will be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

- The design, location, and size of proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots, as described in Section 17.29.060.D, and in terms of aesthetics, character, scale, and view protection.* The purpose of the Neighborhood Compatibility guidelines is to emphasize designs that consider the character and scale of existing development in the vicinity. Within a 500-foot radius, there are 87 parcels within the City of Pasadena jurisdiction. Three of these are vacant. Of the remaining 84 developed parcels, the median floor area is 2,272 square feet. Thirty-five percent above the median is 3,067 square feet. The proposal includes a dwelling with 4,351 square feet of floor area (excluding the garage) and exceeds Neighborhood Compatibility by 1,284 square feet. However, the addition is designed to comply with applicable development standards of the Hillside District and no view impacts will occur. The proposed project does not block views of culturally significant structures, downslope views of the valley floor, prominent ridgelines, and/or the horizon line from neighboring properties. The massing, scale, and articulation when viewed from the street is diminished by the distance setback, and the existing dense mature landscaping contributes significantly in breaking up the appearance of the project. The project does not exceed the maximums for gross floor area, lot coverage, height, and complies with setback requirements. Additionally, the findings to exceed neighborhood compatibility can be made because the massing, scale, and articulation will continue the condition present in the neighborhood. 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 two-story addition to the existing two-story dwelling will be located towards the center of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project does not require substantial changes to grading, drainage, and landscaping. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.
9. *No additional view impacts will occur to neighboring properties as a result of granting additional square footage.* The applicant has proposed the addition in an area that will not affect views protected by the Zoning Code. While the proposed addition will be located in view of neighboring properties, the granting of the additional square footage above neighborhood compatibility does not result in a view impact because there are no protected views. Views that exist from the windows are of the open sky, existing foliage, private yards, and existing structures, which are not protected by the Zoning Code.
10. *The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.* The proposed two-story addition is setback approximately 119 feet from the front property line. Further, the massing narrows as it extends towards the front property line, which provides changing shadow lines, and building articulation. There also exists a variety of mature vertical and horizontal landscaped elements that will contribute in breaking up the perceived appearance of the addition. In general, areas of addition are set in such an area and designed in a manner such that compatibility will be maintained when viewed from the public street.

Private Tree Removal Permit

11. *Describe how/why the project includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the adopted replacement matrix.* The 27" DBH *Olea europaea* tree, proposed to be removed, is specimen tree that exceeds the minimum protection size and therefore, is protected. Removal is proposed to accommodate the addition. As part of the application, the applicant proposes to satisfy the replacement matrix by providing eight, 24-inch box *Ginkgo biloba* trees that will line the existing driveway. As these replacement trees would be located within what is currently a large, well-landscaped green space, staff anticipates there will be adequate soil volume, soil depth, and light that would allow the trees to survive for the long term. These replacement trees will over time contribute in providing additional elements that would obscure the addition when viewed from the street.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6772

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, March 3, 2021," 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 1,885 square-foot, two-story addition to an existing two-story dwelling with an attached garage, and the removal of a protected *Olea europaea* tree on private property.
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 **PLN2019-00439** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Jason Van Patten, Current Planning Section, at (626) 744-6760 or jvanpatten@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. The removed of the protected tree shall require replacement according to the City's replacement matrix. A plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits referencing the replacement species, size, quantity, and location.
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.

Building and Safety Division

18. GOVERNING CODES: Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, *California Green Building Standard Code* and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
19. BUILDING CODE ANALYSIS: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy,

assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.

20. BEST MANAGEMENT PRACTICES: 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. These forms can be found at <http://www.cityofpasadena.net/planning/handouts/>.
21. SOILS REPORT REQUIRED. A soils engineer report is require for:
 - a. All new constructed single and multi-family residential, commercial, and industrial buildings.
 - b. An addition to a commercial or industrial building.
 - c. Second (2nd) story addition to existing one-story building.
 - d. Hillside construction, i.e. decks, retaining walls, and swimming pools.
22. GREEN CODE: Photocopy to plans and complete the 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at <https://ww5.cityofpasadena.net/planning/building-and-safety/informational-handouts/>.
23. REQUIRED PLANS AND PERMIT(S): In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, and grading plans as required. No deferred submittal. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

Fire Department

24. This project is located in a Extreme Fire Severity Zone and is required to comply with 2016 CFC; 2016 CRC Section R337, 2016 CBC Chapter 7A, Urban- International Wildland-Urban Interface Code (IWUIC) requirements.
25. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout the proposed structure per PMC Section 14.28.020.12 requirements. Plans shall be submitted to the Permit Center for Fire Department's review within 30 working days of the issuance of the Building Permit.
26. Minimum Fire Flow/Fire Hydrant: The structure shall have a minimum of 1500GPM fire flow required by Appendix-B and a fire hydrant within 600 feet of the building's all exterior first floor walls as required by Section 507 and Appendix-C of Title 24, Part 9, California Fire Code.

Public Works Department

27. 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.

28. The applicant shall demolish any existing and construct all new public improvements along the subject development frontage of Lakeview Road, including concrete drive approach per Standard Plan S-403; and concrete gutter only (no curb required) per Standard Plan S-406. All public improvements shall be completed prior to the issuance of Certificate of Occupancy.
29. In order to ensure that the developer maintains a clean and safe site during the construction phase of development, the applicant shall place a \$2,000 refundable deposit with the Department of Public Works prior to the issuance of any permit. This deposit is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, street trees, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control.
30. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . 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. All construction workers' vehicles shall be parked either on-site or on La Loma Road only. 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.

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.

In addition to the above conditions, the requirements of all applicable Pasadena Municipal Code (PMC) will apply and be implemented during the corresponding plan review and permitting. They may include but not limited to:

- Sidewalk Ordinance - Chapter 12.04
- Sewer Facility Charge – Chapter 4.53
- Residential Impact Fee – Chapter 4.17
- City Trees and Tree Protection Ordinance - Chapter 8.52
- Construction and Demolition Waste Ordinance - Chapter 8.62
- Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY – PROPERTIES WITHIN 500 FEET

1	5715-016-001	1350 COURT TER	RS4	HD	8,066	1,052	0.13
2	5715-016-015	525 LAKEVIEW RD	RS4	HD	9,418	1,145	0.12
3	5709-027-003	481 AVENUE 64	RS6	HDSR	4,977	1,300	0.26
4	5715-016-005	518 AVENUE 64	RS4	HD	7,654	1,344	0.18
5	5715-016-011	1325 LA LOMA RD	RS4	HD	7,691	1,346	0.18
6	5715-016-009	1347 LA LOMA RD	RS4	HD	7,702	1,347	0.17
7	5715-016-002	494 AVENUE 64	RS4	HD	7,035	1,370	0.19
8	5715-016-018	505 LAKEVIEW RD	RS4	HD	7,305	1,404	0.19
9	5715-016-003	500 AVENUE 64	RS4	HD	7,282	1,531	0.21
10	5715-016-008	1355 LA LOMA RD	RS4	HD	9,218	1,531	0.17
11	5709-027-005	495 AVENUE 64	RS6	HDSR	6,984	1,534	0.22
12	5715-016-019	499 LAKEVIEW RD	RS4	HD	7,529	1,550	0.21
13	5715-021-011	580 LAGUNA RD	RS4	HD	12,104	1,564	0.13
14	5715-016-012	1319 LA LOMA RD	RS4	HD	7,694	1,607	0.21
15	5715-016-010	1339 LA LOMA RD	RS4	HD	7,697	1,624	0.21
16	5709-027-004	491 AVENUE 64	RS6	HDSR	5,999	1,638	0.27
17	5715-016-007	536 AVENUE 64	RS4	HD	7,818	1,674	0.21
18	5709-027-012	555 AVENUE 64	RS6	HDSR	4,997	1,708	0.34
19	5709-027-007	515 AVENUE 64	RS6	HDSR	7,513	1,714	0.23
20	5709-027-011	545 AVENUE 64	RS6	HDSR	7,475	1,752	0.23
21	5709-027-006	505 AVENUE 64	RS6	HDSR	7,516	1,772	0.24
22	5715-016-006	526 AVENUE 64	RS4	HD	8,516	1,791	0.21
23	5715-021-013	1175 LA LOMA RD	RS4	HD	12,420	1,800	0.14
24	5715-024-017	1150 LA LOMA RD	RS4	HD	12,365	1,803	0.15
25	5715-025-006	1300 LA LOMA RD	RS4	HD	10,603	1,821	0.17
26	5709-027-010	539 AVENUE 64	RS6	HDSR	7,509	1,860	0.25
27	5715-025-001	1350 LA LOMA RD	RS4	HD	11,726	1,880	0.16
28	5715-016-020	1314 COURT TER	RS4	HD	7,249	1,940	0.27
29	5715-025-010	1274 LA LOMA RD	RS4	HD	10,071	1,964	0.20
30	5709-027-013	1379 LA LOMA RD	RS6	HDSR	5,272	1,971	0.37
31	5709-027-009	531 AVENUE 64	RS6	HDSR	7,506	1,976	0.26
32	5715-016-014	535 LAKEVIEW RD	RS4	HD	10,988	1,997	0.18
33	5715-017-005	506 LAKEVIEW RD	RS4	HD	23,504	2,043	0.09
34	5715-018-024	440 LAKEVIEW RD	RS4	HD	29,555	2,068	0.07
35	5715-021-014	1165 LA LOMA RD	RS4	HD	12,636	2,110	0.17
36	5715-017-021	520 LAKEVIEW RD	RS4	HD	23,485	2,111	0.09
37	5715-016-004	510 AVENUE 64	RS4	HD	7,448	2,119	0.28
38	5715-017-024	534 LAKEVIEW RD	RS4	HD	25,368	2,157	0.09
39	5715-025-002	1340 LA LOMA RD	RS4	HD	12,508	2,187	0.17
40	5715-015-016	1331 COURT TER	RS4	HD	12,152	2,195	0.18
41	5715-017-031	1265 LA LOMA RD	RS4	HD	20,197	2,249	0.11
42	5709-027-008	521 AVENUE 64	RS6	HDSR	7,490	2,254	0.30
43	5715-018-019	545 LAGUNA RD	RS4	HD	12,633	2,290	0.18
44	5715-018-017	470 LAKEVIEW RD	RS4	HD	46,585	2,414	0.05
45	5715-025-011	1272 LA LOMA RD	RS4	HD	12,711	2,423	0.19
46	5715-018-022	563 LAGUNA RD	RS4	HD	15,777	2,482	0.16
47	5715-026-023	1330 CLUBHOUSE DR	RS4	HD	19,925	2,492	0.13
48	5715-026-022	1430 AVENUE 64	RS4	HD	31,096	2,494	0.08
49	5715-024-011	741 BURLEIGH DR	RS4	HD	11,644	2,498	0.21
50	5715-021-012	1195 LA LOMA RD	RS4	HD	14,447	2,500	0.17

51	5715-016-013	555 LAKEVIEW RD	RS4	HD	7,651	2,516	0.33
52	5715-024-009	660 LAGUNA RD	RS4	HD	13,231	2,522	0.19
53	5715-024-018	761 BURLEIGH DR	RS4	HD	22,686	2,522	0.11
54	5715-017-023	607 LAGUNA RD	RS4	HD	14,392	2,531	0.18
55	5715-026-007	1320 CLUBHOUSE DR	RS4	HD	20,984	2,556	0.12
56	5715-025-013	657 LAGUNA RD	RS4	HD	20,043	2,563	0.13
57	5715-025-008	1290 LA LOMA RD	RS4	HD	12,003	2,600	0.22
58	5715-015-014	1344 ANNANDALE TER	RS4	HD	13,814	2,650	0.19
59	5715-017-016	579 LAGUNA RD	RS4	HD	12,923	2,667	0.21
60	5715-025-009	1305 CLUBHOUSE DR	RS4	HD	12,618	2,678	0.21
61	5715-017-015	502 LAKEVIEW RD	RS4	HD	22,625	2,722	0.12
62	5715-024-010	1200 LA LOMA RD	RS4	HD	20,475	2,728	0.13
63	5715-018-023	565 LAGUNA RD	RS4	HD	12,574	2,730	0.22
64	5715-017-028	1257 LA LOMA RD	RS4	HD	15,377	2,740	0.18
65	5715-025-003	1330 LA LOMA RD	RS4	HD	12,868	2,751	0.21
66	5715-024-012	1170 LA LOMA RD	RS4	HD	26,075	2,787	0.11
67	5715-017-017	575 LAGUNA RD	RS4	HD	12,155	2,835	0.23
68	5715-025-022	1345 CLUBHOUSE DR	RS4	HD	19,020	2,875	0.15
69	5715-016-021	511 LAKEVIEW RD	RS4	HD	11,325	2,884	0.25
70	5715-018-028	525 LAGUNA RD	RS4	HD	36,407	2,934	0.08
71	5715-017-022	601 LAGUNA RD	RS4	HD	17,149	2,997	0.17
72	5715-024-006	680 LAGUNA RD	RS4	HD	13,104	3,247	0.25
73	5715-021-010	560 LAGUNA RD	RS2	HD	31,241	3,315	0.11
74	5715-018-020	547 LAGUNA RD	RS4	HD	15,870	3,399	0.21
75	5715-017-018	585 LAGUNA RD	RS4	HD	12,535	3,461	0.28
76	5715-025-007	1325 CLUBHOUSE DR	RS4	HD	11,525	3,525	0.31
77	5715-015-017	1322 ANNANDALE TER	RS4	HD	13,425	3,596	0.27
78	5715-025-016	1275 CLUBHOUSE DR	RS4	HD	157,633	3,810	0.02
79	5715-017-027	623 LAGUNA RD	RS4	HD	14,432	3,852	0.27
80	5715-025-012	1260 LA LOMA RD	RS4	HD	25,690	3,861	0.15
81	5715-021-015	1147 LA LOMA RD	RS4	HD	36,805	4,050	0.11
82	5715-024-005	700 LAGUNA RD	RS4	HD	19,856	4,156	0.21
83	5715-015-015	1345 COURT TER	RS4	HD	12,854	4,314	0.34
84	5715-018-015	450 LAKEVIEW RD	RS4	HD	31,521	8,879	0.28
85	5715-017-029	550 LAKEVIEW RD	RS4	HD	12,026	Vacant	-
86	5715-017-030	1275 LA LOMA RD	RS4	HD	12,002	Vacant	-
87	5715-025-014	1331 CLUBHOUSE DR	RS4	HD	1,218	Vacant	-
					Median	2,272	AVG FAR
					+35%	3,067	0.19