



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: February 17, 2021

TO: Hearing Officer

SUBJECT: Variance #11932

LOCATION: 1465 Pegfair Estates Drive

APPLICANT: Charles and Andrea Hargrove

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

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Alison Walker

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Variance #11932 with the conditions in Attachment B.

PROJECT PROPOSAL: Variance: To facilitate the construction of an addition to an existing accessory structure (detached office), the applicant requests the following applications:

1. Variance: To allow the addition to the accessory structure to be located between a street property line and the residence; and,
2. Minor Variance: To allow an accessory structure to encroach into the required front yard setback on a double frontage lot.

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, §15303(e), Class 3, New Construction or Conversion of Small Structures). There are no features that distinguish this project from others in the exempt class; therefore there are no unusual circumstances. This class exemption exempts from environmental review specifically accessory structures including garages, carports, patios, swimming pools, and fences.

BACKGROUND:

Site characteristics:

The site is a double frontage lot with the primary street frontage along Pegfair Estates Drive (south) and the secondary street frontage along Lida Street (north). The lot size is approximately 11,648 square feet. The site is currently developed with 2,530 square foot one-story single-family residence with a two-car attached garage, and an existing 123 square foot one-story detached office at the north side of the property. The topography of the site is relatively flat in the center of the lot with a downwards slope and grade difference of approximately 10 feet down to Lida Street, an upwards slope towards the western property line with a grade difference of 12 feet, and downwards slope towards Pegfair Estates Drive with a maximum grade difference of 12 feet at the southeast corner of the site.

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 applicants and property owners, Charles and Andrea Hargrove, have submitted a Variance application to allow the construction of an addition to an existing detached accessory structure to be located between a street property line and the residence and to encroach into a required front yard setback. The subject property is a double-frontage lot with street frontages along Pegfair Estates Drive and Lida Street. The location of the proposed 247 square-foot accessory structure addition would be set back 14'-8" from the property line along Lida Street, where the minimum

required front yard setback is 25 feet. The proposed office would be attached to the existing structure, and would be set back 1'-8" further from the Lida Street property line than the existing structure.

The subject property is located within the RS-4 HD (Single-Family Residential, Hillside Overlay) zoning district. A Variance is required to have an accessory structure located between a street property line and the residence, and a Minor Variance is required for the reduction of the required front yard setback.

ANALYSIS:

A Variance or Minor Variance application allows the City to review whether a deviation from the Zoning Code can be granted for a project. It may only be granted when, because of special circumstances applicable to the subject property, the strict application of the Zoning Ordinance denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts, or creates an unnecessary and non-self-created hardship or unreasonable regulation that makes it obviously impractical to require compliance with the applicable development standards. A Variance or Minor Variance shall not be granted if the granting of the application would be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety, or general welfare.

Variance: To allow an accessory structure (detached office) to be located between a street property line and the residence

Pursuant to Section 17.29.060(C) of the Zoning Code, accessory structures in the Hillside Overlay District, except for detached garages, must be located behind the rear wall plane(s) of the primary structure. The proposed project consists of the construction of a new accessory structure (detached office) to be located between the primary residence and the secondary site frontage.

To provide context of the topography of the site, the subject property is a rectangular-shaped, double-frontage, interior lot with street frontages along Pegfair Estates Drive and Lida Street. The average slope of the site is 23.87%, with 3,629 square feet of the 11,648 square foot lot having a slope of 50% or greater. The site's sloped areas are located near the northern, western, and southeastern property lines. The majority of the site's flat open space area is located between the primary residence and the secondary frontage on Lida Street.

The existing single-family residential structure is set back 25 feet from the Pegfair Estates Drive property line and 40 feet from the Lida Street property line. The area between Pegfair Estates Drive and the primary structure functions as the residence's front yard where the front entrance to the residence is located and consists of landscaping and paved driveway providing access to a two-car attached garage. Both vehicular and pedestrian access to and from the residence is provided only at the Pegfair Estates Drive street frontage.

The secondary frontage of the site is located along Lida Street where the majority of the site's open space is located, and functions as the property's rear yard. This area is presently developed with a 120 square-foot detached accessory structure with a 13-foot setback from the Lida Street property line. As proposed, the proposed office would be attached to the existing structure and would be set back 14'-8" from the Lida Street property line, and partially screened from Lida Street by an existing fence.

By definition, a double-frontage lot does not have a rear property line, therefore, there is no rear plane of the primary structure. Based on this definition and the current requirement that accessory structures in the Hillside Overlay district must be located behind the rear wall plane of the primary structure, there is no developable area in which an accessory structure could be constructed and be Code compliant on this lot. Strict application of the Code would make it so that no accessory structure may be constructed on this lot.

In reviewing the Variance request to allow the accessory structure addition between the secondary frontage property line and the primary structure, staff finds that there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district. As discussed, based on the definition of the double frontage lot and the requirement that accessory structures in the Hillside Overlay district must be located behind the rear wall plane of the primary structure, there is no developable area in which an accessory structure could be constructed and be Code compliant on this lot.

The ability to have a detached accessory structure is a substantial property right of the property owner that many other owners in the surrounding Residential Single-Family neighborhood enjoy. The proposed accessory structure would be attached to an existing, legally nonconforming accessory structure, and the total area of all accessory structures will be less than the maximum aggregate and individual structure size allowed: 600 square feet. Other than the Variance and Minor Variance requests, the accessory structure would be Code compliant.

It is not anticipated that the location of the detached office addition at the front of the property would be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. In addition, the construction would be required to comply with all applicable Fire Department and Building and Safety Division standards through the City's plan check process.

Minor Variance: To allow an accessory structure (detached office) to be located within the required front yard setback

Zoning Code Section 17.50.250.D.1 (Accessory Structure - Location), accessory structures, including pool and spa, shall not occupy a required front setback. Section 17.29.050.B.1 of the Zoning Code states that, within the Hillside Overlay district, the minimum required front yard setback for the main structure, and accessory structures other than garages, shall be 25 feet. The new accessory structure would be setback 14'-8" from the Lida Street property line, a deviation of 10'-4" and requires the review and approval of a Minor Variance.

As previously stated, the subject property is a double-frontage lot, in which, the property's primary frontage is located along Pegfair Estates Drive. The secondary frontage along Lida Street does not have vehicular or pedestrian access and functions as the rear yard for the property. The site is unique in that the required setback along the area functioning as the site's rear yard is subject to a requirement of 25 feet, as opposed to the minimum five-foot rear setback requirement for detached accessory structures on a single frontage lot.

Staff finds that there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district. The subject property is a double-frontage lot, where the required setback along the area serving as the site's rear yard is subject to 25 feet. Furthermore, the required minimum setback of 25 feet combined with the existing 40 feet setback results in an area that is 15 feet wide, which, in conjunction with

Section 17.50.250.F.2 requirement for six feet separation between structures, would limit the development area

As discussed previously, the ability to have a detached accessory structure is a substantial property right of the property owner that many other owners in the surrounding Residential Single-Family neighborhood enjoy, and other than the Variance and Minor Variance requests, the accessory structure would be Code compliant.

Lastly, granting the Minor Variance for a reduced front setback would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare. The proposed detached accessory structure addition would be located on a flat portion of the site, approximately 10 feet higher in elevation when compared to the street and sidewalk along Lida Avenue. The existing tree canopies, landscaping, and fence would screen the proposed office; therefore, the structure would be minimally visible from the public right-of-way. In addition, the proposed area would be set back over 17 feet from the western side property line and set back more than 50 feet from the eastern side property line, in compliance with the minimum five-foot side yard setback requirement for accessory structures.

It is not anticipated that the location of the detached office addition encroaching 10'-4" into the front yard setback on the secondary frontage would be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. In addition, the construction would be required to comply with all applicable Fire Department and Building and Safety Division standards through the City's plan check process.

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 and the character of the single-family neighborhood would be maintained. The new accessory structure is in conformance with the General Plan, including Policy 21.3 and 22.2 (Residential Neighborhoods – Neighborhood Character and Garages and Accessory Structures), which encourages development to maintain elements of the residential street that unify and enhance the character of the neighborhood. Several other property owners already enjoy this substantial property right in the surrounding neighborhood, and the structure would be located and designed so that it would not dominate the appearance from street views. The accessory structure will be screened by the existing fence and landscaping so that it is not visible from Lida Street. In addition, the new detached office is located at a higher grade elevation compared to the street and sidewalk elevation along Lida Street, therefore, further screening it from the public right-of-way.

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, §15303(e), Class 3, New Construction or Conversion of Small Structures). There are no features that distinguish this project from others in the exempt class; therefore there are no unusual circumstances. This class exemption exempts from environmental review specifically accessory structures including garages, carports, patios, swimming pools, and fences.

COMMENTS FROM OTHER DEPARTMENTS:

The Design and Historic Preservation Section has reviewed the project and had no comments. The Building and Safety Division and Public Works Department have provided conditions of approval, which are included in Attachment B.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Variance to allow the accessory structure attached to an existing accessory structure to be located between a street property line and the residence and the Minor Variance to deviate from the front yard setback requirement can be made. Staff finds that exceptional or extraordinary circumstances and conditions existing on the subject double frontage lot, which warrants the approval of the Variance and Minor Variance for the location of the detached accessory structure and encroachment into the required front setback. The detached office location would not be detrimental to surrounding properties and to other residences in the immediate neighborhood. Staff recommends approval of the Variance and Minor Variance, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

ATTACHMENTS:

Attachment A: Variance and Minor Variance Findings
Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR VARIANCE #11932

Variance: To allow an accessory structure (detached office) to be located between a street property line and the residence

1. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same RS-4 HD (Single-Family Residential, Hillside Overlay) zoning district. The subject property is a double frontage lot, in which there is no rear property line and there are two frontages with the primary frontage on Pegfair Estates Drive and the secondary frontage on Lida Street. As a result, there is no rear yard and no rear plane of the primary structure. Given that there is no rear yard, there is no developable area in which an accessory structure could be constructed and be Code compliant on this lot. The majority of the site's flat open space is located between the secondary frontage and the primary residence with limited visibility from and no vehicular access on Lida Street, and, therefore, the area functions as a rear yard. The accessory structure addition will be located in the area that functions as the rear yard, though the double frontage lot does not, as defined by Code, have a rear yard.
2. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* The ability to have an accessory structure which is subordinate to, and detached from the main structure, the use of which is incidental and subordinate to that of the main structure is a substantial property right of the property owner that many other owners in the surrounding single-family residential neighborhood enjoys. A detached office structure is a permitted use by right in the RS-4 HD zoning district and such structures are generally located in the rear yard of a single-family property. Granting the Variance is necessary to prevent unreasonable property loss and unnecessary hardship to the property owner, as there is no defined "rear plane" of the existing primary structure due to the characteristics of the double frontage lot. Strict application of the Zoning Code does not allow for the development of accessory structure additional area on the subject site due to the double frontage lot requirements.
3. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The accessory structure addition will be located on a flat, open portion of the site, in which there is no vehicular or pedestrian access. The existing accessory structure and the proposed addition will be approximately 10 feet higher in elevation when compared to the street and sidewalk along Lida Street. It will be screened by the existing fence and existing landscaping, therefore not visible from the public right-of-way. Furthermore, the Building and Safety Division and Public Works Department reviewed the project and expressed no concerns regarding the proposal. Lastly, the proposed accessory structure area will be set back more than five feet from all property lines, in compliance with the minimum five-foot side yard setback requirement for accessory structures.
4. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* 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 and the character of the single-family neighborhood would be maintained. The new accessory structure is in line with the General Plan, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of the residential street that unify and enhance the character of the neighborhood, as several other property owners already enjoy this substantial property right in the surrounding neighborhood. Furthermore, the accessory structure addition would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district as detached accessory structures for an incidental use (office) with a maximum area of 600 square feet are a permitted accessory use throughout the RS-4 (Single-Family Residential) zoning district and throughout the Hillside Overlay district. Other than where the Variance and Minor Variance are requested, the accessory structure will be Code compliant.

5. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant to comply with the City's development standards has not been considered a factor throughout the review of this application.

Minor Variance: To allow an accessory structure (detached office) to be located within the required front yard setback

6. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same RS-4 HD (Single-Family Residential, Hillside Overlay) zoning district. The subject property is a double frontage lot, in which, the property's primary frontage is located along Pegfair Estates Drive and secondary frontage along Lida Street. The existing single-family residential structure is set back 25 feet from the primary frontage property line and is set back 40 feet from the secondary property line. The area between Pegfair Estates Drive and the primary structure functions as the residence's front yard where the front entrance to the residence is located and consists of landscaping and paved driveway providing access to a two-car attached garage.

Notably, the area at the other frontage, between Lida Street and the primary residence functions as the rear yard, with ample landscape screening from the street 10 feet lower in elevation. The site is unique in that the area serving as the site's rear yard is subject to a minimum setback requirement of 25 feet, as opposed to the minimum five-foot rear setback requirement for detached accessory structures on a single frontage lot.

Furthermore, the required minimum setback of 25 feet combined with the existing 40-foot setback results in an area that is 15 feet wide, which would limit the development area. A new accessory structure would also need to meet the requirements of Section 17.50.250.F.2 for a minimum six feet separation between structures. Due to the location of the existing primary structure and the double frontage lot requirements applied to the site, the unique circumstances of the property result in insufficient development area for a detached office structure.

7. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* The ability to have a detached accessory structure of 600 square feet or less with a use that is subordinate to the primary single family use is a substantial property right of the property owner that many other owners in the surrounding single-family residential

neighborhood enjoys. A detached office accessory structure is permitted use by right in the RS-4 zoning district and are generally located in the rear yard of a single-family property. The structure will be attached to an existing legally nonconforming accessory structure in the flat open space area between the existing primary structure and the Lida Street secondary frontage property line. Due to the location of the existing structure, the required 25-foot setback from the property line along Lida Street, and the structure separation requirements, strict application of the Zoning Code limits the development of a detached accessory structure on the subject site. Granting the Minor Variance is necessary to prevent unreasonable property loss and unnecessary hardship to the property owner.

8. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The accessory structure will be located on a flat, open portion of the site, in which there is no vehicular or pedestrian access. The existing accessory structure and new office structure area will be approximately 10 feet higher in elevation when compared to the street and sidewalk along Lida Street. It will be screened by the existing fence and existing landscaping, therefore not visible from the public right-of-way. Furthermore, the Building and Safety Division and Public Works Department reviewed the project and expressed no concerns regarding the proposal. Lastly, the proposed accessory structure addition will be set back more than five feet from all property lines, in compliance with the minimum five-foot side yard setback requirement for accessory structures.
9. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* 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 and the character of the single-family neighborhood would be maintained. The new accessory structure is in line with the General Plan, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of the residential street that unify and enhance the character of the neighborhood, as several other property owners already enjoy this substantial property right in the surrounding neighborhood. Further, the accessory structure addition would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district as detached accessory structure buildings for an office use are a permitted accessory use throughout the RS-4 (Single-Family Residential) zoning district and throughout the Hillside Overlay district. Other than where the Variance and Minor Variance are requested, the accessory structure will be Code compliant.
10. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant to comply with the City's development standards has not been considered a factor throughout the review of this application.

ATTACHMENT B
RECOMMENDED CONDITIONS FOR VARIANCE #11932

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

General

1. The site plan and elevations submitted for building permits shall substantially conform to plans submitted with this application stamped “Approved at Hearing, February 17, 2021” except as modified herein.
2. This approval allows for the following entitlements, as depicted in the plans submitted with this application, stamped “Approved at Hearing, February 17, 2021”, including a Variance and Minor Variance to allow a new accessory structure attached to an existing accessory structure to be located between a street property line and the residence and to encroach 10’- 4” into the required 25-foot front yard setback. The new accessory structure addition has a front yard setback of 14’- 8” from the front property line along Lida Street.
3. 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 applicant or successor in interest shall meet the applicable code requirements of all City Departments.
4. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
5. The proposed project, Activity Number **ZENT2020-10076**, 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 the case planner, Alison Walker, Current Planning Section, at awalker@cityofpasadena.net or (626) 744-6742 to schedule an inspection appointment time.

Planning Division

6. 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.
7. 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).
8. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

9. 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.

Building and Safety Division

10. The project shall 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.
11. At submittal of Building Plan Check, 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. Provide complete routing plans for sewer drainage piping from the furthest most fixtures to sewer lateral. Indicate on plans slopes and cleanouts. Minimum slope of sewer line and drainage piping is 2%.
12. At submittal of Building Plan Check, photocopy to plans and complete the 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.
13. At submittal of Building Plan Check, 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 <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>
14. At submittal of Building Plan Check, 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.

Public Works Department

15. 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.
16. In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:
 - o Sewer Facility Charge - Chapter 4.53 of the PMC
The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to

the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.
- City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the support of the Urban Forestry Advisory Committee. No trees shall be damaged by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree. Refer to <https://www.cityofpasadena.net/public-works/parks-and-natural-resources/urban-forestry/> for guidelines and requirements for tree protection.