



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: February 17, 2021

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6864

LOCATION: 515 Covington Place

APPLICANT: Luke Hamilton

ZONING DESIGNATION: RS4-HD-LD21 (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District and South Grand-Covington Place Landmark District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Katherine Moran

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6864 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow the construction of a 1,334 square-foot, two-story addition to the rear of the existing house and a 1,203 square-foot basement to the existing 3,181 square-foot, two-story single-family residence, with an attached 462 square-foot garage. The application includes a 775 square-foot first-story addition, a 559 square-foot second-story addition, demolition of 117 square feet on the ground floor, and a new 1,203 square-foot basement. The project would result in a 4,398 square-foot residence with an attached 462 square-foot garage and 1,203 square-foot basement. A Hillside Development Permit is required for any new square footage above the first story. No protected trees are proposed to be removed as part of the project.

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 1,334 square-foot, two-story addition of an existing two-story dwelling 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 at the end of the cul-de-sac on the north side of Covington Place. The 18,111 square-foot property is developed with an existing two-story single-family dwelling including an attached two-car garage and a detached accessory structure. The site topography is generally flat at the location of the existing improvements. The average slope across the site (areas less than 50 percent slope) is 6 percent.

Adjacent Uses:

North – Single-Family Residential
South – Single-Family Residential
East – Single-Family Residential
West – Single-Family Residential

Adjacent Zoning:

North – RS4-HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
South – RS4-HD-LD21 (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District and South Grand-Covington Place Landmark District)
East – RS4-HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
West – RS4-HD-LD21 (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District and South Grand-Covington Place Landmark District)

Previous Zoning Cases on this Property: None.

PROJECT DESCRIPTION:

The applicant, Luke Hamilton, on behalf of the property owners, has submitted a Hillside Development Permit application to allow the construction of a 1,334 square-foot, two-story addition to the rear of the existing house and a new 1,203 square-foot basement to the existing 3,181 square-foot, two-story single-family residence, with an attached 462 square-foot garage. The application includes a 775 square-foot first-story addition, a 559 square-foot second-story addition, demolition of 117 square feet on the ground floor, and a new 1,203 square-foot basement. The project would result in a 4,398 square-foot residence with an attached 462 square-foot garage and 1,203 square-foot basement. A Hillside Development Permit is required for any new square footage above the first story. No protected trees are proposed to be removed as part of the project. The property is zoned RS4-HD-LD21 (Hillside Overlay District and South Grand-Covington Place Landmark District).

ANALYSIS:

The existing residence is a two-story dwelling consisting of four bedrooms and five bathrooms along with kitchen, dining, living areas, and an attached garage. The two-story 1,334 square-foot, square-foot addition consists of a 775 square-foot first-story addition, 559 square-foot second-story addition, and a new 1,203 square-foot basement, all located at the rear of the existing dwelling. As a part of the project, 117 square feet of the existing dining room and den would be demolished. The resulting gross floor area of the project is a 4,398 square-foot residence with an attached 462 square-foot garage and 1,203 square-foot basement. The site also contains an existing 153 square-foot detached accessory structure located behind the residence at the northeast corner of the property.

Hillside Development Permit

The subject property is located within the RS4-HD-LD21 (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 development standards of the Hillside Development Overlay.

In addition to the following discussion, an outline of development standards is provided in Table A (page 10) to show compliance with all of the applicable development standards.

Floor Area

In the RS4-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 and carport areas), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater than 50 percent slope, or any access easement on the lot must be deducted from the lot area when calculating the maximum allowable gross floor area. In cases, where the average slope (excluding areas sloping equal to or greater than 50 percent and the pole portion) 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 18,111 square feet and no portion of the property slopes equal to or greater than 50 percent, nor are there any access easements on the lot. Furthermore, using the contour information taken from a topographic survey of the site, the applicant calculated an average slope of approximately six percent. Based on the calculation applicable to the RS4-HD zoning district, the maximum allowed floor area is 5,028 square feet.

The project proposes a 4,398 square-foot residence with an attached 462 square-foot garage, in addition to the existing 153 square-foot accessory structure resulting in a total gross floor area of 5,013 square feet. Given the proposed basement would not have any exposed walls, it is not counted toward the gross floor area. Therefore, the project is in compliance with the maximum allowable floor area.

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 18,111 square-foot lot is 6,339 square feet. The proposed lot coverage is approximately 26 percent, or 3,905 square feet, which complies. This calculation includes the building footprint, the existing and proposed covered patio areas, and the existing accessory structure.

Setbacks

The minimum front setback requirement for the main structure in the Hillside Overlay District is 25 feet, measured from the front property line. The existing residence is setback approximately 35 feet and complies with the minimum 25-foot front setback requirement.

Additionally, the minimum front setback for an attached garage is 25 feet. The existing garage maintains a front setback of approximately 42 feet which complies with the minimum front setback for an attached garage.

The required interior side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of ten feet. The lot width measures across the lot at the required front setback line, in this case, 25 feet from the front property line. According to the plans submitted, the lot width at the front setback line is 102'-3", resulting in a minimum required side setback of 10 feet. The proposed setback for the addition is 31'-3" from the west

side property line and 43 feet from the east side property line, which exceeds the minimum side setback requirement. As such, the proposed setbacks comply with the minimum side setback requirement.

The minimum required rear setback is 25 feet. The setback measured from the proposed addition to the rear property line is 25'-3", which complies with the minimum rear setback requirement. A legally non-conforming portion of the existing residence is located within the rear 25 feet and is being demolished as a part of the project.

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

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

The project proposes a building height of 23'-9" measured from the adjacent elevation of the existing grade, and an overall height of 28'-3", measured from the lowest grade to the highest ridge as the structure does not exceed a height of 28 feet at any point on the site, 35 feet overall, the proposed residence complies with both standards for building height.

Parking

Single-family dwellings are required to provide two covered parking spaces in the Hillside Development Overlay. Additionally, properties within the Hillside Overlay District are required to provide a minimum of four guest parking spaces on a site fronting a street where parking is prohibited on both sides of the street at the site, or a minimum of two guest parking spaces on a site fronting a street where on-street parking is allowed. Guest parking spaces may be located in the driveway, in side-by-side and/or tandem configurations.

The existing 462 square-foot two-car garage attached to the front of the residence is compliant with the two-car covered parking requirements. The garage will continue to be accessible from Covington Place. The portion of Covington Place fronting the property allows street parking, therefore two guest parking spaces are required for the project. The existing driveway will continue to provide the required two guest parking spaces. Therefore, the project complies with the parking requirement.

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 49 parcels within Pasadena, all of which are developed with single-family residences. The median floor area of these houses is 3,516 square feet and 35 percent above the median is 4,747 square feet. The proposal includes a dwelling with 4,398 square feet of floor area (excluding the existing garage, proposed basement, and existing accessory structure) and complies therefore with the Neighborhood Compatibility requirement.

Architecture and Setting

The existing dwellings in the neighborhood are primarily of two-story colonial architecture, and is consistent with the neighborhood's overall architectural character.

The existing residence is two stories with four bedrooms and five bathrooms. The proposed project consists of a two-story addition to the rear of the existing residence. The first floor addition consists of a new kitchen, pantry, great room, and covered patio areas. The second floor addition consists of adding a new master bedroom and master bathroom. The new basement would feature a lounge, project room, laundry room, and bathroom. The basement would be accessible internally from the main level. Approximately 117 square feet of the existing first floor den and dining area will be demolished as a part of the project. The property has an existing pool that would be demolished in order to facilitate the addition.

The subject site is located at the end of the cul-de-sac and the additions are oriented and designed in a manner that they would not be visible along Covington Place and visibility from off the property would be limited. The design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. The applicant has designed the proposed addition with style, forms, massing, and materials that are consistent with the existing colonial architecture including the 5:12 roof pitch, stucco and horizontal wood siding, divided lite windows, and louvered shutters, paint color, etc. 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.

Design and Historic Preservation Analysis

The Design and Historic Preservation Section reviewed the project due to its location within the South Grand – Covington Place Landmark District.

The Neoclassical Revival style house was built in 1959 and it, as well as the existing garage, is a contributor to the South Grand – Covington Place Landmark District. The house is identified as a contributor as it was built within the period of significance for the District (1905-1965) and retains a high degree of architectural integrity. As a contributor, the house is not significant on its own as an individual resource, but rather because it, along with a grouping of other similar properties, retains architectural integrity on the exterior and represents the Period Revival architectural style, most notably, the Neoclassical Revival style. The house would not be rendered "non-contributing" by the proposed project and the South Grand – Covington Place Landmark District would continue to retain enough contributing properties within the district boundaries to satisfy the 60 percent minimum requirement to remain a Landmark District.

Pursuant to 15300.2.f of the California Environmental Quality Act (CEQA) Guidelines, a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. A substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. The CEQA Guidelines also further provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance.

As proposed, the scope of the project, would not substantially adversely change the significance of the resource because the proposed alterations to the street facing elevation, including the revisions to the front porch, and the proposed trash enclosure and front yard garden wall and gate are compatible alterations.

Certificate of Appropriateness:

Pursuant to PMC Section 17.62.090, the scope of the proposed project would require a Certificate of Appropriateness to ensure it is consistent with the applicable design guidelines and the Secretary of the Interior's Standards for Rehabilitation. The applicable standards and guidelines for this project are:

The Secretary of the Interior's Standards For Rehabilitation

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design Guidelines for Historic Districts

5.2: Avoid adding elements or details that were not part of the original building.

5.12: Avoid adding ornamentation or other decorative elements, unless thorough research indicates that the building once had them.

8.1: Design an addition so that it will not obscure or damage character-defining features (such as windows, doors, porches, brackets or roof lines). An addition that implies an earlier or later period than that of the building is inappropriate. An addition that [has] details that are not a part of the historic style of the building is inappropriate.

- 8.2: An addition should respect the proportions, massing and siting of an historic building. The form, solid to void relationship and detailing of an addition should be compatible with the historic building. Set a side addition back from the primary facade in order to allow the original proportions, form and overall character of the historic building to remain prominent. If an addition would be taller than the main building, set it back substantially from primary character-defining facades. A small “connector” linking the historic building and the addition may be considered.
- 8.3: The materials of an addition should be similar to that of the original structure.
- 8.5: Windows in an addition that are visible from the public way should be compatible with those of the historic structure. Windows should be different in design or detailing to help distinguish the addition as being new.

As proposed, the massing, proportions and detailing of the project are consistent with the applicable standards and guidelines described above. The addition and site features respect the proportions of the historic home, and allows the form and overall character of the historic building to remain prominent. In addition, the revisions to the stairs that are attached to the front porch are appropriate as the porch and entryway would remain intact. However, staff recommends several conditions of approval in Attachment B to further ensure the project’s consistency with the above referenced standards and guidelines.

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 impact views protected by the Zoning Code. The project site is located at the end of a cul-de-sac on a relatively flat lot and the two-story addition is proposed as a rear extension on a flat portion of the lot. Therefore, view impacts will be minimal as the addition would not be easily visible from Covington Place, or from the property to the south at 510 Covington Place. The abutting properties to the north, south, and west are single-family residences located at 525 Covington Place (west), 500 Madeline Drive (north), and 1177 Hillside Road (east).

The residence located 525 Covington Place would have limited views of the proposed addition as the addition would be an expansion in the opposite direction away from the neighboring residence. The residence located at 500 Madeline Drive would also be negligibly impacted as the proposed addition would be over 60 feet away from the north side property line. The height of the addition would be consistent with the existing two-story residence’s height, and the width of the residence would not increase, thus the addition would not appear as altering existing height or massing from 500 Madeline Drive. The adjoining property located to the east is 1177 Hillside Road and is buffered from the project site by an east ascending slope which is approximately 50 feet tall. Therefore, views from within the interior of the adjacent single-family residential structures at 525 Covington Place, 500 Madeline Drive, and 1177 Hillside Road are limited to portions of the

neighboring project site's existing structure and the sky above. Since the proposed project will continue to maintain the general height of the existing residence, these existing view conditions would not be impacted. Due to the site's topography and the general topography of the neighborhood, there are no protected views from adjacent properties that could be impacted.

In January 2021, a temporary silhouette (story poles) was installed on the subject property. Staff conducted 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 the site visit, it is the staff's position 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. Therefore, staff has determined the project minimizes view impacts and 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

Section 17.29.050.D of the City's Zoning Code states that 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. Therefore the project complies with the Arroyo Seco slope bank requirements.

Preliminary Geotechnical Report

Environmental Geotechnical Laboratory, Inc. conducted a geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the report is to evaluate the subsurface conditions that may affect site stability or structural integrity. Environmental Geotechnical Laboratory, Inc. explored the subsurface conditions around the location of the proposed addition by excavating two four-inch diameter hand-auger borings to a depth of 18 feet below the surface. Based on the investigation, Environmental Geotechnical Laboratory, Inc. concluded that the proposed construction is feasible from a geotechnical standpoint, provided recommendations are followed.

Table A: RS-4 and Hillside Overlay Development Standards

Development Feature	Required	Proposed	Analysis
RS-4 – Single-family Residential and Hillside Overlay Development Standards			
Setbacks			
Front (Southwest): Garage Residence	25 feet	42' (Existing) 35' (Existing)	Complies
Interior Side (West & North)	10 feet or (10% of lot width, minimum of 5 feet – maximum of 10 feet)	31'-3" (West) 60'-5" (North)	Complies
Rear (East)	25 feet	25'-3"	Complies
Maximum Site Coverage	6,339 square feet or 35 percent	3,905 square feet or 26 percent	Complies
Floor Area Ratio	5,028 square feet	5,013 square feet	Complies
Minimum Parking	2 covered spaces	2 car garage	Complies
Maximum Allowable Height- Primary Structure	28 feet at any point from existing grade; and 35 feet from lowest point where the building touches finished grade to highest point of the building	28'	Complies
Guest Parking	2 on-site guest spaces	2 guest spaces	Complies
Neighborhood Compatibility within a 500-foot radius	Median – 3,516 square feet Median + 35 percent – 4,747 square feet	4,398 square feet	Complies

The proposed addition to the existing residence would not be injurious to adjacent properties or uses, or would the development be detrimental to environmental quality, quality of life, or health, safety, and welfare of the public. Furthermore, the proposed addition is consistent with the objectives and policies of the Hillside Overlay District and the Design Principles of the General Plan. These design standards are specific to development of residential properties located within the Hillside Overlay District, which include architectural features, exterior wall features, privacy, support structures, and colors and materials. The proposed project has incorporated the building design standards, location of structures to reduce impacts to protected views, and variation of architectural elements that are consistent with surrounding uses, and most importantly the protection of the existing trees.

TREE PROTECTION AND LANDSCAPING:

The applicant provided a tree inventory, which identified 24 trees on private property. Of these 24 trees, four are protected by the City’s Tree Protection Ordinance based on the species, size, and location on the property. The applicant proposes to retain all four protected trees and to remove 19 of the 24 non-protected trees. Of the 19 trees proposed for removal, none qualify for the replacement thresholds of Section 17.44.070 (Landscape Standards). Based on the information provided by the applicant, none of the existing trees or canopies would overlap with the proposed addition. Along with maintaining all protected trees, the applicant proposes landscape improvements within as a part of the project. A final landscape plan would be reviewed during the

Building Permit plan check process for consistency with landscape requirements of the Zoning Code.

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 be a two-story addition to the rear 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 all the development standards set forth in the City's Zoning Code. The proposed living area of 4,398 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes to maintain the existing architectural style, color palette, and materials that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences and would not be visible from Covington Place. Vehicle access to the site will continue to occur from Covington place 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 1,334 square-foot, two-story addition of an existing two-story dwelling 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 Department, Public Works Department, Department of Transportation, Building and Safety Division, Design and Historic Preservation Section, and Water and Power Division reviewed the proposal. The Department of Transportation, Fire Department, and Water and

Power Division had no comments. The Building and Safety Division, Design and Historic Preservation Section, and Public Works Department provided comments that are included as recommended conditions of approval in Attachment B.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a 1,334 square-foot, two-story addition and 1,203 square-foot basement to the existing 3,181 square-foot, two-story single-family residence, resulting in a 4,398 square-foot residence with an attached 462 square-foot garage can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code for the RS4-HD-LD21 zoning district and the additional development standards required within the Hillside Overlay District including the Neighborhood Compatibility guidelines of the Hillside Ordinance. Given that the proposed project is to allow a two-story addition to an existing single-family residence and would have to comply with all Building Code requirements, the proposed project would not be detrimental or injurious to surrounding properties or improvements. Therefore, staff recommends approval of the Hillside Development Permit, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

ATTACHMENTS:

- Attachment A: Findings
- Attachment B: Conditions of Approval
- Attachment C: Neighborhood Compatibility Analysis

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6864

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.* A single-family residential use is a permitted use within the RS4-HD-LD21 (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District and South Grand-Covington Place Landmark District) Zoning District. The proposed two-story addition to an existing single-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS4-HD-LD21 Zoning District.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS4-HD-LD21, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS4-HD-LD21 zoning district and Hillside Overlay such as setbacks, lot coverage and floor area, height and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. 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 be a two-story addition to the rear of an existing two-story single-family residence. The residence is set back 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 all the development standards set forth in the City's Zoning Code. The proposed living area of 4,398 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes to maintain the existing architectural style, color palette, and materials that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences and would not be visible from Covington Place. Vehicle access to the site will continue to occur from Covington place 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 be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed two-story addition will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. Therefore no variances are needed. Furthermore, the project is required to all applicable conditions of approval. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition to the existing single-family residence will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Pasadena Fire Department. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City's Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The proposed project will meet the guidelines related to the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence's scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *The design, location, and size of 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 Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed project (not including the existing garage, proposed basement, and existing detached accessory structure) is 4,398 square feet, which is compliant with the maximum allowable Neighborhood Compatibility floor area of 4,747 square feet. The project has been designed to be consistent with the existing architecture, roof pitch, heights, materials, and colors. Additionally, the proposed scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed addition would not impede the protected view of an adjoining property. Thus, the project is in scale with the context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.

8. *The placement of 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 subject site has an average slope of 6 percent and there is no portion of the site that is sloped 50 percent or more. The proposed two-story addition to the existing two-story dwelling will be located within the flattest portion of the lot away from the public rights-of-way and the steeper sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. 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.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6864

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, February 17, 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 1,334 square-foot, two-story addition of an existing two-story dwelling resulting in a 4,398 square-foot, two-story residence with an attached 462 square-foot garage, and 1,203 square foot basement.
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 **ZENT2020-10067** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 or kmoran@cityofpasadena.net 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. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the north property line, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.
13. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching, and as recommended in the supplemental reports. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist and geotechnical reports in order to protect the existing trees during construction.
14. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
15. 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.
16. 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.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. 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.

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

Design and Historic Preservation Section

20. The replacement shutters shall replicate the appearance of the original shutters and be constructed of wood.
21. The relocated gas meters shall not be placed in front of the street facing elevation of the existing house, and shall be placed at a side elevation.
22. A final enlarged detail for the proposed low garden walls, gate and trash enclosure shall be provided to staff of the Design and Historic Preservation Section for review and approval prior to submittal for building plan check to ensure the detail is consistent with the imagery provided.
23. A final construction (on-site) inspection by the Design and Historic Preservation Section staff is required to ensure that all details and specifications and/or construction techniques are as approved by the staff. Projects that do not receive on-site approval may be delayed in obtaining a finalized building permit until all architectural/design issues are resolved.

Building and Safety Division

24. 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.
25. 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.
26. Green Code: Photocopy to plans and complete the 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.
27. 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 <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

28. Soils Report Required: A soils engineer report is required for:
- All new constructed single and multi-family residential, commercial, and industrial buildings.
 - An addition to a commercial or industrial building.
 - Second (2nd) story addition to existing one-story building.
 - Hillside construction, i.e. decks, retaining walls, and swimming pools.
29. Grading: Show compliance with CBC 2016 Appendix J – Grading with City of Pasadena Amendments.
- Clearly show the cubic yard quantities for excavation (cuts) and fills and label if site grading or foundation excavations.
 - Clearly show the cubic yard quantities for excavation (cuts) and fills; and label if site grading or foundation excavations. A grading permit may not be required per section J103.2 Exemptions.
30. Means of Egress (Exiting): Provide and specify at least one operable exterior opening in basements, habitable attics, and every sleeping room with the minimum clear opening requirements for an emergency escape and rescue opening on the plans or schedule. Provide a minimum of 8 percent for natural lighting and 4 percent for natural ventilation of the floor area of all habitable rooms/areas.
31. 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.

Public Works Department

32. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.
33. 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.

34. 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.
35. 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. 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.
36. 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.
37. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.
38. In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6),

175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link:
<https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>

39. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

a. 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.

b. 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.

c. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC

The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- i. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
- ii. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

**ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY – PROPERTIES WITHIN 500 FEET**

#	PARCEL	SITE ADDRESS	ZONE	ZONE 2	OVERLAY	LOT SIZE	BUILDING SIZE
1	5718-015-009	445 MADELINE DR	RS4		HD	23,452	2,993
2	5718-015-022	439 MADELINE DR	RS4		HD	15,927	2,978
3	5718-015-035	477 MADELINE DR	RS4		HD	18,556	2,726
4	5718-015-036	485 MADELINE DR	RS4		HD	16,655	912
5	5718-015-037	1060 STONERIDGE DR	RS4		HD	16,625	2,560
6	5718-015-042	1055 STONERIDGE DR	RS4		HD	15,861	1,860
7	5718-015-049	570 BUSCH PL	RS4			39,260	3,797
8	5718-015-051	585 MADELINE DR	RS4			20,715	3,516
9	5718-015-052	555 MADELINE DR	RS4			16,501	3,151
10	5718-015-053	535 MADELINE DR	RS4		HD	29,330	5,877
11	5718-016-002	1100 S GRAND AVE	RS4			38,073	6,188
12	5718-016-007	530 MADELINE DR	RS4			19,935	3,534
13	5718-016-008	520 MADELINE DR	RS4			26,233	4,435
14	5718-016-011	580 MADELINE DR	RS4			65,271	14,902
15	5718-017-010	500 MADELINE DR	RS4		HD	50,164	6,340
16	5718-017-011	470 MADELINE DR	RS4		HD	16,533	2,468
17	5718-017-012	480 MADELINE DR	RS4		HD	17,141	3,809
18	5718-017-013	485 COLUMBIA CIR	RS4		HD	17,877	4,732
19	5718-017-015	465 COLUMBIA CIR	RS4		HD	12,060	2,789
20	5718-017-041	475 COLUMBIA CIR	RS4		HD	12,827	4,994
21	5718-017-042	1205 HILLSIDE RD	RS4		HD	12,824	3,581
22	5718-017-043	1177 HILLSIDE RD	RS4		HD	110,493	9,635
23	5718-017-044	415 W STATE ST	RS4			36,890	4,831
24	5718-017-045	430 MADELINE DR	RM16-1	RS4	HD	69,710	19,970
25	5718-018-001	1190 HILLSIDE RD	RS4			14,666	2,625
26	5718-018-002	1210 HILLSIDE RD	RS4			17,186	1,880
27	5718-018-004	1230 HILLSIDE RD	RS4			32,868	5,989
28	5718-019-001	595 COVINGTON PL	RS4			15,286	3,387
29	5718-019-002	585 COVINGTON PL	RS4			13,448	3,013
30	5718-019-003	575 COVINGTON PL	RS4			12,010	3,115
31	5718-019-004	565 COVINGTON PL	RS4			12,011	2,491
32	5718-019-005	555 COVINGTON PL	RS4			12,013	3,042
33	5718-019-006	535 COVINGTON PL	RS4			11,373	3,400
34	5718-019-007	525 COVINGTON PL	RS4		HD	11,877	2,648
35	5718-019-008	515 COVINGTON PL	RS4		HD	18,100	3,433
36	5718-019-009	510 COVINGTON PL	RS4		HD	22,008	3,694
37	5718-019-010	520 COVINGTON PL	RS4		HD	17,082	2,402
38	5718-019-011	550 COVINGTON PL	RS4			17,933	2,890
39	5718-019-016	600 COVINGTON PL	RS4			14,443	2,739
40	5718-019-017	560 COVINGTON PL	RS4			18,408	4,422
41	5718-019-018	580 COVINGTON PL	RS4			18,563	4,034
42	5718-020-001	600 COLUMBIA ST	RS4		HD	182,430	5,988
43	5718-020-004	1235 HILLSIDE RD	RS4		HD	12,090	4,138
44	5718-020-005	1245 HILLSIDE RD	RS4		HD	12,072	2,944
45	5718-020-006	1265 HILLSIDE RD	RS4		HD	11,982	3,729
46	5718-020-007	470 COLUMBIA CIR	RS4		HD	13,972	3,834
47	5718-020-008	480 COLUMBIA CIR	RS4		HD	32,767	2,854
48	5718-020-010	1210 S GRAND AVE	RS4			12,777	4,209
49	5718-020-014	1240 S GRAND AVE	RS4			55,218	6,924
						MEDIAN	3,516
						MEDIAN + 35%	4,746.6