



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: March 17, 2021

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6865

LOCATION: 910 Linda Vista Avenue

APPLICANT: Blake Hussey c/o Assembledge Architects

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

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Jason Van Patten

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6865 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow a 974 square-foot single-story addition to an existing one-story, 2,762 square-foot single-family residence with an attached two-car garage. As part of the project, the existing 390 square-foot two-car garage would be replaced with a new attached, 794 square-foot three-car garage.

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

BACKGROUND:

Site characteristics: The subject property is located on the east side of Linda Vista Avenue, between Chula Vista Road on the south and Charles Street on the north. The 20,000 square-foot rectangular property is currently developed with an existing one-story single-family dwelling with an attached two-car garage, a detached accessory structure, and a pool. Access to site is taken via a driveway approach from Linda Vista Avenue. Vegetation on the site consists of large hedges, small to large trees, including citrus trees, small palms, and lawn area. The site topography is flat with all portions of the site sloping less than 15 percent. The average slope across the site is approximately two percent.

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

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

Previous Zoning Cases on this Property: None

PROJECT DESCRIPTION:

The applicant, Blake Hussey, has submitted a Hillside Development Permit application to allow a 974 square-foot single-story addition to an existing one-story, 2,762 square-foot single-family residence with an attached 390 square-foot two-car garage. As part of the project, the existing two-car garage would be replaced with a new attached, 794 square-foot three-car garage. The proposed addition would add bedrooms and bathrooms to the residence as well as a larger garage that would extend the dwelling to the west, towards the street. A Hillside Development Permit is

required when adding more than 500 square feet to a first-story in the Hillside Overlay District. No protected trees are proposed to be removed.

ANALYSIS:

Hillside Development Permit

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

The reviewing authority (Hearing Officer) may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). The general purpose of the Hillside Development Permit is to ensure that the proposed project minimizes its visual and environmental impact. Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses.

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

Floor Area

In the RS-4-HD zoning district, the maximum allowable gross floor area is equal to 25 percent of the lot area, plus 500 square feet. Gross floor area includes all covered parking (e.g. garage and/or carport), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more, any portion of the lot equal to or greater than 50 percent slope, and/or any access easement on the lot must be deducted from the lot area prior to calculating the maximum allowable gross floor area. In cases where the average slope across the lot exceeds 15 percent, the maximum allowable gross floor area is further reduced using a formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area).

Based on the slope analysis provided by the applicant, the lot area measures 20,000 square feet, no portion slopes equal to or greater than 50 percent, and the average slope is approximately two percent. Using the calculation applicable to the RS-4-HD zone, the maximum allowed floor area is 5,500 square feet. The applicant's proposal consists of 5,283 square feet, which complies. This figure accounts for the existing one-story dwelling and detached accessory structure, the proposed addition to the dwelling, and the new attached three-car garage.

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 20,000 square-foot lot is 7,000 square feet. The proposed lot coverage is approximately 28 percent, or 5,526 square feet, which complies.

Setbacks

The minimum front setback for the main structure (excluding the garage) in the Hillside Development Overlay is 25 feet. The existing dwelling is setback approximately 95 feet from the front property line. The addition to the main structure would maintain a front setback of approximately 64'-8", which complies.

The minimum front setback for an attached garage is located at a point on the centerline of the front lot line where the elevation is ten feet above or below the top of the curb, or 25 feet, whichever is less. In this case, the centerline elevation is located at approximately the 915-foot elevation according to the survey. Since the site is flat, the elevation ten feet above or below is located more than 25 feet away. Therefore, the minimum garage setback is 25 feet. The proposed three-car garage maintains a 25-foot front setback and complies.

The minimum side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of 10 feet. Lot width is measured across the lot at the required 25-foot front setback. The lot is 100 feet wide at the front setback, resulting in a minimum side setback of 10 feet. The existing dwelling is setback approximately five feet from the north side property line and 10 feet from the south side property line. The proposed addition maintains a distance of 52'-7" to the north side property line and a minimum of 10 feet to the south side property line, which complies.

The minimum rear setback is 25 feet. The existing dwelling is setback approximately 40 feet from the rear property line. According to the plan, the proposed addition maintains a rear setback of 71'-1", and complies.

Encroachment Plane

Main structures may not to 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 one-story addition complies with the requirement.

Height

Primary residences in the Hillside Development Overlay are required to comply with two separate standards for building height. First, a residence may not exceed a height of 28 feet at any point on the site, measured from existing grade. In addition, a residence may not exceed an overall height of 35 feet, measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet).

In this case, the applicant has proposed a one-story addition to an existing single-story residence. According to the plan, the existing residence is approximately 15'-1" to the ridge of the roof when measured from the lowest grade. The height of the addition would match the existing building height. Therefore, the proposed addition complies.

Parking

Single-family dwellings are required to provide two covered parking spaces and a minimum of four guest parking spaces when parking is prohibited on both sides of the street. Where parking is allowed on the street, a minimum of two guest parking spaces are required. The applicant proposes to replace the existing attached two-car garage with a new attached three-car garage. Like the garage replaced, the proposed garage would be accessible via the existing driveway approach from Linda Vista Avenue. The driveway that leads into the garage provides no less than two guest parking spaces, which satisfies the guest parking requirement because parking is allowed on Linda Vista Avenue.

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 50 parcels within the City of Pasadena jurisdiction. Six of these are undeveloped or are not in the Hillside Overlay. Of the remaining 44 developed parcels, the median floor area is 3,132 square feet. Thirty-five percent above the median is 4,228 square feet. The proposal includes a dwelling with 3,736 square feet of floor area (excluding the garage and accessory structure) and complies with Neighborhood Compatibility. Data obtained for the median calculation is included in Attachment C.

Table A: Summary of Development Standards

Development Standards	Required	Proposed	Compliance
Setbacks			
<i>Front (Main Structure)</i>	25'	64'8"	Complies
<i>Front (Garage)</i>	25'	25'	Complies
<i>Sides</i>	10'	52'7" (north); 10' (south)	Complies
<i>Rear</i>	25'	71'1"	Complies
Max Site Coverage	35% of lot size (7,000 sf)	28% (5,526 sf)	Complies
Max Floor Area	5,500 sf	5,283 sf	Complies
Neighborhood Compatibility	4,228 sf	3,736 sf	Complies
Parking	2 covered spaces + 2 guest spaces	3 in a garage + 2 guest spaces	Complies
Height Limit	28' and 35'	15'1"	Complies
Encroachment Plane	30 degrees	30 degrees	Complies

Architecture, Setting, and View Protection

The existing dwellings in the neighborhood generally include properties to the north and south that front onto Linda Vista Avenue. There are a limited number of properties to the south that also front onto Rancheros Road, Chula Vista Place, and Chula Vista Avenue. Within this neighborhood, the existing dwellings consist of varying architectural styles that include ranch, modern, craftsman, Mediterranean Revival and other Revival period architecture. These residences consist of a mix of one and two-story structures. Residences share similar elements, materials, and color that include stucco, brick, wood façade materials. Original construction of the existing dwelling and garage occurred in or around 1946 with additions in subsequent years. The proposed addition would lengthen the existing irregular shaped home while maintaining the same stylistic elements that define the existing residence. This includes a blend of flat and gable roofs, roof eaves, large windows, wood siding, and a shingled roof (pitched areas). The proposed addition would complement the existing one-story volume, with the flat roofed elements maintaining variation across the residence. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character.

The proposed three-car garage and addition maintain the low profile appearance of the existing dwelling that ranges between 12 and 15 feet high, and would not increase the existing height. Further, the massing narrows as it extends towards the front property line, which provides changing shadow lines, and building articulation. The existing landscaped hedges that line the front of the property would continue to minimize the appearance of the dwelling when viewed from the street. In general, the design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

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

In this case, the applicant has proposed the addition in an area that would not affect views protected by the Zoning Code. The addition would occur on the west side of the existing dwelling and would not result in an increase in existing building height. The proposal would not obstruct a protected view from surrounding properties. Views that exist from the windows at surrounding properties (as it relates to the area of addition) are of the open sky, existing foliage, private yards, and existing structures, which are not protected under the Zoning Code.

Ridgeline Protection

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

Arroyo Seco Slope Bank

No structure shall extend over or below the top edge of the Arroyo Seco slope bank on a lot identified on the *Arroyo Seco Slope Bank Map*, dated May 11, 2004. The top edge is considered the highest existing grade elevation at the point where the natural gradient inclines downward at a slope greater than 50 percent. Although the subject property is located within the boundary identified on the Map, the top edge is generally located further beyond the adjacent property to the east at 916 Linda Vista Avenue. The subject property is flat and the top edge does not traverse through the subject property. As such, the proposed addition does not encroach into the Arroyo Seco.

Preliminary Geotechnical Report

Grover Hollingsworth and Associates, Inc. conducted a preliminary geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the exploration was to evaluate the nature, distribution, engineering properties, and geologic structure of the earth materials underlying the property with respect to the proposed addition. Grover Hollingsworth and Associates, Inc. explored the subsurface conditions around the location of the proposed addition by excavating test pits. Based on the investigation and exploration, Grover Hollingsworth concluded that construction of the proposed addition is feasible from a geologic and soils engineering standpoint, provided advice and recommendations are made a part of the plans and are implemented during construction. They determined that the property is considered a suitable site for the proposed development from a geologic and soils engineering standpoint. They expressed that the proposed development would be safe against hazards from landslide, settlement or slippage, and that the proposed grading and development will not have an adverse effect on the geologic stability of the property outside the building site provided our recommendations are followed during construction.

Tree Protection Ordinance

The applicant provided a tree inventory that identified nine trees. This included seven trees on private property and two street trees. Of the private property trees, none are protected by the City. The applicant intends to relocate one unprotected non-native tree currently located to the rear of the dwelling while retaining all others in their existing location.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would add to the front of an existing one-story single-family residence. The residence is setback from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-

story addition to the existing two-story residence complies with applicable development standards in the Zoning Code. The proposed living area results in a floor area ratio that is compatible with the average floor area ratio of properties within the immediate neighborhood. The residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue 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 addition does not exceed the threshold, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

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

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit can be made (Attachment A). The proposed project meets applicable development standards required by the Zoning Code. The proposed addition to the existing single-story dwelling would not create a view impact and would maintain the existing character of the neighborhood. 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 #6865

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The subject property is located in the RS-4-HD-SR (Single-Family Residential, 0-4 lots per acre, Hillside Development Overlay District) zoning district, which permits single-family residential uses by-right. The proposed single-story addition to the existing one-story dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building heights, and off-street parking requirements.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the RS-4-HD district is to provide areas for single-family residential neighborhoods. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The existing single-family residential use of the property is located in a neighborhood that is developed with single-family residential uses. The location of the dwelling and proposed addition will preserve and protect views, preserve existing topographic features and existing natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The additions will generally be located in geologically stable portions of the site. The improvements will be located in areas that will have minimal impact to drainage patterns.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would add to the front of an existing one-story single-family residence. The residence is setback from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing two-story residence complies with applicable development standards in the Zoning Code. The proposed living area results in a floor area ratio that is compatible with the average floor area ratio of properties within the immediate neighborhood. The residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons*

residing or working in the neighborhood of the proposed use. The proposed addition will not change the existing single-family residential use of the property that has functioned adequately on-site. The addition will be located in a geologically stable portion of the site, will maintain the existing height, maintain safe means of ingress and egress, and remain low profile in scale, consistent with the general site standards of the Hillside Development Overlay. The proposed addition will generally be contained to the southwest portion of the lot, thereby limiting effects on neighboring properties. These conditions will prevent detriment to the health, safety, or general welfare of those residing or working in the neighborhood. Conditions of approval and applicable development standards will ensure the proposal minimizes impacts to surrounding property owners. In addition, conditions of approval will ensure that the establishment, maintenance, and operation of the use will be compatible with the surrounding neighborhood. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposal will not change the existing single-family residential use of the property. A preliminary geotechnical analysis prepared by Grover Hollingsworth and Associates, Inc. concluded that construction of the proposed addition is feasible from a geologic and soils engineering standpoint, provided advice and recommendations are made a part of the plans and are implemented during construction. They determined that the property is considered a suitable site for the proposed development from a geologic and soils engineering standpoint. They expressed that the proposed development would be safe against hazards from landslide, settlement or slippage, and that the proposed grading and development will not have an adverse effect on the geologic stability of the property outside the building site provided our recommendations are followed during construction. The applicant is required to design all improvements in compliance with current Building and Fire codes and standards established in the Zoning Code. Through the plan check process, the City will review plans for substantial conformance with this Hillside Development Permit, all applicable standards, and compliance with required conditions of approval.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The proposed addition would lengthen the existing irregular shaped home while maintaining the same stylistic elements that define the existing residence. This includes a blend of flat and gable roofs, roof eaves, large windows, wood siding, and a shingled roof (pitched areas). The proposed addition would complement the existing one-story volume, with the flat roofed elements maintaining variation across the residence. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character.

The proposed three-car garage and addition maintain the low profile appearance of the existing dwelling that ranges between 12 and 15 feet high, and would not increase the existing height. Further, the massing narrows as it extends towards the front property line, which provides changing shadow lines, and building articulation. The existing landscaped hedges that line the front of the property would continue to minimize the appearance of the dwelling when viewed from the street. In general, the design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. The proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

The applicant has also proposed the addition in an area that would not affect views protected by the Zoning Code. The addition would occur on the west side of the existing dwelling and would not result in an increase in existing building height. The proposal would not obstruct a protected view from surrounding properties. Views that exist from the windows at surrounding properties (as it relates to the area of addition) are of the open sky, existing foliage, private yards, and existing structures, which are not protected under the Zoning Code. Therefore, the design, location, operating characteristics, and size of the dwelling will be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

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 purpose of the Neighborhood Compatibility guidelines is to emphasize designs that consider the character and scale of existing development in the vicinity. Within a 500-foot radius, there are 50 parcels within the City of Pasadena jurisdiction. Six of these are undeveloped or are not in the Hillside Overlay. Of the remaining 44 developed parcels, the median floor area is 3,132 square feet. Thirty-five percent above the median is 4,228 square feet. The proposal includes a dwelling with 3,736 square feet of floor area (excluding the garage and accessory structure) and complies with Neighborhood Compatibility.

Residences within the neighborhood consist of a mix of one and two-story structures. Residences share similar elements, materials, and color that include stucco, brick, wood façade materials. The propose design will maintain a garage at the front and incorporate elements and materials that are found at other homes in the neighborhood. This includes wood siding, asphalt shingles, and a dark exterior color. The proposal is minimized through the use of a single-story element, variation in building shape, overhangs, and vertical landscaping that minimizes the appearance of the addition. These circumstances create changing shadow lines and break up building forms. As a result, it's anticipated that the proposal will maintain compatibility with both existing structures and future development in terms of aesthetic values, 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 site is flat, with a slope of approximately two percent. The proposed one-story addition does not require substantial changes to grading, drainage, and landscaping. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6865

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, March 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 974 square-foot, one-story addition to an existing single-story dwelling, and the construction of an attached 794 square-foot three-car garage.
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 **ZENT2020-10068** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Jason Van Patten, Current Planning Section, at (626) 744-6760 or jvanpatten@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

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

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). Where protected trees exist, 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. 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.
13. 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.
14. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
15. 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.
16. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

17. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review.
18. Stormwater Management: Single family hillside homes shall comply with the special provisions per the State Water Board.
19. Slope Setback: For 3:1 or steeper slopes contiguous to a site, the construction must be designed to comply with the slope setback requirements per the CA Residential Code.
20. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R337 of the CA Residential Code.

21. Permit(s): Separate permits are fire sprinkler (if required or modified), mechanical, electrical, and plumbing.

Public Works Department

22. In order to provide pedestrian and traffic safety, any new vehicular-entry gate shall have a minimum of 20-foot setback from the property line (PMC 10.40.020). Any on-site fence or gate may only swing outward provided it will not enter the public right-of-way at any point in its swing radius.
23. 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.
24. 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.
25. 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.

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.

26. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.

In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> .

27. 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:

- 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.
- 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.

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

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

ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY – PROPERTIES WITHIN 500 FEET

#	Parcel Number	Site Address	Zone	Overlay	Lot Size	Building
1	5707-022-003	935 LINDA VISTA AVE	RS4	HD	14,007	1,572
2	5707-022-004	929 LINDA VISTA AVE	RS4	HD	25,992	1,735
3	5707-026-012	920 LINDA VISTA AVE	RS4	HD	20,639	1,908
4	5707-027-002	834 LINDA VISTA AVE	RS4	HD	12,011	2,116
5	5707-022-019	945 LINDA VISTA AVE	RS4	HD	44,538	2,158
6	5707-026-001	878 LINDA VISTA AVE	RS4	HD	12,536	2,202
7	5707-019-026	865 LINDA VISTA AVE	RS4	HD	17,639	2,332
8	5707-022-014	947 LINDA VISTA AVE	RS4	HD	17,576	2,461
9	5707-019-027	855 LINDA VISTA AVE	RS4	HD	21,219	2,495
10	5707-022-005	927 LINDA VISTA AVE	RS4	HD	52,993	2,499
11	5707-019-025	1180 RANCHEROS PL	RS4	HD	15,119	2,528
12	5707-022-017	1185 RANCHEROS RD	RS4	HD	15,087	2,540
13	5707-019-015	845 LINDA VISTA AVE	RS4	HD	28,038	2,616
14	5707-027-003	835 CHULA VISTA AVE	RS4	HD	12,745	2,688
15	5707-026-002	1095 CHULA VISTA PL	RS4	HD	13,433	2,735
16	5707-026-009	942 LINDA VISTA AVE	RS4	HD	14,381	2,770
17	5707-027-001	840 LINDA VISTA AVE	RS4	HD	14,177	2,776
18	5707-026-019	966 LINDA VISTA AVE	RS4	HD	12,022	2,822
19	5707-026-008	888 LINDA VISTA AVE	RS4	HD	11,286	2,824
20	5707-026-013	910 LINDA VISTA AVE	RS4	HD	19,987	2,829
21	5707-027-005	850 CHULA VISTA AVE	RS4	HD	26,373	2,862
22	5707-027-004	1064 CHULA VISTA PL	RS4	HD	13,452	3,120
23	5707-026-014	898 LINDA VISTA AVE	RS4	HD	21,277	3,144
24	5707-022-013	885 LINDA VISTA AVE	RS4	HD	30,027	3,162
25	5707-022-018	949 LINDA VISTA AVE	RS4	HD	38,798	3,181
26	5707-026-003	1065 CHULA VISTA PL	RS4	HD	13,436	3,247
27	5707-019-016	835 LINDA VISTA AVE	RS4	HD	35,023	3,251
28	5707-026-017	940 LINDA VISTA AVE	RS4	HD	31,488	3,293
29	5707-027-006	844 CHULA VISTA AVE	RS4	HD	15,500	3,327
30	5707-026-004	875 CHULA VISTA AVE	RS4	HD	12,574	3,354
31	5707-026-020	960 LINDA VISTA AVE	RS4	HD	11,983	3,405
32	5707-022-016	1195 RANCHEROS RD	RS4	HD	29,049	3,409
45	5705-018-019	981 LINDA VISTA AVE	RS4	HD	29,119	3,451
33	5707-026-016	918 LINDA VISTA AVE	RS4	HD	31,513	3,672
34	5707-022-020	909 LINDA VISTA AVE	RS4	HD	24,043	3,834
35	5707-019-028	1150 RANCHEROS RD	RS4	HD	17,129	4,055
36	5707-022-006	925 LINDA VISTA AVE	RS4	HD	24,962	4,056
37	5707-026-011	932 LINDA VISTA AVE	RS4	HD	20,642	4,103
38	5707-026-018	944 LINDA VISTA AVE	RS4	HD	34,230	4,428
39	5707-026-015	916 LINDA VISTA AVE	RS4	HD	62,999	5,203
40	5707-026-006	880 CHULA VISTA AVE	RS4	HD	28,818	5,508
41	5707-026-005	870 CHULA VISTA AVE	RS4	HD	35,414	5,578
42	5707-022-010	897 LINDA VISTA AVE	RS4	HD	30,040	6,617
43	5707-026-021	972 LINDA VISTA AVE	RS4	HD	80,349	10,139
46	5707-019-012	869 LINDA VISTA AVE	RS4	HD	38,925	Vacant
47	5707-022-009	1195 RANCHEROS RD	RS4	HD	14,375	Vacant
48	5707-026-007	884 LINDA VISTA AVE	RS4	HD	14,884	Vacant
44	5702-001-901	1001 ROSE BOWL DR	OS		14,739,22	Nonres
49	5707-026-010	944 LINDA VISTA AVE	RS4	HD	3,603	Vacant
50	5707-026-900	945 WEST DR	RS4	HD	172,529	Vacant
					Median	3,132
					+35%	4,228