



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: September 15, 2021

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6881

LOCATION: 1505 Washburn Road

APPLICANT: K. Simon Chang, KWC Architecture and Design

ZONING DESIGNATION: RS-6 HD (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Alison Walker

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6881 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow a 1,196 square-foot addition to the rear of the dwelling, and two additions to the front of the dwelling totaling 63 square feet; and to allow alteration of more than 50 percent of existing wall facade, and alteration of the roofline resulting in an increase in height above the highest point of the existing roof, which are considered Major Renovations. A Hillside Development Permit is required to allow an addition of 500 square feet or greater to the first floor, and a major renovation; and

Minor Variance: To allow a 51 square-foot addition at the front of the dwelling to encroach 2'-1" into the required 25'-0" front yard setback. A Minor Variance is required to adjust the required front yard setback.

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 additions 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 west side of Washburn Road, between the end of the cul-de-sac and Cresthaven Drive. The 12,201 square-foot rectangular property is currently developed with an existing 1,218 square-foot single-story dwelling with an attached 444 square-foot garage. Existing landscaping on the site consists of small to large trees, including citrus trees, two olive trees, three Eucalyptus trees, one Coast Live Oak tree, one Chinese Elm tree, and two Ash trees. The site topography is flat at the center with slopes along the northern and southern side property lines and in the rear yard to the west of the residence. Based on the slope analysis submitted, 2,775 square feet of the lot has a slope equal to or greater than 50 percent slope. The average slope across the site, excluding the areas over 50 percent in slope, is approximately 2.6 percent.

Adjacent Uses:

North – Single-Family Residential
South – Single-Family Residential
East – Single-Family Residential
West – City of Los Angeles (Single-Family Residential)

Adjacent Zoning:

North – RS-6 HD (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District)
South – RS-6 HD (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District)
East – RS-6 HD (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District)
West – City of Los Angeles

Previous Zoning Cases None
on this Property:

PROJECT DESCRIPTION:

The applicant, K. Simon Chang, has submitted a Hillside Development Permit application to allow additions totaling 1,259 square feet to the front and rear of an existing 1,218 square-foot single-story dwelling with an attached 444 square-foot garage. Specifically, two additions totally 63 square feet would expand the existing kitchen and entryway at the eastern front façade of the building, and a 1,196 square-foot addition would accommodate two bedrooms, a great room, and the master bedroom at the western portion of the existing residence.

As proposed, the project includes replacing the entire front façade from grey vertical wood siding with stone veneer to “iron grey” fiber cement siding; therefore, the project is considered a major renovation. In addition to the façade changes, a portion of the existing roof would be removed and a new roof system would be installed resulting in an increase in height from 12 feet to 16’-7”. The change in height would also be considered a major renovation.

A Hillside Development Permit is required when adding more than 500 square feet to a first-story in the Hillside Overlay District and if a major renovation is proposed.

In addition, the project includes a Minor Variance application to allow the 51 square-foot addition to the front of the residence, which expands the existing kitchen, to encroach into the 25-foot front yard setback. The maximum proposed encroachment would be 2’-1”, providing a 22’-11” setback from the front property line. A Minor Variance is required to encroach into a required setback.

No protected trees are proposed to be removed with the project.

ANALYSIS:

Hillside Development Permit - To allow additions over 500 square feet to an existing single-family dwelling

The subject property is located within the RS-6 HD (Single-Family Residential, 0-6 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 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.

Properties located within the Hillside Overlay District are required to comply with all of the required development standards of the RS-6 district, except as superseded by additional development standards listed in Sections 17.29.050 through Section 17.29.070 (Hillside Overlay District). In addition to the following discussion, an outline of development standards provided in Table A (page 6) illustrates compliance with all applicable zoning and overlay development standards.

Gross Floor Area

In the RS-6-HD zoning district, the maximum allowable gross floor area for properties with a property size greater than 10,000 square feet is 27.5 percent of the lot size plus 500 square feet. Gross floor area includes all covered parking (e.g. detached garage and/or carport), 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. For lots over 10,000 square feet, if, after removing the lot area over 50 percent in slope, the resulting maximum allowable gross floor area is less than 3,000 square feet, a maximum allowable gross floor area of 3,000 square feet (including all structures on site) shall be allowed.

The site survey provided by the applicant identifies that the lot area measures 12,201 square feet. Based on the slope analysis submitted, 2,775 square feet of the lot has a slope equal to or greater than 50 percent slope, and the average slope, excluding the area that has a slope equal to or over 50 percent slope, is approximately 2.6 percent. Using the base FAR calculation applicable to the RS-6 HD zone and excluding the areas of the lot over 50 percent slope, the maximum allowed floor area is 3,092 square feet. The project results in 2,921 square feet of gross floor area, which complies. This figure accounts for the existing single-family dwelling with attached garage and the proposed addition.

Lot Coverage

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 12,201 square-foot lot is 4,270 square feet. The proposed lot coverage is approximately 24 percent, or 2,921 square feet, which complies. This calculation includes the existing building footprint, the additions, and the attached garage.

Setbacks

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 rear of the required 25-foot front setback. The lot is approximately 93 feet wide at the front setback, resulting in a minimum required side setback of 9'-3". Where a building site abuts a lot with an elevation that is three feet or more above or below that of the site, the required side setback is measured from the nearest toe or top of slope to the structure, whichever is closer.

The adjacent lot to the north is approximately 13 feet higher in elevation than the subject property, therefore the setback is measured from the toe of the slope to the structure on the northern side. The existing dwelling is set back 5'-7" from the toe of the slope and approximately 16 feet from the northern side property line. The adjacent lot to the south is approximately eight feet lower in

elevation than the subject property. The top of the slope is at the southern side property line, and the existing setback from the southern side property line is 5'-11". As such, the existing side yard setbacks are nonconforming.

Pursuant to Table 4-1 of the City's Zoning Code, a first story addition to the main structure may project into a required side yard setback that is nonconforming as to side setback requirements; provided that the addition maintains the existing setback of the structure to which it relates, the existing setback is no less than four feet, the addition does not project into a required side setback encroachment plane, and the maximum length of the addition does not exceed 20 feet. The proposed rear addition is continuing the existing nonconforming side yard setbacks for a length of 20 feet, and meets the side setback encroachment plane requirement, and is therefore in compliance with the Zoning Code.

The minimum rear setback is 25 feet. As proposed, the addition would be set back 52'-5" from the rear property line, and is therefore in compliance with the Zoning Code.

The minimum front setback for the main structure (excluding the garage) in the Hillside Development Overlay is 25 feet. At the closest point, the proposed front yard addition would be set back 22'-11" from the front property line; and therefore, a Minor Variance has been requested as part of this application. Additional discussion is included under the "Minor Variance" section of this report.

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 that the proposed addition at the rear of the property complies with the requirement.

Height

Primary residences in the Hillside Development Overlay are required to comply with two separate standards for building height. 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 first story additions at the front and rear of an existing one-story residence. According to the plan, the height of the additions from the lowest and adjacent existing grade is 16'-7", which complies with the 28-foot requirement. Therefore, the proposed additions also comply with the maximum 35-foot from lowest grade requirement.

Parking

Single-family dwellings are required to provide two covered parking spaces. Additionally, properties within the Hillside Overlay District are required to provide a minimum of four guest parking spaces when parking is prohibited on both sides of the street, 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. As part of

the proposed project, no modifications are proposed to the existing attached two-car garage. Since parking is allowed on Washburn Road, two guest parking spaces are required to be provided. The driveway that leads into the garage provides no less than two guest parking spaces, which satisfies the guest 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 36 parcels within the City of Pasadena jurisdiction. The median floor area is 1,836 square feet. Thirty-five percent above the median is 2,479 square feet. The proposal includes a 2,477 square-foot dwelling (excluding the garage) and complies with Neighborhood Compatibility. Data obtained for the median calculation is included in Attachment C.

Table A: RS-6 and Hillside Overlay Development Standards

Development Feature	Required	Proposed Additions	Analysis
RS-6 – Single Family Residential and Hillside Overlay Development Standards			
Setbacks			
Front	25'	22'-11"	Does Not Comply (Minor Variance Requested)
Side (North)	9'-3" from toe of slope	5'-3" to match existing with max. length of 20' per 17.40.160.E	Complies
Side (South)	9'-3" from top of slope/property line	5'-11" to match existing with max. length of 20' per 17.40.160.E	Complies
Rear	25'	52'-5"	Complies
Site Coverage	35% (4,270 sf)	24% (2,921 sf)	Complies
Floor Area Ratio	3,092 square feet	2,921 square feet	Complies
Minimum Parking	2 covered spaces	2-car attached garage	Complies
Maximum Allowable Height	28' and 35'	16'-7"	Complies
Guest Parking	2 on-site guest spaces	2 on-site guest spaces	Complies
Neighborhood Compatibility	2,479 sf	2,477 sf	Complies

Architecture and Setting

The existing single-story residence is located on the western side of Washburn Road, two houses from the southern bend in the road and five houses south of the end of the cul-de-sac. Washburn Road is a street that slopes upwards, with its lowest grade at a bend at the south and highest point at the end of the cul-de-sac at the north. The neighborhood generally include properties along Washburn Road, Cresthaven Drive, and Dormus Road. Within this neighborhood, the existing dwellings consist of varying architectural styles with the majority of the structures

featuring single-story Modern Ranch architecture. These residences share similar elements, materials, and color that include stucco and wood façade materials.

Original construction of the existing Modern Ranch style single-family dwelling occurred in 1958. The City's Design and Historic Preservation section reviewed the proposed project and determined that the building has been substantially altered from its original appearance, and therefore, does not retain integrity of design, materials, feeling, or workmanship. The property is not eligible for landmark designation under any of the criteria listed in Zoning Code Section 17.62.040 and no further historic evaluation of the property is necessary.

In the Hillside Development Overlay, all additions subject to a Building Permit are required to use a mixture of materials and color to blend structures with the natural appearance of the hillside. Specifically, darker tones, including earth tones shall be used for building walls and roofs; and exterior finish materials shall be appropriate for the architectural style of the structure and compatible with the hillside environment. The existing building walls are natural greys, with a textured stucco finish at the attached garage and wood siding by the entry and by the existing residence. The front façade also features stone veneer at the bottom of the walls. The existing roof material and style consists of dark grey composition shingles and a low-pitched gable roof design. As proposed, the additions would be similar to the existing building colors, and would provide a combination gable and ridge/valley roof design with a roof pitch of 3:12.

The project includes additions at the front and rear of the house and alterations to the front of the house, including replacement of windows, front door, garage door, and exterior cladding. The proposed façade alterations include gray vertical board and batten siding with a lighter, natural wood finish garage and front door. The proposed low-pitched roof would be gray asphalt shingle to match existing. The proposed alterations also include the addition of three roof dormers to break up the massing of the roof.

The proposed addition at the front and rear would be compatible with the Modern Ranch architectural style. The design elements, intended to be similar in terms of materials and colors with the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection

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.

The subject site is improved with a relatively flat building pad, with slopes descending from the building pad to the neighboring properties on the northern and southern portions of property. The additions would occur on the eastern and western sides of the existing dwelling with the overall roofline of the building proposed to increase in height from 12 feet to 16'-7". The properties located across Washburn Road to the east are located at a higher elevation than the property and have

no existing views through the site. Any potential views from these properties are directed downhill toward the south and not through the subject site. Therefore, any protected view from the properties across the street would not be affected by the proposed additions.

As it relates to the adjacent properties, the neighboring property to the north (1515 Washburn Road) is approximately 13 feet higher in elevation than the subject property building pad. The views from the windows on the southern elevation of 1515 Washburn Road would not be impacted by the increase in height of approximately five feet, as the existing windows are set higher than the proposed addition. Furthermore, the windows have obstructed views due to the existing six-foot height wood fence along the side property line. Due to the change in elevation between the two properties and the existing obstruction, the proposed 4'-7" height increase would not impact any views from 1515 Washburn Road that presently exist through the site. The property to the south at 1495 Washburn Road is approximately eight feet lower than the subject property and any protected view of the ridgeline would be to the southeast of the site, and not through the subject site.

In summary, the proposal would not obstruct a protected view from surrounding properties. Potentially protected views of prominent ridgelines or downslope views of the valley floor are not affected because the proposed additions are not centered in view and the increase of roofline height would not create a view impact based on the existing grade difference of the adjacent lots.

Ridgeline Protection

The proposed addition complies with the ridgeline protection standards of the Zoning Code. There are no ridgelines near 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

Heathcote Geotechnical 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. Heathcote Geotechnical explored the subsurface conditions around the location of the proposed addition by drilling two borings up to six feet in depth, using a hand auger to collect undisturbed samples. Based on the investigation and exploration, Heathcote Geotechnical concluded that construction of the proposed additions is feasible as it relates to the geologic and soils engineering evaluation, provided advice and recommendations are made a part of the plans and are implemented during construction. The investigation determined that no ground stabilization is deemed necessary and no structural reinforcing beyond normal conditions is necessary. The proposed additions are feasible at the suitable site from the geologic and soils engineering investigation. The report identified that the underlying firm soils found on site should provide sufficient strength to support the proposed additions.

Major Renovations

In the Hillside Development Overlay, a major renovation is defined as the alteration of more than 50 percent of existing wall facades by exposing the framing; or any alteration of the roofline resulting in an increase in height above the highest point of the existing roof. As proposed, the project includes requests for both criteria for major renovations, which requires the review and approval of a Hillside Development Permit.

As proposed, the project includes replacing the entire front façade from grey vertical wood siding with stone veneer to “iron grey” fiber cement siding; therefore, the project is considered a major renovation. In addition to the façade changes, a portion of the existing roof would be removed and a new roof system would be installed resulting in an increase in height from 12 feet to 16’-7”. The change in height would also be considered a major renovation.

As the project includes proposals which are considered major renovations, 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). As discussed above, the dark earth tone color and fiber cement siding meets the materials and colors requirement of the Hillside Development Overlay area. The proposed height complies with the requirement for the subject property. The major renovation to the façade of the existing single-story Modern Ranch-style dwelling and the height increase would not create a view impact, as previously discussed, and would maintain the existing character of the neighborhood. Surrounding properties also feature Modern Ranch architecture and are majority single-story dwellings. Therefore, the proposed changes to the façade and roofline are consistent with the requirements for the Hillside Development Overlay district in terms of color, material, scale, and character. In addition, the project would be required to comply with all Building and Fire Code requirements, and therefore, would not be detrimental or injurious to surrounding properties or improvements.

Minor Variance: To deviate from the required 25’-0” front yard setback

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

The minimum front setback for the main structure (excluding the garage) in the Hillside Development Overlay is 25 feet. At the closest point, the proposed front yard addition would be set back 22’-11” from the front property line and a Minor Variance is needed to deviate from the front yard setback requirement.

As proposed, the application includes a request to enlarge the existing kitchen on the eastern side of the existing building by 51 square feet. Washburn Road curves along the front property line, as such a portion of the addition would encroach 2’-1” into the 25-foot front yard setback. The existing roof eave encroaches approximately three feet into the front yard setback, and the

proposed addition would infill the area under the existing eave to align the new kitchen wall with the existing bedroom wall on the front façade to the north. As it relates to the existing conditions, it should be noted that the Zoning Code allows eave/roof overhang encroachments of 36 inches and that the existing bedroom wall at the front of the building is currently setback a minimum of 25 feet from the front property line.

According to the Minor Variance application provided by the applicant, the purpose of the addition is to enhance the usability and utility of the existing kitchen space. However, staff cannot make all the findings necessary to recommend approval of the Minor Variance. Specifically, staff finds that allowing the encroachment would constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district. The applicant requests to encroach into the front yard setback to enlarge the existing kitchen is based on a preferred floor plan. There is opportunity to modify the floor plan, as demonstrated by the proposed addition and interior remodel included under the proposed application. Approving a Minor Variance to reduce the front yard setback, where other designs are possible, would grant a privilege as other properties in the vicinity and zone district would be subject to this requirement.

Tree Protection Ordinance

The applicant provided a tree inventory that identified 15 trees on the property. Of the 15 trees, one tree, an 11" DBH (diameter at breast height) Coast Live Oak tree, located at the northwest corner of the property within the side and rear yard area, is protected by the City's Tree Protection Ordinance. The applicant is proposing to retain the protected tree in its existing location and remove three Sweet Gum Eucalyptus trees that are not protected. The proposed additions would not encroach within the protected tree's dripline, therefore not impacting the tree. To ensure the health of the protected Coast Live Oak tree during and after construction, a tree protection plan will be required prior to Building Permit issuance.

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 rear of an existing single story single-family residence. The residence after the additions 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 additions to the existing single-story residence complies with most applicable development standards in the Zoning Code. The residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed additions are consistent with the scale and setting of the surrounding residences. 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 additions 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 Department, the Design and Historic Preservation Section, Building and Safety Division and Public Works Department have reviewed the project. The Fire Department and Design and Historic Preservation Section had no comments. The Building and Safety Division and Public Works Department provided conditions, which are included in Attachment B.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of additions totaling 1,245 square feet to an existing 1,218 square-foot single-story dwelling with an attached 444 square-foot two-car garage can be made (Attachment A). Other than the request for the Minor Variance, the proposed project meets applicable development standards required by the Zoning Code for the RS-6 HD zoning district, including the Neighborhood Compatibility guidelines.

Additionally, staff finds that the findings necessary for approving the Hillside Development Permit for the proposed major renovations can be made. The major renovation to the façade of the existing single-story Modern Ranch-style dwelling and the height increase would not create a view impact and would maintain the existing character of the neighborhood. In addition, the project would be required to comply with all Building and Fire Code requirements, and therefore, would not be detrimental or injurious to surrounding properties or improvements.

Although staff can make the findings for the Hillside Development Permit; staff cannot make the findings for the Minor Variance. The proposed rear and entryway additions, along with the major renovations to the building façade and roofline height, may be implemented without the request for the Minor Variance for the kitchen addition to encroach into the front yard setback. Therefore, staff recommends a Condition of Approval for the Hillside Development Permit that the project be revised at building plan check to comply with the Zoning Code front yard setback requirement of 25 feet.

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 #6881

Hillside Development Permit: To allow additions over 500 square feet to an existing single-family dwelling and major renovations

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-6 HD (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District) zoning district, which permits single-family residential uses by-right. The proposed single-story additions and alterations to the existing dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, building heights, off-street parking requirements, and exterior colors. A condition of approval is included to require that the project comply with the front yard setback requirements during building permit plan check process.
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-6 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 proposed additions will preserve and protect views, preserve existing topographic features and existing natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The additions will generally be located in geologically stable portions of the site. The improvements will be located in areas that will have minimal impact to drainage patterns.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project will add to the eastern and western elevations of an existing single-story single-family residence. As conditioned, and the residence after the additions will be contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood 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 additions to the existing residence complies with applicable development standards in the Zoning Code. The proposed façade alterations include gray vertical board and batten siding with a lighter, natural wood finish garage and front door. The proposed alterations also include the addition of three roof dormers to break up the massing of the roof. The proposed roof would be gray asphalt shingle to match existing. The proposed additions at the front and rear will be consistent with the Modern Ranch architectural style and combination gable and ridge and valley roof design. The design elements, intended to be similar in terms of materials and colors with the existing condition, are in keeping with architectural elements in the

neighborhood, and will not alter the existing character. Therefore, the residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed additions are consistent with the scale and setting of the surrounding, majority single-story residences. 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 additions will not change the existing single-family residential use of the property that has existed on-site for over fifty years. The additions will be located in a geologically stable portion of the site, 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 additions will generally be contained to the flat portions of the lot in the center of the property, 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.* Heathcote Geotechnical 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. Heathcote Geotechnical explored the subsurface conditions around the location of the proposed addition by drilling two borings up to six feet in depth, using a hand auger to collect undisturbed samples. Based on the investigation and exploration, Heathcote Geotechnical concluded that construction of the proposed additions is feasible as it relates to the geologic and soils engineering evaluation, provided advice and recommendations are made a part of the plans and are implemented during construction. The investigation determined that no ground stabilization is deemed necessary and no structural reinforcing beyond normal conditions is necessary. The proposed additions are feasible at the suitable site from the geologic and soils engineering investigation. The report identified that the underlying firm soils found on site should provide sufficient strength to support the proposed additions.

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 additions will maintain the same stylistic elements that define the existing residence and neighborhood. This includes gray vertical board and batten siding with a lighter, natural wood finish garage and front door, and a proposed low-pitched roof with gray asphalt shingles to match existing. The design elements, intended to be compatible with the existing condition, are in keeping with architectural elements in the neighborhood, and will not alter the existing character.

The proposed additions are in locations that will not affect views protected by the Zoning Code. As it relates to the adjacent properties, the neighboring property to the north (1515 Washburn Road) is approximately 13 feet higher in elevation than the subject property building pad. The views from the windows on the southern elevation of 1515 Washburn Road will not be impacted by the increase in height of approximately five feet, as the existing windows are set higher than the proposed addition. Furthermore, the windows have obstructed views due to the existing six-foot height wood fence along the side property line. Due to the change in elevation between the two properties and the existing obstruction, the proposed 4'-7" height increase will not impact any views from 1515 Washburn Road that presently exist through the site. The property to the south at 1495 Washburn Road is approximately eight feet lower than the subject property and any protected view of the ridgeline would be to the southeast of the site, and not through the subject site. Potentially protected views of prominent ridgelines or downslope views of the valley floor are not affected because the proposed additions are not centered in view and the increase of roofline height would not create a view impact based on the existing grade difference of the adjacent lots. 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 36 parcels within the City of Pasadena jurisdiction. The median floor area is 1,836 square feet. Thirty-five percent above the median is 2,479 square feet. The proposal includes a 2,477 square-foot dwelling (excluding the garage) and complies with Neighborhood Compatibility.

The neighborhood generally include properties along Washburn Road, Cresthaven Drive, and Doremus Road. Within this neighborhood, the existing dwellings consist of varying architectural styles with the majority of the structures featuring Modern Ranch architecture. These residences consist of a mix of one-story structures. Residences share similar elements, materials, and color that include stucco and wood façade materials. The proposal is consistent with the established architectural style and character of the neighborhood, as the building and roof materials and colors, along with the proposed combination gable and valley and ridge roof design, would be compatible with the requirements of the Hillside Development Overlay zone. Due to the existing grade differences of the adjacent lots and that the additions and proposed increase in height are not centered in view, there will be no view impact to surrounding properties. As a result, it is anticipated that the proposal will maintain compatibility with 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 at the center of the lot, with slopes along the northern and southern frontages, and in the rear yard to the west of the existing residence; 2,775 square feet of the 12,201 square-foot lot have a slope over 50%. With the area over 50% excluded, the average slope across the site is approximately 2.6 percent. The proposed additions do 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.

Minor Variance: To deviate from the required 25'-0" front yard setback

9. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and **would** constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The applicant requests to encroach into the front yard setback to enlarge the existing kitchen based on a preferred floor plan. There is opportunity to modify the floor plan, as demonstrated by the proposed addition and interior remodel . Approving a Minor Variance to encroach into the front yard setback to enlarge existing kitchen space, where other designs are possible will grant a privilege as other properties in the vicinity and zone district are subject to the front yard setback requirement.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6881

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 be revised to comply with the 25-foot front yard setback requirement and shall otherwise substantially conform to plans stamped "Approved at Hearing, September 15, 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 1,259 square-feet of additions to an existing 1,218 square-foot residence with an attached 444 square-foot attached garage. Encroachment into the front yard setback is not included as part of this approval.
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 **ZENT2021-00018** 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 Alison Walker, Current Planning Section, at (626) 744-6742 or awalker@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 front additions shall be redesigned to comply with the minimum 25'-0' front yard setback.
9. 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).
10. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
11. 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.

12. 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.
13. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
14. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
15. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
16. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.
17. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

18. Governing Codes: Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
19. Building Code Analysis: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.

20. Best Management Practices: Photocopy to plans and complete the Best Management Practice page 1(form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts> .
21. Green Code: Photocopy to plans and complete the 2019 California Green Building Standards Code With City Of Pasadena Amendments Forms. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts> .
22. Required Plans And Permit(s):
- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, Energy Documents, PV systems 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

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. A maximum of two construction workers' vehicles can be parked on the street; all others shall be parked on-site only. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

26. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met.

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

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

**ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY – PROPERTIES IN CITY OF PASADENA
WITHIN 500 FEET**

#	PARCEL	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE (SF)	BUILDING SIZE (SF)
1	5483-002-002	1415 CRESTHAVEN DR	RS6	HD	40816	3761
2	5483-002-004	1395 CRESTHAVEN DR	RS6	HD	10350	1914
3	5483-002-006	1375 CRESTHAVEN DR	RS6	HD	13009	2289
4	5483-002-007	1355 CRESTHAVEN DR	RS6	HD	15058	2016
5	5483-002-008	1335 CRESTHAVEN DR	RS6	HD	13015	3165
6	5483-002-009	1325 CRESTHAVEN DR	RS6	HD	16806	2170
7	5483-002-010	1305 CRESTHAVEN DR	RS6	HD	16848	1836
8	5483-002-011	1285 CRESTHAVEN DR	RS6	HD	12038	1836
9	5483-002-012	1265 CRESTHAVEN DR	RS6	HD	16842	2220
10	5483-002-013	1450 WASHBURN RD	RS6	HD	14142	2355
11	5483-002-014	1460 WASHBURN RD	RS6	HD	17121	1636
12	5483-002-015	1500 WASHBURN RD	RS6	HD	15301	1836
13	5483-002-016	1510 WASHBURN RD	RS6	HD	18301	1836
14	5483-002-017	1520 WASHBURN RD	RS6	HD	18335	1836
15	5483-002-018	1530 WASHBURN RD	RS6	HD	15942	1636
16	5483-002-019	1540 WASHBURN RD	RS6	HD	11947	1636
17	5483-002-020	1565 WASHBURN RD	RS6	HD	40914	2319
18	5483-002-021	1555 WASHBURN RD	RS6	HD	13426	1636
19	5483-002-022	1405 CRESTHAVEN DR	RS6	HD	8723	1175
20	5483-002-024	1550 WASHBURN RD	RS6	HD	14636	3453
21	5483-003-012	1300 CRESTHAVEN DR	RS6	HD	10122	1836
22	5483-003-013	1320 CRESTHAVEN DR	RS6	HD	12308	3154
23	5483-003-014	1330 CRESTHAVEN DR	RS6	HD	12839	1644
24	5483-008-005	1545 WASHBURN RD	RS6	HD	12400	1218
25	5483-008-006	1535 WASHBURN RD	RS6	HD	15257	2132
26	5483-008-007	1525 WASHBURN RD	RS6	HD	17306	2268
27	5483-008-008	1515 WASHBURN RD	RS6	HD	15094	1518
28	5483-008-009	1505 WASHBURN RD	RS6	HD	12201	1218
29	5483-008-010	1495 WASHBURN RD	RS6	HD	11286	1218
30	5483-008-011	1485 WASHBURN RD	RS6	HD	15719	1218
31	5483-008-012	1475 WASHBURN RD	RS6	HD	15512	1554
32	5483-008-013	1465 WASHBURN RD	RS6	HD	14027	1218
33	5483-008-014	1455 WASHBURN RD	RS6	HD	15727	1218
34	5483-008-015	1445 WASHBURN RD	RS6	HD	15952	1218
35	5483-008-016	1225 CRESTHAVEN DR	RS6	HD	10441	2652
36	5483-008-017	1205 CRESTHAVEN DR	RS6	HD	11490	1218
					Median	1,836 Square Feet
					+35%	2,478.6 Square Feet