



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: November 3, 2021

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6876

LOCATION: 400 Mooresque Drive

APPLICANT: Iris Ferraz Dos Santos

ZONING DESIGNATION: RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Katherine Moran

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6876 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow the construction of a 287 square-foot, second-story addition to the existing 3,821 square-foot, two-story single-family residence, with a detached 395 square-foot garage. The project would result in a 4,108 square-foot residence and 395 square-foot detached garage. A Hillside Development Permit is required for any new square footage above the first story. No protected trees are proposed to be removed as part of the project.

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided

the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 287 square-foot addition to an existing two-story dwelling does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Further, the project will not result in a substantial adverse change to a historic resource. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics: The subject property is located on the eastern side of Mooresque Drive. The 46,595 square-foot property is developed with an existing two-story single-family dwelling and a detached two-car garage. Additional improvements to the property include a deck and a swimming pool. The lot descends in elevation to the east and the average slope across the site (areas less than 50 percent slope) is 27.5 percent. The site topography is generally flat at the location of the existing improvements. The project site is located within the eligible Glen Oaks/Manford/Mooresque Landmark District.

Adjacent Uses: North – Single-Family Residential
South – Open Space/Annandale Golf Club
East – Single-Family Residential
West – Single-Family Residential

Adjacent Zoning: North – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)
South – OS (Open Space)
East – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)
West – RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)

Previous Zoning Cases on this Property: None.

PROJECT DESCRIPTION:

The applicant, Iris Ferraz Dos Santos, on behalf of the property owner, has submitted a Hillside Development Permit application to allow the construction of a 287 square-foot, second-story addition at the northeast side of the existing 3,821 square-foot, two-story single-family residence, with a detached 395 square-foot garage. The project would result in a 4,108 square-foot residence with a detached 395 square-foot garage. A Hillside Development Permit is required for any new

square footage above the first story. No protected trees are proposed to be removed as part of the project. The property is zoned RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District).

ANALYSIS:

The existing residence is a two-story dwelling. The upper level consists of the kitchen, living room, dining room, two bedrooms and two bathrooms along with a deck. There is a lower story at the southern rear elevation that contains the master bedroom, the fourth bedroom, two bathrooms, and a family room. The existing detached garage is at the front, on the north side of the dwelling. The 287 square-foot addition is located at the second story and is an expansion of an existing bedroom and includes a new bathroom.

Hillside Development Permit

The subject property is located within the RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District) zoning district. Properties located in the Hillside Development Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS). These additional standards are intended in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The reviewing authority (Hearing Officer) may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). The general purpose of the Hillside Development Permit is to ensure that the proposed project minimizes its visual and environmental impact. Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The following analysis discusses the proposal's compliance with development standards of the Hillside Development Overlay. An outline of development standards is provided in Table A (page 5) to show compliance with all of the applicable development standards.

Floor Area

In the RS-2-HD zoning district, the maximum allowable gross floor area is equal to 22.5 percent of the lot area, plus 500 square feet. Gross floor area generally includes all covered parking (garage and carport areas), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater than 50 percent slope, or any access easement on the lot must be deducted from the lot area when calculating the maximum allowable gross floor area. In cases where the average slope (excluding areas sloping equal to or greater than 50 percent and the pole portion) across the lot exceeds 15 percent, the maximum allowable gross floor area is further reduced using a formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area).

Based on the slope analysis provided by the applicant, the lot area measures 46,595 square feet. A 16,079 square-foot portion of the property slopes equal to or greater than 50 percent. There are no access easements on the lot. Furthermore, using the contour information taken from a

topographic survey of the site, the applicant calculated an average slope of approximately 27.5 percent. Based on the calculation applicable to the RS-2-HD zoning district, the maximum allowed floor area is 6,902 square feet.

The project proposes a 4,108 square-foot residence with a detached 395 square-foot garage resulting in a total gross floor area of 4,503 square feet, therefore in compliance with the maximum allowable floor area.

Lot Coverage

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 46,595 square-foot lot is 16,308 square feet. The proposed lot coverage is approximately 8 percent, or 3,893 square feet, which complies. This calculation includes the building footprint, the deck, and the detached garage structure.

Setbacks

The minimum front setback requirement for the main structure in the Hillside Overlay District is 25 feet, measured from the front property line. The proposed addition is setback approximately 53 feet from the front property line and complies with the minimum 25-foot front setback requirement.

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 ten feet. Lot width is measured across the lot at the required front setback line, in this case, 25 feet from the front property line. According to the plans submitted, the lot width at the front setback line is 112 feet, resulting in a minimum required side setback of 10 feet. The proposed setback for the addition is 11'-10" from the northeast side property line and over 100 feet from the southwest side property line, which exceeds the minimum side setback requirement. As such, the proposed setbacks comply with the minimum side setback requirement.

The minimum required rear setback is 25 feet. The setback measured from the proposed addition to the rear property line is approximately 118 feet, which complies with the minimum rear setback requirement.

Encroachment Plane

Main structures may not be located within an encroachment plane that slopes upward and inward at a 30-degree angle, commencing at a point six feet above existing grade along the side property lines. The intent of the encroachment plane standard is to moderate the mass and scale of structures and maintain desired neighborhood character. Plans provided by the applicant depict the encroachment plane and demonstrate the proposed addition complies with the requirement.

Height

Properties in the Hillside Overlay District are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured as the vertical distance from the existing grade to an imaginary plane parallel to the existing grade;

nor can the overall height, as measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet), exceed a height of 35 feet.

The project proposes a building height of 21'-1", measured from the lowest elevation of the existing grade to the highest ridge. The structure does not exceed a height of 28 feet at any point on the site and 35 feet overall. Therefore the proposed residence complies with both standards for building height.

Parking

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

The existing 395 square-foot two-car garage complies with the two-car covered parking requirement. The garage will continue to be accessible from Mooresque Drive. The portion of Mooresque Drive fronting the property allows street parking, therefore two guest parking spaces are required for the project. The existing driveway will continue to provide the required two guest parking spaces. Therefore, the project complies with the parking requirement.

Table A: RS-2 and Hillside Overlay Development Standards

Development Feature	Required	Proposed	Analysis
RS-2 – Single-family Residential and Hillside Overlay Development Standards			
Setbacks			
Front (Northwest):	25'	10' (Existing garage) 53' (Proposed)	Nonconforming Complies
Interior Side (Northeast & Southwest)	10'	11'-10" (Northeast) >100' (Southwest)	Complies
Rear (East)	25'	118'	Complies
Maximum Site Coverage	16,308 square feet (35 percent)	3,893 square feet (8.4 percent)	Complies
Floor Area Ratio	6,902 square feet	4,503 square feet	Complies
Minimum Parking	2 covered spaces	2 car garage	Complies
Maximum Height	28' / 35'	21'-1"	Complies
Guest Parking	2 on-site guest spaces	2 guest spaces	Complies
Neighborhood Compatibility	3,816 square feet 10 percent (Average FAR)	4,108 square feet 8.8 percent	Complies

Architecture and Setting

The project site is located within the eligible Glen Oaks/Manford/Mooresque Landmark District. The district is in a hillside setting with winding streets and buildings located either below or above street grade. All properties have a high level of landscaping, which tends to obscure buildings from street view. The houses in the district are all designed in the mid-century modern style, including several of the post-and-beam subtype. The existing dwelling is of a Mid-Century Modern architectural style, and is consistent with the neighborhood's overall architectural character.

The subject site is located on the eastern side of Mooresque Drive and the building pad is located more than 10 feet below street level. The existing residence is minimally visible from Mooresque Drive. The second-story addition is oriented and designed in a manner that would be minimally visible along Mooresque Drive and visibility from off the property would be limited due to the property's topography. The design along with the existing topography and extensive mature landscaping help diminish the appearance of the proposed improvements. The applicant has designed the proposed addition with style, forms, massing, and materials that are consistent with the existing Mid-Century Modern architecture including matching the existing flat roof design, stucco siding, aluminum windows, and paint color, etc. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

The Design and Historic Preservation Section also evaluated the design of the project due to its location within the eligible Landmark District and for compliance with the City's Historic Preservation Ordinance. Discussion follows later in this report.

View Protection, Story Poles, Notice of Application Requirements

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

In this case, the applicant has proposed the addition in an area that would not impact views protected by the Zoning Code. The project site is located on the eastern side of Mooresque Drive. The building pad of the subject lot is located more than 10 feet below the street level and the existing house has limited visibility from Mooresque Drive.

The abutting properties to the northeast, east, southwest, and north are single-family residences located at 404 Mooresque Drive (northeast), 1134 Glen Oaks Boulevard (east), 390 Mooresque Drive (southwest), and 399 Mooresque Drive (north). The abutting property to the south is open space and contains the Annandale Golf Club. The neighboring property to the northeast at 404 Mooresque Drive is located at an elevation approximately five feet higher than the project site and does not have a view protected by the City. Extensive mature landscaping, including tall hedges and trees, a retaining wall, and a fence are located along the common northeast side property line limiting views onto the project site from the abutting property at 404 Mooresque Drive. Existing views from the adjacent property are of the open sky, existing foliage, and the subject structure, which are not to be taken into consideration by the review authority.

The existing residence reflects a single-story residence at the front street elevation. The lower story is located to the rear of the residence and is built into the descending topography. The proposed second-story addition is an extension of an existing bedroom on a flat portion of the lot along the northeastern side and would maintain the existing flat roofline. There would be no view impacts from Mooresque Drive, from across the street at 399 Mooresque Drive, or from the property to the northeast at 404 Mooresque Drive. The addition is more than 275 feet from 1134 Glen Oaks Boulevard. The topography, existing landscaping, and location of the proposed

addition make visibility from 1134 Glen Oaks Boulevard extremely limited. Similarly, 390 Mooresque Drive would have limited visibility because the addition would occur in an area that does not face that property.

The height of the addition would continue the existing flat roof design and maintain the existing two-story residence's height. Therefore, while the addition may be in view from adjacent single-family residential structures at 404 Mooresque Drive (northeast), 1134 Glen Oaks Boulevard (east), 390 Mooresque Drive (southwest), and 399 Mooresque Drive (north), the project would not block any views. Since the proposed project will continue to maintain the general height of the existing residence, any existing view conditions from adjacent properties would remain unchanged. Due to the site's topography and the general topography of the neighborhood, there are no protected views from adjacent properties that could be impacted.

In September 2021, a temporary silhouette (story poles) was installed on the subject property. Staff conducted a visual inspection, photographing the project site in relation to abutting properties. A Notice of Application, providing a minimum 14 day notification period, was also mailed in accordance with the requirements of the Zoning Code. Based on the site visit, it is the staff's position that the proposed improvements would not impact any protected views from adjacent properties. Although portions of the silhouette are visible from various vantage points, there is no protected view obstruction. Therefore, staff has determined the project minimizes view impacts and is consistent with the view protection standards of the Zoning Code.

Ridgeline Protection

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

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 34 parcels within Pasadena, 30 of which are developed with single-family residences. The median floor area of these houses is 2,827 square feet and 35 percent above the median is 3,816 square feet. The proposal includes a dwelling with 4,108 square feet of floor area (excluding the existing garage) and exceeds the Neighborhood Compatibility threshold by 292 square feet.

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

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

Staff analyzed the floor area ratio (FAR) of the project and properties within the 500-foot radius. Using the Assessor's data, the FAR of the project is 8.8 percent, which is below the average FAR of the properties within the neighborhood (10 percent). It is to be noted, that the project complies with view protection and ridgeline protection requirements of the Hillside District Ordinance. The proposed project has been designed to avoid blocking culturally significant structures, downslope views of the valley floor, prominent ridgelines, and/or the horizon line from neighboring properties.

As such, staff is of the opinion that the maximum allowable house size as calculated by the Neighborhood Compatibility guidelines may be approved to be exceeded in this particular case. Based on the analyses, staff finds that the project is in scale with the context and character of the development in the neighborhood and in is in conformance with the development standards for projects in the Hillside Overlay District; as a result, the project complies with the Neighborhood Compatibility requirement.

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

Preliminary Geotechnical Report

SASSAN Geosciences, Inc. conducted a geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the report is to evaluate the subsurface conditions that may affect site stability or structural integrity. SASSAN Geosciences, Inc. explored the subsurface conditions around the location of the proposed addition by excavating two test pits to a maximum depth of approximately four feet. Based on the investigation, SASSAN Geosciences, Inc. concluded that the proposed construction is feasible from a geotechnical standpoint, provided recommendations are followed.

Tree Protection and Landscaping

The applicant provided a tree inventory, which identified 22 trees on private property. Of these 22 trees, two are protected by the City's Tree Protection Ordinance based on the species, size, and location on the property. The applicant proposes to retain both protected trees and to remove one of the 20 non-protected trees. Based on the information provided by the applicant, none of the existing trees or canopies would overlap with the proposed addition. Along with maintaining all protected trees, the applicant proposes landscape improvements within as a part of the project. A final landscape plan would be reviewed during the Building Permit plan check process for consistency with landscape requirements of the Zoning Code.

Design and Historic Preservation Analysis and Recommendation

Findings of Consistency with the Secretary of Interior's Standards

Pursuant to Section 17.62.090.D.2, a Certificate of Appropriateness for a major or minor project is not required for properties already entitled for alteration through a land use approval such as the subject Hillside Development Permit, and if a finding of consistency with the Secretary of the Interior's Standards is made, in conjunction with such approval. This Section also states that an advisory review by the Historic Preservation Commission is required for major projects, or by staff for minor projects, prior to action being taken on the land use approval, and that the Commission or staff shall provide comments to the land use approval review authority on compliance of the project with the Secretary of the Interior's Standards, including any recommended conditions of approval that would be necessary to ensure compliance with the Standards.

The proposed project, which involves an addition to the existing upper floor at the house's obliquely visible front northeast corner, meets the definition of a minor project in Section 17.62.030.V; therefore, a finding of consistency with the Secretary's Standards is required to be made in conjunction with the Hillside Development Permit. In addition, the project shall comply with the City's Design Guidelines for Historic Districts, which are based on the Secretary of the Interior Standards. Therefore, the applicable standards and guidelines for this project are the following:

The Secretary of the Interior's Standards for Rehabilitation

- Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

Design Guidelines for Historic Districts

- 8.2: An addition should respect the proportions, massing, and sitting of an historic building.
- 8.3: The materials of an addition should be similar to that of the original structure.
- 8.4: The roof form of an addition should be compatible with that of the primary structure.
- 8.5: Windows of an addition that are visible from the public way should be compatible with those of the historic structure.

Analysis

With the recommended conditions of approval, the proposed project complies with the applicable guidelines. Due to the downslope topography of the site, the house sits below street grade, and is only slightly visible. Visibility of the house is also limited by its siting, angled away from the curving street frontage of Mooresque Drive, and the detached garage, which is located in front of the primary structure. Due to these conditions, the proposed addition at the northeast front corner will only be marginally visible. The proposed addition will provide for an enlarged upper-floor bedroom and new bathroom space. The design of the proposed addition is compatible with the original house in volume, form, and detailing. The existing street-facing façade of the impacted area consists of solid walls with no window or door openings. The applicant proposes to outwardly extend simple protruded geometric forms that will provide a complementary balance of volumetric forms and roof heights to the northeast façade, and an enhanced cadence of fenestration on a currently solid portion of the façade. Additionally, the proposed addition will provide an improved sense of enclosure to the existing front entry courtyard. Matching exterior finishes are proposed for the addition including shot-blast medium grade stucco, flat roof, fascia board, and open eaves. Overall, the proposed addition will be compatible with the design of the existing house and provide added living comfort, and continued use and enjoyment of the single-family house. As listed below, staff of the Design and Historic Preservation Section (DHP) recommends several conditions of approval to ensure consistency of the project with the applicable standards and guidelines, which shall be subject to DHP staff review prior to issuance of a building permit, unless otherwise stated. These conditions include a requirement to provide details of the proposed windows and doors including sill, header and jamb conditions, and their consistency with the existing openings, along with a door and window schedule. An additional recommended condition shall require for a method of differentiation between the new and existing construction, in keeping with the Standards and Guidelines. Finally, a condition shall require for a final inspection of construction by DHP staff to ensure overall compliance with the approved plans and the applicable standards and guidelines. DHP staff recommends that the review authority include these conditions of approval in the decision and make a finding that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation and the Design Guidelines for Historic Districts.

Recommendation

The proposed project is consistent with the Secretary of the Interior's Standards and the City's Design Guidelines for Historic Districts. With the recommended conditions of approval, the

proposed project complies with the applicable guidelines. The proposed addition is compatibly designed with the original house in volume, form, and detailing. Furthermore, the proposed addition will provide a complementary and compositionally-balanced patterning of form and fenestrations to the front façade, while still only being marginally visible, and therefore, not impactful to the character-defining features of the house.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a second-story addition to the side of an existing two-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 second-story addition to the existing two-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,108 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes to maintain the existing architectural style, color palette, and materials that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed second-story addition is consistent with the scale and setting of the surrounding residences and would not be visible from Mooresque Drive. Vehicle access to the site will continue to occur from Mooresque Drive via the existing driveway approach. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

ENVIRONMENTAL REVIEW:

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

The Mid-Century Modern style single-family house at 400 Mooresque Drive was constructed in 1961, and is a contributor to the eligible, non-designated, Glen Oaks/Manford/Mooresque Drive Landmark District. The house retains integrity, and was constructed during the district's Period of Significance, between 1951 and 1964. The house was originally constructed as a single story over a non-improved full-height lower level. In 1969, a rear balcony and patio were added, along with finishing the existing lower-floor space for habitable use. In 2002, an east wing addition was added to the lower level for a new primary bedroom suite. These additions are not readily visible

to public view, and therefore are not impactful to the house's historical status. As a contributor to the eligible landmark district, the house is not significant on its own as an individual resource, but rather, because it, along with a grouping of other similar properties, retains architectural integrity on the exterior and represents the Mid-Century Modern lexicon and architectural zeitgeist of the Post-World War II era.

The proposed project would add 287 square feet to the northeast corner of the existing upper floor on an obliquely visible front façade (as depicted on the plans in the attached plans) would not alter the character-defining features of the house, nor render the subject property as noncontributing to the eligible landmark district. Therefore, the project will not result in a substantial adverse change to the historic resource, and would not trigger the historical resources exception to the adoption of a Categorical Exemption as listed in CEQA Guidelines Section 15300.2.

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 287 square-foot, second-story addition of an existing two-story dwelling does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Further, the project will not result in a substantial adverse change to the historic resource. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

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

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a 287 square-foot, second-story addition to the existing 3,821 square-foot, two-story single-family residence, resulting in a 4,108 square-foot residence with a detached 395 square-foot garage can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code for the RS-2-HD zoning district and the additional development standards required within the Hillside Overlay District including the Neighborhood Compatibility guidelines of the Hillside Ordinance. Given that the proposed project is to allow a second-story addition to an existing single-family residence and would have to comply with all Building Code requirements, the proposed project would not be detrimental or injurious to surrounding properties or improvements. Therefore, staff recommends approval of the Hillside Development Permit, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

ATTACHMENTS:

Attachment A: Findings

Attachment B: Conditions of Approval

Attachment C: Neighborhood Compatibility Analysis

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6876

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District) Zoning District. An addition above the first story is allowed with the approval of a Hillside Development Permit. The proposed second-story addition to an existing two-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-2-HD Zoning District.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS-2-HD, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-2-HD zoning district and Hillside Overlay such as setbacks, lot coverage and floor area, height and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the side of an existing two-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 all the development standards set forth in the City's Zoning Code. The proposed living area of 4,108 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes to maintain the existing architectural style, color palette, and materials that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed second-story addition is consistent with the scale and setting of the surrounding residences and would not be visible from Mooresque Drive. Vehicle access to the site will continue to occur from Mooresque Drive via the existing driveway approach. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed addition will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed second-story addition will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. Therefore no variances are needed. Furthermore, the project is required to comply with all applicable conditions of approval. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition to the existing single-family residence will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Design and Historic Preservation Section. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City's Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The proposed project will meet the guidelines related to the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence's scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *The design, location, and size of proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots, as described in Section 17.29.060.D, and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed project (not including the existing garage) is 4,108 square feet, which exceeds the maximum allowable Neighborhood Compatibility floor area of 3,816 square feet by 292 square feet. However, the additions are designed to not impact views, be in compliance with the ridgeline protection standard, and have a floor area ratio consistent with the properties within a 500 foot radius. The project has been designed with the use of natural materials, which are materials compatible with the surrounding environment. The addition would continue to maintain consistency with the Mid-Century Modern character of the eligible landmark district. Additionally, the proposed scale and massing is keeping with the scale and

setting of the surrounding residences. Furthermore, as designed, the placement of the proposed additions would not impede the protected view of an adjoining property. Thus, the project is in scale with the context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.

8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed second-story addition to the existing two-story dwelling will be located towards the interior of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.
9. *No additional view impacts will occur to neighboring properties as a result of granting additional square footage.* The applicant has proposed the addition in an area that will not affect views protected by the Zoning Code. While the proposed addition will be located in view of neighboring properties, the granting of the additional square footage above neighborhood compatibility does not result in a view impact because there are no protected views. Views that exist from the windows are of the open sky, existing foliage, private yards, and existing structures, which are not protected by the Zoning Code.
10. *The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.* The proposed second-story addition is setback approximately 53 feet from the front property line. Further, the building pad is located more than 10 feet below street level which limits visibility of the existing residence from Mooresque Drive. The second-story addition is oriented and designed in a manner that would be minimally visible along Mooresque Drive and visibility from off the property would be limited due to the property's topography. The design along with the existing topography and extensive mature landscaping help diminish the appearance of the proposed improvements. In general, areas of addition are set in such an area and designed in a manner such that compatibility will be maintained when viewed from the public street.

Consistency with the Secretary of Interior's Standards

11. *The proposed project is consistent with the Secretary of the Interior's Standards and the City's Design Guidelines for Historic Districts.* The proposed project is consistent with the Secretary of the Interior's Standards and the City's Design Guidelines for Historic Districts. With the recommended conditions of approval, the proposed project complies with the applicable guidelines. The proposed addition is compatibly designed with the original house in volume, form, and detailing. Furthermore, the proposed addition will provide a complementary and compositionally-balanced patterning of form and fenestrations to the front façade, while still only being marginally visible, and therefore, not impactful to the character-defining features of the house.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6876

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, November 3, 2021," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for a 287 square-foot, second-story addition to an existing two-story dwelling resulting in a 4,108 square-foot, two-story residence with a detached 395 square-foot 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 **ZENT2020-00005** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 or kmoran@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

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

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the north property line, adjacent to the proposed project that are within proximity of the proposed construction.
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.

Design and Historic Preservation Section

17. Section and elevation details of the proposed windows and doors shall be provided in the Building Plan Check submittal indicating sill, header, and jamb conditions, which shall be consistent with the design of the existing openings unless slight variation of the design is used as a method of differentiating the addition from the original house.
18. A door and window schedule shall be provided in the Building Plan Check submittal indicating the new proposed windows and their material. The material of the new windows shall be steel, to match existing.

19. A level of differentiation shall be developed into the exterior of the project, which can consist of a slight variation in the stucco finish, slight variation in the detailing of the windows and doors, or an approved alternate method.
20. A final, on-site, inspection (100% inspection point) and sign-off by staff of the Design and Historic Preservation Section shall be required to ensure that all work performed is consistent with the approved plans and the applicable standards and guidelines as noted herein.

Building and Safety Division

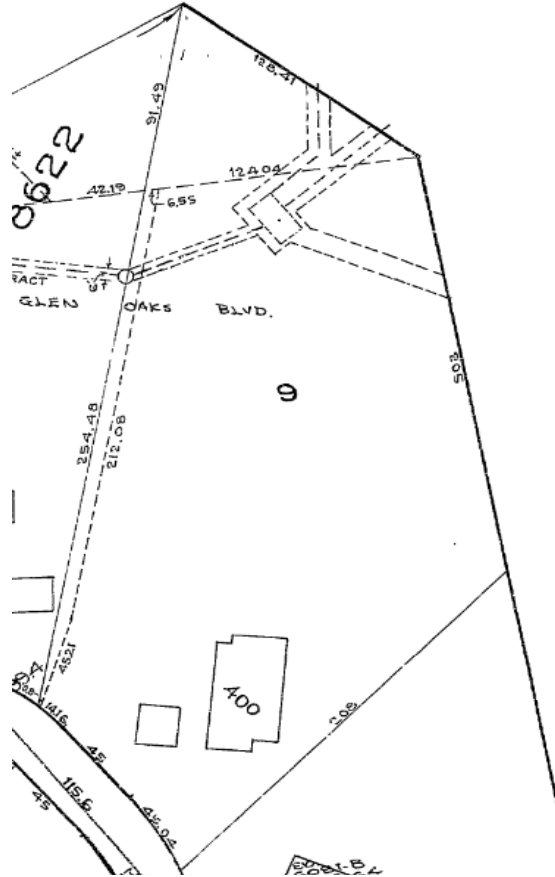
21. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review.
FYI – The current edition is the 2019 series effective January 1, 2020 until December 31, 2022.
22. Stormwater Management: Single family hillside homes shall comply with the special provisions per the State Water Board. Refer to item #12 of the attached Form PC.
23. Soils Report: Soils report is required for the project per City Policy.
24. 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.
25. 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.
26. Permit(s): Separate permits are fire sprinkler (if required or modified), mechanical, electrical, and plumbing.

Public Works Department

27. 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.
28. 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.

29. There are existing sewer easements within the subject property. The sewer easements and all sewer facilities shall be shown on all construction drawings. No structure shall be built within the easements.



30. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>. A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. All construction workers' vehicles shall be parked on-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.

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

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

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

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email YWu-Bowman@cityofpasadena.net.

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

#	PARCEL	ADDRESS	ZONE	OVERLAY	LOT SIZE	BUILDING SIZE
1	5708-018-014	1118 GLEN OAKS BLVD	RS2	HD	23703	1828
2	5708-017-005	410 MOORESQUE DR	RS2	HD	31823	1914
3	5708-018-010	385 MANFORD WAY	RS2	HD	27009	2028
4	5708-017-006	404 MOORESQUE DR	RS2	HD	35925	2192
5	5708-017-007	1150 GLEN OAKS BLVD	RS2	HD	35036	2242
6	5708-017-003	1180 GLEN OAKS BLVD	RS2	HD	22850	2247
7	5708-017-004	414 MOORESQUE DR	RS2	HD	24692	2268
8	5708-016-001	1200 GLEN OAKS BLVD	RS2	HD	24482	2280
9	5708-018-016	409 MANFORD WAY	RS2	HD	20071	2294
10	5708-019-010	376 MANFORD WAY	RS2	HD	28314	2310
11	5708-019-008	410 MANFORD WAY	RS2	HD	26978	2578
12	5708-018-006	321 MANFORD WAY	RS2	HD	55266	2587
13	5708-016-005	399 MOORESQUE DR	RS2	HD	32902	2683
14	5708-016-006	411 MOORESQUE DR	RS2	HD	39896	2710
15	5708-016-007	421 MOORESQUE DR	RS2	HD	25186	2724
16	5707-004-021	1165 GLEN OAKS BLVD	RS2	HD	169404	2930
17	5708-018-015	401 MANFORD WAY	RS2	HD	29948	3153
18	5708-019-009	386 MANFORD WAY	RS2	HD	23823	3202
19	5708-017-012	1134 GLEN OAKS BLVD	RS2	HD	56801	3290
20	5708-017-010	390 MOORESQUE DR	RS2	HD	53821	3391
21	5708-018-007	333 MANFORD WAY	RS2	HD	27504	3435
22	5708-018-009	371 MANFORD WAY	RS2	HD	30873	3438
23	5708-018-008	351 MANFORD WAY	RS2	HD	30586	3658
24	5707-004-014	1175 GLEN OAKS BLVD	RS2	HD	20522	3762
25	5708-017-009	400 MOORESQUE DR	RS2	HD	46595	3821
26	5707-005-017	1101 GLEN OAKS BLVD	RS2	HD	41484	4003
27	5708-019-022	368 MANFORD WAY	RS2	HD	32377	4895
28	5708-019-007	415 N SAN RAFAEL AVE	RS2	HD	29621	5821
29	5707-004-019	1133 GLEN OAKS BLVD	RS2	HD	37458	6027
30	5707-005-018	1105 GLEN OAKS BLVD	RS2	HD	37775	6114
31	5707-004-020	1145 GLEN OAKS BLVD	RS2	HD	33350	
32	5708-013-001	1201 W COLORADO BLVD	OS		1517736	
33	5708-017-002	1170 GLEN OAKS BLVD	RS2	HD	35970	
34	5708-018-900	1110 GLEN OAKS BLVD	RS2	HD	2758	
					MEDIAN	2827
					35% OF MEDIAN	989
					MEDIAN+35%	3816
					AVG FAR	0.1