



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**DATE:** January 19, 2022

**TO:** Hearing Officer

**SUBJECT:** Minor Conditional Use Permit #6978

**LOCATION:** 1655 Carriage House Drive

**APPLICANT:** Hovel Babikian

**ZONING DESIGNATION:** RS-4-HD-1 (Single-Family Residential, 0-6 units per acre, Upper Hastings Ranch Area)

**GENERAL PLAN DESIGNATION:** LDR (Low Density Residential)

**CASE PLANNER:** Ivan Galeazzi

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Minor Conditional Use Permit # 6978 with the Conditions of Approval in Attachment B.

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**PROJECT PROPOSAL:** Minor Conditional Use Permit: To allow the installation of a new standing seam metal roof on an existing 2,029 square-foot residence, attached 519 square-foot two-car garage, and on a recently approved 996 square-foot addition. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure in the RS and RM-12 zoning districts pursuant to Section 17.40.110 (Reflective Surfaces) of the Zoning Code. The site is located in the RS-4-HD-1 (Residential Single-Family, Upper Hastings Ranch Area) zoning district.

**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 repair and maintenance of existing private

structures where negligible or no expansion of use beyond that existing on site are proposed. The proposed project involves the installation of a new standing seam metal roof on a single-family residence, attached garage, and recently approved addition. The project would not result in a change of the existing residential use; therefore, the proposal is exempt from environmental review.

**BACKGROUND:**

**Site characteristics:** The site is a 12,508 square-foot rectangular lot, located on the south side of Carriage House Drive. The site is developed with a 2,029 square-foot, single-story, single-family residence, an attached 519 square-foot two-car garage, and a 996 square-foot addition, which is currently under construction. The site is located within the RS-4-HD-1 zoning district.

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

**Adjacent Zoning:** North – RS-4-HD-1 (Single-Family Residential, 0-4 units per acre, Upper Hastings Ranch Area)  
South – RS-4-HD-1 (Single-Family Residential, 0-4 units per acre, Upper Hastings Ranch Area)  
East – RS-4-HD-1 (Single-Family Residential, 0-4 units per acre, Upper Hastings Ranch Area)  
West – RS-4-HD-1 (Single-Family Residential, 0-4 units per acre, Upper Hastings Ranch Area)

**Previous zoning cases on this property:** None

**PROJECT DESCRIPTION:**

The applicant, Hovel Babikian, on behalf of the property owner, has submitted a Minor Conditional Use Permit (MCUP) application to allow the installation of a metal roof, powder coated in matte black, on the existing single-family residence, attached garage, and a recently approved addition. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure in the RS and RM-12 zoning districts pursuant to Section 17.40.110 of the Zoning Code. The site is located within the RS-4-HD-1 (Single-Family Residential, 0-4 dwelling units per acre, Upper Hastings Ranch Area) zoning district.

**ANALYSIS:**

Minor Conditional Use Permit: to allow the installation of a metal roof on a primary structure.

The MCUP process allows the City to review a project and its configuration, design, location, and potential impacts of the use in order to evaluate if the project would be compatible with the surrounding uses, and the suitability of the use to the site. The Hearing Officer may approve a Minor Conditional Use Permit only after making six findings identified in the Zoning Code Section

17.61.050 (Conditional Use Permits and Master Plans). The general purpose is to evaluate 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.

As indicated by the applicant, the proposed material is manufactured by Taylor Metal products and has a matte powder coated finish. The standing seam metal roof would be installed on the existing single-family residence, attached garage, and addition. Pursuant to Section 17.40.110.B (Reflective Surfaces, Metal Finishes), a MCUP is required for the use of a metallic finish (e.g., exposed metal cladding) on the roof or walls of a main structure on a property in the RS and RM-12 zoning district in order to evaluate if the project would create a new source of substantial light or glare which would adversely affect the surrounding area.

The roof material design is the Versa-Span™ structural snap-lock product. The applicant has submitted a material sample and color guide that show the metal roof will be powder coated in Matte Black paint, color code SRI-29. The American Society for Testing and Materials has assigned the Matte Black SRI-29 color a solar reflectance rating of 0.29 (ASTM E 1980 standard). A solar reflectance of 1.0 would mean that 100 percent of the solar energy (light) a surface receives is reflected while a solar reflectance of 0.0 would mean that none of the solar energy (light) a surface receives is reflected. For comparison; in order for composition shingles, one of the most common residential roofing materials, to qualify for an EPA ENERGY STAR certification as Cool Roofing the shingle material must have a solar reflectance rating of at least 0.25. This demonstrates that the proposed Matte Black SRI-29 standing seam metal roof would have a comparable solar reflectance rate as a common Cool Roof composite shingle, and would not create a hazard or detriment to the surrounding neighborhood.

The applicant selected this material for its durability and eco-friendliness, as well as for its clean aesthetic that complements the modern architecture of the residence. Based on the information provided, the specific panel proposed is favorable and comparable to other darker tone options limiting the potential glare. Furthermore, the dark color of the proposed metal roof will complement the dark window trim and darker garage door. Staff believes that the proposed project would not have a significant impact on views in the area.

#### **GENERAL PLAN CONSISTENCY:**

The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence, thus the character of the single-family neighborhood will be maintained. The proposed metal roof will be consistent with adopted General Plan policies, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of residential streets that unify and enhance the character of the neighborhood. The proposed metal roof would not alter the existing character of the neighborhood, as the color and finish is comparable in reflective capability as other common roofing materials in the neighborhood.

#### **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 repair and maintenance of existing private structures where negligible or no expansion of use beyond that existing on site. The proposed project involves the installation of a metal roof on an existing single-family residence, attached

garage, and recently approved addition. The project would not result in a change of the existing residential use; therefore, the proposal is exempt from environmental review.

**REVIEW BY OTHER DEPARTMENTS:**

The proposed project was reviewed by the Public Works Department, Building and Safety Division, the Fire Department, Transportation, and the Design and Historic Preservation Section. The Building and Safety Division provided a condition, which is contained in the Conditions of Approval. No other comments on the project were received. This project will be reviewed once more during the building permit plan check process to ensure compliance with applicable requirements.

**CONCLUSION:**

The use of a metallic finish on the roof of a primary structure in the RS zoning district is permitted through the approval of a Minor Conditional Use Permit application, as specified in Section 17.40.110 B. of the Zoning Code. Staff concludes that the findings necessary for approving the Minor Conditional Use Permit can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code. As designed, the project would not be harmful or detrimental to surrounding properties or to other residences in the immediate neighborhood. Conditions of approval would ensure that the project is compatible with the surrounding neighborhood.

**ATTACHMENTS:**

Attachment A: Minor Conditional Use Permit Findings  
Attachment B: Recommended Conditions of Approval

**ATTACHMENT A**  
**FINDINGS FOR MINOR CONDITIONAL USE PERMIT #6978**

Minor Conditional Use Permit: to allow the installation of a metal roof on a primary structure.

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The use of a metallic finish on the roof of a primary structure in the RS zoning district is permitted through the approval of a Minor Conditional Use Permit application, as indicated in Section 17.40.110 B. of the Zoning Code. In addition, the proposed new metal roof will comply with all applicable development standard and will comply with Section 17.29.060.D. which requires materials and colors to be used to blend structures with the natural appearance of the hillside.
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 use of the site will remain a single-family residence in a Single-Family Residential zone. One of the purposes of the Single-Family Residential zoning district is to ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects. The proposed metal roof is finished with a matte black finish and the color proposed is a dark earth tone. The finish and color will have a comparable solar reflectance rating to other roofing materials used in the neighborhood, and will minimize glare and visual impacts on the surrounding properties. Thus, the propose projects metal roof will not be considered a substantial source of glare that would be harmful. The project will comply with the purpose and applicable development standards of the RS-4-HD-1 zoning district.
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 not located within a specific plan area. The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence, thus the character of the single-family neighborhood will be maintained. The proposed metal roof will be consistent with adopted General Plan policies, including Policy 21.3 (Residential Neighborhoods – Neighborhood Character), which encourages development to maintain elements of residential street that unify and enhance the character of the neighborhood. The proposed metal roof would not alter the existing character of the neighborhood, as the color and finish limits the reflective capability, providing consistency with other common roof materials in the neighborhood.
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 use of the site will remain a single-family residence, consistent with the RS-4-HD-1 zoning district and surrounding neighborhood and uses. The proposed metal roof is finished with a matte black color. The color would have a comparable solar reflectance rating to other roofing materials used in the neighborhood, and will minimize glare and visual impacts on the surrounding properties such that it would not be a substantial or harmful source of glare. The project will comply with the purpose and applicable development standards of the RS-4-HD-1 zoning district.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposal is to install a new metal roof on an existing single-story residence, attached garage,

and addition. Approval of the application will not intensify the use of the site as it will remain a single-family residence. The proposed metal roof will not be detrimental or injurious to the adjacent residential neighborhood. The proposed metal roof will be required to meet all applicable fire safety and building codes requirement to be reviewed during the building permit plan check process. The dark color and matte finish of the metal finish of the roof will not result in any significant light and glare impacts to the surrounding residences.

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 subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood will be maintained. The proposed metal roof will not change the existing use of the single-family residence and it will continue to be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection. The proposed metal roof will be in line with the residential character of the neighborhood and is appropriate for the architectural style and is compatible with the single-family residential environment.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #6978**

The applicant or the successor in interest shall comply with the following conditions:

General

1. The site plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, January 19, 2022," 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. The approval of this application authorizes the installation of a standing seam metal roof in on an existing single-family residence, attached garage, and previously approved addition. The metallic finish shall be the matte black finish SRI-29, manufactured by Taylor Metal Products, Versa-Span TM structural snap-lock product. The final color and material sample shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.
4. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
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 **ZENT2021-00168** is subject to a Final Zoning Inspection prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Ivan Galeazzi, Zoning Section, at 626-744-7124 or [igaleazzi@cityofpasadena.net](mailto:igaleazzi@cityofpasadena.net) to schedule an inspection appointment time.

Building and Safety Division:

7. Metal roof covering shall comply with Section R905.10 of the Residential Code. Covering shall have the same class (fire) rating as the existing roof. In addition, the roof covering must be Class A and meet the energy requirements.