



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** February 16, 2022

**TO:** Hearing Officer

**SUBJECT:** Hillside Development Permit #6904

**LOCATION:** 410 Mooresque Drive

**APPLICANT:** Nick Hyunsoo Cho

**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 #6904 with the conditions in Attachment B.

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**PROJECT PROPOSAL:** Hillside Development Permit: To allow the construction of a 1,384 square-foot, single-story addition to the existing 1,914 square-foot, single-story single-family residence, with a detached 510 square-foot detached garage. The project would result in a 3,298 square-foot residence plus the 510 square-foot detached garage. A Hillside Development Permit is required for an addition of 500 square feet or greater to the first floor of an existing structure within the RS-2-HD zoning district. No protected trees are proposed to be removed as part of the project.

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

Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,384 square-foot addition to an existing single-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.

In addition, 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 proposed project to add a total of 1,384 square feet in two locations – one at the southwest corner of the house and one at the northwest corner on portions of the front façade that are obliquely visible from the street and would not alter the character-defining features of the house, nor render the subject property as non-contributing 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.

**BACKGROUND:**

**Site characteristics:**

The subject property is located on the eastern side of Mooresque Drive. The 31,823 square-foot property is developed with an existing single-story single-family dwelling and a detached two-car garage constructed in 1957. 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 22 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 – Single-Family Residential  
East – Vacant

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

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:**

55-V4814 - Permission to erect a single family dwelling with attached garage on a recorded lot. The proposed dwelling and attached garage would have a minimum front yard setback of 15 feet at the southwest corner of the garage. The property has a width of 155 feet and an area of over 31,000 square feet. Approved December 1, 1955.

55-V5299 - Permission to erect a single family dwelling with attached garage on a recorded lot. The proposed garage would come to within 15 feet of the front property line. Approved August 22, 1957.

**PROJECT DESCRIPTION:**

The applicant, Nick Hyunsoo Cho, on behalf of the property owner, has submitted a Hillside Development Permit application to allow the construction of an aggregate 1,384 square-foot, single-story addition to the existing 1,914 square-foot, single-story single-family residence, with a detached 510 square-foot detached garage. The aggregate 1,384 square-foot addition consists of a 240 square-foot addition to the north side of the existing residence and a 1,144 square-foot addition to the south side of the residence. The project would result in a 3,298 square-foot residence plus the 510 square-foot detached garage. A Hillside Development Permit is required for an addition of 500 square feet or greater to the first floor of an existing structure within the RS-2-HD zoning district. 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 single-story dwelling consisting of the kitchen, living room, three bedrooms and two bathrooms. The existing detached garage is at the front, on the west side of the dwelling, oriented perpendicular to the house. The 1,384 square-foot addition is comprised of two additions, including a 240 square foot addition at the north side of the residence and a 1,144 square-foot addition along the south side of the residence. The proposed 240 square foot addition at the north side of the residence consists of an additional bedroom, powder room and bathroom. The proposed 1,144 square foot addition along the south side of the residence will expand the kitchen, add a new dining area and den, a new bedroom, and two new bathrooms. The project

also includes an interior remodel and an uncovered, cantilevered deck off the east side of the addition.

### 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 6) to show compliance with all of the applicable development standards.

### *Gross Floor Area*

Calculating the maximum allowed gross floor area in the Hillside Overlay District is a multi-step process. The intent of the process is to consider the steepness or topography of a property when determining the size of a development; a steeper property may provide less land area suitable for development. The Zoning Code considers this with respect to maximum allowed 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 31,823 square feet and a total of 10,608 square-feet of the property has a slope 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 22 percent, for all areas of the property where the slope is less than 50 percent. Based on the calculation applicable to the RS-2-HD zoning district, the maximum allowed floor area is 5,092 square feet.

The project proposes a 3,298 square-foot residence with a detached 510 square-foot garage resulting in a total gross floor area of 3,808 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 31,823 square-foot lot is 11,138 square feet. The proposed lot coverage is approximately 15 percent, or 4,926 square feet, which complies with the maximum allowed lot coverage. This calculation includes the building footprint, the proposed attached deck, the existing detached 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 25'-4" feet from the front property line and complies with the minimum 25-foot front setback requirement. The existing garage will not be altered and will maintain its existing set back of approximately 15 feet.

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 155 feet, resulting in a minimum required side setback of 10 feet. The proposed setback for the addition is 46'-11" from the north side property line and 10 to 13 feet from the south side property line. 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 113'-7" at its closest point, which complies with the minimum rear setback 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 addition proposes a building height of 17'-4", measured from the lowest elevation of the existing grade to the highest ridge. The measurement from the lowest existing grade of the cantilevered deck to the top of ridge is 18'-9". The structure does not exceed a height of 28 feet at any point on the site or 35 feet overall. Therefore the proposed residence complies with both standards for building height.

### *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.

*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 510 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*

<b>Development Feature</b>	<b>Required</b>	<b>Proposed</b>	<b>Analysis</b>
<b>RS-2 – Single-family Residential and Hillside Overlay Development Standards</b>			
Setbacks			
Front (Northwest):	25'	15' (Existing garage) 25'-4" (Proposed)	Nonconforming Complies
Interior Side (North & South)	10'	46'-11" (North) 10' (South)	Complies
Rear (East)	25'	113'-7"	Complies
Maximum Site Coverage	11,138 square feet (35 percent)	4,926 square feet (15 percent)	Complies
Floor Area Ratio	5,092 square feet	3,808 square feet	Complies
Minimum Parking	2 covered spaces	2 car garage	Complies
Maximum Height	28' / 35'	18'-9"	Complies
Guest Parking	2 on-site guest spaces	2 on-site guest spaces	Complies
Neighborhood Compatibility	3,677 square feet	3,298 square feet	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 single-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 sloping shed roof design, stucco siding, 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*

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 north, south, and west are single-family residences located at 414 Mooresque Drive (north), 404 Mooresque Drive (south), and 411 Mooresque Drive (west). The abutting property to the east located at 1170 Glen Oaks Boulevard is currently vacant land. The neighboring property to the north at 414 Mooresque Drive is located at an elevation approximately 20 feet higher than the project site's building pad. Since the proposed addition is single-story, and the project site's building pad is significantly lower than the north abutting property, no view impacts would occur to the neighbor to the north. The neighboring property to the south at 404 Mooresque Drive is located at an elevation approximately 10 feet lower than the project site's building pad. Extensive mature landscaping, including tall trees and an existing wall are located along the common south side property line limiting views onto the project site from the south abutting property at 404 Mooresque Drive. Due to the topography changes along Mooresque Drive, existing views from the adjacent properties are of the open sky, existing foliage, and the subject structure, which are not to be taken into consideration by the review authority.

The proposed project consists of two single-story additions including a 240 square foot addition at the north side of the residence to construct an additional bedroom, powder room and bathroom. The addition will also be located a minimum of 25'-4" behind the front property line which is behind the existing detached garage that is set back 15'-0" from the front property line. The addition on the north side of the residence will be a continuation of the existing wall plane and will be setback 46'-11" from the north side property line. The massing for the north portion of the addition is located toward the interior of the lot and proposes a top of ridge height increase from 12'-3" to approximately 13 feet. The single-story addition will be primarily located in the area between the

existing residence and the garage on the flattest portion of the lot. The addition's massing would be located within the void between the garage and the existing residence and would not extend beyond the existing length and width of the residential envelope. From the north elevation, the roof height increase is approximately one foot, ascending the shed roof design from west to east and occurs toward the interior of the structure. The change in topography, in conjunction with the proposed addition's massing, would maintain the views from the adjacent properties to the north and west since the building pad is located lower than both the street level and the property to the north.

The 1,144 square foot addition along the south side of the residence will expand the kitchen, add a new dining area and den, a new bedroom, and two new bathrooms. The existing residence contains a sloping shed roof extending from 9'-0" to 12'-3" in height. The proposed addition would raise the sloping shed roof's top of ridge height from 12'-3" to 15'-0" as measured from the building pad. A portion of the southern addition and proposed deck will cantilever over the east descending slope. As measured from the lowest existing grade, the cantilevered portion of the addition reaches a height of 17'-4" as measured from the wall of the house. As measured at the face of the proposed deck, the top of ridge height is 18'-9" from the lowest existing grade to the top of ridge. Although the height of the overall structure is increasing, the massing is minimal since there is a void between the lowest existing grade and the walking surface of the uncovered deck. The deck is also three feet deep and uncovered, reducing potential impacts to neighbors. The proposed south addition is setback is 10'-0" from the south side property line. The addition is setback substantially from the structures located at located 404 Mooresque Drive and is approximately 70 feet away from the residence and approximately 40 feet away from the detached garage which limits potential impacts to privacy.

All additions occur on the most level portions of the lot and continue the single-story design, maintaining the sloping shed roof design and matching the existing materials and finishes. There would be no view impacts from Mooresque Drive, from the residence across the street at 411 Mooresque Drive, or from the property to the north at 414 Mooresque Drive due to the building pad's low elevation on the property. View impacts would be minimal from the property to the south at 404 Mooresque Drive due to the grade change along Mooresque Drive. Although the additions may be minimally visible from the property to the south, view impacts would be limited and 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.

Based on the site visit, it is the staff's position that the proposed single-story improvements would not impact any protected views from adjacent properties. 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.

#### *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, 30 of which are developed with single-family residences. The median floor area of these houses is 2,724 square feet and 35 percent above the median is 3,677 square feet. The proposal includes a dwelling with 3,298 square feet of floor area (excluding the garage) and complies.

### *Geotechnical Report*

Hamilton & Associates, 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. Hamilton & Associates, Inc. explored the subsurface conditions around the location of the proposed addition by excavating four test pits to a maximum depth of approximately nine feet. Based on the investigation, Hamilton & Associates, Inc. concluded that the proposed construction is feasible from a geotechnical standpoint, provided their recommendations are followed.

### Tree Protection and Landscaping

The applicant provided a tree inventory, which identified 39 trees on private property. Of these 39 trees, five are protected by the City's Tree Protection Ordinance based on the species, size, and location on the property. The applicant proposes to retain all five protected trees and to remove three of the 34 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 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 house's obliquely visible front northwest and southwest corners, 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 siting 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 in Attachment B, 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 northwest front corner will only be marginally visible. In addition, the proposed addition at the southwest corner will be attached to a previous addition that was constructed in 1969, after the end of the period of significance of the eligible landmark district.

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 southwest corner area consists of solid stucco walls with one window opening. The applicant proposes to outwardly extend simple protruded geometric forms that will provide a complementary balance of volumetric forms and roof heights to the visible façade, and an enhanced cadence of fenestration on a currently simple portion of the façade. Matching exterior finishes are proposed for the addition including matching stucco and metal windows with matching trim. The addition is proposed to have a sloping shed-

roof form that will rise from the front of the house to the rear. In order to ensure appropriate compatibility with the existing house, a condition of approval is recommended to require the roof form and height of the addition to match that of the existing house. In addition, to differentiate the addition as a new feature, a condition is recommended to require the westerly wall of the addition to be set back at least six inches from the existing portion of the front façade immediately north of it. Overall, with these conditions implemented, the proposed additions 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 in Attachment B, staff of the Design and Historic Preservation Section (DHP) recommends several additional 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. 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*

With the recommended conditions of approval, the proposed project complies with the applicable guidelines. The proposed addition will be 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 single-story addition to the side of an existing single -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 single -story addition to the existing single -story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 3,298 square feet contributes to a floor area for the property that is compatible with 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 single-story addition is consistent with the scale and setting of the surrounding residences and would be limited in visibility 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.

This split-level single-family house was originally constructed in 1957 as an architect commissioned design by Joe B. Jordan, for the original owners, Mr. and Mrs. H.C. Holloway. The house was constructed by Glen Lockhart, and the design is a post-and-beam Mid-Century Modern House with metal windows, sliding glass doors, an original detached garage, flat roofing, open eaves, and stucco cladding. The property is on the east side of Mooresque Drive and overlooks a southeastern facing downslope of the San Rafael Hills. The property is within the boundaries of the eligible, undesignated Glen Oaks/Manford/ Mooresque Landmark District which was identified in 2008 through the 2007 Context Report and Historic Resources Survey, "Historic Cultural Resources of the Recent Past." The eligible district includes 14 properties, of which 14 (100%) were identified as contributing resources, including the subject property. The house retains integrity, and was constructed during the district's Period of Significance, between 1951 and 1964. The original aluminum windows have been replaced with newer metal windows and sliding glass doors. In 1960, an addition is noted in the records but the location is not specified. In 1969, an approximately 300 square foot addition was added to the southeast corner of the house. Though these alterations did occur, they are considered minor and non-impactful to the historical integrity of the house as its overall form, design, and detailing remain. The new windows and sliding glass doors are still metal in fabrication, they are in their original locations, and the original casement trim remains. Additionally, the 1969 addition occurs at a secondary elevation, and is lower in height than the original house, allowing for the original form of the house to still be visible. These alterations have not affected the overall character-defining features of the house, and as such, the property remains a contributor to the eligible landmark district, under the criteria listed in PMC Section 17.62.040. 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 to add a total of 1,384 square feet in two locations – one at the southwest corner of the house and one at the northwest corner on portions of the front façade that are obliquely visible from the street and would not alter the character-defining features of the house, nor render the subject property as non-contributing 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 1,384 square-foot, single-story addition of an existing single-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 Building and Safety Division, Design and Historic Preservation Section, and Public Works Department provided comments that are included as recommended conditions of approval in Attachment B.

**CONCLUSION:**

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a 1,384 square-foot, single-story addition to the existing 1,914 square-foot, single-story single-family residence, resulting in a 3,298 square-foot residence with a detached 510 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 single-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: Hillside Development Permit Findings
- Attachment B: Conditions of Approval
- Attachment C: Neighborhood Compatibility Analysis

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6904**

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 greater than 500 square feet to the first story is allowed with the approval of a Hillside Development Permit. The proposed single-story addition to an existing single-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the 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 single-story addition to an existing single-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 single -story addition to the existing single -story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 3,298 square feet contributes to a floor area for the property that is compatible with 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 single-story addition is consistent with the scale and setting of the surrounding residences and would be limited in visibility 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 single-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 single-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 earth-tone materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence will maintain its single-story height and its 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 3,298 square feet, which is compliant with the maximum allowable Neighborhood Compatibility floor area of 3,677 square feet. The project has been designed to be consistent with the existing architecture, roof pitch, heights, materials, and colors. Additionally, the proposed scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed addition would not impede the protected view of an adjoining property. Thus, the project is in scale with the context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.

8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed single-story addition to the existing single-story dwelling will be located within the flattest portion of the lot away from the public rights-of-way and the steeper sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

Consistency with the Secretary of Interior's Standards

9. *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 will be 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 #6904**

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, February 16, 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. This approval allows for a 1,384 square-foot, single-story addition to an existing single-story dwelling resulting in a 3,298 square-foot, single-story residence with a detached 510 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 **ZENT2021-00078** 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](mailto: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. Sectional 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. The roof form of the additions shall match the existing house and not exceed the height of the existing house.

20. The west wall of the southerly addition shall be set back at least six inches from the west wall of the existing house immediately north of the addition.
21. 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.

#### Building and Safety Division

22. 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.
23. 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.
24. Soils Report: Soils report is required for the project per City Policy.
25. 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.
26. 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.
27. Permit(s): Separate permits are fire sprinkler (if required or modified), demolition, mechanical, electrical, and plumbing.

#### Public Works Department

28. There is an existing 6-ft wide sewer easement along the southerly property line. No proposed structure shall encroach into said easement. It shall be shown on all construction drawings.
29. 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.
30. 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.

31. 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.

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](mailto:YWu-Bowman@cityofpasadena.net).

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

#	PARCEL	ADDRESS	ZONE	OVERLAY	LOT SIZE	BUILDING SIZE
1	5707-003-024	512 GLEN CT	RS-2	HD	21,152	1,697
2	5708-018-014	1118 GLEN OAKS BLVD	RS-2	HD	23,703	1,828
3	5708-017-005	410 MOORESQUE DR	RS-2	HD	31,823	1,914
4	5708-018-010	385 MANFORD WAY	RS-2	HD	27,009	2,028
5	5708-016-002	1206 GLEN OAKS BLVD	RS-2	HD	17,653	2,080
6	5707-003-023	500 GLEN CT	RS-2	HD	26,270	2,147
7	5708-017-006	404 MOORESQUE DR	RS-2	HD	35,925	2,192
8	5708-017-007	1150 GLEN OAKS BLVD	RS-2	HD	35,036	2,242
9	5708-017-003	1180 GLEN OAKS BLVD	RS-2	HD	22,850	2,247
10	5708-017-004	414 MOORESQUE DR	RS-2	HD	24,692	2,268
11	5708-016-001	1200 GLEN OAKS BLVD	RS-2	HD	24,482	2,280
12	5708-018-016	409 MANFORD WAY	RS-2	HD	20,071	2,294
13	5708-016-005	399 MOORESQUE DR	RS-2	HD	32,902	2,683
14	5708-016-006	411 MOORESQUE DR	RS-2	HD	39,896	2,710
15	5708-016-007	421 MOORESQUE DR	RS-2	HD	25,186	2,724
16	5708-017-009	400 MOORESQUE DR	RS-2	HD	46,551	2,820
17	5707-004-021	1165 GLEN OAKS BLVD	RS-2	HD	169,404	2,930
18	5707-003-022	1187 GLEN OAKS BLVD	RS-2	HD	21,108	3,019
19	5708-018-015	401 MANFORD WAY	RS-2	HD	29,948	3,153
20	5708-017-012	1134 GLEN OAKS BLVD	RS-2	HD	56,801	3,290
21	5708-017-010	390 MOORESQUE DR	RS-2	HD	53,821	3,391
22	5707-004-014	1175 GLEN OAKS BLVD	RS-2	HD	20,522	3,762
23	5707-003-021	524 GLEN CT	RS-2	HD	22,975	3,780
24	5707-010-051	1125 LINDA GLEN DR	RS-2	HD	69,009	4,630
25	5708-016-008	1214 GLEN OAKS BLVD	RS-2	HD	18,239	4,842
26	5707-010-050	1165 LINDA GLEN DR	RS-2	HD	46,466	5,670
27	5707-010-056	1155 LINDA GLEN DR	RS-2	HD	44,377	5,927
28	5707-004-019	1133 GLEN OAKS BLVD	RS-2	HD	37,458	6,027
29	5707-005-018	1105 GLEN OAKS BLVD	RS-2	HD	37,775	6,114
30	5707-003-025	498 GLEN CT	RS-2	HD	6,929	vacant
31	5707-004-020	1145 GLEN OAKS BLVD	RS-2	HD	33,350	vacant
32	5707-010-041	470 MANFORD WAY	RS-2	HD	116,042	vacant
33	5708-013-001	1201 W COLORADO BLVD	OS		1,517,736	vacant
34	5708-017-002	1170 GLEN OAKS BLVD	RS-2	HD	35,970	vacant
					<b>MEDIAN</b>	<b>2,724</b>
					<b>35% OF MEDIAN</b>	<b>953</b>
					<b>MEDIAN +35%</b>	<b>3,677</b>