



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: May 18, 2022

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6915

LOCATION: 122 Patrician Way

APPLICANT: Remon Hanna

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: Alison Walker

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6915 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow a 118 square-foot first-story addition of and a 745 square-foot second-story addition to an existing one-story 2,095 square-foot single-family residence, and a 217 square-foot addition to an existing 420 square-foot attached garage. The project would result in a 2,958 square-foot, two-story residence and 637 square-foot attached garage. The project is considered a "major renovation," pursuant to 17.29.060.E.b due to the proposed alteration of the roofline resulting in an increase in height above the highest point of the existing roof.

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

Section 15301 exempts additions to existing structures, provided the additions will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed additions does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics:

The subject property is located at a bend in Patrician Way with the Annandale Golf Course to the south. The 64,883 square-foot triangular lot is currently developed with an existing 2,095 square-foot single-story single-family dwelling with an attached 420 square-foot two-car. Existing landscaping on the site consists of 75 trees of varying sizes, including 18 trees protected under the City's Tree Protection Ordinance. The site topography varies with the steepest portions being within 25 feet of the front property line and across the center of the lot behind the building pad. Patrician Way is at an elevation approximately 22 feet higher than the flat building pad where the residence is sited. The average slope across the site is approximately 38.6 percent and approximately 15,000 square feet of the lot has a slope of 50 percent or greater.

Adjacent Uses:

North – Single-Family Residential
South – Open Space
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, Remon Hanna, has submitted a Hillside Development Permit application to allow a first story addition of 118 square feet and a second story addition of 745 square feet to an

existing 2,095 square-foot single-family residence, as well as a 217 square-foot addition to an existing 420 square-foot attached garage. The project would result in a 2,958 square-foot, two-story residence and 637 square-foot attached garage. The proposed additions would enclose an existing breezeway between the single-family residence and existing two-car garage, add a second story above the existing garage, and enlarge the existing garage. A Hillside Development Permit is required when adding any new square footage above the first story and for a major renovation to alter the roofline resulting in an increase in height above the highest point of the existing roof in the Hillside Overlay District. No protected trees are proposed to be removed.

ANALYSIS:

Hillside Development Permit

The subject property is located within the RS-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.

Development within the RS-2 HD zoning district shall comply with applicable development standards of the RS-2 district, Zoning Code 17.22.040 (RS and RM-12 Residential Districts General Development Standards) and Chapter 17.29 (Hillside Overlay Districts). In addition to the following discussion, a summary is provided in Table A.

Floor Area

In the RS-2 HD zoning district, the maximum allowable gross floor area for properties with a property size greater than 10,000 square feet is 22.5 percent of the lot size plus 500 square feet. Gross floor area includes all covered parking (e.g. detached garage and/or carport), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater than 50 percent slope, or any access easement on the lot must be deducted from the lot area prior to calculating the maximum allowable gross floor area. For lots over 10,000 square feet, if, after removing the lot area over 50 percent in slope, the resulting maximum allowable gross floor area is less than 3,000 square feet, a maximum allowable gross floor area of 3,000 square feet (including all structures on site) shall be allowed.

The plans provided by the applicant identifies that the lot area measures 64,883 square feet. Based on the slope analysis submitted, 14,894 square feet of the lot has a slope equal to or greater than 50 percent slope, and the average slope, excluding the area that has a slope equal

to or over 50 percent slope, is 38.6 percent. Regardless of the lot area, the maximum FAR for a lot with an average slope exceeding 15 percent shall be further reduced using a formula included in the Zoning Code. Using the base FAR calculation applicable to the RS-2 HD zone, reduction based on the average slope, and excluding the areas of the lot over 50 percent slope, the maximum allowed floor area is 10,365 square feet. The project results in 4,795 square feet of gross floor area, which complies. This figure accounts for the existing single-family dwelling with attached garage, the proposed first and second story additions, and the existing accessory dwelling unit.

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 64,883 square-foot lot is 22,709 square feet. The proposed lot coverage is approximately seven percent, or 4,785 square feet, which complies. This calculation includes the existing building footprint, covered porch, attached solid patio cover, proposed garage addition, and existing accessory dwelling unit.

Setbacks

The minimum front setback for the main structure (excluding the garage) in the Hillside Development Overlay is 25 feet. At the closest point, the proposed addition would be set back more than 78'-5" from the front property line.

The minimum side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of 10 feet. Lot width is measured across the lot at the rear of the required 25-foot front setback. The lot is approximately 122 feet wide at the front setback, resulting in a minimum required side setback of 10 feet. The existing dwelling is set back approximately 21'-8" from the northern side property line and 15 feet from the southern side property line. The proposed addition is located on the southern side of the building and has a side yard setback of 12 feet, which complies.

The minimum rear setback is 25 feet. As proposed, the addition would be set back 219'-3" from the rear property line, and is therefore in compliance with the Zoning Code.

Encroachment Plane

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

Height

Primary residences in the Hillside Development Overlay are required to comply with two separate standards for building height. First, a residence may not exceed a height of 28 feet at any point on the site, measured from existing grade. In addition, a residence may not exceed an overall

height of 35 feet, measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet).

In this case, the applicant has proposed a first story addition and a second story addition at an existing one-story residence. According to the plan, the height of the one-story addition is 11'-6", and the height of the proposed two-story addition from the lowest and adjacent existing grade is 24'-6", which complies with the 28-foot requirement. Therefore, the proposed additions also comply with the maximum 35-foot from lowest grade requirement.

Parking

Single-family dwellings are required to provide two covered parking spaces and a minimum of four guest parking spaces when parking is prohibited on both sides of the street. Where parking is allowed on the street, a minimum of two guest parking spaces are required. The property has an existing attached two-car garage that is proposed to be enlarged to a three-car garage. The driveway that leads into the garage provides no less than two guest parking spaces, which satisfies the guest parking requirement because parking is allowed on Patrician Way.

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 20 parcels within the City of Pasadena jurisdiction, and eight of them are undeveloped. Of those that are developed, the median house size is 2,193 square feet where 35 percent above equates to 2,960 square feet. The proposal includes a 2,958 square-foot dwelling (excluding the garage) and therefore complies with the Neighborhood Compatibility analysis. Data obtained for the median calculation is included in Attachment C.

Table A: RS-2 HD and Hillside Overlay Development Standards

Development Feature	Required	With Proposed Additions	Analysis
RS-2 HD – Single Family Residential and Hillside Overlay Development Standards			
Setbacks			
Front	25'	Min. 78'-5"	Complies
Sides	10'	12' (southern)	Complies
Maximum Site Coverage	35% (22,709 sf)	7% (4,785 sf)	Complies
Floor Area	10,365 square feet	4,795 square feet	Complies
Minimum Parking	2 covered spaces	3-car attached garage	Complies
Maximum Allowable Height-Primary Structure	28' and 35'	24'-6"	Complies
Guest Parking	2 on-site guest spaces	2 guest spaces	Complies
Neighborhood Compatibility	2,960 sf	2,958 sf	Complies

Architecture and Setting

The existing dwellings in the neighborhood generally include properties along Patrician Way and Kenworthy Drive. Within this residential area, the existing buildings consist of varying architectural styles with the majority of the structures featuring ranch and mid-century modern architecture. These residences consist of a mix of one and two-story structures. Residences share similar elements, materials, and color that include but are not limited to stucco and tile roofs materials.

In the Hillside Development Overlay, all additions subject to a Building Permit are required to use a mixture of materials and color to blend structures with the natural appearance of the hillside. Specifically, darker tones, including earth tones shall be used for building walls and roofs; and exterior finish materials shall be appropriate for the architectural style of the structure and compatible with the hillside environment. The building walls would be tan in color, with a textured stucco finish. The proposed roof material and style would consist of dark brown tiles and a gable roof design. The additions would match the roofing materials and colors of the residence.

The proposed additions are visible on the primary frontage of the residence and would maintain the same stylistic elements of the existing residence. The first story addition of 118 square feet to the residence would enclose an existing breezeway, resulting in no change to the roof at this location. The second story addition of 745 square feet located above the first story existing garage and 217 square-foot addition includes a tile gable roof consistent with 4:12 pitch of the existing gable roof and textured stucco painted to match the existing residence. Proposed windows at the enclosed breezeway and second story would be sliding vinyl windows, consistent with the windows proposed at the existing residence. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character.

Furthermore, the single-family dwelling is sited approximately 70 feet from the front property line, which is at an elevation 22-foot higher than the building pad. The existing site topography makes it so that the dwelling has little-to-no visibility and no massing along Patrician Way. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection, Story Poles, Notice of Application Requirements

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

The subject site is improved with a relatively flat building pad, with steep slopes descending from Patrician Way to the building pad. The first story additions include the enclosure of an existing breezeway and an extension of the existing garage. The second story addition increases the existing height above the existing attached garage from approximately 11 feet to 24 feet. The additions would be located on the flat building pad rather than the sloped areas of the lot. Due to

the topography of the site, the proposed first story additions are located below the line of sight at the street and neighboring properties.

As it relates to other neighboring properties, there is one property located west across Patrician Way at 120 Kenworthy Drive which is located at an elevation approximately 50 feet higher the subject property. Due to the grade differential and existing landscaping at the Kenworthy property, any potential views from these properties would not be affected by the proposed additions. The residence at 126 Patrician Way adjacent to the northeast of the subject site is developed at a slightly higher elevation than the subject residence, with downslope views of the golf course toward the east and not through the subject site.

The second story addition would be visible from the elevated rear deck of the southerly property 120 Patrician Way; however, the existing deck and residence at 120 Patrician Way have downslope views of the Annandale Golf Club and valley floor to the east which would not be obstructed by the proposed second story addition located to the northeast. Furthermore, consistent with the privacy requirements of the Hillside Development Overlay district, the proposed second story would not provide any windows or features on the southern wall adjacent to the shared property line.

In summary, the proposal would not obstruct a protected view from surrounding properties. Potentially protected views of prominent ridgelines or downslope views of the valley floor are not affected because the proposed additions are not centered in view.

In April 2022, a temporary silhouette (i.e. '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 would be visible from the property adjacent to the southwest, 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.

Preliminary Geotechnical Report

Cal Land Engineering, Inc (Cal Land Engineering) conducted a preliminary geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the exploration was to evaluate

the nature, distribution, engineering properties, and geologic structure of the earth materials underlying the property with respect to the proposed addition. Cal Land Engineering explored the subsurface conditions by excavating two 3.5-foot deep test pits, then conducting laboratory testing to establish engineering characteristics of the on-site soil. The report identified that there are no known active faults crossing the property, the property is not in mapped potential liquefaction area, and no ground water was encountered during the investigation. The subsurface investigation found that the excavation of subsurface materials may be accomplished with conventional earthwork equipment. Cal Land Engineering concludes that the proposed construction is feasible from a geotechnical standpoint, provided the recommendations contained in the report are incorporated in the design and construction. Therefore, the proposed grading and development will not have an adverse effect on the geologic stability of the property outside the building site provided that the Building Code and the geotechnical engineer's recommendations are followed during construction.

Major Renovation

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

A new second story is proposed above the existing one-story residential unit. The project includes the increase in height from 15'-8" feet to 24'-6". The change in height would also be considered a major renovation.

As the project includes proposals which are considered major renovations, the reviewing authority (Hearing Officer) may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). The proposed height complies with the requirement for the subject property. The height increase would not create a view impact, as previously discussed, and would maintain the existing character of the neighborhood. Therefore, the proposed changes to the roofline are consistent with the requirements for the Hillside Development Overlay district in terms of color, material, scale, and character. In addition, the project would be required to comply with all Building and Fire Code requirements, and therefore, would not be detrimental or injurious to surrounding properties or improvements.

Tree Protection Ordinance

The applicant provided a tree inventory that identified 75 trees on the property. Of the 75 trees, five trees, a 43" DBH (diameter at breast height) Aleppo Pine tree in the front yard, 21" and 26" DBH Aleppo Pine trees in the northern side yard, a 13" DBH Coast Live Oak tree in the northern side yard, and a 18" DBH Coast Live Oak tree in the northeastern side yard are protected by the City. The applicant is proposing to retain all trees in their existing location, and the proposed additions and all construction activity would not encroach within the protected tree's dripline, therefore not impacting the trees.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation

of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would add to the existing garage on the first story and add a second story above the attached garage. The residence meets the required front, side, and rear yard setbacks and is contextually appropriate with the character of the neighborhood. In addition, the house is not visible from the street, as it sits approximately 22 feet lower than the street and is setback more than 70 feet from the front property line. 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 first and second story additions to the existing residence complies with applicable development standards in the Zoning Code. The residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed additions are consistent with the scale and setting of the surrounding residences. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the additions will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed addition does not exceed the threshold, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Department of Transportation, Fire Department, Building and Safety Division and Public Works Department have reviewed the project. The Department of Transportation had no comments. The Building and Safety Division and Public Works Department has provided conditions, which are included in Attachment B. In addition to recommend conditions of approval, all departments would review the project for compliance during the building permit plan review process.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a 118 square-foot first story addition and a second story addition of 745 square feet to an existing 2,095 square-foot single-story dwelling, and a 217 square-foot addition to an existing attached 420 square-foot two-car garage can be made (Attachment A). The proposed project meets applicable development standards required by the Zoning Code for

the RS-2 HD zoning district, including the Neighborhood Compatibility guidelines. The proposed first and second-story additions to the existing single-story dwelling would not create a view impact and would maintain the existing character of the neighborhood. In addition, the project would be required to comply with all Building and Fire Code requirements, and therefore, would not be detrimental or injurious to surrounding properties or improvements. 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 #6915

Hillside Development Permit

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

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed first and second story additions to the existing residence complies with applicable development standards in the Zoning Code. The stucco and roof tiles will be earth tone colors (tan and brown) and the roof will have the same pitch as the existing residence. The residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay. Additionally, the scale and massing of the proposed additions are consistent with the scale and setting of the surrounding residences. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

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

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposal will not change the existing single-family residential use of the property. Cal Land Engineering, Inc (Cal Land Engineering) conducted a preliminary geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the exploration was to evaluate the nature, distribution, engineering properties, and geologic structure of the earth materials underlying the property with respect to the proposed addition. Cal Land Engineering concludes that the proposed construction is feasible from a geotechnical standpoint, provided the recommendations contained in the report are incorporated in the design and construction. Therefore, the proposed grading and development will not have an adverse effect on the geologic stability of the property outside the building site provided that the Building Code and the geotechnical engineer's recommendations are followed during construction.

The applicant is required to design all improvements in compliance with current Building and Fire codes and standards established in the Zoning Code. Through the plan check process, the City will review plans for substantial conformance with this Hillside Development Permit, all applicable standards, and compliance with required conditions of approval.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The proposed additions are visible on the primary frontage of the residence and would maintain the same stylistic elements of the existing residence. The first story addition of 118 square feet to the residence would enclose an existing breezeway, resulting in no change to the roof at this location. The second story addition of 745 square feet located above the first story existing garage and 217 square-foot addition includes a tile gable roof consistent with 4:12 pitch of the existing gable roof and textured stucco painted to match the existing residence. Proposed windows at the enclosed breezeway and second story would be sliding vinyl windows, consistent with the windows proposed at the existing residence. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character.

The proposed additions are in locations that will not affect views protected by the Zoning Code. Due to the location of the additions to the northeast of 120 Patrician Way, any view of the valley floor to the east will remain unobstructed. Potentially protected views of prominent ridgelines or downslope views of the valley floor are not affected because the proposed additions are not centered in view. Therefore, the design, location, operating characteristics, and size of the dwelling will be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

7. *The design, location, and size of proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots, as described in Section 17.29.060.D, and in terms of aesthetics, character, scale, and view protection.* The purpose of the Neighborhood Compatibility guidelines is to emphasize designs that consider the character and scale of existing development in the vicinity. Within a 500-foot radius, there are 20 parcels within the City of Pasadena jurisdiction. Eight of these parcels are undeveloped. Of these, 12 are developed with dwellings, and eight are vacant or not occupied by a single-family residence. The median calculation is 2,193 square feet where 35 percent above equates to 2,960 square feet. The proposal includes a 2,958 square-foot dwelling (excluding the garage) and complies with Neighborhood Compatibility.

The existing dwellings in the neighborhood generally include properties along Patrician Way and Kenworthy Drive. Within this neighborhood, the existing dwellings consist of varying architectural styles with the majority of the structures featuring ranch and mid-century modern architecture. These residences consist of a mix of one and two-story structures. Residences share similar elements, materials, and color that include but are not limited to stucco and tile roofs materials. The visual impact of the proposal is minimized due to the existing topography of the site. The street is at an elevation approximately 22 feet above the flat building pad, and trees and landscape further screen the existing residence and proposed improvements. As a result, it is anticipated that the proposal will maintain compatibility with both existing structures and future development in terms of aesthetic values, character, scale, and view protection.

8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The site is flat where the existing single-family dwelling is sited, with slopes between the building pad and the street, and behind the unit towards the rear of the lot; the average slope across the site is approximately 38.6 percent. The proposed first and second story additions do not require substantial changes to grading, drainage, and landscaping. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6915

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, May 18, 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 first story addition of 118 square feet and a second story addition of 745 square feet to an existing 2,095 square-foot single-family residence, and a 217 square-foot addition to an existing 420 square-foot attached 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 **ZENT2021-00101** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Alison Walker, Current Planning Section, at (626) 744-6742 or awalker@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The 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.
12. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
13. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
14. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
15. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.
16. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

17. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review.
18. Soils Report: Soils report is required for the project. Property Land Survey Slope Setback: For 3:1 or steeper slopes, the new structure (including pool/spa) must be located to comply with the slope setback requirements per Section R403.1.7 of the CA Residential Code. Retaining walls cannot be exceed a total exposed height sum of 8 feet.
19. 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 R327 of the CA Residential Code.

20. Grading: If greater than 50 cubic yard (excluding excavation for foundation), Grading/Drainage Plans shall be prepared by a registered engineer. Grading shall conform to the provisions of Chapter 14.05 of City's Municipal Code.
21. Permit(s): Separate permits are required for grading (if applicable), fire sprinkler, mechanical, electrical, and plumbing.

Public Works Department

22. There is an existing 6-ft wide sewer easement along the southerly property line of this development. No structures shall encroach into said easement.
23. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
24. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
25. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>. A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. All construction worker's vehicles 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.

26. 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.
27. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met.
28. In addition to the above conditions, the requirements of all applicable Pasadena Municipal Code (PMC) will apply and be implemented during the corresponding plan review and permitting. They may include but not limited to:

Sidewalk Ordinance - Chapter 12.04

Sewer Facility Charge – Chapter 4.53

Residential Impact Fee – Chapter 4.17

City Trees and Tree Protection Ordinance - Chapter 8.52

Construction and Demolition Waste Ordinance - Chapter 8.62

Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

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

#	PARCEL	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE (SF)	BUILDING SIZE (SF)
1	5708-006-004	131 Kenworthy Dr	RS2	HD	25,362	2,442
2	5708-009-003	100 Patrician Way	RS2	HD	60,786	2,457
3	5708-009-004	106 Patrician Way	RS2	HD	49,125	1,600
4	5708-009-005	110 Patrician Way	RS2	HD	47,636	1,970
5	5708-009-008	122 Patrician Way	RS2	HD	64,883	2,095
6	5708-009-010	130 Patrician Way	RS2	HD	35,096	2,935
7	5708-009-013	126 Patrician Way	RS2	HD	66,127	2,260
8	5708-009-016	118 Patrician Way	RS2	HD	39,527	2,811
9	5708-009-017	120 Patrician Way	RS2	HD	30,511	2,125
10	5708-010-003	150 Kenworthy Dr	RS2	HD	46,241	1,899
11	5708-010-004	130 Kenworthy Dr	RS2	HD	24,034	2,287
12	5708-010-005	120 Kenworthy Dr	RS2	HD	42,959	1,850
					Median	2,193
					+35%	2,960