



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: July 20, 2022

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6937

LOCATION: 470 Sycamore Glen

APPLICANT: Patrick Nicholson

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

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 #6937 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow the construction of a new 1,562 square-foot two-level single-family residence, built over an attached 365 square-foot two-car garage, in the Hillside Overlay District; and,

Variance: To allow 58 percent paving in the front setback area, where a maximum 30 percent is allowed.

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, §15303, Class 3, New Construction), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 exempts the construction of one single-family

residence, or a second dwelling unit, in a residential zone. The project involves the construction of one new single-family residence within the RS-6 HD-SR zoning district, which is within the maximum allowable number of structures on a legal parcel within a residential zone.

BACKGROUND:

Site characteristics: The subject site is a 6,212 square-foot lot located at the terminus of Sycamore Glen. The subject site is within an existing residential neighborhood and is presently vacant. The site is in a generally undisturbed condition with the majority of the site covered in existing vegetation with seven existing Coast Live Oak trees of varying sizes. The site's elevation ranges from approximately 800 feet above sea level at the northern portion of the property to 844 feet above sea level along the southern boundary.

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

Adjacent Zoning: North – RS-6 HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District, San Rafael area)
South – RS-6 HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District, San Rafael area)
East – RS-6 HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District, San Rafael area)
West – RS-6 HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District, San Rafael area)

Previous Zoning Cases on this Property: Hillside Development Permit #6261 & Certificate of Exception #333: Hillside Development Permit to allow the construction of a new one-story 1,961 square foot, single-family residence with 1,028 square-foot attached three-car garage on a project site measuring 13,460 square feet; and, Certificate of Exception to allow the merger of two parcels. Parcel A (Assessor Information Number 5841-017-020) measures 7,300 square feet and Parcel B (Assessor Information Number 5841-017-003) measures 6,160 square feet, for a combined project site of 13,460 square feet. Approved May 6, 2015.

PROJECT DESCRIPTION:

The applicant and property owner, Patrick Nicholson, has submitted a Hillside Development Permit application to allow the construction of a new three-story single-family dwelling in the Hillside Overlay District. Although the proposed residence would have three levels, a garage and

basement are proposed below the first floor living space. The proposed residence would appear as three stories from the front/north elevation along Sycamore Glen and feature a stepback at the second story; whereas, the second and third stories will ascend in height along with the existing slope. Due to the slope, the residence would appear as one-story from the rear/south. A Hillside Development Permit is required for the construction of a new dwelling in the Hillside District Overlay. The property is located within the RS-6 HD-SR (Single-Family Residential, Hillside District, San Rafael Area) zoning district.

Pursuant to Section 17.40.160.F.3.a, not more than 30 percent of the front setback area of a residential property shall be paved. The project results in a 58 percent hardscape in the front yard, and a Variance is required to deviate from the maximum permitted 30 percent.

No protected trees are proposed to be removed; however, three native trees with calipers between four and eight inches are proposed to be removed, and replaced with three replacement trees.

ANALYSIS:

Hillside Development Permit- To allow the construction of a new single-family residence

The subject property is located within the RS-6 HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District, San Rafael area) 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-6 HD-SR zoning district shall comply with applicable development standards of the RS-6 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-6 HD-SR zoning district, the maximum allowable gross floor area for properties with a property size less than 10,000 square feet is 27.5 percent of the lot size plus 500 square feet. Gross floor area includes all covered parking (e.g. detached garage and/or carport), habitable attic space, and accessory structures, among other enclosed space.

The plans provided by the applicant identifies that the lot area measures 6,212 square feet. Based on the slope analysis submitted, the average slope is approximately 40.2 percent. 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-6 HD-SR zone and reduction based on the average slope, the maximum allowed floor area is 1,930 square feet. The proposed project is 1,927 square feet of gross floor area, which complies. This figure accounts for the proposed single-family dwelling and the attached garage.

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 6,212 square-foot lot is 2,174 square feet. The proposed lot coverage is 1,239 square feet, or approximately 20 percent, which complies. This figure accounts for the proposed building footprint.

Setbacks

Within the San Rafael Area of the Hillside Overlay District, the front setbacks are governed by Table 2-9 of the City's Zoning Code. Pursuant to Table 2-9, the minimum front yard setback for the subject site is 12 feet. At the closest point, the proposed structure would be set back 12 feet 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 12-foot front setback. The lot is approximately 40 feet wide at the front setback, resulting in a minimum required side setback of five feet. The proposed dwelling would be set back five feet from the eastern and western side property lines, in compliance with the side setback requirement.

The minimum rear setback is 25 feet. As proposed, the structure would be set 25 feet 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 single-family residence 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 proposes a three-story dwelling unit that steps up as the slope ascends towards the rear of the property. According to the plan, the height of the proposed three-story dwelling at any point from the adjacent existing grade varies but at no point exceeds 21 feet, which complies with the 28-foot requirement. The maximum height from the lowest point on the site to the highest point of the parapet is 35. Therefore, the proposed structure also complies with the maximum 35-foot from lowest grade requirement.

Parking

Single-family dwellings are required to provide two covered parking spaces. The project includes an attached two-car garage to the front elevation of the proposed residence. The property is located within the San Rafael Area of the Hillside Overlay District, therefore, the guest parking requirements of 17.29.050.G.1 do not apply. The proposed project meets the parking requirements of the Zoning Code.

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 91 parcels within the City of Pasadena jurisdiction. Of these, 73 are developed with dwellings, and 18 are vacant or not occupied by a single-family residence. According to records from the Los Angeles County Assessor, the median floor area of these residences is 1,487 square feet (excluding garages and other accessory structures). Thirty five-percent above this median is 2,007 square feet. The proposal includes a 1,562 square-foot dwelling (excluding the garage) and complies with Neighborhood Compatibility. Data obtained for the median calculation is included in Attachment C.

Table A: RS-6 HD-SR and Hillside Overlay Development Standards

RS-6 HD-SR – Single Family Residential & Hillside Overlay, San Rafael Area Development Standards			
Development Feature	Required	Proposed	Analysis
Setbacks			
Front	12 feet	12 feet	Complies
Sides	5 feet	5 feet	Complies
Rear	25 feet	25 feet	Complies
Maximum Site Coverage	2,174 square feet (35%)	1,239 square feet (20%)	Complies
Maximum Floor Area	1,930 square feet (27.5% + 500 square feet)	1,927 square feet	Complies
Minimum Parking	2 covered spaces	2-car attached garage	Complies
Maximum Height	28 feet and 35 feet	21 feet and 35 feet	Complies
Neighborhood Compatibility	2,007 square feet	1,562 square feet	Complies

Architecture and Setting

The existing dwellings in the neighborhood generally include properties along La Loma Road, Sycamore Glen, and Kaweah Drive. Within this residential area, the existing buildings consist of varying architectural styles with the majority of the structures featuring contemporary design with geometric or rectangular massing. These residences consist of a mix of one-, two-, and three-story structures. Residences share similar elements, materials, and color that include but are not limited to stucco and composite shingle roof materials.

In the Hillside Development Overlay, all new homes 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 of the proposed residence would be olive green in color with a HardiePanel vertical siding which is similar to the neighboring property at 468 Sycamore Glen. The proposed building features flat roofs, similar to other elements of neighboring structures. Similar to neighboring properties, the vinyl windows are of varying sizes. The design elements are intended to be similar with architectural elements in the neighborhood, which would not alter the existing character of the eclectic neighborhood. Therefore, staff has determined 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 so that they avoid blocking views from surrounding properties. Specifically, new structures shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. Views shall be considered from windows of any room in the primary structure. The standard specifies that improvements are to avoid blocking culturally significant structures such as the Rose Bowl, Colorado Street Bridge, City Hall, downslope views of the valley floor, prominent ridgelines, and/or the horizon line. Views of the open sky, existing foliage, private yards, and existing structures on surrounding properties shall not be taken into consideration by the review authority.

The presently vacant site features slopes ascending from Sycamore Glen at the north of the property to the rear/southern portion of the property. The new building would be constructed into the hillside, with the height of the building increasing as the slope ascends towards the south. The proposed structure has been designed to align with the natural contours of the site, minimize grading, and maintain the natural appearance of the hillside. The height of the structure steps up in height as the property slopes up toward the rear.

The proposed building would be visible from the neighboring properties along Sycamore Glen; however, views across the subject site are limited to the open sky and landscaping. Neighboring properties to the rear/south of the site along Kaweah Way would also have visibility of the new construction. The property line adjoining the Kaweah Way properties is at 846 feet above sea level, whereas the highest point of the building is 835 feet above sea level. Thus, the tallest point of the building is below the existing grade level at the rear property line adjoining the properties along Kaweah Way. As a result of the difference in elevation, downslope views would not be obstructed by the proposed project. Moreover, there are no protected views as defined by the Zoning Code and referenced earlier in this report; and therefore, the proposal would not obstruct a protected view from surrounding properties.

The Zoning Code also requires that windows, balconies, and outdoor living areas be generally located to protect the privacy of adjacent homes and yards. The majority of the windows on the new structure would be on the front façade facing Sycamore Glen. Windows on the eastern and western sides of the building are minimal and would not affect privacy of the existing neighboring dwellings. The proposed second story deck on the western elevation faces the vacant lot at 473 Sycamore Glen and would not impact existing homes or yards. A rooftop deck is also proposed above the second floor. During the Notice of Application period of the project, privacy concerns from this roof deck were discussed and addressed, as discussed below. In summation, consistent with the privacy requirements of the Hillside Development Overlay district, the proposed building would not include any windows or features that would impact the privacy of adjacent homes and yards.

In May 2022, a temporary silhouette (story poles) was installed on the subject property. Staff conducted a visual inspection, photographing the project site in relation to abutting properties. A Notice of Application, providing a minimum 14 day notification period, was also mailed in accordance with the requirements of the Zoning Code.

During the Notice of Application comment period, the neighbor to the southwest at 1847 Kaweah Way reviewed the project and expressed privacy concerns related to the proposed rooftop deck. Staff reviewed the plans and determined that the neighbor's house is located more than 80 feet away from, and at an elevation of approximately 30 feet above, the proposed rooftop deck. In addition, three 15-gallon Coast Live Oak trees are proposed to be planted in the rear yard at an elevation approximately five feet higher than the top of the rooftop deck parapet. The distance between the structures, in conjunction with the grade difference and the planting of the new trees would protect the privacy of the adjacent home at 1847 Kaweah Way.

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 adjacent properties, there are 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. The majority of the proposed building would be constructed below the existing grade. 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

Patrick Nicholson (applicant and Registered Professional Engineer #40993) 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 geotechnical engineer inspected the site, did geologic mapping at the site, reviewed previous reports in the area, and explored the subsurface conditions by excavating 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 and no ground water was encountered during the investigation. The bedrock was found to be suitable for foundation support of habitable residential structures and retaining walls. The subsurface investigation found that the excavation of subsurface materials may be accomplished with conventional excavation equipment. The engineer 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.

Hydrology Report

Patrick Nicholson (applicant and Registered Professional Engineer #40993) conducted a hydrologic analysis and provided a report as required by the Zoning Code. The purpose of the report is to analyze the effects of water runoff, drainage, sustained landscape irrigation, and increased groundwater on slope stability and any potential effects (flooding, mudslides, higher water table, etc.) of added groundwater on properties down slope.

The report provides descriptions and calculations of existing site drainage conditions, as well as drainage patterns and imperviousness conditions post-development. Existing drainage runoff would be by sheet flow to the north onto Sycamore Glen Avenue. The site drainage pattern for the proposed project would be the same as predevelopment. The report notes that the proposed development would have little or minor alterations to 72 percent of the existing topography and within this area, the existing drainage pattern will remain. To increase slope stability and eliminate localized soil erosion, the slope would be sustainably landscaped. It is also noted in the report that the project would not have an effect on adding groundwater to down-sloped properties. In summation, the hydrology calculation in the report identify that the project presents no flood hazard.

Constraints Analysis

The applicant provided a biological constraints survey. The purpose of the report is to provide information about any sensitive environmental resources including endangered plants or animals, riparian areas, or a wildlife corridor. The analysis included a tree inventory, review of the California Native Plant Society's Online Inventory of Rare and Endangered Plants for sensitive plant species known from the Pasadena area, review of the Consortium of California Herbaria web page and search for sensitive plant species known from the Pasadena area, and a review of the California Natural Diversity Database to develop a list of sensitive species recorded in the U.S. Geological Survey's Pasadena 7.5' topographic quadrangle.

Results of the site survey found that no special status vegetation types occur on the project site. A majority of the site is covered by non-native annual grassland vegetation such as Wild Oat and

Ripgut Brome. The report noted that the project site does not support suitable habitat for any special status plant or wildlife species and is not located within a designated critical habitat area. The project site is surrounded by fenced residential development and therefore is not a possible wildlife corridor. In addition, the project site does not support any jurisdictional resources and would not constrain regional movement in the surrounding open space.

Tree Protection Ordinance

The applicant provided a tree inventory that identified seven trees on the property. The two largest trees, Coast Live Oak trees with diameters at breast height (dbh) of 24 inches and 10 inches are proposed to remain.

Three native trees (Coast Live Oak trees) with dbh 5.5 inches, 5.5 inches, and 4.5 inches are proposed to be removed. Coast Live Oak trees with a dbh of 8 inches or greater are protected under the City's Tree Protection Ordinance, therefore these three trees are not protected under the City's Tree Protection Ordinance. However, pursuant to Zoning Code Section 17.44.070.F.1(b), for each native tree or shrub larger than four-inch caliper that is removed, a 15-gallon replacement tree shall be planted on the site. The applicant proposes to replace the trees with three 15-gallon Coast Live Oak trees, and is included as a condition of approval in Attachment B. The applicant's preliminary landscape plan identifies new landscaping throughout the site, and includes a mixture of plantings, including the three 15-gallon Coast Live Oak trees, and hardscape that would satisfy the replacement requirement.

Variance: To exceed the maximum front yard paving permitted

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

Pursuant to Section 17.40.160.F.3.a of the Zoning Code, within a residential zoning district, not more than 30 percent of the area between the street property line and the building line shall be paved. The subject lot is irregular in shape, with a narrow frontage that widens toward the center and rear of the lot. The front property line is curved for 27 feet with a 90-degree jog for three feet of the property line. As previously identified, the subject site is located within the Hillside Development Overlay, San Rafael area, in which the front yard setback is established pursuant to Table 2-9. For the subject property (Tract 9859, Lot 4), the minimum front setback requirement is 12 feet. As a result of the minimum front setback and curve of the front property line, the total front yard area is 492 square feet, and 30 percent of the front yard area equates to 148 square feet.

The applicant proposes a total of 285 square feet of front yard hardscape, which includes a 15-foot wide driveway to the proposed attached garage and a three-foot pedestrian walkway from Sycamore Glen to the house entry. The proposed hardscape equates to 58 percent of the total front yard area, exceeding the maximum 30 percent allowed under the Zoning Code.

The narrow frontage and the minimum front yard setback established by the Code for this lot creates a unique condition at the subject site. Due to the ascending slope, a larger setback with a larger front yard would require significant grading and alteration of the hillside. As a result, the slope of the property prevents the dwelling and the garage to be setback further than the proposed 12 feet. Without a Variance, the subject site could not accommodate a driveway leading to the attached two-car garage. Therefore, Staff finds that there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district. The majority of lots in the RS-6 zoning district have a minimum front yard setback requirement of 25 feet and a minimum lot width of 50 feet, resulting in a larger front yard area than the subject site. Though the front yard setback requirement varies in the San Rafael area of the Hillside Development Overlay District, the majority of the lots maintain a minimum 50-foot lot width which is greater than that of the subject site. A typical lot in the RS-6 zoning district with a 25-foot setback and 50-foot lot width would be allowed 375 square feet of paving in the front yard, which would accommodate the driveway and pedestrian walkway proposed for this project.

Staff also finds that granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship. A pedestrian walkway leading from the street to the entry is a common feature for single-family residential uses. In addition, a driveway is necessary to provide access to the covered parking required by the Zoning Code. The minimum 148 square feet paving area established by the Code would not provide sufficient area for a walkway and driveway. In order to achieve these features and prevent unnecessary hardship, a Variance from the maximum paving requirement is necessary.

The additional paving area would not impact property or improvements in the vicinity or the public health, safety, or general welfare as it solely affects the on-site paving in the front yard area of the subject site. Other than the paving requirement, the project would comply with all development standards of the base zoning district (RS-6) as well as the Hillside Overlay District development standards, and would be consistent with the goals, policies, and objectives of the General Plan. Furthermore, the additional hardscape would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district as the driveway is necessary to provide access to an attached garage, and is a common feature of properties in the RS-6 (Single-Family Residential) zoning district, throughout the Hillside Overlay district, and San Rafael area. Finally, cost to the applicant was not considered as it relates to the requested Variance.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. These lots are characterized by a variety of single-family dwellings, ample open space, extensive landscaping, and separations between single-family dwellings and/or accessory buildings. Single-family dwellings are typically some distance from the street, with large front, side, and rear yard setbacks.

General Plan Land Use Policy 4.11 (Development that is Compatible) requires that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, visibility, privacy, and aesthetics. The proposed project consists of one new single-family residential dwelling unit that complies with all but one of the applicable development standards for the underlying zoning district. A Variance is recommended for approval to allow additional paving in the front yard beyond the maximum that

is allowed. Therefore, the proposed project is compatible with existing development. In addition, 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 residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay and complies with Neighborhood Compatibility. Additionally, the scale and massing of the proposed structure would be 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, §15303, Class 3, New Construction), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 exempts the construction of one-single-family residence, or a second dwelling unit, in a residential zone. The project involves the construction of a new, single-family residence within the RS-6 HD-SR zoning district, which is within the maximum allowable number of structures on a legal parcel within a residential zone.

REVIEW BY OTHER CITY DEPARTMENTS:

The Department of Transportation, Fire Department, Water and Power Department, the Design and Historic Preservation Section, Building and Safety Division and Public Works Department have reviewed the project. The Department of Transportation, Fire Department, Water and Power Department, and Design and Historic Preservation Division have reviewed the project and had no comments. The Building and Safety Division and Public Works Department has provided conditions, which are included in Attachment B.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a new 1,562 square-foot single-family dwelling and an attached 365 square-foot, two-car garage on a vacant site, and for the Variance to allow 58 percent hardscape in the front yard can be made (Attachment A). The proposed project meets applicable development standards required by the Zoning Code for the RS-6 HD-SR zoning district, including the Neighborhood Compatibility guidelines. The proposed single-family 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 #6937

Hillside Development Permit: To construct a new single-family residence in the Hillside Overlay District

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The subject property is located in the RS-6 HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay District, San Rafael area) zoning district, which permits single-family residential uses by-right. The proposed three-story dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building heights, and off-street parking requirements. Other than the requested Variance, the proposed development will comply with the Zoning Code.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the RS-6 HD-SR district is to provide areas for single-family residential neighborhoods that are consistent with the Single-Family Residential land use designation of the General Plan. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The location and height of the proposed dwelling unit 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 new dwelling will be located in geologically stable portions of the site, and 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 4.11 (Development that is Compatible) requires that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, visibility, privacy, and aesthetics. The proposed project consists of one new single-family residential dwelling unit that complies with all but one of the applicable development standards for the underlying zoning district; for which, a Variance is recommended for approval. Therefore, the proposed project is compatible with existing development. In addition, 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 residence proposes colors and materials that comply with the requirements of the Hillside Development Overlay and complies with Neighborhood Compatibility. Additionally, the scale and massing of the proposed structure is 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. The use of the presently vacant site will be a single-family residence; therefore, the character of the single-family neighborhood will be maintained.
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 single-family residential use of the property is consistent with the existing development and land use in the neighborhood. The structure has been designed to align with the natural contours of the site, minimize grading, and maintain the natural appearance of the hillside, and will be located in a geologically stable portion of the site. The project will be compliant with the maximum height

requirements, and maintain safe means of ingress and egress, consistent with the general site standards of the Hillside Development Overlay. The proposed building will be constructed into the hillside, thereby resulting in no obstructed views for 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 will ensure the proposal minimizes impacts to surrounding property owners. 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 establishes a new single-family residence on a vacant lot within a single-family neighborhood. As part of the application, the applicant provided a preliminary geotechnical investigation of the site, hydrologic analysis, and biological constraints survey. The geotechnical report demonstrated through site inspection, geologic mapping, review of previous reports in the area, and exploration of the subsurface conditions by excavating test pits, and laboratory testing to establish engineering characteristics of the on-site soil 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 hydrology report provides descriptions and calculations of existing site drainage conditions, as well as drainage patterns and imperviousness conditions post-development. The report notes that the proposed development would have little or minor alterations to 72 percent of the existing topography and within this area, the existing drainage pattern will remain. To increase slope stability and eliminate localized soil erosion, the slope would be sustainably landscaped. It is also noted in the report that the project would not have an effect on adding groundwater to down-sloped properties. In summation, the hydrology calculation in the report identify that the project presents no flood hazard.

The biological constraints survey results of the site survey found that no special status vegetation types occur on the project site. A majority of the site is covered by non-native annual grassland vegetation. The report noted that the project site does not support suitable habitat for any special status plant or wildlife species and is not located within a designated critical habitat area. The project site is surrounded by fenced residential development and therefore is not a possible wildlife corridor. In addition, the project site does not support any jurisdictional resources and would not constrain regional movement in the surrounding open space.

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 subject site is a vacant lot within a single-family neighborhood that will be developed with a new single-family residence. The three-story structure will be of similar massing and geometric design as neighboring properties. In

addition, the structure will comply with most development standards, except where a Variance is requested, and will be compliant with the Neighborhood Compatibility requirements. The design elements, intended to be compatible with the existing condition, are in keeping with architectural elements in the neighborhood, and will not alter the existing character.

The presently vacant subject site features slopes ascending from Sycamore Glen at the north of the property to the rear/southern portion of the property. The majority of the new building will be constructed below grade with the height of the building increasing as the slope ascends towards the south. The proposed structure has been designed to align with the natural contours of the site, minimize grading, and maintain the natural appearance of the hillside. The height of the structure steps up in height as the property slopes up toward the rear. The proposed building will be visible from the neighboring properties along Sycamore Glen; however, views across the subject site are limited to the open sky and landscaping. In addition, the tallest point of the building will be below the existing grade level at the rear property line adjoining the properties along Kaweah Way. As a result of the difference in elevation, any downslope views will not be obstructed by the proposed project. 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 91 parcels within the City of Pasadena jurisdiction. Of these, 73 are developed with dwellings, 18 are vacant or not occupied by a single-family residence. The median calculation is 1,487 square feet where 35 percent above equates to 2,007 square feet. The proposal includes a 1,562 square-foot dwelling (excluding the garage) and complies with Neighborhood Compatibility.

The existing dwellings in the neighborhood generally include properties along La Loma Road, Sycamore Glen, and Kaweah Drive. Within this residential area, the existing buildings consist of varying architectural styles with the majority of the structures featuring contemporary design with geometric or rectangular massing. These residences consist of a mix of one, two, and three-story structures. Residences share similar elements, materials, and color that include but are not limited to stucco and composite shingle roof materials. The building walls will be olive green in color and a HardiePanel vertical siding, which is similar to the neighboring property at 468 Sycamore Glen. The proposed building features flat roofs, similar to other elements of neighboring structures. 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 majority of the new building will be constructed below grade with the height of the building increasing as the slope ascends towards the south. The proposed structure has been designed to align with the natural contours of the site, minimize grading, and maintain the natural appearance of the hillside. The height of the structure steps up in height as the property slopes up toward the rear. The proposed development will maintain the same drainage patterns and the proposed landscaping would increase slope

stability and eliminate localized soil erosion. 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.

Variance: To exceed the maximum front yard paving permitted

9. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* The subject lot is irregular in shape, with a narrow frontage that widens toward the center and rear of the lot. The front property line is curved for a length of 27 feet with a 90-degree jog for three feet of the property line. The subject site is located within the Hillside Development Overlay, San Rafael area, in which the front yard setback is established pursuant to Table 2-9. For the subject property (Tract 9859, Lot 4), the minimum front setback requirement is 12 feet. As a result of the minimum front setback and curve of the front property line, the front yard area is 492 square feet, and 30 percent of the yard area equates to 148 square feet.

The narrow frontage and the minimum front yard setback established by the Code for this lot creates a unique condition at the subject site. Without a Variance, the subject site could not accommodate a 15-foot wide paved vehicular access leading to an attached two-car garage. The majority of lots in the RS-6 zoning district have a minimum front yard setback requirement of 25 feet and have a minimum lot width of 50 feet; resulting in a larger front yard area than the subject site. Although the front yard setback requirement varies in the San Rafael area of the Hillside Development Overlay District, the majority of the lots maintain a minimum 50-foot lot width which is greater than the width of the subject site. A typical lot in the RS-6 zoning district with a 25-foot setback and 50-foot lot width would be allowed 375 square feet of paving in the front yard, which would accommodate the driveway and pedestrian walkway proposed for this project.

10. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* A pedestrian walkway leading from the street to the entry is a common feature for single-family residential uses. In addition, a driveway providing access to a garage is a necessary feature to access the covered parking required by the Zoning Code. The maximum 148 square feet paving area allowed on the subject site by the Code would not provide sufficient area for a walkway and driveway leading to the attached two-car garage. In order to achieve these features and prevent unnecessary hardship, a Variance from the maximum paving requirement is necessary.
11. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The subject site will be developed with a single-family residential unit, consistent with the other developed lots in the vicinity. As part of the proposed project, paving in the front yard is necessary for the residents and their guests to access the building and garage from the street. The additional paving area would not be detrimental or injurious to property or improvements in the vicinity, or to the public health, safety, or general welfare, as it solely affects the subject site. Furthermore, 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.

12. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will be a single-family residence and the character of the single-family neighborhood would be maintained. In addition, 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 residence complies with applicable development standards in the Zoning Code. The additional hardscape provides appropriate access to the proposed residential structure. Furthermore, the additional hardscape would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district as the driveway and backup aisle are necessary to provide access to an attached garage at the front of the property which is a common feature of properties in the RS-6 (Single-Family Residential) zoning district, throughout the Hillside Overlay district, and San Rafael area. Other than where the Variance is requested, the new single-family residence will be Code compliant.

13. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant to comply with the City's development standards has not been considered a factor throughout the review of this application.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6937

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, July 20, 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 the construction of a new three-story 1,562 square-foot single-family dwelling and an attached 365 square-foot two-car garage in the Hillside Overlay District, and 58 percent paving in the front setback area.
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 **ZENT2021-00126** 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.
12. The three Coast Live Oak trees proposed to be removed shall be replaced with three 15-gallon Coast Live Oak trees. A tree replacement plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits
13. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
14. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
15. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
16. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.
17. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

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

20. Soils Report Required: A soils engineer report is required for:
 - a. All new constructed single and multi-family residential, commercial, and industrial buildings.
 - b. An addition to a commercial or industrial building.
 - c. Second (2nd) story addition to existing one-story building.
 - d. Hillside construction, i.e. decks, retaining walls, and swimming pools.

21. Grading, Slopes Setbacks & Retaining Walls: Show compliance with CBC 2016 Appendix J – Grading with City of Pasadena Amendments.
 - a. Clearly show the cubic yard quantities for excavation (cuts) and fills and label if site grading or foundation excavations.
 - b. Clearly show the cubic yard quantities for excavation (cuts) and fills; and label if site grading or foundation excavations. A grading permit may not be required per section J103.2 Exemptions.
 - c. Setbacks (PMC 14.05.190)
 - i. The tops and toes of cut and fill slopes shall be set back from property boundaries as far as necessary and as specified in Section 14.05.180(A) for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the soils. The tops and the toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes. Unless otherwise approved by the building official based on recommendations in the approved soil endangering or engineering geology report and shown on the approved grading plan, setbacks shall be no less than shown on Appendix A.
 - d. Retaining walls (PMC 14.05.250)
 - i. The cumulative height of retaining walls (existing, new, replacement or combination) built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.
 - ii. Retaining walls shall be constructed with a minimum of freeboard not to exceed a maximum of 6 inches and designed to prevent drainage from continuing down the slope. Drainage devices should be placed at the top or the bottom of the retaining wall.
 - iii. The maximum height of retaining walls for pools, hot tubs, and similar accessory structures built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.

22. Means of Egress (Exiting), Natural Light & Ventilation: Provide and specify at least one operable exterior opening in basements, habitable attics, and every sleeping room with the minimum clear opening requirements for an emergency escape and rescue opening on the plans or schedule. Provide a minimum of 8 percent for natural lighting and 4 percent for natural ventilation of the floor area of all habitable rooms/areas.

23. Energy: Submit the current, applicable residential energy documentation using either the “Prescriptive Standard” or the “Performance Standard”. Photocopy form to plans, include the mandatory measures.

24. Permit(s): In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

Public Works Department

25. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403 and the requirements of Public Works inspector. The crest of the driveway shall be 5' from the edge of pavement and 8" higher than the pavement elevation.
26. Improvements on the Sycamore Glen frontage may include a street dedication and the construction of a partial cul-de-sac fronting Sycamore Glen to the satisfaction of the City to comply with requirements for fire and emergency vehicles access, maintenance vehicles access, and current roadway design standards. The construction may include concrete curb and gutter and asphalt paving. If any retaining wall is required, it shall be outside of the proposed street right-of-way. The applicant's engineer shall confer with city staff to discuss options and submit proposals for review prior to finalizing the on-site design plans.
27. Any street dedication will require the acceptance of the City. The applicant shall be responsible for all the costs required to complete the dedications. The easement document shall be submitted prior to the issuance of any permits and the dedication must be recorded prior to the issuance of a Certificate of Occupancy.
28. The proposed development shall connect to the public sewer with a new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
29. The applicant shall construct/extend a new 8-inch sewer main on the entire length of the existing easement, along the easterly property line of 470 Sycamore Glen with APN 5481-017-020, with a clean-out at the terminal. Attached for reference is Public Works Drawing 5754 which shows the sewer mains and easement.
30. All sewer mainline and lateral sewer connections shall meet City Standards as determined by the Department of Public Works. Any connection to the City's sewer main must consist of a six-inch diameter vitrified clay or cast iron pipe laid at a minimum slope of two percent. All design, construction, and permit costs are the responsibilities of the applicant.
31. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work. Note that building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue.

The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy.

32. In order to protect the existing public improvements and to maintain a clean and safe site during the construction phase of development, the applicant shall place a \$5,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the existing public and private street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees and for City personnel to review traffic control plans and maintain traffic control.
33. 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. No more than one construction worker's vehicle shall be parked on public street. 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.
34. 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.
35. 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	5481-017-001	1860 LA LOMA RD	RS6	HDSR	4994	1508
2	5481-017-002	469 SYCAMORE GLEN	RS6	HDSR	5480	1581
3	5481-017-006	460 SYCAMORE GLEN	RS6	HDSR	5562	1418
4	5481-017-007	1830 LA LOMA RD	RS6	HDSR	4825	1397
5	5481-017-008	1820 LA LOMA RD	RS6	HDSR	5206	1037
6	5481-017-009	1812 LA LOMA RD	RS6	HDSR	5167	2120
7	5481-017-010	1806 LA LOMA RD	RS6	HDSR	5301	1880
8	5481-017-011	1796 LA LOMA RD	RS6	HDSR	5138	1890
9	5481-017-012	1786 LA LOMA RD	RS6	HDSR	4927	1496
10	5481-017-019	1847 KAWEAH DR	RS6	HDSR	8789	2098
11	5481-017-021	468 SYCAMORE GLEN	RS6	HDSR	7401	3208
12	5481-017-024	1776 LA LOMA RD	RS6	HDSR	5147	816
13	5481-017-026	1815 KAWEAH DR	RS6	HDSR	7196	1575
14	5481-017-027	1827 KAWEAH DR	RS6	HDSR	9297	1927
15	5481-018-002	1869 KAWEAH DR	RS6	HDSR	5749	1976
16	5481-018-003	1855 KAWEAH DR	RS6	HDSR	10626	1218
17	5481-018-032	1913 KAWEAH DR	RS6	HDSR	6754	2689
18	5481-018-033	1907 KAWEAH DR	RS6	HDSR	6619	2682
19	5481-018-034	1893 KAWEAH DR	RS6	HDSR	7102	1443
20	5481-020-006	1784 KAWEAH DR	RS6	HDSR	17094	1906
21	5481-020-007	1804 KAWEAH DR	RS6	HDSR	16256	2057
22	5481-020-008	1818 KAWEAH DR	RS6	HDSR	8421	1480
23	5481-020-009	1850 KAWEAH DR	RS6	HDSR	4998	860
24	5481-020-010	1868 KAWEAH DR	RS6	HDSR	5172	2569
25	5481-020-011	1876 KAWEAH DR	RS6	HDSR	5100	1609
26	5481-020-012	1882 KAWEAH DR	RS6	HDSR	4868	1200
27	5481-020-013	1888 KAWEAH DR	RS6	HDSR	6190	3193
28	5481-021-002	1795 KAWEAH DR	RS6	HDSR	9283	2364
29	5481-021-016	1785 KAWEAH DR	RS6	HDSR	8260	1712
30	5481-021-017	1764 LA LOMA RD	RS6	HDSR	6835	983
31	5709-005-044	1315 BRIXTON RD	RS6	HDSR	7315	1690
32	5709-006-021	1311 BRAMPTON RD	RS6	HDSR	6856	1572
33	5709-007-001	1877 LA LOMA RD	RS6	HDSR	7267	1050
34	5709-007-002	1867 LA LOMA RD	RS6	HDSR	6272	1390
35	5709-007-003	407 SYCAMORE GLEN	RS6	HDSR	5290	1487
36	5709-007-004	405 SYCAMORE GLEN	RS6	HDSR	5509	1631
37	5709-007-010	365 SYCAMORE GLEN	RS6	HDSR	5971	1412

38	5709-007-011	375 SYCAMORE GLEN	RS6	HDSR	5897	1632
39	5709-007-014	1304 BRIXTON RD	RS6	HDSR	7175	1133
40	5709-007-015	1310 BRIXTON RD	RS6	HDSR	7220	1253
41	5709-007-016	1316 BRIXTON RD	RS6	HDSR	7190	1342
42	5709-007-017	1320 BRIXTON RD	RS6	HDSR	7223	1204
43	5709-007-018	1326 BRIXTON RD	RS6	HDSR	7197	1998
44	5709-007-019	1332 BRIXTON RD	RS6	HDSR	7223	1272
45	5709-007-026	1302 BRIXTON RD	RS6	HDSR	7917	1463
46	5709-010-001	400 SYCAMORE GLEN	RS6	HDSR	5186	1078
47	5709-010-002	412 SYCAMORE GLEN	RS6	HDSR	4551	1152
48	5709-010-003	1845 LA LOMA RD	RS6	HDSR	5287	1230
49	5709-010-004	1837 LA LOMA RD	RS6	HDSR	6445	997
50	5709-010-005	1829 LA LOMA RD	RS6	HDSR	5875	1107
51	5709-010-006	1821 LA LOMA RD	RS6	HDSR	5994	1291
52	5709-010-007	421 ELMWOOD DR	RS6	HDSR	10377	1798
53	5709-010-008	1840 LAUREL BAY DR	RS6	HDSR	5317	1237
54	5709-010-009	1850 LAUREL BAY DR	RS6	HDSR	5403	1184
55	5709-010-010	1858 LAUREL BAY DR	RS6	HDSR	4936	2127
56	5709-010-014	1845 LAUREL BAY DR	RS6	HDSR	11757	1761
57	5709-010-026	366 SYCAMORE GLEN	RS6	HDSR	11754	1748
58	5709-012-003	415 REDWOOD DR	RS6	HDSR	6835	1976
59	5709-012-004	419 REDWOOD DR	RS6	HDSR	8785	1560
60	5709-012-005	425 REDWOOD DR	RS6	HDSR	5318	1957
61	5709-012-006	431 REDWOOD DR	RS6	HDSR	6179	1906
62	5709-012-007	441 REDWOOD DR	RS6	HDSR	5368	1296
63	5709-012-008	1757 LA LOMA RD	RS6	HDSR	8371	959
64	5709-012-009	1747 LA LOMA RD	RS6	HDSR	6063	1044
65	5709-012-013	1767 LA LOMA RD	RS6	HDSR	5621	1440
66	5709-012-014	1777 LA LOMA RD	RS6	HDSR	5304	1559
67	5709-012-015	1785 LA LOMA RD	RS6	HDSR	5906	1283
68	5709-012-016	1795 LA LOMA RD	RS6	HDSR	5900	1183
69	5709-012-018	450 ELMWOOD DR	RS6	HDSR	3535	2114
70	5709-012-019	440 ELMWOOD DR	RS6	HDSR	5884	1061
71	5709-012-020	436 ELMWOOD DR	RS6	HDSR	6320	891
72	5709-012-021	430 ELMWOOD DR	RS6	HDSR	6545	1234
73	5709-012-022	426 ELMWOOD DR	RS6	HDSR	6103	2599
					Median	1,487 SF
					+35%	2,007 SF