



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: October 5, 2022

TO: Hearing Officer

SUBJECT: Single-Family Compatibility Permit #7015

LOCATION: 1200 South Oak Knoll Avenue

APPLICANT: Michael Norberg

ZONING DESIGNATION: RS-2 (Residential Single-Family, two dwelling units allowed per acre of site area)

GENERAL PLAN DESIGNATION: Low Density Residential (0-6 du/acre)

CASE PLANNER: Katherine Moran

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Single-Family Compatibility Permit #7015 with the conditions in Attachment B.

PROJECT PROPOSAL: Single-Family Compatibility Permit: To exceed the Neighborhood Compatibility maximum allowed square footage in order to facilitate a 1,008 square-foot two-story addition to an existing 5,728 square-foot two-story residence with a detached garage. The total proposed living area of 6,736 square feet exceeds the Neighborhood Compatibility maximum (5,951 square feet) by 785 square feet.

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

environmentally sensitive. The proposed does not exceed the addition size threshold, is in an area where all public services and facilities are available, is a developed lot and not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics: The subject site is a 30,993 square-foot (0.78 acres) parcel located on the east side of South Oak Knoll Avenue, north of Pinehurst Drive and south of Hillcrest Avenue. The site is improved with a 5,728 square foot two-story single-family residence and 721 square-foot detached garage, originally constructed in 1915.

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

Adjacent Zoning: North – RS-2 (Residential Single-Family, two dwelling units allowed per acre of site area)
South – RS-2 (Residential Single-Family, two dwelling units allowed per acre of site area)
East – RS-2 (Residential Single-Family, two dwelling units allowed per acre of site area)
West – RS-4 (Residential Single-Family, four dwelling units allowed per acre of site area)

Previous zoning cases on this property: None.

PROJECT DESCRIPTION:

The applicant, Michael Norberg, on behalf of the property owner, has submitted a Single-Family Compatibility Permit to exceed the Neighborhood Compatibility Analysis by allowing a residence with a floor area of 6,736 square feet where the maximum permitted is 5,951 square feet. The project entails the construction of a 1,008 square-foot two-story addition to an existing two-story single-family residence. Pursuant to Section 17.22.090 (Single-Family Compatibility Permit), the allowable floor area of the house may exceed the neighborhood compatibility maximum subject to approval of a Single-Family Compatibility Permit.

ANALYSIS:

Single-Family Compatibility Permit – To exceed the Neighborhood Compatibility Analysis

The subject lot is zoned RS-2 (Residential Single-Family, two dwelling units allowed per acre of site area). In addition to the maximum floor area requirement, which is determined based on lot area, the project must meet the “Neighborhood Compatibility” requirements pursuant to Table 2-3 (RS and RM-12 Residential District Development Standards), Zoning Code Section 17.22.040. The requirement states that the allowable floor area of a house shall not exceed 35 percent above the median house size of all properties within a 500-foot radius of the subject property. Los Angeles

County Assessor information is used to establish the existing floor area and as such, only the house itself is included in the analysis; basements, attics, attached garages, accessory dwelling units, and any detached structures are not included in this calculation.

A radius of 500 feet from 1200 South Oak Knoll Avenue encompasses 39 properties within the City limit that are developed with houses. The median size of these 39 houses is 4,408 square feet and 35 percent above the median value is 5,951 square feet. The data obtained for the median calculation is included in Attachment C. With the proposed addition, the residence would be 6,736 square feet in area and would exceed 35 percent above the median value by 785 square feet.

Pursuant to Section 17.22.090, subject to approval of a Single-Family Compatibility Permit, the allowable floor area of the house may exceed 35 percent above the neighborhood compatibility median. However, compliance with the maximum floor area allowed for the Zoning District is still required. The maximum floor area allowed for the subject property is 25 percent of the lot size plus 1,000 square feet, which equates to 8,748 square feet. As proposed, the total floor area for the subject property is 7,457 square feet, which includes the 6,736 square-foot residence and the existing 721 square-foot garage. As proposed, the project complies with the maximum allowed floor area.

Furthermore, except for the requested Single-Family Compatibility Permit, the proposed project complies with all development standards as required by the City's Zoning Code, including but not limited to the maximum allowed floor area, site coverage, building height, and setbacks. An outline of development standards is provided in Table A to show compliance with the applicable development standards.

Table A: RS-2 Development Standards

Development Standards	Required	Proposed	Compliance
RS-2 Single-family Residential Development Standards			
Setbacks			
Front (west)	Blockface average with a minimum of 25 feet	108' -0" (existing)	Complies
Side (north)	10'-0"	10'-3"	Complies
Side (south)	10'-0"	32'-3" (existing)	Complies
Rear (east)	25'-0"	57'-1"	Complies
Encroachment Plane	30 degrees	30 degrees	Complies
Site Coverage (Max)	35% of lot size (10,848 sf)	16.7% (5,163 sf)	Complies
Gross Floor Area (Max)	8,748 square feet (25% of lot size + 1,000 sf)	7,451 sf	Complies
NCA	5,951 sf	6,736 sf	Requires SCP approval
Parking	2 covered spaces	2-car garage	Complies
Height	20' (top plate) 32' (overall)	19'-11 ¾" (top plate) 28'-0" (overall)	Complies

Pursuant to Section 17.22.090, the applicable review authority may approve a Single-Family Compatibility Permit application, only after first making the two required findings. The first finding is that 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 along both sides of the blockface in terms of aesthetics, height, materials, massing, and scale. The second finding is that the proposed project includes contextual front yard setbacks and residence entryways consistent in scale with entries on both sides of the blockface.

The project site is located on the east side of South Oak Knoll Avenue. Both the east and west sides of South Oak Knoll Avenue are developed with single-family residences. The proposed project is a two-story addition at the rear of an existing two-story residence and is set back an additional 40 feet from the existing front façade and 146 feet from the front property line. The addition will extend the existing 80-foot width of the residence by approximately three feet. The addition's three-foot increase in the width of the front elevation, setback of an additional 40 feet behind the existing front façade, and continuation of the existing roofline, will result in minimal visibility from the public right-of-way. The siting of the addition results in scale and massing that is compatible with the scale and massing of the neighboring residences on both the east and west blockfaces of South Oak Knoll Avenue.

As it relates to development standards, the addition will be in compliance with applicable requirements, including required setbacks, encroachment plane, and heights for the RS-2 Zoning District. These standards are intended to provide open areas around structures, access to natural light, ventilation, separation between uses, and to moderate mass and scale. The addition will utilize the same materials as the existing residence such as stucco siding, wood casement windows, and clay roof tiles which will match the existing aesthetics. As a result of these development standard and design considerations, the proposed project would be compatible in terms of design, location, and size with existing and future development on both sides of the blockface and would be compatible with the front yard setbacks and residence entryways on the blockface.

Project Review, Notice, and Hearing

Projects involving upper-story additions subject to the Single-Family Compatibility Permit are required to provide a Notice of Application to all properties within 500 feet of the subject property upon determination of a complete application and installation of story poles. The Notice of Application shall provide a minimum 14-day notification period to properties within 500 feet of the subject property.

If no request for a hearing is received during the Notice of Application period, the Zoning Administrator may render a decision on the application, which is appealable to the Board of Zoning Appeals. If a request for a hearing is received, a staff report would be submitted for consideration by the Hearing Officer at a publicly noticed hearing. The Hearing Officer shall conduct a public hearing on the application before the approval or disapproval of the permit.

The applicant installed story poles prior to the Notice of Application period. The Notice of Application period for this project was August 1, 2022 through August 15, 2022. During the Notice of Application period, a request for hearing was received; therefore the review authority for this project is the Hearing Officer.

Tree Protection Ordinance

No protected trees are proposed to be removed as a part of the project.

GENERAL PLAN CONSISTENCY:

The site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained. Goal 6 (Character and Scale of Pasadena) of the Land Use Element includes policies for the evolution of the built environment that while maintaining Pasadena's unique sense of place, character, and the urban fabric. Policy 6.2 (Established Neighborhoods) focuses on the preservation, protection, and enhancement established residential neighborhoods by providing appropriate transitions between these and adjoining areas. It requires new development to complement and respond to the existing physical characteristics that contribute to the overall character and livability of the neighborhood. The addition would be located to the rear of the residence and would maintain the existing architectural style. The location and design of the addition would preserve the front elevation of the existing building, which has existed for over one hundred years, thus maintaining the overall character of the neighborhood. Goal 21 (Desirable Neighborhoods) of the Land Use Element includes policies for the conservation and maintenance of Pasadena's residential neighborhoods. Specifically, Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods to reflect the unique neighborhood character and qualities, including the building form, scale, massing and, architectural design. Due to the addition's proposed location toward the rear of the existing residence, it would be minimally visible from South Oak Knoll Avenue which would maintain massing and character of the neighborhood from the public right-of-way. Therefore, site will continue to be compatible with the adjacent single-family neighborhood.

ENVIRONMENTAL REVIEW:

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

REVIEW BY OTHER DEPARTMENTS:

The Building and Safety Division, Fire Department, Public Works Department, Water and Power Department, and the Design and Historic Preservation Section had the opportunity to review the proposal. Based on their review of the project, the Building and Safety Division provided comments and recommended conditions of approval, which are included in Attachment B.

CONCLUSION:

It is staff's assessment that the findings necessary for approval of the Single-Family Compatibility Permit can be made. There project meets applicable development standards required by the Zoning Code. Staff finds that the project would be compatible with the residential development within the surrounding neighborhood and would not be detrimental to the general welfare of the City. Furthermore, the project is consistent with the goals and policies of the General Plan. As

such, staff recommends that the Hearing Officer adopt the environmental determination and the specific findings in Attachment A to approve the application with the conditions in Attachment B.

Attachments:

Attachment A: Specific Findings for Single-Family Compatibility Permit

Attachment B: Recommended Conditions of Approval

Attachment C: Neighborhood Compatibility Data

ATTACHMENT A
SPECIFIC FINDINGS FOR SINGLE-FAMILY COMPATIBILITY PERMIT #7015

Single-Family Compatibility Permit – To exceed the Neighborhood Compatibility Analysis

1. *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 along both sides of the blockface in terms of aesthetics, height, materials, massing, and scale.* The project site is located on the east side of South Oak Knoll Avenue. Both the east and west sides of South Oak Knoll Avenue are developed with single-family residences. The proposed project is a two-story extension at the rear of an existing two-story residence. The addition at the rear is set back an additional 40 feet from the existing front façade and 146 feet from the front property line. The addition will extend the existing 80-foot width of the residence by approximately three feet. The setback distance, limited change in building width, and the continuation of the existing roofline will result in minimal visibility from the public right-of-way. The siting of the addition results in scale and massing that is compatible with the scale and massing of the neighboring residences on both the east and west blockfaces of South Oak Knoll Avenue. As it relates to development standards, the addition will be in compliance with applicable requirements, including required setbacks, encroachment plane, and heights for the RS-2 Zoning District. These standards are intended to provide open areas around structures, access to natural light, ventilation, separation between uses, and to moderate mass and scale. The addition will utilize the same materials as the existing residence such as stucco siding, wood casement windows, and clay roof tiles. Therefore, staff finds that the project would be compatible in terms of design, location, and size with existing and future development on both sides of the blockface.

2. *The proposed project includes contextual front yard setbacks and residence entryways consistent in scale with entries on both sides of the blockface. Blockfaces with 4 or fewer lots may include additional blockfaces within the 500-foot neighborhood to meet this finding.* The proposed project is located at the rear of the residence, extends the width of rear of the building by approximately three feet, and therefore does not affect the existing front yard setback or entryway scale. Therefore, staff finds that the project would be compatible with the front yard setbacks and residence entryways on the blockface.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR SINGLE-FAMILY COMPATIBILITY PERMIT #7015

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, October 5, 2022”, except as modified herein.
2. This approval allows for an addition of 1,008 square feet to an existing 6,736 square-foot single-family residence with detached garage as depicted in the plans submitted with this application, stamped “Approved at Hearing, October 5, 2022.”
3. 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).
4. Any change to the proposed project or scope of work may require the modification of this Single-Family Compatibility Permit (SCP) or a new SCP.
5. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
6. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
7. The proposed project, Activity Number **ZENT2022-00068**, is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 to schedule an inspection appointment time.

Planning Division

8. Any above ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Zoning Code Section 17.40.150 (Screening).
9. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
10. 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).

Building and Safety Division

11. 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.
12. 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.
13. Best Management Practices: Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be singed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at: <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.
15. Green Code: Photocopy to plans and complete the 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at: <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.
16. Soils Report Required: A soils engineer report is require 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.
17. Required Plans and Permit(s):
 - a. In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required.
 - b. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

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

#	PARCEL	ADDRESS	ZONE	LOT SIZE	HOUSE SIZE
1	5325-026-001	1177 HILLCREST AVE	RS2	41927	7584
2	5325-026-002	1200 WENTWORTH AVE	RS2	18349	2895
3	5325-026-003	1208 WENTWORTH AVE	RS2	19986	2122
4	5325-026-006	1215 HILLCREST AVE	RS2	20625	2507
5	5325-027-010	737 PINEHURST DR	RS2	17576	2590
6	5325-026-002	1200 WENTWORTH AVE	RS2	18349	2895
7	5325-027-013	1245 WENTWORTH AVE	RS2	31917	5454
8	5325-027-016	1199 WENTWORTH AVE	RS2	21769	3901
9	5325-028-018	760 PINEHURST DR	RS2	25914	4686
10	5325-027-002	1125 HILLCREST AVE	RS2	19812	3583
11	5325-026-001	1177 HILLCREST AVE	RS2	41927	7584
12	5325-027-018	1254 S OAK KNOLL AVE	RS2	35460	6441
13	5325-027-009	1240 S OAK KNOLL AVE	RS2	34412	6303
14	5325-027-007	1200 S OAK KNOLL AVE	RS2	30993	5728
15	5325-027-001	1145 HILLCREST AVE	RS2	39087	7216
16	5325-027-003	1140 S OAK KNOLL AVE	RS2	15738	3077
17	5325-026-004	1255 HILLCREST AVE	RS2	16655	3276
18	5325-028-007	740 PINEHURST DR	RS2	16169	3349
19	5325-026-013	1226 WENTWORTH AVE	RS2	11502	2418
20	5325-026-009	1265 HILLCREST AVE	RS2	15755	3324
21	5325-027-012	1255 WENTWORTH AVE	RS2	27073	5749
22	5325-027-008	1234 S OAK KNOLL AVE	RS2	42740	9189
23	5325-027-017	1185 WENTWORTH AVE	RS2	20000	4362
24	5325-027-005	1180 S OAK KNOLL AVE	RS2	20999	4629
25	5325-027-006	1190 S OAK KNOLL AVE	RS2	22959	5119
26	5325-027-015	1215 WENTWORTH AVE	RS2	48975	11082
27	5325-027-014	1233 WENTWORTH AVE	RS2	27207	6319
28	5325-028-010	700 PINEHURST DR	RS2	12962	3074
29	5325-026-005	1231 HILLCREST AVE	RS2	18734	4554
30	5325-026-022	1260 WENTWORTH AVE	RS2	28102	6868
31	5325-026-011	1244 WENTWORTH AVE	RS2	15761	4078
32	5325-027-011	755 PINEHURST DR	RS2	14831	3993
33	5325-027-004	1150 S OAK KNOLL AVE	RS2	17567	4812
34	5325-028-004	790 PINEHURST DR	RS2	20254	5621
35	5325-028-008	732 PINEHURST DR	RS2	12032	3489
36	5325-026-020	1275 HILLCREST AVE	RS2	15677	5166

37	5325-026-012	1234 WENTWORTH AVE	RS2	12947	4329
38	5325-026-014	1220 WENTWORTH AVE	RS2	10662	3940
39	5325-028-009	710 PINEHURST DR	RS2	10479	4408
				MEDIAN	4408
				35% OF MEDIAN	1543
				MEDIAN+35%	5951