



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: February 15, 2023

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6992

LOCATION: 580 Laguna Road

APPLICANT: Tom Pejic

ZONING DESIGNATION: RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6992 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow the construction of an 18 square-foot addition to the first floor and a 679 square-foot addition to the second floor of an existing two-story, 1,824 square-foot single-family dwelling with an attached 415 square-foot, two-car garage in the Hillside Overlay District.

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

permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed additions do not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics:

The subject property is located on the east side of Laguna Road between La Loma Road to the south and Lagunita Road to the north. The 12,064 square-foot irregularly shaped lot is currently developed with an existing 1,824 square-foot two-story single-family dwelling with an attached 415 square-foot two-car garage. The site topography slopes upwards from the street property line to the rear property line with the steepest portions located within 10 to 25 feet of the rear property line. The flat building pad is approximately 10 feet above Laguna Road. The average slope across the site (excluding areas that slope 50 percent or greater) is approximately 15.4 percent and approximately 1,166 square feet of the lot has a slope of 50 percent or greater. Existing landscaping on the site consists of 27 trees of varying sizes, including nine on-site trees protected under the City's Tree Protection Ordinance.

Adjacent Uses:

North – Single-Family Residential
South – Single-Family Residential
East – Single-Family Residential
West – Single-Family Residential

Adjacent Zoning:

North – RS-2 HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)
South – RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
East – RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
West – RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)

Previous Zoning Cases on this Property:

Variance #7341: To permit a 12-foot rear setback in lieu of the required rear setback for a one-story addition. Approved April 8, 1965.

PROJECT DESCRIPTION:

The applicant and property owner, Tom Pejic, has submitted a Hillside Development Permit application to allow the construction of an 18 square-foot addition to the first floor and a 679

square-foot addition to the second floor of an existing two-story, 1,824 square-foot single-family dwelling with an attached 415 square-foot, two-car garage in the Hillside Overlay District. The property is located within the RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development) zoning district. A Hillside Development Permit is required for any new square footage above the first story in the Hillside Overlay District. It is also required for any project defined as a "major renovation," pursuant to 17.29.060.E.b. In this case, the proposed alteration of the roofline resulting in an increase in height above the highest point of the existing roof is considered a major renovation. No protected trees are proposed to be removed.

The existing dwelling consists of two bedrooms and two bathrooms on the first floor and a loft and bonus room on the second floor. On the first floor, the proposal would include an interior remodel that would expand the existing kitchen with an 18 square-foot addition, remove one bedroom and convert 52 square feet of the existing primary suite to garage use. In addition, the proposal would demolish 23 square feet on the existing second floor and add a 679 square-foot second story consisting of two bedrooms and a bathroom over the footprint of the existing first story. The resulting gross floor area of the existing dwelling including the 467 square-foot attached garage would be 2,913 square feet. The existing driveway and vehicular access from Laguna Road would remain unchanged.

ANALYSIS:

Hillside Development Permit

The subject property is located within the RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Development Overlay District) zoning district. Properties located in the Hillside Development Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS). These additional standards are intended in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The reviewing authority (Hearing Officer) may approve a Hillside Development Permit for an addition above the first story and for a major renovation due to the proposed increase in height 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 and to evaluate whether the proposed changes to the roofline are consistent with the requirements for the Hillside Development Overlay district in terms of color, material, scale, and character. 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-4 HD zoning district shall comply with applicable development standards of the RS-4 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-4 HD zoning district, the maximum allowable gross floor area for properties with a property size greater than 10,000 square feet is 25 percent of the lot size plus 500 square feet. Gross floor area includes all covered parking (e.g. detached garage and/or carport), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater than 50 percent slope, or any access easement on the lot must be deducted from the lot area prior to calculating the maximum allowable gross floor area. For lots over 10,000 square feet, if, after removing the lot area over 50 percent in slope, the resulting maximum allowable gross floor area is less than 3,000 square feet, a maximum allowable gross floor area of 3,000 square feet (including all structures on site) shall be allowed.

The plans provided by the applicant identify a lot area of 12,064 square feet. Based on the slope analysis submitted, 1,166 square feet of the lot has a slope equal to or greater than 50 percent slope, and the average slope, excluding the area that has a slope equal to or over 50 percent slope, is 15.4 percent. Regardless of the lot area, the maximum FAR for a lot with an average slope exceeding 15 percent shall be further reduced using a formula included in the Zoning Code. Using the base FAR calculation applicable to the RS-4 HD zone, reduction based on the average slope, and excluding the areas of the lot over 50 percent slope, the maximum allowed floor area is 3,218 square feet. The project results in 2,913 square feet of gross floor area, which complies. This figure accounts for the existing single-family dwelling with attached garage and the proposed first and second story additions.

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 12,064 square-foot lot is 4,222 square feet. The proposed lot coverage is approximately 20 percent, or 2,422 square feet, which complies. This calculation includes the existing building footprint, proposed first floor addition and a covered front porch.

Setbacks

The minimum front setback for the main structure in the Hillside Development Overlay is 25 feet. There is no change to the existing nonconforming front setback of 22'-4" on the existing first floor and the proposed second floor addition provides a 29'-7" front setback; therefore, the project complies with the minimum front setback requirements.

The minimum side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of 10 feet. Lot width is measured across the lot at the rear of the required 25-foot front setback. The lot is approximately 182 feet wide at the front setback, resulting in a minimum required side setback of 10 feet. The existing dwelling is set back approximately 45'-9" from the northern side property line and 5'-4" setback from the southern side property line. The proposed addition is located in the middle of the building footprint and has a side yard setback of approximately 70 feet from the northern side property line and 38'-5" from the southern side property line, which complies.

The minimum rear setback is 25 feet. The existing dwelling was previously granted Variance #7341 in 1965 to allow the dwelling to locate within 12 feet of the rear property line. The established rear setback of the existing dwelling currently measures 12'-5". The proposed first story addition provides a 15'-2" rear setback. The proposed second story is located directly above the front portion of the existing first floor footprint, offset from the rearmost portion, and is setback from the rear property line 19 feet. Therefore, the additions at both the first and second story remain consistent with the rear setback variance previously granted to the site.

Encroachment Plane

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

Height

Primary residences in the Hillside Development Overlay are required to comply with two separate standards for building height. First, a residence may not exceed a height of 28 feet at any point on the site, measured from existing grade. In addition, a residence may not exceed an overall height of 35 feet, measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet).

In this case, the applicant has proposed a first story addition and a second story addition at an existing two-story residence. According to the plan, the height of the one-story addition is 14'-4", and the height of the proposed two-story addition from the lowest and adjacent existing grade is 23'-5", which complies with the 28-foot requirement. Therefore, the proposed additions also comply with the maximum 35-foot from lowest grade requirement.

Parking

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

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 58 parcels within the City of Pasadena jurisdiction, and three of them are undeveloped. Of those that are developed, the median house size is 2,722 square feet where 35 percent above equates to 3,675 square feet. The proposal includes a 2,446 square-

foot dwelling (excluding the garage) and therefore complies with the Neighborhood Compatibility analysis. Data obtained for the median calculation is included in Attachment C.

Table A: RS-4 HD and Hillside Overlay Development Standards

Development Feature	Required	Proposed Additions	Analysis
RS-4 HD – Single Family Residential and Hillside Overlay Development Standards			
Setbacks			
Front	25'	22'-4" (first floor – no change) 29'-7" (second floor)	Complies
Sides	10' (north) 10' (south)	70'-0" (north) 38'-5" (south)	Complies
Rear	25' (12'-0")*	15'-2" (first story) 19'-0" (second story)	Complies
Maximum Site Coverage	35% (4,222 sf)	20% (2,422 sf)	Complies
Maximum Floor Area	3,218 square feet	2,913 square feet	Complies
Minimum Parking	2 covered spaces	2-car attached garage	Complies
Maximum Allowable Height- Primary Structure	28' and 35'	23'-5"	Complies
Guest Parking	2 on-site	2 on-site	Complies
Neighborhood Compatibility	3,675 sf	2,446 sf	Complies

*Variance #7341 granted a 12-foot rear setback.

Architecture and Setting

The existing dwelling was constructed in 1951 in the California Ranch style. The existing dwellings in the neighborhood generally include properties along Laguna Road, Lagunita Road and La Loma Road. Within this residential area, the existing buildings consist of varying architectural styles with the majority of the structures featuring ranch and mid-century modern architecture. These residences consist of a mix of one and two-story structures. Residences share similar elements, materials, and color that include but are not limited to stucco, wood siding, brick exterior and shingle and tile roof materials.

In the Hillside Development Overlay, all additions subject to a Building Permit are required to use a mixture of materials and color to blend structures with the natural appearance of the hillside. Specifically, darker tones, including earth tones shall be used for building walls and roofs; and exterior finish materials shall be appropriate for the architectural style of the structure and compatible with the hillside environment.

The proposed building walls of the subject dwelling would be clad in stucco and dark grey cement board siding and would be painted to match the existing stucco and wood siding. The proposed roof material and style would be consistent with the existing style of the residence and would consist of dark brown shingles and a side-gable roof design with an approximate 5.5:12 pitch.

The first story addition of 18 square feet to the residence would expand the existing kitchen and would not be visible from the public right-of-way. The proposed second story addition is visible on the primary frontage of the residence and would maintain the same stylistic elements of the existing residence. The second story addition of 679 square feet located above the existing first story would have an asphalt shingle roof consistent with 5.5:12 pitch of the existing side-gable roof and painted cement siding painted to match the existing wood siding of the residence.

Proposed windows on the second story would be sliding casement windows, consistent with the windows proposed at the existing residence. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character.

While the proposed addition would be visible from the public right-of-way, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection, Story Poles, Notice of Application Requirements

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

The subject site is improved with a relatively flat building pad, with steep slopes ascending from Laguna Road to the building pad, and from the building pad to the rear. The properties on the block generally follow an uphill slope moving north and east, with each successive property positioned at a higher elevation than the previous.

The first story addition includes an 18 square-foot addition to the rear of the existing residence that matches the existing height of the first story and would not obstruct any views from abutting structures at a height of 14'-4" and due to its tucked in location below a steep hillside. The second story addition includes a 679 square-foot addition that increases the height of the existing two-story structure from approximately 18'-7" to 23'-5" feet. While there is a 4'-10" increase in height, it is not directly in line with any views from neighboring properties that the City would otherwise protect.

The abutting property to the north (560 Laguna Road) is improved with a two-story dwelling on a flat building pad that is approximately 33 feet above the building pad of the subject dwelling and approximately 125 feet away. The highest point of the proposed structure is approximately eight feet below the building pad of this property and would not obstruct any views of the existing dwelling.

The abutting property to the east (1147 La Loma Road) is improved with a two-story dwelling on a flat building pad approximately 19 feet above the pad of the subject dwelling and approximately 50 feet away. While the proposed 23'-5" tall proposed structure would be a 4'-10" increase above the existing 18'-7" second story, the proposed addition would not reasonably affect views from the abutting property because of the mature landscaping which includes several trees 25 to 40 feet in height in between the two properties. Furthermore, any views from the abutting property would reasonably be limited to existing foliage, the private yard, the existing structure, and the open sky. The City does not protect these views.

There are three abutting properties to the south (1165, 1175 and 1195 La Loma Road) developed with one-story structures sited approximately 13 – 15 feet below the subject property. They are oriented southwards towards La Loma Road with large rear setbacks adjoining the subject

property that are heavily planted in mature trees limiting views outside their immediate property in the direction of the proposed project. Any views across these sites would reasonably be limited to existing foliage, the private yard and the existing structure. The City does not protect these views.

Properties located to the west across Laguna Road are at a distance, location, lower elevation and oriented in the opposite direction of the subject site such that the project would have no view impact.

In summary, while the second-story addition may be partially visible, existing landscaping, which includes many mature trees over 25 feet in height limit visibility. The proposed 4'-10" increase in height over the existing structure would not obstruct any views protected by the City. Therefore, the proposed addition would not impede protected views from any of the adjacent properties nor be centered directly in the view of any room of a primary structure on a neighboring parcel.

In January 2023, a temporary silhouette (i.e., 'story poles') was installed on the subject property. Staff conducted a visual inspection, photographing the project site in relation to abutting properties. A Notice of Application, providing a minimum 14-day notification period, was also mailed in accordance with the requirements of the Zoning Code. Based on the site visit, it is the staff's position that the proposed improvements would not impact any protected views from adjacent properties. Although portions of the silhouette would be visible from the property adjacent to the surrounding properties, there is no protected view obstruction. Therefore, staff has determined the project minimizes view impacts and is consistent with the view protection standards of the Zoning Code.

Ridgeline Protection

The proposed addition complies with the ridgeline protection standards of the Zoning Code. There are no ridgelines near the subject property. Therefore, no part of the proposal would appear silhouetted against the sky above a ridge when viewed from a public street or park.

Arroyo Seco Slope Bank

Section 17.29.050.D of the City's Zoning Code states that no structure shall extend over or below the top edge of the Arroyo Seco slope bank on a lot identified on the *Arroyo Seco Slope Bank Map*, dated May 11, 2004. The subject property is not located within the boundary identified on the Map. Therefore, the project complies with the Arroyo Seco slope bank requirements.

Preliminary Geotechnical Report

A.G.E. Engineering conducted a preliminary geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the exploration was to evaluate the nature, distribution, engineering properties, and geologic structure of the earth materials underlying the property with respect to the proposed addition. A.G.E. Engineering explored the subsurface conditions by excavating one 2.5-foot deep test pit, then conducting laboratory testing to establish engineering characteristics of the on-site soil. The report identified that there are no known active faults crossing the property, the property is not in mapped potential liquefaction area, and no ground water was encountered during the investigation. The subsurface investigation found that the excavation of subsurface materials may be accomplished with conventional earthwork equipment.

A.G.E. Engineering concludes that the proposed construction is feasible from a geotechnical standpoint, provided the recommendations contained in the report are incorporated in the design and construction. Therefore, the proposed 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.

Tree Protection Ordinance

The applicant provided a tree inventory that identified 23 trees on the property and four trees in the public right-of-way. Of the 23 on-site trees, nine are protected by the city. Four protected trees are located within the front yard and include three, 8" DBH (diameter at breast height) *Quercus Agrifolia*'s (Coast Live Oak) (tree numbers 1, 4 and 9) and one 15.7" multi-trunk DBH *Heteromeles Arbutifolia* (Toyon) (tree number 7). In the rear yard, there are three *Quercus Agrifolia*'s with DBH's of 18", 18" and 16" (tree numbers 22, 23 and 27), one 14.7" multi-trunk DBH *Umbelluria Californica* (California Laurel), and one 16" multi-trunk DBH *Olea Europaea* (Olive) (tree numbers 25 and 26, respectively). The applicant is proposing to retain all trees in their existing location, and the proposed additions and all construction activity would not encroach within the protected tree's dripline, therefore not impacting the trees.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes, building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would add on to the existing first and second story and the design of the house is architecturally compatible with the existing character of the structure and neighborhood, particularly in regards to building form and massing. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

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

ENVIRONMENTAL REVIEW:

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

permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed addition does not exceed the threshold, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Department of Transportation, Fire Department, Building and Safety Division, Design and Historic Preservation Division and Public Works Department have reviewed the project. The Department of Transportation and Fire Department had no comments. The Building and Safety Division and Public Works Department have provided conditions, which are included in Attachment B, and the Design and Historic Preservation Division has determined that the subject property is not historically significant and not subject to additional Design Review. In addition to recommend conditions of approval, all departments would review the project for compliance during the building permit plan review process.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of an 18 square-foot first story addition and a 679 square-foot second story addition to an existing, 1,824 square-foot two-story dwelling, with an attached two-car garage can be made (Attachment A). The proposed project meets applicable development standards required by the Zoning Code for the RS-4 HD zoning district, including the Neighborhood Compatibility guidelines. The proposed first and second-story additions to the existing two-story dwelling would not create a view impact and would maintain the existing character of the neighborhood. In addition, the project would be required to comply with all Building and Fire Code requirements, and therefore, would not be detrimental or injurious to surrounding properties or improvements. Therefore, staff recommends approval of the Hillside Development Permit subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

ATTACHMENTS:

Attachment A: Recommended Findings
Attachment B: Recommended Conditions of Approval
Attachment C: Neighborhood Compatibility Analysis

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6992

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The subject property is located in the RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District) zoning district, which permits single-family residential uses by-right. The proposed first and second story additions to the existing two-story dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building heights, and off-street parking requirements.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the RS-4 HD district is to provide areas for single-family residential neighborhoods that are consistent with and implement the Single-Family Residential land use designation of the General Plan, and that are consistent with the standards of public health and safety established by this Zoning Code. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The existing single-family residential use of the property is located in a neighborhood that is developed with single-family residential uses. The location of the proposed additions will preserve and protect views, preserve existing topographic features and existing natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The additions will generally be located in geologically stable portions of the site. The improvements will be located in areas that will have minimal impact to drainage patterns.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes, building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project will add on to the existing first and second story and the design of the house is architecturally compatible with the existing character of the structure and neighborhood, particularly in regards to building form and massing. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood will be maintained.

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

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed additions will not change the existing single-family residential use of the property that has functioned adequately on-site. The additions will be located in a geologically stable portion of the site, will maintain the existing height, maintain safe means of ingress and egress, and remain low profile in scale, consistent with the general site standards of the Hillside Development Overlay. The proposed additions will be located on the flat portion of the lot in the center of the property, thereby limiting effects on neighboring properties. These conditions will prevent detriment to the health, safety, or general welfare of those residing or working in the neighborhood. Conditions of approval and applicable development standards will ensure the proposal minimizes impacts to surrounding property owners. In addition, conditions of approval will ensure that the establishment, maintenance, and operation of the use will be compatible with the surrounding neighborhood. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposal will not change the existing single-family residential use of the property. A.G.E. Engineering conducted a preliminary geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the exploration was to evaluate the nature, distribution, engineering properties, and geologic structure of the earth materials underlying the property with respect to the proposed addition. A.G.E. Engineering concludes that the proposed construction is feasible from a geotechnical standpoint, provided the recommendations contained in the report are incorporated in the design and construction. Therefore, the proposed development will not have an adverse effect on the geologic stability of the property outside the building site provided that the Building Code and the geotechnical engineer's recommendations are followed during construction.

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

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The first story addition of 18 square feet to the residence will expand the existing kitchen and would not be visible from the public right-of-way. The proposed second story addition is visible on the primary frontage of the residence and will maintain the same stylistic elements of the existing residence. The second story addition of 679 square feet located above the existing first story would have an asphalt shingle roof consistent with 5.5:12 pitch of the existing side-gable roof and painted cement siding painted to match the existing wood siding of the residence. Proposed windows on the second story will be sliding casement windows, consistent with the windows proposed at the existing residence. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character. While the proposed addition will be visible from the public right-of-way, the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

The proposed additions are in locations that will not affect views protected by the Zoning Code. Existing landscaping, which includes many mature trees over 25 feet in height, will limit visibility. The proposed 4'-10" increase in height over the existing structure would not obstruct any views protected by the City. Therefore, the proposed addition will not impede protected views from any of the adjacent properties nor be centered directly in the view of any room of a primary structure on a neighboring parcel. 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 58 parcels within the City of Pasadena jurisdiction. Three of these parcels are undeveloped. The median calculation is 2,722 square feet where 35 percent above equates to 3,675 square feet. The proposal includes a 2,446 square-foot dwelling (excluding the garage) and complies with Neighborhood Compatibility.

The existing dwellings in the neighborhood generally include properties along Laguna Road, Lagunita Road and La Loma Road. Within this residential area, the existing buildings consist of varying architectural styles with the majority of the structures featuring ranch and mid-century modern architecture. These residences consist of a mix of one and two-story structures. Residences share similar elements, materials, and color that include but are not limited to stucco, wood siding, brick exterior and shingle and tile roof materials.

The visual impact of the proposal is minimized due to the existing topography of the site and neighborhood. The subject site is improved with a relatively flat building pad, with steep slopes ascending from Laguna Road to the building pad, and from the building pad to the northeast. The properties on the block generally follow an uphill slope moving north and east, with each successive property positioned at a higher elevation than the previous. 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.

While the proposed addition will be visible from the public right-of-way, 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.

8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The site is flat where the existing single-family dwelling is sited, with slopes between the building pad and the street, and behind the unit towards the rear of the lot; the average slope across the site is approximately 15.4 percent. The proposed first and second story additions do not require substantial changes to grading, drainage, and landscaping. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6992

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, February 15, 2023," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for a first story addition of 18 square feet and a second story addition of 679 square feet to an existing 1,824 square-foot single-family residence with an attached 415 square-foot, resulting in a 2,446 square-foot, two-story residence with an attached 467 square-foot two car garage.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **ZENT2022-00017** 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 Jennifer Driver, Current Planning Section, at (626) 744-6756 or jdriver@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
13. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
14. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
15. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.
16. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

17. Governing Codes: 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.
18. 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.
19. Best Management Practices: Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). 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>

20. 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>.
21. 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.
22. Means of Egress (Exiting): 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.
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. 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.

Public Works Department

25. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
26. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction

of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.

27. 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. 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. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way. Construction vehicles should only maneuver/turn-around within the project site private property. Parking of construction vehicles and construction worker vehicles shall be within the project site private property.
28. 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.
29. 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:
 - a. Sidewalk Ordinance - Chapter 12.04
 - b. Sewer Facility Charge – Chapter 4.53
 - c. Residential Impact Fee – Chapter 4.17
 - d. City Trees and Tree Protection Ordinance - Chapter 8.52
 - e. Construction and Demolition Waste Ordinance - Chapter 8.62
 - f. Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

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

Number	APN	Address	Zone	HD	Lot Size (sf)	Building Size (sf)
1	5715-024-013	675 BURLEIGH DR	RS4	HD	48,815	8,971
2	5715-018-015	450 LAKEVIEW RD	RS4	HD	31,521	8,879
3	5715-021-021	1127 LA LOMA RD	RS4	HD	21,212	7,660
4	5715-020-018	502 LAGUNA RD	RS2	HD	14,875	4,713
5	5715-021-015	1147 LA LOMA RD	RS4	HD	36,805	4,050
6	5715-025-012	1260 LA LOMA RD	RS4	HD	25,690	3,861
7	5715-017-027	623 LAGUNA RD	RS4	HD	14,432	3,852
8	5715-021-009	1122 LAGUNITA RD	RS2	HD	22,630	3,794
9	5715-017-018	585 LAGUNA RD	RS4	HD	12,535	3,461
10	5715-021-018	1061 LA LOMA RD	RS4	HD	14,952	3,417
11	5715-018-020	547 LAGUNA RD	RS4	HD	15,870	3,399
12	5715-021-010	560 LAGUNA RD	RS2	HD	31,241	3,315
13	5715-024-006	680 LAGUNA RD	RS4	HD	13,104	3,247
14	5715-024-015	625 BURLEIGH DR	RS4	HD	13,320	3,227
15	5715-021-008	1112 LAGUNITA RD	RS2	HD	27,458	3,185
16	5715-024-002	677 BURLEIGH DR	RS4	HD	12,658	3,069
17	5715-021-004	1049 LA LOMA RD	RS4	HD	22,313	3,043
18	5715-024-014	615 BURLEIGH DR	RS4	HD	14,102	3,011
19	5715-017-022	601 LAGUNA RD	RS4	HD	17,149	2,997
20	5715-018-028	525 LAGUNA RD	RS4	HD	36,407	2,934
21	5715-024-016	1120 LA LOMA RD	RS4	HD	14,099	2,915
22	5715-017-017	575 LAGUNA RD	RS4	HD	12,155	2,835
23	5715-024-012	1170 LA LOMA RD	RS4	HD	26,075	2,787
24	5715-021-006	1046 LAGUNITA RD	RS2	HD	21,465	2,772
25	5715-017-028	1257 LA LOMA RD	RS4	HD	15,377	2,740
26	5715-018-023	565 LAGUNA RD	RS4	HD	12,574	2,730
27	5715-024-010	1200 LA LOMA RD	RS4	HD	20,475	2,728
28	5715-017-015	502 LAKEVIEW RD	RS4	HD	22,625	2,722
29	5715-017-016	579 LAGUNA RD	RS4	HD	12,923	2,667
30	5715-021-017	1065 LA LOMA RD	RS4	HD	34,157	2,615
31	5715-025-013	657 LAGUNA RD	RS4	HD	20,043	2,563
32	5715-017-023	607 LAGUNA RD	RS4	HD	14,392	2,531
33	5715-024-009	660 LAGUNA RD	RS4	HD	13,231	2,522
34	5715-024-018	761 BURLEIGH DR	RS4	HD	22,686	2,522
35	5715-021-012	1195 LA LOMA RD	RS4	HD	14,447	2,500
36	5715-024-011	741 BURLEIGH DR	RS4	HD	11,644	2,498
37	5715-021-005	1051 LA LOMA RD	RS4	HD	23,577	2,492
38	5715-018-022	563 LAGUNA RD	RS4	HD	15,777	2,482
39	5715-018-017	470 LAKEVIEW RD	RS4	HD	46,585	2,414

40	5715-018-019	545 LAGUNA RD	RS4	HD	12,633	2,290
41	5715-017-031	1265 LA LOMA RD	RS4	HD	20,197	2,249
42	5715-021-007	1060 LAGUNITA RD	RS2	HD	28,190	2,183
43	5715-017-024	534 LAKEVIEW RD	RS4	HD	25,368	2,157
44	5715-018-027	505 LAGUNA RD	RS4	HD	29,091	2,156
45	5715-018-002	430 LAKEVIEW RD	RS4	HD	39,886	2,148
46	5715-017-021	520 LAKEVIEW RD	RS4	HD	23,485	2,111
47	5715-021-014	1165 LA LOMA RD	RS4	HD	12,636	2,110
48	5715-018-024	440 LAKEVIEW RD	RS4	HD	29,555	2,068
49	5715-019-004	475 LAGUNA RD	RS4	HD	18,011	2,052
50	5715-017-005	506 LAKEVIEW RD	RS4	HD	23,504	2,043
51	5715-024-003	725 BURLEIGH DR	RS4	HD	12,322	1,854
52	5715-021-019	1055 LA LOMA RD	RS4	HD	15,682	1,825
53	5715-024-017	1150 LA LOMA RD	RS4	HD	12,365	1,803
54	5715-021-013	1175 LA LOMA RD	RS4	HD	12,420	1,800
55	5715-021-011	580 LAGUNA RD	RS4	HD	12,104	1,564
Median						2,722
Median + 35%						3,675