



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** May 17, 2023

**TO:** Hearing Officer

**SUBJECT:** Hillside Development Permit #7013

**LOCATION:** 625 Rockwood Road

**APPLICANT:** Milad Kazemi

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

**GENERAL PLAN DESIGNATION:** Low Density Residential

**CASE PLANNER:** Ivan Galeazzi

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #7013 with the conditions in Attachment B.

---

**PROJECT PROPOSAL:** Hillside Development Permit: To allow the construction of a 363 square-foot first-story addition and a new 984 square-foot two-story addition to an existing 2,963 square-foot, one-story single-family dwelling with an attached 500 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. Further, the project will not result in a substantial adverse change to a historic resource. Therefore, the proposal is exempt from environmental review.

**BACKGROUND:**

**Site characteristics:** The subject property is a 28,204 square-foot irregular shaped double frontage parcel bounded by Rockwood Road on the east and Hillside Terrace on the west. The property is improved with a 2,963 square-foot, single-family residence and an attached 500 square-foot, two-car garage. The existing entrance to the residence and the garage is from Rockwood Road. The west side of the property fronting onto Hillside Terrace functions as the rear yard. The topography slopes upwards from Rockwood Road to Hillside Terrace with the steepest portions located within 10 to 25 feet of Hillside Terrace. The flat building pad is approximately five feet above Rockwood Road. The average slope across the site (excluding areas that slope 50 percent or greater) is approximately 8.4 percent and approximately 14 square feet of the lot has a slope of 50 percent or greater. Existing landscaping on the site consists of 38 trees of varying sizes, including 17 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-2 HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)  
East – OS (Open Space)  
West – RS-2 HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)

**Previous Zoning Cases on this Property:** None.

## **PROJECT DESCRIPTION:**

The applicant, Milad Kazemi, on behalf of the property owner, has submitted a Hillside Development Permit application to allow the construction of a 363 square-foot first-story addition and a new 984 square-foot two-story addition to an existing 2,963 square-foot, one-story single-family dwelling with an attached 500 square-foot two-car garage in the Hillside Overlay District. A Hillside Development Permit is required for any new square footage above the first floor in the Hillside Overlay District. The property is located within the RS-2 HD (Single-Family Residential 0-2 dwelling units per acre of site area, Hillside Development Overlay District) zoning district. There are no protected trees proposed for removal as part of this project.

The existing dwelling consists of four bedrooms and four bathrooms. The proposal would include an interior remodel at the first floor and include an enlarged kitchen, living room, and new tv room. The new second-story addition consisting of 984 square feet would include two bedrooms with two bathrooms. The resulting gross floor area of the existing dwelling including the 500 square-foot attached garage would be 4,810 square feet. The existing driveway and vehicular access from Rockwood Road would remain unchanged. The applicant also intends to convert the existing attached two-car garage into an Accessory Dwelling Unit (ADU) as part of a future phase.

## **ANALYSIS:**

### Hillside Development Permit

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

### *Floor Area*

In the RS-2 HD zoning district, the maximum allowable gross floor area is equal to 22.5 percent of the lot size plus 500 square feet. In cases, where the average slope of the lot exceeds 15

percent, the maximum allowable gross floor area is further reduced using the formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area). 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.

The plans provided by the applicant identify a lot area of 28,204 square feet. Based on the slope analysis submitted, 14 square feet of the lot has a slope equal to or greater than 50 percent slope. After excluding the area that has a slope equal to or greater than 50 percent slope, the average slope is 8.4 percent. Using the calculations specified, the maximum allowed floor area is 6,843 square feet. The applicant's proposal consists of 4,810 square feet, which complies.

### *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 28,204 square-foot lot is 9,871 square feet. The proposed lot coverage is approximately 13.5 percent, or 3,826 square feet, which complies. This calculation includes the existing building footprint, the existing garage, and the proposed expansion to the building footprint.

### *Setbacks*

The minimum front setback for the main structure in the Hillside Development Overlay is 25 feet. The existing single-story dwelling maintains a front setback of approximately 35 feet from Rockwood Road and approximately 250 feet from Hillside Terrace. The proposed single-story addition would be located on the west side of the dwelling well beyond the existing 35-foot setback from Rockwood Road, and approximately 250 feet from Hillside Terrace. The proposed second floor addition provides an approximate 56-foot setback from Rockwood Road and is approximately 265 feet from Hillside Terrace. Therefore, the project complies with the minimum front setback requirements.

The minimum front setback for an attached garage on upslope sites is at the point on the centerline of the front lot line where the elevation is ten feet above or below the top of the curb, or 25 feet, whichever is less. The topography along Rockwood Road is relatively flat. The existing attached garage maintains a minimum setback of 35' from Rockwood Road and would remain.

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 required 25-foot front setback. The lot is approximately 150 feet wide at the required front setback, resulting in a minimum required side setback of 10 feet. The proposed first floor addition involves the enclosure of existing covered patio areas on the west side of the dwelling. From the north property line, the additions would maintain a minimum side setback of 5'-1". From the south side property line, the additions would maintain a minimum side setback of 8'-6". The additions at the north and south are proposed to maintain the same setback of the structure to which it relates.

Pursuant to Table 4-1 (Allowed Projections into Setbacks), Section 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions) of the City's Zoning Code, a first story addition to the main structure may project into a required side yard setback provided that the addition: 1) maintains the existing setback of the structure to which it relates, 2) the existing setback is no less than four feet; 3) the addition does not project into a required side setback encroachment plane; and 4) the maximum length of the addition does not exceed 20 linear feet. The proposed additions along the north and south property lines maintain the existing setback of the structure to which it relates. The existing setbacks are not less than four feet, the additions do not project into the required encroachment plane, and the maximum length of the additions do not exceed 20 linear feet. The length of the addition is 6'-3" along the north property line and 1'-9" along the south property line.

The minimum required side setback for the second story is 10 feet. The proposed second story additions provide a setback of 11 feet to both the north and south property lines. Therefore, the additions comply with the setback requirements.

#### *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 to an existing single-story residence. According to the plan, the height of the one-story addition is 11 feet with a balcony above, and the height of the proposed two-story addition from the lowest and adjacent grade is 25'-9", 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 two guest parking spaces where parking is allowed on the street. The property has an existing attached two-car garage. There is an existing circular driveway that leads into the garage that provides at least three guest parking spaces. This satisfies the guest parking requirement because parking is allowed on both sides of Rockwood Road. Should the applicant pursue conversion of the garage into an ADU as part of a future phase, it would be allowed pursuant to State Law.

## 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.

A radius of 500 feet from the subject property encompasses 34 parcels within the City limit, 26 of which are developed with single-family residences. The median house size is 4,465 square feet and 35 percent above the median value is 6,027 square feet. The proposed addition would provide for a 4,310 square-foot dwelling (excluding the garage) and therefore complies with the Neighborhood Compatibility analysis. Data obtained for the median calculation is included in Attachment C.

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

Development Feature	Required	Proposed Additions	Analysis
<b>RS-2 HD – Single Family Residential and Hillside Overlay Development Standards</b>			
<b>Maximum Floor Area</b>	6,843 square feet	4,810 square feet	Complies
<b>Maximum Site Coverage</b>	35% of lot size (9,871 square feet)	13.5% (3,826 square feet)	Complies
<b>Setbacks</b>			
Front (Rockwood Road)	25'	≈35' (1 <sup>st</sup> floor) ≈56' (2 <sup>nd</sup> floor)	Complies
Front (Hillside Terrace)	25'	≈250' (1 <sup>st</sup> floor) ≈265' (2 <sup>nd</sup> floor)	Complies
Side (North)	10'	5'-1" (1 <sup>st</sup> floor)* 11' (2 <sup>nd</sup> floor)	Complies
Side (South)	10'	8'6" (1 <sup>st</sup> floor)* 11' (2 <sup>nd</sup> floor)	Complies
<b>Encroachment Plane</b>	30 degrees at 6' high	30 degrees at 6' high	Complies
<b>Maximum Allowable Height</b>	28' and 35'	25'-9"	Complies
<b>Minimum parking</b>	2 covered spaces	2-car attached garage	Complies
<b>Guest Parking</b>	2 on-site	3 on-site	Complies
<b>Neighborhood Compatibility</b>	6,027 sf	4,310 sf	Complies

\*First story additions maintains existing setback of structure pursuant to Table 4-1, Section 17.40.160.E.

## Architecture and Setting

The existing single-story residence is located on the west side of Rockwood Road, south of La Loma Road. The neighborhood generally includes properties along Rockwood Road, Hillside Terrace and La Loma Road. Within this neighborhood, the existing dwellings consist of one to two-story structures, and feature architectural styles consisting of California Ranch, modern-contemporary or Mediterranean, Tudor, and Colonial Revival. These residences share similar

elements, profile and materials that include stucco and wood façade materials as well as varied, light hued natural colorings.

The property at 625 Rockwood Drive was constructed in 1963 and consists of the Modern Ranch style. The existing residence is an excellent example representation of the style with its sprawling footprint, slumpstone cladding and brick accents, recessed entry, solid double doors, with circular hardware and frosted sidelights, floor to ceiling picture windows, decorative wall vents, and integrated planter boxes. In addition, the exterior walls are clad with a textured stucco finish and horizontal wood siding by the entry and attached garage. The existing roof material and style consists of light brown concrete tiles and a low-pitched gable roof design with deep extended eaves that shade the exterior.

The first story addition of 363 square feet to the residence will expand the existing dining room and reorientation of the existing layout would not be visible from the public right-of-way. The proposed second story addition will maintain the same stylistic elements of the existing residence. The second story addition would have an asphalt shingle roof consistent with 4:12 pitch of the existing side-gable roof and new stucco siding to match the existing residence. Proposed windows on the first and second story will vary from fixed, sliding, and sliding casement windows, all with dark trim frames and will be consistent with the windows proposed at the existing residence. The design elements, intended to match the existing condition, are in keeping with architectural elements in the neighborhood, and would not alter the existing character. The proposed building walls of the subject dwelling would be clad in La Habra Colo Dove Grey stucco and dark black and charcoal accent trim features. The proposed roof material of composition shingle though different from the original would be similar in color and design of the existing residence. The proposed dark grey composition shingle will be consistent with the intent of the Hillside Overlay Building Design Standards for architectural features that prefer darker colors. The exterior light sconces, window frames, and railing are proposed to be black aluminum and charcoal black. The existing brick veneer at the street facing façade will remain and be painted over. 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.

#### *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 minor steeping slopes ascending from Rockwood Road to Hillside Terrace. The 363 square-foot first story addition consists of enclosing existing covered porches at the rear of the dwelling. The additions will match the existing height of the first story and would not obstruct any views from abutting structures at a height of 11'-0". The second story addition includes a 984 square-foot addition that increases the height of the existing residence from approximately 16'-7" to 25'-9" feet. While

there is a 9'-2" 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 (880 La Loma Road) is improved with a two-story dwelling on a flat building pad that is sited approximately 65 feet from Hillside Terrace and over 230 feet away from Rockwood Road. There are over 15 mature trees along the property line between 880 La Loma and the subject property. In addition, the property at 880 La Loma is approximately 30 feet above the building pad of the subject dwelling and approximately 200 feet away. The highest point of the proposed structure is approximately four feet below the building pad of the adjacent property and would not obstruct any views.

The abutting property to the south (635 Rockwood Road) is improved with a single-story dwelling positioned lower than the subject dwelling and approximately 20 feet away. While the proposed 25'-9" foot proposed structure would be an increase above the existing 16'-7" single-story, the proposed addition does not reasonably affect views because the abutting property does not have any protected views. Furthermore, any views from the abutting property would reasonably be limited by existing foliage, the private yard, the existing structure, and the open sky. The City does not protect these views.

Properties located to the west 630 Hillside Terrace and 640 Hillside Terrace are at distances, locations, higher elevations 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 visible, existing landscaping, which includes many mature trees over 25 feet in height, limit visibility. The proposed 9'-2" 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 April 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 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*

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 top edge is considered the highest existing grade elevation at the point where the natural gradient inclines downward at a slope greater than 50 percent. Although the subject property is located within the boundary



identified on the Map, the top edge is generally located further beyond the adjacent property to the east. The subject property has a gradual slope and the top edge does not traverse through the subject property. As such, the proposed additions do not encroach into the Arroyo Seco.

### *Preliminary Geotechnical Report*

Geolo Tech Inc. 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. Geolo Tech Inc. explored the subsurface conditions by excavating one 10-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. Geolo Tech Inc. 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.

### Design and Historic Preservation Analysis

The staff of the Design and Historic Preservation Section conducted a Historic Resource Evaluation of the property. Staff evaluated the architectural significance of the property and determined that the property meets the criteria for individual landmark designation as a significant example of the Modern Ranch style and as the work of architect Edward Albert Kirtlan. The subject property is an excellent representation of the style with its sprawling footprint; slumpstone cladding and brick accents; recessed entry; solid double doors with circular hardware and frosted sidelights; floor-to-ceiling picture windows; decorative wall vents; and integrated planter boxes. Nearly all of these elements have remained unaltered since their initial construction. The subject residence is a noteworthy example of Kirtlan's work and reflects his mastery of the Modern Ranch style.

### *Findings of Consistency with the Secretary of Interior's Standards:*

The proposed project meets the definition of a major project in Pasadena Municipal Code (PMC) Section 17.62.030.U. Since the building appears to be an eligible historic resource, major projects affecting the building typically require submittal and review of an application for Certificate of Appropriateness, pursuant to the Category Two review procedures found in PMC Section 17.62.090.E.2. However, pursuant to PMC Section 17.62.090.D.2, a Certificate of Appropriateness for a major or minor project is not required for properties already entitled for alteration through a land use approval such as the subject Hillside Development Permit, and if a finding of consistency with the Secretary of the Interior's Standards is made, in conjunction with such approval. An advisory review (Design & Historic Preservation staff) shall be conducted prior to action being taken on the land use approval. In addition, staff shall provide comments to the land use approval review authority on compliance of the project with the Secretary of the Interior's Standards, including any recommended conditions of approval that would be

necessary to ensure compliance with the Standards. Therefore, a finding of consistency with the Secretary's Standards is required. The applicable standards for this project are the following:

*The Secretary of the Interior's Standards for Rehabilitation*

- Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

*Analysis*

The proposed project complies with the applicable guidelines. As conditioned, the design of the proposed exterior alterations is compatible with the existing building in form and detailing. The proposed changes would require minimal modification of the building's distinctive materials, features, spaces, and spatial relationships. The historic character of the property would be retained and preserved, as the proposed project would not remove any distinctive materials or alter any original exterior features, spaces, or spatial relationships that characterize the building. The second-story addition is an appropriate alteration to the existing single-story house as it would be set behind the existing ridge line and would complement the Modern Ranch style of the existing ground floor. These characteristics of the addition would allow the original one-story form of the house to remain evident and ensure that the addition does not overwhelm the original house. As conditioned, the project would not create a false sense of historical development or design, as the proposed alterations would be differentiated as modern additions. If removed in the future, the proposed alterations would leave the essential form and integrity of the historic building unimpaired.

*Recommendation*

The staff of the Design and Historic Preservation Section (DHP) recommends conditions of approval in Attachment B to ensure consistency of the project with the applicable standards and guidelines, which shall be subject to DHP staff review prior to issuance of a building permit, unless otherwise stated. DHP staff recommends that the review authority include these conditions of approval in the decision and make a finding that the project is consistent with the Secretary of the Interior’s Standards for Rehabilitation. With the recommended conditions of approval, the proposed project complies with the applicable guidelines. The proposed exterior alterations will be compatibly designed with the original form and detailing of the building, and therefore, will not pose an adverse impact to its significant character-defining features. Recommended conditions include the following:

- Coordinate with staff of the Design and Historic Preservation Section in order to retain as many historical features of the house as possible and ensure that new and altered window and door openings are consistent with the Secretary of the Interior Standards.
- Maintain the original garage door opening and coordinate with staff of the Design and Historic Preservation Section to identify an appropriate design for the treatment of the opening.
- Revise the design of the new chimney to better correspond to the proportions of the existing chimney.
- A final, on-site inspection (100% inspection point) and sign-off by staff of the Design and Historic Preservation Section shall be required to ensure that all work performed is consistent with the approved plans and the applicable standards and guidelines as noted herein.

Tree Protection Ordinance

The applicant provided a tree inventory that identified 38 trees on the property and four trees in the public right-of-way. Of the 38 on-site trees, 17 are protected by the city. The applicant is proposing to retain all trees in their existing location, and the proposed additions and all construction activity would not encroach within the protected tree’s dripline, therefore not impacting the trees.

**GENERAL PLAN CONSISTENCY:**

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes, building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would add to the existing first story and propose a new second-story addition. The renovation and additions as proposed are 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 comply with applicable development standards in the Zoning Code. The proposed colors and materials 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 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.

In addition, pursuant to Section 15300.2.f of the CEQA Guidelines, a categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource. A substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be materially impaired. The CEQA Guidelines also further provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The proposed project to remodel the existing one-story, single-family residence, construct a 363 square-foot ground-floor addition and a 984 square-foot second story would not alter the character-defining features of the building or render the subject property ineligible for individual landmark designation. Therefore, the project will not result in a substantial adverse change to the historic resource, and would not trigger the historical resources exception to the adoption of a Categorical Exemption as listed in CEQA Guidelines Section 15300.2. As a result, the proposal is exempt from environmental review.

#### **REVIEW BY OTHER CITY DEPARTMENTS:**

The proposed project was reviewed by the Design and Historic Preservation Section and determined that the building is eligible for landmark designation. However, in keeping with the Secretary of the Interior's Standards and Design Guidelines for Historic Districts, the addition will be sited and designed in a manner such that it will be compatible with the existing house but differentiated as a modern alteration. In addition, the Building and Safety Division, Public Works Department, Fire Department, and the Water and Power Department reviewed the proposed project. The Fire Department had no comments. The Building and Safety Division, Public Works Department, Water and Power Department, and the Design and Historic Preservation Section have provided conditions of approval which are included in Attachment B. In addition to recommend conditions of approval, all departments would review the project for compliance during the building permit plan review process.

**CONCLUSION:**

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a 363 square-foot first story addition and a new 984 square-foot second story addition to an existing 2,963 square-foot single-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-2 HD zoning district, including the Neighborhood Compatibility guidelines. The proposed first and second-story additions to the existing single-story dwelling would not create a view impact and would maintain the existing character of the neighborhood. In addition, the project would be required to comply with all Building and Fire Code requirements, and therefore, would not be detrimental or injurious to surrounding properties or improvements. Therefore, staff recommends approval of the Hillside Development Permit subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

**ATTACHMENTS:**

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

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #7013**

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The subject property is located in the RS-2 HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District) zoning district, which permits single-family residential uses by-right. The proposed first and second story additions to the existing single-story dwelling will comply with applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building heights, and off-street parking requirements.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the RS-2 HD district is to provide areas for single-family residential neighborhoods that are consistent with and implement the Single-Family Residential land use designation of the General Plan, and that are consistent with the standards of public health and safety established by this Zoning Code. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The existing single-family residential use of the property is located in a neighborhood that is developed with single-family residential uses. The location of the proposed additions will preserve and protect views, preserve existing topographic features and existing natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The additions will generally be located in geologically stable portions of the site. The improvements will be located in areas that will have minimal impact to drainage patterns.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes, building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project will add on to the existing first floor and create a new 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 addition is designed to minimize massing by requiring that the addition be behind the existing gable, thus pushing the addition further to the rear of the residence. In addition, dark colored architectural treatments, trims, light sconces, and roof shingles will be muted and earth toned colors (dark grey and black) 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, and the increase in height is consistent with the applicable base zoning district requirements, will continue to 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. Geolo Tech Inc. 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. Geolo Tech Inc. 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 363 square feet to the residence will expand the existing dining room and reorientation of the existing layout would not be visible from the public right-of-way. The proposed second story addition will maintain the same stylistic elements of the existing residence. The second story addition would have an asphalt shingle roof consistent with 4:12 pitch of the existing side-gable roof and new stucco siding to match the existing residence. Proposed windows on the first and second story will vary from fixed, sliding, and sliding casement windows, all with dark trim frames and will be 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 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 34 parcels within the City of Pasadena jurisdiction. Eight of these parcels are undeveloped. The median calculation is 4,465 square feet where 35 percent above equates to 6,027 square feet. The proposal includes a 4,310 square-foot dwelling (excluding the garage) and complies with Neighborhood Compatibility.

The existing dwellings in the neighborhood generally include properties along Rockwood Road, Hillside Terrace and La Loma Road. Within this residential area, the existing buildings consist of varying architectural styles with the majority of the structures California Ranch, modern-contemporary or Mediterranean, Tudor, and Colonial Revival. 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 a slight slope ascending from Rockwood Road to the building pad, and from the building pad to the northwest. The properties on the block generally follow an uphill slope moving north and west, 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. Since 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 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 anticipated future developments on adjacent lots.

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 Rockwood Road, and behind the dwelling toward the property line located along Hillside Terrace.; the average slope across the site is approximately 8.4 percent. The proposed first floor addition involves the enclosure of existing covered patio areas on the west side of the dwelling. From the north property line, the additions would maintain a minimum side setback of 5'-1". From the south side property line, the additions would maintain a minimum side setback of 8'-6". The additions at the north and south are proposed to maintain the same existing setback as the existing dwelling. Therefore, the proposed first and new second-story additions do not require substantial changes to grading, drainage, and landscaping.

Design and Historic Preservation Consistency.

9. *The proposed project is consistent with the Secretary of the Interior's Standards and the City's Design Guidelines for Historic Districts.* With the recommended conditions of approval, the proposed project complies with the applicable guidelines. The proposed exterior alterations will be compatibly designed with the original form and detailing of the building, and therefore, will pose an adverse impact to its significant character-defining features.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #7013**

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, May 17, 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 363 square feet and a second story addition of 984 square feet to an existing 2,963 square-foot single-family residence with an attached 500 square-foot garage.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **ZENT2022-00060** 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 Ivan Galeazzi, Current Planning Section, at (626) 744-7124 or igaleazzi@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.

#### Design and Historic Preservation

17. Coordinate with staff of the Design and Historic Preservation Section in order to retain as many historical features of the house as possible and ensure that new and altered window and door openings are consistent with the Secretary of the Interior Standards.
18. Maintain the original garage door opening and coordinate with staff of the Design and Historic Preservation Section to identify an appropriate design for the treatment of the opening.
19. Revise the design of the new chimney to better correspond to the proportions of the existing chimney.
20. A final, on-site inspection (100% inspection point) and sign-off by staff of the Design and Historic Preservation Section shall be required to ensure that all work performed is

consistent with the approved plans and the applicable standards and guidelines as noted herein.

### Building and Safety Division

21. 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.

Important: New 2022 Codes will be in effect starting on January 1st 2023.

22. 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.

23. 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>

24. 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>.

25. Soils Report Required: A soils engineer report is require for:

- All new constructed single and multi-family residential, commercial, and industrial buildings.
- An addition to a commercial or industrial building.
- Second (2<sup>nd</sup>) story addition to existing one-story building.
- Hillside construction, i.e. decks, retaining walls, and swimming pools.

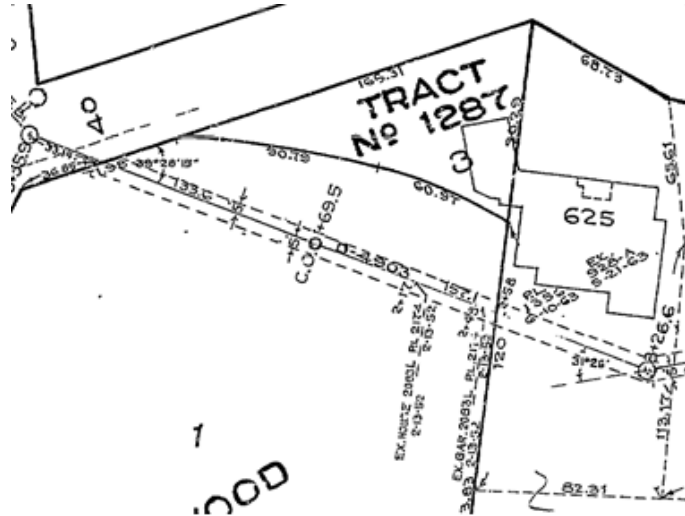
26. Energy: Submit the current, applicable residential energy documentation using either the "Prescriptive Standard" or the "Performance Standard". Photocopy form to plans, include the mandatory measures.

27. Required Plans and 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

28. There is an existing 10-ft wide sewer easement within the property with a sewer manhole, see illustration below. Said easement and manhole shall be shown on all construction drawings. No new construction shall encroach into the easement.



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

various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. 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.

32. 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.
33. 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

#### Water and Power – Water Delivery Division

34. The existing 1 ½-inch water service should be sufficient for the project. If the applicant or Fire Department requests an upgrade, please reach out to Utility Services Planning within the Water Division at (626) 744-4495.

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

<b>No.</b>	<b>APN</b>	<b>Address</b>	<b>Zone</b>	<b>Hillside Overlay</b>	<b>Lot Size (sf)</b>	<b>House Size (sf)</b>
1	5717-003-016	710 S ARROYO BLVD	RS4		9,951	1,957
2	5714-033-013	911 LA LOMA RD	RS1	HD	14,580	2,023
3	5717-015-007	640 HILLSIDE TER	RS2	HD	24,394	2,869
4	5717-016-003	625 HILLSIDE TER	RS2	HD	37,866	2,961
5	5717-015-015	625 ROCKWOOD RD	RS2	HD	28,523	2,963
6	5717-015-008	645 ROCKWOOD RD	RS2	HD	29,621	3,102
7	5717-015-009	635 ROCKWOOD RD	RS2	HD	20,407	3,137
8	5717-019-008	777 HILLSIDE TER	RS2	HD	21,026	3,156
9	5714-033-012	919 LA LOMA RD	RS1	HD	38,493	3,366
10	5717-004-001	750 S ARROYO BLVD	RS4		17,980	3,469
11	5717-003-014	728 S ARROYO BLVD	RS4		7,648	3,800
12	5717-003-015	718 S ARROYO BLVD	RS4		10,318	3,996
13	5717-018-005	710 S SAN RAFAEL AVE	RS2	HD	29,185	4,387
14	5714-033-010	901 LA LOMA RD	RS1	HD	50,942	4,543
15	5717-014-001	728 HILLSIDE TER	RS2	HD	38,937	5,279
16	5717-015-013	630 HILLSIDE TER	RS2	HD	29,015	5,447
17	5714-032-002	875 LA LOMA RD	RS1	HD	71,939	5,695
18	5717-018-007	720 S SAN RAFAEL AVE	RS2	HD	86,741	5,761
19	5717-017-016	988 BUCKINGHAM PL	RS2	HD	20,027	5,852
20	5717-017-018	969 BUCKINGHAM PL	RS2	HD	35,081	6,191
21	5717-016-002	600 S SAN RAFAEL AVE	RS2	HD	86,279	6,194
22	5717-014-002	707 ROCKWOOD RD	RS2	HD	84,709	7,088
23	5717-015-001	880 LA LOMA RD	RS2	HD	85,335	7,479
24	5717-016-005	612 S SAN RAFAEL AVE	RS2	HD	57,515	7,700
25	5714-032-004	887 LA LOMA RD	RS1	HD	70,377	7,842
26	5717-017-014	655 HILLSIDE TER	RS2	HD	67,964	8,425
					<b>Median</b>	<b>4,465</b>
					<b>35%</b>	<b>1,562</b>
					<b>Total</b>	<b>6,027</b>
	<b>Omitted</b>					
27	5714-032-900	855 LA LOMA RD	RS1	HD	12,085	
28	5714-032-901	859 LA LOMA RD	RS1		2,063	
29	5717-016-004	655 HILLSIDE TER	RS2	HD	1,143	
30	5717-017-009	974 BUCKINGHAM PL	RS2	HD	20,045	