



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: November 1, 2023

TO: Hearing Officer

SUBJECT: Hillside Development Permit #7105

LOCATION: 1230 Hartwood Point Drive

APPLICANT: Chris Brown

ZONING DESIGNATION: RS-1-HD (Single-Family Residential, 0-1 dwelling units per acre, Hillside Development Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Jason Van Patten

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #7105 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow a first- and second-story addition to an existing two-story, single-family dwelling, with two separate attached two-car garages. Included with the application is a request for additional floor area for the house (excluding garages and other accessory structures) above the maximum Neighborhood Compatibility Analysis. The applicant proposes to increase the first floor living area by 3,413 square feet and the second floor living area by 3,228 square feet. The existing garages would be consolidated into one, four-car garage, and reduced in area by 299 square feet. Total gross floor area would increase from 10,005 square feet to 16,347 square feet.

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

project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 6,342 square-foot addition to an existing dwelling does not exceed the threshold. All public services and facilities are available, 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 west side of Hartwood Point Drive, northeast of New York Drive, Eaton Canyon Wash, and Eaton Canyon debris basins. Hartwood Point Drive is a private road that is accessible via Trevan Road. The 196,396 square-foot parcel is improved with an 8,468 square-foot two-story, single-family dwelling with two separate attached two-car garages (661 and 623 square feet), and a detached accessory structure (256 square feet). An access easement for the Hartwood Point Drive roadway traverses a portion along the westerly (front) side of the parcel on private property. The topography is relatively flat throughout the western half of the property where the existing improvements are located. The remainder of the property slopes, descending down a hillside. The average slope across the site is 16 percent (excluding areas sloping 50% or greater). According to survey information, the easement for roadway purposes occupies 7,518 square feet, with 55,135 square feet of the site area sloping equal to or greater than 50 percent. Developed properties surrounding the site consist of single-family dwellings.

Adjacent Uses:

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

Adjacent Zoning:

North – RS-1-HD (Single-Family Residential, 0-1 units per acre of site area, Hillside Development Overlay District)
South – RS-1-HD (Single-Family Residential, 0-1 units per acre of site area, Hillside Development Overlay District)
East – RS-2 (Single-Family Residential, 0-2 units per acre of site area)
West – RS-1-HD (Single-Family Residential, 0-1 units per acre of site area, Hillside Development Overlay District)

Previous Zoning Cases on this Property:

None.

PROJECT DESCRIPTION:

The applicant, Chris Brown, has submitted a Hillside Development Permit application to allow a first- and second-story addition to an existing two-story, single-family dwelling, with two separate attached two-car garages. The applicant proposes to increase the first floor living area by 3,413 square feet and the second floor living area by 3,228 square feet. The existing garages would be consolidated into one, four-car garage, and reduced in area by 299 square feet. Total gross floor area would increase from 10,005 square feet to 16,347 square feet. A Hillside Development Permit is required for an addition of 500 square feet or greater to the first floor of an existing structure or any new square footage above the first floor. No protected tree removal is proposed.

The proposed addition would add floor area to the east and south sides while retaining the northern half of the existing dwelling. The architectural style and material would be maintained and incorporated into the additional floor area. Other improvements include a pool and landscaping.

ANALYSIS:

Hillside Development Permit

The subject property is located in the RS-1-HD (Single-Family Residential, 0-1 units per acre of site area, Hillside Development Overlay District) zoning district. Properties located in the Hillside Development Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS). These additional standards are intended in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The reviewing authority (Hearing Officer) may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). The general purpose of the Hillside Development Permit is to ensure that the proposed project minimizes its visual and environmental impact. Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The following analysis discusses the proposal's compliance with development standards of the Hillside Development Overlay.

Floor Area

In the RS-1-HD zoning district, the maximum allowable gross floor area is equal to 20 percent of the lot area, plus 500 square feet. Gross floor area generally includes all covered parking (garage and carport areas), 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 when calculating the maximum allowable gross floor area. In cases, where the average slope across the lot exceeds 15 percent, the maximum allowable gross floor area is further reduced using a formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area).

Based on the slope analysis provided by the applicant, the lot area measures 196,396 square feet. Of this, 55,135 square feet slopes equal to or greater than 50 percent, and 7,518 square feet is devoted to an access easement for roadway purposes. The average slope is 16 percent (excluding areas sloping equal to or greater than 50 percent and the access easement). Using the calculation applicable to the RS-1-HD zone, the maximum allowed floor area is 27,123 square feet. The applicant's proposal consists of 16,347 square feet, which complies. This figure accounts for the existing dwelling, garage, first and second-story additions, and an accessory structure.

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 196,396 square-foot lot is 68,738 square feet. The proposed lot coverage is approximately seven percent, or 14,627 square feet, which complies.

Setbacks

Setbacks are measured from property lines, however where an easement for access or roadway purposes adjoins a property line, the setback is measured from the easement. In this case, the easement on the west that provides for Hartwood Point Drive serves as the front lot line. The lot line approximately opposite the front property line to the east is the rear lot line. All others are side property lines.

The minimum front setback for the main structure in the Hillside Development Overlay is 25 feet, measured from the access easement. In this case, the proposed addition maintains approximately 50 feet at the narrowest point and complies.

The minimum front setback for an attached garage is located at a point on the centerline of the front lot line where the elevation is 10 feet above or below the top of the curb, or 25 feet, whichever is less. In this case, an elevation 10 feet below the front lot line is well beyond 25 feet. Therefore, the minimum setback is 25 feet. The proposed four-car garage maintains approximately 50 feet from the access easement, which complies.

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 ten feet. Lot width is measured across the lot at the required front setback line, in this case, 25 feet back of the access easement. According to the plan, the lot measures more than 100 feet wide, resulting in a side setback requirement of 10 feet. The proposed additions maintain approximately 48 feet from the south side property line and approximately 150 feet from the north side property lines, which complies.

The minimum rear setback is 25 feet. The addition is located approximately 200 feet from the east (rear) property line and complies.

Encroachment Plane

Main structures may not to be located within an encroachment plane that slopes upward and inward at a 30-degree angle. The plane commences 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 proposed dwelling inset substantial distances from the side property lines and are in compliance with the encroachment plane requirement.

Height

Structures in the Hillside Development Overlay are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured from existing grade. In addition, structure height may not exceed 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 second-floor addition is proposed under 28 feet at any point. From the low elevation at the southerly end of the project to the highest ridge of the roof, the proposed height is just under 35 feet. Therefore, the structure complies with both standards for height.

Parking

Single-family dwellings are required to provide two covered parking spaces in the Hillside Development Overlay. In cases where on-street parking is not allowed, the Zoning Code requires a minimum of four guest spaces. Guest spaces may be located in the driveway side-by-side or in a tandem configuration. To address the six required parking spaces, the proposal includes an attached four-car garage that is accessible from Hartwood Point Drive. The garage has an unobstructed interior dimension of 39' wide by 19' deep, which exceeds the minimum requirement of 19' wide by 18' deep. In addition, the plan demonstrates that the driveway leading to the garage can accommodate a minimum of two additional spaces. Therefore, parking complies.

Neighborhood Compatibility

Proposals 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, other accessory structures, basements) 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 39 parcels within the City of Pasadena jurisdiction. One parcel is vacant. Of the remaining 38 developed parcels, the median floor area is 3,057 square feet. Thirty-five percent above the median is 4,126 square feet. Data obtained for the median calculation is included in Attachment C.

The existing two-story dwelling on the property consists of 8,468 square feet (excluding garages and accessory structures) and currently exceeds neighborhood compatibility. The proposed additions would increase the size of the house to 15,108 square feet. Pursuant to Zoning Code Section 17.29.060.F (Building Design Standards, Neighborhood Compatibility) for lots larger than 20,000 square feet in size, the review authority may approve additional floor area if it does not exceed the average floor area ratio (FAR) of the neighborhood after first making the findings in Section 17.29.080.G (Neighborhood Compatibility findings to grant additional floor area)

following a review of site conditions and compliance with the remainder of the Hillside District standards. The Hearing Officer may approve additional floor area above neighborhood compatibility with consideration of the following:

- 1) *No additional view impacts will occur to neighboring properties as a result of granting additional square footage; and*
- 2) *The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.*

FAR is a ratio of floor area to land area and is method for comparing the amount of development on a given lot. Using data from the Los Angeles County Assessor, staff determined that the average floor area ratio (FAR) of the neighborhood, is 0.10. In other words, on average, lots within the 500-foot radius are currently developed with floor area (excluding garages, accessory structures, basements, etc) equal to 10 percent of a site’s area. The applicant’s proposal results in an FAR of 0.08, which does not exceed the average of the neighborhood. In addition, the FAR in the neighborhood ranges between 0.03 and 0.17. The project is designed to comply with applicable development standards of the Hillside District and no view impacts would occur. The project does not exceed the maximums for gross floor area, lot coverage, height, and complies with setback requirements. The proposed project does not block views of culturally significant structures, downslope views of the valley floor, prominent ridgelines, and/or the horizon line from neighboring properties. The massing, scale, and articulation when viewed from the street is diminished by the variation in the façade, the distance set back from Hartwood Point Drive, and the large distances the dwelling maintains from neighboring properties. These circumstances contribute in breaking up the appearance of the project and any concern as to compatibility. As such, staff recommends that the Hearing Officer approve the additional floor above Neighborhood Compatibility.

Table 1: RS-1 and Hillside Overlay Development Standards

Development Standard	Required	Proposed	Analysis
Maximum Floor Area	27,123 square feet	16,347 square feet	Complies
Maximum Site Coverage	35% of lot size (68,738 square feet)	7% (14,627 square feet)	Complies
Setbacks			
Front	25’	≈50’	Complies
Front, Garage	25’	≈50’	Complies
Side (south)	10’	≈48’	Complies
Side (north)	10’	≈100’	Complies
Rear	25’	≈200’	Complies
Encroachment Plane	30 degrees at 6’ high	30 degrees at 6’ high	Complies
Maximum Allowable Height	28’ and 35’	28’ and 35’	Complies
Minimum parking	2 covered spaces	4-car garage	Complies
Guest Parking	4 on-site	4 on-site	Complies
Neighborhood Compatibility	4,126 sf	15,107 sf	Requested

Architecture and Setting

The existing dwellings in the neighborhood consist of varying architectural styles and elements. Along Hartwood Point properties are one- and- two-story in height and exhibit Spanish, ranch, farmhouse, and contemporary architecture. Many of these properties are consistent in material and color and share similar architectural elements. Original construction of the existing two-story dwelling occurred around 1984. The existing dwelling is generally a mission style with thick stucco/plaster walls, arched openings, lower pitched roofs, wide eaves, clay tile roof, and exposed wood decorative elements.

The proposed addition to the first and second story would widen the façade while maintaining the same existing exterior aesthetic. These architectural features continue to overlap with many existing homes in the neighborhood. Dwellings within the neighborhood incorporate covered porches and patios, woodwork, pitched roofs, wide overhangs, stucco finishes and tile roofs. The proposed design continues to provide covered outdoor space, decorative wood elements, retains wide overhangs, the stucco/plaster façade, and clay tile roof. The proposal also continues to feature arched openings.

The second-story massing is contained to the central part of the dwelling, and the front façade incorporates recesses, overhangs, and a projecting window to provide changing shadow lines, and building articulation. The first-floor addition visible from the street steps down in height to create a wider, but lower profile design. The exterior walls of the addition would continue to include a textured exterior plaster, painted in a mix of gray and beige tones, with gray and black trims, and red terracotta tile. The proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and properties within the neighborhood.

View Protection, Story Pole, Notice of Application Requirements

The Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from neighboring properties to the maximum extent feasible. Specifically, new improvements shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. 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 property and some nearby properties possess views of mountain ridgelines and/or the horizon line to the north and east. Properties to the west across Hartwood Point Drive and the immediate property to the north are sited at similar elevations. Properties to the east and south are situated at lower elevations because the topography descends in those directions. The abutting properties to the west include 1205 and 1215 Hartwood Point Drive.

The property at 1205 Hartwood Point Drive is improved with a single-story dwelling that is surrounded by mature landscaping. This property has a direct view of the subject property and does not possess a protected view to the east. Any views to the north and northeast would not be affected by the proposed project because the additions are not proposed in those areas.

The property at 1215 Hartwood Point Drive is improved with a two-story dwelling. Existing second-story windows exist on the north and east side of this dwelling. The proposed addition to the subject property would not reasonably obstruct views from this property and are not centered directly in view. Mature trees exist between the proposed addition and the property at

1215 Hartwood Point Drive. While the additions may be in view, the trees already obstruct any potential view. In addition, clear views from the 1215 property are generally in a southeasterly direction where there is less vegetation. The proposed additions are not located in those areas.

The property to the south is 1202 Hartwood Point Drive and is improved with a two-story dwelling. This property sits at a lower elevation. Like the property at 1215 Hartwood Point Drive, while the additions may be visible, they would not obstruct a protected view or be centered directly in view. Views of the horizon line are generally north and northeast. To the northeast are several mature trees and the existing dwelling. The proposed additions to the first and second story would widen the dwelling and extend the length towards the property at 1202 Hartwood Point Drive but would not increase the height of the existing dwelling or extend beyond the existing tree lines. As such, existing views from 1202 Hartwood Point Drive would largely remain the same.

Properties to the east, which front onto Wynn Road are located approximately 350 feet away, sit at lower elevations, and are separated by a hillside and mature landscaping. There would be no protected view impact created by the additions as it relates to the easterly properties.

In August 2023, story poles were installed on the subject property and a certification was provided by the person who installed them verifying compliance with the standards of the Zoning Code. The story poles provide a visual representation of the project and additional means to verify any potential view impacts. Staff conducted a visual inspection, photographing the project site and adjacent properties. In particular, staff found that while the silhouette was visible from the adjacent properties, they did not affect any protected views. Portions of the addition that were visible did not block protected views of the horizon line. In addition, portions of the additions that are visible are not reasonably centered directly in the view of the adjacent properties, consistent with the intent of the Zoning Code. A Notice of Application was also mailed to all properties within 500 feet of the subject property following installation of the story poles.

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 subject property is not located within the boundary identified on the Map.

Preliminary Geotechnical Report

Feffer Geological Consulting conducted a 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 report is to identify any soils or geological problems that may affect site stability or structural integrity. Feffer Geological Consulting explored the subsurface conditions around the location of the proposed addition by excavating four test pits. Based on the investigation, they concluded that the proposed construction is feasible from a

geotechnical standpoint provided recommendations are incorporated into the project plans and specifications.

Tree Protection Ordinance and Landscaping

The applicant provided a tree survey prepared by Certified Arborist Michael Crane that identified 62 trees. The applicant proposes to retain all trees and is not proposing any removal. The nearest protected tree, a Coast Live Oak located on the west side of the dwelling would be protected and would maintain sufficient distance from the proposed addition. To ensure protected trees are maintained, a condition of approval is recommended requiring a tree protection and retention plan as part of the building permit plan check process.

GENERAL PLAN CONSISTENCY:

The subject property is designated Low Density Residential in the Land Use Element of the General Plan. The existing use of the site is a single-family dwelling. The proposed addition would not change the existing use of the property. The proposal would maintain consistency with General Plan Land Use Policy 21.9 (Hillside Housing). This policy requires additions to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed addition complies with applicable development standards in the City's Zoning Code. In addition, the habitable area of the dwelling is compatible with the habitable area of the residences in the immediate neighborhood, and proposed improvements incorporate elements present at properties in the vicinity. The scale and two-story massing are consistent with surrounding properties that consist of one and two-story developments. Existing views from surrounding properties would be protected and vehicular access from Hartwood Point Drive would remain. Therefore, the project is consistent with the General Plan.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 6,342 square-foot addition to an existing dwelling does not exceed the threshold. All public services and facilities are available, and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, Transportation Departments, Building and Safety Division, and Design and Historic Preservation Section reviewed the proposal. The Transportation Department and Design and Historic Preservation Section had no comments. The Building and Safety Division, Public Works Department, and Fire Department provided construction related comments pertinent to the building permit plan review. These were included as a recommended conditions of approval in Attachment B. In addition, to recommending conditions of approval, all departments would verify project compliance during the building permit plan review process.

CONCLUSION:

Staff concludes that the findings necessary for approving the Hillside Development Permit including the additional findings for neighborhood compatibility can be made (Attachment A). The proposed project meets applicable development standards required by the Zoning Code. The architecture incorporates features present in the neighborhood and the location of the improvements maintain substantial distance from the right-of-way and abutting properties. Moreover, the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) for the Hillside Development Overlay and properties within the neighborhood. Existing views and privacy would reasonably be maintained after the addition. It is anticipated that the proposed location 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: Specific Findings for Hillside Development Permit

Attachment B: Recommended Conditions of Approval for Hillside Development Permit

Attachment C: Neighborhood Compatibility Analysis

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #7105

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-1-HD (Single-Family Residential, 0-1 units per acre of site area, Hillside Development Overlay District) zoning district, which permits single-family uses by right. The proposed first- and second-story additions are allowed with a Hillside Development Permit and comply with applicable development standards that include maximum allowable floor area, lot coverage, setbacks, building heights, encroachment plane, and off-street parking requirements. The Hearing Officer may approve additional floor area greater than 35 percent above the median of the neighborhood on lots larger than 20,000 square feet subject to additional findings.
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-1-HD district is to provide areas for single-family residential neighborhoods. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The existing single-family use of the property is located in a neighborhood that is developed with single-family uses. The location of the dwelling and proposed addition will preserve and protect views, existing topographic features, and natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The addition will generally be located in a stable portion of the site in an area that is flat, and at a sufficient distance from the right-of-way. The improvements will not change the single-family use of the property.
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 property is designated Low Density Residential in the Land Use Element of the General Plan. The existing use of the site is a single-family dwelling. The proposed addition would not change the existing use of the property. The proposal would maintain consistency with General Plan Land Use Policy 21.9 (Hillside Housing). This policy requires additions to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed addition complies with applicable development standards in the City's Zoning Code. In addition, the habitable area of the dwelling is compatible with the habitable area of the residences in the immediate neighborhood, and proposed improvements incorporate elements present at properties in the vicinity. The scale and two-story massing are consistent with surrounding properties that consist of one and two-story developments. Existing views from surrounding properties will be protected and vehicular access from Hartwood Point Drive would remain. Therefore, the project is consistent with the General Plan.
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 addition will not change the existing single-family use of the property that has functioned adequately on-site since 1984. The improvements will be set back a significant distance from all property lines and the right-of-way. The proposed improvements will be constructed in an area that is considered a stable portion of the site, consistent with the general site standards of the Hillside Development Overlay. The improvements will not impact protected

trees on the property and existing vehicular access to the site from Hartwood Point Drive will remain. 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. Conditions of approval will ensure that the establishment, maintenance, and operation of the use will be compatible with the surrounding neighborhood. All improvements are required to comply with current Building and Fire codes and standards established in the Zoning Code. 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 use of the property. A preliminary geotechnical report prepared by Feffer Geological Consulting explored the subsurface conditions around the location of the proposed addition by excavating four test pits. Based on the investigation, they concluded that the proposed construction is feasible from a geotechnical standpoint provided recommendations are incorporated into the project plans and specifications. The addition will maintain substantial distances between the structures on the abutting properties limiting any detriment or injury to existing improvements. Vehicular access from Hartwood Point Drive will remain limiting any impact to the right-of-way or neighboring driveways. 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 building permit plan review process, the City will verify project 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 existing dwellings in the neighborhood consist of varying architectural styles and elements. Along Hartwood Point properties are one- and two-story in height and exhibit Spanish, ranch, farmhouse, and contemporary architecture. Many of these properties are consistent in material and color and share similar architectural elements. Original construction of the existing two-story dwelling occurred around 1984. The existing dwelling is generally a mission style with thick stucco/plaster walls, arched openings, lower pitched roofs, wide eaves, clay tile roof, and exposed wood decorative elements. The proposed addition to the first and second story would widen the façade while maintaining the same existing exterior aesthetic. These architectural features continue to overlap with many existing homes in the neighborhood. Dwellings within the neighborhood incorporate covered porches and patios, woodwork, gable roofs, wide overhangs, stucco finishes and tile roofs. The proposed design continues to provide covered outdoor space, decorative wood elements, retains wide overhangs, the stucco/plaster façade, and clay tile roof. The proposal also continues to feature arched openings. The second-story massing is contained to the central part of the dwelling, and the front façade incorporates recesses, overhangs, and a projecting window to provide changing shadow lines, and building articulation. The first-floor addition visible from the street steps down in height to create a wider lower profile design. The exterior walls of the addition would continue to include a textured exterior plaster, painted in a mix of gray and beige tones, with gray and black trims, and red terracotta tile. The proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and properties within the neighborhood.

The subject property and some nearby properties possess views of mountain ridgelines and/or the horizon line to the north and east. Properties to the west across Hartwood Point Drive and the immediate property to the north are sited at similar elevations. Properties to the east and south are situated at lower elevations because the topography descends in those directions. The abutting properties to the west include 1205 and 1215 Hartwood Point Drive. The property at 1205 Hartwood Point Drive is improved with a single-story dwelling that is surrounded by mature trees. This property has a direct view of the subject property and does not possess a protected view to the east. Any views to the north and northeast would not be affected by the proposed project because the additions are not proposed in those areas. The property at 1215 Hartwood Point Drive is improved with a two-story dwelling. Existing second-story windows exist on the north and east side of this dwelling. The proposed addition to the subject property would not reasonably obstruct views from this property and are not centered directly in view. Mature trees exist between the proposed addition and the property at 1215 Hartwood Point Drive. While the additions may be in view, the trees already obstruct any potential view. In addition, clear views from the 1215 property are generally in a southeasterly direction where there is less vegetation. The proposed additions are not located in those areas. The property to the south is 1202 Hartwood Point Drive, which is improved with a two-story dwelling. This property sits at a lower elevation. Similar to the property at 1215 Hartwood Point Drive, while the additions may be visible, they would not obstruct view or be centered directly in view. Views of the horizon line are generally north and northeast. To the northeast are several mature trees and the existing dwelling. The proposed additions to the first and second story would widen the dwelling and extend the length towards the property at 1202 Hartwood Point Drive but would not increase the height of the existing dwelling or extend beyond the existing tree lines. As such, existing views from 1202 Hartwood Point Drive would largely remain the same. Properties to the east, which front onto Wynn Road are located approximately 350 feet away, sit at lower elevations, and are separated by a hillside and mature landscaping. There would be no protected view impact created by the additions as it relates to the easterly properties. Story poles installed on site demonstrate views will be maintained and protected. Portions that may be visible are not reasonably centered directly in the view of the adjacent properties, consistent with the intent of the Zoning Code.

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.* With the proposed additions the two-story dwelling will continue to comply with maximums for floor area, setbacks, and building height, which are applicable to existing and future developments on adjacent lots. Additionally, the proposed design minimizes exterior wall surfaces using step backs, recesses, overhangs, landscaping, and a mix of one and two-story building elements. Windows, balconies, and outdoor areas are located on the east side of the dwelling away from adjacent homes and yards to protect their privacy. Further, the color and materials will match the existing materials that sufficiently blend with the natural terrain. Therefore, the project will fit appropriately within the context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.
8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The additions will be located away from the most steeply sloping portions of the site. All trees will be retained further limiting impacts to the existing hillside

topography. Any grading that may occur will comply with the City's Grading and Building Codes. The project will be required to meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.

9. *No additional view impacts will occur to neighboring properties as a result of granting additional square footage.* The applicant has proposed the addition in an area that will not affect views protected by the Zoning Code. While the proposed addition will be located in view of neighboring properties, the granting of the additional square footage above neighborhood compatibility does not result in a view impact. Views that exist from the windows are of the open sky, existing foliage, private yards, and existing structures, which are not protected by the Zoning Code. Existing protected views of the horizon line will continue to be available to homes that possess those views.

10. *The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.* The proposed additions are setback approximately 50 feet from the front property line at the closest point. The proposed additions will not come closer to Hartwood Point than currently sited. Additionally, the proposed design minimizes exterior wall surfaces using step backs, recesses, overhangs, landscaping, and a mix of one and two-story building elements. The width of the façade and large front yard is consistent with other properties on Hartwood Point Drive. The scale of the development is within the range of floor area ratio in the neighborhood and within the community along Hartwood Point Drive. There also exists a variety of mature vertical and horizontal landscaped elements that will contribute to breaking up the perceived appearance of the addition. In general, areas of addition are set in such an area and designed in a manner such that compatibility will be maintained when viewed from the public street.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #7105

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, November 1, 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 6,342 square-foot one- and two-story addition to an existing two-story single-family dwelling.
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 **ZENT2023-00010** 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 Jason Van Patten, Current Planning Section, at (626) 744-6760 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. Where demolition results in the removal of more than 50 percent of the exterior walls of the existing dwelling, the replacement construction shall constitute a new structure that would have to comply with all current development standards of the subject zoning district, including the processing of a new Hillside Development Permit.

11. 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.
12. 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.
13. A final landscape plan, in compliance with Zoning Code Chapter 17.44 (Landscaping) shall be submitted along with plans for a building permit to the satisfaction of zoning staff. Final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications) consisting of new or rehabilitated landscape areas equal to or greater than 2,500 square feet shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
14. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop or below a deck only if the equipment is not visible from off the site.
15. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
16. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.
17. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

18. GOVERNING CODES:

- Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code and the City of Pasadena Municipal Code.

The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.

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

19. BUILDING CODE ANALYSIS:

- Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.

20. 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>.

21. GREEN CODE:

- Photocopy to plans and complete the 2022 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>.

22. 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.

23. 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.

24. GRADING, SLOPES SETBAS & RETAINING WALLS:

- Show compliance with CBC 2016 Appendix J – Grading with City of Pasadena Amendments.
- Clearly show the cubic yard quantities for excavation (cuts) and fills; and label if site grading or foundation excavations. A grading permit may not be required per section J103.2 Exemptions.
- Setbacks (PMC 14.05.190) The tops and toes of cut and fill slopes shall be set back from property boundaries as far as necessary and as specified in Section 14.05.180(A) for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the soils. The tops and the toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes. Unless otherwise approved by the building official based on recommendations in the approved soil endangering or

engineering geology report and shown on the approved grading plan, setbacks shall be no less than shown on Appendix A.

- Retaining walls (PMC 14.05.250)
 - The cumulative height of retaining walls (existing, new, replacement or combination) built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.
 - Retaining walls shall be constructed with a minimum of freeboard not to exceed a maximum of 6 inches and designed to prevent drainage from continuing down the slope. Drainage devices should be placed at the top or the bottom of the retaining wall.
 - The maximum height of retaining walls for pools, hot tubs, and similar accessory structures built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.

25. 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.

Fire Department

26. GOVERNING CODES:

- a. Comply with the current edition of the California Fire Code, California Residential Code, referenced NFPA standards and the Pasadena Municipal Code

27. FIRE AND LIFE SAFETY PROTECTION SYSTEMS:

- a. Fire sprinkler system required for are required for existing occupancies where one of the following conditions exist as per Pasadena Municipal Code Section 14.28.210:
 - i Whenever additions result in an additional level above or below grade, or a total increase of more than 1000 square feet (92.9 m²) or an increase of more than fifty percent (50%) in the total floor area including mezzanines and additional stories, whichever is less, regardless of ownership. Additions shall be cumulative with each application for a building permit from January 1, 2008. R-3 occupancies shall not be required to comply with this condition solely due to the addition of an additional level, unless one of the criteria for an increase of total floor area is also exceeded.
 - ii Whenever the value of alterations exceed fifty percent (50%) of the replacement value of the structure, excluding the value of property and contents, as determined by the Building Official. Alteration values shall be cumulative with each application for a building permit from January 1, 2008. Expenditures for maintenance and repairs such as interior and exterior painting, carpeting, interior window coverings, drapes, movable partitions, surface re-roofing or plumbing, mechanical and electrical repairs shall not be considered when calculating the percentage of alterations.
 - iii Whenever there is a change of occupancy to a more hazardous use, as determined by the fire code official.
- b. Smoke alarms. Provide approved interconnected hardwired smoke alarms, with battery backup, in each sleeping room, areas serving the sleeping rooms and at the top of stairways.

28. FIRE ACCESS

- a. A 5-foot unobstructed firefighter access path is required to all exterior portions of the structure.
- b. Provide emergency escape and rescue openings in accordance with the California Residential Code. Provide area around the building for laddering locations (to access all emergency escape and rescue openings to bedrooms) so that the climbing angle does not exceed 75%.

29. FIRE HYDRANTS AND FIRE FLOW

- a. Fire Hydrant spacing and fire flow shall be provided in accordance with the California Fire Code and Pasadena Municipal Code.

30. FIRE HAZARD AREA: This project is in a Very High Fire Hazard Area, therefore, the following is required:

- a. Compliance with California Residential Code and California Fire Code fire resistive construction requirements.
- b. As per Pasadena Municipal Code Section 14.28.320, Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with the requirements of Section 4905.2, provided that the addition or alteration conforms to that required for a new building or structure as per Section 4905.2, including the following:
 - i California Building Code, Chapter 7A,
 - ii California Residential Code, Section R337
 - iii California Referenced Standards Code, Chapter 12-7A

Exception: Reasonably equivalent alternatives as approved by the fire code official and building official when dealing with qualified historical buildings and districts, in accordance with the California Historical Building Code.

Public Works Department

31. Hartwood Point Drive is a private street with no direct frontage with public right of way. 6. 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.

ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY ANALYSIS – PROPERTIES WITHIN 500 FEET IN
THE CITY OF PASADENA PERMIT JURISDICTION

#	PARCEL NO.	SITE ADDRESS	ZONE	OVERLAY	LOT SIZE	BLDG. SIZE	FAR
1	5860-028-007	1309 WYNN RD	RS2		20,219	1,569	0.08
2	5860-029-014	1220 WYNN RD	RS2	HD	23,297	1,582	0.07
3	5860-029-006	1247 SIERRA MADRE VILLA AVE	RS2	HD	21,224	1,937	0.09
4	5860-026-003	1205 HARTWOOD POINT DR	RS1	HD	60,035	1,953	0.03
5	5860-027-002	3335 TREVAN RD	RS2		21,471	1,954	0.09
6	5860-028-003	1233 WYNN RD	RS2		26,175	2,074	0.08
7	5860-029-008	1230 WYNN RD	RS2		21,387	2,079	0.10
8	5860-029-002	1290 WYNN RD	RS2		26,755	2,125	0.08
9	5860-029-004	1253 SIERRA MADRE VILLA AVE	RS2		19,714	2,149	0.11
10	5860-028-005	1261 WYNN RD	RS2		20,867	2,152	0.10
11	5860-028-004	1247 WYNN RD	RS2		23,151	2,345	0.10
12	5860-029-009	1210 WYNN RD	RS2		19,290	2,363	0.12
13	5860-031-001	1175 MESITA RD	RS4	HD	36,304	2,377	0.07
14	5860-031-007	1125 MESITA RD	RS4	HD	37,048	2,536	0.07
15	5860-028-010	3374 TREVAN RD	RS2		20,029	2,735	0.14
16	5860-028-002	1225 WYNN RD	RS2		26,069	2,776	0.11
17	5860-031-005	1150 MESITA RD	RS4	HD	26,388	2,964	0.11
18	5860-029-001	1320 WYNN RD	RS2		25,348	2,992	0.12
19	5860-031-006	1155 MESITA RD	RS4	HD	49,684	3,050	0.06
20	5860-029-011	1185 SIERRA MADRE VILLA AVE	RS2	HD	22,439	3,063	0.14
21	5860-029-005	1250 WYNN RD	RS2		20,150	3,129	0.16
22	5860-030-017	3267 NEW YORK DR	RS4	HD	42,236	3,130	0.07
23	5860-029-007	1215 SIERRA MADRE VILLA AVE	RS2	HD	25,335	3,231	0.13
24	5860-027-008	3385 TREVAN RD	RS2		21,953	3,348	0.15
25	5860-029-003	1270 WYNN RD	RS2		20,148	3,394	0.17
26	5860-028-006	1275 WYNN RD	RS2		20,854	3,473	0.17
27	5860-026-025	1190 HARTWOOD POINT DR	RS1	HD	135,337	3,520	0.03
28	5860-026-024	1190 HARTWOOD POINT DR	RS1	HD	53,175	3,622	0.07
29	5860-027-001	3345 TREVAN RD	RS2		24,620	3,690	0.15
30	5860-026-020	1215 HARTWOOD POINT DR	RS1	HD	172,356	3,693	0.02
31	5860-031-010	1105 MESITA RD	RS4	HD	32,982	3,754	0.11

32	5860-028-001	1215 WYNN RD	RS2		57,662	3,971	0.07
33	5860-030-018	3269 NEW YORK DR	RS4	HD	29,269	4,078	0.14
34	5860-028-011	3336 TREVAN RD	RS2		23,159	4,144	0.18
35	5860-026-013	1202 HARTWOOD POINT DR	RS1	HD	51,691	5,019	0.10
36	5860-030-016	3263 NEW YORK DR	RS4	HD	42,942	5,577	0.13
37	5860-026-019	1230 HARTWOOD POINT DR	RS1	HD	195,942	7,810	0.04
38	5860-026-022	1262 HARTWOOD POINT DR	RS1	HD	56,274	9,133	0.16
39	5860-026-023	1265 HARTWOOD POINT DR	RS1	HD	62,136	Vacant	
MEDIAN						3,057	
+35%						4,126	