

Rodriguez, Jane

From: haderlein@earthlink.net
Sent: Thursday, June 19, 2008 12:53 PM
To: Rodriguez, Jane; Bruckner, Richard; Mikaelian, Jason
Cc: Haderlein, Steve
Subject: HD1 Overlay Permit # 5054, 1275

Please agendize for Council consideration a call for review of Hillside Development Permit for second story addition on an existing single family home in the HD1 Overlay Permit # 5054, 1275 Hastings Ranch Drive.



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

June 13, 2008

Mark Houston
Mark Houston and Associates, Inc.
135 W. Foothill Boulevard, Suite 5
Monrovia, CA 91016

**RE: Hillside Development Permit #5054
1275 Hastings Ranch Dr.
Council District 4**

Dear Mr. Houston:

Your application for a **Hillside Development Permit at 1275 Hastings Ranch Dr.** was considered by the **Hearing Officer on June 12, 2008.**

HILLSIDE DEVELOPMENT PERMIT: To construct a 128 square foot first floor addition and a 1,132 square foot new second floor to an existing single-family house for a total area of 3,417 square feet. The property is located in the HD-1 Upper Hastings Ranch Hillside Overlay, which requires a Hillside Development Permit for any second-story addition.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided by the Hearing Officer that the Hillside Development Permit be **approved** with conditions listed in Attachments B and C and in accordance with submitted plans stamped **June 12, 2008.**

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

Hillside Development Permit #5054

Page 2

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

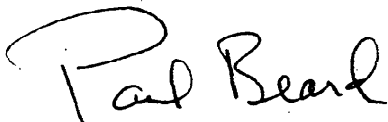
You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (June 23, 2008)**. The effective date of this case will be **June 24, 2008**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$3,535.63. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$1,767.81

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this decision letter (including conditions of approval and any mitigation monitoring program) shall be incorporated into the plans submitted for building permits.

The Hearing Officer adopted the environmental determination that the project is 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). This section specifically applies to small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use. The use will remain a single-family residence.

For further information regarding this case please contact **Jason Mikaelian** at **(626) 744-6754**.

Sincerely,



Paul Beard
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C

xc: City Clerk, City Council, City Manager, Acting City Manager, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Ellen Clark, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #5054

Hillside Development Permit – To construct a second story in the HD-1 Overlay area

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.* Specifically, the proposal meets the applicable development standards as specified in Chapters 17.22 and 17.29 of the Zoning Code. The proposed second story addition to the existing one-story single-family house will meet all the development standards of the HD-1 overlay, including setbacks, encroachment plane, second story floor area, lot coverage, height, and parking.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning.* The property will continue to be used for single-family residential purposes in the HD-1 overlay. The additions to the house will not significantly impact views in hillside area and they will maintain the identity, image, and environmental quality of the City and intent of the Zoning Code.
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 located in the HD-1 Hillside Development overlay zone. The purpose of the HD-1 overlay is to preserve and protect views in hillside areas, maintain the visual quality of the surrounding neighborhood, minimize infrastructure cost and simplify the development review process. In addition, the General Plan discourages 'mansionization' and encourages additions that are consistent with the character of the surrounding neighborhood. For the subject property, the site is relatively flat and the proposed second story will not impact the views from adjacent properties. In a review of the surrounding neighborhood, there are three existing houses within 500 feet that have second stories.
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 second story addition will not lead to a significant visual impact to surrounding property owners. The proposed construction is below the maximum allowable height and second story floor area. In addition, there will be no significant views blocked as a result of the project.
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 in that the proposed project will be constructed in compliance with required building codes.* The proposed additions will meet the applicable development standards of the Zoning Code for development in the HD-1 overlay.

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 in that the proposed project has met the development standards of the Zoning Code.* The project will meet all requirements of the HD-1 overlay including setbacks, encroachment plane, second story floor area, lot coverage, height and parking. In addition, the second story addition will not significantly block views, nor will it lead to grading of previously undisturbed portions of the site. No protected trees will be removed.
7. *The design, location, and size of the 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 17.48.060D of this ordinance and in terms of aesthetics, character, scale, and view protection.* The new construction will meet the development standards for the HD-1 overlay. The proposed second story will be located towards the rear half of the house and will be set back 20 feet from the first story and 47 feet from the street. The proposed addition, as conditioned, will generally be compatible with the surrounding neighborhood. In addition, no views will be blocked as a result of the project.
8. *The placement of the proposed additions 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 subject site is predominantly flat with no areas of steep slope near where the additions are proposed. The majority of the proposed first and second story additions will be located within the existing building footprint. Therefore, no grading will be required.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #5054

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

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing, June 12, 2008", except as modified herein. This approval is to construct a first story addition and new second story addition on an existing single-family dwelling in the HD-1 (Hillside Overlay District 1, Upper Hastings Ranch).
2. The applicant shall comply with all applicable requirements of Chapters 17.22 and 17.29 that relate to residential development in the HD-1 overlay.
3. No dormers shall be permitted as part of the second story roofline. The proposed dormers shown on the submitted and stamped plans shall be eliminated.
4. The gross floor area of the second story shall not exceed fifty percent of the gross floor area of the first story (including the attached garage). The proposed first floor additions shall be completed before or at the same time as the second story addition.
5. No mechanical equipment, with the exception of solar collectors, shall be permitted on any roof unless fully enclosed in an enclosure designed to be architecturally compatible with the existing house. Any above ground mechanical equipment shall be screened from the street and shall be more than 5 feet from all property lines.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
7. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
8. The proposed project, **Activity Number PLN2008-00136**, was approved 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. Contact the Code compliance Staff at (626) 744-4633 to schedule an inspection appointment time.

ATTACHMENT C

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF PUBLIC WORKS**

DATE: May 14, 2008

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Hillside Development Permit No. 5054
1275 Hastings Ranch Road

The Department of Public Works has reviewed the application for Hillside Development Permit No. 5054 at 1275 Hastings Ranch Road. The applicant is proposing to construct a 1,132 square foot addition to an existing single-family residence. If this Hillside Development Permit is approved, the following conditions are recommended:

1. Excavations in the street for utility connections will require that the street be restored between extreme excavations and in rectangular sections per Standard Plan S-416.
2. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
3. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Permitting Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
4. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.

5. 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: <http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall show the impact of the various construction stages on the public right-of-way 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.
6. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$2,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.
7. 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. A processing fee will be charged against all deposits.

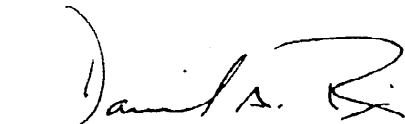
In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC
This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/susmp.asp>.

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.031, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the Standard Avenue frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.
- City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.
- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

If you have questions regarding the above conditions and requirements of the ordinances, please contact Sean Singletary, of this office, at (626) 744-4273.


DANIEL A. RIX
City Engineer

DAR:ss