

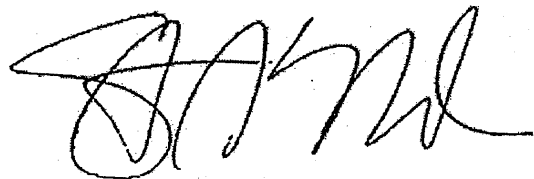
Jomsky, Mark

From: Madison, Steve
Sent: Thursday, October 20, 2011 4:14 PM
To: Jomsky, Mark
Cc: Steinmeyer, John
Subject: Agendize for Call for Review

Importance: High

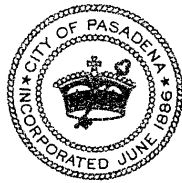
Please agendize for Council consideration a call for review to BZA of HDP#5481 (1493 Scenic Drive, 91103).

A signed copy of this request will be forwarded to your office.

A handwritten signature in black ink, appearing to read 'S. Madison', is located in the lower-left quadrant of the page.

11/07/2011

Item 7



PLANNING DEPARTMENT
PLANNING DIVISION

October 26, 2011

Annette Nicole
1493 Scenic Dr.
Pasadena, CA 91103

**Subject: Hillside Development Permit #5481
1493 Scenic Drive
Council District #6**

PLN2010-00280

Dear Ms. Nicole:

Your application for a **Hillside Development Permit #5481** at **1493 Scenic Drive** was considered by the **Hearing Officer** on **October 19, 2011**.

HILLSIDE DEVELOPMENT PERMIT: To allow additions greater than 500 square feet to a one-story, single-family residence in the Hillside Overlay District. The project involves the partial demolition (720 square feet) of the existing 1,532 square foot, single-family residence with an attached one-car garage to allow first-floor additions, the construction of a new second-floor of 720 square feet and a new basement of 670 square feet.

Because of a substantial change to the proposal (basement addition), the project was reconsidered by the Hearing Officer as a new application. The project requires the following land use entitlements:

- 1) **Hillside Development Permit:** To add a new second floor and additions along with the first floor of an existing one-story single-family residence;
- 2) **Variance:** To provide only one covered parking space where two covered parking spaces are required; and
- 3) **Variance:** To allow the new second-story to be located within the encroachment plane.

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** for additions and the **Variance** to allow the new second-story to be located within the encroachment plane be **approved** with the conditions listed in Attachment B, and that the **Variance** to provide only one-covered parking space where two-covered parking spaces are required be **disapproved** in accordance with submitted plans stamped **October 19, 2011**.

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 Planning Director 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.

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 to completion 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 (October 31, 2011)**. The effective date of this case will be **November 1, 2011**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals per section 17.72.060. 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 \$3,833.89. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$1,916.94.

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. 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.

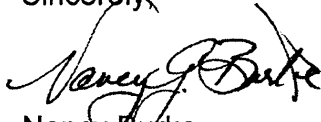
The Hearing Officer adopted the environmental determination that this project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities). This section specifically applies to small additions, expansions or alterations to existing

structures where there is a negligible or no expansion of the use. The existing use will remain a single-family residence.

For a period of twelve months following the effective date of disapproval of a land use permit, no application for the same or substantially the same permit shall be filed except on grounds of new evidence, proof of changed circumstances, or if the disapproval was without prejudice. A disapproval is statutorily exempt from the California Environmental Quality Act.

For further information regarding this case, please contact **Jacqueline Ellis** at **(626) 744-6709**.

Sincerely,



Nancy Burke
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C (site map)

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

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #5481

Approval: Hillside Development Permit to Construct an Addition Greater than 500 Square Feet

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 proposed additions meet most of the applicable development standards of the Zoning Code for development in the RS-4 Zoning District and Hillside Development Overlay District (RS-4-HD). These standards include lot coverage, height, and setbacks. Variances are requested to deviate from the covered parking and encroachment plane requirements. No protected trees are proposed to be removed as part of this project.*
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 site will continue to be used for single-family residential purposes in a RS-4-HD Zoning District. The additions will not impact views to and from the hillside area and the identity, image, and environmental quality of the City will be maintained, as intended by 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 site will continue to be used for single-family residential purposes as intended by the RS-4-HD zoning district. In addition, Objective 7 of the General Plan is to "Preserve the character and scale of Pasadena's established residential neighborhoods". Policy 7.1 discourages "mansionization" and policy 7.6 protects the special character of hillsides throughout the City limits. The size of the additions conforms to the Neighborhood Compatibility guidelines and the design is consistent with the established single-family neighborhood.*
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 single-family residence is surrounded by other single-family residences and its use as such will be compatible with the neighboring properties. The height, floor area ratio, and neighborhood compatibility of the resulting single-family residence are below the maximums allowed. The existence of a single-family residence in the single-family neighborhood will not be a negative impact on 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. All plans submitted for building permits will be reviewed by the Building and Safety Division, Public Works Department, Water and Power Department, and the Fire Department to ensure that the new residence does not create any hazard on- or off-site. Further, the proposed additions will meet most of the applicable development standards of the Zoning Code for development in the RS-4 Zoning District and Hillside Development Overlay District.*
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 proposed project meets most of the applicable development standards of the Zoning Code for development in the RS-4-HD zoning district, specifically floor area ratio, height, and setbacks. The additions to the residence will not convey an overdeveloped appearance from the public right-of-way or neighboring properties. The additions will not block views, nor will they lead to significant grading of previously undisturbed portions of the site. No trees are proposed to be removed as part of this project.*

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 City's Neighborhood Compatibility guideline includes a review of the size of the home when compared to the median home size within the surrounding neighborhood. The size of the proposed residence (not including the attached one-car garage) is 2,100 square feet, which complies with the Neighborhood Compatibility maximum of 2,761 square feet. The additions will maintain the same architectural style as the existing residence. Therefore, staff finds the size of the residence as proposed is compatible with the character and scale of existing homes in the neighborhood.*
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 proposed location of the additions are within the existing footprint of the residence and the second story addition will result in less overall site disturbance than constructing new first floor additions behind the residence. No trees are proposed to be removed from the site. As part of the building permit review, the Building Division will review the grading and drainage plans to ensure that the drainage conditions after construction comply with the applicable regulations.*

Approval: Variance to locate new construction in Side Yard Setback Encroachment Plane

9. *There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply to sites in the same zone district. The property is narrower than a typical single family property in this zoning district, with a width of approximately 60 feet' deep. A typical lot in this district would be 75 feet in width and 160 feet in depth 7,200 square foot, in the RS-4-HD zoning district. The lot width severely limits the development in which a second story addition could be constructed without being located in the encroachment plane.*
10. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship. The additions to the house have been designed to be located in the same area where the existing residence is located. The second floor addition has been minimized to be over only a portion of the first floor and not the entire first floor. Due to the existing development on the site, including a pool that prevents a first floor expansion behind the rear of the residence, the applicant has little choice but to build any additions on the site as second floor additions. Furthermore, the site is narrower than neighboring sites which limits the distance from the property lines to the new construction.*
11. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare. The City's Plan Check process will ensure that the proposed project will meet all of the applicable building and safety requirements and all conditions of approval. In addition, a construction traffic, staging, and management plan will be included along with the plans submitted for a building permit to ensure that the project will not be detrimental or injurious to neighboring homes in the surrounding area.*
12. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district. The site will continue to be used for single-family residential purposes as intended by the RS-4-HD zoning district. In addition, Objective 7 of the General Plan is to "Preserve the character*

and scale of Pasadena's established residential neighborhoods". Policy 7.1 discourages "mansionization" and policy 7.6 protects the special character of hillsides throughout the City limits. The existing residence is located within the encroachment plane setback area on the eastern portion of the structure. The new additions to the house have been designed to be located in the same area where the existing residence is located. The second floor addition has been minimized to be over a portion of the first floor and not the entire first floor. The size of the prefabricated addition conforms to the Neighborhood Compatibility guidelines and the design is consistent with the established single-family neighborhood.

13. *Cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the variance* in that the cost to the applicant of complying with the city's development standards has not been considered a factor at any time throughout the review of this application.

Disapproval: Variance to provide one covered parking space where two are required

14. *There are not exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district.* In and of itself, this statement (which was validated by the staff report) does not provide substantial evidence to support the findings of uniqueness and hardship necessary to grant the variance, as the lot, at 6,360 square feet, is not uniquely small, but rather is a conforming lot is rectangular, flat and developable, is not of an irregular shape (such as an "hourglass"), but rather is an reasonably sized and accessible lot, which is developable within the requirements as stated by the Pasadena Zoning Code. Although narrower than some lots in the neighborhood, the lot is not so narrow as to preclude development of a sizable house and a two-car garage. There are no significant trees inhibiting development of the property. The subject property is not "unique" by any known measure or standard. It is the usual practice that where an applicant has demonstrated that a lot is constrained by an irregular shape or small size, hillside areas, unusual topographical features, mature trees, and/or similar challenges, limited relief can and has been granted. It is clear from the site plans and testimony that no such factors exist on this site. Therefore, the granting of the requested variance for parking for this site is not in keeping with neither current Planning practice nor the manner in which the City of Pasadena has heretofore applied the uniqueness standard on parking variance requests.
15. *Granting the application is not necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship.* The existing house is useable and the expansion is due to the owners desire to increase its size. Any hardship associated with the variance request for reduced parking is entirely self-imposed on the part of the applicant. There exist reasonable alternatives to allow the provision of the required two covered parking spaces. To grant this variance request would be inconsistent with the established practice for deciding parking variance requests. The parking requirement for the residence can be achieved with reasonable, alternative design options and maintain the preservation of a substantial property right without resulting in unreasonable property loss or unnecessary hardship to the applicant.
16. *Granting the application is not in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code and would constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The Variance to not provide two-covered parking spaces would be inconsistent with the General Plan and the Zoning Code policies. The Zoning Code specifically indicates how parking shall be provided on a site that proposes expansion. The granting the Variance application would

constitute a special privilege because the applicant has shown that the additions can be redesigned to comply with the parking requirements.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #5481

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 submitted and stamped "Received at Hearing, October 19, 2011", except as modified herein.
2. This approval is for the following:
 - a. A Hillside Development Permit to allow first and second floor additions a new basement to the existing single family residence. The additions include a 670 square foot basement, a prefabricated 720 square foot first floor addition and a prefabricated 720 square second floor addition. The maximum residence size with attached one-car garage shall not exceed 2,290 square feet; and
 - b. A Variance to allow the second floor addition to be located in the south elevation encroachment plane by approximately 48 inches (four feet).
3. The applicant shall comply with all requirements of Chapter 17.20 and 17.48 that relate to residential development in the Hillside Overlay district.
4. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
5. The final decision letter and conditions of approval shall be incorporated as plan sheets in the plans submitted for plan check as part of the building plan check process.
6. The proposed project, Activity Number **PLN2010-00280**, is subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. Contact the Planning Case Manager, Jacqueline Ellis at 626-744-6709 to schedule an inspection appointment time.
7. Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

Building and Safety Department

8. Soils report, structural calculations, and energy report is required for this project.
9. During and after construction water shall not be directed to the adjacent properties.

Fire Department

10. Per Pasadena Municipal Code, all new additions that exceed 50 percent of the original square footage shall be protected with fire sprinkler systems per NFPA 13 D.

Planning

11. The applicant shall comply with all requirements of Chapter 17.22 and 17.29 that relate to residential development in the Hillside Overlay district, except as modified herein.
12. The existing paving located within the prevailing front yard setback shall be reduced/removed to the satisfaction of the Zoning Administrator. All non-paved areas shall be landscaped. This shall be identified in the Building Permit plan check process and completed prior to Final Zoning Inspection.
13. The prefabricated additions shall match the architecture and detailing of the existing residence.
14. The applicant or successor in interest shall use darker tones, including earth tones, for the building walls and roofs on the residence to blend in with the natural terrain. A color sample, or samples, shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.
15. The project shall comply with the Tree Protection Ordinance. The approval of a Tree Removal Application shall be obtained prior to the issuance of building permits if any protected trees, as specified in the Tree Ordinance, are removed.
16. A final landscape and irrigation plan, in compliance with Section 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees shall be submitted along with plans for building permit. The plan shall include a mix of plant size and materials. Plant materials shall emphasize drought-tolerant and/or native species.
17. A construction parking and staging 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 construction parking and staging 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.
18. No trees located in the public right of way shall be damaged, moved, trimmed or otherwise altered without express permission from the Department of Public Works or the Urban Forestry Advisory Committee as part of this project.
19. 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.

20. All new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.
21. All landscape and walkway lighting shall be directed downwards to minimize glare from the property.
22. For projects subject to a Building Permit, all construction vehicles or trucks including trailers with lengths over 30 feet or widths over 8 and a half feet 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 the 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.

Holidays are defined as the following: New Years Day (Day of the Rose Parade), Martin Luther King's Birthday (Third Monday in January), President's Day (Third Monday in February), Memorial Day (Last Monday in May), Independence Day (July 4), Labor Day (First Monday in September), Veterans Day (November 11), Thanksgiving Day (Fourth Thursday in November), Christmas Day (December 25).

Public Works Department

23. Excavation in the street for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
24. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
25. A closed circuit television (CCTV) inspection of the residence sewer serving the property shall be performed and a CCTV inspection tape submitted to the Department of Public Works for review. The residence 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 residence 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.
26. 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.

27. 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 \$1,000 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. A processing fee will be charged against the deposit.
28. 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 Departments of Public Works and Transportation for review and approval. The template for the Construction Staging and Traffic Management Plan may 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 and on-going monitoring during construction. 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 of Public Works 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 two departments for review and approval.
29. All costs associated with these conditions shall be the applicant's responsibility.
30. 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.
31. In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:
 - 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.
 - Stormwater Management and Discharge Control Ordinance – Chapter 8.70 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 applicant 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>.

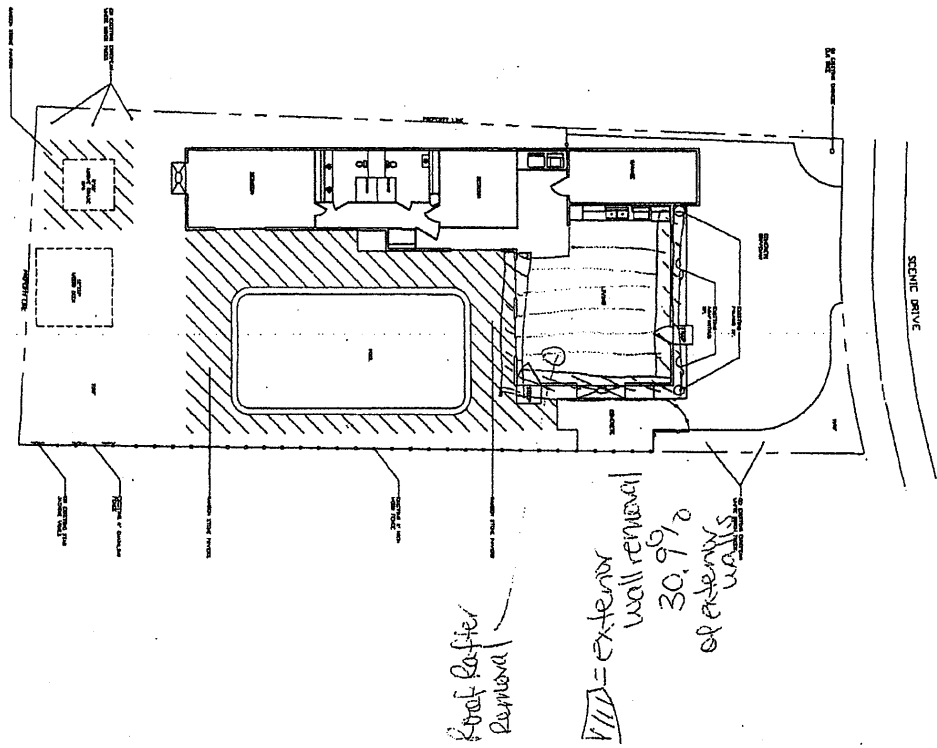
- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$20,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.

- 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 building 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.

32. 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.

ATTACHMENT B SITE PLAN

HILLSIDE DEVELOPMENT PERMIT #5481



SHEET 1 OF 1
L1.01

NO.	REVISIONS	DATE
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2		
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4		
5		
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7		
8		
9		
10		

PROJECT TITLE
NICOLE RESIDENCE
1493 SCENIC DR.
PASADENA, CA 91103

SHEET TITLE
**EXISTING LANDSCAPE
PLAN/ SITE PLAN**
EXISTING LANDSCAPE PLAN/ SITE PLAN

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 SHEET NO.: [Sheet No.]
 TOTAL SHEETS: [Total Sheets]