

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6196**

Hillside Development Permit: To allow the construction of a one-story, single-family residence.

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 single-family residence meets all applicable development standards of the Zoning Code for development in the RS-2-HD (Single-Family Residential, 0-2 lots per acre, Hillside Development Overlay District). These standards include gross floor area, lot coverage, height, and setbacks.*
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 the RS-2-HD zoning district. The project complies with all of the applicable development standards of the RS-2-HD zoning district. The proposed residence will not impact views to and from the hillside areas 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-2-HD zoning district. 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 and design of the proposed residence are consistent with the established single-family neighborhood in that the proposed project is in compliance with all of the applicable development standards with the RS-2-HD zoning district and therefore, is in conformance with the goals, policies, and objectives of 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 existing single-family residence is surrounded by other single-family uses and will continue to operate as a single-family use such that it will be compatible with the neighboring properties. The proposed residence is below the maximum allowable height and the proposed gross floor area and lot coverage does not exceed the maximum allowable. No views are blocked as a result of the proposal. As such, the new single-family residence will not have 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 and/or grading permits will be reviewed by the Planning Division, Building and Safety Division, Public Works Department, and Fire Department to ensure that the new residence does not create any hazardous conditions. Further, the proposed residence will meet all of the applicable development standards of the Zoning Code for development in the RS-2-HD zoning 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 project setting is a flat area of the RS-2-HD zoning district with a gentle slope of approximately 2 percent. There are no views across lots or down the street because of the significant tree canopy in the area. The street elevation of the proposed residence will not change the overall character of the existing neighborhood. The proposed residence meets the applicable development standards of the Zoning Code for development in the RS-2-HD zoning district and Hillside Overlay District, including gross floor area, lot coverage, height, encroachment plane, and setbacks. The project site is not located within a City identified Landmark District. Further analysis, provided in a Historical Resource report concluded that the project site does not qualify as an individual historic resource and therefore has no impact on historic resources.
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 17.29.060D 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 residence when compared to the median residence size within the surrounding neighborhood. The size of the proposed house (not including the attached garage or basement) is 5,605 square feet, which is consistent with the Neighborhood Compatibility maximum permitted floor area of 5,606 square feet. Staff utilized the Neighborhood Compatibility guidelines to determine that the proposed size of the house is compatible with the character and scale of existing residences in the neighborhood.
8. *The placement of the proposed house 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 residence would not be located within the required setbacks, and is in the general location of the existing single-family residence. As a result, there will be minimal grading and site disturbance. As part of the building permit review, the Building Division will review any grading and/or drainage plans to ensure that the drainage conditions after construction comply with all applicable regulations.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6196**

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

General

1. The site plan, floor plan, elevations, building sections, and preliminary landscape plan submitted for building permits shall substantially conform to plans submitted, stamped "Received at Hearing, December 17, 2014", except as modified herein.
2. 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 approval. The Planning Director can grant a one-year extension of your approval in compliance with Section 17.64.040.C of the Zoning Code. Such a request and the appropriate fee must be received prior to the expiration date of December 17, 2016.
3. The applicant is granted approval for the demolition of the existing residence to construct a new, 5,605 square foot, one-story single family residence. In addition, the applicant is granted approval for a 750 square foot attached garage, 2,238 square foot basement, outdoor basketball court, and a 1,305 square foot detached pool house patio accessory structure in accordance with the approved plans on file with the Planning Division.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
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 PLN2014-00252, 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 the Planning Case Manager, Jason Killebrew at (626) 744-7096 to schedule an appointment for the inspection.

Planning Division

7. Prior to the issuance of building permits, the applicant shall submit and record a covenant for the accessory structure. The covenant shall state that the structure is an accessory structure and shall be maintained as an accessory structure and not be used for sleeping quarters or be converted to a residential use.

8. The applicant shall comply with all requirements of Chapter 17.22 and 17.29 that relate to residential development in the RS-2 Residential Zoning District and the Hillside (HD) Overlay District, except as modified herein.
9. The project shall comply with the 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. If any protected trees, as specified in the Tree Ordinance, are proposed to be relocated and/or removed, approval of a Private Tree Removal Application shall be obtained prior to the issuance of building permits. If a Private Tree Removal Permit is approved, the applicant shall be required to replace each tree with three 24" box trees of a similar tree species of the tree(s) being removed. The location of the replace trees shall be incorporated into the final landscape plan and be located within the general vicinity of the removed tree(s). As part of the Tree Removal Application, the applicant shall submit of a comprehensive study, for review by the Zoning Administrator, of all trees proposed to be removed.
10. 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.
11. 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.
12. 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.
13. All new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.
14. All lighting shall be directed downwards to minimize glare from the property. All new lighting shall be properly shielded to avoid spillover of light to surrounding properties. Exterior lighting shall comply with the standards of Section 17.40.080 of the Zoning Code.
15. For projects subject to a building permit, 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 AM and after 3:00 PM. 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 AM and after 3:00 PM.

16. The final architecture, colors, and materials of the residence shall be consistent with neighborhood and the plans on file with the Planning Division, to the satisfaction of the Zoning Administrator.
17. The applicant and successor shall comply with the City's noise regulations as specified in Chapter 9.36 of the City's Municipal Code.

#### Building Department

18. This project shall provide engineering required for structural design. The current governing edition of the Codes is 2013.

#### Fire Department

19. All construction shall comply with the requirements of the California Building Code (CBC) Chapter 7A, California Fire Code (CFC), and PMC.
20. Provide a Fire Flow Report (contact the Pasadena Water Department at (626) 744-7064). The required fire flow shall not be less than 1500 GPM (Gallons Per Minute) at 20 PSI, as required by CFC Appendix III-B, Public fire hydrants shall be located within 600 feet of the property, as measured from the fire hydrant by an approved route around the exterior of the building in compliance with CFC section 507.5.1.
21. Prior to the issuance of building permits, a complete automatic fire sprinkler system plan, designed in compliance with NFPA13D is required throughout all structures. (CFC Section 903.3.1.3) Plans shall be submitted to the Permit Center for Fire Department review.

#### Public Works Department

22. Hillcrest Place is a private street. If there is any occupancy or traffic impact on the private street due to the construction, the applicant shall provide a minimum of 48 hours notification to all affected residents on Hillcrest Place prior to the start of the construction work.

23. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection tape submitted to the Department of Public Works for review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
24. All public utility easements shall be shown on construction drawings. No proposed construction shall encroach into said easements.
25. A backwater trap and valve shall be installed in the proposed basement area per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.
26. Past experience has indicated that projects such as this tend to damage the existing public and private 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 existing public and private 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 and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.

27. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: [http://www.ci.pasadena.ca.us/PublicWorks/Engineering\\_Division/](http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/). A deposit, based on the General Fee Schedule, is required for plan review and ongoing 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 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 staging, material storage, or trailer in the public right-of-way.

28. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

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

o 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://cityofpasadena.net/PublicWorks/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- o C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
- o 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. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. 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.