

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 12, 2005

FROM: CITY MANAGER

SUBJECT: CALL FOR REVIEW OF HILLSIDE DEVELOPMENT PERMIT #4458,
1147 LA LOMA ROAD.

RECOMMENDATION

It is recommended that the City Council:

1. Acknowledge that this action is categorically exempt from CEQA; and
2. Approve Hillside Development Permit #4458 to allow:
 - a. Hillside Development Permit – Construction of single-family house with the condition that the size of the house (not including the garage) not exceed 3,699 square feet; and
 - b. Private Tree Removal – Removal of three Coast Live Oak (*Quercus agrifolia*) trees.

BACKGROUND

The applicants, and property owners, have submitted 1) a Hillside Development Permit application to allow the construction of a two-story, 5,092 square foot single-family house, plus 575 square foot attached garage and 2) Private Tree Removal applications for the removal of three Coast Live Oak (*Quercus agrifolia*) trees.

Staff reviewed the applications and found they comply with all applicable provisions of the Zoning Code with the exception of the Neighborhood Compatibility measurement for maximum allowable size of the house. Staff recommended that the Hearing Officer approve the Hillside Development Permit and Private Tree Removal applications with the condition that the proposed house (not including garage) be reduced to 3,699 square feet to comply with the Neighborhood Compatibility guideline.

The Hearing Officer approved the applications as recommended by staff at the September 7, 2005 public hearing. The applicants appealed that decision to the Board of Zoning Appeals (BZA) who sustained the decision of the Hearing Officer but modified the size condition noted above to permit the house to be 5,092 square feet, not including the 575 square foot attached garage. The BZA decision was called for review by the City Council on November 7, 2005.

ANALYSIS

Hillside Development Permit – Construction of new single-family house.

The applicant is proposing to construct a new house totaling 5,092 square feet, plus an attached 575 square foot garage for a total of 5,667 square feet. The 2,300 square foot single-story house currently on the property would be demolished. The new house would be located in generally the same location as the existing house and would utilize the existing driveway. There are several mature trees located between La Loma Road and the proposed house that will obscure visibility of the new house from the public right-of-way.

The maximum allowable gross floor area (all enclosed space) for this property is limited by two factors, 1) lot size and 2) average slope. In this case, the lot size of 36,856 square feet and the average slope of 12.6% result in a maximum gross floor area of 9,714 square feet, 4,047 square feet more than is proposed.

The Hillside Ordinance also has a Neighborhood Compatibility guideline that limits the gross floor area of a house, not including garage area, to 35% over the median floor area of houses within 500 feet of the subject property. The median home size within 500 feet (69 homes) is 2,740 square feet. Thirty-five percent above the median of these 69 homes is 3,699 square feet. The new house is proposed to be 5,092 square feet in size, not counting the attached garage. Thus, the home is 1,393 square feet above the Neighborhood Compatibility maximum.

Staff only recommends approval of a house that meets the Neighborhood Compatibility maximum, but advise the decision maker that under the Zoning Code, “The review authority may approve additional floor area following a review of site conditions and compliance with the remainder of the Hillside District standards.” In this instance the Hearing Officer chose to not exceed the Neighborhood Compatibility maximum. The BZA utilized the provision that allows for flexibility in relation to Neighborhood Compatibility and that this proposal was different for the following reasons: 1) the new house would be in the approximate location of the existing house; 2) the subject property is one of the largest lots in the area; 3) the average slope of the lot is less than 15%; and 4) the proposed house complies with all the other development standards of the Zoning Code (Attachment A, finding #7).

The Hillside District Ordinance sets two height limits. First, the maximum height of a primary residence can be no more than 28 feet at any one point on the property and the maximum height as measured from the lowest part of the house to the highest cannot exceed 35 feet. As proposed, the highest point of the house, as well as the overall height would be 27'-2"

The minimum setback requirements are 25 feet in the front and rear and 10 feet on the sides. As proposed, the house exceeds these requirements as the setbacks would be 130 feet in the front, 110 in the rear, and 14 on each side.

At the Hearing Officer public hearing the neighbor to the immediate west stated concerns involving past drainage of water down from the subject property. Mitigating such run-off is required by the Building Division during the building permit plan check stage, however, the applicants have already hired an engineer to prepare a plan that

calls for the construction of a two-foot wall along the west property line to direct water run-off to La Loma Road. This drainage has been preliminary reviewed by the Building Division.

The new house does not occupy a ridge or prominent location and would occupy approximately 11% of the property. Based on its compliance with the Zoning Code and Hillside Ordinance, staff recommends approval of the proposed house, with the findings in Attachment B and conditions in Attachments D, E, F. Condition of approval #14 in Attachment D limits the size of the house, not including garage, to 3,699 square feet, to comply with the Neighborhood Compatibility guideline.

Private Tree Removal – Removal of three Coast Live Oak (Quercus agrifolia) trees.

The preliminary tree inventory report/tree protection plan submitted for this project on behalf of the applicants’ consulting arborist identified 70 trees on the property with a minimum diameter of 4 inches. The proposed project includes the removal of nine of these trees: four Coast Live Oak trees (#’s 14, 25, 26, and 30), one Carob tree (#27), one Olive tree (#31), and three Pink Melaleucas (#’s 63, 64, and 65).

Of the nine trees slated for removal, three of the Coast Live Oak trees (#’s 14, 25, and 26) are protected by the City’s Tree Protection Ordinance. The remaining Coast Live Oak tree (#30) and the Olive tree, while on the list of protected tree species and larger than the minimum diameter protection size, are not located in a protection zone (established front yard, required side yard, or required rear yard). The Carob and Pink Melaleucas are not on the list of protected tree species.

The tree protection plan also recommends several steps that should be taken in order to minimize the chance of damage to various trees due to construction activities such as protective fencing and arborist monitoring of construction activities. This report and the actions detailed in it will be used by city staff during construction to ensure that all trees on site are appropriately protected during construction. The report also recommends actions, such as pruning, that should be taken in order to preserve or improve the health of trees on site.

In addition to the report submitted by the applicants, the City had an independent analysis performed by the firm Land Design Consultants (LDC). Staff from LDC visited the site on July 9, 2005 and evaluated the health of the three protected trees proposed for removal. The analysis and recommendations are summarized below.

Tree	Diameter	Height	Spread	Condition Rating	Recommendation
#14 (Coast Live Oak)	18 inches	33 feet	25 feet	Very Poor	Remove Tree
Comment: Tree has been damaged due to an adjacent tree falling on it. The health of the tree is declining as evidenced by reduced canopy and small leaf size.					
#25 (Coast Live Oak)	17 inches	35 feet	25 feet	Poor	Remove Tree
Comment: Tree health declining due to infestation with fungus and insects. Vigor is poor and new growth is stunted and diseased.					
#26 (Coast Live Oak)	20 inches	35 feet	29 feet	Poor	Remove Tree
Comment: Tree is declining in health under existing conditions. Current landscaping and irrigation conditions have lead to fungal infection of the branches.					

Based on the analyses performed by Mr. Scow and the LDC staff, staff has determined that the trees are not reasonably likely to survive as all three trees shows signs of decay and pest and/or fungal infestation. Therefore, staff is recommending that the necessary findings be made to recommend approval of the removal of these three Coast Live Oak trees.

Staff has also reviewed a preliminary landscape plan that calls for the replacement of these three Coast Live Oak trees with three 24-inch-box Coast Live Oak trees (one in the front of the property and two in the rear) and seven 15-gallon Carolina Laurel Cherry trees along the west property line to the rear of the house to provide additional screening of the house. That will bring the total number of trees on the site to 71, one more than exists currently.

Staff has conferred with the landscape architect who prepared the preliminary landscape plan. Based on the tree canopy of all nine trees proposed for removal and the ten trees proposed to be planted, the existing tree canopy will not be matched with the new trees. This is intentional because the large existing tree canopy has created a situation where the trees are competing for sunlight and soil nourishment; a situation that is not beneficial to the trees and ground vegetation. The proposed landscape plan is intended to improve the health of the trees on the site.

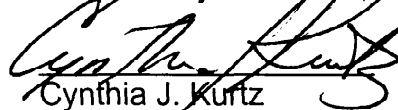
ENVIRONMENTAL DETERMINATION

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, Class 1 §15303, New Construction or Conversion of Small Structures). This class exemption addresses the construction of a single-family home if it is in an area that has all utilities and there are no significant environmental impacts.


FISCAL IMPACT

The project will generate plan check permit fees and construction tax. Once constructed, the project will generate increased revenues from property taxes.


Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


David Sinclair
Associate Planner

Approved by:


Richard J. Bruckner, Director
Planning and Development Department

Attachments:

- A. Specific Findings For Hillside Development Permit #4458 (Board of Zoning Appeals)
- B. Specific Findings For Hillside Development Permit #4458 (Hearing Officer)
- C. Conditions Of Approval For Hillside Development Permit #4458 (Board of Zoning Appeals)
- D. Conditions Of Approval For Hillside Development Permit #4458 (Hearing Officer)
- E. Conditions Of Approval For Hillside Development Permit #4458 (Public Works Department)
- F. Conditions Of Approval For Hillside Development Permit #4458 (Transportation Department)
- G. Neighborhood Compatibility Calculation and Map.
- H. Drawing #1 – Existing and Proposed Building Footprints
- I. Drawing #2 – Existing Building Pad
- J. Drawing #3 – West Property Section Elevation
- K. Drawing #4 – West Elevation
- L. Drawing #5 – Remaining Tree Canopy
- M. Drawing #6 – Proposed Drainage Wall

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #4458
(BOARD OF ZONING APPEALS)

Hillside Development Permit – Construction of new single-family house.

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code. As conditioned the project will be compatible with the existing residential uses in the surrounding area. Although the proposed home is larger than the majority of homes in the surrounding area, the home is not proposed on a ridgeline or in an area where it would be prominently viewed from the public right-of-way. All aspects of the Hillside Ordinance are addressed by the proposal and the home will be compatible with the surrounding neighborhood.*
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 an area which is designated for such use. Furthermore, the new house will not impact views to and from hillside area and will maintain the identity, image, and environmental quality of the City, which is the 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 site will continue to be used for single- family residential purposes in an area which is designated for such use. Also, 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. Through conditions, the applicant’s proposal will be consistent with the General Plan objectives and policies.*
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The proposed residence will be constructed in such a manner as to minimize impact to surrounding property owners. The proposed construction would be at the maximum allowable height limit for the zone and will cover approximately 11% of the lot area. There will be no views significantly blocked as a result of the construction.*
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 utilizing current building codes. Furthermore, the proposed house would be able to meet all of the applicable development standards.*

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 minimum development standards of the Zoning Code. As proposed, the project will be able to meet the minimum setback requirements, lot coverage, and height. The only standard in question is the allowable floor area as it relates to the neighborhood compatibility calculation.
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.* Of the 72 properties within 500 feet of the subject property only seven are larger with the largest at over 52,000 square feet. The applicant has taken advantage of this large property by situating the proposed house in almost the center of the property; over 130 feet from the front property line, more than 14 feet from the side property lines, and 110 feet from the rear property line. This, combined with the mature vegetation at the property lines and throughout the property will help ensure that the proposed house does not 'dominate' the neighborhood or be out of scale with the surrounding homes. The City's neighborhood compatibility ordinance includes a review of the size of the home when compared to the median home size within the surrounding neighborhood. The proposed construction exceeds 35% of the median size of these homes but because the placement of the proposed house is in the approximate location of the existing house, the lot is one of the larger lots in the area, and the property has average slope of less than 15% the proposed house will not lead to any significant impacts in the neighborhood. Further, the proposed house meets the remainder of the Hillside Ordinance requirements.
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 house would be constructed on the existing flat building pad and will require only 30 cubic yards of cut, 20 of which would be exported off-site. The steepest portions of the lot are in the rear and would not be affected by the new house.

Private Tree Removal – Removal of three Coast Live Oak (*Quercus agrifolia*) trees.

9. *The present condition of the tree (#14) is such that it is not reasonably likely to survive in that it has fallen over and experienced damage due to an adjacent tree having fallen on it.* The tree shows significant signs of overall decline including reduced canopy and small leaf size, lateral branch decay, mildew, and insect infestation.
10. *The present condition of the tree (#25) is such that it is not reasonably likely to survive in that the health of the tree is declining from significant infestation with fungus, insects, and shows sign of twig girdler.* The vigor of the tree is poor and new

growth is stunted and diseased. Some of the lateral branches show signs of decay and heartrot.

11. *The present condition of the tree (#26) is such that it is not reasonably likely to survive in that* the health of the tree is declining due to the tree being 'shaded out' by adjacent trees and due to the current landscaping and irrigation which have led to fungal infestation. The added stress of any future development on the site would undoubtedly affect the root system and lead to additional decline.

ATTACHMENT B
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #4458
(HEARING OFFICER)

Hillside Development Permit – Construction of single-family house.

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code. As conditioned the project will be compatible with the existing residential uses in the surrounding area. Although the proposed home is larger than the majority of homes in the surrounding area, the home is not proposed on a ridgeline or in an area where it would be prominently viewed from the public right-of-way. All aspects of the Hillside Ordinance are addressed by the proposal and the home will be compatible with the surrounding neighborhood.*
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 an area which is designated for such use. Furthermore, the new house will not impact views to and from hillside area and will maintain the identity, image, and environmental quality of the City, which is the 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 site will continue to be used for single- family residential purposes in an area which is designated for such use. Also, 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. Through conditions, the applicant’s proposal will be consistent with the General Plan objectives and policies.*
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The proposed residence will be constructed in such a manner as to minimize impact to surrounding property owners. The proposed construction would be at the maximum allowable height limit for the zone and will cover approximately 11% of the lot area. There will be no views significantly blocked as a result of the construction.*
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 utilizing current building codes. Furthermore, the proposed house would be able to meet all of the applicable development standards.*

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 minimum development standards of the Zoning Code. As proposed, the project will be able to meet the minimum setback requirements, lot coverage, and height. The only standard in question is the allowable floor area as it relates to the neighborhood compatibility calculation.
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.* Of the 72 properties within 500 feet of the subject property only seven are larger with the largest at over 52,000 square feet. The applicant has taken advantage of this large property by situating the proposed house in almost the center of the property; over 130 feet from the front property line, more than 14 feet from the side property lines, and 110 feet from the rear property line. This, combined with the mature vegetation at the property lines and throughout the property will help ensure that the proposed house does not 'dominate' the neighborhood or be out of scale with the surrounding homes. The City's neighborhood compatibility ordinance includes a review of the size of the home when compared to the median home size within the surrounding neighborhood. The proposed construction exceeds 35% of the median size of these homes. Staff has conditioned that the resulting home be modified to meet the neighborhood compatibility requirement. Despite this, the home would not be placed such that it would be highly visible from the surrounding neighborhood, will not lead to any environmental impacts to the lot, and meets the remainder of the Hillside Ordinance requirements.
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 house would be constructed on the existing flat building pad and will require only 30 cubic yards of cut, 20 of which would be exported off-site. The steepest portions of the lot are in the rear and would not be affected by the new house.

Private Tree Removal – Removal of three Coast Live Oak (*Quercus agrifolia*) trees.

9. *The present condition of the tree (#14) is such that it is not reasonably likely to survive in that it has fallen over and experienced damage due to an adjacent tree having fallen on it.* The tree shows significant signs of overall decline including reduced canopy and small leaf size, lateral branch decay, mildew, and insect infestation.
10. *The present condition of the tree (#25) is such that it is not reasonably likely to survive in that the health of the tree is declining from significant infestation with fungus, insects, and shows sign of twig girdler.* The vigor of the tree is poor and new

growth is stunted and diseased. Some of the lateral branches show signs of decay and heartrot.

11. *The present condition of the tree (#26) is such that it is not reasonably likely to survive in that* the health of the tree is declining due to the tree being 'shaded out' by adjacent trees and due to the current landscaping and irrigation which have led to fungal infestation. The added stress of any future development on the site would undoubtedly affect the root system and lead to additional decline.

ATTACHMENT C
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #4458
(BOARD OF ZONING APPEALS)

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, October 19, 2005", except as modified herein.
2. This approval permits the removal of three Coast Live Oak trees, identified as #'s 14, 25, and 26 on the tree inventory submitted with this application.
3. The applicant shall comply with all requirements of Chapter 17.22 and 17.29 that relate to residential development in the Hillside Overlay district.
4. Pruning of any trees protected by the City's Tree Protection Ordinance shall be supervised by a certified arborist in accordance with the most recent standards of the International Society of Arboriculture (ISA) prior to the issuance of any building or grading permits. Additionally, tree protection measures such as fencing at the drip line, shall be shown on the plans submitted for building and grading permits. Fencing and pruning shall be verified through Zoning Inspection.
5. The project shall comply with the Tree Protection Ordinance. A tree protection plan shall be submitted to the Zoning Administrator for approval prior to the approval of any building or grading permits. The approval of a Tree Removal Application shall be obtained prior to the issuance of building permits if any protected trees, other than those approved in this application, as specified in the Tree Ordinance, are removed.
6. A construction parking and staging plan shall be submitted to and approved by the Zoning Administrator and the Department of Public Works and 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.
7. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
8. 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.

9. All new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.
10. All landscape and walkway lighting shall be directed downwards to minimize glare from the property.
11. 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.
12. The proposed project, Activity Number **PLN2004-00473**, shall comply with all conditions and is subject to the **Condition/Mitigation Monitoring Program** by the City and is subject to **Final Zoning Inspection**. Condition Monitoring is required for your project. Under the Monitoring Program, your project will be inspected by Code Compliance staff to determine compliance with the conditions of approval. These inspections will occur during the term of the project. Required monitoring fees or deposit for setup and inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permits. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee or deposit. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fees prior to initiating your approved land use entitlement may result in revocation proceedings of this entitlement.
13. Paving in the front yard shall be devoted to driveways and accessing covered parking. Therefore, the paving area on the north side of the property (measuring approximately 22'x34'), adjacent to the garage, shall be removed and replaced with landscaping.
14. The total size of the house shall not exceed 5,092 square feet, not counting the attached garage. This requirement will be reviewed and verified through the plan check process.

ATTACHMENT D
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #4458
(HEARING OFFICER)

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, September 7, 2005", except as modified herein.
2. This approval permits the removal of three Coast Live Oak trees, identified as #'s 14, 25, and 26 on the tree inventory submitted with this application.
3. The applicant shall comply with all requirements of Chapter 17.22 and 17.29 that relate to residential development in the Hillside Overlay district.
4. Pruning of any trees protected by the City's Tree Protection Ordinance shall be supervised by a certified arborist in accordance with the most recent standards of the International Society of Arboriculture (ISA) prior to the issuance of any building or grading permits. Additionally, tree protection measures such as fencing at the drip line, shall be shown on the plans submitted for building and grading permits. Fencing and pruning shall be verified through Zoning Inspection.
5. The project shall comply with the Tree Protection Ordinance. A tree protection plan shall be submitted to the Zoning Administrator for approval prior to the approval of any building or grading permits. The approval of a Tree Removal Application shall be obtained prior to the issuance of building permits if any protected trees, other than those approved in this application, as specified in the Tree Ordinance, are removed.
6. A construction parking and staging plan shall be submitted to and approved by the Zoning Administrator and the Department of Public Works and 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.
7. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
8. 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.

9. All new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.
10. All landscape and walkway lighting shall be directed downwards to minimize glare from the property.
11. 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.
12. The proposed project, **Case No. PLN2004-00473**, shall comply with all conditions of approval, subject to a Final Zoning Inspection. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee and to schedule an inspection appointment time. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the case number provided above. Failure to pay the inspection fee prior to initiating the application may result in revocation proceedings of this entitlement.
13. Paving in the front yard shall be devoted to driveways and accessing covered parking. Therefore, the paving area on the north side of the property (measuring approximately 22'x34'), adjacent to the garage, shall be removed and replaced with landscaping.
14. The project shall meet the neighborhood compatibility requirements of the Zoning Code (Section 17.29.060(D)). As such the total permitted floor area of the main structure (not including garage or accessory structures) may not exceed 3,699 square feet. This requirement will be reviewed and verified through the plan check process.

ATTACHMENT E

MEMORANDUM - CITY OF PASADENA DEPARTMENT OF PUBLIC WORKS

DATE: March 23, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Hillside Development Permit No. 4458
1147 La Loma Road

The Department of Public Works has reviewed the application for Hillside Development Permit No. 4458 at 1147 La Loma Road. The applicant is proposing to demolish a one-story single-family house and construct a two-story 5,666 square-foot single family house. in the Hillside Overlay district. The approval of this hillside development permit should be based upon satisfying all of the following conditions:

1. La Loma Road will be resurfaced in September 2005. Any excavation in the street for utility connections must be completed prior to that date. If the street is excavated for utility connections after that date, the pavement shall be resurfaced over the full width of the street along the frontage of the subject property. Excavations 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.
2. The applicant shall repair any existing or newly damaged curb and gutter avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514), along the subject frontage prior to the issuance of a Certificate of Occupancy. Any vegetation that encroaches into the roadway shall be trimmed back as directed by the Department of Public Works.
3. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
4. 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 applicant shall correct any defects

revealed by the inspection. Defects shall 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.

5. The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval prior to the request for a building permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading 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 Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

6. The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.
7. The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.
8. 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 \$5,000 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.

9. 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.

DANIEL A. RIX
City Engineer
DAR:jo

ATTACHMENT F

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF TRANSPORTATION**

DATE: March 21, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: Transportation Administration
Department of Transportation

RE: Hillside Development Permit No. 4458
1147 La Loma Road

The Department of Transportation has reviewed the application for Hillside Development Permit No. 4458 at 1147 La Loma Road. The applicant is proposing to demolish an existing one-story, single family residence and construct a new two-story, 5,666 square feet single family residence. The approval of this hillside development permit should be based upon satisfying all of the following conditions:

1. During construction, all construction materials, including temporary bins, must be stored on the site. Should the applicant need to use the public right-of-way for staging and/or storage during construction, a permit must be obtained from the Department of Public Works,
2. 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 and Department of Transportation for review and approval. A deposit of \$600, subject to refund or additional billing, 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 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 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.

BAHMAN JANKA
Transportation Administrator
ECS:jmh

ATTACHMENT G
Neighborhood Compatibility Calculation and Map

PARCEL NUMBER	PRIMARY ADDRESS	LOT SQFT	ZONING	YEAR BUILT	BUILDING SQFT
5715-020-020	1095 LAGUNITA RD	10,337	RS2		undeveloped
5715-022-012	600 BURLEIGH DR	20,224	RS2		undeveloped
5715-021-015	1147 LA LOMA RD	33,540	RS4	1948	1,952
1 5715-021-011	580 LAGUNA RD	12,630	RS4	1952	1,564
2 5715-019-005	455 LAGUNA RD	18,000	RS4	1954	1,649
3 5715-018-022	563 LAGUNA RD	15,680	RS4	1961	1,670
4 5715-024-003	725 BURLEIGH DR	12,410	RS4	1957	1,710
5 5715-021-013	1175 LA LOMA RD	12,630	RS4	1961	1,800
6 5715-024-017	1150 LA LOMA RD	12,250	RS4	1960	1,803
7 5715-021-019	1055 LA LOMA RD	15,680	RS4	1941	1,825
8 5715-017-024	534 LAKEVIEW RD	25,260	RS4	1936	1,989
9 5715-017-005	506 LAKEVIEW RD	23,550	RS4	1936	2,043
10 5715-019-004	475 LAGUNA RD	18,000	RS4	1953	2,052
11 5715-018-024	440 LAKEVIEW RD	30,850	RS4	1936	2,068
12 5715-021-014	1165 LA LOMA RD	12,200	RS4	1957	2,110
13 5715-017-021	520 LAKEVIEW RD	23,550	RS4	1937	2,111
14 5715-018-002	430 LAKEVIEW RD	38,330	RS4	1969	2,148
15 5715-018-027	505 LAGUNA RD	27,250	RS4	1949	2,156
16 5715-021-007	1060 LAGUNITA RD	28,250	RS2	1941	2,183
17 5715-017-031	1265 LA LOMA RD	20,268	RS4	1938	2,249
18 5715-018-019	545 LAGUNA RD	12,200	RS4	1962	2,290
19 5715-024-004	781 BURLEIGH DR	18,250	RS4	1955	2,387
20 5715-018-017	470 LAKEVIEW RD	46,660	RS4	1937	2,414
21 5715-024-016	1120 LA LOMA RD	14,400	RS4	1956	2,478
22 5715-021-005	1051 LA LOMA RD	23,470	RS4	1950	2,492
23 5715-024-011	741 BURLEIGH DR	11,640	RS4	1937	2,498
24 5715-021-012	1195 LA LOMA RD	14,370	RS4	1960	2,500
25 5715-024-009	660 LAGUNA RD	13,250	RS4	1958	2,522
26 5715-024-018	761 BURLEIGH DR	22,630	RS4	1941	2,522
27 5715-017-023	607 LAGUNA RD	14,370	RS4	1968	2,531
28 5715-025-013	657 LAGUNA RD	19,600	RS4	1951	2,563
29 5715-024-010	1200 LA LOMA RD	20,540	RS4	1955	2,586
30 5715-021-017	1065 LA LOMA RD	35,280	RS4	1925	2,615
31 5715-024-001	701 BURLEIGH DR	13,490	RS4	1962	2,635
32 5715-017-016	579 LAGUNA RD	12,200	RS4	1975	2,667
33 5715-017-015	502 LAKEVIEW RD	22,575	RS4	1936	2,722
34 5715-018-023	565 LAGUNA RD	11,330	RS4	1963	2,730
35 5715-017-028	1257 LA LOMA RD	15,375	RS4	1985	2,740
36 5715-021-006	1046 LAGUNITA RD	21,550	RS2	1918	2,772
37 5715-024-012	1170 LA LOMA RD	26,040	RS4	1925	2,787
38 5715-021-020	1101 LA LOMA RD	14,093	RS4	1979	2,820
39 5715-017-017	575 LAGUNA RD	11,330	RS4	1964	2,835
40 5715-023-015	736 BURLEIGH DR	27,010	RS4	1937	2,894
41 5715-018-028	525 LAGUNA RD	33,380	RS4	1949	2,934
42 5715-017-022	601 LAGUNA RD	16,990	RS4	1974	2,997

PARCEL NUMBER	PRIMARY ADDRESS	LOT SQFT	ZONING	YEAR BUILT	BUILDING SQFT	
43	5715-024-014	615 BURLEIGH DR	12,860	RS4	1976	3,011
44	5715-017-018	585 LAGUNA RD	10,890	RS4	1963	3,014
45	5715-021-004	1049 LA LOMA RD	20,300	RS4	1952	3,043
46	5715-022-010	645 S SAN RAFAEL AVE	18,300	RS2	1950	3,067
47	5715-024-002	677 BURLEIGH DR	12,420	RS4	1955	3,069
48	5715-021-008	1112 LAGUNITA RD	27,510	RS2	1923	3,185
49	5715-024-015	625 BURLEIGH DR	13,412	RS4	1960	3,227
50	5715-024-006	680 LAGUNA RD	13,070	RS4	1968	3,247
51	5715-021-010	560 LAGUNA RD	30,490	RS2	1949	3,315
52	5715-020-014	1075 LAGUNITA RD	27,880	RS2	1926	3,357
53	5715-024-005	700 LAGUNA RD	19,740	RS4	1925	3,389
54	5715-018-020	547 LAGUNA RD	14,810	RS4	1961	3,399
55	5715-021-018	1061 LA LOMA RD	14,370	RS4	1941	3,417
56	5715-022-005	620 BURLEIGH DR	32,670	RS4	1940	3,471
57	5715-020-018	502 LAGUNA RD	14,806	RS2	1980	3,609
58	5715-022-006	660 BURLEIGH DR	30,460	RS4	1939	3,654
59	5715-021-002	601 S SAN RAFAEL AVE	52,720	RS2	1949	3,656
60	5715-021-003	625 S SAN RAFAEL AVE	18,510	RS2	1949	3,719
61	5715-021-009	1122 LAGUNITA RD	21,370	RS2	1924	3,794
62	5715-017-027	623 LAGUNA RD	14,440	RS4	1978	3,852
63	5715-022-008	680 BURLEIGH DR	22,600	RS4	1926	4,482
64	5715-020-017	462 LAGUNA RD	11,935	RS2	1992	4,577
65	5715-022-011	600 BURLEIGH DR	39,204	RS2	1925	7,215
66	5715-021-021	1127 LA LOMA RD	19,880	RS4	1939	7,498
67	5715-018-015	450 LAKEVIEW RD	31,600	RS4	1991	8,879
68	5715-024-013	675 BURLEIGH DR	48,680	RS4	1927	8,971
69	5715-021-001	555 S SAN RAFAEL AVE	46,960	RS2	1948	9,861

median	2,740
35% of median	959
median plus 35%	3,699

