

ATTACHMENT A
SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #061676

Tentative Tract Map – Subdivide one land lot into two land lots.

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450 in that the two proposed properties are not in conflict with the intent and purpose of the RS-2-HD zoning district or the Low Density Residential General Plan land use designation. The proposed lot sizes and widths comply with the standards established for the RS-2-HD district.*
2. *The site is physically suitable for the type of development in that any future development on either proposed property shall comply with the development standards of the Pasadena Municipal Code, specifically the RS-2-HD single-family zoning district. The proposed parcels meet or exceed the minimum development standards of the RS-2-HD zoning district.*
3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat in that the property is in an urbanized area that is fully developed with single-family dwellings. The wildlife in the vicinity of the property have adapted to the urban environment. The creation of two parcels from one will not significantly change the surrounding area and will not lead to the degradation of the environment.*
4. *The design of the subdivision or type of improvements is not likely to cause serious public health problems in that any future development on either proposed property shall comply with the development standards of the Pasadena Municipal Code. Any future construction will require building permits which will ensure that all code requirements are met.*
5. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that easements acquired for the public at large do not traverse the site of the proposed subdivision.*
6. *The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling in that any future development on either proposed property shall comply with the development standards of the Pasadena Municipal Code. Specifically, the RS-2-HD development standards limit the amount of lot coverage and front yard paving, as well as the size of structures. This ensures adequate open space and softscape, as well as building separation, which will facilitate natural heating and cooling patterns on the site.*
7. *The discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control*

standards in that the required sewer connection will be reviewed to ensure compliance with the applicable city regulations.

Hillside Development Permit – Subdivision in the Hillside Overlay District.

8. *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 creation of two lots from one will be compatible with the existing residential properties in the surrounding area. Both properties will exceed the minimum required lot size for properties in the RS-2-HD zoning district and the number of lots, two, is less than what is allowed by the Hillside District Ordinance.*
9. *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 properties 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.*
10. *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.*
11. *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 two properties will not in of themselves impact the surrounding property owners. Construction on either property will be reviewed for compliance with the Pasadena Municipal Code to ensure any impacts on the surrounding neighborhood are reduced.*
12. *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 any proposed project will be constructed utilizing current building codes. Furthermore, any construction on either of the two properties would be reviewed for compliance with the Pasadena Municipal Code.*
13. *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. The new properties provide adequate area for development that can meet or exceed the*

minimum requirements for setbacks, lot coverage, floor area, and height. There are no unique geologic features on the site that would be impacted by the subdivision.

14. *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 proposed lots exceed the minimum lot size required for new lots in the RS-2 zoning district and the number of new lots is less than what is permitted by Section 17.29.040 (Hillside Subdivision Standards) of the Zoning Code. Any proposed development on either property shall meet or exceed the minimum development standards and regulations of section 17.29 (Hillside Overlay district) and the Pasadena Municipal Code. These development standards and regulations include floor area, lot coverage, setbacks, height, and neighborhood compatibility.

15. *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 new lots provide adequate space for development on either lot to meet or exceed the minimum required development standards such as floor area, lot coverage, setbacks, and height without significantly impacting the existing topography of the property.