

ATTACHMENT B
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #4395

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 in that the project will be compatible with the existing residential uses in the surrounding area. The proposed house complies with all the development standards of the Zoning Code (i.e. setbacks, height, lot coverage, floor area, etc.) and will fit with the neighboring structures. Furthermore, the size of the residence is within the limit established as part of the neighborhood compatibility requirement. Finally, the house is not proposed on a ridgeline.*
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 less than the maximum allowable height limit for the site and will cover approximately 9% of the lot area. There will be no views 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*

house will meet the minimum setback requirements, lot coverage, height, and floor area.

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 because the proposed size of the house will be below the Neighborhood Compatibility maximum. The area in which the property is located has a variety of older and newer architectural styles and as such the proposed house will not be out of character with 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 house would be constructed on an appropriate area on the property. To require that it be set back farther from the street would result in increased grading and excavation of the site. Similarly, to require that there be less grading and excavation would result in the house being situated higher on the site and would result in the house being more visible and prominent the street and neighborhood.*

Private Tree Removal – Removal of one Toyon (Heteromeles Arbutifolia) tree.

9. *The project includes a landscape design plan which will result in tree canopy coverage of greater significance than the tree canopy being removed, within a reasonable time after completion of the project. The landscape plan submitted with the applicable includes the planting of 34 new trees: 24-inch box Ginkos (3), 24-inch box Japanese Maples (2), 15-gallon Coast Live Oaks (9), 15-gallon California Rosebud trees (6), and 15-gallon Toyon trees (14). Most of these trees are proposed to be planted at the rear of the property. The Ginkos and Japanese Maples will be planted at the front and sides of the new house, within visibility of the street. Three California Rosebud trees will be planted at the southern end of the front property line, while the remaining three will also be planted at the front property line, on the opposite side of the house.*