

ATTACHMENT A
FINDINGS OF FACT

For General Plan Amendment (per 17.74.070 A)

1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.*

The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan because the proposed designation would be in conformance with the established low-density, single-family residential land use pattern of the neighborhood. Proposed new development would be subject to residential standards to ensure compatible development with surrounding uses. The proposed amendment is consistent with Objective 5, "Character And Scale Of Pasadena," of the General Plan which states preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

The general plan amendment will ensure that all future development in the RS-2-HD District is reviewed with a Hillside Development Permit (HDP). The Hillside Development Permit review process will give the City additional opportunity to address development issues to protect the surrounding properties from incompatible development. The proposed amendment would encourage residential development in a residential area.

3. *The site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.*

The subject property measures in excess of 127,000 square feet and is located fronting San Rafael Avenue which has direct linkage with the 134 Freeway. The hillside location of the parcel is actually a narrow canyon that was formerly a tributary to the Arroyo Seco. It is depressed and screened from view by heavy foliage from most vantage points of the public right-of-way. The proposed density and single-family use is identical to the land use pattern of surrounding development.

For Zoning Map Amendment (17.74.070 B)

1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.*

The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan because the proposed designation would be in conformance with the established low-density, single-family residential land use pattern of the neighborhood. Proposed new development would be subject to residential standards under the RS-HD provisions that will ensure compatible development with surrounding uses. The proposed amendment is consistent with Objective 5, "Character And Scale Of Pasadena," of the General Plan which states preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

The general plan amendment will ensure that all future development in the RS-2-HD District is reviewed with a Hillside Development Permit (HDP). The Hillside Development Permit review process will give the City additional opportunity to address development issues to protect the surrounding properties from incompatible development. The proposed amendment would encourage residential development in a residential area.

For Subdivision of Project Site (per 16.20.170)

1. *The proposed subdivision is consistent with the objectives, policies, general land use, and programs specified in the General Plan in that the conditions of approval ensure that the development of the project site is consistent with the purposes of the City's land use regulations for the site.*
2. *The site is physically suitable for the type of development in that the project is consistent with the minimum standards of the RS-2-HD zone district and the proposed parcels will exceed the minimum lot size of 20,000 square feet. Based on these factors, the site is physically suited for the type of development associated with the proposed subdivision.*
3. *The design of the subdivision will not cause substantial environmental damage or substantially endanger fish, wildlife, or their habitat. The project site is located in a well-established urban area and there are no known fish and wildlife habitats within the vicinity of this site.*
4. *The design of the subdivision will not cause serious public health problems. The subdivision of one lot into two lots to accommodate single-family residential development within a well-established urban area is not known to and would not result in serious public health problems. Moreover, both lots will exceed the minimum lot and area required in the RS-2 district. All new construction must comply with the building code, which further ensures the safety of the development.*

5. *The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling in that future development on the site must comply with the development standards of the Pasadena Municipal Code. This ensures adequate open space which will facilitate natural heating and cooling patterns on the site. The project must comply with all applicable code standards and will provide the natural flow of air to the furthest extent regulated by the Pasadena Municipal Code.*
6. *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.*
7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access or use of the property within the proposed subdivision. There are no existing easements for public access on the property that would be affected by the proposed development.*

For Variance for Lot Width (per 17.61.180)

1. *There are exceptional or extraordinary circumstances and conditions applicable to the subject site that do not apply generally to sites in the same zoning district in that the subject property is a narrow canyon with steep hillsides with few opportunities to develop building pad sites that would result in minimal grading and tree removal. The variance allows for creation of a second parcel and building pad location what will reduce the need for extensive grading and to the extent possible, potentially reduces tree removal on the project site.*
2. *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 in that the subject property has two structures, the Charles Richter Laboratory and Garage, which are designated monuments in the City of Pasadena. These structures have large building footprints and take up a large area of the developable area of the subject property. The variance allows for both structures to remain on the same parcel.*
3. *Granting the application would 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 in that the variance will facilitate development of single-family uses on the project site on property lots over 20,000 square feet consistent with the character of the surrounding neighborhood.*
4. *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 in that the subject property will not be developed at a density greater than allowed under the Zoning Code, nor will the lot sizes that result from the variance be smaller than the neighborhood standard.

5. *Cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the Variance* in that consideration for the variance for lot width is based on the application of PMC Title 17 to the subject property and the development rights of the applicant.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #064025

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

1. The final parcel map recorded with the Los Angeles County Recorder shall substantially conform to the original Tentative Parcel Map dated February 23, 2005, submitted with this application and stamped "Received for Hearing June 26, 2006", except as modified herein.
2. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
3. Driveway access onto San Rafael Avenue for Lot B shall be located a minimum of 50 feet and no more than 75 feet from the northwest corner of said parcel.
4. Future residential development on Lots A and B is subject to the Hillside Development Permit (HDP) prior to submitting plans for plan check or building permit.
5. The proposed project (**PLN2005-00213**) is approved with conditions and is subject to a Final Zoning Inspection. The Code Compliance Staff must be contacted at (626) 744-4633 to verify the fee and to schedule an inspection appointment time. The fees are to be paid to the cashier at the permit center located at 175 North Garfield Avenue, and the case number listed above must be provided. Failure to pay the required fees or deposit prior to initiating the approved land use entitlement may result in revocation proceedings of this entitlement.

ATTACHMENT C

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF PUBLIC WORKS**

DATE: December 6, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Tentative Parcel Map No. 064025 - Revised
220 North San Rafael Avenue

The Department of Public Works has reviewed the application for Tentative Parcel Map No. 064025 at 220 North San Rafael Avenue. The applicant is proposing to subdivide a 127,114 square-foot lot into two parcels, 104,108 square feet and 25,610 square feet respectively. The anticipated single-family residential development will be reviewed under Hillside Development Permits as required by the municipal code. The approval of this tentative parcel map should be based upon satisfying all of the following conditions:

1. San Rafael Avenue was resurfaced with rubberized asphalt in November 2001 and is a moratorium street. If the street is excavated prior to November 2006, additional grinding and resurfacing areas beyond the excavated areas will be required. In addition, the street shall be resurfaced with rubberized asphalt. 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.
2. The applicant shall remove and reconstruct any existing or newly damaged "arroyo stone" curb and gutter, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. The applicant shall also construct any missing curb and gutter. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).

3. The applicant shall construct a new drive approach a minimum of 12 feet in width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
4. No walls, fences, gates, or other private improvements shall be allowed in the public right-of-way.
5. 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.
6. The applicant shall remove all private shrubbery and trees in the public right-of-way that are not designated street trees per the master street tree plan.
7. 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 Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
8. 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 developer shall submit a detailed plan indicating the method of SUSMP compliance.
9. There are identified deficiencies in the city sewer system in Laguna Road downstream of the proposed development. In lieu of providing a detailed engineering study of the problem, and correcting any deficiencies by constructing sewer improvements, the developer shall pay the City a sewer study and mitigation contribution of \$3,725. Said payment is based upon the anticipated sewer loading from the proposed development. Payment shall be made prior to the issuance of any grading, or building permit, whichever permit comes first.
10. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent.

11. 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 issuance of a grading 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.

A security performance deposit of three percent 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.

12. 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.
13. Upon submission of the final parcel map to the City for approval by the City Council, the applicant shall supply the City with 24 copies of the final map.
14. The applicant's engineer shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.

15. Upon submission of the final parcel map to the City for approval, the applicant shall pay a flat fee of \$100 to have appropriate record quality copies of the recorded map made by the City for public record purposes and a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map.
16. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, it is recommended that the applicant's engineer submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into its GIS land use map. The City of Pasadena's GIS Coordinate System must be used for the digital file.
17. 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

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ATTACHMENT D

MEMORANDUM - CITY OF PASADENA

Department Of Transportation

DATE: December 28, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: Transportation Administrator
Department of Transportation

RE: Tentative Tract Map No. 064025
220 N. San Rafael Avenue (Revised Application)

The Department of Transportation has reviewed the application for Tentative Parcel Map No. 064025 at 220 N. San Rafael Avenue. The applicant is proposing to subdivide a 127,114 square-foot lot into two parcels containing 104,108 square feet and 25,610 square feet. Any proposed single-family residential development will be reviewed under Hillside Development Permits as required by the municipal code. The approval of this hillside development permit should be based upon satisfying all of the following conditions:

1. Any changes to the location of the driveway and/or driveway gate shall be reviewed and approved by the Department of Transportation prior to the issuance of a building permit.
2. If proposed, the location of a new driveway gate shall be setback a minimum of 20 feet from the property line.
3. In accordance with the Pasadena Municipal Code, the applicant is required to store all construction materials and conduct all construction activities on the site unless otherwise authorized by the Department of Public Works.

Should the applicant need to use the public right-of-way for staging and/or storage during construction, an occupancy permit shall be obtained from the Department of Public Works prior to the start of construction. In order to obtain an occupancy permit, 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 conducted 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 shall be submitted as part of the Construction Staging and Traffic Management Plan to the two departments for review and approval.

BAHMAN JANKA
Transportation Administrator

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