

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 4, 2006

FROM: CITY MANAGER

SUBJECT: MINOR CONDITIONAL USE PERMIT #3942, 1059 LAGUNA ROAD.

RECOMMENDATION

It is recommended that the City Council:

1. Acknowledge that an Initial Environmental Study recommending a Mitigated Negative Declaration was adopted by the Hearing Officer on December 17, 2003. Comments on the Initial Study and Mitigated Negative Declaration were received from November 26, 2003 to December 17, 2003, and orally at the public hearing.
2. Approve Minor Conditional Use Permit #3942 and the tree removal applications to allow construction of a single-family house with the condition that the size of the house (excluding the garage) not exceed 4,000 square feet.

BACKGROUND

On July 17, 2001 an application was submitted for a Minor Conditional Use Permit to allow the development of a new single-family residence on a 23,522 square foot vacant lot in the Hillside Overlay district. On January 30, 2002 the case was continued by the Hearing Officer to allow staff additional time to address environmental questions that were raised by the Hearing Officer.

To address environmental questions, staff required the applicant to submit hydrology and biology studies for the site, and also coordinated an on-site meeting with the Department of Fish and Game. Staff also arranged to have the City's contract arborist visit the site and evaluate the trees. During this time the applicant hired a new architect and redesigned the location of the home to further limit grading, tree removal, and other site disturbance. A revised application and plans were submitted to reflect the new design.

On December 17, 2003 the Hearing Officer approved the application. At the hearing, the immediate neighbors to the west and east side of the site spoke in opposition to the application. Their concerns were related to the impact the new house would have on the existing flora and fauna, the size of the home compared to others in the neighborhood, and impacts to their views. Subsequent to the hearing, the decision was appealed to the BZA by the neighbor immediately to the west of the subject site.

On February 18, 2004 the Board of Zoning Appeals (BZA) heard the case. Additional questions were raised about the environmental studies prepared, tree removal and the size of the home as it relates to the neighborhood. The case was continued for staff to provide additional information to the BZA. On May 19, 2004 the case was heard again by the BZA and the MCUP was denied. The BZA denied the MCUP based on concerns that the house was too large and not compatible with the size of homes in the surrounding area.

Following the BZA decision, the applicant filed a lawsuit. The court remanded the decision back to the BZA, and the BZA was asked to confirm their decision and adopt specific findings for the original denial of the MCUP. On September 20, 2006 the BZA voted 3-1 to uphold the original BZA decision and deny the MCUP.

The hearing before the City Council is a de novo hearing and the development standards in place at the time of the original MCUP hearing will be applied. Therefore, the proposed MCUP is subject to the previous Zoning Code and Hillside Development standards. The applicant has voluntarily agreed to comply with the Neighborhood Compatibility standards of the current Zoning Code that were adopted after the MCUP application was heard by the BZA. Therefore, the applicant is now proposing a 4,000 square foot home with a 648 square foot garage (total floor area of 4,648 square feet).

Project Description:

The project site is zoned for single-family residential development. The area surrounding the project site is developed with single-family homes. The subject site is a 23,522 square foot downslope lot with an average slope of 54%. The site was originally yard area for an adjacent lot (1079 Laguna Road) and was developed with a few small accessory buildings that have since been removed.

The applicant is proposing to construct a new 4,648 square foot single-family residence (this total includes an attached 648 square foot, three car garage). The home is proposed to be setback approximately 90 feet from Laguna Road and the building pad will be located approximately 20 feet below street grade. The proposed height of the home is 28 feet. To provide access to the site, the applicant is proposing an "elevated driveway" that is located on concrete caissons leading from the street down to the garage/parking area. The driveway has been designed to preserve mature trees and reduce grading that would be required if a traditional at grade driveway was constructed.

Minor Conditional Use Permit:

Per the previous Zoning Code, a Minor Conditional Use Permit (MCUP) is required because the average slope of the lot exceeds 50%, and because the proposed home is greater than 4,000 square feet in gross floor area. The purpose of the Hillside Overlay district is to preserve and protect views to and from hillside areas, to minimize massing of structures, to maintain the identity, image and environmental quality of the City and to promote orderly development through the adopted development standards. The proposed home meets all of the development standards of the Hillside Overlay district, including gross floor area, setbacks, encroachment plane, building height, guest parking

etc. In terms of gross floor area, the maximum floor area permitted is based upon a formula that is directly related to the size of the lot and the average slope. With the slope reduction, the maximum permitted floor area for the site is 5,136 square feet. The applicant is proposing a maximum floor area of 4,648 square feet including the garage.

The BZA and appellant were concerned that the proposed home was too large when compared to homes in the surrounding area. The table below provides a summary of surrounding properties in the immediate area (shown are the homes across the street and the two lots to either side of the subject site). Information has been gathered from the Los Angeles County Assessors data, which typically depicts floor area for the home only, and not the garage:

Address	Lot Size	House Size	Developed %
Subject Site: 1059 Laguna Rd.	23,522	4,000 (proposed)	17%
1079 Laguna Rd. (next door to the east)	20,490	3,393	17%
1035 Laguna Rd. (next door to the west)	38,328	2,193	6%
1040 Laguna Rd. (across the street)	21,300	2,443	11%
1020 Laguna Rd. (across the street)	12,300	1,672	14%
1107 Laguna Rd. (same side of street to the east)	19,040	2,237	12%
987 Laguna Rd. (same side of street to the west)	31,360	2,916	9%

In addition to the maximum gross floor area, the applicant has agreed to comply with the neighborhood compatibility standards of the current code. Staff prepared the analysis and found that the median home size within 500 feet of the site is 2,964 square feet. The current code permits a maximum of 35% above the median or 4,001 square feet. This square footage applies to the home only and excludes the garage. Properties located outside of the City limits are excluded as they are subject to different development standards.

In terms of protection of views and aesthetics in the area, the subject site is a steep downslope lot. To minimize grading, the home has been set back 90 feet from the street and the building pad will be approximately 20 feet below street grade (same elevation as the home immediately to the west). The home will be visible from the two adjacent properties but will only be partially visible from the street and will not impact any views or scenic vistas from any surrounding property. Further, based on the dense vegetation at the site the home will be screened from the adjacent properties and the street.

The applicant is proposing an elevated driveway for the specific purpose of limiting environmental impacts that would be associated with an on-grade driveway. Based on the steep, downslope topography of the site, an on-grade driveway would require that the soil under the driveway be cut down to the bedrock and re-compacted to support the driveway. This would require the removal of all existing trees and vegetation for the length of the driveway, as well as significant cuts to the soil. At a much greater expense, the applicant is proposing an elevated driveway design that will look like a country bridge. With the driveway on concrete caissons, natural vegetation can remain underneath and around the driveway, and the significant cut and re-compaction of soil is not required. The entire driveway will not be visible from the street or adjacent properties based on the curved design and topography of the site.

At the highest point the driveway would be located approximately 15 feet from the grade below and it will gradually lower to the driveway area on the finished building pad. Concrete caissons are proposed to support the driveway. The applicant has stated that from Laguna Road the caissons will not be visible. The home to the east sits much higher above the subject site and landscaping will screen the driveway. The home to the west sits at the same approximate elevation as the proposed home and only a portion of the driveway will be visible. A condition was added by the Hearing Officer (also included in the staff recommended conditions) that the driveway supports be screened with landscaping and that additional landscaping be provided along the western property line for the neighboring residence.

Tree Removal:

The proposed project requires the removal of four Coast Live Oak trees. While there are 12 mature oak trees on the property that will be retained, conditions of approval are included (as well as mitigation measures) to ensure the four trees proposed for removal are replaced at a ratio of 2:1. The replacement size is smaller than the existing trees, however this is based on the recommendation of the City's contract arborist who visited the site. According to the arborist smaller trees will establish themselves quickly and are more likely to adapt successfully in the landscape.

There are also a number of tree protection measures that are required to protect the existing trees on site during and after construction. Although the trees proposed for removal are in good health, given the large number of trees on site and dense vegetation, staff finds that tree removal has been kept to an absolute minimum. At a much greater expense the applicant is proposing the elevated driveway design to limit the removal of mature trees on site. This, in combination with the protective measures for existing trees and the replacement ratio of 2:1 for the removed trees, staff recommends approval of the tree removal applications.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration was adopted by the Hearing Officer on December 17, 2003. Comments on the Initial Study and Mitigated Negative Declaration were received

from November 26, 2003 to December 17, 2003, and orally at the public hearing. A copy of the Mitigation Monitoring Reporting Program is attached for your reference.

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,



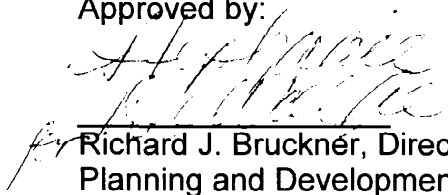
Cynthia J. Kurtz
City Manager

Prepared by:



Jennifer Paige Saeki
Senior Planner

Approved by:



Richard J. Bruckner, Director
Planning and Development Department

Attachments:

- A. Specific Findings For Minor Conditional Use Permit #3942
- B. Conditions Of Approval For Minor Conditional Use Permit #3942
- C. Conditions Of Approval For Minor Conditional Use Permit #3942 (Public Works Department)
- D. Conditions of Approval for Minor Conditional Use Permit #3942 from Land Design Consultants (Contract arborist)
- E. Neighborhood Compatibility Calculation and Map.
- F. Mitigation Monitoring Reporting Program
- G. Site Plan and Elevations

ATTACHMENT A
SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #3942

1. With the adoption of the recommended conditions and mitigation measures, *the location of the minor conditional use is in accord with the special purposes of Title 17 of the Pasadena Municipal Code and the purposes of the RS-4-HD (Single-Family Residential, Hillside Overlay) district in which the proposed project is located.* Specifically, the proposal meets the minimum development standards as specified in the Zoning Code. The proposed residence will meet the development standards of the Hillside Overlay district, including gross floor area, height, required yards, and parking. Furthermore, as conditioned, colors, materials, and landscaping will be designed to help the residence blend with its hillside location. The applicant has modified the proposal from the original design to limit site impacts such as grading and tree removal. Further, the Department of Fish and Game has evaluated the site and the proposal, and concludes there will be no significant environmental effects as a result of the project. This, in combination with the fact that the proposed project meets all applicable standards of the HD district, and the neighborhood compatibility requirement the application will result in a project that is in accord with all applicable development provisions.
2. *The location of the conditional use and the conditions under which it would be operated or maintained will be consistent with the General Plan.* An objective of the General Plan Land Use Element is to assure that new development is consistent and compatible with the surrounding residential districts. The proposed dwelling unit will be located in a developed hillside neighborhood and the addition of a new dwelling unit will be compatible with the surrounding single-family residential properties. Furthermore, given the topography of the lot and the proposed setback, the home will not have a negative aesthetic impact on the surrounding neighborhood. In addition, special consideration will be given to the finish of the home (colors, materials, and landscaping) to help the residence blend with its hillside location. The proposed home meets all applicable development standards and the neighborhood compatibility requirement and has been designed to minimize further site disturbance with limited grading and tree removal. The addition of a single-family home in a developed single-family neighborhood will be consistent with the General Plan designation of Low Density Residential.
3. *The conditional use will not be detrimental to the public health, safety, or welfare of persons residing, or working in or adjacent to the neighborhood of such use, or injurious to properties or improvements in the vicinity.* The proposed residence meets all development standards applicable to the RS-4-HD zoning district, including the neighborhood compatibility requirement. The home will be under the maximum allowable lot coverage and gross floor area requirements for the site. The home will be setback a considerable distance from Laguna Road (approximately 90 feet) and based on the downslope topography of the lot will be only partially visible. Furthermore, special consideration will be given to the colors, materials, and landscaping to help the residence blend with its hillside

location and to limit any potential impacts to surrounding properties. As such, the granting of the Minor Conditional Use Permit will not be detrimental to the public health, safety or welfare.

4. *The minor conditional use will comply with the provisions of Title 17, including any specific conditions required for the district in which it would be located.* Noncompliance with any of the conditions of approval or any of the provisions of Title 17 would suspend issuance of permits to construct the proposed residence.

Tree Removal: To remove four Coast Live Oak trees

5. *The project, as defined in Section 17.12.020, includes a landscape design plan, which will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project.* The project proposes to retain 12 of the 16 oak trees currently on the site. An independent arborist evaluated the site and project and several conditions are included with this approval. Based on the required plantings and the overall landscape plan for the entire site the project will result in greater tree canopy coverage. A final landscape plan is required prior to issuance of building permits and staff will work with the arborist to verify this requirement is met.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #3942

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

1. The site plan, floor plan, and building elevations, submitted for building permits shall substantially conform to the plans submitted with this application, except as modified herein.
2. The applicant shall comply with all provisions of the previously adopted Zoning Code, which relate to development in the RS-4 and Hillside Overlay districts. The maximum size of the home shall be 4,000 square feet. In addition an attached garage of 648 square feet is permitted.
3. Prior to the issuance of building permits, the applicant shall submit color and material samples for the review and approval of the Zoning Administrator. The residence shall be composed of muted earth tone colors to better blend with the hillside location. No white shall be permitted except for window mullions and accents. No reflective materials are permitted. The proposed roof material shall also be submitted. The roof material shall consist of a dark, muted tone. The approved color and material palette shall be included in the final set of plans submitted for building permits.
4. The only trees permitted to be removed on site are trees 7, 11,12 and 13 as specified on the tree inventory.
5. Prior to the issuance of building permits, a tree protection plan shall be submitted to the Zoning Administrator from a licensed landscape architect/arborist demonstrating that all remaining trees on site will be protected during and after construction. The tree protection plan shall incorporate all 14 recommendations as outlined in the arborist report prepared by Land Design Consultants dated December 3, 2003.
6. Prior to the issuance of building permits, a comprehensive landscape and irrigation plan, prepared by a licensed landscape architect, shall be reviewed and approved by the Zoning Administrator and Fire Chief in compliance with Section 17.48.057 of the previous Zoning Code. The landscape plan shall encompass the entire property (not just the building pad). The approved landscape and irrigation plan shall be included in the final set of plans submitted for building permits. In addition, a plan reduced to 11 inches by 17 inches shall be submitted for final zoning inspection.
7. The final landscape plan shall include a 2:1 replacement of all removed trees with the same species of tree (minimum size 15 gallon). Non-native trees with a caliper in excess of 8 inches dBA are to be replaced with a 24 inch box tree or larger or a combination of sizes to be approved by the Zoning Administrator if the trees are not transplanted on site. The final landscape

plan shall demonstrate special consideration (increased plantings) along the west property line to aid in screening the home from the adjacent property. The plan shall also demonstrate a greater tree canopy than that proposed for removal within a reasonable amount of time. This plan shall be approved by the Zoning Administrator prior to issuance of a building permit.

8. Any future additions to the home are subject to the requirements of Chapter 17.29 of the Zoning Code and may require a Hillside Development Permit.
9. The concrete casons that support the elevated driveway shall be screened with landscaping from the view of adjacent property owners.
10. The proposed project, Case No. **PLN2001-00305** shall comply with all conditions of approval, subject to a Final Zoning Inspection. The Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy.
11. The "Final Conditions of Approval" shall be incorporated into the construction plans prior to the plans being submitted for Plan Check.
12. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
13. The Mitigation Measures from the Mitigated Negative Declaration shall be included as conditions of approval to this application. (Attachment F to this report).

ATTACHMENT C

MEMORANDUM - CITY OF PASADENA DEPARTMENT OF PUBLIC WORKS

DATE: December 4, 2003

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department Public Works

RE: Minor Conditional Use Permit No. 3942 (Revised)
1059 Laguna Road

The Department of Public Works has reviewed the application for Minor Conditional Use Permit No. 3942 at 1059 Laguna Road. The applicant is proposing to construct a new 5,088 square-foot, two-story, single family residence on a vacant, downslope, hillside lot. The approval of this minor conditional use permit should be based upon satisfying all of the following conditions:

1. The applicant shall close any unused drive approach with standard concrete curb and gutter and 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.
2. 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 drive approach shall have a minimum clear separation of five feet from the oak tree. The first five feet of the drive approach adjacent to the roadway shall drain towards the roadway.
3. Retaining walls may be required to support the proposed drive approach in the public right-of-way. A geotechnical report, prepared by a licensed geotechnical engineer registered in the State of California, shall be submitted to the Department of Public Works for review and approval. The applicant shall obtain a license agreement from the City for the installation of any private improvement in the public right-of-way, including the retaining walls. The license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

The license agreement application for any private improvement in the public right-of-way shall be submitted to the Department of Public Works for review and must be approved by the City Council prior to the construction of the private improvements.

4. 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.
5. The applicant shall submit a grading and drainage plan for review and approval indicating the quantity of storm water runoff and how it will be handled prior to the issuance of a building permit. Any alteration to the existing drainage system or grading which may affect the storm watercourse shall require the review and approval by the Department of Public Works. The drainage outlet at the existing 84" CMP shall be modified to include a headwall with protection bars.
6. Any proposed improvements in or through the existing drainage easement area on the property shall require the review and approval of the Department of Public Works. No bridge supports shall be constructed within the easement area. The easement, existing 84" CMP and drainage structures shall be shown on all construction plans.
7. 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.
8. Pruning of street trees will be required to facilitate construction of the development. Pruning of street trees shall be done by the City's Parks and Natural Resources Division crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works a \$1,500 deposit, subject to refund or additional billing, for the City crew to prune the street trees.
9. 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.
10. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. In accordance with Section 13.24.280 of the Pasadena Municipal Code, cesspool or septic tank will not be permitted. Sewage shall be pumped up to Laguna Road. The sewer connection in

the street right-of-way shall be 6-inch diameter vitrified clay or cast iron pipe in gravity flow with a minimum slope of 2 percent.

11. The applicant shall submit the following plan and form which are obtainable from the Recycling Coordinator. (626) 744-4721. of the Department of Public Works for approval:
 - 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.
12. Prior to the start of construction or the issuance of any permits, the applicant shall meet with the Department of Public Works and Permit Inspection Supervisor for review and approval of construction staging, parking, delivery and storage of materials, and any of the specifics that will affect the public right-of-way.
13. 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 a grading permit. This deposit is subject to refund or an 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, either directly or indirectly, by the construction on this site.
14. 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 affect at the time these conditions are met.

DANIEL A. RIX
City Engineer

ATTACHMENT D
CONDITIONS OF APPROVAL FROM
LAND DESIGN CONSULTANTS

The following conditions apply to the remaining Oak trees on the subject site:

1. A certified arborist/oak tree specialist should be present during footing/foundation construction work performed within the canopy of any oak tree or within 6 feet of the trunk of any oak tree.
2. Removal of *any* on-site trees needs to be accomplished by or under the direction of a certified arborist and with extra care to insure that damage is not inflicted on trees to remain whose canopies overhang or are intertwined with the removal trees.
3. Any root or canopy pruning for structural or clearance purposes, including deadwooding, should be performed by or under the direction of a certified arborist in compliance with the latest ANSI pruning standards (currently ANSI A300 Pruning Standards-2001 Edition, available for purchase on-line at <http://www.isa-arbor.com>). Smaller limbs should be tied back out of the way to avoid unnecessary pruning for equipment clearance, if necessary.
4. Exploratory holes should be hand-dug in the areas proposed for the driveway pillars, and if roots of oak trees larger than 1 inch in diameter are found, the pillar should be relocated to avoid them; or, the roots should be redirected as feasible alongside the form for the new footing and covered with moist soil. Following construction the preserved roots will remain alongside the new footing. Compaction in areas with preserved roots should be to the minimum percentage allowed.
5. Temporary fencing should be placed at the dripline of the oaks or at least five feet from the trunks of trees that have asymmetrical crowns in order to avoid damage to the trunk and buttress roots by equipment.
6. If possible, the retaining wall around Tree #4956 should be moved to allow a minimum of six (6) feet between the trunk and the closest points of the wall. This will reduce the impacts to the root zone of this tree and reduce the likelihood of future structural instability due to the root loss.
7. For the retaining wall proposed north of Trees #4955 & 4956, a trench should be hand-dug along the length of the proposed wall within the dripline or within 10 feet of the trunk, whichever is greater, to a depth of 3-4 feet, or until no roots over 1 inch in diameter are encountered. When roots are encountered, they should be cut cleanly at a 90 angle with a hand pruning saw or pruning shears. This will encourage new root growth at those points and will eliminate the ripping, tearing and pulling of roots that can occur with typical excavation. After the trench is dug and the root pruning is finished, excavation equipment can be used to pull away the dirt to the north of the trees.

8. No water should be allowed to pond around the trunks of any on-site oak trees, especially Tress #4955 & #4956. Native oaks do not require irrigation, but can benefit from deep watering during years of extended drought. This will be especially true for Trees #4955 & #4956, since they will be cut off from the water in drainage to the north.
9. Temporary ground cover shall be placed under trees during all phases of construction where mortar or concrete are being mixed or used. This ground cover shall be placed so that no concrete/mortar wastewater will penetrate the ground within the dripline of the trees.
10. Any work within the canopy of the oak trees should be done using hand implements only, the use of mechanized tools should be prohibited except where absolutely necessary.
11. Planting material around the oak should be limited to species that are suited to dry shade, which require only limited supplemental irrigation once established. See attached short list of plants to consider and refer to the California Oak Foundation's booklet "Compatible Plants under and Around Oaks", available for purchase on-line at http://www.californiaoaks.org/html/oak_tree_care.html. The Landscape plan should be reviewed and approved by the Planning Department to insure appropriate planting materials & irrigation regime.
12. No plants should be allowed within a minimum of six (6) feet from the trunks. Instead, a three (3) inch layer of clean wood chip-type mulch should be maintained within six (6) feet of the trunks in all directions, with a 3-4 inch gap between the trunk and the mulch layer. Mulch should not be placed directly against the trunk as this can promote rot of the root crown. Leaf litter should be allowed to accumulate on top of the mulch. This will improve the soil structure, provide minerals to the tree upon decay of the mulch/leaf litter, and help to moderate soil temperature under the tree.
13. Dead wood and Algerian ivy should be removed from the oak trees to remain.
14. All work conducted within the canopy of the oak trees and as described above should be verified by the monitoring arborist. After construction is complete the arborist shall inspect the trees for observable damage. The arborist will prepare a letter detailing construction activities and post construction conditions for the review and acceptance of the Planning department at the conclusion of the project.

ATTACHMENT E NEIGHBORHOOD COMPATIBILITY MAP AND CALCULATION



Neighborhood Compatibility
1059 Laguna Road
October 25, 2006

PARCEL NUMBER	PRIMARY ADDRESS	LOT SQFT	ZONING	BUILDING SQFT
1 5716-018-020	1059 LAGUNA RD	23,518	RS4	0
2 5716-019-900	1225 S ARROYO BLVD	0	OS	0
3 5717-025-001	1010 LAGUNA RD	1,340	RS4	0
4 5717-013-011	1026 S SAN RAFAEL AVE	39,640	RS2	1,025
5 5717-025-005	1020 LAGUNA RD	12,300	RS4	1,672
6 5716-018-018	971 LAGUNA RD	26,136	RS4	2,159
7 5716-018-021	1039 LAGUNA RD	38,328	RS4	2,193
8 5716-018-002	1107 LAGUNA RD	19,040	RS4	2,237
9 5717-024-007	990 LAGUNA RD	14,700	RS4	2,368
10 5716-018-001	1111 LAGUNA RD	23,520	RS4	2,426
11 5717-025-006	1040 LAGUNA RD	21,300	RS4	2,443
12 5717-024-008	964 HILLSIDE TER	22,600	RS4	2,547
13 5717-023-005	949 S SAN RAFAEL AVE	18,700	RS2	2,854
14 5716-018-019	987 LAGUNA RD	31,360	RS4	2,916
15 5717-024-006	970 LAGUNA RD	12,200	RS4	2,952
16 5717-024-004	976 HILLSIDE TER	17,300	RS4	2,964
17 5717-025-002	1010 LAGUNA RD	32,600	RS4	2,964
18 5717-024-009	1000 LAGUNA RD	17,300	RS4	3,002
19 5716-018-003	1079 LAGUNA RD	20,490	RS4	3,393
20 5717-023-007	929 S SAN RAFAEL AVE	19,200	RS2	3,614
21 5717-024-005	950 LAGUNA RD	11,200	RS4	3,637
22 5716-018-022	1015 LAGUNA RD	40,080	RS4	3,673
23 5716-018-017	951 LAGUNA RD	39,200	RS4	4,308
24 5717-023-006	954 HILLSIDE TER	20,900	RS2	4,716
25 5717-013-013	1000 S SAN RAFAEL AVE	65,400	RS2	6,449
26 5717-025-004	999 S SAN RAFAEL AVE	67,000	RS2	6,689
27 5717-025-007	1053 S SAN RAFAEL AVE	19,800	RS4	6,907
28 5717-025-003	1005 S SAN RAFAEL AVE	44,400	RS2	7,219
29 5717-013-012	1060 S SAN RAFAEL AVE	125,020	RS2	10,817

2,964 median

4,001 median + 35%

ATTACHMENT F

Mitigation Monitoring and Reporting Program Matrix MCUP #3942 1059 LAGUNA ROAD

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact Biological Resources				
1. Mitigation Measure BR-1: The applicant shall replace the four native Coast Live Oak trees that will be removed as a result of the project. The final landscape plan shall indicate where a minimum of 8 new Coast Live Oak Trees will be planted (2:1 replant ratio). The trees must be a minimum size of 15 gallons. Non-native trees with a caliper in excess of 8 inches dBA are to be replaced with a 24 inch box tree or larger or a combination of sizes to be approved by the Zoning Administrator if the trees are not transplanted on site.	Prior to the issuance of a Certificate of Occupancy	Code Compliance and Zoning		
2. Mitigation Measure BR-2: In compliance with the Tree Protection Ordinance, the applicant shall submit a Tree Protection Plan wet stamped by a licensed landscape architect or a certified arborist, which details how all existing trees on site will be protected during and after construction. The plan shall incorporate all 14 recommendations as outlined in the arborist report prepared by Land Design Consultants, dated December 3, 2003.	The plan shall be submitted to the City for review with plans submitted for Building Permits. Prior to issuance of building permits for the Project.	Zoning Administrator		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>3. Mitigation Measure BR-3: Prior to the issuance of a building permit, a landscape plan wet stamped by a licensed landscape architect shall be submitted for review and approval by the Zoning Administrator and the Fire Department. The plan shall emphasize the use and management of native plants. The plan shall show how the project meets the Tree Protection plan requirements of a greater canopy in a reasonable time.</p>	<p>The plan shall be submitted to the City for review with plans submitted for Building Permits. The plan shall be approved prior to the issuance of a Building Permit for the Project.</p>	<p>Code Compliance and Zoning</p>		

ATTACHMENT G
BUILDING SITE PLAN AND ELEVATIONS

FILE COPY

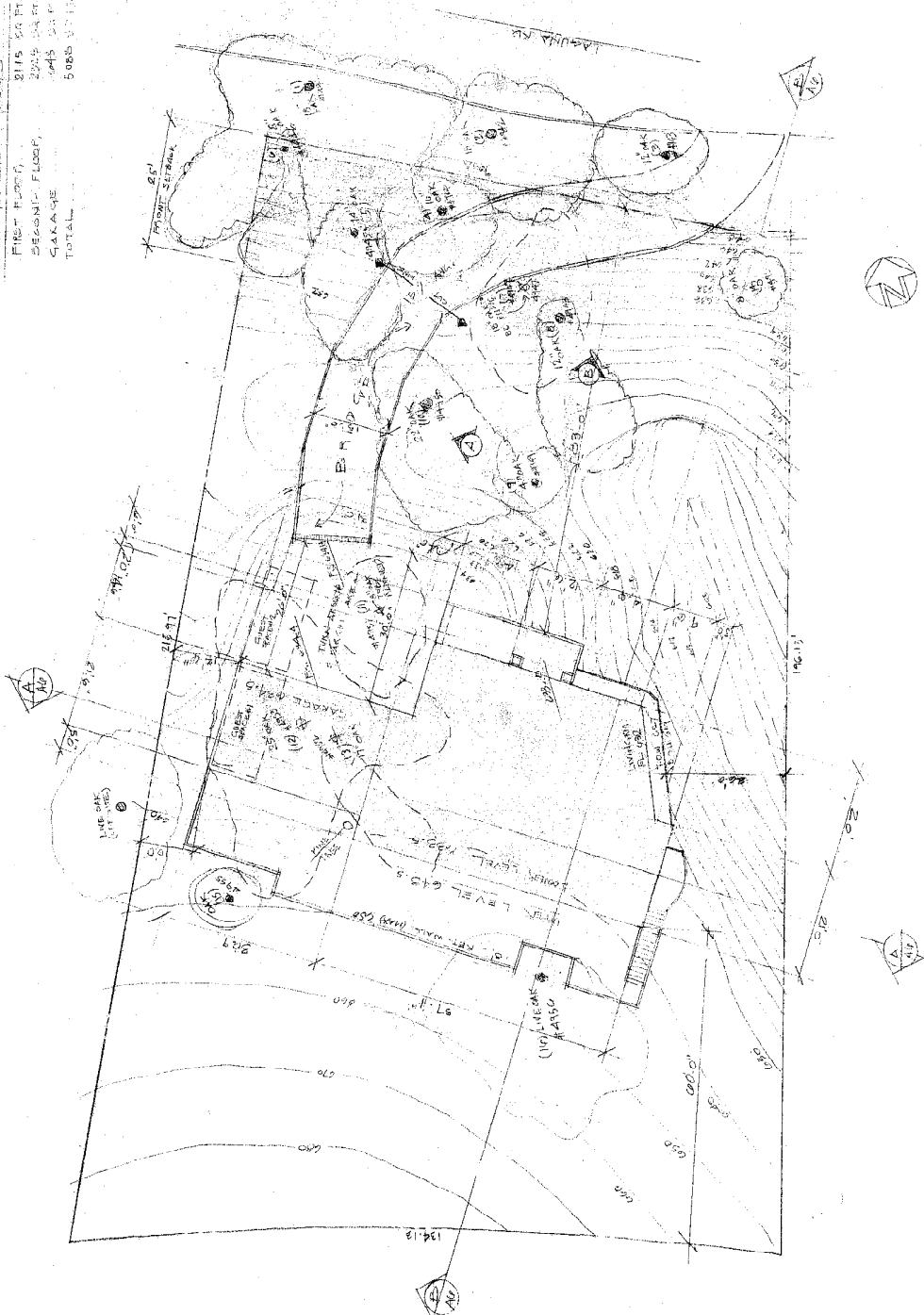
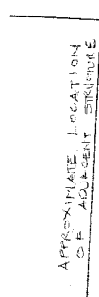


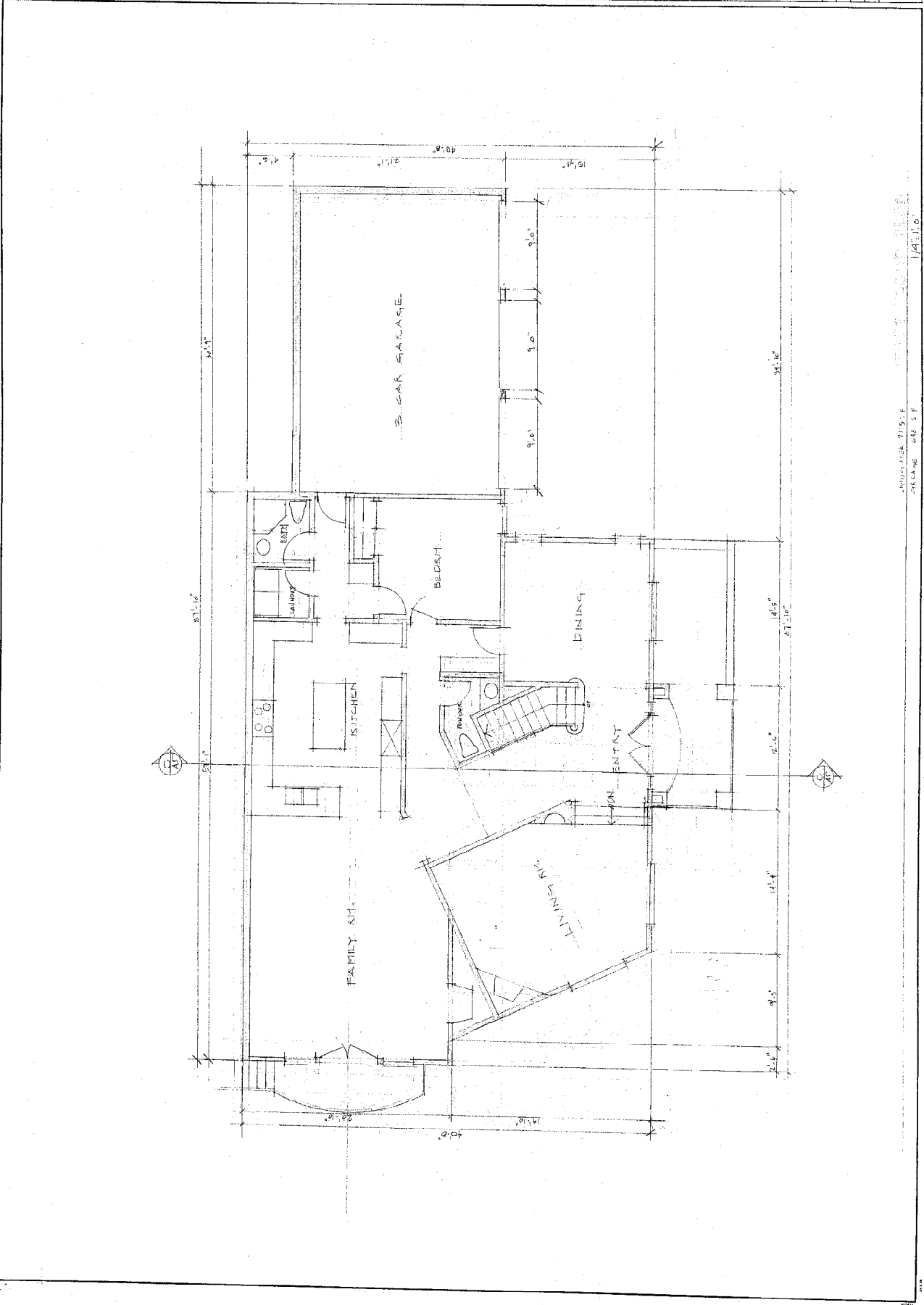
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We are a full service architectural firm with a proven track record in the design and construction of a wide variety of projects. Our experience includes the design and construction of a wide variety of projects. Our experience includes the design and construction of a wide variety of projects. Our experience includes the design and construction of a wide variety of projects.



CALCULATIONS	
LOT SIZE: 8550 SQ FT	
AVG. SLOPE: 3.4%	
ALLOWABLE RAIN RUN: 1.00 INCHES PER HOUR	
DESIGN	
TOTAL FLOOR AREA: 41,100 SQ FT	
TOTAL: 5085 SQ FT	





3454



Franco Noravian AIA
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Noravian Architects, Inc. is a full service architectural firm with offices in Glendale, CA and Los Angeles, CA. We have been in business for over 20 years and have completed over 1000 projects. We are currently working on a variety of projects including commercial, residential, and institutional. We are also working on a number of projects in the area of historic preservation. We are a member of the American Institute of Architects (AIA) and the Southern California Institute of Architects (SCAIA).

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