

ATTACHMENT E

**Summary of Proposed Hillside District Overlay Zone
Development Standards**

HILLSIDE OVERLAY ZONES – SUMMARY OF PROPOSED DEVELOPMENT STANDARDS

	Existing	Proposed
Basements	<p>Currently count towards maximum floor area in cases where any basement wall is exposed 6' or more. Otherwise, basements do not count towards maximum floor area.</p> <p>Currently no restriction on location or overall size of basement. A basement could extend past the footprint of the main dwelling, be located under an accessory structure, or serve as an underground connection between structures.</p>	<p>Basements to be restricted to the footprint of the main dwelling.</p> <p>Basements to be prohibited underneath accessory structures.</p> <p>Depth of basement to be specified:</p> <ul style="list-style-type: none"> • Maximum of one basement level, interior height not to exceed nine feet
Accessory Structures - Size	<p>Currently subject to a combined size limit of 600 square feet or six percent of lot size (whichever is larger) but otherwise no restriction on total number of accessory structures.</p>	<p>Fully enclosed accessory structures, such as garages, sheds, and pool houses, to be individually restricted to 600 square feet in size as well as the current aggregate size limit with the following restriction:</p> <p>Revise the calculation of maximum accessory structure size to exclude sloped portions of a lot (50% slope or greater), to reduce max accessory structure size. This would apply only to lots of 10,000 square feet or over.</p>
Accessory Structures - Location	<p>Currently restricted by setback requirements, but otherwise no restriction on placement.</p>	<p>Must be located behind the rear wall plane of the main dwelling. Exception for detached garages.</p>
View Protection	<p>Currently, views are determined by a "primary living area", which is a living room, family room or patio. New structures and tall landscaping may not be placed in a way that would substantially block views from primary living areas.</p>	<p>All two-story projects would be required to erect story poles and provide renderings.</p> <p>A new "notice of application" would be sent out once story poles are up to ensure that surrounding property owners (within 500 feet) are aware of a project and their opportunity for review.</p> <p>Update View Protection graphics.</p>

Remove language related to "primary living area". Views shall be considered from the main dwelling, with consideration to blockage of the following:

- a) Culturally significant structures (e.g. the Rose Bowl, Colorado Street bridge),
- b) City lights;
- c) Prominent ridgelines, or
- d) The horizon line

Views of open sky, existing foliage, and existing structures on surrounding properties shall not be taken into consideration by the review authority

Include language to assist decision makers in understanding situations where views are significantly blocked: "New structures and tall landscaping shall not be centered directly in the view of a main dwelling on a neighboring parcel. New structures shall also avoid blocking the horizon line and ridgelines as seen from any room of a main dwelling on neighboring properties."

Include clarification guidelines to assist the decision maker in which criteria to consider when applying discretion in approving or disapproving projects that block views "to the maximum extent feasible" "A proposed structure shall be designed and located so that it avoids blocking views from surrounding properties to the maximum extent feasible, as determined by the review authority and including, but not limited to, consideration of the following:

- a) The ability of the project to physically relocate the building to another part of the property,
- b) The ability of the project to alter the massing away from surrounding properties' views, and
- c) The ability of the project to minimize architectural features that may intrude upon views from surrounding properties."

Allow for review authority to grant adjustments to development standards, in cases where standards prevent a structure from reducing or eliminating a view impact. To grant such an adjustment, the review authority must make the following additional findings in consideration of the physical placement of the proposed structure:

		<ol style="list-style-type: none"> 1. An adjustment to the development standards is necessary to minimize or eliminate impacts to a neighbor's views of the Rose Bowl, Colorado Street Bridge, city lights, ridgelines, or horizon line. 2. Granting an adjustment to the development standards will not unreasonably alter the street-facing character of the neighborhood or unreasonably disrupt the continuity of established front yard setbacks
<p>Neighborhood Compatibility</p>		<p>Incorporate adopted Neighborhood Compatibility guidelines into the Zoning Code</p> <ul style="list-style-type: none"> • Allow for the 500 foot radius (used to determine compatibility) to be modified in the following cases <ul style="list-style-type: none"> ○ Properties within 500 feet are not in Pasadena; ○ Properties within 500 feet are not in a Hillside Overlay district; or ○ Properties within 500 feet are not in an RS district, or in a different RS district ○ Properties within 500 feet are separated by significant manmade structures (i.e. freeway) or significant natural features (canyons, ridgelines, etc) that are not the result of grading or other manmade alteration of the natural terrain <p>For lots over 20,000 square feet, the review authority may approve additional floor area after reviewing site conditions and compliance with Hillside District standards, and with consideration to the following</p> <ol style="list-style-type: none"> 1. No additional view impacts will occur to neighboring properties as a result of granting additional square footage 2. The massing, scale, and building articulation of the proposed dwelling or other structure is consistent in scale and proportion to existing development within 500 feet of the site
<p>Floor Area Ratio (HD-1)</p>	<p>Currently no maximum floor area requirement.</p>	<p>Maximum floor area to be consistent with the requirements of the underlying base zone (RS-4 and RS-6)</p>

<p>HD properties under 10,000 square feet</p>	<p>Currently, properties zoned RS-1 HD, RS-2 HD, and RS-4 HD may utilize the standard maximum allowed gross floor area (30% + 500 square feet) if they are less than 10,000 square feet in size. Properties zoned RS-6 HD may not.</p>	<p>Allow all HD-zoned properties to utilize the base zone's maximum allowed gross floor area, as long as they are less than 10,000 square feet in size.</p>
<p>Simplify thresholds for when HDP is required</p>	<p>Currently, a project is exempt from HDP review if it includes:</p> <ol style="list-style-type: none"> 1. A single story addition less than 500 square feet or 20% of the existing floor area of the primary structure, including garage, whichever is greater. 2. A second or third story addition increasing the gross floor area by less than 500 square feet. <p>A project that includes a single story addition less than 500 square feet, and/or a second or third story addition of less than 500 square feet, do not trigger a HDP.</p>	<p>Rewrite to say a HDP is required for:</p> <ol style="list-style-type: none"> 1. Construction of a new single-family dwelling 2. Any new second story or second story addition to an existing dwelling 3. Any additions with a total size of 500 square feet. This includes the construction of new accessory structures and additions to existing accessory structures 4. Major Renovations
<p>Add "Major Renovation" threshold for HDP projects</p>	<p>Some residents are concerned with projects that change the character of an existing house but do not trigger HDP review. For example, modifying an existing façade or raising a roof.</p>	<p>Create "Major Renovation" thresholds which would trigger a Hillside Development Permit.</p> <ol style="list-style-type: none"> 1. Altering more than 50% of exterior wall facades by reducing existing walls down to the framing. This does not include the removal and replacement of an existing exterior finish or material (for example, due to general maintenance). 2. Any alteration of the roofline resulting in an increase in height above the highest point of the existing roof. <p>A project that includes either of these activities will be subject to HDP review.</p>