

ATTACHMENT K
CORRESPONDENCE RECEIVED FOR THE MAY 17, 2017 HEARING OFFICER MEETING

Pat and Connie Reddy
5102 Tangle Lane
Houston, TX 77056
(713) 621-5840

May 12, 2017

Mr. Paul Novak
Hearing Officer
Planning and Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue
Pasadena, CA 91101

Re: Modification of Hillside Development Permit #6303

Dear Mr. Novak,

You have been assigned to preside over the hearing of our variance application on May 17th. I believe you already know some of our neighbors, like Ken and Tracy McCormick, but you haven't had the opportunity to meet us yet. So, I want to give you a little background information on us and the reasons for our variance request.

My wife and I raised our four children in San Marino and then moved to Texas for career reasons. While in Texas, we maintained our ties to Pasadena. For example, I serve with Dean Jim Ellis on the advisory board of USC's Marshall Business School.

I recently retired and we are building a new home in Pasadena to be near our adult children and grandchildren. We bought a teardown property on Fairfield Circle in June of 2014 and hired an architect (Jim Coane) to design our new home. We got our plans approved in June of 2015 and began construction with our builder (Tom Courtney) in April of last year.

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Our lot falls under the Hillside Development Review (HDR) process which places limits on overall square footage and we developed our plans to conform. Before filing with the City, we had alternative plans drawn up and we evaluated different layouts for the basement and the upper floors and ultimately settled on the design we submitted based on considerations of cost and schedule. Our approved plans included a partial finished basement with post and pier supports for the unfinished portion below the main floor. As we began construction and our soils engineer (Irvine Geotechnical) tested for compaction, he determined that we needed to excavate deeper than initially planned and so a solid concrete foundation with shear walls under the entirety of the main floor made more sense (just as the original house had). Our architect went back to the building department and got this change approved. This was a very expensive change for us as the cost of excavation and the basement foundation and footings totaled \$242,000. In addition, we have spent \$13,000 with our soils engineer including additional work that had to be done for ancillary structures like our garage (steel beams under foundation) and cabaña due to our soil compaction.

This development was a serious surprise and created a significant hardship for us. With the added cost for the slab, the original design of the house was no longer economic or sensible for the lot. If we are not permitted to complete the basement space, the economic value of our home will be impaired and disadvantaged relative to our neighbors' properties. This development surfaced after construction began and had we known at the outset of the additional cost, we might have pursued other options, including selling the lot. We certainly would not have undertaken the additional expense and taken the risk of getting a variance approved mid-construction. As soon as we learned of the soil compaction issue and got City approval for the full slab, we initiated discussions with Planning & Zoning to explore our options. From the perspective of the clear majority of our neighbors (see signature petition), the collective view is that finishing the

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basement and having French doors and windows is vastly preferable to looking at a stone wall. It is a more aesthetic look for both our home and the neighborhood.

Now that we have a full basement slab, we would like to build out the remainder of the unfinished space. Part of the space will be used for utilities – electrical panels, controller for home lighting, water softener, etc. Rather than fill the balance of the space with gravel on top of the slab, we believe it is a better use to make the remaining space habitable. This will not have any discernible effect on our neighbors. The height, envelop and footprint of the approved house is unchanged. If a neighbor was to look over the back fence, the only difference they would see is that instead of solid stone walls on the basement level, there would be windows and French doors. This is illustrated in the "before" and "after" renderings in our application. Arguably, if any neighbor is impacted by our request, it would be the property at 832 Cañon Dr. at the base of our lot. But the property owner, Mrs. Congdon, has signed our petition and supports our request.

I understand the purpose of the HDR restrictions — in part to prevent Mansionization of hillside properties and to avoid changing the character of a neighborhood or restricting views. That is not the case with our home. Even with a completed basement, our home will be comparable to the surrounding properties on our side of the street. For example, our next-door neighbors to the west (the McCormick's at 790 Fairfield Circle) have a three-story home with 7,700 square feet according to the tax rolls and a "walkout" basement which I don't believe is included in the assessed footage. Here is a picture of the back of their property:

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If our lot was not subject to the HDR square footage restrictions, we would be able to have 8,500 s.f. without a variance according to the Planning & Zoning Department.

I have also reviewed the proposed revisions to the HDR Zoning Code (Staff Report of April 26, 2017 – Phase 3) pertaining to Mansionization and basements and nothing about our variance request would violate Staff's recommendations if ultimately adopted. Here is a picture that appeared in the *Pasadena Now* article announcing the Planning Commission public hearing to highlight 'Mansionization' concerns:

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The envelope of our home is very consistent with surrounding homes on our side of Fairfield and those fronting on Arden, unlike the situation above.

Specifically, regarding Staff's recommended revisions:

1. "The design, location, and size of 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 17.46.060(D) of this ordinance and in terms of aesthetics, character, scale and view protection." (Staff Report, Page 4) *Our application includes photos of homes on our side of Fairfield Circle which demonstrate that our request will result in a compatible structure.*
2. *Neighborhood Compatibility Standards.* "However, additional square footage beyond the 35 percent limit may be approved, on a case-by-case basis, following a review of site conditions and compliance with the remainder of the Hillside District standards." (Staff Report, Page 5)

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3. Discussion: "Mansionization is commonly seen as a situation where a proposed house, addition, or remodel results in a structure that is out of scale, ill-proportioned, or out of character with its surrounding neighborhood." (Staff Report, Page 7) *As demonstrated in our application, our home is entirely consistent with the character of our surrounding neighborhood.*
4. "In cases where the standards significantly limit the size of a proposed project, the Hearing Officer may approve additional square footage beyond the 35 percent limit to allow for a reasonable use of private property." (Staff Report, Page 9) *As the Planning and Zoning Department Staff's report and recommendation affirms, to not approve our variance request would be to deny us the same economic benefit as that enjoyed by our immediate neighbors.*
5. Codify Existing Neighborhood Compatibility Standards."The combined guidelines/qualification thresholds are recommended to be:
 - a. Minimum lot size of 10,000 square feet;
 - b. No additional view impacts will occur to neighboring properties as a result of granting additional square footage; and
 - c. The massing, scale, and building articulation of the proposed dwelling or other structure is consistent in scale and proportion to the neighborhood." (Staff Report, Page 10)
6. Recommended Amendments: Limit Size and Location of Basements. "Staff proposes to limit basements to the footprint of an existing or proposed main house...ties the maximum amount of basement space to the size of the above-ground house...staff recommends a maximum allowed depth of one level and an interior height of nine feet." (Staff Report, Page 12)

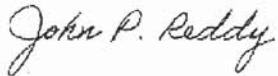
So, even though Staff's recommendations have not yet been adopted, nothing in our requested variance application contradicts those recommendations. Completing our basement will not affect neighbors' views, will not present a ridgeline issue, will

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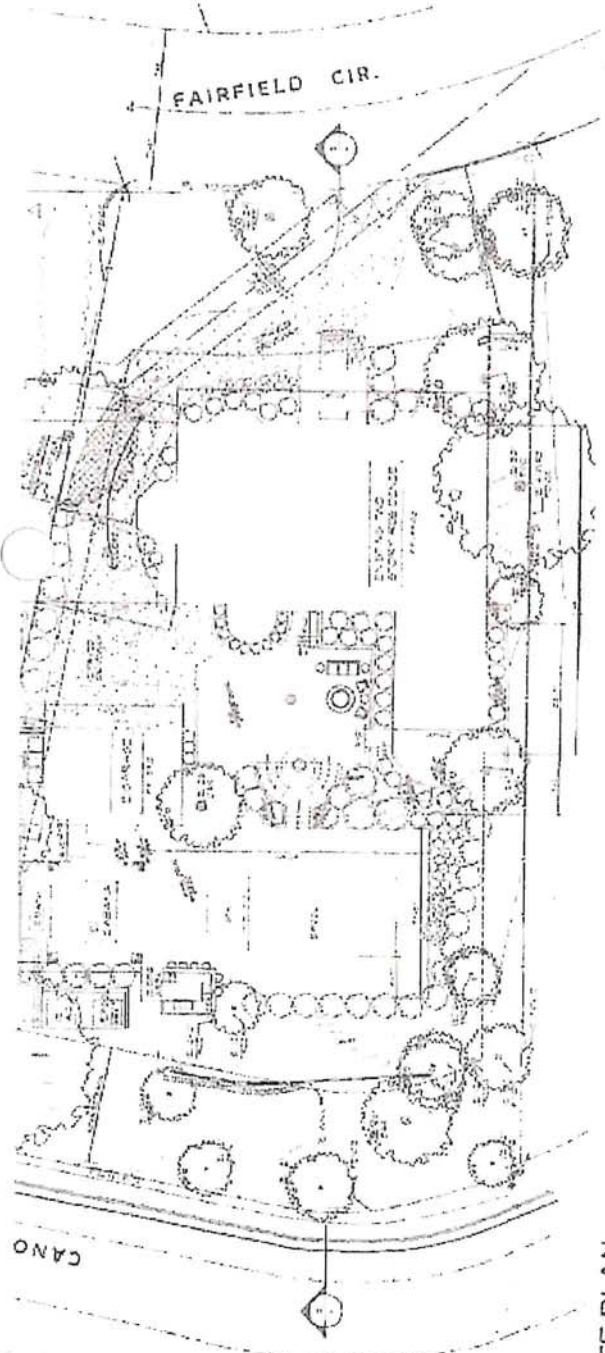
not affect the placement of exterior walls, and the basement outline is the same as that of the upper floors and the basement area does not exceed that of the upper floors.

I hope that you will be able to visit our construction site as it would help you to see that nothing we are requesting will have an adverse effect on our neighbors.

Sincerely,



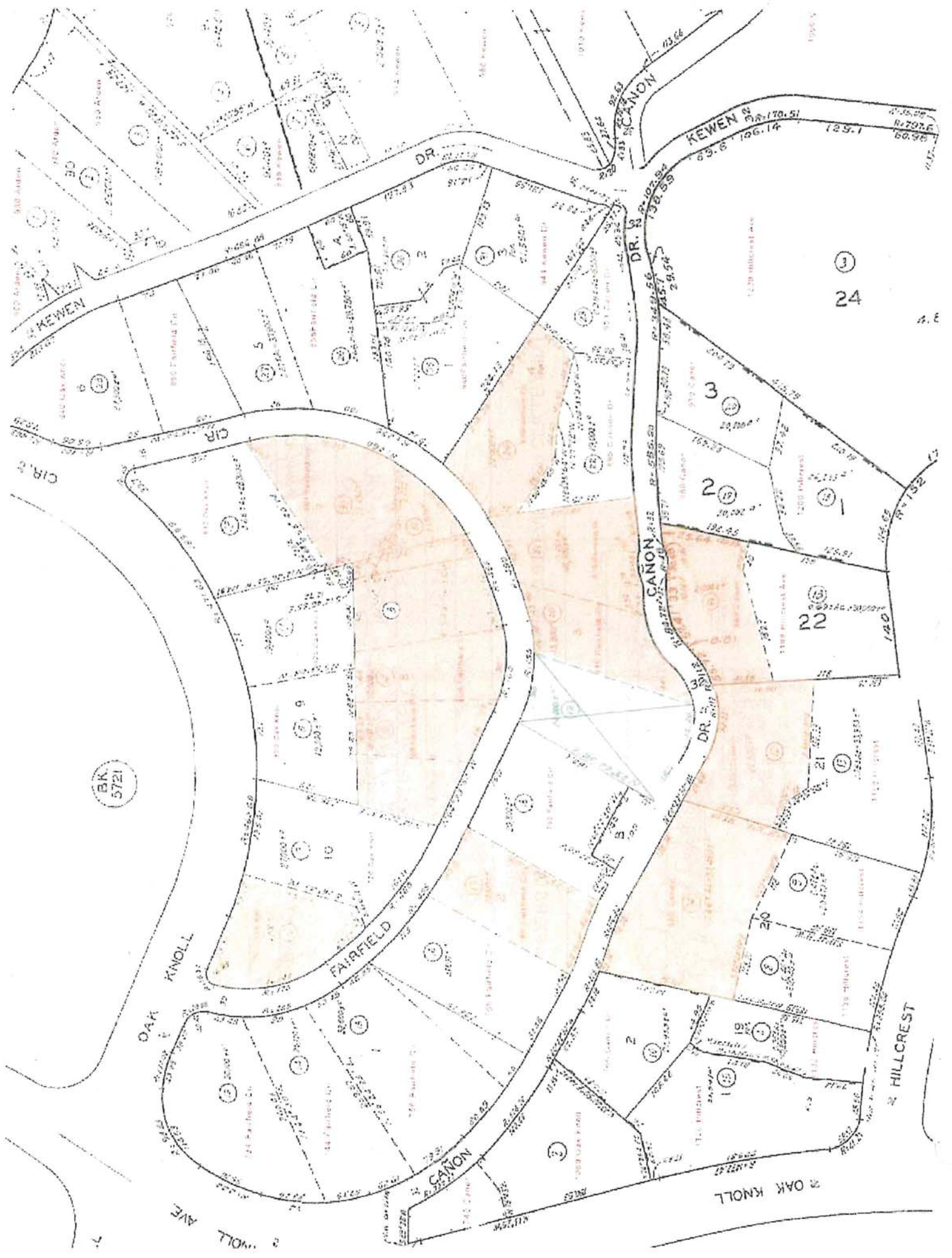
John P. Reddy



SITE PLAN

I HAVE REVIEWED AND UNDERSTAND THE PROPOSED ELEVATION TO 800 FAIRFIELD CIRCLE AND HAVE NO OBJECTIONS

NAME	ADDRESS	SIGNATURE	DATE
Walter + Debra Edwards	851 Fairfield Cir	[Signature]	3/13/17
SEAN + ELSY NEWMAN	809 FAIRFIELD CIR	[Signature]	3/13/17
Stanley Fisher	795 Fairfield Cir	[Signature]	3/13/17
BILL WALKING	Wm E. Walker	[Signature]	3-13-17
Eleanor Concedon	832 Canon Dr	[Signature]	3-13-17
Ann McMurphy	780 Fairfield Circle	[Signature]	3-13-17
Valerie Fisher Hoffman	830 Fairfield Cir.	[Signature]	3/15/17
Tom Dinkels	810 Fairfield Circle	[Signature]	3/15/17
Steven Woods	840 Canon Dr	[Signature]	3/20/17
Stanley Fisher	800 Canon Dr	[Signature]	3/20/17
Chassan Alvarez	815 Fairfield Cir	[Signature]	5/11/17
Tom Treister	766 Dacknoll Cir	[Signature]	5/11/17
Phil Nathanson	787 Fairfield Cir.	[Signature]	5/11/17



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HILLCREST

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OAK KNOLL

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A. E.

*John P. Reddy
5102 Tangle Lane
Houston, TX 77056
May 17, 2017*

Mr. Paul Novak
Hearing Officer
Planning and Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue
Pasadena, CA 91101

Re: Modification of Hillside Development Permit #6303

Dear Mr. Novak,

Since submitting my letter of May 12 to you, earlier today we received the comments of Tracy McCormick and just now received the letter from her husband, Ken. I would therefore like to respond.

First and foremost, as we will show tonight, a variance is required because our soil conditions required us to excavate deeper and use deeper footings. As a result, the interior basement height is greater than 5 feet and by definition is habitable space. That is true even if we were to fill the unpermitted space with gravel.

1. There is nothing to the McCormick's "conspiracy theory". We did hit a snag with the City last summer over the slab – we got Building & Safety's approval but they didn't get Planning's sign-off. It took some weeks to get this worked out and construction back on track. The covenant Tracy refers to just reiterated the original permit condition (5-foot ceiling in unpermitted basement space). I told Ken at the time that we knew we would need to get further City approvals before we could do anything more with the basement. You know how construction goes – the soil compaction issue arose after construction began – and added almost \$250,000 to the cost. While we were talking to Planning about our options, we did do some framing for possible doors and windows in the basement while that crew was on the job site and I told Ken at the time that that might be wasted investment if we didn't get subsequent approval (i.e., variance or some other authorization). Contrary to Tracy's assertion, we have not built "a house we did not have permission to build". If we had not worked things out to the City's satisfaction, Planning would have mentioned that in their report and presumably would have been cool to our variance request. Instead, their report recommending approval is strong and unequivocal. Who in their right mind would assume that we could finish out unpermitted space and get a Certificate of Occupancy from the City at the end? We would not have gone down that path and that is why we engaged with the Planning department as soon as the full slab was approved. Our architect, Jim Coane, will lay

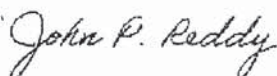
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out the timeline and sequence of events at tonight's hearing that will put to rest any allegations of conspiracy or bad faith.

2. Our home with the requested variance is not an instance of "Mansionization". As I discussed at length in my original letter, both under the current rules and the Staff's proposed recommendations, our variance is consistent with both the letter and the spirit of the anti-Mansionization rules. This argument by our neighbor is a red herring.
3. Our home is consistent and compatible with the surrounding homes on our side of Fairfield Circle which have larger lots. In my original letter, I included a picture of the McCormick's home which looks much like ours – two floors facing the street and a walkout basement in the rear. (Like many of the older homes on our block, I don't believe the McCormick's basement space is included on the tax rolls.) Our variance application included pictures of other homes on the street as well as those on Arden.
4. We have not engaged in "aggressive lobbying", whatever that means. To the contrary, Ken has had more contact with City staff during the planning and construction process than we have. He has also pressed his case with several City officials and made the same disparaging comments about us but without engaging with us, using his prominence in the community to impugn our reputation.
5. Staff's report is both well-reasoned and complete. After considering all factors, their report finds:
 - a. Granting our variance is based on unique factors and does not set a precedent.
 - b. It would not constitute a grant of "special privilege" since other properties in the vicinity (i.e., the McCormick's) have lower basement levels that are habitable due to site topography.
 - c. The strict application of the Zoning Ordinance would deny the property owner privileges enjoyed by other property owners in the vicinity.
 - d. The massing, bulk, building envelope and setbacks will not change.
 - e. On a case-by-case basis, permissible square footage may be exceeded.
 - f. Staff finds exceptional or extraordinary circumstances or conditions apply to our site that aren't generally found in our zoning district.

Finally, and as a matter of common sense, Staff's recommended approval could just as easily have been made at the outset of our project, had we known then what we know now. The home we are asking to complete is consistent and compatible with those of our neighbors, does not raise Mansionization concerns and is supported by 95% of our immediate neighbors. The McCormick's may take issue with how we got to this point but their conclusions are unsupported and unjustified.

Sincerely,



John P. Reddy

Rocha, Luis

From: Miriam & Ray <nakaquan@gmail.com>
Sent: Monday, May 15, 2017 2:26 AM
To: Rocha, Luis
Subject: APPROVAL OF VARIANCE FOR 800 FAIRFIELD CIRCLE / HEARING OFFICER 5-17-17

Dear Mr. Rocha,

RE: I APPROVE OF THE MODIFICATIONS TO HDP #6303: 800 FAIRFIELD CIRCLE AND VARIANCE

I am happy to see that the Staff has approved of the Variance to permit the modifications to 800 Fairfield Circle. After studying the Staff Report I also approve of the modifications to this project.

I am just outside of the 500 ft radius from this property and live on 938 Kewen Drive. I drive and walk past the Reddy's property many times each day. I agree with the Staff that there will be no negative impact to the neighbors on Canon Drive because of the large backyard setback.

Page 5 of the Staff Report:

"The minimum required front yard setback along Canon Drive is also 25 feet. The existing front yard setback along Canon Drive is approximately 80 feet."

The character of the neighborhood will be maintained even if the basement is enlarged because the existing rear setback from Canon Drive is 3 times what is minimally required. After landscaping nobody will be able to see the basement portion or the back of the house from Canon Drive. This project will positively enhance our neighborhood and increase our property values.

Regards,
Miriam Nakamura-Quan
938 Kewen Drive

Rocha, Luis

From: Darren Edwards <darrenedwards@mac.com>
Sent: Wednesday, May 17, 2017 2:37 PM
To: Rocha, Luis
Cc: Linda Edwards
Subject: Approval of variance at 800 Fairfield Cir / HEARING OFFICER 5-17-17

Dear Mr. Rocha,

We are pleased to see that the staff has approved of the modification to the permit for 800 Fairfield Circle. We live on Fairfield Circle a few houses away from the subject property on the opposite side of the street. We agree that there would be no impact to the views of the residents in the neighborhood. From our vantage point along with others on Fairfield Circle the basement is not viewable. As for the side of the property that borders Canon Dr, the setback is significantly larger than the 25 foot requirement at 80 feet. The idea that this addition changes the character of the neighborhood is unfounded as the footprint of the home is not changing materially. We believe that this enhancement to the subject property will be a positive for our neighborhood and our property values.

We had planned to attend the hearing this evening to show support, unfortunately my wife is ill and we are unable to attend.

Best Regards,
Darren and Linda Edwards
851 Fairfield Circle

Kenneth McCormick
790 Fairfield Circle
Pasadena, California 91106

May 16, 2017

Hearing Officer
c/o Mr. Luis Rocha
Planning Officer
City of Pasadena
Planning & Community Development Department
175 North Garfield Avenue
Pasadena, California 91101

Dear Hearing Officer:

I am writing to ask you to deny the variance being requested May 17, 2017 for 800 Fairfield Circle. I believe that some of the facts presented to you in the Staff Report are inadequate and some potentially misleading, and that you cannot in fairness make most of the necessary findings to grant this variance.

Specifically, in reviewing the recommended findings for Hillside Development Permit #6303 in Attachment A of the Staff Report:

1. Finding #1 is not relevant to the requested variance, as it specifically carves out the finding with respect to the variance: "With the exception of the requested variance," it reads (because the project is specifically not in compliance with development standards of allowable FAR under 17.29.060A). All other aspects of the permit have already been met and are not at issue in the requested variance.
2. Finding #2 says that the proposed use complies with the special purposes of the Zoning Code and that "the proposed modifications will be consistent with existing development in the vicinity." This is incorrect on both accounts. The proposal to build 8,070 square feet does not comply with the Zoning Code, section 17.29.060A, which limits the square footage of this structure to a maximum of 5,469 as the Staff Report notes on Page 4. Second, as also noted in the Staff Report on page 6, such a high FAR ratio would exceed more than twice the average of other homes in this hillside district, thus the proposed use is not "consistent with existing development in the vicinity." See **Neighborhood Compatibility** discussion below.
3. Finding #3 says that the proposed use would be in conformance "... with the goals, policies and objectives of the General Plan Land Use Element." This statement is not supported. The brief paragraph in the Staff Report on page 8 on General Plan conformity discusses only the "massing, bulk and building envelope" of the proposed project, but does not address why the City has taken the opposite position on the occupancy of these types of spaces for many years under the Hillside Ordinance. The Staff Report does not take into account multiple

other impacts to the community from the approval of the variance: economic impacts, social impacts, the negative aspects of "mansionization" that the Hillside Ordinance seeks to control and that are in being reviewed by various City bodies currently because of excesses like this proposed variance. This issue is discussed below under **General Plan Consistency**.

4. Finding #4 says that the use under this proposed variance would not be detrimental to "... the general welfare of persons residing or working in the neighborhood." Again, the Staff Report offers a very narrow analysis about the neighborhood's welfare, focusing exclusively on the visual impact, and it fails to address how this variance creates a back-door process for homeowners to mansionize their homes in excess of approved limits. It also fails to address the potential threat to other unprotected mid-century homes through this back-door process, potentially an issue requiring CEQA review. See **Background and Impact of Variance on Neighborhood and City** below.
5. Finding #5 relates to the general welfare of the City. Similar to the issues raised by Finding #4, the Staff Report fails to look at the consequences of the approval of this variance on the entire city, also discussed below under **Impact of Variance on Neighborhood and City**.
6. Finding #6 says that "... the proposed project would be compatible with the existing and future land uses in the vicinity in terms of ... scale." The finding is impossible to make. The variance will result in creating the largest home in absolute square footage in the immediate neighborhood of Fairfield Circle and Canon Drive, according to data from the County Assessor's website. No home on either street is larger. It will become the fourth largest home in the "vicinity" as defined in the Staff Report, and the fourth largest home in absolute square footage in this particular Hillside District of 73 homes, as discussed in **Neighborhood Compatibility** below. (The hillside district makes more sense as the standard for "vicinity" as used in the Zoning Code to assess neighborhood compatibility, rather the 500' radius used in the Staff Report, because of the specific terrain issues of hillside development. Section 17.29.060D recognizes that "the character of the neighborhood is defined by existing features (e.g.canyon)" and gives the Hearing Officer the authority to make that determination).

Of the 73 homes in the district, the largest sits on a parcel of 4.87 acres, nine times the size of the project site. The next two largest, which are only 3% and 1% larger in square footage than the proposed project, sit on parcels 187% and 78% larger than the proposed project lot. The proposed project, in addition to being fourth absolute largest, would have the largest FAR in the vicinity as defined both by the Staff Report and by hillside district; at 34% (8,070 divided by the lot size per the County Assessor of 23,738 square feet), it would significantly exceed the next two highest FARs in the district of 28% and 27% and it would be 2.4 times the district average FAR of 14%. 68% of the homes of the district have an FAR of less than 19%. The scale of the proposed project is completely incompatible with existing development. It is also incompatible with future uses, given the Hillside Ordinance FAR cap of 22% cap plus 500 square feet, unless the precedent of this variance approval sets in motion further mansionization and a new standard of FARs for the area.

7. Finding #7 says that "the proposed project will be compatible with the existing surrounding structures that have lower basement levels that are habitable. Thus, the project is consistent with development in the neighborhood." But the Staff Report does not reference the FARs of the other homes with habitable basements, none of which approach the 34%

proposed project. The closest would be 26%, just above the Hillside Ordinance limit of 22.5% plus 500 feet; in any event, all of the homes were grandfathered long before the Hillside Ordinance was created.

8. In Finding #8, the Staff Report does not directly address the concern that the "placement of the proposed additions avoids the most steeply sloping portions of the site." Staff may not appreciate the topography of the site, but the proposed FAR additions are actually directly on the most steeply sloping portion of the site, in direct contrast to the required finding.
9. In Finding #9, the Staff Report fails to articulate why this lot has "exceptional or extraordinary circumstances or conditions" different from many if not the majority of hillside lots subject to the Hillside Ordinance. See the discussion of **Exceptional Circumstances and Conditions** below.
10. Finding #10. No property right is lost through the denial of the variance. The owner acquired the property within the last three years with an understanding that the maximum square footage allowable is close the current permit of 5,469 square feet. The variance would increase a property right, but the denial of a variance does not result in the loss of a property. This finding cannot be made.
11. Finding #4 again stresses the visual elements of the additional FAR footage. But the Zoning Code does not address visual impact of additional FAR, and instead uses a fair objective standard of what should be included in limiting the scale of new construction and occupancy. Under this finding, additional FAR footage could always be added as long as it couldn't be seen, particularly from the front street.
12. Finding # 12 recommends that there is a consistency between this project and the goals of the General Plan, but the report offers no analysis of the broader elements of the General Plan and avoids discussing the specific anti-mansionization paragraph of the General Plan. See the discussion of **General Plan Consistency** below.
13. Finding #13. The Staff Report makes the statement that the "cost to the applicant of strictly complying with the regulation in question is not the primary reason for the granting of the variance," but the report fails to discuss or analyze those costs.

In addition to the above, the Staff Report fails to make available critical information necessary for the Hearing Officer and the public to understand the background to this proposed variance request. There are important facts missing about this proposal and about Hillside District variances which the public has a right to know, without which the public cannot provide accurate input to the Hearing Officer, and the Hearing Officer cannot make an informed decision.

Background

The applicant initially applied in the spring of 2015 to tear down a 2,088 square-foot mid-century modern house and build a 5,437 square-foot home. Prior to the hearing, I met with the project architect to discuss means of reducing the impact of the size and scope of the new house. The new house was positioned more closely to the street than the other homes along the street, which

combined with its two-story massing across 86% of the front lot line, created an imposing feeling out of character with other homes in the neighborhood. I also offered that the design did not take advantage of the slope as many homes did in the neighborhood, opening to the back yard and engaging more with the canyon. This could have been done by shifting the massing away from the street and tiering the structure downhill, providing occupied space at the backyard level.

The architect, and subsequently City staff, explained that developers had the right to mass their allowable square footage closer to the street and sit over a significant foundation, so long as that foundation was under 5' and would never be occupied. See **Attachment A**. The architect described a stone foundation that would help the home rise out of the ground, with stone-faced planters that would sit in front of the foundation wall. See **Attachment B**. A small corridor, we were told, which was within the allowable square footage, would be dug out more deeply into the foundation level as a means of egress from the ground floor to the back yard, but the basement itself would remain dirt floors, unfinished and not for occupancy.

The project was approved at the public hearing on June 17, 2015 with conditions you have before you. Had we and others known that the house was actually going to have an even larger foundation resulting in an 8,000 square-foot home, and had it been approved (which we understood would have been unlikely), we most certainly would have appealed the decision.

Sometime in March, 2016, construction began. Shortly thereafter, as framing commenced, it became apparent that the design had shifted. See **Attachment C**. The contractor was framing for large windows and doors across the entire face of the ground floor, which was now taller, as the base had clearly been dug more deeply than indicated in the approved plans. We were actually pleased, as it was clear that the home was now going to have an occupied ground floor, and we assumed that the massing had indeed shifted from the street to fit more into the contour of the property. We rarely saw the owner, who lived in Texas, so we contacted the City planner from the hearing to ask about the new design. He indicated he was unaware of any change.

Shortly thereafter, construction stopped and the City posted a note indicating that the project was in violation of its plans. A subcontractor mentioned to us his understanding that an unauthorized "second set of plans" had been used on the project, but we were never able to verify the story or get any information. Construction started again in October and we learned that the applicant and owner had signed a covenant requiring them to backfill the over-excavated foundation. The agreement required them "to leave a 4'10" clearance from the top of the backfill to the bottom of the floor joists above." See **Attachment D**.

As construction proceeded, we were surprised that the basement area remained framed for occupancy, and that the area was not being backfilled. It has been covered, but it remains as before, in the first picture. See **Attachment E**. We received a call from the owner in Texas asking whether we would support his efforts to get a variance in order to continue building out the foundation level. His logic was, now that it was built, it wouldn't hurt anyone if they used it. I asked as politely as possible whether this was part of a deliberate strategy to overbuild the home from the beginning. He responded that he did not know exactly how it had all happened, that it related to his architect's advice for a making a more secure foundation. I have spent a number of years in the construction world, and I responded that it would be exceptionally unusual to encounter a geophysical surprise late in construction drawing phase; in any event, deeper footings don't require excavating the entire floor lower or paving it, and I found myself unable to support his request. Our best hope was that the owner was unaware of what his team was doing, an out-of-state buyer naively attracted to a promised strategy that might be acceptable in other jurisdictions.

We did not feel comfortable sharing this story with any friends in the neighborhood. We realized how frustrating the owners had found Pasadena's land use processes; they were moving from a state that had far fewer zoning controls. In one conversation I tried to explain the benefits of the Hillside Ordinance to the new owners. We were uncomfortable that quite possibly someone was intentionally building a home in excess of approved limits, and then trying to convince us that it wouldn't hurt anyone if they were to use it. When we learned that the owners had hired a professional who was going door to door with an unclear petition asking for support to occupy their basement, without an explanation of what had transpired, we were worried that an application for a variance was coming. One neighbor, who signed the petition, said he wished he had known this full story before and he wouldn't have signed. Here we are now with a hearing.

Additional Information

We believe you have sufficient information to deny the variance. But if you intend to extend this process, we would ask that the following information be made public:

- All data relative to other variances granted for excess FARs under the Hillside Ordinance city-wide, including location, the amount of additional square footage approved, and the reasons for the approval.
- All City documentation related to the unauthorized building on this property and the outcome of City discussions with the applicant; how it was that an unapproved set of plans was used to build a structure in excess of the Hearing Officer's approval.
- Any supporting data or communications from the architect, including dated geophysical reports, structural engineering reports, and dates and notes from conversations by the applicant with City officials about the statement, "During the construction process, portions of these areas were graded, at the recommendation of the applicant's engineer, to stabilize the foundation of the residence." All bid documents from the architect to contractors prior to the start of construction.
- Any communications by lobbyists or elected officials with City representatives on this application which may be relative to the variance recommendation.

Neighborhood Compatibility

The issue of neighborhood compatibility seems to be at the crux of the Staff Report support for this variance. After establishing that this project "exceeds the Neighborhood Compatibility threshold by 1,541 square feet," (an amount that understates the real excess when analyzed with under a more relevant neighborhood definition below), the Staff Report goes on to explore the three criteria to be met in order to justify the approval of the excess, "if the addition complies with all of the following criteria."

Then, in a further effort to justify the variance, the report goes on to acknowledge that one of the criteria cannot be met, as "the project does not comply with the third criteria listed above" (the requirement that "Proposed FAR is consistent with the average FAR in the neighborhood"), but

proceeds to cite yet another exception that allows the Hearing Officer to "approve additional floor area following a review of site conditions and compliance with the remainder of the Hillside District standards." This final exception is so ambiguous as to undermine the intent of the Hillside Ordinance. If a project complies with most of the Hillside District standards but for the item requiring a variance, a Hearing Officer can approve any exception based on a "review of site conditions."

The Staff Report's analysis of site conditions seem to undermine the essence of years of work by City staff and the City Council to establish consistent tests for project envelopes. The report says that the increased square footage "would occur within an area of the lower level that is currently integrated into the structure through foundation walls." If that were the litmus test of Neighborhood Compatibility, the efforts over the years to define which parts of foundation walls constitute measurable FAR would become irrelevant. Staff has taken great pains for decades to specify exactly what part of a foundational structure constitutes FAR and what part doesn't. The test became institutionalized as the five-foot rule (see **Attachment A**), and it is this rule that allowed the initial design of a basement-like structure to be excluded from FAR, because it was less than five feet. If the argument now is that any part of a lower level, or foundational level, should be excluded from FAR, what is the relevance of the five-foot rule? Further, the criteria is now embodied in the Zoning Code and cannot be simply overturned through a Hearing Officer decision when it is clear that the project is not compatible with the neighborhood, by the Staff Report's own measurements.

The report states that the "overall appearance of the residence would not change the overall character of the neighborhood." This line of thinking undervalues the notion of neighborhood character, suggesting that neighborhoods are simply defined by appearances. By extension, since the size and character of any development can be masked by landscaping, the development standards of the Hillside Ordinance become irrelevant since all projects can be hidden completely by landscaping. Neighborhood character is far more profound. Appearances count, but so does history, density, community; one of a neighborhood's most important elements is trajectory: where is it going? Is it a steady, much loved and well preserved neighborhood? Is it less cared for, volatile and declining? Is it enduring a dramatic transition owing to political and economic seismic events?

The proposed variance unleashes political and economic forces for this neighborhood and other hillside districts in Pasadena, threatening to undermine their stability. If one parcel can be mansionized through these zoning code interpretations, or in this case surreptitiously through two sets of plans and doubtful narratives, why shouldn't other properties enjoy similar rights of excess FAR envelopes? The effect of such a large FAR variance will reverberate around our hillside districts. This problem is discussed below under **Impacts**.

Finally, the Staff Report underestimates the extent of this project's neighborhood incompatibility. As mentioned before, the appropriate neighborhood to be examined is not a 500' diameter, which takes into account both a flat portion of this part of Pasadena and a hilly portion that is part of a hillside district. This request is being made pursuant to a Hillside Development Permit, and the issues around this variance relate to the hillside characteristics of the property. Therefore, the relevant peer group for Neighborhood Compatibility should be the 72 other homes in this hillside district, which resemble the applicant property more than those properties on the flat side of the project address.

Attachment F captures the home size, lot size and FARs for the 72 other properties of this hillside district, which runs along Kewen Canyon from the San Marino border on the south to Fairfield

Circle on the north. The numbers tell a similar but more pronounced story than the Staff Report exhibit of the mixed neighborhood. The average FAR in the district is 14%, one standard deviation or 68% of the observations produces a range of 9% to 19% FARs, and two standard deviations incorporating 95% of the data produces a range of 4% to 24% FARs. Using the same metrics, applying County Assessor building square footage to lot size, the subject property would have an FAR of 34% as mentioned earlier, 8,070 divided by 23,738, significantly above the average and higher than 95% of the properties, making it a complete outlier. This simply underscores and amplifies the point already made in the Staff Report, that the proposed project is incompatible with the neighborhood.

Exceptional Circumstances and Conditions

Having failed to build a convincing case for warranting a variance on the basis of "site conditions," the Staff Report then argues that this property has "exceptional circumstances and conditions" that justify the proposed variance. These are circumstances and conditions " ... that do not apply generally to sites in the same zoning district." The report goes on to say that the topography results "in a design where the residence has a two-story elevation from Fairfield Circle and a three-story elevation on the rear facade."

First, that is statement is factually incorrect. The approved drawings were for a two-story elevation on both the Fairfield Circle and Canon Drive elevations. It is through this variance, not through the original design, that the applicant is asking to create a three story Canon Drive elevation. The applicant apparently deliberately over-excavated the Canon Drive side of the home to create a larger foundation for occupancy, 9' rather than 5'.

Second, the topography did not create the design, nor is the topography unique. There are multiple parcels along Fairfield Circle with the similar or same topography (and throughout other hillside areas of Pasadena); only a few homes have three stories on Canon and two along Fairfield, some simply have two stories on Fairfield and none on Canon, one has one story along Fairfield and two along Canon, and one has only one story, nestled into the bottom of the grade along Canon, with Fairfield as its back yard. None of these has more than a 26% FAR and it was built 63 years before the Ordinance was passed.

If other owners do not have FARs of 34%, the argument cannot be made that a variance can be granted because the strict application of the Zoning Ordinance "denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts."

The backstory suggested in the Staff Report is that after construction commenced, the project's engineers discovered new data in the excavation of the foundation that required deeper excavation than planned. Yet there is no data in the Staff Report, no corroboration of this highly unusual circumstance in construction. The topography of this area is well known; soil tests are taken substantially in advance of any construction; the new construction on the southern side of the property sits almost precisely where the old structure was. If strengthening the foundation were required, deeper and wider footings might have been dug, but that is not a reason for complete excavation, and in any event backfilling and compacting of excavated is a common practice in these circumstances, particularly since the foundation area was to remain unfinished. Pouring a slab, a cement floor as though it would serve as a basement, would have been an unnecessary expense.

The Staff Report fails to make the case altogether for exceptional circumstances and conditions, but rather raises more questions about the applicant's or owner's intent.

Impact of Variance on Neighborhood and City

Without the data, one cannot say definitively that this would be the first, or one of the first, FAR variances of this magnitude in a hillside district. But it certainly would be among the very few variances according to those who monitor mansionization, perhaps the only, to create a home 47.5% larger than permitted under the Hillside Ordinance.

The impact on the neighborhood and the City of this mansionization would be significant. Architects, contractors and developers would look at this precedent for similar properties to acquire and transform. They may even look at the precise precedent as inspiration: receiving permission to build at one FAR level, proceeding to build at a more intense level, and if challenged, going back to a hearing for approval. Like most aspects of business, it becomes a calculated, quantifiable risk.

Among the most significant impacts is the potential for changing land values in hillside districts, particularly for smaller homes on larger sloping lots. Many such smaller homes are post-war, some of which have increasingly appreciated architectural significance. Often our hillside neighborhoods have older historic character, like the Fairfield/Canon area with a mix of homes from the 1920's and the 1950's. A variance approving increased FAR envelopes potentially threatens historic houses, threatens historic neighborhoods, and ultimately affects the natural resource elements that define a hillside district.

On a social level, approval of this variance arguably encourages questionable architectural practices, building code infractions, and most importantly, disillusion staff and civic leadership alike. The notion that this variance will not have an impact on the City and its neighborhoods, because the building is already built, cannot be supported.

General Plan Consistency

The Staff Report again presents the notion that this proposed variance is consistent with the General Plan because occupancy of the additional square footage would not greatly change the exterior of the building - "the overall appearance of the residence would not change nor change the overall character of the neighborhood."

The General Plan Land Use Element says little about has more to say about the quality of the City's housing development decisions, specific references that render this variance inconsistent:

- 21.9 Hillside Housing. Maintain appropriate scale, massing and access to residential structures located in hillside areas.
- 22.1 Appropriate Scale and Massing. Discourage mansionization by requiring building scale and massing that is compatible with existing development in single-family residential neighborhoods.

Both of these General Plan paragraphs reference scale and massing - the need for new construction to be appropriate and compatible. For years, architects, contractors and developers have been governed by a clear metric of scale and massing in the Zoning Code for ground floor basements or foundation levels, height: more than 5' has been counted toward FAR, less has been excluded. The General Plan doesn't make other references to exclusions for appearances, which would become an arbitrary standard.

Conclusion

I have been a resident of Pasadena for many years, involved in civic matters since 1969. During those decades, I have witnessed great debates over the future of our City and seen many fine staff reports. One can have great admiration for good arguments, even when holding an opposing view. The absence of clear supporting documentation for this variance speaks less to the Staff Report and more to the underlying weaknesses in the request itself, the lack of rationale the author had for a case. It is still a mystery why this variance received any traction at all.

We hope that you will not even defer this decision for a future date, but that you will reject the request for the variance altogether.

Thank you.

ATTACHMENT A

Zoning Administrator Interpretation in 2012 establishing the 5' rule

ZONING ADMINISTRATOR INTERPRETATION

DATE: March 1, 2012

CODE SECTION: Hillside Overlay Districts, Building Design Standards (Section 17.29.060.A, Maximum floor area)

QUESTION NEEDING INTERPRETATION: Section 17.29.060.A of the Zoning Code states, "...gross floor area in the HD and HD-SR overlay districts shall include without limitation: all covered parking, habitable attic space, and basements, including garage and carport areas, with any exposed wall (or portion thereof) six feet or more above finished grade, measured from finished grade elevation to the floor above. If the basement, garage or carport area has any portion of an exposed wall over six feet in height, then the entire area shall be counted as floor area." The question has arisen, are there any circumstances in which portions of a basement or floor can be excluded from gross floor area?

BACKGROUND:

To determine whether a level of a residence is considered to be a basement (where its size can be excluded from gross floor area based on its exterior exposure) or a floor (where the entire level counts as floor area), it must first be determined whether or not the area meets the Zoning Code definition of a basement:

"That portion of a building that is fully below existing grade or partly below and up to three feet above existing grade".

Based on the definition above, if the exterior wall of the level in question is exposed more than three feet above the existing grade it does not meet the basement definition and the entire level is included in the gross floor area of the residence.

To determine whether an area that qualifies as a basement is included in the gross floor area calculation the next step is to look at the exterior basement wall exposure as measured from finished grade (accounting for minor exterior grading for windows, window-wells, etc.). If the height of the exposed basement wall is less than six feet, the basement is not included in the gross floor area calculation. Conversely, if the height of the exposed basement wall is six feet or higher from finished grade, the basement is included in the gross floor area calculation.

Section 17.29.060.A of the Zoning Code further states that when any portion of the exterior wall of the basement is exposed six feet or more in height the entire basement area counts as floor area. The intent was to be consistent and remove discretion through counting certain areas within a basement while excluding other areas. A 2005 Zoning Administrator Interpretation on this issue stated, *"It becomes difficult to administer and contrary to the intent of the Ordinance if we include some basement areas and exclude others."*

However, the question has been raised, is it reasonable to include a portion of a basement or floor (whose exterior exposure dictates that the entire area count as floor area) or floor where the ceiling height is low, in the gross floor area calculation? If these low ceiling areas cannot be used for habitable purposes, should they be excluded as floor area? Further, can a portion of a

basement or floor count as floor area, where an adjacent area or room not count, even when located on the same level?

INTERPRETATION:

The intent of Section 17.29.060.A is to include basements in the gross floor area calculation when they can have an impact on the bulk and mass of structures. If a basement wall is exposed six feet or more from finished grade, it is judged to have such an impact. If the other three sides of the basement are below grade, the exposed portion can still contribute to a structure's bulk and mass. The same applies for the lower level of a residence that does not meet the basement definition; the more it is exposed, the more it affects the visual impact of a structure.

Given the unique nature of hillside properties and how structures must be engineered in order to safely be constructed on hillside slopes, it is not uncommon to have areas of a residence that while they are integrated into the structure through foundation walls, are not fully excavated. For example, a residence that "steps down" a slope can typically have an area that is virtually untouched by grading, but is still enclosed by a foundation wall that supports the floor above. In such cases, this unexcavated area, which has limited usability, could count as floor area based on its exterior exposure.

Whereas regulating the size of basements and the lower levels of a residence is a function of regulating the bulk and mass of a structure, the usability of that area should also be considered. It is the opinion of the Zoning Administrator that areas of a basement or lower level of a residence where the ceiling is low such that the usability of these areas is severely limited should be deducted from the gross floor area calculation. What is therefore necessary is a reasonable threshold to define "low ceiling height" that leads to the limited usability of such spaces.

To determine what is reasonable threshold for a "low ceiling" staff looked at the minimum ceiling heights as required by the 2010 California Residential Code (CRC).

Section R305 of the CRC requires that the minimum ceiling height for all habitable spaces, hallways, bathrooms, toilet rooms, laundry rooms, and portions of basements containing the listed spaces shall have a ceiling height of at least seven feet. The exceptions are rooms with sloped ceilings (minimum 50 percent of the floor area of the room must have a ceiling height of at least seven feet and no portion of the area may have a ceiling height of less than five feet) and bathrooms (minimum ceiling height of 6 feet 8 inches).

Based on a minimum ceiling height requirement of five feet as stated above, it is the interpretation of the Zoning Administrator that areas of a basement or lower level of a residence whose ceiling height is less than five feet shall be excluded from the gross floor area calculation (this does not apply to fully exposed levels of a residence, only to levels that are partially exposed and partially subterranean.) Limiting the ceiling height to less than five feet ensures the space cannot be used for legal "habitable" purposes.

The question has also been raised concerning the applicability of the word "area" in the maximum floor area definition in the Hillside District (*"If the basement, garage or carport area has any portion of an exposed wall over six feet in height, then the entire area shall be counted as floor area."*) and the word "portion" in the definition of basement (*"That portion of a building that is fully below existing grade or partly below and up to three feet above existing grade."*)

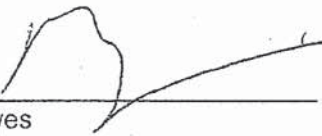
It has been the City's practice to apply the word "area" to mean the entire basement and count the entire level, even when only a portion of the basement is exposed. This is to prevent a situation where an entire level of house is both a basement and a floor. As noted earlier, this is for consistency between projects and to remove discretion through counting certain areas within a basement while excluding other areas.

Similar to how the City has applied "area" to the entire level of a residence, it has applied "portion" of a building (when defining a basement) to the entire basement level; a basement is a portion of building.

In analyzing these two questions, it appears that the crux of the matter is counting some areas of a level of a house as floor area while exempting other areas, even when located on the same level and located adjacent to each other. It is my determination that such a situation creates a potentially unenforceable situation for the City to regulate area that counts and area that does not count as floor area, when located on the same level. Further, it would create inconsistency between projects where a potentially minor change in the finished grade could exempt a significant portion of an entire level from the floor area analysis. Therefore, it is my determination that the City's past practice for applying "area" and "portion" shall continue.

CONCLUSION:

When there is a basement that has an exposed wall of six feet or greater as measured from finished grade, or a floor of a house that is partially subterranean but fully exposed on at least one side, certain portions may now be excluded from the gross floor calculation. This is limited to areas with a ceiling height of less than five feet and is not dependent the amount of exposure of each area or room on that level. The development standards of the Hillside District Overlay (including size, neighborhood compatibility, height, and setbacks) will continue to govern the bulk and mass of structures to ensure that these structures are appropriately scaled and integrated into our city's hillside areas.

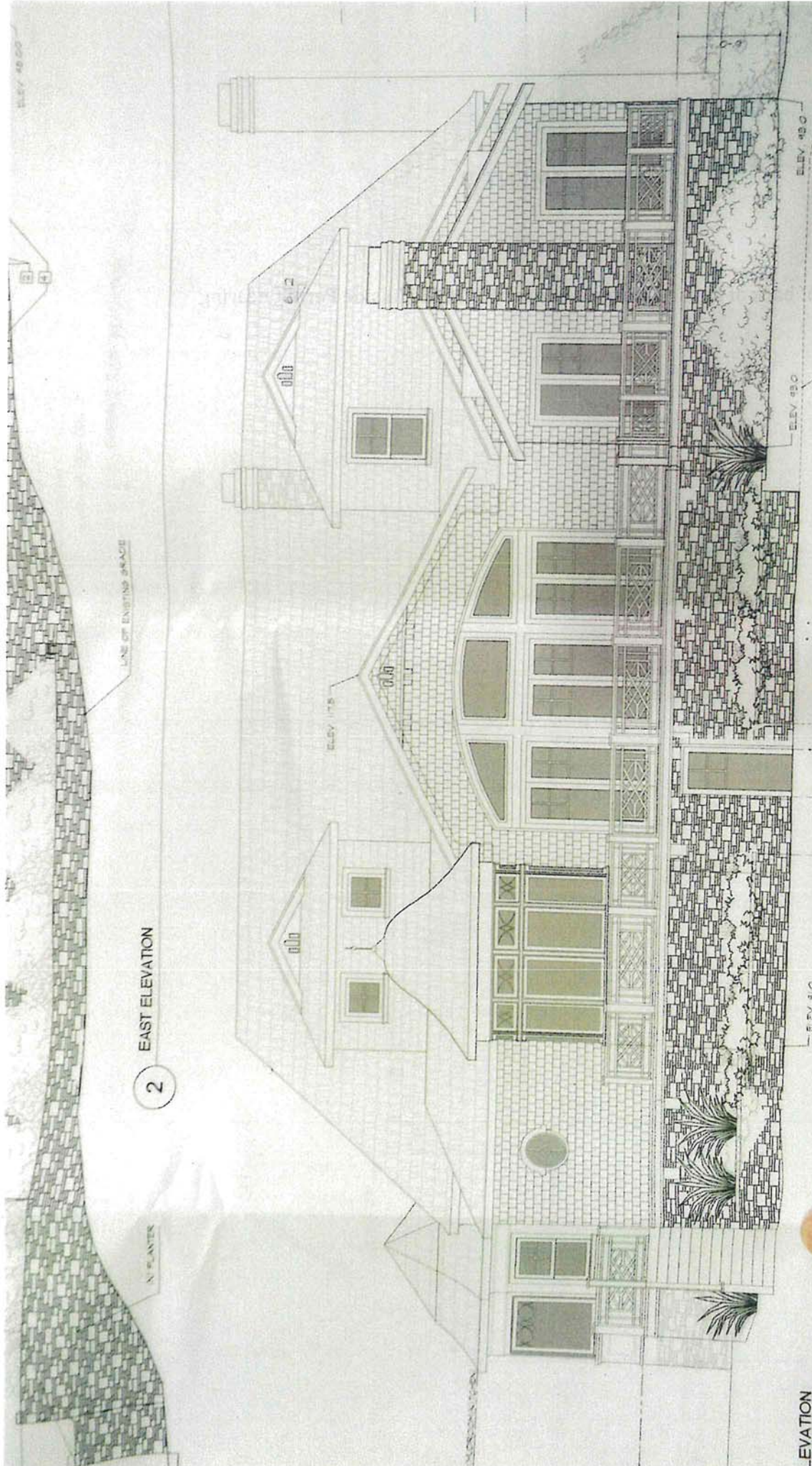


David Reyes
Zoning Administrator

ATTACHMENT B

Plan view of back of house approved at June 17, 2015 Hillside Permit hearing

2 EAST ELEVATION



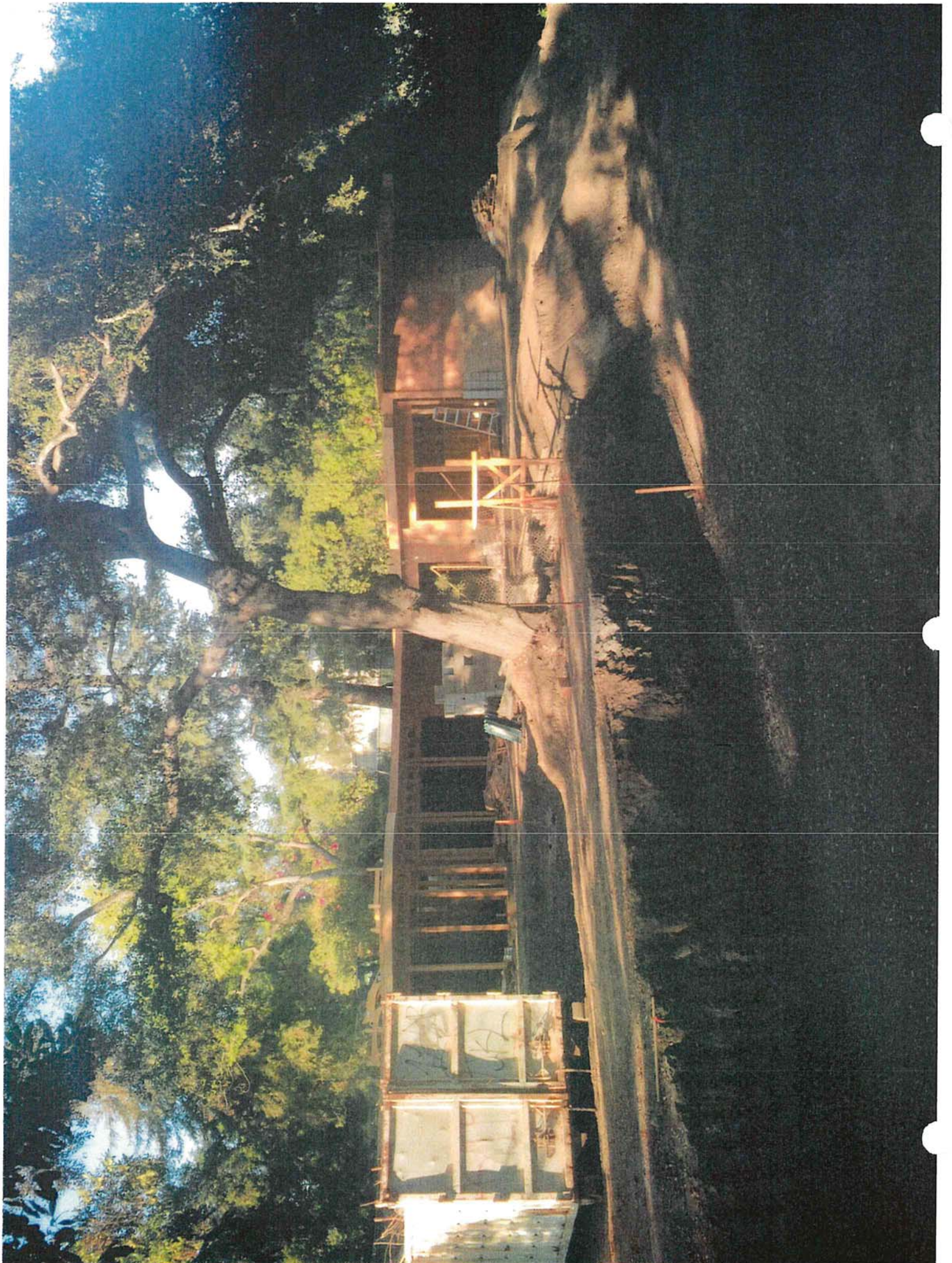
- COLOR AND MATERIAL KEY**
- 1 SIMULATED ACCO SHINGLES HARD SHINGLE SIDING PAINTED BENJAMIN MOORE COLOR 'SILVER CHAIN BRITZ'
 - 2 FASCIA TRIM PAINTED BENJAMIN MOORE COLOR 'GLOUD #1 400-118'
 - 3 ACCO PANELS PAINTED BEN. MOORE COLOR 'GLOUD #1 400-118'
 - 4 NATURAL STONE VENER EL DORADO STONE COLOR 'AUTUMN LEAF'
 - 5 CUSTOM PAINT-GRADE GARAGE DOOR BY RANCH HOUSE DOORS PAINTED BEN. MOORE COLOR 'GLOUD #1 400-118'
 - 6 ACCO WINDOW DOOR PAINTED BEN. MOORE COLOR 'GLOUD #1 400-118'
 - 7 SIMULATED ACCO SHAKE ROOFING BORAL CEDARLITE COLOR 'SILVERWOOD'

ELEVATION

ERIOR ELEV

ATTACHMENT C

Photo of back of house, foundation level, as framing commenced, June, 2016



ATTACHMENT D

Covenant agreeing to backfill foundation area to 4'10" maximum height

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20161057141



Pages:
0004

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And When Recorded Mail To:



CITY OF PASADENA
Building and Safety
175 N. Garfield Ave., First Fl.
Pasadena, CA 91101

APN: 5325-020-019

**COVENANT AND AGREEMENT
REGARDING BASEMENT LEVEL DEVELOPMENT RESTRICTIONS**

The undersigned hereby certify that we are the Owners of real property located in the City of Pasadena, County of Los Angeles, State of California, which is legally described as follows:

Legal Description:

That Portion of Lot 3 of Tract No. 1652, in the City of Pasadena, County of Los Angeles, State of California, as per Map recorded in Book 22, Pages 150 through 151 of Maps, in the Office of the County Recorder of said County, lying northwesterly of a line beginning at a point 90 feet easterly along the southerly line of Fairfield Circle, from the northwest corner of said Lot 3 and extending southerly to a point in the northerly line of Canon Drive 132 feet easterly along said line from the southwesterly corner of said Lot 3.

Site address: 800 Fairfield Circle, Pasadena, CA 91101.
APN: 5325-020-019

WHEREAS, Condition of Approval #22 of Hillside Development Permit #6303 states: "The lowest level of the proposed structure, identified in the plan set as the "basement," shall not exceed the 280 square foot area identified on the project plans. Any other areas on this level within the building footprint shall remain unexcavated and shall maintain a ceiling height of less than five feet."

NOW, THEREFORE, Owner hereby covenants and agrees with the City of Pasadena that not more than 280 square feet of the "basement" level as shown on the approved plans shall have a ceiling height greater than five feet (5'), and any other areas of the "basement" level shall either remain unexcavated or be backfilled to leave a 4'-10" clearance from the top of the backfill to the bottom of the floor joists above.

This Covenant and Agreement shall run with the above properties and shall be binding upon future owners, tenants, encumbrances, their successors and assigns, including any Home Owner Associations (HOA), and shall continue in effect until the Building and Safety Division of the City of Pasadena approves its termination.

OWNER:

By: John Patrick Reddy
JOHN PATRICK REDDY, as Trustee of The
Reddy Family Revocable Trust dated July 26, 2001,
as amended and restated

By: Connie Burkhart Reddy
CONNIE BURKHART REDDY, as Trustee of The
Reddy Family Revocable Trust dated July 26, 2001,
as amended and restated

Executed this 31st day of August, 2016

APPROVED AS TO FORM AND CONTENT:

CITY OF PASADENA

By: [Signature] for Kelvin Parket
~~Sarkis Nazerian, Building Official~~
Kelvin Parket, Zoning Administrator

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas)
County of HARRIS)

On AUGUST 31, 2016 before me, SANDRA M. TRIOLA, a Notary Public, personally appeared JOHN PATRICK REDDY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sandra M. Triola

notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas)
County of HARRIS)

On AUGUST 31, 2016 before me, SANDRA M. TRIOLA, a Notary Public, personally appeared CONNIE BURKHART REDDY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

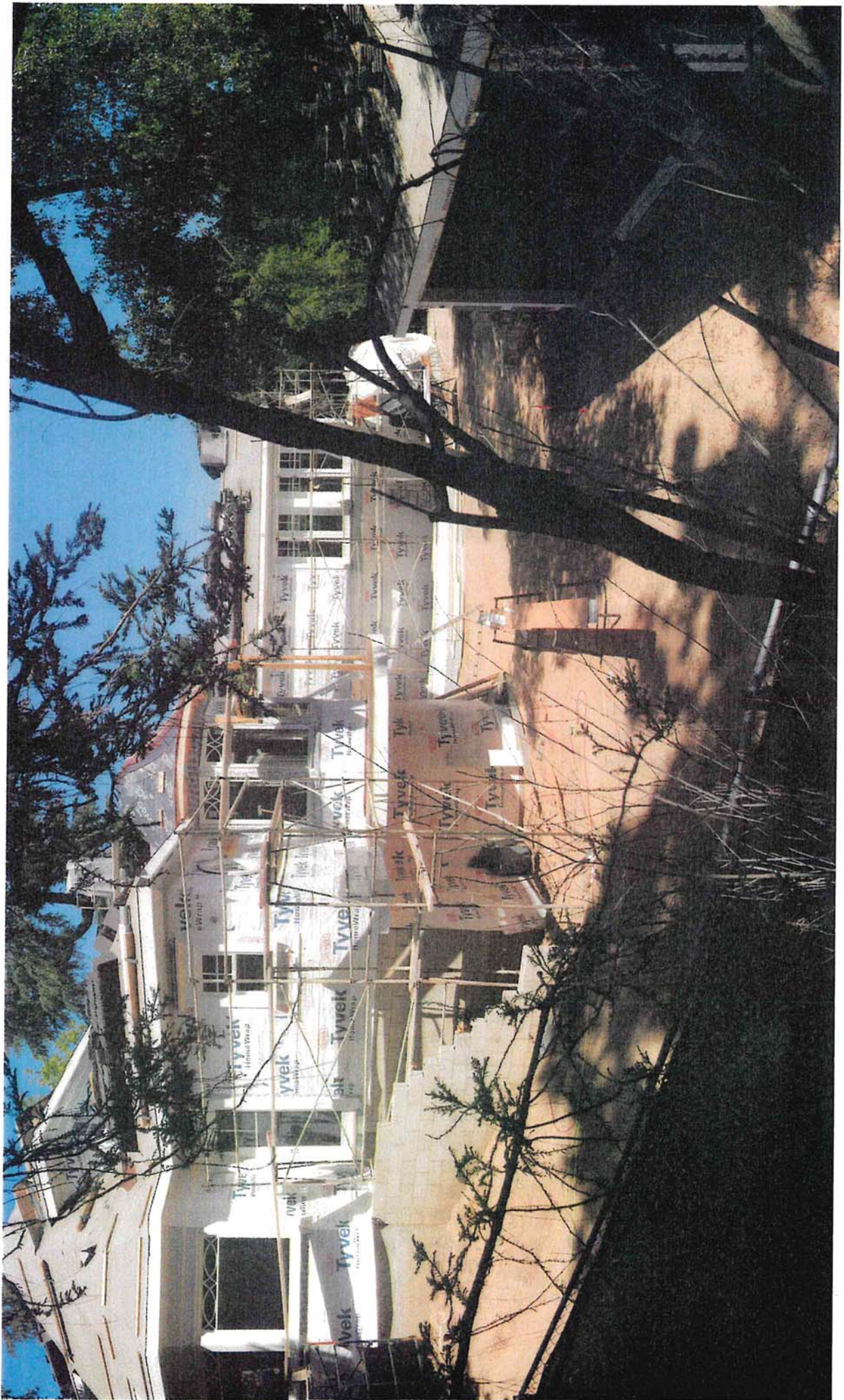
WITNESS my hand and official seal.



Signature Sandra M. Triola

ATTACHMENT E

May 6, 2017 photo of the back of house, with framed portions covered



ATTACHMENT F

Homes in Kewen Canyon Hillside District RS 2 HD

840 Oak Knoll Circle	3,788	27,300	14%
1080 Oak Knoll Circle	4,875	24,830	20%
734 Fairfield Circle	6,228	30,100	21%
744 Fairfield Circle	4,606	25,100	18%
756 Fairfield Circle	4,428	32,600	14%
766 Fairfield Circle	5,740	31,600	18%
780 Fairfield Circle	3,604	20,000	18%
790 Fairfield Circle	7,708	29,800	26%
800 Fairfield Circle			
810 Fairfield Circle	3,131	15,900	20%
830 Fairfield Circle	2,609	22,000	12%
840 Fairfield Circle	3,436	27,227	13%
858 Fairfield Circle	4,738	28,750	16%
860 Fairfield Circle	7,830	37,900	21%
740 Canon Drive	1,134	6,530	17%
766 Canon Drive	4,327	20,960	21%
800 Canon Drive	3,323	37,460	9%
832 Canon Drive	3,492	22,500	16%
840 Canon Drive	2,420	21,000	12%
875 Canon Drive	1,868	16,900	11%
880 Canon Drive	4,507	20,002	23%
895 Canon Drive	2,316	19,000	12%
910 Canon Drive	4,047	20,000	20%
931 Canon Drive	1,976	16,550	12%
1166 Hillcrest Avenue	6,274	33,980	18%
1188 Hillcrest Avenue	8,559	30,060	28%
1200 Hillcrest Avenue	6,078	26,233	23%
1220 Hillcrest Avenue	12,445	212,755	6%
1234 Hillcrest Avenue	5,196	36,900	14%
1258 Hillcrest Avenue	6,927	33,980	20%
1270 Hillcrest Avenue	6,341	43,996	14%
1290 Hillcrest Avenue	6,804	44,700	15%
1300 Hillcrest Avenue	5,214	35,000	15%
1330 Hillcrest Avenue	8,129	42,689	19%
1344 Hillcrest Avenue	5,046	63,162	8%
1360 Hillcrest Avenue	5,031	36,155	14%
1370 Hillcrest Avenue	6,794	46,870	14%
1400 Hillcrest Avenue	5,591	42,690	13%
1410 Hillcrest Avenue	4,245	38,770	11%
1420 Hillcrest Avenue	4,919	42,690	12%
1426 Hillcrest Avenue	3,304	34,900	9%
1430 Hillcrest Avenue	4,473	22,700	20%

1432 Hillcrest Avenue	4,269	34,410	12%
1434 Hillcrest Avenue	2,929	34,850	8%
1436 Hillcrest Avenue	4,217	29,110	14%
1440 Hillcrest Avenue	3,280	25,800	13%
1442 Hillcrest Avenue	3,538	21,600	16%
1444 Hillcrest Avenue	5,600	20,470	27%
1446 Hillcrest Avenue	5,929	63,600	9%
1458 Hillcrest Avenue	8,314	68,900	12%
1530 Hillcrest Avenue	2,368	24,830	10%
1550 Hillcrest Avenue	5,352	48,350	11%
1556 Hillcrest Avenue	3,583	21,200	17%
1560 Hillcrest Avenue	4,032	51,400	8%
890 Hillcrest Place	4,070	39,500	10%
895 Hillcrest Place	3,186	20,500	16%
900 Hillcrest Place	3,805	30,400	13%
905 Hillcrest Place	5,148	21,300	24%
920 Hillcrest Place	5,844	37,000	16%
925 Hillcrest Place	4,235	23,600	18%
930 Hillcrest Place	7,927	101,000	8%
935 Hillcrest Place	5,781	54,450	11%
945 Hillcrest Place	6,416	68,825	9%
935 Kewen Drive	4,699	23,960	20%
945 Kewen Drive	4,171	21,350	20%
1143 Kewen Drive	3,977	36,315	11%
1151 Kewen Drive	3,515	17,500	20%
1215 Kewen Drive	2,953	11,900	25%
1256 Kewen Drive	4,841	21,312	23%
1278 Kewen Drive	4,515	19,634	23%
1233 Encino Drive	4,103	19,680	21%
1241 Encino Drive	3,848	21,530	18%
1265 Encino Drive	4,281	28,050	15%

TOTAL	344,227	2,484,565	14%
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# of parcels excluding 800 Fairfield	72	72	
Averages	4,781	34,508	14%

Standard Dev.	1,849	26,212	5%
68% Range Min	2,932	8,295	9%
68% Range Max	6,630	60,720	19%

2 Standard Dev. (95%)	3,699	52,425	10%
95% Range Min	1,082	(17,917)	4%
95% Range Max	8,479	86,933	24%

