

17.29.060.F. Neighborhood Compatibility. New houses and additions subject to a Hillside Development Permit shall be designed with consideration of the character and scale of the existing development in the vicinity. Through the Hillside Development Permit process, compatibility will be determined following a review of existing site conditions, visibility of the site, and the size, scale, and character of existing development within 500 feet of the site. Dependent on existing conditions, the review authority may modify the 500-foot radius requirement to include a larger neighborhood when there are fewer than five developed lots within the 500-foot radius area, or when the character of the neighborhood is defined by existing features (e.g., canyon, street, etc.).

The 500-foot 'neighborhood' may be modified by the review authority, based on any or all of the following criteria:

- a. Properties within 500 feet are not in the City of Pasadena;
- b. Properties within 500 feet are not in Hillside Overlay district;
- c. Properties within 500 feet are not in RS district, or are in a different RS district; and
- d. Properties within 500 feet are separated by a significant manmade structure (e.g. freeway) or a significant natural feature (e.g. canyon, ridge, etc.) that, to the extent determinable by staff, is not the result of grading or other man-made alteration of the natural terrain.

In addition to the floor area ratio requirements of Section 17.29.060.A, the allowable floor area of the house shall not be greater than 35 percent above the median floor area of the existing houses within the established radius (excluding garages and other accessory structures). Floor area shall be determined using primary residence data from the Los Angeles County Assessor.

For lots larger than 20,000 square feet in size, the review authority may approve additional floor area if it does not exceed the average FAR of the neighborhood after first making the findings in Section 17.29.080.G following a review of site conditions and compliance with the remainder of the Hillside District standards.