

ATTACHMENT E
BOARD OF ZONING APPEALS STAFF REPORT
Dated November 18, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: NOVEMBER 18, 2021

TO: BOARD OF ZONING APPEALS

FROM: LUIS ROCHA, ZONING ADMINISTRATOR

SUBJECT: APPEALS OF HILLSIDE DEVELOPMENT PERMIT #6838
1820 LINDA VISTA AVENUE

RECOMMENDATION:

It is recommended that the Board of Zoning Appeals:

1. Adopt the Environmental Determination, that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,401 square-foot main level addition and 158 square-foot addition to create a lower story on an existing single-story dwelling with attached two-car garage does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive.
2. Approve Hillside Development Permit #6838, with conditions.

EXECUTIVE SUMMARY:

Hillside Development Permit (HDP) #6838 was presented to the Hearing Officer on January 6, 2021. The HDP application was requested to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application included a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions resulted in a 4,660 square-foot residence with an attached 754 square-foot garage. The property is zoned RS-4-HD (Single-Family Residential,

0-4 units/acre, Hillside Overlay District), and a HDP is required for an addition exceeding 500 square feet within the Hillside Overlay District.

Staff's recommendation to the Hearing Officer was to approve HDP #6838. Staff assessed the proposed project, and, based on the analyses, concluded that the findings necessary for approving the HDP could be made. At the conclusion of the public hearing, and after public testimony, the Hearing Officer approved HDP #6838 (Attachment K) with conditions and adopted the environmental determination that the project was exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities).

On January 19, 2021, Jin Ser Park, an abutting property owner of 1812 Linda Vista Avenue, filed an appeal with the Board of Zoning Appeals, of the Hearing Officer's decision.

On April 22, 2021, the Board of Zoning Appeals considered at its regularly noticed hearing, an appeal of the Hearing Officer's decision to approve HDP #6838. At the conclusion of the public hearing, the Board of Zoning Appeals made a motion to overturn the Hearing Officer's decision and to disapprove HDP #6838 (Attachment F). The motion resulted in a 5-0 vote by the five members present.

On May 3, 2021, the applicant, Matthew Feldhaus, submitted an appeal application (Attachment E) to the City Council. As part of the appeal, the applicant proposes a revised project design in response to the Board of Zoning Appeals decision. As it relates to consideration of the revised application and plans, pursuant to Zoning Code Section 17.72.070.2.c, changes to the original submittal to address objections of the review authority need not be the subject of a new application. The revised project eliminated the previously proposed lower-story addition to the residence. Instead, the applicant proposed a lower-story Accessory Dwelling Unit (ADU).

The appeal of Hillside Development Permit #6838 was scheduled for a *de novo* public hearing by the City Council on October 18, 2021. Per Section 17.72.070 of the Zoning Code, the City Council referred the revised project back to the Board of Zoning Appeals. The hearing before the Board of Zoning Appeals is a *de novo* hearing.

Based on the analysis and the recommended Conditions of Approval, Staff recommends the Board of Zoning Appeals adopt the environmental determination that the project is exempt from environmental review and approve Hillside Development Permit #6838, subject to the findings provided in Attachment A and recommended conditions of approval in Attachment B.

BACKGROUND:

Existing Site Characteristics:

The subject property is located on the east side of Linda Vista Avenue, north of La Vista Place. The property descends east down a hillside toward the Arroyo Seco. The 50,332 square-foot property is developed with an existing single-story single-family dwelling including an attached two-car garage and attached carport. The site topography is generally flat at the location of the existing improvements. The average slope across the site (areas less than 50 percent slope) is 29 percent. According to survey information, 6,232 square feet of the site slopes equal to or greater than 50 percent. The applicant provided a tree inventory, which identified 47 trees on private property (two of which are located on the property to the north), 23 of which have been identified as protected by the City's Tree Protection Ordinance.

Adjacent Uses:

North – Single-Family Residential
South – Single-Family Residential
East – Open Space/Arroyo Seco
West – Single-Family Residential

Adjacent Zoning:

North – RS-4-HD- (Single-Family Residential, 0-4 dwelling units per acre, Hillside Development Overlay District)
South – RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District)
East – OS (Open Space)
West – RS-2-HD- (Single-Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)

PUBLIC HEARINGS:

The applicant, Matthew Feldhaus, had originally submitted a HDP application to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and an attached 439 square-foot carport. The application included a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The project would have resulted in a 4,660 square-foot residence with an attached 754 square-foot garage. A Hillside Development Permit is required for an addition exceeding 500 square feet within the Hillside Overlay District. No protected trees were proposed for removal as part of the project.

The application presented to the Hearing Officer included a request to exceed Neighborhood Compatibility, as allowed pursuant to Zoning Code Section 17.29.080 (Neighborhood Compatibility findings to grant additional floor area) for lots larger than 20,000 square feet. The Neighborhood Compatibility analysis consisted of 27 developed parcels in the RS-2-HD and the RS-4-HD zoning districts. The median floor area was 2,827 square feet. Thirty-five percent above the median was 3,816 square feet. The proposal included a dwelling with 4,660 square feet of floor area (excluding the garage) and exceeded the Neighborhood Compatibility threshold by 844 square feet.

The Hillside Development Permit application was presented to the Hearing Officer at a public hearing on January 6, 2021. Staff recommended that the Hearing Officer approve Hillside Development Permit #6838, with conditions, on the basis that all required findings for the Hillside Development Permit could be made.

There were three public comments in opposition of the project received prior to or at the Hearing Officer hearing, including two from the attorney of the neighboring parcel to the south (1812 Linda Vista Avenue). The primary concerns raised in the public comments were about privacy impacts on abutting properties, potential impact on protected views, the proximity of the addition to the top edge of the slope, grading impacts, and incorrect application of a CEQA exemption.

In response to public comments, the Hearing Officer acknowledged the concerns and discussed them in relation to staff's recommendation. At the conclusion of public testimony, the Hearing Officer approved HDP #6838, as recommended by staff. This decision was based on the findings

and conditions of approval in Attachment K (Decision Letter). To supplement the decision, the Hearing Officer provided an addendum with explanation for approval of the application (Attachment I).

Board of Zoning Appeal's Public Hearing

On January 19, 2021, Jin Ser Park, the abutting property owner of 1812 Linda Vista Avenue to the south, filed an appeal application (Attachment J) to the Board of Zoning Appeals. The appellant cites the following reasons for the appeal:

1. Out of Scale Development
2. Failure to Consider View Rights
3. Unusual Circumstances
4. Cumulative Impacts
5. Threat to Historic/Natural Resource

On April 22, 2021, the Board of Zoning Appeals considered at a noticed public hearing, an appeal of the Hearing Officer's decision to approve HDP #6838. A response to each of the appellant's claims was provided to the Board of Zoning appeals as a component of the April 22, 2021, Board of Zoning Appeals staff report (Attachment G). This included a determination by the Design and Historic Preservation staff that the property did not meet the criteria for designation as a landmark (Attachment M). Staff presented the project and recommended that the Board of Zoning Appeals adopt the environmental determination and approve Hillside Development Permit #6838.

During public testimony, the appellant's attorney spoke in opposition to the project and had submitted additional correspondence to the Board of Zoning Appeals for their review (Attachment H). The appellant's concerns, as indicated in their appeal application, were regarding view impacts, the scale of proposed development and environmental determination. The appellant submitted photographs from an interior first-story window showing a cross-view to the north, over the roof of the project site and its temporary silhouette (see photos 7-10 of Attachment H). The photographs depict a partial view of the ridge line of the San Gabriel Mountains that would be blocked by the new roof-design of the single-story additions. In addition to the appellant's testimony, one public comment letter was received prior to the hearing in opposition to the project.

At the conclusion of the public hearing, after considering public testimony, the Zoning Code, the staff report, the development plans and application material, and with full knowledge of the property and vicinity, the Board of Zoning Appeals determined that:

- *The application was requesting 844 square feet of additional floor area above the maximum permitted by the Neighborhood Compatibility requirement.*
- *One of the two required findings for the granting of additional floor area, per Section 17.29.80.G.1, requires the decision maker to find in the affirmative that "no additional view impacts will occur to neighboring properties as a result of granting additional square footage".*
- *The proposed project would block the appellant's views of the ridgelines to the north from a first floor window on the north elevation of the residence at 1812 Linda Vista Avenue.*
- *Due to the view impacts, the finding required to grant the additional floor area above the maximum permitted by the Neighborhood Compatibility requirement cannot be made.*

Based on the determination above, the Board of Zoning Appeals motioned to overturn the Hearing Officer's decision and to disapprove the Hillside Development Permit that resulted in a 5-0 votes by the members present. As a result, action was taken to disapprove Hillside Development Permit #6838 (Attachment F).

In their decision, the Board of Zoning Appeals did not vote on the CEQA recommendation that the project was exempt from environmental review. Pursuant to Zoning Code Section 17.72.070.5, if a vote to affirmatively approve the CEQA determination is not made it is considered a denial thereof.

APPEAL OF BOARD OF ZONING APPEALS DECISION:

On May 3, 2021, the project applicant, Matthew Feldhaus, submitted an appeal application (Attachment E) of the Board of Zoning Appeals' decision to the City Council. The appeal of Hillside Development Permit #6838 for the property located at 1820 Linda Vista Avenue was scheduled for a de novo public hearing by the City Council on October 18, 2021. Per Section 17.72.070.

CURRENT PROJECT DESCRIPTION:

In response to the Board of Zoning Appeals decision, and as part of the appeal application, the project applicant submitted revised plans to reduce the size of the additions to the residence by eliminating the lower-story as an addition and instead proposing an Accessory Dwelling Unit (ADU) in its place. The additions to the residence were reduced in size in an effort to have the size of the residence within the allowed floor area of the Neighborhood Compatibility analysis. The revised scope of work includes a 1,401 square-foot addition to the same level as the existing residence, resulting in a 3,853 square-foot residence; the previous proposal was for a 4,660 square-foot residence. The proposal still includes a 315 square-foot garage addition that would result in an attached 754 square-foot garage. The project also includes a 158 square-foot equipment and storage area. A new swimming pool and an 807 square-foot lower-story ADU is part of the development but does not require the HDP. The total gross floor area proposed would be 5,572 square feet. No protected trees are proposed to be removed.

The applicant also requests that the Board of Zoning Appeals modify the "neighborhood" used for the Neighborhood Compatibility analysis to allow the removal of properties that are not in the same RS zoning district as the subject site; additional discussion can be found in the Neighborhood Compatibility analysis section of this report. Pursuant to California Government Code Section 65852.2, ADUs are ministerial and shall not be subject to discretionary review or a public hearing. In addition, the proposed deck expansion and pool are not subject to a Hillside Development Permit. Although the ADU, proposed deck expansion, and pool are allowed by right, they are included both on the proposed development plans and in the geotechnical report as part of the overall project scope. Where applicable, the analysis below will identify the ADU's compliance with development standards for informational purposes.

ANALYSIS:

The subject property is located in the RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District) zoning district. Properties located within the Hillside Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS-4). These additional standards are intended, in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving

and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The Board of Zoning Appeals may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The following analysis discusses the project's compliance with development standards of the Hillside Overlay District.

RS-4 and Hillside Overlay District Development Standards

Properties located within the Hillside Overlay District are required to comply with all of the required development standards of the RS-4 zoning district, except as superseded by additional development standards listed in Zoning Code Sections 17.29.050 through Section 17.29.070 (Hillside Overlay District).

In addition to the following discussion, an outline of development standards is provided in Table A (Page 13) to show compliance with all of the applicable zoning and Hillside Overlay development standards.

Gross Floor Area

Calculating the maximum allowed floor area in the Hillside Overlay District is a multi-step process. The intent of the process is to consider the steepness or topography of a property when determining the size of a development; a steeper property may provide less land area suitable for development. The Zoning Code considers this with respect to maximum allowed floor area.

Gross floor area includes all covered parking (garage and carport areas), habitable attic space, accessory structures and basements with any exposed wall (or portion thereof) six feet or more above finished grade, measured from finished grade elevation to the floor above. The maximum allowable gross floor area for properties located in the RS-4-HD zoning district with a property size more than 10,000 square feet is 25 percent of the lot size plus 500 square feet. Further, additional reductions are taken based on the average slope of the lot.

Based on the slope analysis provided by the applicant, the lot area measures 50,332 square feet. Of this, 6,232 square feet slopes equal to or greater than 50 percent. Furthermore, the average slope of the lot is approximately 29 percent. Based on the calculation applicable to the RS-4-HD zoning district, the maximum allowed floor area is 10,714 square feet.

The modified project proposes a 3,853 square-foot residence with an attached 754 square-foot garage, and 158 square-feet of enclosed pool equipment and storage space on the lower level for a total gross floor area of 4,765 square feet. The project also includes an expansion of the existing deck to include a patio cover and infinity pool, and an 807 square-foot lower floor ADU. The total gross floor area including the ADU is 5,572 square feet and is in compliance with the property's maximum allowable floor area of 10,714 square feet.

Lot Coverage

The maximum allowed lot coverage for a property in the Hillside District Overlay is equal to 35 percent of the lot area. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 50,332 square-foot lot is 17,616 square feet. The proposed lot coverage is approximately 15 percent, or 7,434 square feet, which complies. This calculation includes the building footprint and the proposed deck extension.

Setbacks

The minimum front setback requirement for the main structure in the Hillside Overlay District is 25 feet, measured from the front property line. The existing residence is setback 52'-2" and complies with the front setback requirement.

Additionally, the minimum front setback for an attached garage is 25 feet. In this case, the proposed enclosure of the existing carport to convert to the new garage maintains a front setback of approximately 59'-9", which complies with the minimum front setback for an attached garage.

The required interior side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of ten feet. The lot width is 94'-9", resulting in a minimum side setback requirement of 9'-5". The proposed setback for the addition on the south side is 10'-9". The proposed setback for the exterior staircase at the north side is 9'-9" and the setback for the proposed additions are 13'-6". As such, the proposed setbacks comply with the minimum side setback requirement.

The minimum required rear setback is 25 feet. The setback measured from the proposed addition to the rear property line is 253'-2", which complies with the minimum rear setback requirement.

Encroachment Plane

Main structures may not be located within an encroachment plane that slopes upward and inward at a 30-degree angle, commencing at a point six feet above existing grade along the side property lines. The intent of the encroachment plane standard is to moderate the mass and scale of structures and maintain desired neighborhood character. Plans provided by the applicant depict the encroachment plane and demonstrate the proposed addition complies with the requirement.

Height

Properties in the Hillside Overlay District are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured as the vertical distance from the existing grade to an imaginary plane parallel to the existing grade; nor can the overall height, as measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet), exceed a height of 35 feet.

The project proposes a building height of 17'-2" measured from the adjacent elevation of the existing grade, and an overall height of 32'-3", measured from the lowest grade to the highest ridge. The structure does not exceed a height of 28 feet at any point on the site and is within the total height limitation of 35 feet. Therefore, the project complies with both standards for building height.

Parking

Single-family dwellings are required to provide two covered parking spaces in the Hillside Development Overlay. Additionally, properties within the Hillside Overlay District are required to provide a minimum of four guest parking spaces on a site fronting a street where parking is prohibited on both sides of the street, or a minimum of two guest parking spaces on a site fronting a street where on-street parking is allowed. Guest parking spaces may be located in the driveway, in side-by-side and/or tandem configurations.

The proposal includes converting the existing carport attached to the front of the residence into a two-car garage. The new garage will continue to be accessible from Linda Vista Avenue via the existing driveway. The portion of Linda Vista Avenue fronting the property allows street parking, therefore two guest parking spaces are required for the project. The existing driveway will provide the required two guest parking spaces. Therefore, the project complies with the parking requirement.

Neighborhood Compatibility

Projects subject to a Hillside Development Permit are to consider the character and scale of existing development in the neighborhood. The neighborhood is generally comprised of lots with residential properties located within a 500-foot radius of the site. The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages, accessory structures, basements, etc.) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor. Since the April 22nd Board of Zoning Appeals meeting, the applicant requested that staff provide an updated neighborhood compatibility calculation table (Attachment C) to reflect the current Los Angeles County Assessor data in conjunction with recent updates in finalized building permit square footage for 1860 Linda Vista Avenue. Within a 500-foot radius, there are 31 parcels within the City of Pasadena jurisdiction. Four of these properties are vacant. Of the remaining 27 developed parcels, located in both the RS-2-HD and RS-4-HD zoning districts, the median residential floor area is 2,827 square feet. Thirty-five percent above the median is 3,816 square feet. The proposal includes a dwelling with 3,853 square feet of floor area (excluding the garage, pool equipment/storage space and the ADU) and exceeds the base Neighborhood Compatibility threshold by 37 square feet.

Pursuant to Zoning Code Section 17.29.060.F, 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 this case, the applicant has requested that the Board of Zoning Appeals modify the “neighborhood” by excluding all properties within the RS-2-HD zoning district from the calculation, resulting in the parcels only located within the RS-4-HD zoning district being included for the Neighborhood Compatibility analysis. The portion of Linda Vista Avenue fronting the project site is bisected between two residential zoning districts, with the RS-2-HD zoning district

encompassing the properties located on the western side of the street and the RS-4-HD zoning district capturing the properties located on the eastern side of the street. The modification of the neighborhood would result in a comparison of lots within the same zoning district that have comparable development standards and are situated similarly along Linda Vista Avenue. The RS-4-HD zoned properties on the east side of Linda Vista Avenue, including the subject site, contain lot frontages generally at the same grade along Linda Vista Avenue. The RS-4-HD zoned properties are identified within the Arroyo Seco Slope Bank map and contain eastern descending slopes abutting the Arroyo Seco. The properties zoned RS-2-HD on the west side of Linda Vista Avenue are at a higher grade in elevation (approximately 20 feet) and generally do not have vehicular access on Linda Vista Avenue. If the modification of the neighborhood is approved, it would result in 11 developed parcels in the RS-4-HD zoning district and the median floor area would be 3,302 square feet. Thirty-five percent above the median would be 4,458 square feet (Attachment D). The proposal includes a dwelling with 3,853 square feet of floor area and within the modified Neighborhood Compatibility threshold.

If the Board of Zoning Appeals approves the modified “neighborhood”, the residence would be within the allowed floor area of the Neighborhood Compatibility analysis and the applicant would not require the granting of additional floor area to exceed the analysis pursuant to Section 17.29.080.G; the following two findings would not need to be made:

1. No additional view impacts will occur to neighboring properties as a result of granting additional square footage; and
2. The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.

As previously discussed, the projected originally presented to the Board of Zoning Appeals exceeded the Neighborhood Compatibility analysis by 844 square feet and the application required that the findings in Section 17.29.080.G are made in order to grant the additional floor area. The Board of Zoning Appeals determined that finding No. 1 above could not be made.

If the Board of Zoning Appeals does not approve the modified “neighborhood”, the residence would have to be reduced by 37 square feet to be within the base Neighborhood Compatibility analysis threshold of 3,816 square feet.

Architecture and Setting

The existing dwellings in the neighborhood consist of varying styles. In addition to the range of architectural styles, there is also a variety in massing throughout the neighborhood such as single-story, two-story, and three-story homes and a mix of u-shaped, l-shaped, and rectangular building footprints. Roof pitches and façade materials are also mixed throughout the neighborhood. Existing architectural elements do not appear to reflect one strict style, form, massing, or material palette. The existing residence was constructed in 1948 with an addition in 1965. The current dwelling’s architectural style includes a mix of ranch and traditional architectural elements, many of which have been modified from the original construction over time. In 1965 a courtyard and carport were added to the front of the property and significantly modified the front façade and architectural design.

The applicant has designed the proposed addition and renovation to complement the original architecture. The project intends to incorporate elements of contemporary and mid-century modern design with flat roofs, large glass openings for natural daylight and ventilation, stucco and

wood finishes, clerestory windows at the north and south facades, and simple trim and detailing. Similar architectural characteristics are featured in homes within the vicinity as shown in the neighborhood architectural analysis exhibits.

The proposed project's scale and massing is compatible with the scale and setting of the surrounding neighborhood. From the street, the project will continue to appear as a single-story residence. The proposed lower-floor ADU addition will be located below the residence, within the space between the master bedroom addition and the rear yard slope, within the same side setbacks as the primary residence above it, and will not be visible from the public street.

The existing residence is one level with four bedrooms and three bathrooms. The proposed project would alter the configuration of the existing floor's interior by an additional 1,401 square feet, converting the existing garage into livable area to create an additional bedroom at the south, a master bedroom expansion at the north, and converting the existing carport into a new garage. The project would add a new 807 square-foot lower floor ADU at the northern side of the residence beneath the master bedroom and deck expansion. In addition to the ADU, the lower level would feature a 29 square-foot storage space under the exterior stair case and a 129 square-foot enclosed pool equipment room below the deck footprint.

The existing deck would be expanded to include a new patio cover, infinity pool, and spa (accessible from each bedroom and living area at the east elevation) at the eastern side of the dwelling. The additions are extensions of the existing living area, deck area, and filling in the space below the deck expansion with additional floor area. The lower level ADU addition underneath the main level will be entirely located within captured space that would otherwise be an empty volume. Both the upper floor and lower floor additions are placed to maintain any protected view corridors from adjacent properties.

The rear addition is setback more than 100 feet from the top edge of the Arroyo Seco Slope Bank, and more than 250 feet from the rear property line, thereby preserving the privacy of surrounding lots to the north, south, and east. All portions of the addition are set in such an area and designed in a manner that visibility from off the property would be limited to the maximum extent possible. The massing and architectural design, along with the existing topography and landscaping, help diminish the appearance of the proposed improvements. The exterior materials would include flat roofs, large glass openings for natural daylight and ventilation, stucco and wood finishes, clerestory windows at the north and south facades, and simple trim and detailing painted and finished with darker colors to blend into the hillside. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection, Story Poles, Notice of Application Requirements

Section 17.29.060.G (View Protection) of the Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from surrounding properties to the maximum extent feasible as determined by the review authority. Specifically, new structures shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. Views shall be considered from windows of any room in the primary structure. The standard specifies that improvements are to avoid blocking culturally significant structures such as the Rose Bowl, Colorado Street Bridge, City Hall, downslope views of the valley floor, prominent ridgelines, and/or the horizon line. Views of the open sky, existing foliage, private yards, and existing structures on surrounding properties are not protected and shall not be taken into

consideration by the review authority. For this project, views to the east and southeast to be considered include downslope views of the valley floor, the Rose Bowl, Colorado Street Bridge, and City Hall. Views to the north include the ridgeline of the San Gabriel Mountains. To assist with the view protection analysis, a temporary silhouette (story poles) was installed on the subject property in December of 2020. Staff followed with a visual inspection, photographing the project site in relation to abutting properties. A notice of application providing a minimum 14-day notification period was also mailed in accordance with the requirements of the Zoning Code.

In this case, the applicant has proposed the additions in an area that would not reasonably affect views protected by the Zoning Code. The existing residence is one-story. Single-story additions to the front of the existing residence include converting the carport into a two-car garage and a laundry room. Additions to the rear of the existing residence would accommodate new bedrooms and expanded living areas. The gabled roof would be removed and replaced with a flat roof. From the street, the project would continue to appear to be only a single-story residence, with the lower-floor ADU addition at the rear, underneath the main level and deck, and unable to be seen from the public street.

The residences to the west, across Linda Vista Avenue, are situated at an elevation approximately 20 feet higher than the project site and would not have their views towards the east impeded by the proposed project. The abutting properties to the north and south are single-family residences located at 1840 Linda Vista Avenue and 1812 Linda Vista Avenue. Both the project site and the two abutting residences' existing footprints are oriented so that all three homes are in line and their rear wall planes are in a consistent string-line.

1840 Linda Vista Avenue is the adjacent property to the north, improved with a single-story, single-family residence, and its easterly views and views toward the north would not be impacted by the proposed improvements.

1812 Linda Vista Avenue is the property adjacent to the south and is improved with a two-story, single-family residence. In order to avoid impacting 1812 Linda Vista Avenue's protected views from their existing second story north-facing windows, the proposed project was designed to remain a single-story residence at the street level. The applicant designed the majority of the project's addition (the master bedroom extension) to be located at the northern side of the property, approximately 70 feet from the southern side property line to minimize impacts to the abutting neighbor to the south. The proposed improvements would not block its views east and southeast views towards the valley floor, the Rose Bowl, Colorado Street Bridge, or City Hall. As part of their appeal to the Board of Zoning Appeals, the property owner of 1812 Linda Vista submitted photographs from an interior first-story window showing a cross-view to the north, over the roof of the project site and its temporary silhouette (see photos 7-10 of Attachment H). The photographs depict a partial view of the ridge line of the San Gabriel Mountains that would be blocked by the new roof-design of the single-story additions and remodel. Staff had previously conducted an exterior site visit and observed that the window in question had views of the private side yard, existing foliage, a block wall, and the existing residence of the subject application. Subsequent to the denial of the application by the Board of Zoning Appeals, the Director of Planning and Community Development contacted the property owner's representative in an effort to get permission to enter the residence in order to conduct an analysis of the view from the interior of the subject window. Permission to enter the residence was not provided.

Although it appears that a portion of the ridgeline would be blocked from a first-story window by the new roof-design of the single-story additions and remodel, the proposed structure is designed to avoid blocking views from surrounding properties to the maximum extent feasible. The project

avoids upper-story additions, makes use of the existing building pad for the additions to the front of the residence and provides a flat roof system.

Ridgeline Protection

The proposed addition complies with the ridgeline protection standards of the Zoning Code. There are no ridgelines near to the subject property. Therefore, no part of the proposal would appear silhouetted against the sky above a ridge when viewed from a public street or park.

Arroyo Seco Slope Bank

Section 17.29.050.D of the City's Zoning Code states that no structure shall extend over or below the top edge of the Arroyo Seco slope bank on a lot identified on the *Arroyo Seco Slope Bank Map*, dated May 11, 2004. The subject property is located within the boundary identified on the Map. The Zoning Code defines the "top edge" of the Arroyo as the highest existing grade elevation at the point where the natural gradient inclines downward at a slope greater than 50 percent in the mapped area. On a site with multiple slope banks, the "top edge" shall be considered the point farthest from the floor of the Arroyo Seco.

The applicant provided a topographic map identifying the "top edge" of the Arroyo Seco at an elevation of approximately 977 feet. This top edge is identified as approximately 120 feet west of the rear property line and the proposed project is setback another 110'-2" from it. Therefore the project complies with the Arroyo Seco Slope Bank requirements.

Preliminary Geotechnical Report

As a part of the Hillside Development Permit requirements, a preliminary geotechnical report is required. Irvine Geotechnical, Inc. conducted a full geotechnical investigation of the site and prepared a report addressing the entire scope of work (including the proposed lower story ADU, deck expansion, and pool structures which do not require a Hillside Development Permit). The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the report is to evaluate the subsurface conditions that may affect site stability or structural integrity. Irvine Geotechnical, Inc. explored the subsurface conditions around the location of the proposed upper and lower story additions by excavating seven test pits to a depth of seven feet below the surface. Based on the investigation, Irvine Geotechnical, Inc. concluded that the grading and proposed structure will be safe against hazard from landslide, settlement, or slippage and the proposed construction will have no adverse effect on the geologic stability of the adjacent properties provided recommendations are followed.

Project Summary

A summary of development standards is provided in Table A below to show compliance with all of the applicable zoning and Hillside Overlay development standards.

Table A: RS-4 and Hillside Overlay Development Standards

| Development Feature | Required | Proposed | Analysis |
|--|---|--|-----------|
| RS-4 – Single Family Residential and Hillside Overlay Development Standards | | | |
| Front Setback (West): Garage Residence | 25 feet | 52'-2" 59'-9" | Complies |
| Interior Side Setback (North & South) | 9'-5" (10% of lot width, minimum of 5 feet – maximum of 10 feet) | 9'-9" (North) 10'-9" (South) | Complies |
| Rear (East) | 25 feet | 253'-2" | Complies |
| Maximum Site Coverage | 17,616 square feet or 35 percent | 7,434 square feet or 15 percent | Complies |
| Maximum Floor Area Ratio | 10,714 square feet | 5,572 square feet | Complies |
| Maximum Allowable Height- Primary Structure | 28 feet at any point from existing grade; and 35 feet from lowest point where the building touches finished grade to highest point of the building | 17'-2" at any point 32'-3" overall height | Complies |
| Minimum Parking | 2 covered spaces | 2 car garage | Complies |
| Guest Parking | 2 on-site guest spaces | 2 guest spaces | Complies |
| Neighborhood Compatibility within a 500-foot radius | Median – 3,302 square feet Median + 35 percent – 4,458 square feet | 3,853 square feet | Complies* |

* If the modification to the “neighborhood” is approved by the Board of Zoning Appeals.

TREE PROTECTION ORDINANCE:

The applicant provided a tree inventory, which identified 47 trees on private property (two of which are located on the property to the north). Of these 47 trees, 23 are protected by the City’s Tree Protection Ordinance based on the species, size, and location on the property. The applicant proposes to retain all 23 protected trees and to remove nine of the 24 non-protected trees. Of the nine trees proposed for removal, none qualify for the replacement thresholds of Section 17.44.070 (Landscape Standards). Based on the information provided by the applicant, none of the existing trees or canopies would overlap with the proposed addition. Along with retaining all protected trees, the applicant proposes landscape improvements within the front setback. A final landscape plan would be reviewed during the Building Permit plan check process for consistency with landscape requirements of the Zoning Code.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project consists of a two-story addition primarily to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 3,853 square feet is compatible with the Neighborhood Compatibility floor area (4,458 square feet) of properties containing single-family residences within the immediate neighborhood. The project proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, and an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences.

General Plan Land Use Policy 6.4 – (View Sheds) requires residences to recognize and protect significant views of the San Gabriel Mountains, the Arroyo Seco, open spaces along with views of significant structures such as the City Hall cupola, Central Library, and the Civic Auditorium.” The proposed project is designed to minimize massing by adding additional square footage both at the existing main level of the single-story residence and a lower story below the main level's addition. The design of the addition will keep the appearance of residence as one story at the street level and limit potential impacts to views of these significant structures from surrounding properties.

Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,401 square-foot main level addition and 158 square-foot addition to create a lower story on an existing single-story dwelling with attached two-car garage does not exceed the threshold. The project is in an area where all public services and facilities are available

to allow for maximum development permissible in the General Plan and the project location is a developed lot and not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code for the RS-4-HD zoning district and the additional development standards required within the Hillside Overlay District. The proposed additions to the existing residence would not be injurious to adjacent properties or uses, nor would the development be detrimental to environmental quality, quality of life, or health, safety, and welfare of the public. Furthermore, the proposed additions are consistent with the objectives and policies of the Hillside Overlay District and the Design Principles of the General Plan. These design standards are specific to development of residential properties located within the Hillside Overlay District, which include architectural features, exterior wall features, privacy, support structures, and colors and materials. The proposed project has incorporated the building design with variation of architectural elements, features, and earth tone colors that are consistent with surrounding styles and massing. The additions are located in a way that reduces impacts to protected views to the maximum extent feasible, and importantly the protection of the existing trees.

Staff finds that the findings necessary for approving Hillside Development Permit #6838 to allow for the construction of the proposed addition can be made. Therefore, staff recommends that the Board of Zoning Appeals approve Hillside Development Permit #6838 subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

Respectfully Submitted,

Prepared By:

Luis Rocha
Zoning Administrator

Katherine Moran
Associate Planner

Attachments (13):

- Attachment A – Hillside Development Permit Findings
- Attachment B – Conditions of Approval
- Attachment C – Neighborhood Compatibility Analysis (dated August 4, 2021)
- Attachment D – Modified Neighborhood Compatibility Analysis (dated August 4, 2021)
- Attachment E – Appeal Application of Board of Zoning Appeals' decision (dated May 3, 2021)
- Attachment F – Board of Zoning Appeals Decision Letter (dated April 28, 2021)
- Attachment G – Board of Zoning Appeals Staff Report (dated April 22, 2021)
- Attachment H – Board of Zoning Appeals Appellant Presentation (dated April 21, 2021)
- Attachment I – Hearing Officer Addendum (dated March 20, 2021)
- Attachment J – Appeal Application of Hearing Officer's decision (dated January 19, 2021)
- Attachment K – Hearing Officer Decision Letter (dated January 11, 2021)
- Attachment L – Hearing Officer Staff Report (dated January 6, 2021)
- Attachment M – Design and Historic Preservation Historical Designation Review (dated July 21, 2020)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

Hillside Development Permit:

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-4-HD (Residential Single-Family, Hillside Overlay District) Zoning District. The proposed two-story addition to an existing single-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-4-HD Zoning District.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS-4-HD, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-4-HD zoning district and Hillside Overlay such as setbacks, lot coverage and floor area, height and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project consists of a two-story addition primarily to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 3,853 square feet is compatible with the Neighborhood Compatibility floor area (4,458 square feet) of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach.

General Plan Land Use Policy 6.4 – (View Sheds) requires residences to recognize and protect significant views of the San Gabriel Mountains, the Arroyo Seco, open spaces along

with views of significant structures such as the City Hall cupola, Central Library, and the Civic Auditorium.” The proposed project is designed to minimize massing by adding additional square footage both at the existing main level of the single-story residence and a lower story below the main level’s addition. The design of the addition will keep the appearance of residence as one story at the street level and limit potential impacts to views of these significant structures from surrounding properties.

Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed additions to the existing residence would not be detrimental to environmental quality, quality of life, or health, safety, and welfare of the public. Furthermore, the proposed additions are consistent with the objectives and policies of the Hillside Overlay District and the Design Principles of the General Plan. These design standards are specific to development of residential properties located within the Hillside Overlay District, which include architectural features, exterior wall features, privacy, support structures, and colors and materials. The proposed project has incorporated the building design with variation of architectural elements, features, and earth tone colors that are consistent with surrounding styles and massing. The additions are located in a way that reduces impacts to protected views to the maximum extent feasible, and most importantly the protection of the existing trees.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition to the existing single-family residence will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City’s plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Pasadena Fire Department. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City’s Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties to the maximum extent feasible. The proposed project will comply with the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence’s scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *The design, location, and size of the 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 17.29.060.D of this ordinance and in terms of aesthetics,*

character, scale, and view protection. The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed residence (excluding the garage, pool equipment/storage space and the ADU) is 3,853 square feet, which is compliant with the maximum allowable Neighborhood Compatibility floor area of 4,458 square feet. The proposed project's scale and massing is compatible with the scale and setting of the surrounding neighborhood. From the street, the project will continue to appear as a single-story residence. The proposed lower-floor ADU addition will be located below the residence, within the cavity between the master bedroom addition and the rear yard slope, within the same side setbacks as the primary residence above it, and unable to be seen from the public street. All portions of the addition are set in such an area and designed in a manner that visibility from off the property would be limited to the maximum extent possible. The massing and architectural design, along with the existing topography and landscaping, help diminish the appearance of the proposed improvements. The exterior materials would include flat roofs, large glass openings for natural daylight and ventilation, stucco and wood finishes, clerestory windows at the north and south facades, and simple trim and detailing painted and finished with darker colors to blend into the hillside. Furthermore, as designed, the placement of the proposed additions would not impede the protected view of an adjoining property to the maximum extent feasible. Thus, the project is in scale with the context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

8. *The placement of the proposed additions avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed two-story addition to the existing single-story dwelling will be located towards the interior of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6838

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, November 18, 2021," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for a 1,401 square-foot, second-story addition and 158 square-foot lower-story addition of an existing single-story dwelling resulting in a 3,853 square-foot, two-story residence with an attached 754 square-foot garage, and 158 square-foot aggregate storage area.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **ZENT2020-10016** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 or kmoran@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the north property line, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.
13. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching, and as recommended in the supplemental reports. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist and geotechnical reports in order to protect the existing trees during construction.
14. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
15. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
16. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the

Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.

19. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

20. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review. The current edition is the 2019 series effective January 1, 2020 until December 31, 2022.
21. Grading: Grading/Drainage Plans shall be prepared by a registered engineer. Refer to Chapter 14.05 of the City's Municipal Codes for more information.
22. Stormwater Management: Single family hillside homes shall comply with the special provisions per the State Water Board. Refer to item #12 of the attached Form PC.
23. Slope Setback: For 3:1 or steeper slopes contiguous to a site, the construction must be designed to comply with the slope setback requirements per the CA Residential Code.
24. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R337 of the CA Residential Code.
25. Permit(s): Separate permits are fire sprinkler, mechanical, electrical, and plumbing, grading, pool & spa, solar (photovoltaic) system, and any site retaining walls, block walls, or fences & gates.

Fire Department

26. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4495). The minimum fire flow shall be 1,500gpm @ 20psi per CFC 2019 Table B105.1(2) requirements.
27. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout all buildings per PMC requirements. Plans shall be submitted to the Permit Center for Fire Department's review within 30 working days of the issuance of the Building Permit.
28. Smoke Alarms: Provide an approved hardwired smoke alarm(s), with battery backup, in each sleeping room or area(s) serving a sleeping area and at the top of stairways at each floor level. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms (new & existing) locations are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal (CSFM) Listed. All smoke alarms (new & existing) are to be manufactured by the same company and compatible with each other. Smoke alarms shall not be installed within 3-feet of air registers or bathroom openings. [CBC 907]

29. Roof and Sidings: All roofing materials shall be 1-hour fire-resistive or non-combustible.
30. Spark Arrestors: Provide an approved spark arrestor on all chimney(s).
31. Eaves and Projections: All eaves and other projections are required to be boxed with one-hour fire resistive or noncombustible material.
32. Wall Finishes: The exterior side of the wall finish is required to be of a one-hour fire resistive or noncombustible material.
33. Fascias: Fascias are required to be one-hour fire resistive material or 2" nominal dimension lumber.
34. Projections: Appendages and projections, i.e. decks, etc., are required to be a minimum of one-hour fire resistive construction, heavy timber or noncombustible material.
35. Exterior Glazing: All exterior windows, skylights etc. are required to be tempered glass and multilayered, dual or triple, glazing.
36. Exterior Doors: All exterior doors are required to be 1 3/8" solid core.
37. Attics and Elevated Foundations: Attic and foundation ventilation in vertical exterior walls and vent through roofs shall comply with CBC, 7A; CSFM Standard 12-7A. The vents shall be covered with noncombustible corrosion resistant mesh openings a minimum of 1/8-inch not to exceed 1/4-inch openings. Attic ventilation openings shall NOT be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as possible. Alternate Method of Protection is acceptable provided it complies with CSFM – SFM 12-7A-1, 7A-3 Listed Opening Protection.
38. Fuel Modification Plans: Provide a landscape plan that clearly indicates:
 - a. All planting adjacent to the structure(s) and on all slopes is to be a low fuel volume species. This includes trees, shrubs and ground cover.
 - b. A complete irrigation system for the maintenance of these plants. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for a building permit.
 - c. Specify on a landscape plan the extent of clearing existing brush for the new construction and/or future landscaping. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for the building permit.

Public Works Department

39. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be

installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.

40. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
41. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
42. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off

procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

43. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.
44. In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>.

45. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

a) Sewer Facility Charge - Chapter 4.53 of the PMC

The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.

b) Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC

The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
- b. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email YWu-Bowman@cityofpasadena.net.

ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY ANALYSIS
Dated August 4, 2021

| NEIGHBORHOOD COMPATIBILITY ANALYSIS (8/4/21) | | | | | | |
|--|--------------|----------------------|--------|----------------------|----------|---------------|
| # | PARCEL | ADDRESS | ZONING | OVERLAY | LOT SIZE | BUILDING SIZE |
| 1 | 5704-001-048 | 1840 LINDA VISTA AVE | RS4 | HD | 62840 | 2350 |
| 2 | 5704-001-051 | 1854 LINDA VISTA AVE | RS4 | HD | 17024 | 2366 |
| 3 | 5704-001-049 | 1820 LINDA VISTA AVE | RS4 | HD | 50332 | 2452 |
| 4 | 5704-001-046 | 1852 LINDA VISTA AVE | RS4 | HD | 12225 | 2900 |
| 5 | 5704-001-053 | 1890 LINDA VISTA AVE | RS4 | HD | 51863 | 3062 |
| 6 | 5704-001-047 | 1850 LINDA VISTA AVE | RS4 | HD | 14806 | 3302 |
| 7 | 5704-002-046 | 1750 LINDA VISTA AVE | RS4 | HD | 29826 | 3304 |
| 8 | 5704-001-052 | 1860 LINDA VISTA AVE | RS4 | HD | 15058 | 3801 |
| 9 | 5704-002-047 | 1726 LINDA VISTA AVE | RS4 | HD | 43448 | 3888 |
| 10 | 5704-002-061 | 1776 LINDA VISTA AVE | RS4 | HD | 81493 | 4945 |
| 11 | 5704-001-050 | 1812 LINDA VISTA AVE | RS4 | HD | 60630 | 5055 |
| 12 | 5704-016-010 | 1939 DEVON RD | RS2 | HD | 18597 | 1595 |
| 13 | 5704-016-012 | 1820 DEVON RD | RS2 | HD | 15463 | 1664 |
| 14 | 5704-017-005 | 1777 LINDA VISTA AVE | RS2 | HD | 33092 | 1835 |
| 15 | 5704-017-004 | 1780 DEVON RD | RS2 | HD | 26270 | 1972 |
| 16 | 5704-016-005 | 1894 DEVON RD | RS2 | HD | 21406 | 1992 |
| 17 | 5704-016-008 | 1955 DEVON RD | RS2 | HD | 43935 | 2292 |
| 18 | 5704-017-010 | 1735 LINDA VISTA AVE | RS2 | HD | 17723 | 2378 |
| 19 | 5704-016-014 | 1895 LINDA VISTA AVE | RS2 | HD | 17176 | 2514 |
| 20 | 5704-016-006 | 1940 DEVON RD | RS2 | HD | 11769 | 2648 |
| 21 | 5704-015-001 | 1820 BRAEMAR RD | RS2 | HD | 22681 | 2776 |
| 22 | 5704-016-003 | 1848 DEVON RD | RS2 | HD | 24539 | 2827 |
| 23 | 5704-016-013 | 1834 DEVON RD | RS2 | HD | 16862 | 3078 |
| 24 | 5704-017-009 | 1717 LINDA VISTA AVE | RS2 | HD | 41061 | 3187 |
| 25 | 5704-018-012 | 1801 DEVON RD | RS2 | HD | 13322 | 3270 |
| 26 | 5704-016-007 | 1811 LINDA VISTA AVE | RS2 | HD | 39949 | 3278 |
| 27 | 5704-017-006 | 1800 DEVON RD | RS2 | HD | 14892 | 3475 |
| 28* | 5704-017-900 | 1759 LINDA VISTA AVE | RS2 | HD | 673 | 0 |
| 29* | 5704-001-045 | 1918 LINDA VISTA AVE | RS4 | HD | 14488 | 0 |
| 30* | 5704-001-900 | 1870 LINDA VISTA AVE | RS4 | HD | 29157 | 0 |
| 31* | 5702-001-901 | 1001 ROSE BOWL DR | OS | | | 0 |
| * = Vacant properties | | | | | | |
| | | | | MEDIAN | | 2827 |
| | | | | 35% OF MEDIAN | | 989 |
| | | | | MEDIAN+35% | | 3816 |

ATTACHMENT D
MODIFIED NEIGHBORHOOD COMPATIBILITY ANALYSIS
Dated August 4, 2021

| MODIFIED NEIGHBORHOOD COMPATIBILITY ANALYSIS: RS-4-HD PROPERTIES ONLY (8/4/21) | | | | | | |
|--|--------------|----------------------|--------|---------|--------------------------|---------------|
| # | PARCEL | ADDRESS | ZONING | OVERLAY | LOT SIZE | BUILDING SIZE |
| 1 | 5704-001-048 | 1840 LINDA VISTA AVE | RS4 | HD | 62840 | 2350 |
| 2 | 5704-001-051 | 1854 LINDA VISTA AVE | RS4 | HD | 17024 | 2366 |
| 3 | 5704-001-049 | 1820 LINDA VISTA AVE | RS4 | HD | 50,332 | 2452 |
| 4 | 5704-001-046 | 1852 LINDA VISTA AVE | RS4 | HD | 12225 | 2900 |
| 5 | 5704-001-053 | 1890 LINDA VISTA AVE | RS4 | HD | 51863 | 3062 |
| 6 | 5704-001-047 | 1850 LINDA VISTA AVE | RS4 | HD | 14806 | 3302 |
| 7 | 5704-002-046 | 1750 LINDA VISTA AVE | RS4 | HD | 29826 | 3304 |
| 8 | 5704-001-052 | 1860 LINDA VISTA AVE | RS4 | HD | 15058 | 3801 |
| 9 | 5704-002-047 | 1726 LINDA VISTA AVE | RS4 | HD | 43448 | 3888 |
| 10 | 5704-002-061 | 1776 LINDA VISTA AVE | RS4 | HD | 81493 | 4945 |
| 11 | 5704-001-050 | 1812 LINDA VISTA AVE | RS4 | HD | 60630 | 5055 |
| | | | | | | |
| | | | | | MEDIAN | 3302 |
| | | | | | 35% OF MEDIAN | 1156 |
| | | | | | MEDIAN+35% | 4458 |

ATTACHMENT E
APPEAL APPLICATION OF BOARD OF ZONING APPEALS' DECISION
Dated May 3, 2021

APPEAL APPLICATION

RECEIVED

GENERAL INFORMATION: (Please print)

Date: 05/03/2021 **2021 MAY -3 PM 2:46**

Appellant: Matthew Feldhaus

CITY CLERK
CITY OF PASADENA

Mailing Address: 139 Hermosa Avenue

City: Hermosa Beach

State: CA

Zip: 90254

Phone #: (day) 626-888-9411 (evening) 562-477-7609

Fax #: N/A

Contact Person: Matthew Feldhaus

Phone #: 626-888-9411

E-mail Address of Contact Person: matthew@rwbid.com

Applicant (if different from appellant): N/A

APPEAL APPLICATION

ZENT2020-10016

Application # HDP #6838 Date of Decision 4/22/2021 Appeal Deadline 05/03/2021

Property Address: 1820 Linda Vista Avenue, Pasadena, CA 91103

I hereby appeal the decision of the: Board of Zoning Appeals

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:

The Board of Zoning Appeals failed to follow the zoning code and state law in their findings
when they denied Hillside Development Permit #6838.

If necessary, please attach additional sheets



Applicant's Signature

05/03/2021

Date of Application

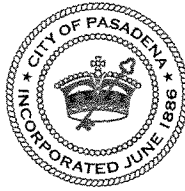
Activity # _____

Application Fee: \$ _____

Date Received: _____

Appeal Hearing Date _____

Received by: _____



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

April 28, 2021

Matthew Feldhaus
2926 Graceland Way
Glendale, CA 91206

Subject: Hillside Development Permit #6838
1820 Linda Vista Avenue
Council District #6

ZENT2020-10016

Dear Mr. Feldhaus:

Your application for a **Hillside Development Permit** at **1820 Linda Vista Avenue** was considered by the **Board of Zoning Appeals** on **April 22, 2021**.

HILLSIDE DEVELOPMENT PERMIT: To allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage.

At the conclusion of the public hearing, and with full knowledge of the property and vicinity, a motion was made to grant the appeal and overturn the Hearing Officer's decision and **disapprove** the **Hillside Development Permit** that resulted in a 5-0 by the members present. As a result, action was taken to disapprove Hillside Development Permit #6838.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Board of Zoning Appeals has the right to appeal this decision. In addition, a member of the City Council may stay the decision and request that it be called for review to the City Council. An appeal or a request for a call for review of this decision shall be within ten days, the last day to file an appeal or a request for a call for review is **Monday, May 3, 2021**. Appeal applications must cite a reason for objecting to a decision and should be filed with the City Clerk. Without any call for review or appeal, the effective date will be **Tuesday, May 4, 2021**. The regular Appeal fee is \$1,681.48. The Appeal fee for Non-profit Community-based Organizations is \$840.74.

For further information regarding this case, please contact **Katherine Moran** at **(626) 744-6740**.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis Rocha".

Luis Rocha
Zoning Administrator

Enclosure: Attachment A

c: City Manager, City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Design and Historic Preservation, Department of Transportation, Hearing Officer, Code Compliance, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

1. *The design, location, operating characteristics, and size of the proposed use would not be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The design of the proposed project would not be compatible with the existing and future land uses in the vicinity in terms of view protection. The proposed project blocks a neighboring property's (1820 Linda Vista Avenue) protected view of a prominent ridgeline, on the north elevation, and does not comply with the view protection requirements of the Zoning Code.
2. *No additional view impacts will occur to neighboring properties as a result of granting additional square footage.* For lots larger than 20,000 square feet, the review authority may approve additional floor area above the maximum permitted by Neighborhood Compatibility after reviewing site conditions and compliance with Hillside District standards, and finding that no additional view impacts will occur to neighboring properties as a result of granting additional square footage. The design of the proposed project blocks a neighboring property's (1820 Linda Vista Avenue) protected view of a prominent ridgeline, on the north elevation, and does not comply with the view protection requirements of the Zoning Code. As such, the proposed project would result in additional view impacts to neighboring properties as a part of granting additional square footage above the Neighborhood Compatibility.

ATTACHMENT F
BOARD OF ZONING APPEALS DECISION LETTER
Dated April 28, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

April 28, 2021

Matthew Feldhaus
2926 Graceland Way
Glendale, CA 91206

Subject: Hillside Development Permit #6838
1820 Linda Vista Avenue
Council District #6

ZENT2020-10016

Dear Mr. Feldhaus:

Your application for a **Hillside Development Permit** at **1820 Linda Vista Avenue** was considered by the **Board of Zoning Appeals** on **April 22, 2021**.

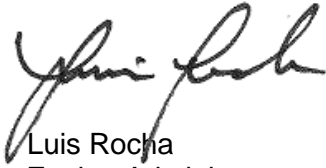
HILLSIDE DEVELOPMENT PERMIT: To allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage.

At the conclusion of the public hearing, and with full knowledge of the property and vicinity, a motion was made to grant the appeal and overturn the Hearing Officer's decision and **disapprove** the **Hillside Development Permit** that resulted in a 5-0 by the members present. As a result, action was taken to disapprove Hillside Development Permit #6838.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Board of Zoning Appeals has the right to appeal this decision. In addition, a member of the City Council may stay the decision and request that it be called for review to the City Council. An appeal or a request for a call for review of this decision shall be within ten days, the last day to file an appeal or a request for a call for review is **Monday, May 3, 2021**. Appeal applications must cite a reason for objecting to a decision and should be filed with the City Clerk. Without any call for review or appeal, the effective date will be **Tuesday, May 4, 2021**. The regular Appeal fee is \$1,681.48. The Appeal fee for Non-profit Community-based Organizations is \$840.74.

For further information regarding this case, please contact **Katherine Moran** at **(626) 744-6740**.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis Rocha".

Luis Rocha
Zoning Administrator

Enclosure: Attachment A

- c: City Manager, City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Design and Historic Preservation, Department of Transportation, Hearing Officer, Code Compliance, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

1. *The design, location, operating characteristics, and size of the proposed use would not be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The design of the proposed project would not be compatible with the existing and future land uses in the vicinity in terms of view protection. The proposed project blocks a neighboring property's (1820 Linda Vista Avenue) protected view of a prominent ridgeline, on the north elevation, and does not comply with the view protection requirements of the Zoning Code.
2. *No additional view impacts will occur to neighboring properties as a result of granting additional square footage.* For lots larger than 20,000 square feet, the review authority may approve additional floor area above the maximum permitted by Neighborhood Compatibility after reviewing site conditions and compliance with Hillside District standards, and finding that no additional view impacts will occur to neighboring properties as a result of granting additional square footage. The design of the proposed project blocks a neighboring property's (1820 Linda Vista Avenue) protected view of a prominent ridgeline, on the north elevation, and does not comply with the view protection requirements of the Zoning Code. As such, the proposed project would result in additional view impacts to neighboring properties as a part of granting additional square footage above the Neighborhood Compatibility.

ATTACHMENT G
BOARD OF ZONING APPEALS STAFF REPORT
Dated April 22, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: APRIL 22, 2021

TO: BOARD OF ZONING APPEALS

FROM: LUIS ROCHA, ZONING ADMINISTRATOR

SUBJECT: APPEAL OF HEARING OFFICER'S DECISION:
HILLSIDE DEVELOPMENT PERMIT #6838
1820 LINDA VISTA AVENUE

RECOMMENDATION:

It is recommended that the Board of Zoning Appeals:

1. Adopt the Environmental Determination, that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 2,208 square-foot, two-story addition of an existing single-story dwelling does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive.
2. Uphold the Hearing Officer's decision and approve Hillside Development Permit #6838.

EXECUTIVE SUMMARY:

On January 6, 2021, the Hearing Officer considered, at its regularly noticed hearing, Hillside Development Permit #6838. The Hillside Development Permit (HDP) application was requested to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage. The property is zoned RS-4-HD (Single-Family Residential, 0-4 units/acre, Hillside Overlay District), and a Hillside

Development Permit is required for an addition exceeding 500 square feet within the Hillside Overlay District.

Staff's recommendation to the Hearing Officer was to approve HDP #6838. Staff assessed the proposed project, and, based on the analyses, concluded that the findings necessary for approving the HDP could be made. At the conclusion of the public hearing, and after public testimony, the Hearing Officer approved Hillside Development Permit #6838 (Attachment C) with conditions and adopted the environmental determination.

On January 19, 2021, Jin Ser Park, an abutting property owner of 1812 Linda Vista Avenue, filed an appeal with the Board of Zoning Appeals, of the Hearing Officer's decision. The hearing before the Board of Zoning Appeals is a *de novo* hearing where the Board has no obligation to honor the prior decision and has the authority to make a different decision than the Hearing Officer.

Based on the previous analysis and the recommended Conditions of Approval, Staff recommends that the Board of Zoning Appeals uphold the Hearing Officer's January 6, 2021, decision and approve Hillside Development Permit #6838, based on the findings provided in Attachment A and conditions in Attachment B.

BACKGROUND:

Existing Site Characteristics:

The subject property is located on the east side of Linda Vista Avenue, north of La Vista Place. The property descends east down a hillside toward the Arroyo Seco. The 50,332 square-foot property is developed with an existing single-story single-family dwelling including an attached two-car garage and attached carport. The site topography is generally flat at the location of the existing improvements. The average slope across the site (areas less than 50 percent slope) is 29 percent. According to survey information, 6,232 square feet of the site slopes equal to or greater than 50 percent. The applicant provided a tree inventory, which identified 47 trees on private property (two of which are located on the property to the north), 23 of which have been identified as protected by the City's Tree Protection Ordinance.

Adjacent Uses:

North – Single-Family Residential
South – Single-Family Residential
East – Open Space/Arroyo Seco
West – Single-Family Residential

Adjacent Zoning:

North – RS-4-HD- (Single-Family Residential, 0-4 dwelling units per acre, Hillside Development Overlay District)
South – RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District)
East – OS (Open Space)
West – RS-2-HD- (Single-Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)

PROJECT DESCRIPTION:

The applicant, Michael Feldhaus, has submitted a Hillside Development Permit application to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and an attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The project would result in a 4,660 square-foot residence with an attached 754 square-foot garage. The property is zoned RS-4-HD (Single-Family Residential, 0-4 units/acre, Hillside Overlay District), and a Hillside Development Permit is required for an addition exceeding 500 square feet within the Hillside Overlay District. No protected trees are proposed for removal as part of the project.

PUBLIC HEARING:

The Hillside Development Permit application was presented to the Hearing Officer at a public hearing on January 6, 2021. Staff recommended that the Hearing Officer approve Hillside Development Permit #6838, with conditions, on the basis that all required findings for the Hillside Development Permit could be made.

During the Hearing Officer hearing, the applicant provided a brief presentation of the project and spoke in favor of the project. There were three public comments in opposition of the project received prior to or at the Hearing Officer hearing, including two from the appellant's attorney. These comments have been provided to the Board of Zoning Appeals. The primary concerns raised in the public comments were about privacy impacts on abutting properties, potential impact on protected views, the proximity of the addition to the top edge of the slope, grading impacts, and incorrect application of a CEQA exemption.

In response to public comments, the Hearing Officer acknowledged the concerns and discussed them in relation to staff's recommendation. At the conclusion of public testimony, the Hearing Officer approved Hillside Development Permit #6838, as recommended by staff. This decision was based on the findings and conditions of approval in Attachment C (Decision Letter). To supplement the decision, the Hearing Officer provided an addendum with explanation for approval of the application (Attachment E).

ANALYSIS:

The subject property is located in the RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District) zoning district. Properties located within the Hillside Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS-4). These additional standards are intended, in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The Hearing Officer may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses.

The following analysis discusses the project's compliance with development standards of the Hillside Overlay District, as applicable to additions to existing single-family residences.

RS-4 and Hillside Overlay District Development Standards

Properties located within the Hillside Overlay District are required to comply with all of the required development standards of the RS-4 zoning district, except as superseded by additional development standards listed in Zoning Code Sections 17.29.050 through Section 17.29.070 (Hillside Overlay District).

In addition to the following discussion, an outline of development standards is provided in Table A (Page 10) to show compliance with all of the applicable zoning and Hillside Overlay development standards.

Gross Floor Area

Calculating the maximum allowed floor area in the Hillside Overlay District is a multi-step process. The intent of the process is to consider the steepness or topography of a property when determining the size of a development; a steeper property may provide less land area suitable for development. The Zoning Code considers this with respect to maximum allowed floor area. The following calculations were undertaken:

Gross floor area includes all covered parking (garage and carport areas), habitable attic space, accessory structures and basements with any exposed wall (or portion thereof) six feet or more above finished grade, measured from finished grade elevation to the floor above. The maximum allowable gross floor area for properties located in the RS-4-HD zoning district with a property size more than 10,000 square feet is 25 percent of the lot size plus 500 square feet. For lots 10,000 square feet or more in the Hillside Overlay District, any portion with a slope equal to or greater than 50 percent, or any access easement on the lot, must be deducted from the lot area when calculating the maximum allowable gross floor area.

Pursuant to Zoning Code Section 17.29.060.A.4 (Maximum floor area), the maximum allowed gross floor area for a lot with an average slope exceeding 15 percent shall be further reduced. Based on the slope analysis provided by the applicant, the lot area measures 50,332 square feet. Of this, 6,232 square feet slopes equal to or greater than 50 percent. There are no access easements on the lot. Furthermore, using the contour information taken from a topographic survey of the site, the applicant calculated an average slope of approximately 29 percent. Based on the calculation applicable to the RS-4-HD zoning district, the maximum allowed floor area is 10,714 square feet.

The project proposes a 4,660 square-foot residence with an attached 754 square-foot garage resulting in a total gross floor area of 5,414 square feet, therefore in compliance with the maximum allowable floor area.

Lot Coverage

The maximum allowed lot coverage for a property in the Hillside District Overlay is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and decks more than four feet in height; this measurement includes all covered structures, whether or not they are fully enclosed. This standard generally evaluates the percentage of land area covered by development.

In this case, 35 percent of the 50,332 square-foot lot is 17,616 square feet. The proposed lot coverage is approximately 15 percent, or 7,434 square feet, which complies. This calculation includes the building footprint, the proposed deck extension, and covered patio.

Setbacks

The minimum front setback requirement for the main structure in the Hillside Overlay District is 25 feet, measured from the front property line. The existing residence is setback 52'-2" and complies with the minimum 25-foot front setback requirement.

Additionally, the minimum front setback for an attached garage is 25 feet. In this case, the proposed enclosure of the existing carport to convert to the new garage maintains a front setback of approximately 59'-9", which complies with the minimum front setback for an attached garage.

The required interior side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of ten feet. The lot width measures across the lot at the required front setback line, in this case, 25 feet from the front property line. According to the plans submitted, the lot width is 94'-9" feet, resulting in a minimum side setback of 9'-5". The proposed setback for the addition on the south is 10'-9" from the side property line, which complies with the minimum side setback requirement. The proposed setback for the addition and exterior staircase at the north side is 9'-9". As such, the proposed setbacks comply with the minimum side setback requirement.

The minimum required rear setback is 25 feet. The setback measured from the proposed addition to the rear property line is 253'-2" feet, which complies with the minimum rear setback requirement.

Encroachment Plane

Main structures may not be located within an encroachment plane that slopes upward and inward at a 30-degree angle, commencing at a point six feet above existing grade along the side property lines. The intent of the encroachment plane standard is to moderate the mass and scale of structures and maintain desired neighborhood character. Plans provided by the applicant depict the encroachment plane and demonstrate the proposed addition complies with the requirement.

Height

Properties in the Hillside Overlay District are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured as the vertical distance from the existing grade to an imaginary plane parallel to the existing grade; nor can the overall height, as measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet), exceed a height of 35 feet.

The project proposes a building height of 17'-2" measured from the adjacent elevation of the existing grade, and an overall height of 32'-3", measured from the lowest grade to the highest ridge. The structure does not exceed a height of 28 feet at any point on the site and is within the total height limitation of 35 feet. Therefore, the proposed residence complies with both standards for building height.

Parking

Single-family dwellings are required to provide two covered parking spaces in the Hillside Development Overlay. Additionally, properties within the Hillside Overlay District are required to provide a minimum of four guest parking spaces on a site fronting a street where parking is prohibited on both sides of the street at the site, or a minimum of two guest parking spaces on a site fronting a street where on-street parking is allowed. Guest parking spaces may be located in the driveway, in side-by-side and/or tandem configurations.

The proposal includes converting the existing carport attached to the front of the residence into a two-car garage. The interior dimension of the garage would measure 24' wide by 29' deep, exceeding the minimum requirement of 19' wide by 18' deep. The new garage will continue to be accessible from Linda Vista Avenue via the existing driveway. The portion of Linda Vista Avenue fronting the property allows street parking, therefore two guest parking spaces are required for the project. The existing driveway will continue to provide the required two guest parking spaces. Therefore, the project complies with the parking requirement.

Neighborhood Compatibility

Projects subject to a Hillside Development Permit are to consider the character and scale of existing development in the neighborhood. The neighborhood is generally comprised of lots located within a 500-foot radius of the site. The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages, accessory structures, basements, etc.) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

Within a 500-foot radius, there are 31 parcels within the City of Pasadena jurisdiction. Four of these are vacant. Of the remaining 27 developed parcels, the median floor area is 2,827 square feet. Thirty-five percent above the median is 3,816 square feet. The proposal includes a dwelling with 4,660 square feet of floor area (excluding the garage) and exceeds the Neighborhood Compatibility threshold by 844 square feet.

However, pursuant to Section 17.29.080 (Neighborhood Compatibility findings to grant additional floor area) for lots larger than 20,000 square feet, the review authority may approve additional floor area above the maximum permitted by Neighborhood Compatibility after reviewing site conditions and compliance with Hillside District standards. On a case-by-case basis, staff and the decision making bodies may use the following guidelines for exceeding Neighborhood Compatibility floor area. Specifically, the maximum allowable house size as calculated by the Neighborhood Compatibility guideline may be approved to be exceeded if the addition complies with all of the following criteria:

- a. No additional view impacts will occur to neighboring properties as a result of granting additional square footage; and
- b. The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.

As noted above, staff is not required to recommend approval of the excess floor area if the criteria are met, but may do so on a case-by-case basis. In this case, the project complies with the criteria listed above.

Staff analyzed the floor area ratio (FAR) of the project and properties within the standard 500-foot radius. Using the Assessor's data, the FAR of the project is 9.3 percent, which is below the average FAR of the properties within the standard neighborhood (12.3 percent). It is to be noted, that the project is in compliance with the View Protection provision (17.29.060.E) and Ridgeline Protection provision (17.29.050.C) of the Hillside District Ordinance, since this site is not located within and will not disturb any prominent ridgelines. The proposed project has been designed to avoid blocking culturally significant structures, downslope views of the valley floor, prominent ridgelines, and/or the horizon line from neighboring properties.

As such, staff is of the opinion that the maximum allowable house size as calculated by the Neighborhood Compatibility guidelines may be approved to be exceeded in this particular case. Based on the analyses, staff finds that the project is in scale with the context and character of the development in the neighborhood and in is in conformance with the development standards for projects in the Hillside Overlay District; as a result, the project complies with the Neighborhood Compatibility requirement.

Architecture and Setting

The existing dwellings in the neighborhood consist of varying styles that include mid-century modern, postmodern, Mediterranean, ranch, craftsman, colonial, cape cod, Tuscan, contemporary, traditional, and ranch architecture. In addition to the range of architectural styles, there is also a variety in massing throughout the neighborhood such as single-story, two-story, and three-story homes and a mix of u-shaped, l-shaped, and rectangular building footprints. Roof pitches and façade materials are also mixed throughout the neighborhood. Existing architectural elements do not appear to reflect one strict style, form, massing, or material palette. The existing residence was constructed in 1948 with an addition in 1965. The current dwelling includes a mix of ranch and traditional architectural elements, many of which have been modified from the original construction over time. In 1965 a courtyard and carport were added to the front of the property and significantly modified the front façade and architectural design.

The applicant has designed the proposed renovation and addition with style, forms, massing, and materials that would complement the original architecture. The project intends to incorporate elements of contemporary and mid-century modern design with flat roofs, large glass openings for natural daylight and ventilation, stucco and wood finishes, clerestory windows at the north and south facades, and simple trim and detailing. Similar architectural characteristics are featured in homes within the vicinity as shown in the neighborhood architectural analysis exhibits.

The proposed property's scale and massing is within the scale and setting of the surrounding neighborhood. From the street, the project will appear to be only a single-story residence, with the lower-floor addition terracing down the slope of the rear yard, unable to be seen from the public street.

The existing residence is one level with four bedrooms and three bathrooms. The proposed project would alter the configuration of the existing floor's interior by an additional 1,401 square feet, converting the existing garage into livable area to create an additional bedroom at the south, a master bedroom expansion at the north, and converting the existing carport into a new garage. The project would add a new 807 square-foot lower floor at the north side of the property beneath the master bedroom and second-story deck expansion. The lower level would feature a game room, lounge, changing room, laundry room, bathroom, and pool equipment. The lower level

addition would be both accessible internally from the main level and externally from the second story deck.

The existing second-story deck would be expanded and include a new patio cover, infinity pool, and spa (accessible from each bedroom and living area at the east elevation) at the eastern side of the dwelling. The additions are extensions of the existing living area, deck area, and filling in the space below the deck with additional floor area. The lower level addition terraces down the slope of the property and captures space that would otherwise be an empty volume under the proposed pool deck. Both the upper floor and lower floor additions are placed to the rear of the property and are set in such an area and designed in a manner that visibility from off the property would be limited and that any protected view corridors are maintained for adjacent properties.

The additions are setback more than 100 feet from the top edge of the Arroyo Seco Slope Bank, and more than 250 feet from the rear property line, thereby preserving the privacy of surrounding lots to the north, south, and east. Areas of addition are set in such an area and designed in a manner that visibility from off the property would be limited. The design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. The exterior materials would include flat roofs, large glass openings for natural daylight and ventilation, stucco and wood finishes, clerestory windows at the north and south facades, and simple trim and detailing painted and finished with darker colors. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection, Story Poles, Notice of Application Requirements

The Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from surrounding properties. Specifically, new structures shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. Views shall be considered from windows of any room in the primary structure. The standard specifies that improvements are to avoid blocking culturally significant structures such as the Rose Bowl, Colorado Street Bridge, City Hall, downslope views of the valley floor, prominent ridgelines, and/or the horizon line. Views of the open sky, existing foliage, private yards, and existing structures on surrounding properties shall not be taken into consideration by the review authority.

In this case, the applicant has proposed the addition in an area that would not reasonably affect views protected by the Zoning Code. The abutting properties to the north and south are single-family residences located at 1840 Linda Vista Avenue and 1812 Linda Vista Avenue. 1812 Linda Vista Avenue is the property adjacent to the south with a two-story single-family residence generally in a string-line with the project site's existing single-story dwelling. Therefore, views from within the interior of the adjacent two-story structure at 1812 Linda Vista Avenue are limited to portions of the neighboring project site's existing roof's ridgeline and the sky above. Since the proposed project will continue to maintain the general height of the existing residence, these existing view conditions would not be impacted. Moreover, the majority of addition is predominantly sited at the northern side of the property, directly south of the adjacent property at 1840 Linda Vista Avenue, which would not impact any protected views from the adjacent property's single-family residence. Therefore, none would be centered directly in any protected view.

The addition of the lower story will be located directly under the main story's footprint, within the space below the second-story deck and will therefore not impact any potential views from the

north, south or east. The property to the east of the project site is zoned open space and includes the Arroyo Seco and Brookside Golf Course. The proposed improvements are more than 250 feet away from the rear property line.

In December 2020, a temporary silhouette (story poles) was installed on the subject property. Staff followed with a visual inspection, photographing the project site in relation to abutting properties. A notice of application providing a minimum 14 day notification period was also mailed in accordance with the requirements of the Zoning Code. Based on the site visit, it is the staff's position that the proposed improvements would not reasonably impact any protected views from adjacent properties. Although portions of the silhouette are visible from various vantage points, there is no protected view obstruction. In addition, portions that are visible, are not reasonably centered directly in the view of the abutting properties, consistent with the intent of the Zoning Code. Therefore, staff has determined the project minimizes view impacts and is consistent with the view protection standards of the Zoning Code.

Ridgeline Protection

The proposed addition complies with the ridgeline protection standards of the Zoning Code. There are no ridgelines near to the subject property. Therefore, no part of the proposal would appear silhouetted against the sky above a ridge when viewed from a public street or park.

Arroyo Seco Slope Bank

Section 17.29.050.D of the City's Zoning Code states that no structure shall extend over or below the top edge of the Arroyo Seco slope bank on a lot identified on the *Arroyo Seco Slope Bank Map*, dated May 11, 2004. The subject property is located within the boundary identified on the Map. The Zoning Code defines the "top edge" of the Arroyo as the highest existing grade elevation at the point where the natural gradient inclines downward at a slope greater than 50 percent in the mapped area. On a site with multiple slope banks, the "top edge" shall be considered the point farthest from the floor of the Arroyo Seco.

The applicant provided a topographic map identifying the "top edge" of the Arroyo Seco at an elevation of approximately 977 feet. This top edge is identified as approximately 120 feet west of the rear property line and the proposed project is setback another 110'-2" from it. Therefore the project complies with the Arroyo Seco Slope Bank requirements.

Preliminary Geotechnical Report

Irvine Geotechnical, Inc. conducted a geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the report is to evaluate the subsurface conditions that may affect site stability or structural integrity. Irvine Geotechnical, Inc. explored the subsurface conditions around the location of the proposed addition by excavating seven test pits to a depth of seven feet below the surface. Based on the investigation, Irvine Geotechnical, Inc. concluded that the grading and proposed structure will be safe against hazard from landslide, settlement, or slippage and the proposed construction will have no adverse effect on the geologic stability of the adjacent properties provided recommendations are followed.

A summary of development standards is provided in Table A below to show compliance with all of the applicable zoning and Hillside Overlay development standards.

Table A: RS-4 and Hillside Overlay Development Standards

| Development Feature | Required | Proposed | Analysis |
|--|---|---|---------------------------|
| RS-4 – Single Family Residential and Hillside Overlay Development Standards | | | |
| Setbacks | | | |
| Front (West): Garage Residence | 25 feet | 52'-2" 59'-9" | Complies |
| Interior Side (North & South) | 10 feet or (10% of lot width, minimum of 5 feet – maximum of 10 feet) | 6'-10" (North - Existing) 10'-9" (South) | Nonconforming Complies |
| Rear (East) | 25 feet | 253'-2" | Complies |
| Maximum Site Coverage | 17,616 square feet or 35 percent | 7,434 square feet or 15 percent | Complies |
| Floor Area Ratio | 10,714 square feet | 5,414 square feet | Complies |
| Minimum Parking | 2 covered spaces | 2 car garage | Complies |
| Maximum Allowable Height- Primary Structure | 28 feet at any point from existing grade; and 35 feet from lowest point where the building touches finished grade to highest point of the building | 32'-3" | Complies |
| Guest Parking | 2 on-site guest spaces | 2 guest spaces | Complies |
| Neighborhood Compatibility within a 500-foot radius | Median – 2,827 square feet Median + 35 percent – 3,816 square feet Average-12.3 percent | 4,660 square feet 9.3 percent | Complies |

The proposed addition to the existing residence would not be injurious to adjacent properties or uses, or would the development be detrimental to environmental quality, quality of life, or health, safety, and welfare of the public. Furthermore, the proposed addition is consistent with the objectives and policies of the Hillside Overlay District and the Design Principles of the General Plan. These design standards are specific to development of residential properties located within the Hillside Overlay District, which include architectural features, exterior wall features, privacy, support structures, and colors and materials. The proposed project has incorporated the building design standards with the use of earth tone colors, location of structures to reduce impacts to protected views, and variation of architectural elements that are consistent with surrounding uses, and most importantly the protection of the existing trees.

APPEAL:

On January 19, 2021, Jin Ser Park, the abutting property owner of 1812 Linda Vista Avenue to the south, filed an appeal (Attachment D) application to the Board of Zoning Appeals citing a disagreement with the decision of the decision of the Hearing Officer. The appellant cites the following reasons for the appeal:

1. Out of Scale Development
2. Failure to Consider View Rights
3. Unusual Circumstances
4. Cumulative Impacts
5. Threat to Historic/Natural Resource

A response to each of the appellant's concerns is provided in the section below.

Responses to the Appeal:

1. *Out of scale development.*

In the appeal application, the appellant states that the project would result in a home completely out of scale with the developments in the vicinity and that its size and design directly impacts views from the surrounding properties, counter to the objectives of the Hillside District, the General Plan, and the requirements of this permit. The applicant states that the following inconsistencies occurred in the staff report:

- a) No lot that is 51,000 square feet or less has a building more than 3,270 square feet;

This statement made by the appellant does not relate to how staff analyzes neighborhood character as a part of the required neighborhood compatibility analysis. As stated in the staff report, projects subject to a Hillside Development Permit are to consider the character and scale of existing development in the neighborhood of the lots located within a 500-foot radius of the site. The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages, accessory structures, basements, etc.) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. The analysis of the median home size allows for a broad range of lot sizes and home sizes. Furthermore, pursuant to Section 17.29.080 (Neighborhood Compatibility findings to grant additional floor area) for lots larger than 20,000 square feet, the review authority may approve additional floor area above the maximum permitted by Neighborhood Compatibility after reviewing site conditions and compliance with Hillside District standards. Staff was able to make the findings that the proposed project is in compliance with the neighborhood compatibility analysis.

- b) Excluding vacant lots (leaving 28 lots), the average building size is 2,765.5 square feet.

The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages, accessory structures, basements, etc.) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent, unless additional floor area is approved per Section 17.29.080. According to staff's analysis, the most recent Los Angeles County Assessor's data determined that within a 500-foot radius, there are 31 parcels within the City of Pasadena jurisdiction. Four of these are vacant. Of the remaining 27

developed parcels, the median floor area is 2,827 square feet. Therefore, the appellant's statement does not relate to neighborhood compatibility since staff analyzes the median building size; average building size is not a part of the analysis.

- c) The Median building size is 2,827 square feet, which is over 1,800 square feet smaller than the proposed residence.

The staff report analyzes how staff was able to make the findings to recommend approval of the additional floor area above the maximum allowable house size as calculated by the Neighborhood Compatibility guidelines. Based on the analysis, it may be approved to be exceeded in this particular case. Based on the analyses, staff finds that the project is in scale with the context and character of the development in the neighborhood and in is in conformance with the development standards for projects in the Hillside Overlay District; as a result, the project complies with the Neighborhood Compatibility requirement.

The appellant claims that the vast majority of the lot is unbuildable and that the FAR is an inappropriate measure to determine the neighborhood compatibility. The Zoning Code requires that all sloped areas over 50 percent be removed from the maximum FAR calculation. This calculation was addressed in the Maximum FAR section of the staff report. After utilizing the slope reduction formulas, the project complies with the maximum FAR allowances for the property.

In the appeal application, the appellant states that the Hearing Officer erred in determining that the project is consistent with the General Plan. However, no substantial evidence was provided in support of this claim. In the 'General Plan Consistency' section below, and in staff's recommendation report and presentation to the Hearing Officer, an analysis of the project's consistency with Land Use Element goals and policies was provided and it was determined that the project is consistent with the City's General Plan.

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,660 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the

scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach.

General Plan Land Use Policy 6.4 – (View Sheds) requires residences to recognize and protect significant views of the San Gabriel Mountains, the Arroyo Seco, open spaces along with views of significant structures such as the City Hall cupola, Central Library, and the Civic Auditorium.” The proposed project is designed to minimize massing by adding additional square footage both at the existing main level of the single-story residence and a lower story below the main level’s addition. The design of the addition will keep the appearance of residence as one story at the street level and limit potential impacts to views of these significant structures from surrounding properties.

Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

In the appeal application, the appellant claims that the purposes and provisions of the Hillside Ordinance were incorrectly interpreted and applied in relation to the proposed project’s scale, character, compatible architecture and preservation of privacy and impact on their subject property. However, the appellant’s claim is unsubstantiated, as there are no facts nor evidence in the record to support the claim. In addition, as discussed in the staff recommendation report and presentation to the Hearing Officer, and in the analysis section below, the purposes and provisions of the Hillside Ordinance were carefully analyzed and were applied in a comprehensive manner.

In addition, in response to concerns brought up by the general public prior to the Hearing Officer Public Hearing, in staff’s presentation to the Hearing Officer, staff discussed the purpose and application of the Hillside Overlay and which projects require discretionary review under a Hillside Development Permit.

As a result, the purposes and intent of the City’s Hillside Overlay were correctly applied.

In the Hearing Officer’s Addendum (Attachment E), the Hearing Officer provides the following responses to this assertion:

“The appellant’s home is immediately adjacent to, and directly southerly of, the subject property. The existing home owned by the appellant (1812 Linda Vista Boulevard) is 5,055 square feet. The proposed home, after expansion, on the subject property at 1820 Linda Vista Avenue, will be 4,660 square feet. There is no merit to the argument that a smaller home being proposed on an immediately adjacent lot is “out of scale.”

2. Failure to consider view rights.

In the appeal application, the appellant states that the City gave insufficient consideration to the impacts on views and privacy of the Appellant’s property and other surrounding properties, in violation of the Municipal Code and the policies and directives of the General Plan. The appellant states that he himself will have direct, scenic views from his living room and other portions of his property compromised.

As stated in the staff report, the Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from neighboring properties to the maximum extent feasible. Specifically, new improvements shall not be centered directly in the view of

any room of a primary structure on a neighboring parcel. The standard specifies that improvements are to *avoid blocking culturally significant structures* such as the Rose Bowl, Colorado Street Bridge, City Hall, downslope views of the valley floor, prominent ridgelines, and/or the horizon line. *Views of the open sky, existing foliage, private yards, and existing structures on surrounding properties* shall not be taken into consideration by the review authority.

The proposed project primarily consists of an addition extending out from the rear of the existing single-story residence at the same elevation as the existing residence. The surrounding properties are at approximately the same elevation as the subject property as there is little topography change in the nearby vicinity. The proposed location of the addition would not block views from neighboring properties that the City would otherwise protect.

The abutting properties to the north and south are single-family residences located at 1840 Linda Vista Avenue and the appellant's property at 1812 Linda Vista Avenue. 1812 Linda Vista Avenue is the property adjacent to the south with a two-story single-family residence generally in a string-line with the project site's existing single-story dwelling. Therefore, views from within the interior of the adjacent two-story structure at 1812 Linda Vista Avenue are limited to portions of the neighboring project site's existing roof's ridgeline and the sky above. The proposed addition's height is not proposed to exceed the existing top of ridge height. Therefore, the proposed project will continue to maintain the general height of the existing residence, these existing view conditions, such as any protected views from the appellant's residence of prominent ridgelines of the San Gabriel Mountains (northeast) would not be impacted. The Rose Bowl, Colorado Street Bridge, and City Hall are located south of the property located at 1812 Linda Vista. Therefore, any potential views of these protected structures would not be impacted by the project site's proposed addition to the north. Furthermore, the appellant's view of the valley floor (east) would also not be affected by the proposed project. Moreover, the majority of addition is predominantly sited at the northern side of the property, directly south of the adjacent property at 1840 Linda Vista Avenue, which would not impact any protected views from the adjacent property's single-family residence. Therefore, no portion of the project would be centered directly in any protected view. Any views across the subject site would reasonably be limited to existing foliage, the private yard, the existing structure, and the open sky. The City does not protect these views. As mentioned before, views of the open sky, existing foliage, private yards, and existing structures on surrounding properties shall not be taken into consideration by the review authority.

The project was feasibly designed to be the least impactful to the surrounding residences. As proposed, the addition of the lower story will be located directly under the main story's footprint, within the space below the second-story deck and will therefore not impact any potential views from the north, south or east. The property to the east of the project site is zoned open space and includes the Arroyo Seco and Brookside Golf Course. The proposed improvements are more than 250 feet away from the rear property line.

The Zoning Code protects against impacting protected views from the surrounding properties. The appellant states that the Hearing Officer and staff report fail to consider the "feasibility of modifying the massing of the proposed structure such that views from the surrounding properties (such as the Appellant's) would not be impacted". The appellant states that the *"proposed addition will have direct views into the appellant's living room, backyard, and the pagoda, which also serves to reduce privacy and thus quality of life"*. The Zoning Code only protects views that meet certain criteria. Only protected views from neighboring parcels shall be considered, if the proposed structure or addition is centered directly in front of said

protected view. Thus, views from the exterior portion of a neighboring structure, such as a yard, pagoda, deck, etc. shall not be considered. Therefore, the proposed addition would not impede protected views from any of the adjacent properties nor be centered directly in the view of any room of a primary structure on a neighboring parcel.

In the Hearing Officer's Addendum (Attachment E), the Hearing Officer provides the following responses to this assertion:

"The staff report provided a comprehensive analysis of the potential viewshed impacts, including: compliance with encroachment plane provision in the code (Page 5, first paragraph); compliance with the View Protection provision of the Hillside District Ordinance (Page 6, third full paragraph); compliance with the Ridgeline Protection provision of the Hillside District Ordinance (Page 6, third full paragraph); a discussion of the scale and massing of the additions to the existing home; (Page 7, second full paragraph); a thorough discussion of viewshed impacts upon neighboring properties, including the appellant's property (Page 8, first two full paragraphs)."

3. Unusual Circumstances.

In the appeal application, the appellant states that the project has unusual circumstances that would require the preparation of an EIR including the following:

- a) The property is located directly adjacent to a large liquefaction zone, which includes a historic watershed, the Arroyo Seco.
- b) The property to the north of the subject property, 1840 Linda Vista Avenue, it itself, directly within a liquefaction zone, according to the California Earthquake Hazards Map maintained by the California State Department of Conservation.
- c) The project seeks to nearly double the footprint of the existing structures ~ this is a 90% expansion to the home itself, from a property that has been in place since 1948. This effect on the hillside, which likely has had substantial soil movement in the past 72 years is something that must be reviewed
- d) Portions of the property contain a steep slope (over 50%), and the average slope for the remaining portions of the parcel is 29%.
- e) The subject property is located in a high fire severity zone.
- f) The subject property is located next to other properties at the top of the hillside which all sit next to the largest liquefaction zone in the City.
- g) The subject property itself sits within a landslide zone, according to the California Earthquake Hazards Map maintained by the California State Department of Conservation
- h) The adjacent golf course with the watershed could be damaged in the event the soil on the subject property shifts, due to earthquakes, landslides, or other soil movement and this could affect the watershed, a natural resource.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,401 square-foot addition to the second-story

and an 807 square-foot addition to the first story of an existing single-story dwelling with attached two-car garage does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

The project involves a 1,401 square-foot addition to the second-story and an 807 square-foot addition to the first story of an existing single-story dwelling, and involves a negligible expansion of the existing single-family residential use. The project does not include features that would preclude the project from qualifying for a categorical exemption under CEQA. As stated by staff during the Hearing Officer meeting, the full scope of the work done at the subject property was considered and was determined to meet the standards and exceptions to the Class 1 Categorical Exemption. In addition, it was determined that the modification to the existing residence would meet the standards and exceptions to the Class 1 Categorical Exemption.

The applicant provided a preliminary geotechnical report conducted by Irvine Geotechnical. The report includes a description of site conditions, results of field exploration, and laboratory testing. The purpose of the report is to evaluate the subsurface conditions that may affect site stability or structural integrity. Irvine Geotechnical, Inc. explored the subsurface conditions around the location of the proposed addition by excavating seven test pits to a depth of seven feet below the surface. Based on the investigation, Irvine Geotechnical, Inc. concluded that the grading and proposed structure will be safe against hazard from landslide, settlement, or slippage and the proposed construction will have no adverse effect on the geologic stability of the adjacent properties provided recommendations are followed. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Pasadena Fire Department.

In the Hearing Officer's Addendum (Attachment E), the Hearing Officer provides the following responses to this assertion:

"Two of the "unusual circumstances" cited by the applicant—one, the steepness of the lot; and two, that the subject property is adjacent to Open Space in a large liquefaction zone, which includes a historic watershed—apply to many of the properties on the East side of Linda Vista Avenue, including both the subject property (1820 Linda Vista Avenue) and the appellant's property (1812 Linda Vista Avenue).

The appeal identifies a liquefaction zone to the north of the subject property as an "unusual circumstance." This liquefaction zone is adjacent to the subject property, as well as several other properties to the north of the subject property, as shown in the photograph provided (Page 9 of the appeal). The appeal provides no evidence to document how the existence of the liquefaction zone is, in any way, unique or unusual.

The appeal suggests that the house currently on the property has existed since 1948 in its present form is an "unusual circumstance," but provides no documentation to support the claim.

The appellant identifies eight (8) "unusual circumstances" (subsections "a" through "h" on Pages 6-7 of the Appeal) which exist, to varying degrees, for many of the existing

properties/homes on the east side of Linda Vista Avenue. None of the unusual circumstances is unusual, unique, or specific to the subject property at 1820 Linda Vista Avenue. Most, if not all of these “unusual circumstances” apply, as well, to the appellant’s existing home at 1812 Linda Vista Avenue.”

4. *Cumulative impacts on the hillside.*

In the appeal application, the appellant states that the cumulative impacts of the hillside properties built out adjacent to the Arroyo Seco Boundary and the liquefaction zone require the preparation of an EIR. Residential additions are common within the Hillside Overlay District and staff finds no evidence of unusual circumstances for this particular property. The provided preliminary geotechnical report did not find any significant concerns regarding this project and includes recommendations for continued slope stability. As listed in the Conditions of Approval (Attachment B) the Building and Safety Division, Fire Department, and Public Works Department provided conditions of approval and will require a compliance through the building permit plan check review.

In the Hearing Officer’s Addendum (Attachment E), the Hearing Officer provides the following responses to this assertion:

“The appeal claims that “developing properties on the east side of Linda Vista Avenue” will create “soil displacement” and “put stress on the hillside and the surrounding liquefaction zones” as a cumulative impact. While the merits of the claim are questionable, it is indisputable that several homes have been safely built, and safely expanded, on the east side of Linda Vista Avenue, going back several decades. Further, the City enforces several municipal codes that ensure the safety of new development; as verified through the City’s grading permit, demolition permit, and building permit plan-check review process; and through a series of on-site inspections by city staff during site grading, demolition, and construction.”

5. *Threat to historic/natural resource.*

The applicant claims that the project may cause a substantial adverse change to a historic resource and thus requires preparation of an EIR. The staff of the Design & Historic Preservation Section of the Planning Division reviewed the information submitted with the application, including photographs of the building, and researching information about the building, its builder and its former occupants, staff has determined that the property was substantially altered with the addition of enclosed floor area, an open courtyard and a carport to the front of the house in 1965. Staff determined that the house does not retain the character-defining features of any of the architectural styles identified in the Cultural Resources of the Recent Past Historic Context Report and, therefore, is not eligible for historical designation (Attachment F).

Therefore, the project qualifies for the specified CEQA categorical exemptions and does not meet the eligibility requirements for the exception clause as the project would not cause a substantial adverse change in the significance of a historic resource.

In the Hearing Officer’s Addendum (Attachment E), the Hearing Officer provides the following responses to this assertion:

"The decision letter for Hillside Development Permit #6838 includes forty-five (45) conditions of approval. There are several conditions which address the safety concerns raised by the appellant, including, but not limited to:

- Condition 4 (Page 15) requires compliance with the "applicable code requirements of all City Departments and the Pasadena Municipal Code."*
- Condition 9 (Page 15) prevents the issuance of grading permit and/or a demolition permit "until the building permit for the project is ready to be issued."*
- Condition 20 (Page 17) requires compliance with the "California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes."*
- Condition 21 (Page 17) requires that "Grading/Drainage Plans shall be prepared by a registered engineer."*
- Condition 23 (Page 17) imposes a setback requirement relative to existing slopes that are 3:1 or steeper.*

The appellant's narrative also includes a request to exclude the two largest homes (one of which is immediately adjacent to the subject property), and to exclude vacant lots, from the Neighborhood Compatibility provisions in the Code (Page 4 of the Appeal). The city's codes, policies, and procedures do not allow individuals to be selective about which lots are included in Neighborhood Compatibility calculations.

The request to invalidate the Categorical Exemption, and to require the preparation of an Environmental Impact Report (Appeal, Pages 6-7), is not supported by the facts in evidence found in the appeal.

Given the foregoing, the appellant has not provided a sufficient basis upon which to overturn my approval of Hillside Development Permit #6838, nor to reject my adoption of a Categorical Exemption and require an Environmental Impact Report. The appeal should, therefore, be denied."

TREE PROTECTION AND LANDSCAPING:

The applicant provided a tree inventory, which identified 47 trees on private property (two of which are located on the property to the north). Of these 47 trees, 23 are protected by the City's Tree Protection Ordinance based on the species, size, and location on the property. The applicant proposes to retain all 23 protected trees and to remove nine of the 24 non-protected trees. Of the nine trees proposed for removal, none qualify for the replacement thresholds of Section 17.44.070 (Landscape Standards). Based on the information provided by the applicant, none of the existing trees or canopies would overlap with the proposed addition. Along with maintaining all protected trees, the applicant proposes landscape improvements within the front setback. A final landscape plan would be reviewed during the Building Permit plan check process for consistency with landscape requirements of the Zoning Code.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation

of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,660 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach.

General Plan Land Use Policy 6.4 – (View Sheds) requires residences to recognize and protect significant views of the San Gabriel Mountains, the Arroyo Seco, open spaces along with views of significant structures such as the City Hall cupola, Central Library, and the Civic Auditorium.” The proposed project is designed to minimize massing by adding additional square footage both at the existing main level of the single-story residence and a lower story below the main level's addition. The design of the addition will keep the appearance of residence as one story at the street level and limit potential impacts to views of these significant structures from surrounding properties.

Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,401 square-foot addition to the second-story and an 807 square-foot addition to the first story of an existing single-story dwelling with attached two-car garage does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, Transportation Departments, Building and Safety Division, and Design and Historic Preservation Section reviewed the proposal. The Department of Transportation, and Design and Historic Preservation Section had no comments. The Building and Safety Division, Fire Department, and Public Works Department provided comments that are included as recommended conditions of approval in Attachment B. There were no other comments from the other departments.

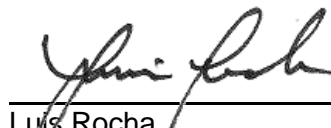
CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, resulting in a 4,660 square-foot residence with an attached 754 square-foot garage can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code for the RS-4-HD zoning district and the additional development standards required within the Hillside Overlay District including the Neighborhood Compatibility guidelines of the Hillside Ordinance. The architecture incorporates features present in the neighborhood and the location of the improvements are set a significant distance from the right-of-way and abutting properties. Moreover, the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) for the Hillside Development Overlay and properties within the neighborhood. Existing views and privacy would be maintained after the project. It is anticipated that the proposed location would not be detrimental or injurious to surrounding properties or improvements. Therefore, based on staff's analysis, as conditioned, would be compatible with the adjacent land uses and would not result in any adverse impacts to the surrounding area with the recommended conditions of approval.

Staff finds that the findings necessary for approving Hillside Development Permit #6838 can be made. Therefore, staff recommends that the Board of Zoning Appeals uphold the Hearing Officer's January 6, 2021 decision, and approve Hillside Development Permit #6838 subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

Respectfully Submitted,

Prepared By:



Luis Rocha
Zoning Administrator

Katherine Moran
Associate Planner

Attachments:

- Attachment A – Hillside Development Permit Findings
- Attachment B – Conditions of Approval
- Attachment C – Hearing Officer Decision Letter (dated January 11, 2021)
- Attachment D – Appeal Application (dated January 19, 2021)
- Attachment E – Hearing Officer Addendum (dated March 20, 2021)
- Attachment F – Design and Historic Preservation Historical Designation Review (dated July 21, 2020)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

Hillside Development Permit: To allow the construction of detached accessory structures.

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-4-HD (Residential Single-Family, Hillside Overlay District) Zoning District. The proposed two-story addition to an existing single-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-4-HD Zoning District.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS-4-HD, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-4-HD zoning district and Hillside Overlay such as setbacks, lot coverage and floor area, height and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,660 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach.

General Plan Land Use Policy 6.4 – (View Sheds) requires residences to recognize and protect significant views of the San Gabriel Mountains, the Arroyo Seco, open spaces along

with views of significant structures such as the City Hall cupola, Central Library, and the Civic Auditorium.” The proposed project is designed to minimize massing by adding additional square footage both at the existing main level of the single-story residence and a lower story below the main level’s addition. The design of the addition will keep the appearance of residence as one story at the street level and limit potential impacts to views of these significant structures from surrounding properties.

Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed addition will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed two-story addition will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. Therefore no variances are needed. Furthermore, the project is required to all applicable conditions of approval. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition to the existing single-family residence will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City’s plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Pasadena Fire Department. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City’s Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The proposed project will meet the guidelines related to exceeding the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence’s scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *The design, location, and size of the 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 17.29.060.D of this ordinance and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing

development in the vicinity. The size of the proposed project (not including the proposed garage) is 4,660 square feet, which exceeds the maximum allowable Neighborhood Compatibility floor area of 3,816 square feet by 844 square feet. However, the additions are designed to not impact views, be in compliance with the ridgeline protection standard, and have a floor area ratio consistent with the properties within a 500 foot radius. The project has been designed with the use of natural materials, which are materials compatible with the surrounding environment. Additionally, the proposed scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed additions would not impede the protected view of an adjoining property. Thus, the project is in scale with the context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.

8. *The placement of the proposed additions avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed two-story addition to the existing single-story dwelling will be located towards the interior of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6838

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, January 6, 2021," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for a 2,208 square-foot, two-story addition of an existing single-story dwelling resulting in a 4,660 square-foot, two-story residence with an attached 754 square-foot garage.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **ZENT2020-10016** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 or kmoran@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the north property line, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.
13. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching, and as recommended in the supplemental reports. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist and geotechnical reports in order to protect the existing trees during construction.
14. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
15. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
16. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the

Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.

19. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

20. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review. The current edition is the 2019 series effective January 1, 2020 until December 31, 2022.
21. Grading: Grading/Drainage Plans shall be prepared by a registered engineer. Refer to Chapter 14.05 of the City's Municipal Codes for more information.
22. Stormwater Management: Single family hillside homes shall comply with the special provisions per the State Water Board. Refer to item #12 of the attached Form PC.
23. Slope Setback: For 3:1 or steeper slopes contiguous to a site, the construction must be designed to comply with the slope setback requirements per the CA Residential Code.
24. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R337 of the CA Residential Code.
25. Permit(s): Separate permits are fire sprinkler, mechanical, electrical, and plumbing, grading, pool & spa, solar (photovoltaic) system, and any site retaining walls, block walls, or fences & gates.

Fire Department

26. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4495). The minimum fire flow shall be 1,500gpm @ 20psi per CFC 2019 Table B105.1(2) requirements.
27. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout all buildings per PMC requirements. Plans shall be submitted to the Permit Center for Fire Department's review within 30 working days of the issuance of the Building Permit.
28. Smoke Alarms: Provide an approved hardwired smoke alarm(s), with battery backup, in each sleeping room or area(s) serving a sleeping area and at the top of stairways at each floor level. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms (new & existing) locations are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal (CSFM) Listed. All smoke alarms (new & existing) are to be manufactured by the same company and compatible with each other. Smoke alarms shall not be installed within 3-feet of air registers or bathroom openings. [CBC 907]

29. Roof and Sidings: All roofing materials shall be 1-hour fire-resistive or non-combustible.
30. Spark Arrestors: Provide an approved spark arrestor on all chimney(s).
31. Eaves and Projections: All eaves and other projections are required to be boxed with one-hour fire resistive or noncombustible material.
32. Wall Finishes: The exterior side of the wall finish is required to be of a one-hour fire resistive or noncombustible material.
33. Fascias: Fascias are required to be one-hour fire resistive material or 2" nominal dimension lumber.
34. Projections: Appendages and projections, i.e. decks, etc., are required to be a minimum of one-hour fire resistive construction, heavy timber or noncombustible material.
35. Exterior Glazing: All exterior windows, skylights etc. are required to be tempered glass and multilayered, dual or triple, glazing.
36. Exterior Doors: All exterior doors are required to be 1 3/8" solid core.
37. Attics and Elevated Foundations: Attic and foundation ventilation in vertical exterior walls and vent through roofs shall comply with CBC, 7A; CSFM Standard 12-7A. The vents shall be covered with noncombustible corrosion resistant mesh openings a minimum of 1/8-inch not to exceed 1/4-inch openings. Attic ventilation openings shall NOT be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as possible. Alternate Method of Protection is acceptable provided it complies with CSFM – SFM 12-7A-1, 7A-3 Listed Opening Protection.
38. Fuel Modification Plans: Provide a landscape plan that clearly indicates:
 - a. All planting adjacent to the structure(s) and on all slopes is to be a low fuel volume species. This includes trees, shrubs and ground cover.
 - b. A complete irrigation system for the maintenance of these plants. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for a building permit.
 - c. Specify on a landscape plan the extent of clearing existing brush for the new construction and/or future landscaping. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for the building permit.

Public Works Department

39. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or

plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.

40. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
41. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
42. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

43. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.
44. In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>.

45. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

a) Sewer Facility Charge - Chapter 4.53 of the PMC

The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.

b) Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC

The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.

b. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email YWu-Bowman@cityofpasadena.net.

ATTACHMENT C
HEARING OFFICER DECISION LETTER
Dated January 11, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

January 11, 2021

Matthew Feldhaus
2926 Graceland Way
Glendale, CA 91206

Subject: Hillside Development Permit #6838
1820 Linda Vista Avenue
Council District #6

ZENT2020-10016

Dear Mr. Feldhaus:

Your application for a **Hillside Development Permit** at **1820 Linda Vista Avenue** was considered by the **Hearing Officer** on **January 6, 2021**.

HILLSIDE DEVELOPMENT PERMIT: To allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter. Based upon these findings, it was decided by the Hearing Officer that the **Hillside Development Permit** be **approved** with the conditions in Attachment B and in accordance with submitted plans stamped **January 6, 2021**.

In accordance with Section 17.64.040 (Time Limits and Extensions) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval. The Planning Director can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued to completion prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72 (Appeals), any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (January 19, 2021)**. The effective date of this case will be **January 20, 2021**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$1,681.48. The Appeal fee for non-profit community-based organizations is \$840.74.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. A copy of this decision letter (including conditions of approval) shall be incorporated into the plans submitted for building permits.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, (Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 2,208 square-foot, two-story addition of an existing single-story dwelling does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

For more information regarding this case please contact **Katherine Moran** at **(626) 744-6740** or **kmoran@cityofpasadena.net**.

Please be advised that during this COVID-19 health emergency, all individuals performing work on the site are required to adhere to the City's policies related to social distancing (see attached guidelines).

Sincerely,



Paul Novak
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C (Site Plan)

xc: City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Fire Department, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Compliance, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-4-HD (Residential Single-Family, Hillside Overlay District) Zoning District. The proposed two-story addition to an existing single-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-4-HD Zoning District.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS-4-HD, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-4-HD zoning district and Hillside Overlay such as setbacks, lot coverage and floor area, height and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,660 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed addition will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed two-story addition will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. Therefore no variances are needed. Furthermore, the project is required to all applicable conditions of approval. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition to the existing single-family residence will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Pasadena Fire Department. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City's Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The proposed project will meet the guidelines related to exceeding the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence's scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *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 17.29.060.D, and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed project (not including the proposed garage) is 4,660 square feet, which exceeds the maximum allowable Neighborhood Compatibility floor area of 3,816 square feet by 844 square feet. However, the additions are designed to not impact views, be in compliance with the ridgeline protection standard, and have a floor area ratio consistent with the properties within a 500 foot radius. The project has been designed with the use of natural materials, which are materials compatible with the surrounding environment. Additionally, the proposed scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed additions would not impede the protected view of an adjoining property. Thus, the project is in scale with the

context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.

8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed two-story addition to the existing single-story dwelling will be located towards the interior of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6838

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, January 6, 2021," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for a 2,208 square-foot, two-story addition of an existing single-story dwelling resulting in a 4,660 square-foot, two-story residence with an attached 754 square-foot garage.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **ZENT2020-10016** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 or kmoran@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the north property line, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.
13. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching, and as recommended in the supplemental reports. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist and geotechnical reports in order to protect the existing trees during construction.
14. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
15. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
16. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the

Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.

19. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

20. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review. The current edition is the 2019 series effective January 1, 2020 until December 31, 2022.
21. Grading: Grading/Drainage Plans shall be prepared by a registered engineer. Refer to Chapter 14.05 of the City's Municipal Codes for more information.
22. Stormwater Management: Single family hillside homes shall comply with the special provisions per the State Water Board. Refer to item #12 of the attached Form PC.
23. Slope Setback: For 3:1 or steeper slopes contiguous to a site, the construction must be designed to comply with the slope setback requirements per the CA Residential Code.
24. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R337 of the CA Residential Code.
25. Permit(s): Separate permits are fire sprinkler, mechanical, electrical, and plumbing, grading, pool & spa, solar (photovoltaic) system, and any site retaining walls, block walls, or fences & gates.

Fire Department

26. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4495). The minimum fire flow shall be 1,500gpm @ 20psi per CFC 2019 Table B105.1(2) requirements.
27. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout all buildings per PMC requirements. Plans shall be submitted to the Permit Center for Fire Department's review within 30 working days of the issuance of the Building Permit.
28. Smoke Alarms: Provide an approved hardwired smoke alarm(s), with battery backup, in each sleeping room or area(s) serving a sleeping area and at the top of stairways at each floor level. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms (new & existing) locations are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal (CSFM) Listed. All smoke alarms (new & existing) are to be manufactured by the same company and compatible with each other. Smoke alarms shall not be installed within 3-feet of air registers or bathroom openings. [CBC 907]

29. Roof and Sidings: All roofing materials shall be 1-hour fire-resistive or non-combustible.
30. Spark Arrestors: Provide an approved spark arrestor on all chimney(s).
31. Eaves and Projections: All eaves and other projections are required to be boxed with one-hour fire resistive or noncombustible material.
32. Wall Finishes: The exterior side of the wall finish is required to be of a one-hour fire resistive or noncombustible material.
33. Fascias: Fascias are required to be one-hour fire resistive material or 2" nominal dimension lumber.
34. Projections: Appendages and projections, i.e. decks, etc., are required to be a minimum of one-hour fire resistive construction, heavy timber or noncombustible material.
35. Exterior Glazing: All exterior windows, skylights etc. are required to be tempered glass and multilayered, dual or triple, glazing.
36. Exterior Doors: All exterior doors are required to be 1 3/8" solid core.
37. Attics and Elevated Foundations: Attic and foundation ventilation in vertical exterior walls and vent through roofs shall comply with CBC, 7A; CSFM Standard 12-7A. The vents shall be covered with noncombustible corrosion resistant mesh openings a minimum of 1/8-inch not to exceed 1/4-inch openings. Attic ventilation openings shall NOT be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as possible. Alternate Method of Protection is acceptable provided it complies with CSFM – SFM 12-7A-1, 7A-3 Listed Opening Protection.
38. Fuel Modification Plans: Provide a landscape plan that clearly indicates:
 - a. All planting adjacent to the structure(s) and on all slopes is to be a low fuel volume species. This includes trees, shrubs and ground cover.
 - b. A complete irrigation system for the maintenance of these plants. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for a building permit.
 - c. Specify on a landscape plan the extent of clearing existing brush for the new construction and/or future landscaping. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for the building permit.

Public Works Department

39. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an

approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.

40. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
41. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
42. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and

approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

43. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.
44. In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>.

45. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

- Sewer Facility Charge - Chapter 4.53 of the PMC
The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
 - b. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email YWu-Bowman@cityofpasadena.net.



COVID-19 SAFETY GUIDANCE FOR CONSTRUCTION SITES

APRIL 1, 2020

The following guidelines are based on Interim CDC's Guidance for Businesses and Employers to Plan and Respond to Coronavirus Disease 2019 (COVID-19), OSHA's Guidance on Preparing Workplaces for COVID-19, and other publications.

Construction industry employers shall develop a comprehensive COVID-19 exposure control plan, which includes control measures such as social distancing; symptom checking; hygiene; decontamination procedures, and training. An exposure control plan and the following practices must be followed to prevent any onsite worker from contracting COVID-19, as many people with COVID-19 are asymptomatic and can potentially spread disease. Failure to comply with this guidance shall be deemed as creating unsafe conditions and may result in withheld inspections or shutting down the construction site until corrected.

City staff will verify compliance with these guidelines during regular scheduled inspections for projects under construction as well as during investigations associated with complaints that may be submitted to the Pasadena Citizens Service Center at 626-744-7311 or at <http://ww5.cityofpasadena.net/citizen-service-center/>.

1. Practice social distancing by maintaining a minimum 6-foot distance from others. No gatherings of 10+ people. Workers on break or lunch break should not gather in groups and should maintain 6-foot distance.
2. Preclude gatherings of any size, and any time two or more people must meet, ensure minimum 6-foot separation. Meetings should be conducted online or via conference call when possible.
3. Provide personal protective equipment (PPE) such as gloves, goggles, face shields, and face masks as appropriate for the activity being performed. Do not share personal protective equipment.
4. The owner/contractor shall designate a site specific COVID-19 Supervisor to enforce this guidance. A designated COVID-19 Supervisor shall be present on the construction site at all times during construction activities. The COVID-19 Supervisor can be an on-site worker who is designated to carry this role.
5. Identify "choke points" and "high-risk areas" where workers are forced to stand together, such as hallways, hoists and elevators, break areas, and buses, and control them so social distancing is maintained.
6. Minimize interactions when picking up or delivering equipment or materials, ensure minimum 6-foot separation.
7. Stagger the trades as necessary to reduce density and maintain minimum 6-foot separation social distancing. Limit the number of people to the minimum possible. Restrict non-essential visitors.
8. Discourage workers from using other worker's phones, desks, offices, work tools and equipment. If necessary, clean and disinfect them before and after use, and hand shaking.
9. Post, in areas visible to all workers, required hygienic practices including not touching face with unwashed hands or gloves; washing hands often with soap and water for at least 20 seconds; use of hand sanitizer with at least 60% alcohol, cleaning AND disinfecting frequently touched objects and surfaces, such as workstations, keyboards, telephones, handrails, machines, shared tools, elevator control buttons, and doorknobs; covering the mouth and nose when coughing or sneezing as well as other hygienic recommendations by the CDC.
10. Place wash stations or hand sanitizers in multiple locations to encourage hand hygiene, identify location of trash receptacles for proper disposal.
11. Require anyone on the project to stay home if they are sick, except to get medical care.
12. Have employees inform their supervisor if they have a sick family member at home with COVID-19.
13. Maintain a daily attendance log of all workers and visitors.

**ATTACHMENT D
APPEAL APPLICATION
Dated January 19, 2021**



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

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REQUEST FOR APPEAL

CITY CLERK
CITY OF PASADENA

APPLICATION INFORMATION

Project Address: 1820 Linda Vista Ave [APN: #5704001049]
Case Type (MCUP, TTM, etc.) and Number: Hillside Development Permit #6838 , ZENT2020-10016
Hearing Date: January 6, 2021 Appeal Deadline: January 19, 2021

APPELLANT INFORMATION

[NOTE: PLANNING STAFF AND/OR INTERESTED
PARTIES SHOULD CONTACT APPELLANT'S
COUNSEL AT INFORMATION PROVIDED BELOW]

APPELLANT: Jin Ser Park Telephone: [310] 806-9212
Address: 1812 Linda Vista Avenue Fax: [310] 943-2216
City: Pasadena State: CA Zip: 91103 Email: stephen@weaverlandlaw.com
APPLICANT (IF DIFFERENT): Matthew Feldhaus

I hereby appeal the decision of the:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Hearing Officer | <input type="checkbox"/> Zoning Administrator |
| <input type="checkbox"/> Design Commission | <input type="checkbox"/> Director of Planning and Development |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Film Liaison |

REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

See attached "Justification for Appeal"

Stephen J. Weaver

Signature of Appellant

Stephen J. Weaver, Esq., attorney for Appellant
WEAVER LAND LAW // 12100 Wilshire Boulevard, 8th Fl // Los Angeles, CA 90025
Phone: 310.806.9212 // Fax: 310.943.2216

1/19/2021
Date

* OFFICE USE ONLY

PLN # _____ CASE # _____ PRJ # _____
DESCRIPTION _____
DATE APPEAL RECEIVED: _____ APPEAL FEES: \$ _____ RECEIVED BY: _____

JUSTIFICATION FOR APPEAL

(I) SUMMARY

This approved Project concerns a hillside parcel where the Project Applicant (“Applicant”) seeks to **nearly double the square footage of his house and to construct structures that serve to adversely affect his neighbors’ views and privacy, *despite widespread objections in the Community.*** Specifically, the Applicant sought a Hillside Development Permit to add a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and an attached 439 square-foot carport. If built, the resulting structures will include a 4,660 square-foot residence with an attached 754 square-foot garage. The Plans submitted in support of the Project also showed accessory structures, such as an infinity pool and a spa.

After a hearing, the Hearing Officer granted a Hillside Development Permit (the “Permit”) for the aforementioned expansion, which is the subject of this appeal. Appellant owns the adjacent lot to the south of subject property.

The Hearing Officer erred in approving the Permit for several reasons:

1. Out of Scale Development. The Project would result in a home completely out of scale with developments in the vicinity, as evidenced by the City’s own Staff Report, and **its size and design does directly impact views from surrounding properties**. This runs counter to the objectives of the Hillside District, the General Plan, and the requirements of the Permit.
2. Failure to Consider View Rights. The City also gave insufficient consideration to the impacts on views and privacy of Appellant’s property and other surrounding properties, in violation of the Municipal Code and the policies and directives of City’s General Plan. Appellant himself will have direct, scenic views from his living room and other portions of his property compromised if the Permit is allowed to stand.
3. Unusual Circumstances. The Hearing Officer wrongly granted an environmental clearance because the Project falls within numerous exceptions to the CEQA Exemption it received, including usual circumstances. The Hearing Officer improperly determined that the Project was exempt from CEQA by failing to account for the location and scale of the Project, which is located on a steep hillside in a very high fire hazard zone, which also sits adjacent to Open Space in a large liquefaction¹ zone, which

¹ Liquefaction occurs “when loose, water-saturated sediments lose strength and fail during strong ground shaking. Liquefaction is defined as the transformation of granular material from a solid state into a liquefied state as a consequence of increased pore-water pressure.” (California Department of Conservation, <https://www.conservation.ca.gov/cgs/shma>, last accessed on January 14, 2020.) It happens in “soft, saturated sediments – when the ground shakes, the water that fills the pores increases in pressure, causing the soil to lose

includes a historic watershed (the Arroyo Seco), the subject property sits adjacent to a liquefaction zone properties to its north, and the house currently on the property has remained in its present form since 1948; collectively, these items constitute unusual circumstances; thus the finding of Exemption is inappropriate.

4. Cumulative Impacts. The Hearing Officer wrongly granted an environmental clearance because he failed to take into account the cumulative effect of developing properties on the east side of Linda Vista Avenue, which can contribute to soil displacement and put stress on the hillside and the surrounding liquefaction zones.
5. Threat to Historic/Natural Resource. The City should have required the preparation of an Environmental Impact Report (sometimes “EIR”) with respect to the stability of the new structure and potential landslides that could result, given the large liquefaction zone that contains a watershed. The risks to the historic and natural resource of the Arroyo Seco cannot be understated. Appellant’s plans include a swimming pool and a spa, which contributes to cumulative impacts promoting displacement of soil. Earthquakes would increase the likelihood of destabilization, occurring along with man-made alterations to long-preexisting developments.

Furthermore, Applicant *could have* simply sought an expansion of the existing single story of the property and avoided the impact on Appellant’s views [and privacy intrusion]. The pool and the spa may that he desired to put on the property may have impacted his willingness to avoid obstruction of Appellant’s rightful view corridor. He did not offer alternative designs to Appellant to avoid obstructing views, and the City did not enter into any meaningful analysis of view corridors from Appellant’s or other surrounding properties. In addition to the environmental concerns articulated above, the City should also have considered the impacts of the necessary excavation and construction arising from the pool and other structures on the adjacent liquefaction zones to the east and north of the subject property.

Therefore Appellant requests that the Board of Zoning Appeals reverse of the approval of the Permit.

**(II) THE PERMIT VIOLATES THE MUNICIPAL CODE, THE GENERAL PLAN,
~~AND~~ IT DOES NOT COMPLY WITH CEQA**

- (1) THE PROJECT IS AN OUT OF SCALE DEVELOPMENT THAT VIOLATES THE SUBJECT ORDINANCE AND RUNS CONTRARY TO THE GENERAL PLAN**

Consistent with the objectives of the General Plan, the Pasadena Municipal Code requires neighborhood compatibility:

strength and behave as a liquid.” (General Plan, Safety Element, p. 4.) Liquefaction zones are prone to the effect of landslides.

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.

(City of Pasadena Municipal Code [“PMC”] § 17.29.060-F.)

Consistent with the General Plan, the Hillside Development Ordinance requires that the Hearing Officer find, among other things, that:

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 17.29.060.D, and in terms of aesthetics, character, scale, and view protection...

(PMC § 17.29.080-F(1).)

The Hillside Development Permit also incorporates findings required by conditional use permits:

1. The proposed use is allowed with a ... Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code;
2. The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;
3. The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;
4. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
5. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and
6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

(PMC § 17.61.050-H.)

At 4,600 square feet, the proposed residence on its own (not counting the accessory structures) would be significantly larger than that of **almost every single lot in the vicinity**, with *the exception of only two lots out of 31* that have buildings exceeding 4,000 square feet. While the lot size appears substantial, the vast majority of the lot is *unbuildable* because of the steep slope. Thus the FAR is an inappropriate measure to determine the neighborhood consistency.

Even reviewing larger lots from Attachment C to the Staff Report (Neighborhood Compatibility): the following inconsistencies result:

- (a) No lot that is 51,000 square feet or less has a building that is more than 3,270 square feet;
- (b) Excluding vacant lots (leaving 28 lots), the average building size is 2,765.5 square feet.
- (c) The *Median* building size is 2,827, *which is over 1,800 square feet smaller* than the proposed residence.

The above shows how out of scale the house is with those in its 500-foot vicinity. The General Plan requires balance in choosing the size and location of new development. It requires residences to maintain appropriate scale and massing. (See General Plan Land Use Policy 21.9 (Hillside Housing).) The Hearing Officer's complete reliance upon the statutorily defined Floor Area Ratio as the sole and final measure of compatibility in this case does not adequately take into account the relative sizes of homes in the vicinity, particularly given the limited building area and the required avoidance of the Arroyo Seco Slope. The failure to maintain scale not only diminishes the quality of the life of the surrounding inhabitants, it leads to the elimination of view corridors and vistas.

Thus, the overscale house *does actually harm the neighborhood*. (PMC § 17.61.050-H(5).) It blocks views, as discussed in the following Section III(2), which diminishes the quality of life and property values for nearby landowners. The Project is incompatible, based on its size and location on a steep slope, with the aesthetics, scale, and view protections advanced by the Code. (PMC § 17.61.050-H(5).) It is severely out of step with the neighborhood.

(2) THE VIEW ANALYSIS WITH RESPECT TO APPLICANTS' PROPERTY AND SURROUNDING PROPERTIES IS ENTIRELY INSUFFICIENT

Views are an important benefit and privilege that comes with living in the Hillside District. Naturally, a critical requirement for Hillside Development Permits is that the applicants must endeavor to protect the views of their neighbors:

View protection. 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:

1. The feasibility of relocating the proposed structure to another part of the site;
2. The feasibility of modifying the massing of the proposed structure such that views from surrounding properties would not be impacted; and
3. The feasibility of minimizing architectural features that may intrude upon views from surrounding properties.

(PMC § 17.29.060-G.)

The Staff report concluded that since the proposed project would “maintain the general height of the existing residence, ... the existing view conditions [of Appellant’s Property] would not be impacted.” (Staff Report, p. 8.) However, the expansion of square footage for the Project will leave new structures and obstacles directly within the line of sight from Appellant’s living room. Applicant’s proposed footprint blocks significant vistas, including the overlooks upon which Appellant’s property sits, a beautiful ridgeline and downslope views of the valley floor. (See PMC §§ 17.29.010; 17.29.060-G [new structures shall avoid blocking downslope views of the valley floor, prominent ridgelines, and the horizon line.])

The parcel could have “minimized view impacts,” as required by the ordinance, by (1) allocating square footage to the upper level, (2) simply not adding on to the portion of the residence that sits in direct view of Applicant’s home, or (3) removing or minimizing luxury elements/structures that would not inhibit views, such as a swimming pool, spa, etc. Occupying space that serves as Appellant’s vantage points, without evaluation of appropriate conditions, is simply not in line with the requirements of the Municipal Code and patently unnecessary.

The Hearing Officer and Staff report completely fails to consider the “feasibility of modifying the massing of the proposed structure such that views from the surrounding properties [such as Appellant’s] would not be impacted.” (PMC § 17.29.060-G.) Unfortunately, the proposed addition will have direct views into Appellant’s living room, backyard, and the pagoda, which also serves to reduce privacy and thus quality of life. Appellant’s living room currently benefits from the views that will be blocked. The reviewing authority also failed to take any consideration of “views of open sky, existing foliage, private yards, and existing structures on surrounding properties,” as he was required to do. (PMC § 17.29.060-G.) There is no consideration for the views of the Appellant’s property. The reviewing authority did not make the necessary findings before impacting Appellant’s views, such as deeming such obstruction necessary. (PMC § 17.29.080-G.)

Furthermore, the Code provides additional standards for view protection of surrounding properties, such as Appellant’s. “New structures and tall landscaping shall not be centered **directly in the view of any room of a primary structure on a neighboring parcel**. Views shall be considered from windows of any room in the primary structure.” (PMC § 17.29.060-G [emphasis added.]) The Project will obstruct the Appellant’s own views, reduce his family’s

privacy, and diminishes the value of his property. Applicant's proposed structures disregard this completely, and the analysis upon which the Hearing Officer relies does not evaluate these impacts.

(3) THE PROJECT HAS UNUSUAL CIRCUMSTANCES THAT REQUIRE THE PREPARATION OF AN EIR

CEQA requires the preparation of an Environmental Impact Report where a project may have a significant effect on the environment, and the exceptions to it are narrowly construed. (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal. App. 4th 1165, 1120 ["The purpose of CEQA in general is well established: **to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.**" Emphasis added, internal citation and quotation marks omitted.]) The EIR must be prepared "as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment." (*Laurel Heights Improvement Ass'n v. Regents of University of California* (1988) 47 Cal. 3d 376, 395.)

14 CCR § 15300.2(c) includes, among the exceptions to Class 1 projects (Existing Structures), that "an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." An activity has a significant effect if it "has the potential to degrade the quality of the environment." (Pub. Res. Code § 21083.)

The Hearing Officer found the Project to be exempt from environmental review under the Existing Facilities Exemption (Class 1). The decision letter incorrectly states that "there are no features that distinguish this project from others in the exempt class." However, there are a host of features that require special consideration, in this case, or in other words "**unusual circumstances.**" Here are some of the circumstances that render the Project unique and in need of further review:

- (a) The property is located directly adjacent to a large liquefaction zone, which includes a historic watershed, the Arroyo Seco (see General Plan Land Use Policy 10.9 (Natural Open Space) [mandating protection of watersheds and hillsides]);
- (b) The property to the north of the subject property, 1840 Linda Vista Avenue, is itself directly within a liquefaction zone, according to the California Earthquake Hazards Map maintained by the California State Department of Conservation;
- (c) The Project seeks to nearly double the footprint of the existing structures -- This is a 90% expansion to the home itself, from a property that has been in place *since 1948*. The effect on the hillside, which likely has had substantial soil movement in the past **72 years** is something that must be reviewed (See General Plan, Safety Element, 2.2 ["Man-made modifications to a slope, and stream erosion and down-cutting can also cause a slope to become unstable and fail."]);
- (d) Portions of the property contain a steep slope (over 50%), and the average slope for the remaining portions of the parcel is 29%;

- (e) The subject property is located in a high fire severity zone (See General Plan, Safety Element, 2.4 [Fire Hazards]; Safety Element, 1.0 ["Specific hazards of concern to Pasadena include earthquakes, landslides and mudflows, dam or reservoir failure, wildland and structural fire, and contamination of soil and groundwater resources by hazardous materials associated with some of the research, commercial, and industrial facilities present in the City."])
- (f) The subject property is located next to other properties at the top of the hillside which all sit next to the largest liquefaction zone in the City;
- (g) The subject property itself sits within a landslide zone, according to the California Earthquake Hazards Map maintained by the California State Department of Conservation;
- (h) The adjacent golf course with the watershed could be damaged in the event the soil on the subject property shifts, due to earthquakes, landslides, or other soil movement and this could affect the watershed, a natural resource. (See Pub. Res. Code § 21084(e) [identifying *nonexempt* projects as including "[a] project that may cause a substantial adverse change in the significance of a historical resource."]; 15 CCR § 15300.2(f); also PMC § 17.029.010-C [stating that one of the purposes of Hillside Development district was to prohibit features that increase "landslide or other safety hazards to the public health and safety..."])

Taken together, foregoing factors represent the potential for environmental damage that must be reviewed in a thorough Environmental Impact Report. A preliminary geotechnical report is an insufficient substitute for an EIR, particularly where the property is a risk to surrounding public resources, is situated at the top of a hillside, lies next to a great quantity of earth that is unstable, and would require the doubling in size of structures not moved in over 70 years. The presence of a favorable geotechnical report that mainly itself with the subject property does remove the existence of the "unusual circumstances" that trigger exceptions to CEQA exemptions.

As stated above, the subject property sits adjacent to a large liquefaction zone that happens to include a significant natural and historical resource, the Arroyo Seco watershed. The existing house has been in place for 72 years, and the expansion requires substantial excavation and will place a very different strain on the hillside. While one can theorize about the effect of such a massive change to the existing structures, it is undeniable that there is a **reasonable possibility** that the new development could affect the adjacent property, which is already subject to the effects of soil movement.

Thus, environmental review is necessary.

[continued on next page]

- (4) THE CUMULATIVE IMPACTS OF HILLSIDE PROPERTIES BUILT OUT ADJACENT TO THE ARROYO SECO BOUNDARY² AND THE LIQUEFACTION ZONE REQUIRE THE PREPARATION OF AN EIR

14 CCR § 15300.2(b) provides, “ All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. Numerous properties that all abut the Arroyo Seco Boundary have been built up over the years on the same side of the street as Applicant’s property. Undoubtedly, over time the effects of these properties are significant, especially when the abut a liquefaction zone and historic natural resources. As stated above, an EIR is required.

- (5) THE PROJECT MAY CAUSE A SUBSTANTIAL ADVERSE CHANGE TO A HISTORIC RESOURCE AND THUS REQUIRES THE PREPARATION OF AN EIR

Categorical exemptions do not apply when the potential threat to a historic resource is present. (15 CCR § 15300.2.) As stated, the property seeks a massive expansion of its structural footprint, and lies to the west of a large liquefaction zone and directly south of 1840, 1850, and 1852 Linda Vista Avenue (these three properties are adjacent), which themselves are in liquefaction zones. A substantial buildout of a property on a slope as steep as the subject property, while the current structures have been in place and unchanged for 72 years, presents a great risk to the community. This risk must be evaluated through a complete environmental review.

(III) CONCLUSION

The Hearing failed to acknowledge and evaluate how the development would affect protected views, neighborhood compatibility, or the circumstances that should have required environmental review. The development, as proposed, does not advance the goals of the Hillside District nor does it protect the natural and scenic resources that provide value.

Applicant requests reversal of the decision of the Hearing Officer and denial of the Permit.

² Here the “Arroyo Seco Boundary” is used to refer to the edge of the properties adjacent to and overlooking Brookside Golf Course, which is a large liquefaction zone that is zoned Open Space. Some of the properties along this line are 1726, 1750, 1776, 1812, 1840, 1850, 1854, 1890 Linda Vista Avenue, as well as 1700, 1726, La Vista Place.

Exhibit A
[Google Map Showing Subject Property With Annotations]



CITY OF PASADENA

GENERAL RECEIPT

RECEIVED FROM Stephen Weaver DATE 1/19/21
ADDRESS _____ CITY _____ PHONE # (310) 806-9212

☐ MUNICIPAL SERVICES - ACCOUNT # _____
☐ LICENSE _____
☐ PARAMEDIC - INV. # _____ INV. AMT. \$ _____
PAID THIS DATE \$ _____
BALANCE DUE \$ _____
☐ PARKING CITATIONS \$ _____
☒ OTHER Appeal of Permit 6838 INV. AMT. \$ 1,681.48
PAID THIS DATE \$ _____
BALANCE DUE \$ 0

AMT. PAID \$1,681.48

CODE: _____

☐ CASH
☒ CHECK # 1236
☐ MONEY ORDER # _____

RECEIVED BY 

NOTE: NOT A VALID RECEIPT UNLESS ENDORSED ABOVE BY REGISTER OR SIGNATURE

CTCK0012 (4/99)

CASHIER—WHITE

CUSTOMER COPY—CANARY

OFFICE COPY—PINK

CITY OF PASADENA

GENERAL RECEIPT


RECEIVED FROM Stephen Weaver DATE 1/19/21
ADDRESS _____ CITY _____ PHONE # (310) 806-9212

☐ MUNICIPAL SERVICES - ACCOUNT # _____
☐ LICENSE _____
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BALANCE DUE \$ 0

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CODE: _____

☐ CASH
☒ CHECK # 1236
☐ MONEY ORDER # _____

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Attorney at Law



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www.weaverlandlaw.com

ATTACHMENT E
HEARING OFFICER ADDENDUM
Dated March 20, 2021

**ZHO Addendum for
Hillside Development Permit #6838
1820 Linda Vista Avenue**

March 20, 2021

On January 11, 2021, I issued a written determination approving Hillside Development Permit #6838 (1820 Linda Vista Boulevard).

I have reviewed the appeal, filed on January 19, 2021, by the Jin Ser Park, the owner of the property located 1812 Linda Vista Avenue, immediately EASTWESTSOUTH of the subject property.

The appeal (Pages 1-2) raises five primary issues, and my response, are:

1. Out of Scale Development:

Response:

The appellant's home is immediately adjacent to, and directly southerly of, the subject property. The existing home owned by the appellant (1912 Linda Vista Boulevard) is 5,055 square feet. The proposed home, after expansion, on the subject property at 1820 Linda Vista Avenue, will be 4,660 square feet. There is no merit to the argument that a smaller home being proposed on an immediately adjacent lot is "out of scale."

2. Failure to Consider View Rights

Response:

The staff report provided a comprehensive analysis of the potential viewshed impacts, including: compliance with encroachment plane provision in the code (Page 5, first paragraph); compliance with the View Protection provision of the Hillside District Ordinance (Page 6, third full paragraph); compliance with the Ridgeline Protection provision of the Hillside District Ordinance (Page 6, third full paragraph); a discussion of the scale and massing of the additions to the existing home; (Page 7, second full paragraph); a thorough discussion of viewshed impacts upon neighboring properties, including the appellant's property (Page 8, first two full paragraphs).

3. Unusual Circumstances:

Response:

Two of the "unusual circumstances" cited by the applicant—one, the steepness of the lot; and two, that the subject property is adjacent to Open Space in a large liquefaction zone, which includes a historic watershed—apply to many of the properties on the East side of Linda Vista Avenue, including both the subject property (1820 Linda Vista Avenue) and the appellant's property (1812 Linda Vista Avenue).

The appeal identifies a liquefaction zone to the north of the subject property as an “unusual circumstance.” This liquefaction zone is adjacent to the subject property, as well as several other properties to the north of the subject property, as shown in the photograph provided (Page 9 of the appeal). The appeal provides no evidence to document how the existence of the liquefaction zone is, in any way, unique or unusual.

The appeal suggests that the house currently on the property has existed since 1948 in its present form is an “unusual circumstance,” but provides no documentation to support the claim.

The appellant identifies eight (8) “unusual circumstances” (subsections “a” through “h” on Pages 6-7 of the Appeal) which exist, to varying degrees, for many of the existing properties/homes on the east side of Linda Vista Avenue. None of the unusual circumstances is unusual, unique, or specific to the subject property at 1820 Linda Vista Avenue. Most, if not all of these “unusual circumstances” apply, as well, to the appellant’s existing home at 1812 Linda Vista Avenue.

4. Cumulative Impacts:

Response:

The appeal claims that “developing properties on the east side of Linda Vista Avenue” will create “soil displacement” and “put stress on the hillside and the surrounding liquefaction zones” as a cumulative impact. While the merits of the claim are questionable, it is indisputable that several homes have been safely built, and safely expanded, on the east side of Linda Vista Avenue, going back several decades. Further, the City enforces several municipal codes that ensure the safety of new development; as verified through the City’s grading permit, demolition permit, and building permit plan-check review process; and through a series of on-site inspections by city staff during site grading, demolition, and construction.

5. Threat to Historic/Natural Resource:

Response:

The decision letter for Hillside Development Permit #6838 includes forty-five (45) conditions of approval. There are several conditions which address the safety concerns raised by the appellant, including, but not limited to:

- Condition 4 (Page 15) requires compliance with the “applicable code requirements of all City Departments and the Pasadena Municipal Code.”
- Condition 9 (Page 15) prevents the issuance of grading permit and/or a demolition permit “until the building permit for the project is ready to be issued.”

- Condition 20 (Page 17) requires compliance with the “California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes.”
- Condition 21 (Page 17) requires that “Grading/Drainage Plans shall be prepared by a registered engineer.”
- Condition 23 (Page 17) imposes a setback requirement relative to existing slopes that are 3:1 or steeper.

The appellant’s narrative also includes a request to exclude the two largest homes (one of which is immediately adjacent to the subject property), and to exclude vacant lots, from the Neighborhood Compatibility provisions in the Code (Page 4 of the Appeal). The city’s codes, policies, and procedures do not allow individuals to be selective about which lots are included in Neighborhood Compatibility calculations.

The request to invalidate the Categorical Exemption, and to require the preparation of an Environmental Impact Report (Appeal, Pages 6-7), is not supported by the facts in evidence found in the appeal.

Given the foregoing, the appellant has not provided a sufficient basis upon which to overturn my approval of Hillside Development Permit #6838, nor to reject my adoption of a Categorical Exemption and require an Environmental Impact Report. The appeal should, therefore, be denied.

ATTACHMENT F
DESIGN AND HISTORIC PRESERVATION HISTORICAL DESIGNATION REVIEW
Dated July 21, 2020



MEMORANDUM

To: Katherine Moran, Assistant Planner
From: Kevin Johnson, Senior Planner
Date: July 21, 2020
Re: HDP#6838 – Design & Historic Preservation Comments

The house at 1820 Linda Vista Avenue was built in 1948 to a design by architect Curtis Chambers, and was substantially altered with the addition of enclosed floor area, an open courtyard and a carport to the front of the house in 1965. The house does not retain the character-defining features of any of the architectural styles identified in the Cultural Resources of the Recent Past Historic Context Report and, therefore, is not eligible for historical designation. As such, a Certificate of Appropriateness is not required for the proposed project.

ATTACHMENT H
BOARD OF ZONING APPEALS APPELLANT PRESENTATION
Dated April 21, 2021

VISUALS TO ACCOMPANY APPELLANT'S PRESENTATION

Board of Zoning Appeals, City of Pasadena
April 21, 2021 Meeting

| | |
|----------------------------|---|
| <i>Agenda Item</i> | 4-A |
| <i>Project Address</i> | 1820 Linda Vista Avenue |
| <i>Project Description</i> | Hillside Development Permit #6838 to add a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and an attached 439 square-foot carport, and other accessory structures (infinity pool, spa, etc.) |
| <i>Case No.</i> | ZENT2020-10016 // HSD #6838 // CEQA Exemption |

CONTENTS

| Description | Ex. |
|--|------------|
| Photographs to Show Scope of Project, Obstruction of Appellant's Protected Views, and Privacy Issues | I |
| (1) View from Appellant's Deck #1 (2) View from Appellant's Deck #2 | |
| (3) View from Appellant's Deck #3 [reflecting silhouette of proposed structures] (4) View from Appellant's Deck #3 [reflecting silhouette of proposed structures] | |
| (5) View from Appellant's Kitchen Window [original] (6) View from Appellant's Kitchen Window [colorized to show mountain view obstruction] | |
| (7) View from Dining Room [original] ¹ (8) View from Dining Room [colorized to show mountain view obstruction] | |
| (9) Original Photograph from Living Room Window on Cloudy Day (10) Deck visual with superimposed outline of proposed structures | |
| Emails Between Applicant and City Planning Showing Intentional Concealment of Future Development Plans and Project Segmentation | II |
| (1) July 27, 2020 (2) July 27 – August 7, 2020 (3) January 20 – February 3, 2021 | |
| 01.05.21 Email Correspondence from the LVAA Opposing the Project | III |
| Google Map with Annotations Showing Liquefaction Zones | IV |
| Project Renderings Showing Infinity Pool -and- Rear View of Project | V |
| Geotechnical Report in Response to Applicant's Geotechnical Report | VI |
| Site Plan Submitted by Appellant [for reference] | VII |

¹ A similar, but different picture was mistakenly labelled "View from Appellant's Kitchen [Protected View]" in Exhibit I of Appellant's Letter dated April 21. That picture is a view from the dining room as well, although the distinction does not matter for the purposes of the protected view rights conferred by the applicable ordinance(s).

Exhibit I

[Photographs Reflecting Obstruction of Protected Views Shown by Story Poles
-and- Privacy Intrusions]

- (1) View from Appellant's Deck #1
- (2) View from Appellant's Deck #2
- (3) View from Appellant's Deck #3 [reflecting silhouette of proposed structures]
- (4) View from Appellant's Deck #3 [reflecting silhouette of proposed structures]
- (5) View from Appellant's Kitchen Window [original]
- (6) View from Appellant's Kitchen Window [colorized to show mountain view obstruction]
- (7) View from Dining Room [original]
- (8) View from Dining Room [colorized to show mountain view obstruction]
- (9) View from Living Room Window on Cloudy Day [original]
- (10) Deck visual with superimposed outline of proposed structures





004



005

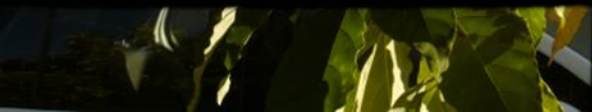


006

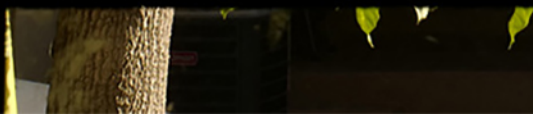
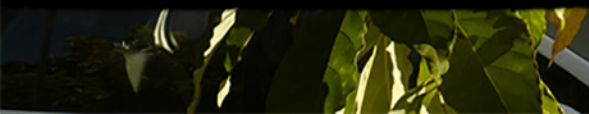




008



009



010





Exhibit II

[Emails Between Applicant and City Planning Showing Intentional Concealment of
Future Development Plans and Project Segmentation]

- (1) July 27, 2020
- (2) July 27 – August 7, 2020
- (3) January 20 – February 3, 2021

Moran, Katherine

RE: HDP#6838 - Departmental Comments

To: MatthewFeldhaus

Hi Matt,

I apologize for the delay, I thought I could get it done by the end of last week. Yes I am working on your corrections sheet as we speak. I spoke to my supervisor regarding ADUs in the hillside and he was confident that the City is not required to allow production of new ADUs in the hillside district, but can allow the conversion of a legally permitted structure. You may contact Arlene Granadosin-Jones at AGranadosin-Jones@cityofpasadena.net for more information on this topic. As soon as I complete your corrections we can schedule a phone call to discuss.

Thank you,

Katherine Moran

ASSISTANT PLANNER . City of Pasadena

kmoran@cityofpasadena.net

(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com>>

Sent: Monday, July 27, 2020 11:58 AM

To: Moran, Katherine <kmoran@cityofpasadena.net>>

Subject: RE: HDP#6838 - Departmental Comments

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Hi Katherine,

Are you expecting to return comments on this project this week? Let me know if we can set up a call with the ADU expert for the City to discuss our proposed condition. Thank you.

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP

Principal

Company: 626.888.9411

Direct: 562.477.7609

www.rwbid.com

RWBID DESIGN + CONSTRUCTION

...BECAUSE ROME WASN'T BUILT IN A DAY EITHER.

From: Moran, Katherine <kmoran@cityofpasadena.net>>

Sent: Tuesday, July 21, 2020 9:25 PM

To: Matthew Feldhaus <matthew@rwbid.com>>

Subject: HDP#6838 - Departmental Comments

Hi Matt,

Please see the comments from Design & Historic Preservation Division below:

Design & Historic Preservation Division:

The house at 1820 Linda Vista Avenue was built in 1948 to a design by architect Curtis Chambers, and was substantially altered with the addition of enclosed floor area, an open courtyard and a carport to the front of the house in 1965. The house does not retain the character-defining features of any of the architectural styles identified in the Cultural Resources of the Recent Past Historic Context Report and, therefore, is not eligible for historical designation. As such, a Certificate of Appropriateness is not required for the proposed project.

It appears other departments are still working on their comments. I will forward them to you as soon as they come in.

For questions about requirements for adding fire sprinklers to the residence, please contact Pari Bagayee in the Fire Department at pbagayee@cityofpasadena.net.

Thank you,

Katherine Moran

ASSISTANT PLANNER . City of Pasadena

kmoran@cityofpasadena.net

(626) 744 - 6740

Matthew Feldhaus matthew@rwbid.com

RE: HDP#6838 - Departmental Comments

August 07, 2020 at 3:21 PM PDT

To: Granadosin-Jones, Arlene AGranadosin-Jones@cityofpasadena.net

Cc: Moran, Katherine

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I understand the planning comment since it complies with the current ordinance. I was hoping the planning committee might allow an ADU in this case since the current project approach will be to permit square footage at the lower level and then straight away apply to convert the space to an ADU.

If I am able to permit the ADU straight away, then I won't need to construct unnecessary internal stairways and additional doors then demolish them for the ADU conversion. It is more economical, timely, and environmentally friendly to include the ADU up front. Is there a way to approach a special consideration case-by-case?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP

Principal

Company: 626.888.9411

Direct: 562.477.7609

www.rwbid.com

RWBID DESIGN + CONSTRUCTION

...BECAUSE ROME WASN'T BUILT IN A DAY EITHER.

From: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net > >

Sent: Friday, August 7, 2020 3:01 PM

To: Matthew Feldhaus <matthew@rwbid.com > >

Cc: Moran, Katherine <kmoran@cityofpasadena.net > >

Subject: RE: HDP#6838 - Departmental Comments

Matthew,

I discussed your application/proposed project with Katherine and also discussed it with the Principal Planner. Katherine's previous comments about ADUs in the Hillside districts are correct.

The City's current ADU ordinance prohibits newly constructed ADUs in the Hillside districts (Section 17.50.275.B.3). Per direction from City Council, Pasadena continues to prohibit newly constructed ADUs in the Hillside districts, but does allow conversion of existing legally permitted space.

I will be out on vacation next week but if you have any additional questions about ADUs, please let Katherine know.

Regards,

Arlene Granadosin-Jones, AICP
Planner I Community Planning Section
Planning & Community Development Department
City of Pasadena

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Wednesday, August 05, 2020 5:33 PM
To: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net> >
Cc: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: HDP#6838 - Departmental Comments

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Thank you.

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net> >
Sent: Wednesday, August 5, 2020 5:14 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Cc: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: HDP#6838 - Departmental Comments

Hi, Matthew,
Just wanted to respond back to let you know that I got your email. I need to look at my calendar and will also connect with Katherine to go over your project details. I'll follow-up with you tomorrow on my availability.

Thanks,

Arlene Granadosin-Jones, AICP
Planner I Community Planning Section
Planning & Community Development Department
City of Pasadena

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Wednesday, August 05, 2020 11:46 AM
To: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net> >
Cc: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: FW: HDP#6838 - Departmental Comments

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Hi Arlene,

I was pointed in your direction from my City Planner, Katherine to discuss our proposed SFR addition project in the Hillside District and the potential to include an ADU in our initial planning submittal. Do you have some time this week to discuss the case? I look forward to speaking with you soon.

Regards,

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Monday, July 27, 2020 3:09 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: HDP#6838 - Departmental Comments

Hi Matt,

I apologize for the delay, I thought I could get it done by the end of last week. Yes I am working on your corrections sheet as we speak. I spoke to my supervisor regarding ADUs in the hillside and he was confident that the City is not required to allow production of new ADUs in the hillside district, but can allow the conversion of a legally permitted structure. You may contact Arlene Granadosin-Jones at AGranadosin-Jones@cityofpasadena.net for more information on this topic. As soon as I complete your corrections we can schedule a phone call to discuss.

Thank you,
Katherine Moran
ASSISTANT PLANNER . City of Pasadena
kmoran@cityofpasadena.net

(626) 744 - 6740

Matthew Feldhaus matthew@rwbid.com
RE: Appeal Application for HDP #6838
February 03, 2021 at 4:10 PM PST
To: Moran, Katherine kmoran@cityofpasadena.net

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Reading the planning guidelines, it appears that I can *propose an ADU up to 50% of the main dwelling size*.

Let me know if this logic makes sense:

- Existing dwelling: 2,452 SF
- Proposed conversion of existing garage into living space: 366 SF
- Proposed addition: 499 SF (no HDP required)
- Total main dwelling: 3,317 SF
- Allowable ADU size (50% of main dwelling): 1,658 SF
- Total allowable project size: 4,975 SF

I will work on some sketches but the two story issue would need to be resolved.

MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, February 3, 2021 3:45 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

Hi Matt,

Unfortunately we do not have any new literature as we don't have a new ADU ordinance yet. We just have a website highlighting major requirements. We still defer to State Law and require our Community Planning Division to interpret. Our Zoning Administrator told us just this week that will no longer be prohibiting ADUs in the hillside. An issue that I do potentially have concern for is adding the lower story ADU on the same permit as the 500SF master bedroom addition, the master bedroom addition may be considered as a second story addition which could potentially trigger the HDP. If there was a way to separate the ADU out for a subsequent permit, that may potentially be a better path. This is something I would run by a supervisor with your rough sketches to get clear direction.

<https://www.cityofpasadena.net/planning/planning-division/community-planning/accessory-dwelling-units/>

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Wednesday, February 03, 2021 3:34 PM
To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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Katherine,

Is there any updated literature for the City's approval of new construction ADUs in a hillside district?

MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, February 3, 2021 2:33 PM

To: Matthew Feldhaus <matthew@rwbid.com>
Subject: RE: Appeal Application for HDP #6838

Hi Matthew,

Sorry about that. I just tried calling again. Here is the code section on what requires a Hillside Development Permit. Please take note of **Major renovations, as defined in 17.29.060.E**. So as long as you can keep the total height at or below the existing top of ridge height of the highest roof, you can raise the top plate to create your flat roof within that limitation by right.

17.29.030 - Permit Requirements

- A. **HD and HD-SR overlay.** Approval of a Hillside Development Permit, in compliance with [Section 17.29.080](#) (Hillside Development Permit) shall require approval of the following:
1. Proposed subdivision;
 2. New dwelling or structure;
 3. Any structure located within 20 feet of the top edge of the Arroyo Seco Slope Bank, pursuant to Section 17.29.050.D;
 4. An addition of 500 square feet or greater to the first floor of an existing structure;
 5. Projects that propose to match an existing structure height that exceeds the general height limit if the existing structure was constructed before adoption of the Hillside Development Ordinance;
 6. Any new square footage above the first story;
 7. Major renovations, as defined in 17.29.060.E.

A Hillside Development Permit is not required for the following types of development:

1. An addition to the first floor of an existing dwelling that increases the gross floor area by less than 500 square feet.
2. One single-story detached accessory structure that constitutes no more than 20 percent of the existing gross floor area of the primary structure.

The exemptions listed above apply in the aggregate with all other additions and all prior additions in the previous three years to the same lot. The exemptions shall not be used to circumvent the requirements of the base zoning district. No credit shall be given for demolition or partial demolition of a structure.

- B. **HD-1 overlay.** See [Section 17.29.090](#) (HD-1 Upper Hastings Ranch Area Standards).

c. The color palette may be modified for designated historic properties with a Certificate of Appropriateness approved by the Planning & Community Development Department.

E. **Major Renovations.** Major renovations to an existing dwelling shall require approval of a Hillside Development Permit. A major renovation is defined as:

- a. The alteration of more than 50 percent of existing wall facades by exposing the framing. This does not include the removal and replacement of siding.
- b. Any alteration of the roofline resulting in an increase in height above the highest point of the existing roof.

Figure 2-4 – Height Measurement on Hillside

2. **General height limit.** No structure shall exceed a height of 28 feet at any point on the site, measured in compliance with Subsection B.1, and shall not exceed a height of 28 feet at any point on the site where the structure touches the grade, to the highest point of the roof. There shall be no maximum height for the top plate of a dwelling unit if the general height limit is exceeded for projects that propose to match an existing structure height that exceeds the general height limit if the existing structure was constructed before adoption of the Hillside Development Ordinance.
3. **Height of lowest floor level.** The vertical distance between the lowest point where the foundation meets grade and the lowest floor line of the structure shall not exceed six feet.
4. **Decks.** No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks shall be integrated into the architectural design of the primary building mass (see Figure 2-5).

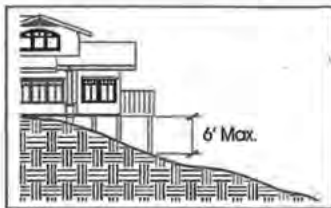


Figure 2-5 – Height Limit for Lowest Floor and Decks

Thanks,
Katherine Moran
ASSOCIATE PLANNER - City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com>
Sent: Tuesday, February 02, 2021 1:01 PM

To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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Can you give me a call today to discuss this project?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Tuesday, February 2, 2021 12:36 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

The project can potentially get appealed up to City Council and/or called for review by City Council.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Tuesday, February 02, 2021 11:54 AM
To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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What is the neighbor's process to continue appeals if their appeal is denied by the zoning appeals Board in April?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Tuesday, February 2, 2021 11:51 AM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

Hi Matthew,

I requested to add the item to the April agenda. I will let you know if anything changes.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Tuesday, February 02, 2021 11:07 AM
To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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Katherine,

Please sign me up for the first available appeals hearing. I had a mediation meeting with the neighbor and their lawyer today and there is no resolution to their concerns. Thank you.

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP

Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, January 27, 2021 12:04 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

Hi Matthew,

We had a staff meeting yesterday. Unfortunately, several appeals have been received for items on the past few hearing officer meetings. With the influx of appeals, the Board of Zoning Appeals agendas are full through March. The earliest your item would be able to get onto an agenda would potentially be the April meeting. I apologize for the inconvenience. Please let me know if you have any questions.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Monday, January 25, 2021 5:06 PM
To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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Hi Katherine,

Were we able to get on the February appeals meeting agenda? Am I also able to contact the lawyer representing the appellate?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP

Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, January 20, 2021 7:29 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

Oh shoot, I sent you the copy before our admin removed the scan of the check. Can you please delete that last email and save this one instead? Staff was able to base your recommendation on compliance with the Zoning Code and visited the site to analyze view impacts in addition to the visual analysis you provided. The meetings are typically once a month and require a few weeks of lead time for the notice, staff report etc. The meetings are typically held the third Wednesday of each month. However, if there is also a full hearing officer meeting that night, they will move to another night. There's one tomorrow if you want to tune in and see how the meeting runs.

<https://www.cityofpasadena.net/commissions/board-of-zoning-appeals/>

I will check tomorrow to see if the February meeting is an option.

Thanks,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena

kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Wednesday, January 20, 2021 6:15 PM
To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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Interesting argument on the neighborhood compatibility since this appeal is coming from a homeowner with a 5,055 sqft house.

The CEQA argument is nonsense, as is the discussion on view protection and privacy.

Do I need to provide a written response to these items? When is the next available appeal meeting?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, January 20, 2021 5:47 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: Appeal Application for HDP #6838

Hi Matthew,

Please see attached appeal packet. Yes, you will need to keep the story poles installed until the decision is effective.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

Page 25

April 22, 2020

Appeal of Case No. ZENT2020-10016 // Hillside Dev. Permit #6838

Exhibit III

[01.05.21 Email Correspondence from the LVAA Opposing the Project]

Moran, Katherine

FW: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

To: Matthew Feldhaus

Hi Matthew,

Please see the letter from Miss Chomsky below.

Thanks,

Katherine Moran

ASSOCIATE PLANNER . City of Pasadena

kmoran@cityofpasadena.net

(626) 744 - 6740

From: Nina Chomsky <nrchomsky@aol.com > >

Sent: Tuesday, January 05, 2021 5:00 PM

To: Moran, Katherine <kmoran@cityofpasadena.net > >

Subject: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

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Please deliver to the Hearing Officer -- Thank you.

Linda Vista-Annandale Association

Paul Novak, Hearing Officer
City of Pasadena
c/o Planner Katherine Moran

Re: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

Mr. Novak,

The Zoning Committee of the Linda Vista-Annandale Association (LVAA) has reviewed this proposed project and has the following comments.

The project incorporates several good features that we have encouraged on other hillside sites, including: leaving the existing house in its original site location, thus preserving the existing Front Yard setback and rhythm of the block face; placing the bulk of new square footage in a manner that preserves the perception from Linda Vista Ave. that the residence remains a one-story house that "reads" as horizontal in design; placing the new second story as a "Lower" story, thus avoiding adding on a typical second story which adds mass and bulk; and, subject to comments below, placing new square footage and improvements in a manner that follows the natural topography.

We do have several concerns about the proposed project.

First, we are concerned about the objections of the neighbor to the south calling out privacy and view impacts.

These objections should be carefully reviewed and mitigated if appropriate. Also, the objection asserts that the Top Edge of the Arroyo limitation has been improperly applied.

In our view, the Top Edge of the Arroyo limitation must be strictly enforced, and we do not support any deviation from the Code in this regard. The Staff Report indicates that this proposed project complies with the Code as to the Top Edge of the Arroyo limitation, but we request that you carefully consider the accuracy of the Staff conclusions which seem to be based solely on material submitted by the Applicant.

Second, we have our usual concerns about the Staff support for excess Neighborhood Compatibility floor area to the extent of 844 square feet. It appears obvious that this excess Neighborhood Compatibility square footage is proposed for placement below the expanded deck as the new lower level story which will total 807 square feet.

Clearly, the requested excess Neighborhood Compatibility square footage should be denied, at least to the extent of 807 square feet, if the view protection concerns of the neighbor to the south are valid. Excess Neighborhood Compatibility square footage can no longer be approved if additional view impacts will occur to neighboring properties.

In addition, LVAA has concerns about the expanded deck which is proposed, it appears, to extend significantly out beyond the house into the slope area with the new lower story placed beneath the extended and expanded deck. Our concerns extend to whether or not this square footage should be approved at all even if it constitutes Excess Neighborhood Compatibility square footage. The Staff Report refers to the proposed lower story "terracing" down the slope which would mean following the existing topography, but the following matters are not clear. Will construction and placement of the lower story require more than minimal excavation and grading? Anything more than minimal excavation and grading is not acceptable and the excess Neighborhood Compatibility square footage should be denied. Further, any excavation and grading over minimal amounts would call into question your ability to make required Finding No. 8 for approval of the entire HDP including the proposed lower story.

Third, as to the extended and expanded deck, it is not clear if the deck will comply with Zoning Code requirements as to supports and height considering the placement "over" the proposed lower story. Zoning Code compliance as to the deck should be clarified.

LVAA requests that you consider and resolve these various issues at the HDP Hearing. The undersigned may make additional comments on the proposed project during the Read Aloud public comment period during the Hearing.

Thank you for considering our comments and concerns.

Sincerely,

Nina Chomsky, LVAA.

Exhibit IV

[Google Map with Annotations Showing Liquefaction Zones]



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Appeal of Case No. ZENT2020-10016 // Hillside Dev. Permit #6838

Exhibit V

Project Renderings Showing Infinity Pool -and- Rear View of Project]



1820 LINDA VISTA AVENUE | VISUAL ANALYSIS REAR YARD ELEVATION



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April 22, 2020

Appeal of Case No. ZENT2020-10016 // Hillside Dev. Permit #6838

Exhibit VI

[Geotechnical Report in Response to Applicant's Geotechnical Report]



Date: April 19, 2021

To: Weaver Land Law
Attn: Stephen J Weaver, Esq.
12100 Wilshire Boulevard, 8th Fl.
Los Angeles, CA 90025
p: 310.806.9212
e: stephen@designgroupca.com

Re: Hillside Development Permit #6838

References:

1. Geologic and Soils Engineering Exploration Proposed Remodel, Addition, Attached Accessory Structures, and Pool/Spa APN 5704-001-049, 1820 Linda Vista Avenue, Pasadena, California, prepared by Irvine Geotechnical Inc Report, dated June 2, 2020
2. 2021-01-06 Hearing Officer C. HDP #6838 Staff Report
3. 2021-01-06 Hearing Officer C. HDP #6838 Plans
4. Park – Pasadena – Request for Appeal re: Hillside Development Permits #6838

We have prepared this letter as a summary of our opinions based upon our review of the geotechnical aspects with regard to the above referenced reports and documents.

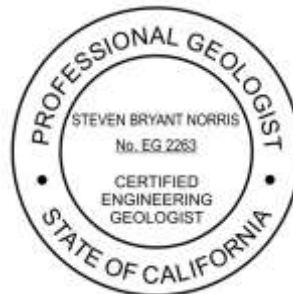
In general, our geotechnical opinions are as follows:

- 1) As part of the geotechnical slope stability study the values utilized for the soil profiles reflect the most conservative values derived from the laboratory testing. Of the three direct shear tests run, one from four different test pits, the values ranged between 31.5 to 38 degrees. The slope stability study utilized the most conservative value of 38 degrees. It is our opinion the slope stability study should be run with values more reflective of the range of values obtained from testing.
- 2) The Arroyo Seco that runs along the bottom of the property is identified by California Department of Conservation as liquefaction zone. It is our opinion the slope stability study should model the toe portion of the slice to more reflect the attributes of a liquefaction zone and large drainage.

If you have any questions regarding this letter, please feel free to contact our office.

Sincerely,
ENGINEERING DESIGN GROUP

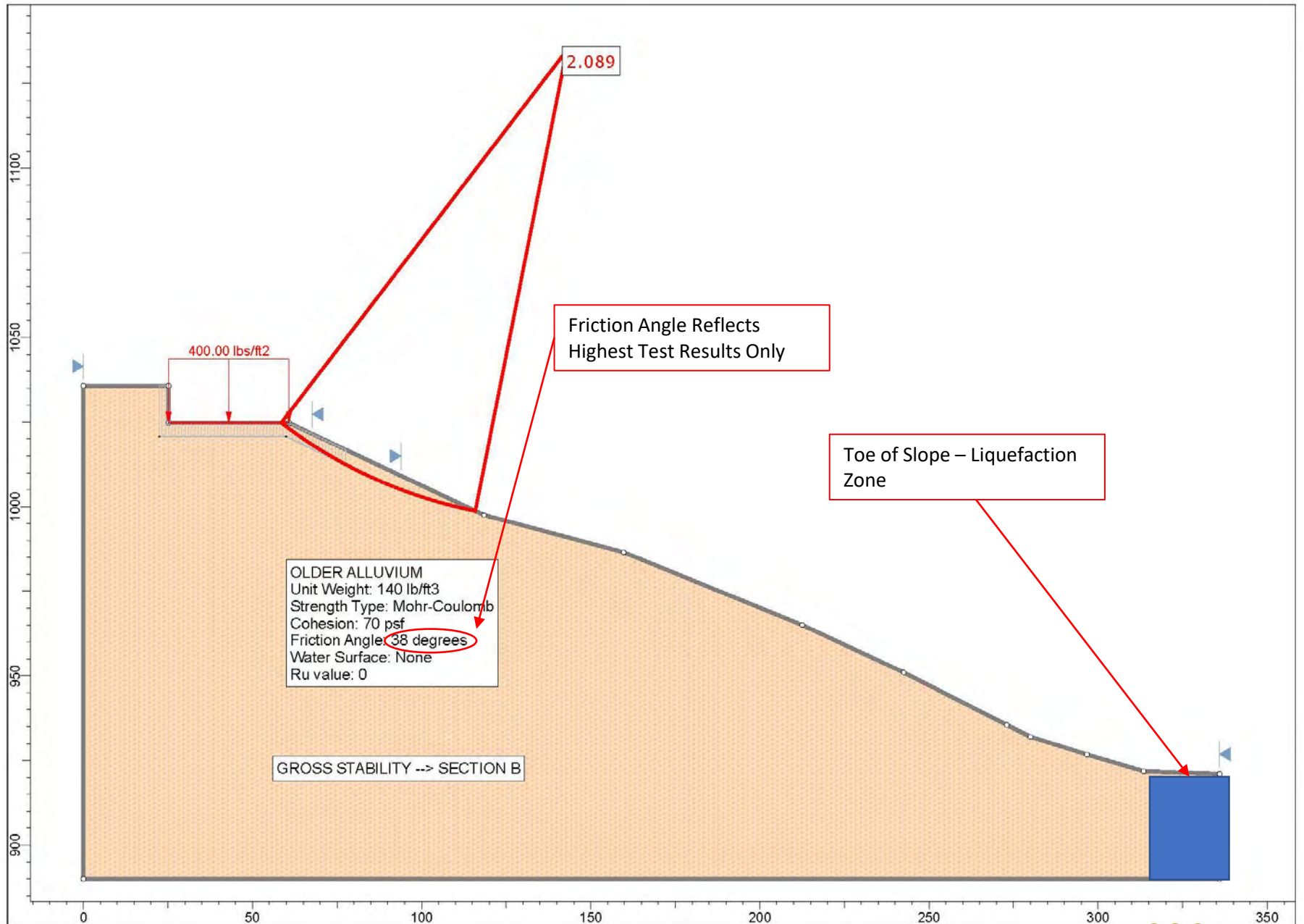
Steven Norris
GE 2590, CEG 2263

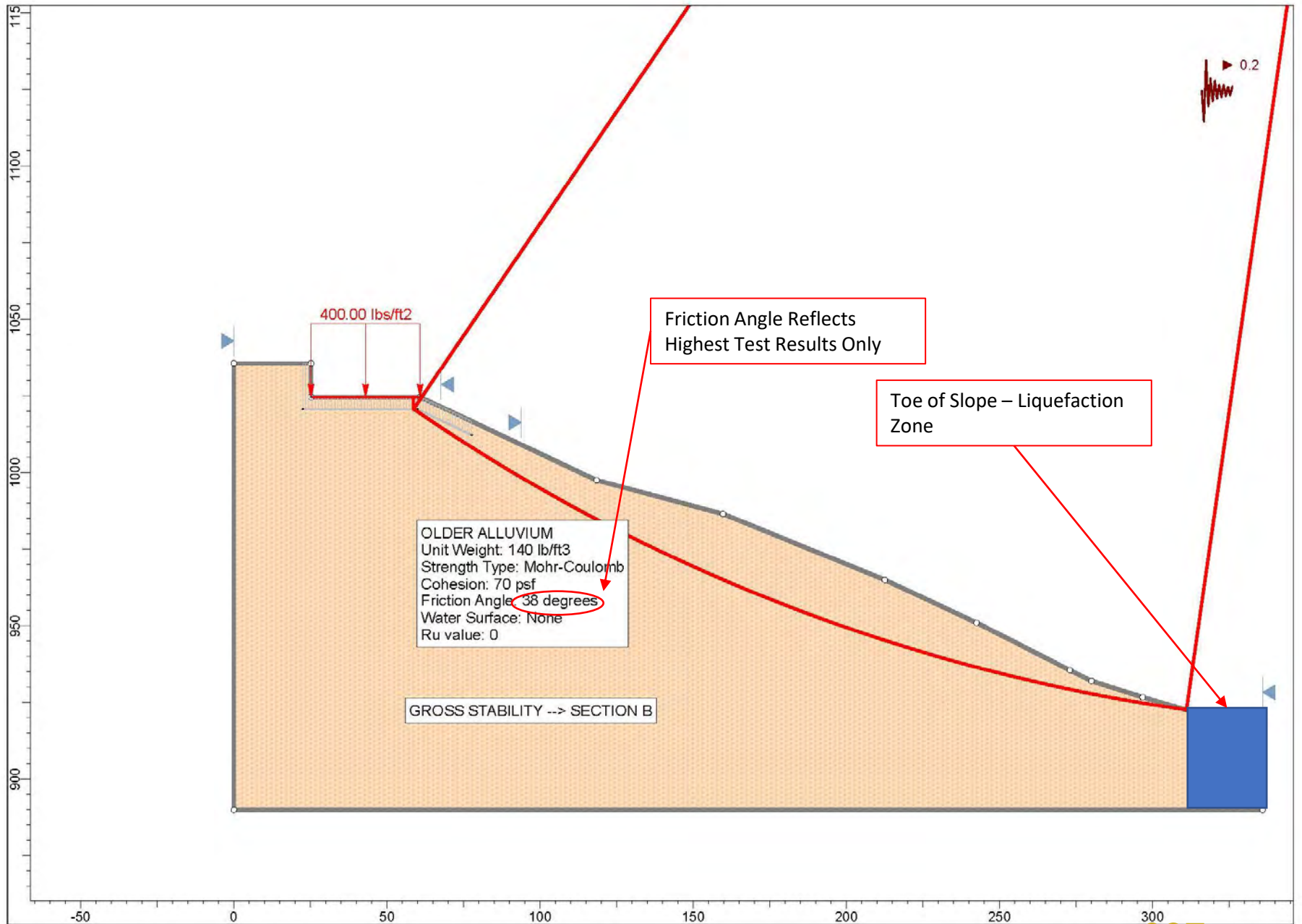


Attachments: Figures

Slope Stability Sections

from Irvine Geotechnical Inc., dated June 2, 2020





Direct Shear Results

from Irvine Geotechnical Inc., dated June 2, 2020



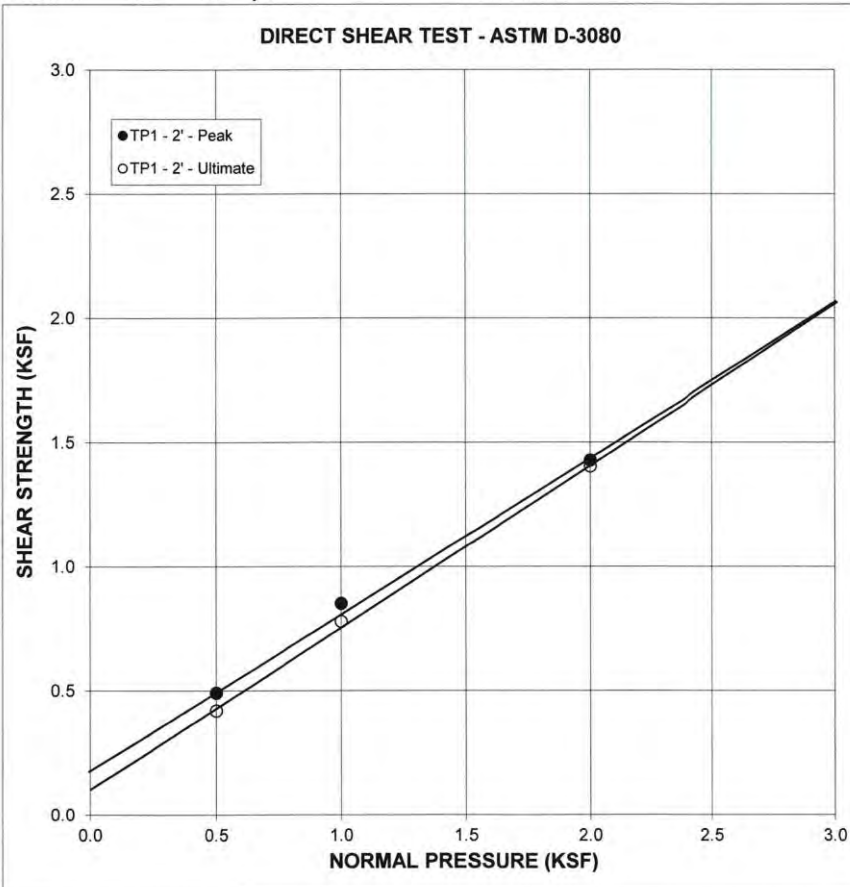
SHEAR DIAGRAM B-1

JN: SL20.3337 CONSULTANT JAI
CLIENT: Irvine/Feldhaus-1820 Linda Vista Ave

EARTH MATERIAL: ALLUVIAL TERRACE

| | PEAK | ULTIMATE | |
|-----------|------|----------|---------|
| Phi Angle | 31.5 | 32.5 | degrees |
| Cohesion | 180 | 100 | psf |

| | |
|---------------------------|--------|
| Average Moisture Content | 16.9% |
| Average Dry Density (pcf) | 115.8 |
| Percent Saturation | 100.0% |





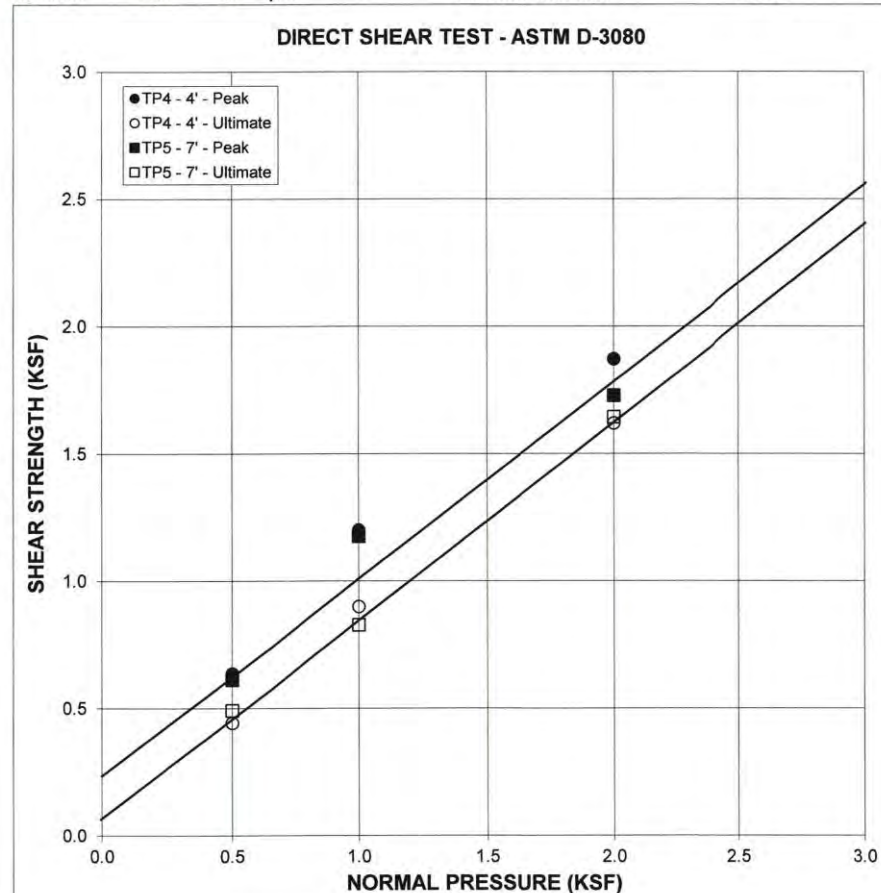
SHEAR DIAGRAM B-2

JN: SL20.3337 CONSULTANT JAI
CLIENT: Irvine/Feldhaus-1820 Linda Vista Ave

EARTH MATERIAL: ALLUVIAL TERRACE

| | PEAK | ULTIMATE | |
|-----------|------|----------|---------|
| Phi Angle | 37.5 | 38 | degrees |
| Cohesion | 235 | 70 | psf |

| | |
|---------------------------|--------|
| Average Moisture Content | 18.9% |
| Average Dry Density (pcf) | 121.8 |
| Percent Saturation | 100.0% |





SHEAR DIAGRAM B-3

JN: SL20.3337 CONSULTANT JAI
CLIENT: Irvine/Feldhaus-1820 Linda Vista Ave

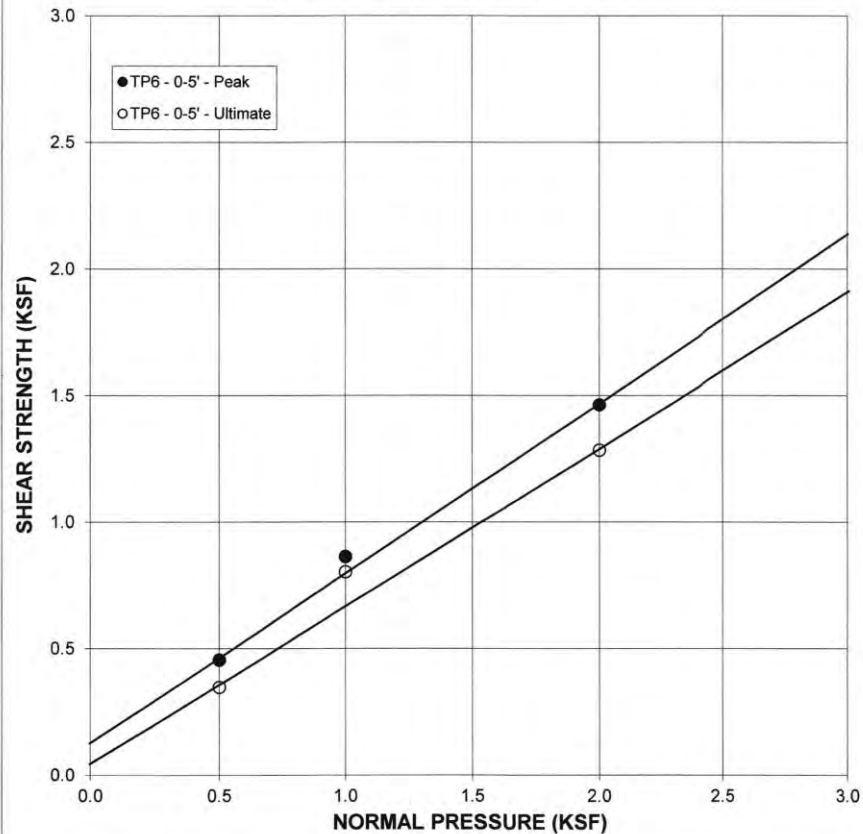
EARTH MATERIAL: ALLUVIAL TERRACE

Sample remolded to 90 % of the laboratory maximum density

| | PEAK | ULTIMATE | |
|-----------|------|----------|---------|
| Phi Angle | 33.5 | 31.5 | degrees |
| Cohesion | 125 | 45 | psf |

Average Moisture Content 16.1%
Average Dry Density (pcf) 116.3
Percent Saturation 100.0%

DIRECT SHEAR TEST - ASTM D-3080



Department of Conservation Mapping

Earthquake Zones of Required Investigation

CGS Homepage



1820 Linda Vista Ave, Pasadena X

Show search results for 1820 Linda Vi...

Site

Address: 1001 ROSE BOWL DR

APN 5702001901
City PASADENA
Street 1001 ROSE BOWL DR
Address
Fault Zone This parcel is NOT WITHIN an Earthquake Fault Zone.

Liquefaction Zone All or a portion of this parcel LIES WITHIN a Liquefaction Zone.
Landslide Zone All or a portion of this parcel LIES WITHIN a Landslide Zone.

Zoom to

City of Pasadena, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, IN...

2:52 P
4/16/20

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April 22, 2020

Appeal of Case No. ZENT2020-10016 // Hillside Dev. Permit #6838

Exhibit VII

[Site Plan Submitted By Appellant]

PROJECT TEAM

ARCHITECT
MATTHEW FELDHAUS
2926 GRACELAND WAY
GLENDALE, CA 91206
CA LICENSE C-33265

CIVIL ENGINEER
PALLER-ROBERTS ENGINEERING
5701 SLAUSON AVE, SUITE 208
CULVER CITY, CA 90230

GEOTECHNICAL ENGINEER
IRVINE GEOTECHNICAL
145 N. SIERRA MADRE BLVD, SUITE #1
PASADENA, CA 91107

LANDSCAPE ARCHITECT
NVD STUDIO
1453 N. ROOSEVELT AVE
PASADENA, CA 91104

ARBORIST
CLASS ONE ABORICULTURE
3763 RAMSDELL AVE.
GLENDALE, CA 91214

FELDHAUS RESIDENCE
ADDITION AND RENOVATION

1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SCOPE OF WORK

RENOVATE AN EXISTING 2,452 SF RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT AND CONSTRUCT A 1,401 SF UPPER LEVEL ADDITION, AN 807 SF LOWER LEVEL ADDITION, AND A NEW OUTDOOR DECK WITH POOL AND SPA.

THE TOTAL PROPOSED DEVELOPMENT IS 4,660 SF OF LIVING SPACE WITH A 754 SF GARAGE FOR A TOTAL OF 5,414 SF WITH 5 BEDROOMS AND 4 FULL BATHROOMS.

DRAWING INDEX

| | | | |
|-----|---------------------------------|-------|------------------------------------|
| G-1 | TITLE SHEET | A-10 | PROPOSED ELEVATIONS AND SECTIONS |
| G-2 | PROJECT CALCULATIONS | L1.10 | CONCEPTUAL LANDSCAPE PLAN |
| V-1 | SURVEY LEGAL DESCRIPTION | L1.11 | CONCEPTUAL LANDSCAPE PLAN ENLARGE. |
| V-2 | SURVEY | | |
| V-3 | SURVEY SLOPE ANALYSIS | | |
| A-1 | PROPOSED SITE PLAN | | |
| A-2 | PROPOSED GRADING PLAN | | |
| A-3 | EXISTING FLOOR PLAN | | |
| A-4 | EXTERIOR WALL DEMOLITION PLAN | | |
| A-5 | PROPOSED UPPER LEVEL FLOOR PLAN | | |
| A-6 | PROPOSED LOWER LEVEL FLOOR PLAN | | |
| A-7 | PROPOSED ROOF PLAN | | |
| A-8 | PROPOSED ELEVATIONS | | |
| A-9 | PROPOSED ELEVATIONS | | |

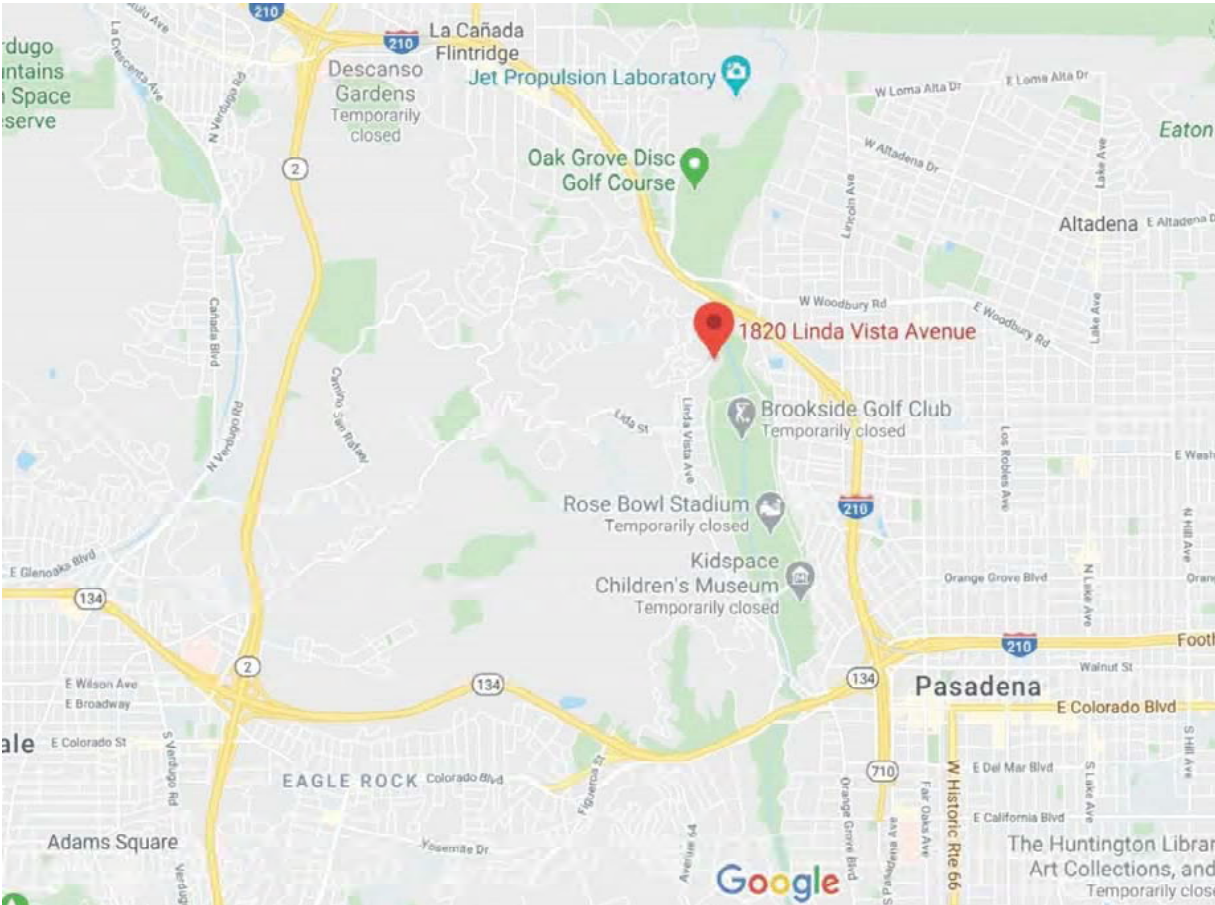
BUILDING CODE DATA

OCCUPANCY GROUP: RS-4 HD
DESCRIPTION OF USES: SFR
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: TWO
SPRINKLERS (YES)

LEGAL DESCRIPTION

PROPERTY BOUNDARY DESCRIPTION:

TRACT: LINDA VISTA, BLOCK K
ASSESSOR'S ID NUMBER: 5704-001-049



VICINITY MAP



STREET MAP



RWBID DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| 1 | ZONING SUBMITTAL | 07/01/20 |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PROJECT ADDRESS

FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE

TITLE SHEET

PROJECT NAME

FELDHAUS RESIDENCE

DATE

07/01/2020

SCALE

NTS

SHEET #

G-1

NEIGHBORHOOD COMPATIBILITY

| | Parcel Number | Primary Address | Zoning | Lot Square Footage | Building Square Footage | FAR Percent |
|----|---------------|----------------------|--------|---|---|-------------|
| 1 | 5704-001-050 | 1812 LINDA VISTA AVE | RS4 | 60,630 | 5,055 | 8.3% |
| 2 | 5704-002-061 | 1776 LINDA VISTA AVE | RS4 | 81,493 | 4,945 | 6.1% |
| 3 | 5704-002-047 | 1726 LINDA VISTA AVE | RS4 | 43,448 | 3,888 | 8.9% |
| 4 | 5704-017-006 | 1800 DEVON RD | RS2 | 14,892 | 3,475 | 23.3% |
| 5 | 5704-002-046 | 1750 LINDA VISTA AVE | RS4 | 29,826 | 3,304 | 11.1% |
| 6 | 5704-001-047 | 1850 LINDA VISTA AVE | RS4 | 14,806 | 3,302 | 22.3% |
| 7 | 5704-016-007 | 1811 LINDA VISTA AVE | RS2 | 39,949 | 3,278 | 8.2% |
| 8 | 5704-018-012 | 1801 DEVON RD | RS2 | 13,322 | 3,270 | 24.5% |
| 9 | 5704-017-009 | 1717 LINDA VISTA AVE | RS2 | 41,061 | 3,187 | 7.8% |
| 10 | 5704-016-013 | 1834 DEVON RD | RS2 | 16,862 | 3,078 | 18.3% |
| 11 | 5704-001-053 | 1890 LINDA VISTA AVE | RS4 | 51,863 | 3,062 | 5.9% |
| 12 | 5704-001-052 | 1860 LINDA VISTA AVE | RS4 | 15,058 | 3,030 | 20.1% |
| 13 | 5704-001-046 | 1852 LINDA VISTA AVE | RS4 | 12,225 | 2,900 | 23.7% |
| 14 | 5704-016-003 | 1848 DEVON RD | RS2 | 24,539 | 2,827 | 11.5% |
| 15 | 5704-015-001 | 1820 BRAEMAR RD | RS2 | 22,681 | 2,776 | 12.2% |
| 16 | 5704-016-006 | 1940 DEVON RD | RS2 | 11,769 | 2,648 | 22.5% |
| 17 | 5704-016-014 | 1895 LINDA VISTA AVE | RS2 | 17,176 | 2,514 | 14.6% |
| 18 | 5704-001-049 | 1820 LINDA VISTA AVE | RS4 | 50,332 | 2,452 | 4.9% |
| 19 | 5704-017-010 | 1735 LINDA VISTA AVE | RS2 | 17,723 | 2,378 | 13.4% |
| 20 | 5704-001-051 | 1854 LINDA VISTA AVE | RS4 | 17,024 | 2,366 | 13.9% |
| 21 | 5704-001-048 | 1840 LINDA VISTA AVE | RS4 | 62,840 | 2,350 | 3.7% |
| 22 | 5704-016-008 | 1955 DEVON RD | RS2 | 43,935 | 2,292 | 5.2% |
| 23 | 5704-016-005 | 1894 DEVON RD | RS2 | 21,406 | 1,992 | 9.3% |
| 24 | 5704-017-004 | 1780 DEVON RD | RS2 | 26,270 | 1,972 | 7.5% |
| 25 | 5704-017-005 | 1777 LINDA VISTA AVE | RS2 | 33,092 | 1,835 | 5.5% |
| 26 | 5704-016-012 | 1820 DEVON RD | RS2 | 15,463 | 1,664 | 10.8% |
| 27 | 5704-016-010 | 1939 DEVON RD | RS2 | 18,597 | 1,595 | 8.6% |
| | | | | Median Building SF | 2,827 SF | |
| | | | | 35% of Median | 989 SF | |
| | | | | Maximum Allowable SF | 3,816 SF | |
| | | | | Median FAR | 10.8 % | |
| | | | | Average FAR | 12.3 % | |
| | | | | Project Lot SF | 50,332 SF | |
| | | | | Proposed Building SF (without garage) | 4,660 SF | |
| | | | | Proposed FAR | 9.3% < 12.3%; Complies with 17.29.060 (F) | |
| | | | | Average FAR requirements for lots exceeding 20,000 SF | | |

| LOT COVERAGE CALCULATION | |
|--|--|
| LOT SIZE (PER SURVEY) | 50,332 SF |
| MAX. ALLOWABLE LOT COVERAGE AREA (35% OF LOT AREA) | 17,616 SF (50,332 SF x 0.35) |
| EXISTING LOT COVERAGE AREA | 4,424 SF (4,071 SF ROOFS + 353 SF DECKS) |
| EXISTING LOT COVERAGE PERCENTAGE | 8.8% (4,424 SF / 50,332 SF) |
| PROPOSED LOT COVERAGE AREA | 7,434 SF (5,809 SF ROOFS + 713 SF DECK + 912 SF POOL) |
| PROPOSED LOT COVERAGE PERCENTAGE | 14.8% < 35% ALLOWABLE; OK (7,434 SF / 50,332 SF) |

SCOPE OF WORK

RENOVATE AN EXISTING 2,452 SF RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT AND CONSTRUCT A 1,401 SF UPPER LEVEL ADDITION, AN 807 SF LOWER LEVEL ADDITION, AND A NEW OUTDOOR DECK WITH POOL AND SPA.

THE TOTAL PROPOSED DEVELOPMENT IS 4,660 SF OF LIVING SPACE WITH A 754 SF GARAGE FOR A TOTAL OF 5,414 SF WITH 5 BEDROOMS AND 4 FULL BATHROOMS.

| PROJECT DATA TABLE | |
|---|---|
| LOT SIZE (PER SURVEY) | 50,332 SF |
| MAXIMUM FAR CALCULATION | |
| C = AREA OF PROPERTY IN SF | 50,332 SF |
| D1 = AREA OF PROPERTY IN SF WITH A SLOPE OF 50% OR HIGHER | 6,232 SF |
| D2 = AREA OF PROPERTY IN SF WITH ACCESS EASEMENTS | 0 SF |
| R = REMAINING DEVELOPABLE AREA R = C - D1 - D2 | 44,100 SF (50,332 - 6,232 - 0) |
| B = MAXIMUM BASE FLOOR AREA IN SF (INCLUDING GARAGES AND CARPORTS) PERMITTED, FACTORING IN PROPERTY ZONING RS-4-HD = R x 0.25 + 500 SF | 11,525 SF (44,100 x 0.25 + 500) |
| S = AVERAGE SLOPE OF PROPERTY S = $\frac{0.00229 \times l \times L}{A}$ | 29.08% S = $\frac{0.00229 \times 1.0 \times 12,852}{1.012}$ |
| F = MAXIMUM ALLOWED GROSS FLOOR AREA F = $B \times (1 - \frac{(S - 0.15)}{2})$ | 10,714 SF F = $11,525 \times (1 - \frac{(0.2908 - 0.15)}{2})$ |
| EXISTING PROPERTY SF (INCLUDING GARAGES AND CARPORTS) | 3,257 SF (2,452 RESIDENCE + 366 SF GARAGE + 439 CARPORT) |
| EXISTING FAR | 6.5% (3,257 SF / 50,332 SF) |
| AVERAGE FAR (FROM NEIGHBORHOOD COMPATIBILITY TABLE) | 12.3% |
| PROPOSED FAR (WITHOUT GARAGE) | 9.3% < 12.3% ALLOWABLE; OK (4,660 SF / 50,332 SF) |
| PROPOSED GROSS FLOOR AREA INCLUDING GARAGES AND CARPORTS | 5,414 SF (3,853 SF UPPER FL + 807 SF LOWER FL + 754 SF GARAGE) |



RWBID DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



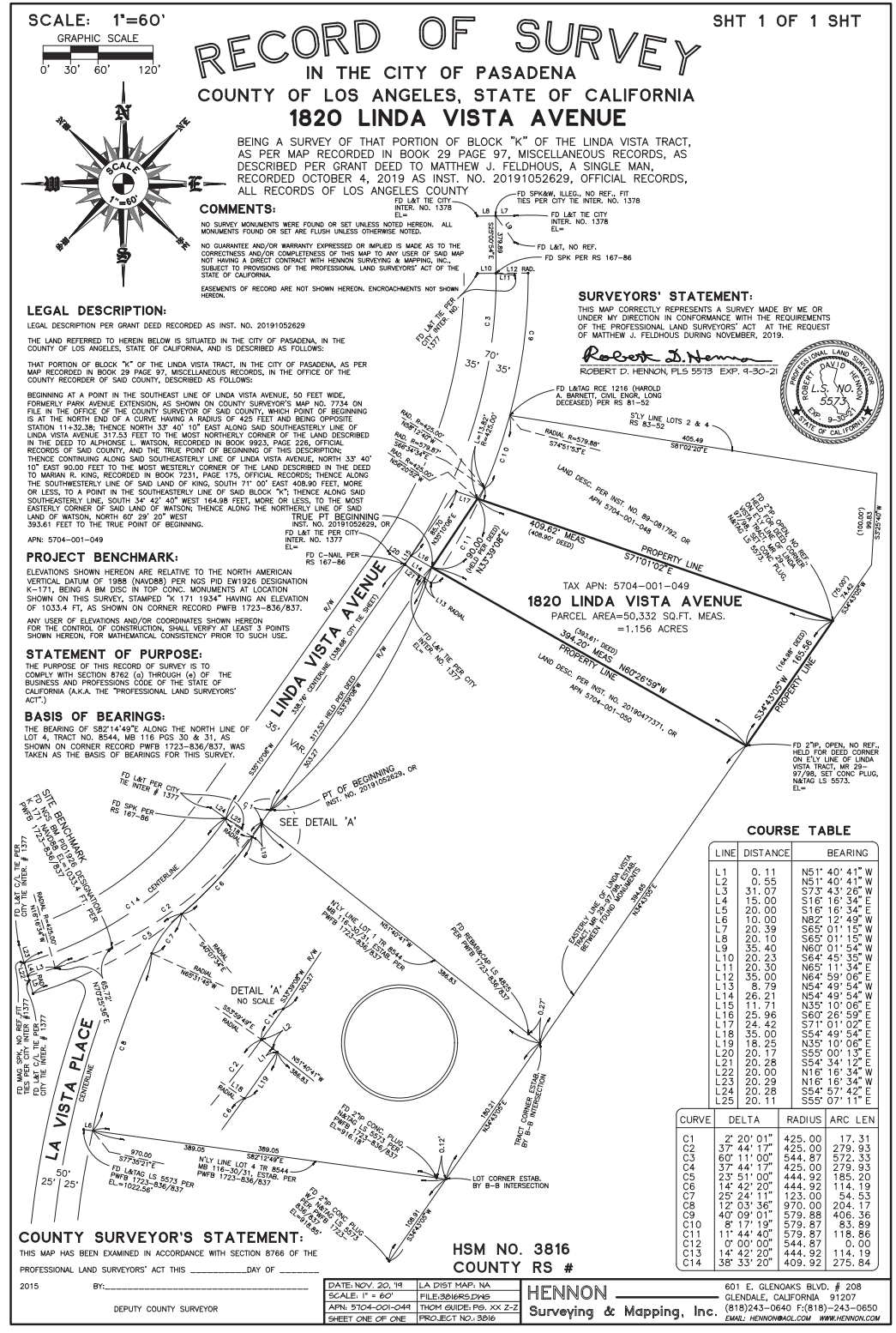
| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| - | - | - |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
| | | |
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PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROJECT CALCULATIONS

| | |
|------------------------------------|--------------------|
| PROJECT NAME FELDHAUS RESIDENCE | SHEET # G-2 |
| DATE 07/01/2020 | |
| SCALE NTS | |

ARCHITECTURAL DESIGN SURVEY OF:
1820 LINDA VISTA AVENUE
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER GRANT DEED RECORDED AS INST. NO. 20191052629

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK "K" OF THE LINDA VISTA TRACT, IN THE CITY OF PASADENA, AS PER MAP RECORDED IN BOOK 29 PAGE 97, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF LINDA VISTA AVENUE, 50 FEET WIDE, FORMERLY PARK AVENUE EXTENSION, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 7734 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, WHICH POINT OF BEGINNING IS AT THE NORTH END OF A CURVE HAVING A RADIUS OF 425 FEET AND BEING OPPOSITE STATION 11+32.38; THENCE NORTH 33° 40' 10" EAST ALONG SAID SOUTHEASTERLY LINE OF LINDA VISTA AVENUE 317.53 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO ALPHONSE L. WATSON, RECORDED IN BOOK 9923, PAGE 226, OFFICIAL RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF LINDA VISTA AVENUE, NORTH 33° 40' 10" EAST 80.00 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MARIAN R. KING, RECORDED IN BOOK 7231, PAGE 175, OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND OF KING, SOUTH 71° 00' EAST 408.90 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK "K"; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 34° 42' 40" WEST 164.98 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LAND OF WATSON; THENCE ALONG THE NORTHERLY LINE OF SAID LAND OF WATSON, NORTH 60° 29' 20" WEST 393.61 FEET TO THE TRUE POINT OF BEGINNING.

APN: 5704-001-049

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION FOR DURING NOVEMBER, 2019.

Robert D. Hennon

ROBERT DAVID HENNON, PLS 5573
(LIC. EXPIRES 9-30-21)



BASIS OF BEARINGS:

THE BEARING OF S82°14'49"E ALONG THE NORTH LINE OF LOT 4, TRACT NO. 8544, MB 116 PGS 30 & 31, AS SHOWN ON CORNER RECORD PWFB 1723-836/837, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER US GOVERNMENT NATIONAL GEODETIC SURVEY (NGS) BENCHMARK PID EW1926 DESIGNATION K 171 HAVING AN ELEVATION OF 1033.4 FT NAVD88, AS OBTAINED BY NGS DATA SHEET RETRIEVED OCTOBER, 2014.

SAID BENCHMARK IS STAMPED "K 171 1934" AND IS A BRASS DISC SET IN TOP OF CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF LINDA VISTA AVENUE AND LA VISTA PLACE, 51 FT. SOUTHWEST OF THE CENTER LINE OF A DRIVEWAY TO RESIDENCE 1726 LINDA VISTA AVENUE, AT AN OVAL PLOT OF GROUND, 2.4 FT. SOUTHEAST OF THE NORTHWEST CURB AROUND SAID PLOT, ABOUT 1/2 FT. HIGHER THAN THE AVENUE.

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

SURVEYOR'S NOTES:

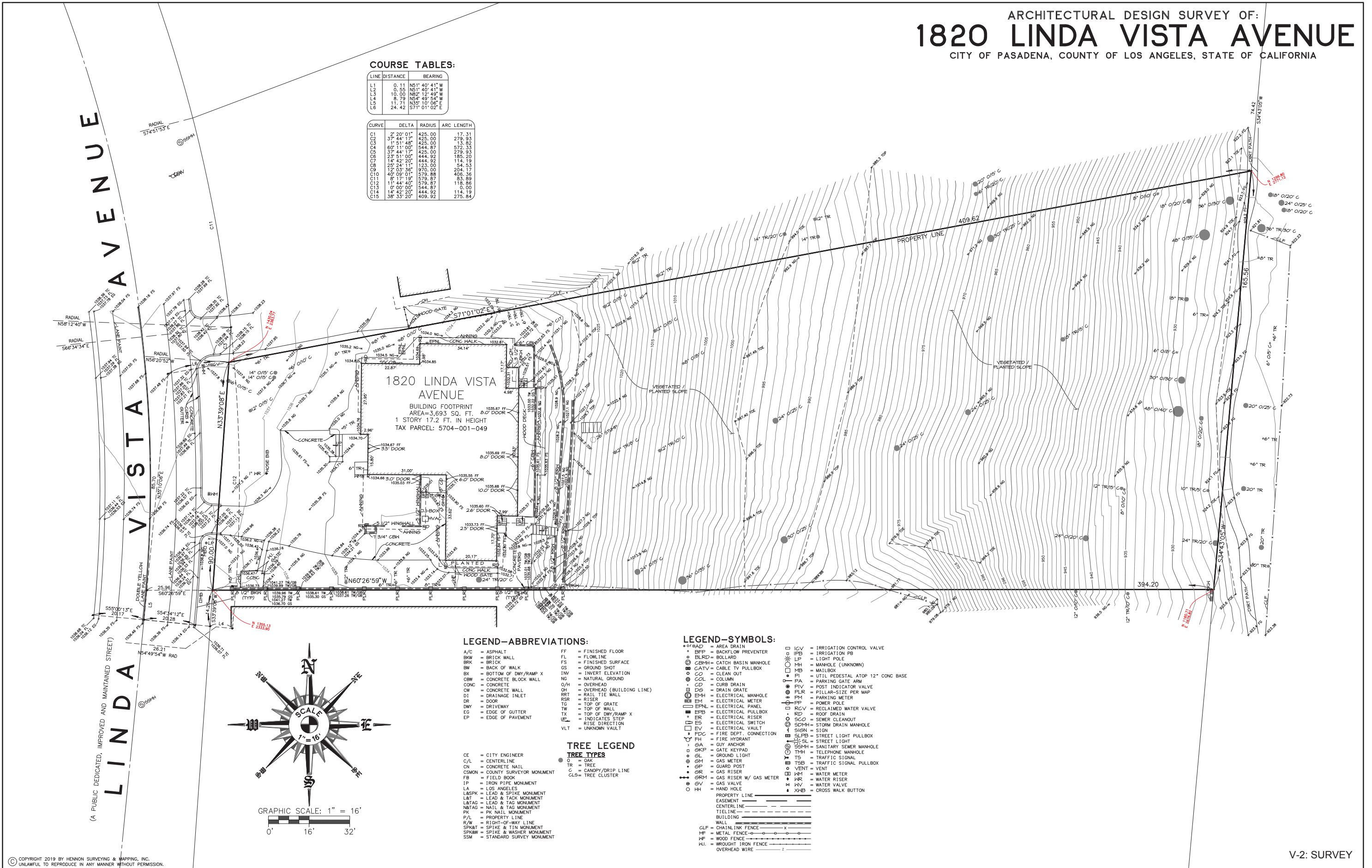
- BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED PER RECORD OF SURVEY SHOWN HEREON.
- NO TITLE REPORT WAS SUPPLIED BY CLIENT. EASEMENTS MAY OR MAY NOT EXIST AND ARE NOT PLOTTED HEREON
- THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:
AREA = 50,332 SQUARE FEET, 1.155 ACRES.
(AREA IS BASED ON FIELD MEASUREMENTS)
- THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: RS-4-HD

ARCHITECTURAL DESIGN SURVEY OF:
1820 LINDA VISTA AVENUE
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COURSE TABLES:

| LINE | DISTANCE | BEARING |
|------|----------|-------------|
| L1 | 0.11 | N51°40'41"W |
| L2 | 0.55 | N51°40'41"W |
| L3 | 10.00 | N82°12'49"W |
| L4 | 8.79 | N54°49'54"W |
| L5 | 11.71 | N35°10'06"E |
| L6 | 24.42 | S71°01'02"E |

| CURVE | DELTA | RADIUS | ARC LENGTH |
|-------|-----------|--------|------------|
| C1 | 2°20'01" | 425.00 | 17.31 |
| C2 | 37°44'19" | 425.00 | 279.93 |
| C3 | 1°51'48" | 425.00 | 13.92 |
| C4 | 60°11'00" | 544.87 | 572.33 |
| C5 | 12°44'20" | 444.92 | 114.19 |
| C6 | 25°51'00" | 444.92 | 185.20 |
| C7 | 25°24'11" | 123.00 | 54.53 |
| C8 | 12°03'36" | 970.00 | 204.17 |
| C9 | 40°09'01" | 579.88 | 406.36 |
| C10 | 18°17'19" | 579.87 | 83.89 |
| C11 | 11°44'40" | 444.92 | 118.86 |
| C12 | 0°00'00" | 544.87 | 0.00 |
| C13 | 38°33'20" | 409.92 | 275.84 |



LEGEND-ABBREVIATIONS:

- A/C = ASPHALT
- BLW = BRICK WALL
- BRK = BRICK
- BW = BACK OF WALK
- BN = BOTTOM OF DWY/RAMP X
- CBW = CONCRETE BLOCK WALL
- CONC = CONCRETE
- CW = CONCRETE WALL
- DI = DRAINAGE INLET
- DR = DOOR
- DWY = DRIVEWAY
- EG = EDGE OF GUTTER
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FL = FLOW LINE
- FS = FINISHED SURFACE
- GS = GROUND SHOT
- IN = INVERT ELEVATION
- NG = NATURAL GROUND
- OH = OVERHEAD
- QH = OVERHEAD (BUILDING LINE)
- RRT = RAIL TIE WALL
- RSR = RISER
- TG = TOP OF GRATE
- TW = TOP OF WALL
- TX = TOP OF DWY/RAMP X
- UI = INDICATES STEP
- UR = RISE DIRECTION
- VLT = UNKNOWN VAULT

TREE LEGEND
TREE TYPES

- CE = CITY ENGINEER
- C/L = CENTERLINE
- CN = CONCRETE NAIL
- CSMON = COUNTY SURVEYOR MONUMENT
- FB = FIELD BOOK
- IP = IRON PIPE MONUMENT
- LA = LOS ANGELES
- L&SPK = LEAD & SPIKE MONUMENT
- L&T = LEAD & TACK MONUMENT
- L&TAG = LEAD & TAG MONUMENT
- N&TAG = NAIL & TAG MONUMENT
- PK = PK NAIL MONUMENT
- P/L = PROPERTY LINE
- R/W = RIGHT-OF-WAY LINE
- SPK&T = SPIKE & TIN MONUMENT
- SP&M = SPIKE & WASHER MONUMENT
- SSM = STANDARD SURVEY MONUMENT

LEGEND-SYMBOLS:

- AD = AREA DRAIN
- BFP = BACKFLOW PREVENTER
- BLRD = BOLLARD
- CBWH = CATCH BASIN MANHOLE
- CA TV = CABLE TV PULLBOX
- CO = CLEAN OUT
- CO = COLUMN
- CD = CURB DRAIN
- DG = DRAIN GRATE
- EMH = ELECTRICAL MANHOLE
- EM = ELECTRICAL METER
- EPNL = ELECTRICAL PANEL
- EPB = ELECTRICAL PULLBOX
- ER = ELECTRICAL RISER
- ES = ELECTRICAL SWITCH
- EV = ELECTRICAL VAULT
- FDC = FIRE DEPT. CONNECTION
- FR = FIRE HYDRANT
- GA = GUY ANCHOR
- GK = GATE KEYPAD
- GL = GROUND LIGHT
- GM = GAS METER
- GP = GUARD POST
- GR = GAS RISER
- GRM = GAS RISER W/ GAS METER
- GV = GAS VALVE
- HH = HAND HOLE
- ICV = IRRIGATION CONTROL VALVE
- IPB = IRRIGATION PB
- LP = LIGHT POLE
- MH = MANHOLE (UNKNOWN)
- MB = MAILBOX
- PI = UTIL PEDESTAL ATOP 12" CONC BASE
- PA = PARKING GATE ARM
- PIV = POST INDICATOR VALVE
- PLS = PILLAR-SIZE PER MAP
- PM = PARKING METER
- PP = POWER POLE
- RCV = RECLAIMED WATER VALVE
- RD = ROOF DRAIN
- SCC = SEWER CLEANOUT
- SDH = STORM DRAIN MANHOLE
- SIGN = SIGN
- SLPB = STREET LIGHT PULLBOX
- SL = STREET LIGHT
- SSWH = SANITARY SEWER MANHOLE
- THH = TELEPHONE MANHOLE
- TS = TRAFFIC SIGNAL
- TSD = TRAFFIC SIGNAL PULLBOX
- VENT = VENT
- WM = WATER METER
- WR = WATER RISER
- XV = WATER VALVE
- XWB = CROSS WALK BUTTON

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| | | | | | |
|-------------------------------|------|------|-------------|----|--|
| THOMAS GUIDE: 535-E7 | | | | | |
| LA CITY DIST. MAP: N/A | | | | | |
| ASS. PARCEL NO.: 5704-001-049 | | | | | |
| DWG: 3816-ADS-2019-11-21.dwg | | | | | |
| SURVEYED BY: HENNON | REV. | DATE | DESCRIPTION | BY | |

ARCHITECTURAL DESIGN SURVEY OF:
1820 LINDA VISTA AVENUE
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HENNON
Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD, SUITE 208
GLENDALE, CALIFORNIA 91207
(818)243-0640
EMAIL: HENNON@AOL.COM WEB: HENNON.COM

| |
|----------------------------|
| DATE: NOVEMBER 22, 2019 |
| SCALE: AS SHOWN |
| CONTOUR INTERVAL: ONE FOOT |
| PROJECT NO: 3816 |
| SHEET TWO OF TWO |

V-2: SURVEY

048

SLOPE ANALYSIS SURVEY OF:
1820 LINDA VISTA AVENUE
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

AVERAGE SLOPE CALCULATION:

1.0 = CONTOUR INTERVAL
12,852 = L = COMBINED LENGTH OF CONTOUR LINES
(WITHIN AREAS OF 50% OR LESS SLOPE)
1.012 AC = GROSS DEVELOPABLE AREA IN ACRES
(AREA OF PARCEL 50% OR LESS SLOPE)
(FROM A TOTAL PARCEL AREA OF 1.156 AC)
 $S = \frac{0.00229 \times L \times L}{\text{AREA ACRES}}$
AVERAGE SLOPE (S) = 29.08%

| Slopes Table | | | | |
|--------------|---------------|---------------|----------|-------|
| Number | Minimum Slope | Maximum Slope | Area(Ac) | Color |
| 1 | 0.00% | 14.99% | 0.337 | Blue |
| 2 | 15.00% | 49.99% | 0.675 | Green |
| 3 | 50.00% | 100.00% | 0.143 | Red |

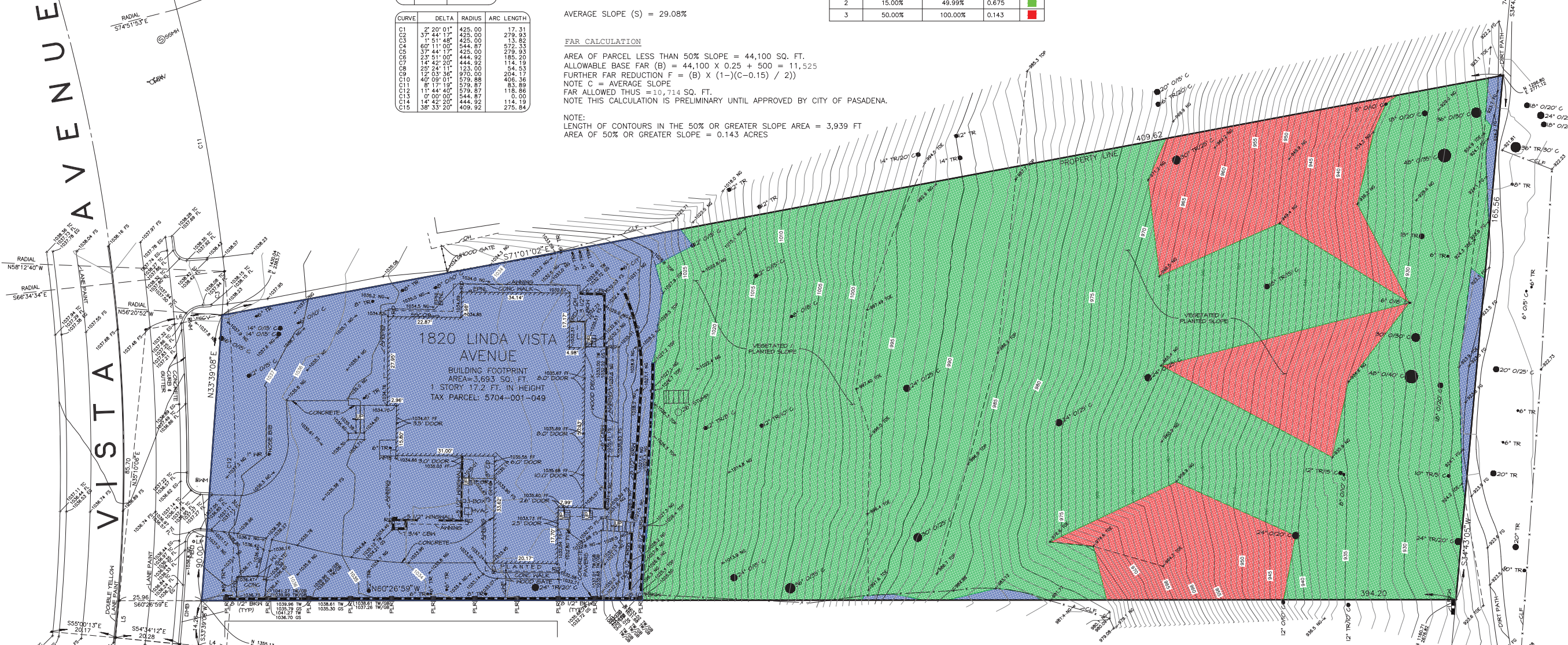
FAR CALCULATION

AREA OF PARCEL LESS THAN 50% SLOPE = 44,100 SQ. FT.
ALLOWABLE BASE FAR (B) = $44,100 \times 0.25 + 500 = 11,525$
FURTHER FAR REDUCTION F = $(B \times (1 - (C - 0.15) / 2))$
NOTE C = AVERAGE SLOPE
FAR ALLOWED THUS = 10,714 SQ. FT.
NOTE THIS CALCULATION IS PRELIMINARY UNTIL APPROVED BY CITY OF PASADENA.
NOTE:
LENGTH OF CONTOURS IN THE 50% OR GREATER SLOPE AREA = 3,939 FT
AREA OF 50% OR GREATER SLOPE = 0.143 ACRES

COURSE TABLES:

| LINE | DISTANCE | BEARING |
|------|----------|-------------|
| L1 | 0.11 | N51°40'41"W |
| L2 | 0.35 | N51°40'41"W |
| L3 | 10.00 | N87°12'49"W |
| L4 | 8.79 | N54°49'44"W |
| L5 | 11.71 | N35°10'06"E |
| L6 | 24.42 | S71°01'02"E |

| CURVE | DELTA | RADIUS | ARC LENGTH |
|-------|-----------|--------|------------|
| C1 | 2°20'01" | 425.00 | 17.31 |
| C2 | 37°44'18" | 425.00 | 279.93 |
| C3 | 1°51'18" | 425.00 | 13.82 |
| C4 | 60°11'00" | 544.87 | 572.33 |
| C5 | 37°44'17" | 425.00 | 279.93 |
| C6 | 23°51'00" | 444.92 | 185.20 |
| C7 | 14°42'20" | 444.92 | 114.19 |
| C8 | 25°24'11" | 123.00 | 54.53 |
| C9 | 12°03'36" | 970.00 | 204.17 |
| C10 | 40°09'01" | 579.88 | 406.36 |
| C11 | 8°17'19" | 579.87 | 83.89 |
| C12 | 11°44'40" | 444.92 | 118.86 |
| C13 | 0°00'00" | 544.87 | 0.00 |
| C14 | 14°42'20" | 444.92 | 114.19 |
| C15 | 38°33'20" | 409.92 | 275.84 |



LEGEND-ABBREVIATIONS:

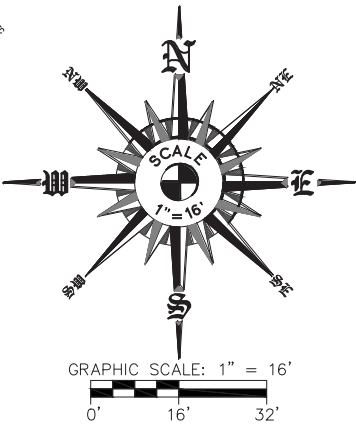
A/C = ASPHALT
BKW = BRICK WALL
BRK = BRICK
BW = BACK OF WALK
BX = BOTTOM OF DWY/RAMP X
INW = INVERT ELEVATION
CBW = CONCRETE BLOCK WALL
CONC = CONCRETE
QH = OVERHEAD (BUILDING LINE)
RRT = RAIL TIE WALL
RSR = RISER
TG = TOP OF GRATE
TW = TOP OF WALL
TX = TOP OF DWY/RAMP X
UR = INDICATES STEP
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FL = FLOWLINE
FS = FINISHED SURFACE
GS = GROUND SHOT
IN = INVERT ELEVATION
NG = NATURAL GROUND
O/H = OVERHEAD
RRT = RAIL TIE WALL
RSR = RISER
TG = TOP OF GRATE
TW = TOP OF WALL
TX = TOP OF DWY/RAMP X
UR = INDICATES STEP
EP = EDGE OF PAVEMENT
VLT = UNKNOWN VAULT

TREE LEGEND

● = OAK
○ = TREE
C = CANOPY/DROP LINE
CL5 = TREE CLUSTER

LEGEND-SYMBOLS:

• OF BAD = AREA DRAIN
• BFP = BACKFLOW PREVENTER
• BLRD = BOLLARD
• CBWH = CATCH BASIN MANHOLE
• CATV = CABLE TV PULLBOX
• CO = CLEAN OUT
• COL = COLUMN
• CD = CURB DRAIN
• DG = DRAIN GRATE
• EMH = ELECTRICAL MANHOLE
• EM = ELECTRICAL METER
• EPNL = ELECTRICAL PANEL
• EPB = ELECTRICAL PULLBOX
• ER = ELECTRICAL RISER
• ES = ELECTRICAL SWITCH
• EV = ELECTRICAL VAULT
• FDC = FIRE DEPT. CONNECTION
• FH = FIRE HYDRANT
• GA = GUY ANCHOR
• GKP = GATE KEYPAD
• GL = GROUND LIGHT
• GM = GAS METER
• GP = GUARD POST
• GR = GAS RISER
• GRM = GAS RISER W/ GAS METER
• GV = GAS VALVE
• HH = HAND HOLE
• ICV = IRRIGATION CONTROL VALVE
• IPB = IRRIGATION PB
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• MH = MANHOLE (UNKNOWN)
• MB = MAILBOX
• PI = UTIL PEDESTAL ATOP 12" CONC BASE
• PA = PARKING GATE ARM
• PIV = POST INDICATOR VALVE
• PLK = PILLAR-SIZE PER MAP
• PM = PARKING METER
• PP = POWER POLE
• RCV = RECLAIMED WATER VALVE
• RD = ROOF DRAIN
• SCO = SEWER CLEANOUT
• SDH = STORM DRAIN MANHOLE
• SCHH = SIGN
• SLPB = STREET LIGHT PULLBOX
• SL = STREET LIGHT
• SSMH = SANITARY SEWER MANHOLE
• THM = TELEPHONE MANHOLE
• TS = TRAFFIC SIGNAL
• TSB = TRAFFIC SIGNAL PULLBOX
• VENT = VENT
• WM = WATER METER
• WR = WATER RISER
• WV = WATER VALVE
• XWB = CROSS WALK BUTTON



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|-------------------------------|------|------|-------------|----|
| THOMAS GUIDE: 535-E7 | | | | |
| LA CITY DIST. MAP: N/A | | | | |
| ASS. PARCEL NO.: 5704-001-049 | | | | |
| DWG: 3816-ADS-2019-11-21.dwg | | | | |
| SURVEYED BY: HENNON | REV. | DATE | DESCRIPTION | BY |

SLOPE ANALYSIS SURVEY OF:
1820 LINDA VISTA AVENUE
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HENNON
Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD, SUITE 208
GLENDALE, CALIFORNIA 91207
(818)243-0640
EMAIL: HENNON@AOL.COM WEB: HENNON.COM

V-3: SURVEY SLOPE ANALYSIS

DATE: NOVEMBER 22, 2019

SCALE: 1" = 16'

CONTOUR INTERVAL: ONE FOOT

PROJECT NO: 3816

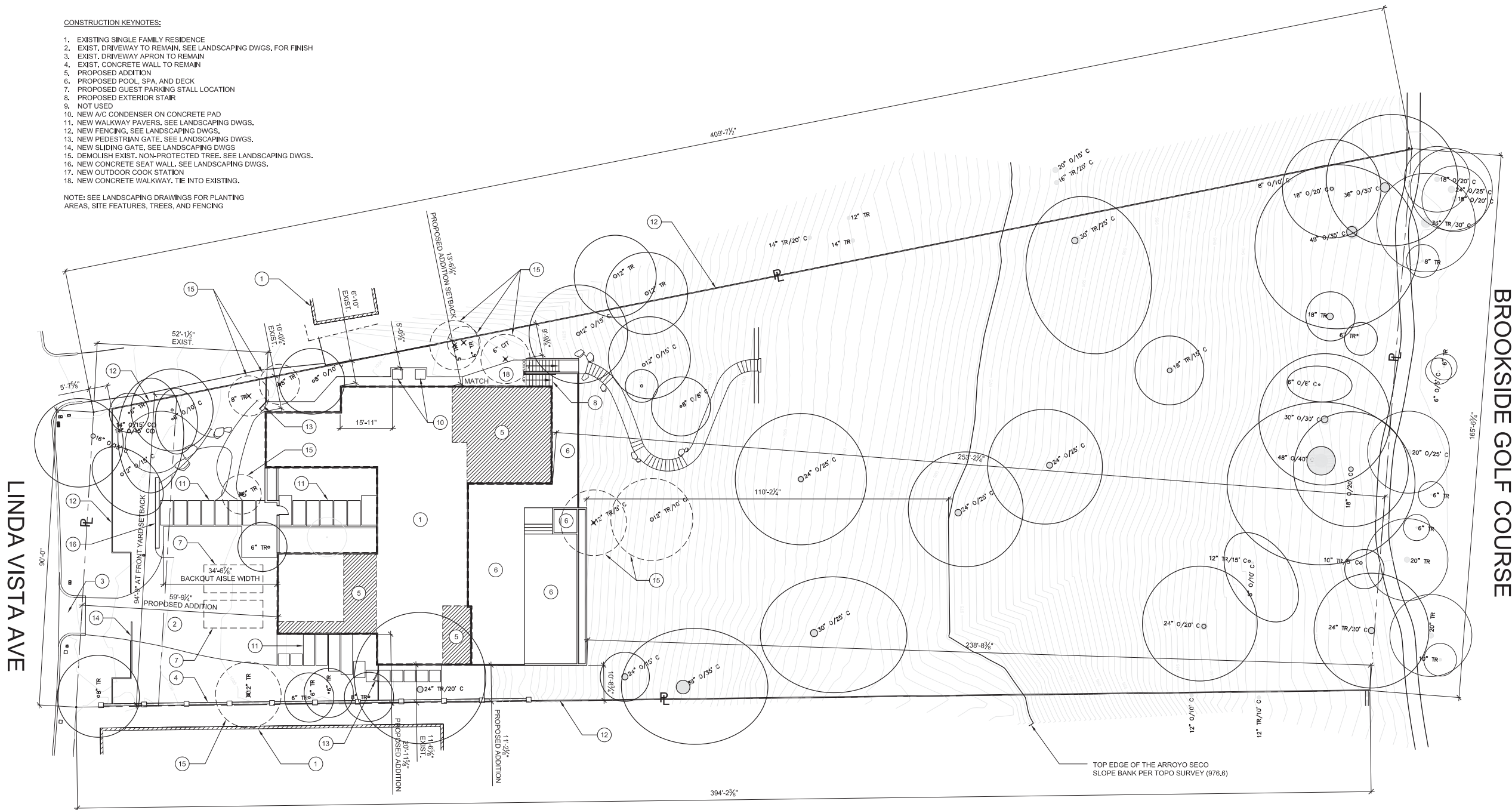
SHEET ONE OF ONE

049

CONSTRUCTION KEYNOTES:

1. EXISTING SINGLE FAMILY RESIDENCE
2. EXIST. DRIVEWAY TO REMAIN, SEE LANDSCAPING DWGS. FOR FINISH
3. EXIST. DRIVEWAY APRON TO REMAIN
4. EXIST. CONCRETE WALL TO REMAIN
5. PROPOSED ADDITION
6. PROPOSED POOL, SPA, AND DECK
7. PROPOSED GUEST PARKING STALL LOCATION
8. PROPOSED EXTERIOR STAIR
9. NOT USED
10. NEW A/C CONDENSER ON CONCRETE PAD
11. NEW WALKWAY PAVERS, SEE LANDSCAPING DWGS.
12. NEW FENCING, SEE LANDSCAPING DWGS.
13. NEW PEDESTRIAN GATE, SEE LANDSCAPING DWGS.
14. NEW SLIDING GATE, SEE LANDSCAPING DWGS.
15. DEMOLISH EXIST. NON-PROTECTED TREE, SEE LANDSCAPING DWGS.
16. NEW CONCRETE SEAT WALL, SEE LANDSCAPING DWGS.
17. NEW OUTDOOR COOK STATION
18. NEW CONCRETE WALKWAY, TIE INTO EXISTING.

NOTE: SEE LANDSCAPING DRAWINGS FOR PLANTING AREAS, SITE FEATURES, TREES, AND FENCING



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

APPLICANT: MATTHEW FELDHAUS
2926 GRACELAND WAY
GLENDALE, CA 91206
(626) 888-9411

PROPOSED LOT COVERAGE = 7,434 SF / 50,332 = 14.8% < 35% MAXIMUM ALLOWED: OK

NORTH

SCALE: 1/16" = 1'-0" (IN FEET)

0 8 16 32

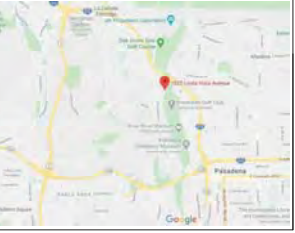
BROOKSIDE GOLF COURSE



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| 1 | ZONING SUBMITTAL | 07/01/20 |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
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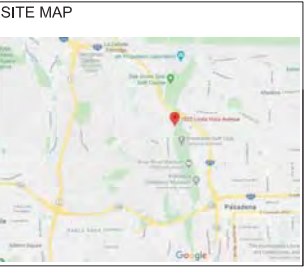
PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED SITE PLAN

| | |
|------------------------------------|----------------|
| PROJECT NAME FELDHAUS RESIDENCE | SHEET # A-1 |
| DATE 07/01/2020 | |
| SCALE 1/16" = 1'-0" | |



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



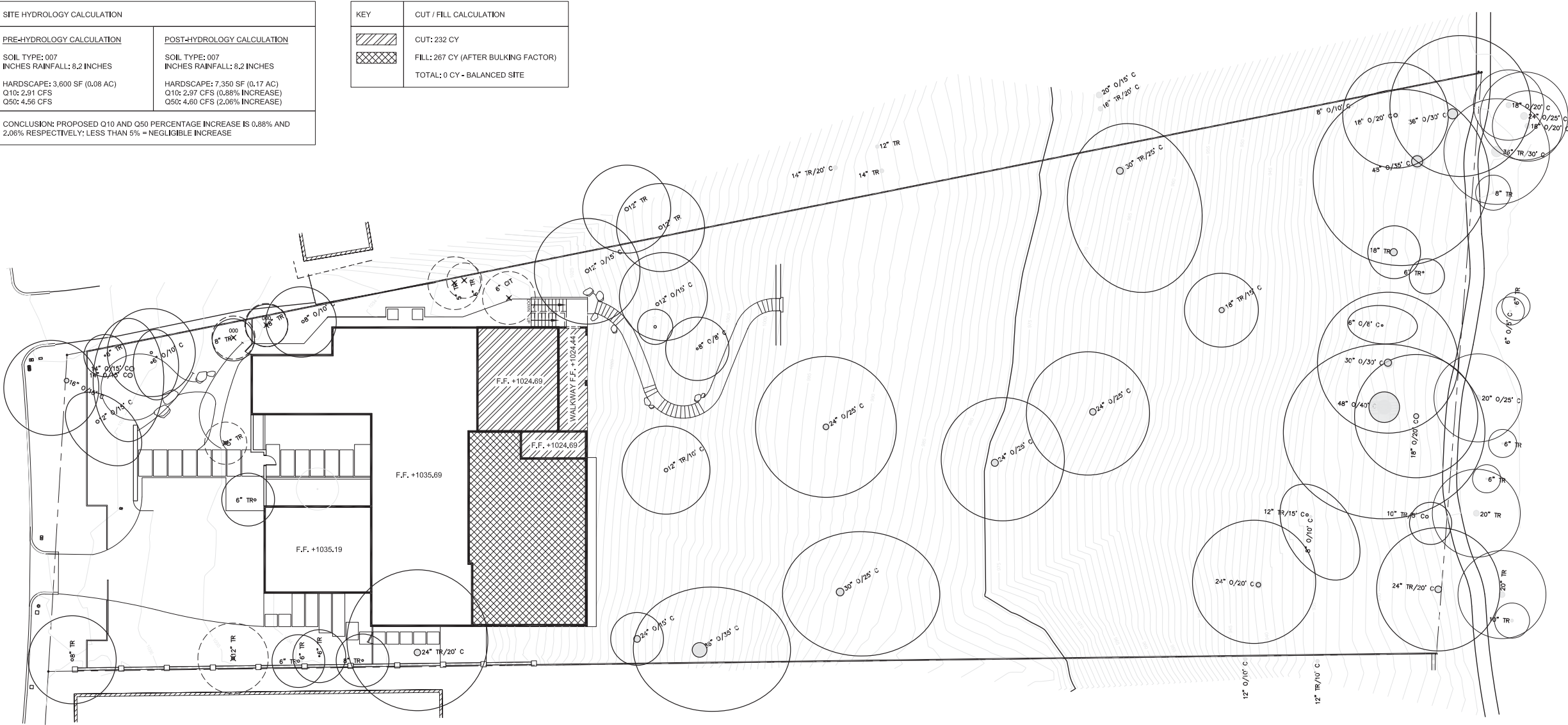
| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| 1 | ZONING SUBMITTAL | 07/01/20 |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
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PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED GRADING PLAN

| PROJECT NAME | SHEET # |
|------------------------|---------|
| FELDHAUS RESIDENCE | A-2 |
| DATE 07/01/2020 | |
| SCALE 1/16" = 1'-0" | |

BROOKSIDE GOLF COURSE



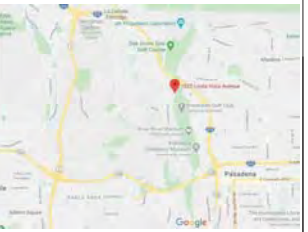
1 PROPOSED GRADING PLAN
SCALE: 1/16" = 1'-0"



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| 1 | ZONING SUBMITTAL | 07/01/20 |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
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PROJECT ADDRESS

FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE

EXISTING FLOOR PLAN

PROJECT NAME

FELDHAUS RESIDENCE

DATE

07/01/2020

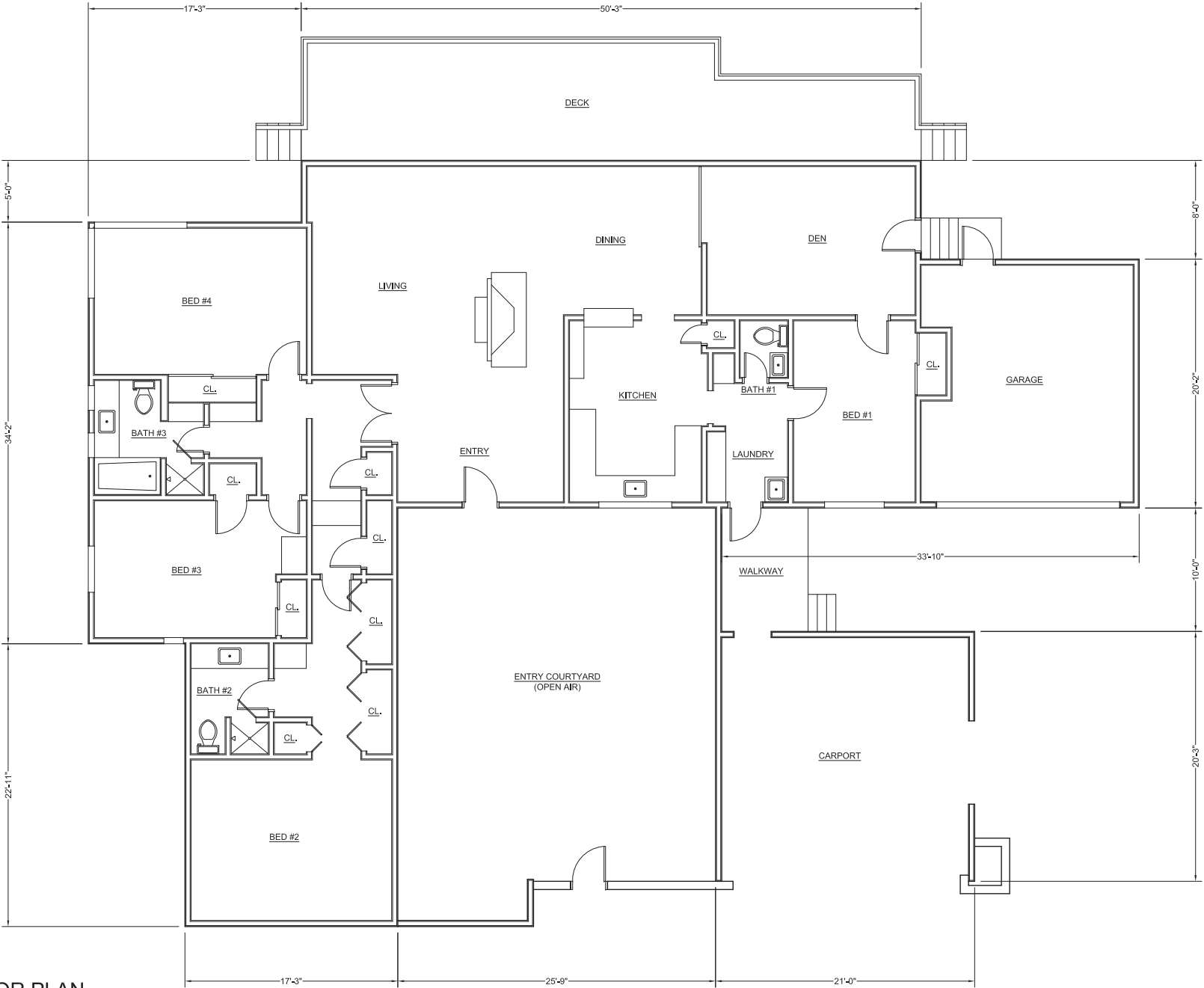
SCALE

3/16" = 1'-0"

SHEET #

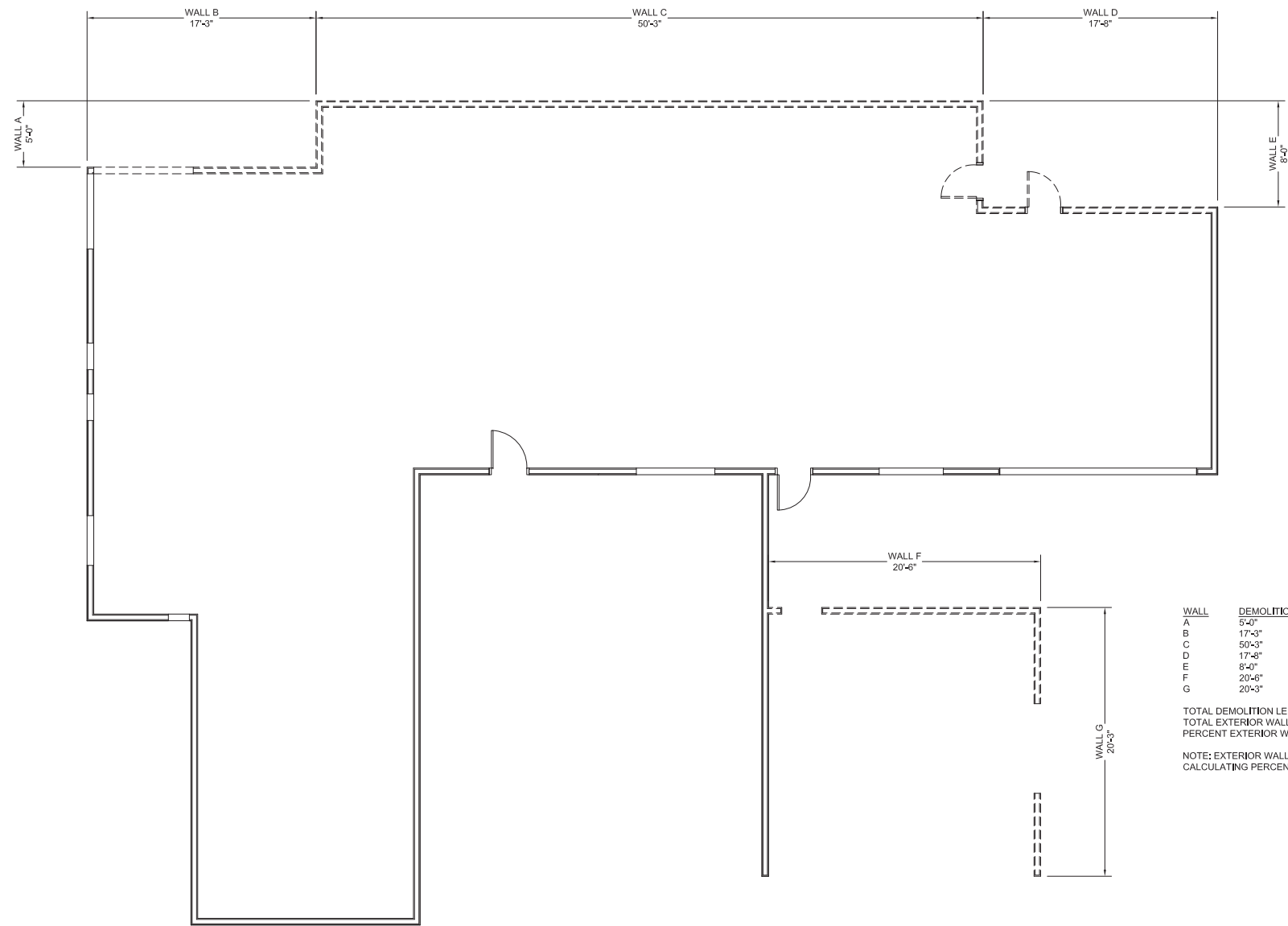
A-3

052



SCALE: 3/16" = 1'-0" (IN FEET)
0 5' 10'

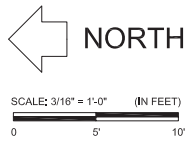
1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



| WALL | DEMOLITION LENGTH |
|------|-------------------|
| A | 5'-0" |
| B | 17'-3" |
| C | 50'-3" |
| D | 17'-8" |
| E | 8'-0" |
| F | 20'-6" |
| G | 20'-3" |

TOTAL DEMOLITION LENGTH: 138'-11"
TOTAL EXTERIOR WALL LENGTH: 365'-8"
PERCENT EXTERIOR WALL DEMOLITION: 38%

NOTE: EXTERIOR WALLS ONLY SHOWN FOR PURPOSES OF
CALCULATING PERCENT OF EXTERIOR WALL DEMOLITION



1 EXTERIOR WALL DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| - | - | - |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
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PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

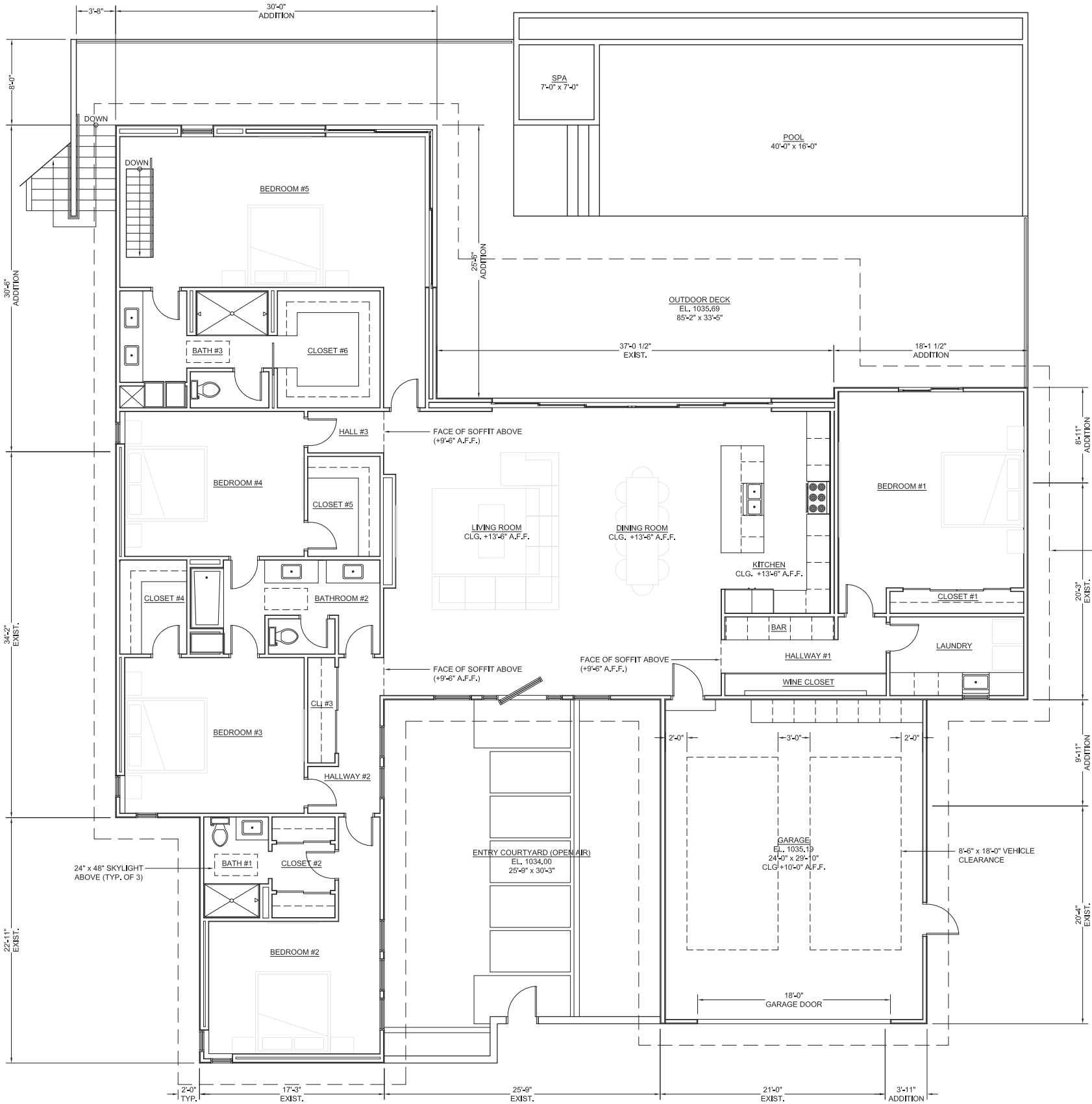
SHEET TITLE
EXTERIOR WALL DEMOLITION PLAN

| | |
|------------------------------------|----------------|
| PROJECT NAME FELDHAUS RESIDENCE | SHEET # A-4 |
| DATE 07/01/2020 | |
| SCALE 3/16" = 1'-0" | |

| BUILDING FAR/SF TABULATION UPPER FLOOR | | |
|---|--------------------|----------|
| ROOM NAME | APPROX. ROOM DIMS. | ROOM SF |
| BEDROOM #1 | 17'-3" X 18'-3" | 351 SF |
| CLOSET #1 | 12'-5" X 2'-0" | 31 SF |
| LAUNDRY | 12'-5" X 7'-4" | 107 SF |
| HALLWAY #1 | 15'-5" X 7'-4" | 119 SF |
| KITCHEN | 10'-1" X 18'-10" | 216 SF |
| DINING ROOM | 12'-8" X 26'-6" | 338 SF |
| LIVING ROOM | 18'-10" X 28'-6" | 542 SF |
| BEDROOM #2 | 16'-0" X 12'-4" | 271 SF |
| CLOSET #2 | 6'-3" X 9'-4" | 61 SF |
| BATHROOM #1 | 6'-0" X 9'-4" | 67 SF |
| HALLWAY #2 | 3'-10" X 14'-6" | 75 SF |
| CLOSET #3 | 2'-6" X 9'-10" | 29 SF |
| BEDROOM #3 | 16'-8" X 14'-6" | 267 SF |
| BATHROOM #2 | 17'-8" X 9'-0" | 168 SF |
| CLOSET #4 | 6'-2" X 8'-9" | 60 SF |
| BEDROOM #4 | 16'-8" X 13'-6" | 249 SF |
| CLOSET #5 | 6'-8" X 9'-3" | 71 SF |
| HALLWAY #3 | 7'-1" X 3'-10" | 27 SF |
| BEDROOM #5 | 14'-0" X 26'-1" | 512 SF |
| BATHROOM #3 | 13'-9" X 10'-10" | 177 SF |
| CLOSET #6 | 9'-8" X 10'-10" | 115 SF |
| UPPER FLOOR LIVING | | 3,853 SF |
| LOWER FLOOR LIVING | | 807 SF |
| TOTAL LIVING AREA | | 4,660 SF |
| GARAGE | | 754 SF |
| BUILDING TOTAL (GSF) | | 5,414 SF |

| LOT COVERAGE FAR/SF TABULATION | |
|--------------------------------|----------|
| FEATURE | GSF |
| BUILDING ROOF AREA | 5,809 SF |
| UNCOVERED OUTDOOR DECK | 713 SF |
| POOL | 912 SF |
| TOTAL | 7,434 SF |

NOTE: ALL CEILINGS ON THIS LEVEL ARE 9'-6" A.F.F., UNLESS NOTED OTHERWISE



1 PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| 1 | ZONING SUBMITTAL | 07/01/20 |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
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PROJECT ADDRESS

FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE

PROPOSED UPPER LEVEL FLOOR PLAN

PROJECT NAME

FELDHAUS RESIDENCE

DATE

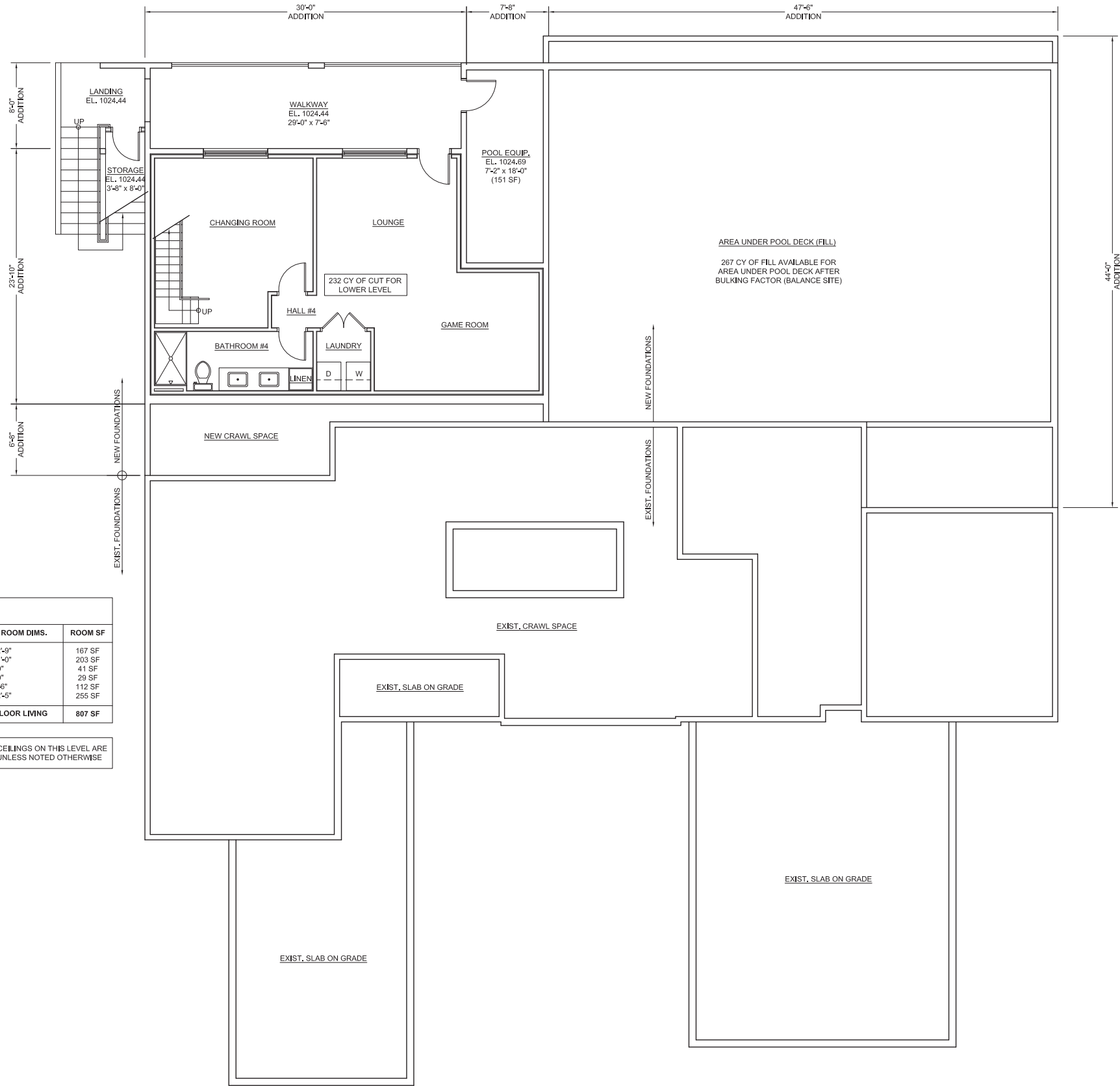
07/01/2020

SCALE

3/16" = 1'-0"

SHEET #

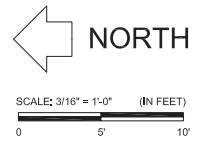
A-5



| BUILDING FAR/SF TABULATION LOWER FLOOR | | |
|---|--------------------|---------|
| ROOM NAME | APPROX. ROOM DIMS. | ROOM SF |
| LOUNGE | 13'-0" X 12'-9" | 167 SF |
| GAME ROOM | 15'-4" X 11'-0" | 203 SF |
| LAUNDRY | 5'-0" X 5'-0" | 41 SF |
| HALLWAY #4 | 9'-7" X 3'-0" | 29 SF |
| BATHROOM #4 | 14'-9" X 5'-6" | 112 SF |
| CHANGING ROOM | 14'-9" X 12'-5" | 255 SF |
| LOWER FLOOR LIVING | | 807 SF |

NOTE: ALL CEILINGS ON THIS LEVEL ARE 9'-0" A.F.F. UNLESS NOTED OTHERWISE

1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



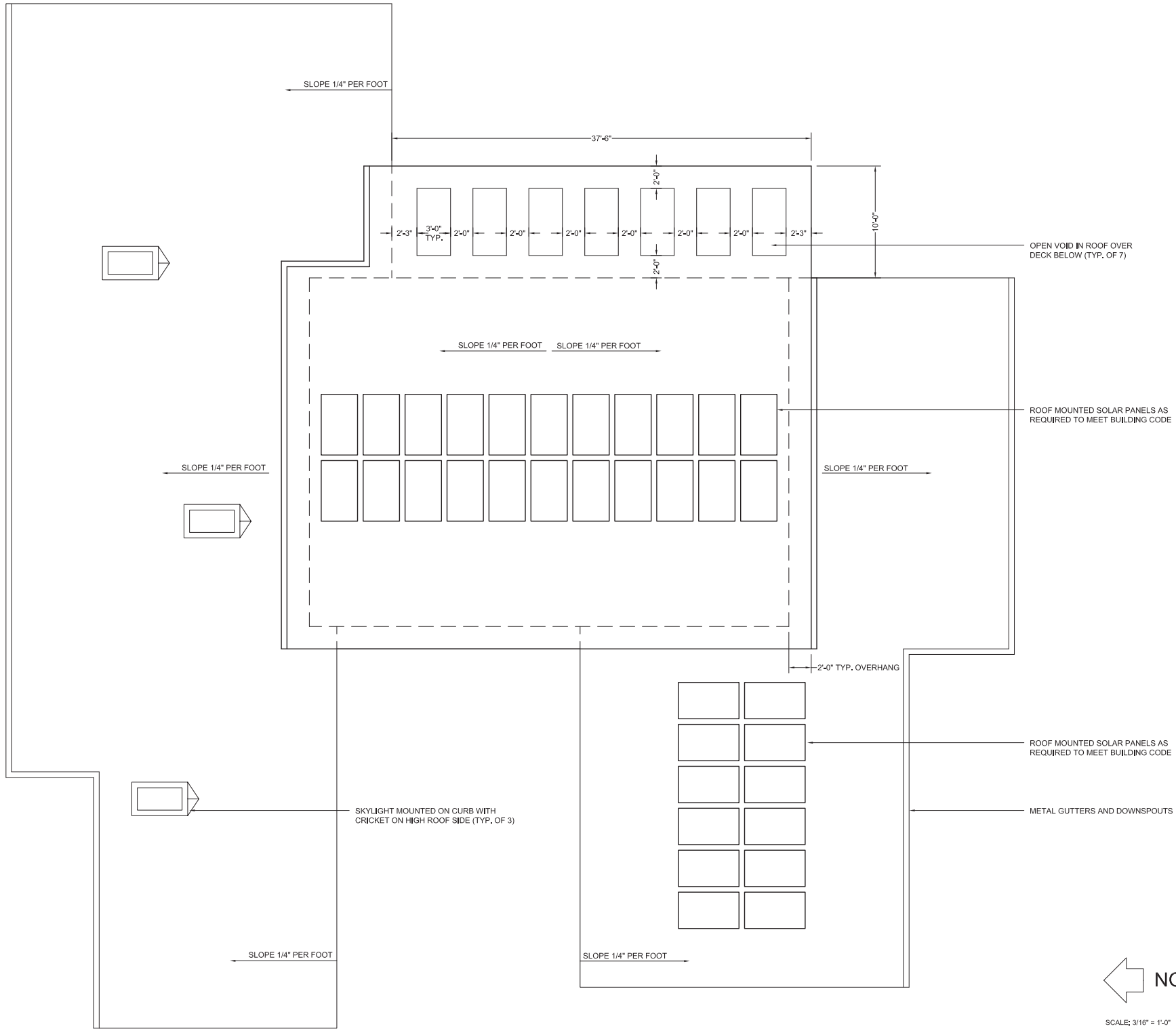
| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| 1 | ZONING SUBMITTAL | 07/01/20 |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
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PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED LOWER LEVEL FLOOR PLAN

| | |
|------------------------------------|--------------------|
| PROJECT NAME FELDHAUS RESIDENCE | SHEET # A-6 |
| DATE 07/01/2020 | |
| SCALE 3/16" = 1'-0" | |

1 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



| No. | Revision/Issue | Date |
|-----|--------------------|----------|
| 1 | ZONING SUBMITTAL | 07/01/20 |
| 2 | ZONING RESUBMITTAL | 09/28/20 |
| 3 | ZONING RESUBMITTAL | 11/09/20 |
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PROJECT ADDRESS
FELDHaus RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED ROOF PLAN

| | |
|------------------------------------|----------------|
| PROJECT NAME FELDHaus RESIDENCE | SHEET # A-7 |
| DATE 07/01/2020 | |
| SCALE 3/16" = 1'-0" | |



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP

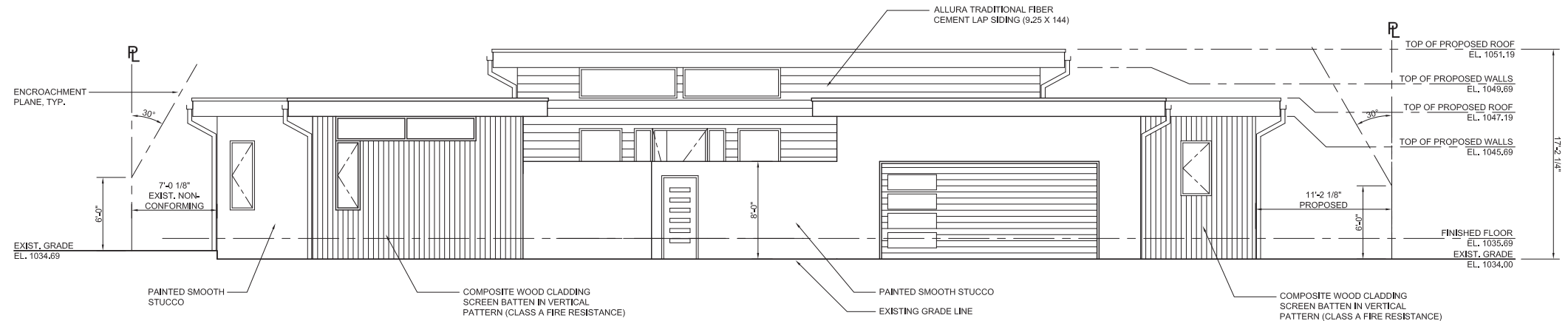


| No. | Revision/Issue | Date |
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| 3 | ZONING RESUBMITTAL | 11/09/20 |
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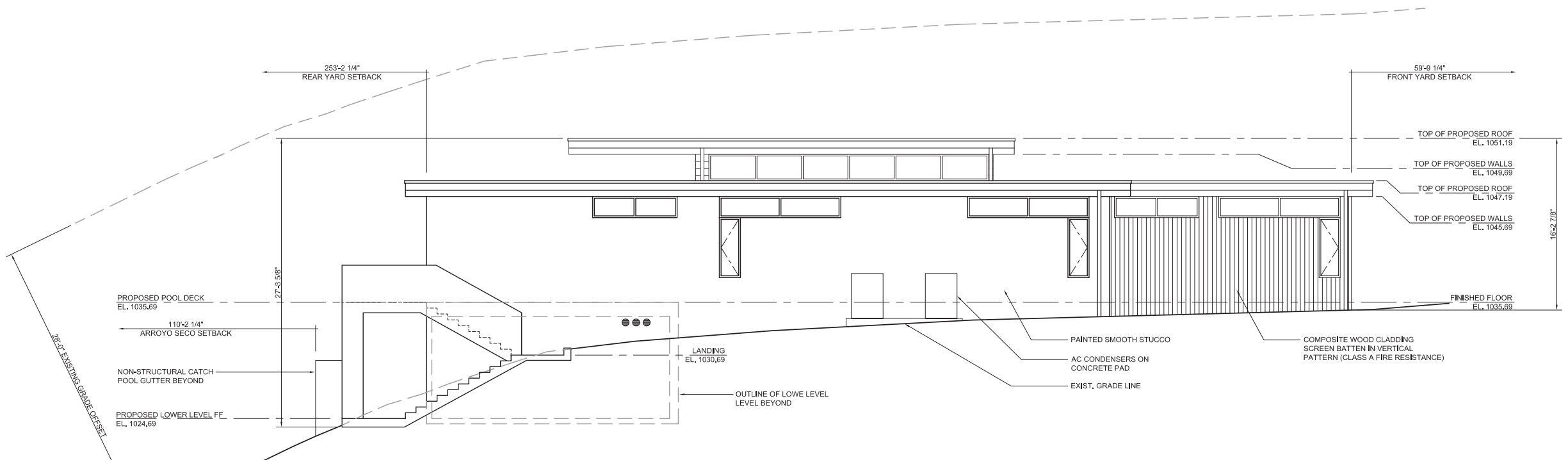
PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED ELEVATIONS

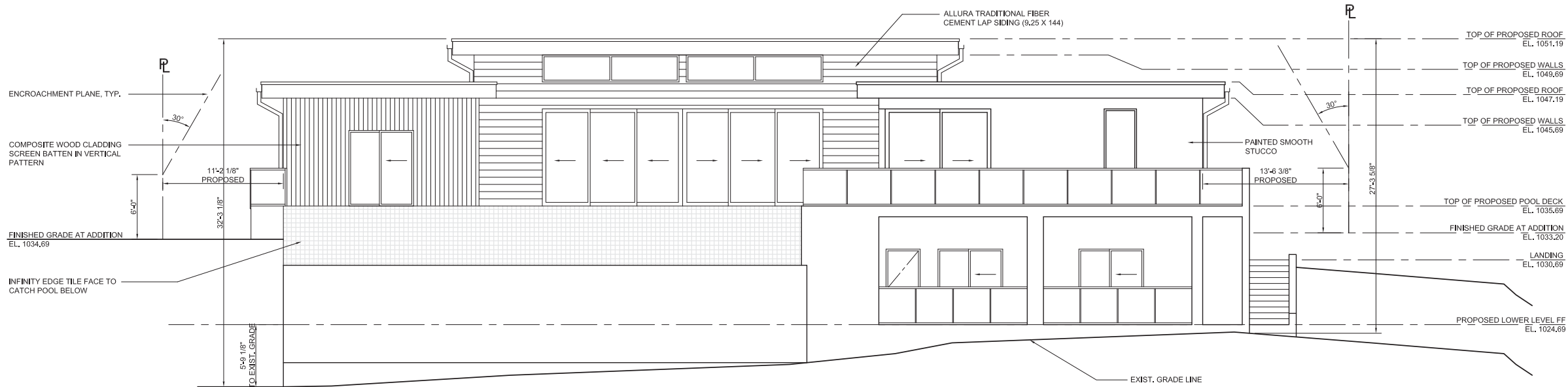
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| DATE 07/01/2020 | |
| SCALE 3/16" = 1'-0" | |



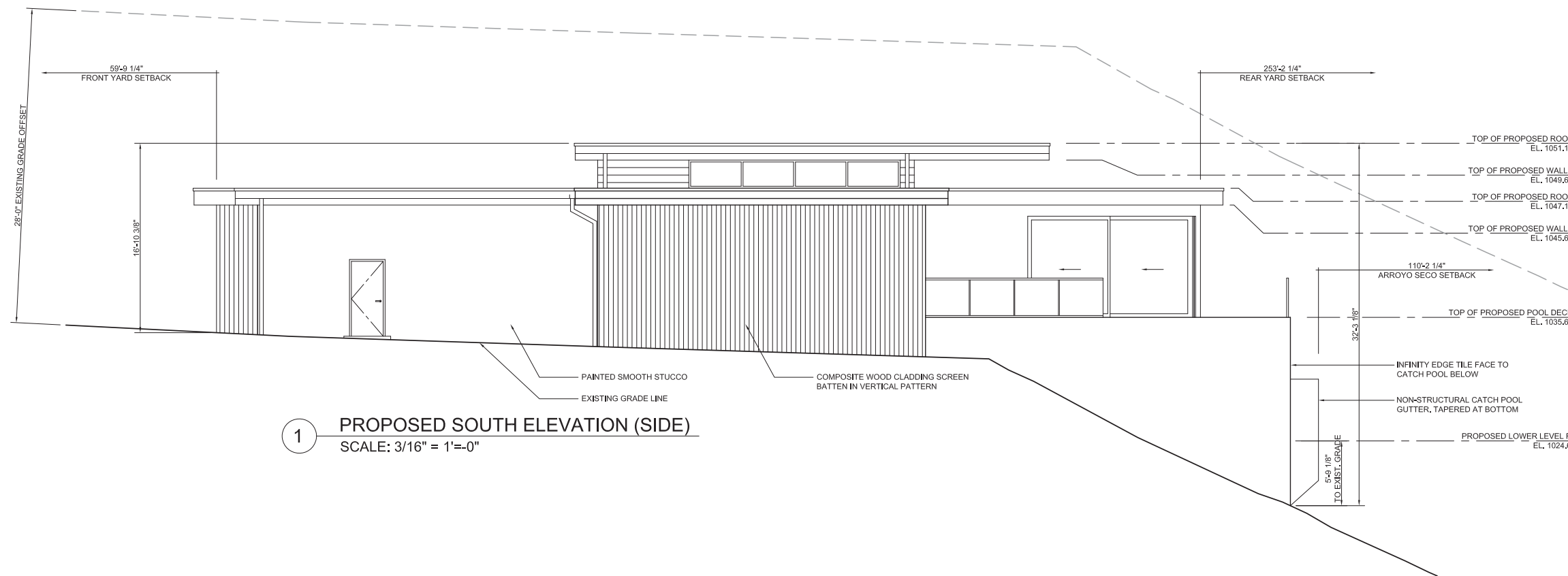
2 PROPOSED WEST ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION (SIDE)
SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION (REAR)
SCALE: 3/16" = 1'-0"



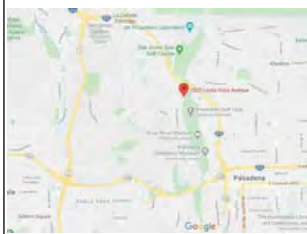
1 PROPOSED SOUTH ELEVATION (SIDE)
SCALE: 3/16" = 1'-0"



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP

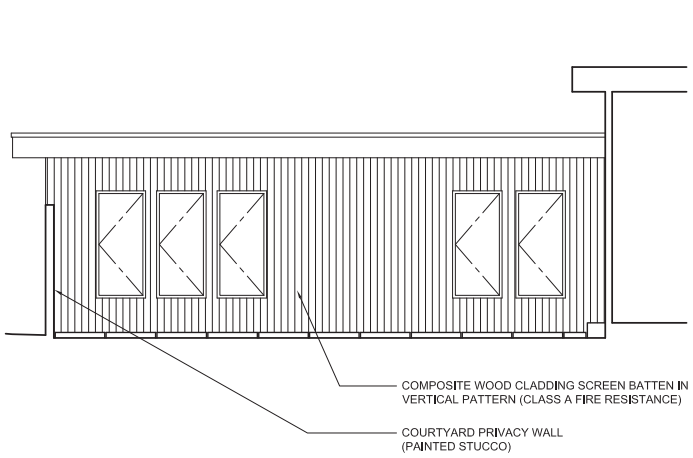


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| 2 | ZONING RESUBMITTAL | 09/28/20 |
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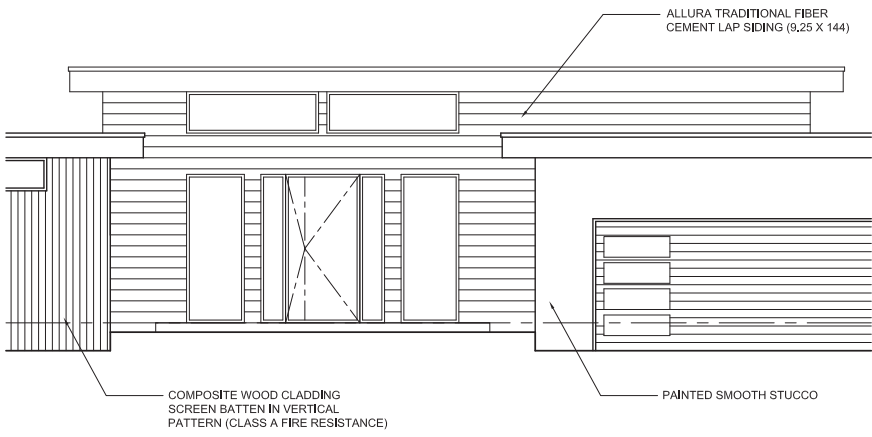
PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED ELEVATIONS

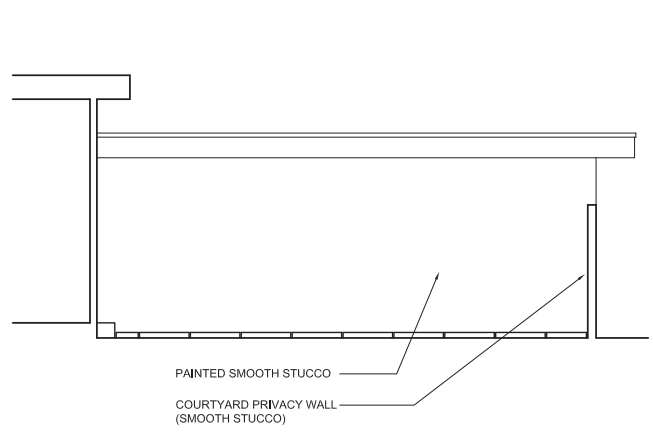
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|------------------------|---------|
| FELDHAUS RESIDENCE | A-9 |
| DATE 07/01/2020 | |
| SCALE 3/16" = 1'-0" | |



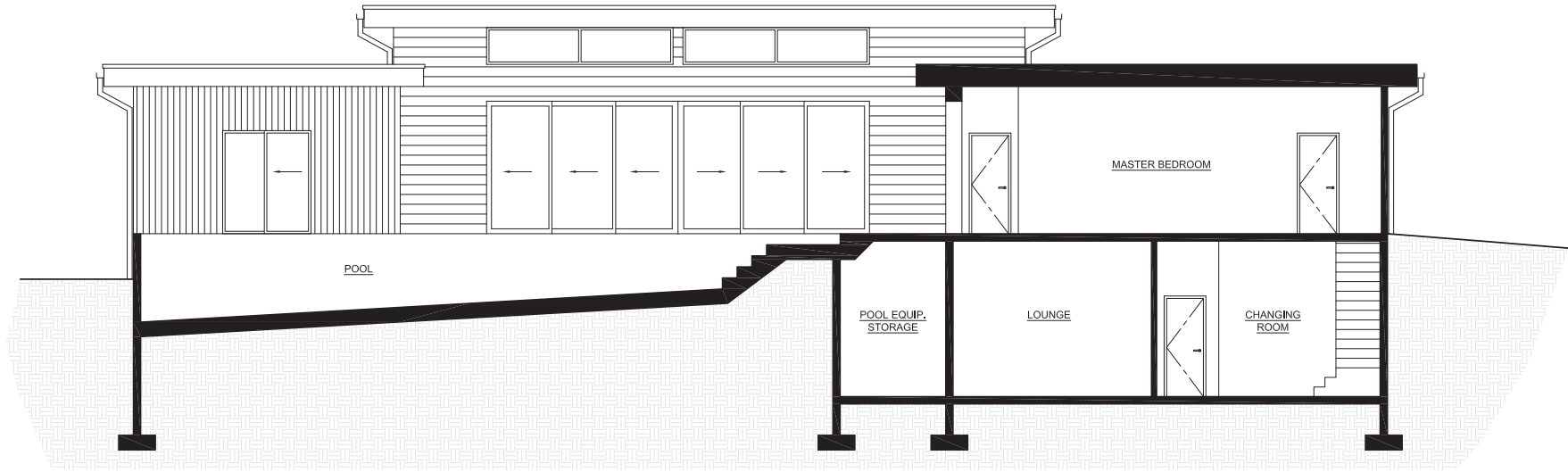
5 INTERIOR COURTYARD ELEVATION (LKG. NORTH)
SCALE: 3/16" = 1'-0"



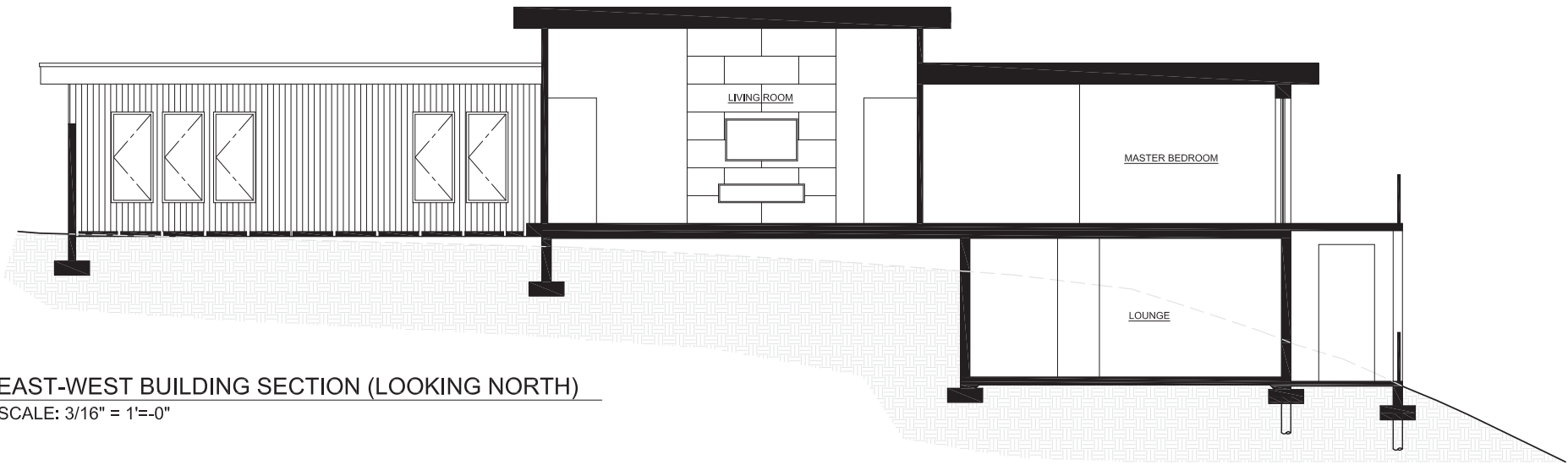
4 INTERIOR COURTYARD ELEVATION (LKG. EAST)
SCALE: 3/16" = 1'-0"



3 INTERIOR COURTYARD ELEVATION (LKG. SOUTH)
SCALE: 3/16" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION (LOOKING WEST)
SCALE: 3/16" = 1'-0"



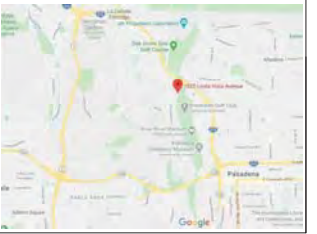
1 EAST-WEST BUILDING SECTION (LOOKING NORTH)
SCALE: 3/16" = 1'-0"



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



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PROJECT ADDRESS
FELDHAUS RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED COURTYARD ELEVATIONS
AND BUILDING SECTIONS

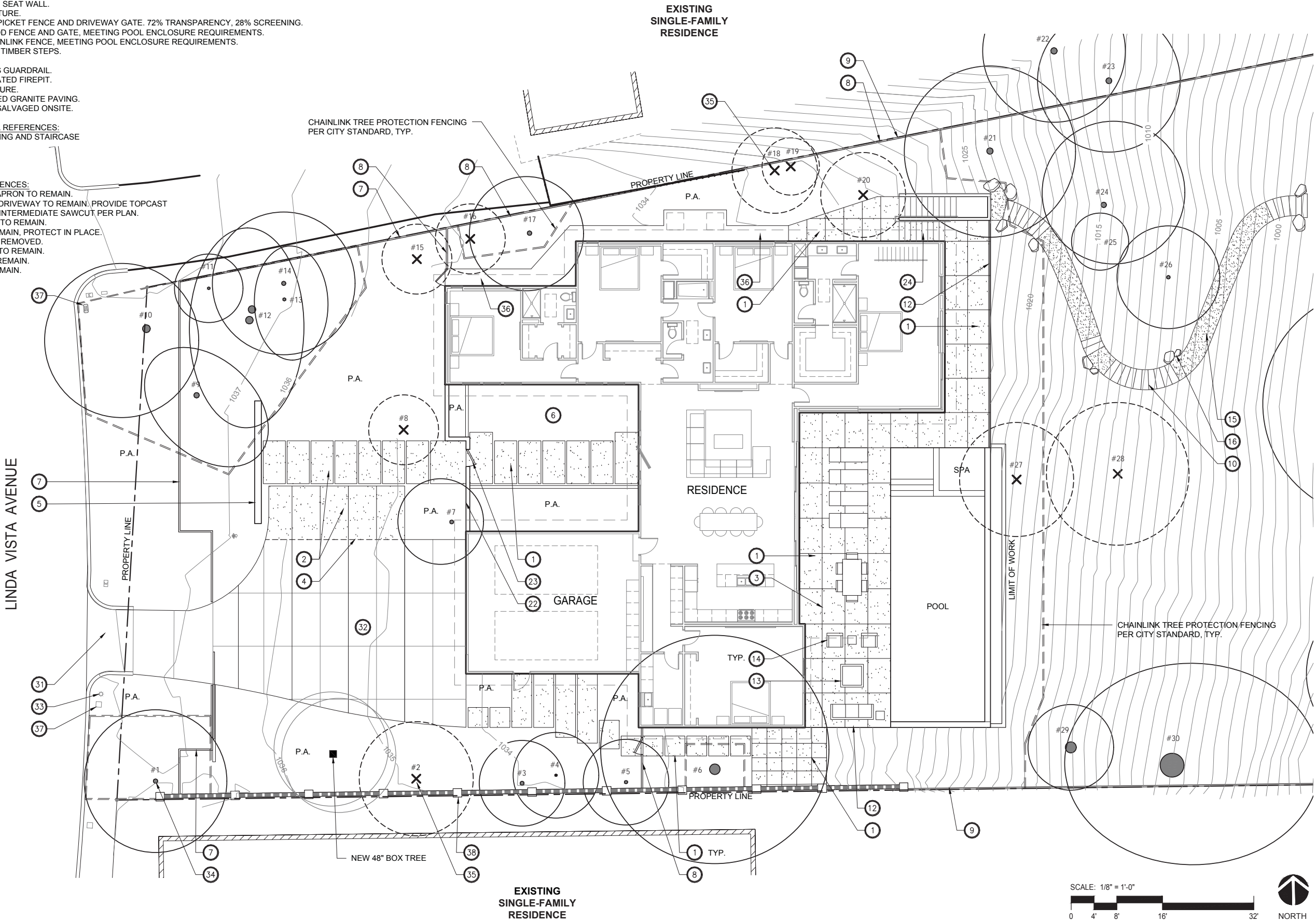
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| PROJECT NAME FELDHAUS RESIDENCE | SHEET # A-10 |
| DATE 07/01/2020 | |
| SCALE 3/16" = 1'-0" | |

CONSTRUCTION KEYNOTES:

- 1. INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST #3 FINISH.
- 2. INTEGRAL COLOR VEHICULAR CONCRETE PAVING WITH TOPCAST #3 FINISH.
- 3. SAWCUT JOINT.
- 4. EXPANSION JOINT.
- 5. 2' HIGH MAX. SEAT WALL.
- 6. WATER FEATURE.
- 7. 4' HIGH SQ. PICKET FENCE AND DRIVEWAY GATE. 72% TRANSPARENCY, 28% SCREENING.
- 8. 6' HIGH WOOD FENCE AND GATE, MEETING POOL ENCLOSURE REQUIREMENTS.
- 9. 6' HIGH CHAINLINK FENCE, MEETING POOL ENCLOSURE REQUIREMENTS.
- 10. LANDSCAPE TIMBER STEPS.
- 11. HANDRAIL.
- 12. POOL GLASS GUARDRAIL.
- 13. PREFABRICATED FIREPIT.
- 14. SITE FURNITURE.
- 15. DECOMPOSED GRANITE PAVING.
- 16. BOULDERS SALVAGED ONSITE.

- ARCHITECTURAL REFERENCES:
- 21. METAL LANDING AND STAIRCASE
 - 22. WALL.
 - 23. DOOR.
 - 24. STAIRCASE.

- EXISTING REFERENCES:
- 31. DRIVEWAY APRON TO REMAIN.
 - 32. CONCRETE DRIVEWAY TO REMAIN. PROVIDE TOPCAST FINISH AND INTERMEDIATE SAWCUT PER PLAN.
 - 33. LIGHT POLE TO REMAIN.
 - 34. TREE TO REMAIN, PROTECT IN PLACE.
 - 35. TREE TO BE REMOVED.
 - 36. CONCRETE TO REMAIN.
 - 37. UTILITY TO REMAIN.
 - 38. WALL TO REMAIN.



FELDBAUS RESIDENCE
1820 Linda Vista Avenue
Pasadena, CA 91103
T: 562-477-4609

| Issue dates | | |
|-------------|---------|----------------------------------|
| # | Date | Description |
| 1 | 7/1/20 | Hillside Dev. Permit Submittal |
| 2 | 9/22/20 | Hillside Dev. Permit Resubmittal |
| 3 | 11/9/20 | Hillside Dev. Permit Resubmittal |
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Sheet title:
**CONCEPTUAL
LANDSCAPE PLAN
ENLARGEMENT**

| | |
|-----------------|-------|
| Designed by: | NV/AP |
| Drawn by: | NV/AP |
| Checked by: | NV/AP |
| Project number: | 2003 |



FELDBAUS RESIDENCE
1820 Linda Vista Avenue
Pasadena, CA 91103
T: 562-477-4609

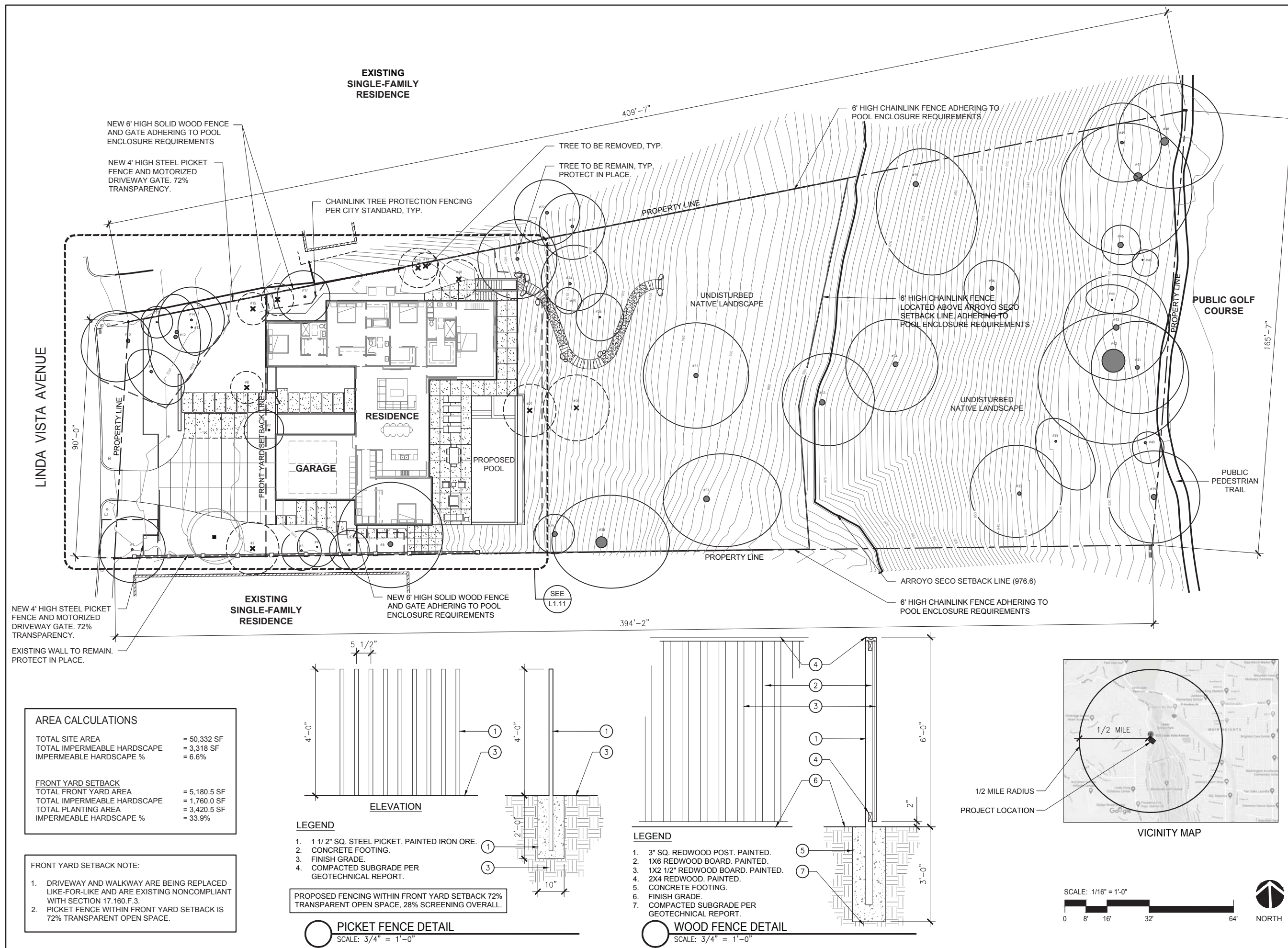
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| # | Date | Description |
| 1 | 7/1/20 | Hillside Dev. Permit Submittal |
| 2 | 9/22/20 | Hillside Dev. Permit Resubmittal |
| 3 | 11/9/20 | Hillside Dev. Permit Resubmittal |
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Sheet title:

**CONCEPTUAL
LANDSCAPE PLAN**

Designed by: NV/AP
Drawn by: NV/AP
Checked by: NV/AP
Project number: 2003

L1.10
061



ATTACHMENT I
HEARING OFFICER ADDENDUM
Dated March 20, 2021

**ZHO Addendum for
Hillside Development Permit #6838
1820 Linda Vista Avenue**

March 20, 2021

On January 11, 2021, I issued a written determination approving Hillside Development Permit #6838 (1820 Linda Vista Boulevard).

I have reviewed the appeal, filed on January 19, 2021, by the Jin Ser Park, the owner of the property located 1812 Linda Vista Avenue, immediately EASTWESTSOUTH of the subject property.

The appeal (Pages 1-2) raises five primary issues, and my response, are:

1. Out of Scale Development:

Response:

The appellant's home is immediately adjacent to, and directly southerly of, the subject property. The existing home owned by the appellant (1912 Linda Vista Boulevard) is 5,055 square feet. The proposed home, after expansion, on the subject property at 1820 Linda Vista Avenue, will be 4,660 square feet. There is no merit to the argument that a smaller home being proposed on an immediately adjacent lot is "out of scale."

2. Failure to Consider View Rights

Response:

The staff report provided a comprehensive analysis of the potential viewshed impacts, including: compliance with encroachment plane provision in the code (Page 5, first paragraph); compliance with the View Protection provision of the Hillside District Ordinance (Page 6, third full paragraph); compliance with the Ridgeline Protection provision of the Hillside District Ordinance (Page 6, third full paragraph); a discussion of the scale and massing of the additions to the existing home; (Page 7, second full paragraph); a thorough discussion of viewshed impacts upon neighboring properties, including the appellant's property (Page 8, first two full paragraphs).

3. Unusual Circumstances:

Response:

Two of the "unusual circumstances" cited by the applicant—one, the steepness of the lot; and two, that the subject property is adjacent to Open Space in a large liquefaction zone, which includes a historic watershed—apply to many of the properties on the East side of Linda Vista Avenue, including both the subject property (1820 Linda Vista Avenue) and the appellant's property (1812 Linda Vista Avenue).

The appeal identifies a liquefaction zone to the north of the subject property as an “unusual circumstance.” This liquefaction zone is adjacent to the subject property, as well as several other properties to the north of the subject property, as shown in the photograph provided (Page 9 of the appeal). The appeal provides no evidence to document how the existence of the liquefaction zone is, in any way, unique or unusual.

The appeal suggests that the house currently on the property has existed since 1948 in its present form is an “unusual circumstance,” but provides no documentation to support the claim.

The appellant identifies eight (8) “unusual circumstances” (subsections “a” through “h” on Pages 6-7 of the Appeal) which exist, to varying degrees, for many of the existing properties/homes on the east side of Linda Vista Avenue. None of the unusual circumstances is unusual, unique, or specific to the subject property at 1820 Linda Vista Avenue. Most, if not all of these “unusual circumstances” apply, as well, to the appellant’s existing home at 1812 Linda Vista Avenue.

4. Cumulative Impacts:

Response:

The appeal claims that “developing properties on the east side of Linda Vista Avenue” will create “soil displacement” and “put stress on the hillside and the surrounding liquefaction zones” as a cumulative impact. While the merits of the claim are questionable, it is indisputable that several homes have been safely built, and safely expanded, on the east side of Linda Vista Avenue, going back several decades. Further, the City enforces several municipal codes that ensure the safety of new development; as verified through the City’s grading permit, demolition permit, and building permit plan-check review process; and through a series of on-site inspections by city staff during site grading, demolition, and construction.

5. Threat to Historic/Natural Resource:

Response:

The decision letter for Hillside Development Permit #6838 includes forty-five (45) conditions of approval. There are several conditions which address the safety concerns raised by the appellant, including, but not limited to:

- Condition 4 (Page 15) requires compliance with the “applicable code requirements of all City Departments and the Pasadena Municipal Code.”
- Condition 9 (Page 15) prevents the issuance of grading permit and/or a demolition permit “until the building permit for the project is ready to be issued.”

- Condition 20 (Page 17) requires compliance with the “California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes.”
- Condition 21 (Page 17) requires that “Grading/Drainage Plans shall be prepared by a registered engineer.”
- Condition 23 (Page 17) imposes a setback requirement relative to existing slopes that are 3:1 or steeper.

The appellant’s narrative also includes a request to exclude the two largest homes (one of which is immediately adjacent to the subject property), and to exclude vacant lots, from the Neighborhood Compatibility provisions in the Code (Page 4 of the Appeal). The city’s codes, policies, and procedures do not allow individuals to be selective about which lots are included in Neighborhood Compatibility calculations.

The request to invalidate the Categorical Exemption, and to require the preparation of an Environmental Impact Report (Appeal, Pages 6-7), is not supported by the facts in evidence found in the appeal.

Given the foregoing, the appellant has not provided a sufficient basis upon which to overturn my approval of Hillside Development Permit #6838, nor to reject my adoption of a Categorical Exemption and require an Environmental Impact Report. The appeal should, therefore, be denied.

ATTACHMENT J
APPEAL APPLICATION OF HEARING OFFICER'S DECISION
Dated January 19, 2021



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

RECEIVED

2021 JAN 19 PM 12:42

REQUEST FOR APPEAL

CITY CLERK
CITY OF PASADENA

APPLICATION INFORMATION

Project Address: 1820 Linda Vista Ave [APN: #5704001049]
Case Type (MCUP, TTM, etc.) and Number: Hillside Development Permit #6838 , ZENT2020-10016
Hearing Date: January 6, 2021 Appeal Deadline: January 19, 2021

APPELLANT INFORMATION

[NOTE: PLANNING STAFF AND/OR INTERESTED
PARTIES SHOULD CONTACT APPELLANT'S
COUNSEL AT INFORMATION PROVIDED BELOW]

APPELLANT: Jin Ser Park Telephone: [310] 806-9212
Address: 1812 Linda Vista Avenue Fax: [310] 943-2216
City: Pasadena State: CA Zip: 91103 Email: stephen@weaverlandlaw.com
APPLICANT (IF DIFFERENT): Matthew Feldhaus

I hereby appeal the decision of the:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Hearing Officer | <input type="checkbox"/> Zoning Administrator |
| <input type="checkbox"/> Design Commission | <input type="checkbox"/> Director of Planning and Development |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Film Liaison |

REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

See attached "Justification for Appeal"

Stephen J. Weaver

Signature of Appellant

Stephen J. Weaver, Esq., attorney for Appellant
WEAVER LAND LAW // 12100 Wilshire Boulevard, 8th Fl // Los Angeles, CA 90025
Phone: 310.806.9212 // Fax: 310.943.2216

1/19/2021
Date

* OFFICE USE ONLY

PLN # _____ CASE # _____ PRJ # _____
DESCRIPTION _____
DATE APPEAL RECEIVED: _____ APPEAL FEES: \$ _____ RECEIVED BY: _____

JUSTIFICATION FOR APPEAL

(I) SUMMARY

This approved Project concerns a hillside parcel where the Project Applicant (“Applicant”) seeks to **nearly double the square footage of his house and to construct structures that serve to adversely affect his neighbors’ views and privacy, *despite widespread objections in the Community.*** Specifically, the Applicant sought a Hillside Development Permit to add a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and an attached 439 square-foot carport. If built, the resulting structures will include a 4,660 square-foot residence with an attached 754 square-foot garage. The Plans submitted in support of the Project also showed accessory structures, such as an infinity pool and a spa.

After a hearing, the Hearing Officer granted a Hillside Development Permit (the “Permit”) for the aforementioned expansion, which is the subject of this appeal. Appellant owns the adjacent lot to the south of subject property.

The Hearing Officer erred in approving the Permit for several reasons:

1. Out of Scale Development. The Project would result in a home completely out of scale with developments in the vicinity, as evidenced by the City’s own Staff Report, and **its size and design does directly impact views from surrounding properties**. This runs counter to the objectives of the Hillside District, the General Plan, and the requirements of the Permit.
2. Failure to Consider View Rights. The City also gave insufficient consideration to the impacts on views and privacy of Appellant’s property and other surrounding properties, in violation of the Municipal Code and the policies and directives of City’s General Plan. Appellant himself will have direct, scenic views from his living room and other portions of his property compromised if the Permit is allowed to stand.
3. Unusual Circumstances. The Hearing Officer wrongly granted an environmental clearance because the Project falls within numerous exceptions to the CEQA Exemption it received, including usual circumstances. The Hearing Officer improperly determined that the Project was exempt from CEQA by failing to account for the location and scale of the Project, which is located on a steep hillside in a very high fire hazard zone, which also sits adjacent to Open Space in a large liquefaction¹ zone, which

¹ Liquefaction occurs “when loose, water-saturated sediments lose strength and fail during strong ground shaking. Liquefaction is defined as the transformation of granular material from a solid state into a liquefied state as a consequence of increased pore-water pressure.” (California Department of Conservation, <https://www.conservation.ca.gov/cgs/shma>, last accessed on January 14, 2020.) It happens in “soft, saturated sediments – when the ground shakes, the water that fills the pores increases in pressure, causing the soil to lose

includes a historic watershed (the Arroyo Seco), the subject property sits adjacent to a liquefaction zone properties to its north, and the house currently on the property has remained in its present form since 1948; collectively, these items constitute unusual circumstances; thus the finding of Exemption is inappropriate.

4. Cumulative Impacts. The Hearing Officer wrongly granted an environmental clearance because he failed to take into account the cumulative effect of developing properties on the east side of Linda Vista Avenue, which can contribute to soil displacement and put stress on the hillside and the surrounding liquefaction zones.
5. Threat to Historic/Natural Resource. The City should have required the preparation of an Environmental Impact Report (sometimes "EIR") with respect to the stability of the new structure and potential landslides that could result, given the large liquefaction zone that contains a watershed. The risks to the historic and natural resource of the Arroyo Seco cannot be understated. Appellant's plans include a swimming pool and a spa, which contributes to cumulative impacts promoting displacement of soil. Earthquakes would increase the likelihood of destabilization, occurring along with man-made alterations to long-preexisting developments.

Furthermore, Applicant *could have* simply sought an expansion of the existing single story of the property and avoided the impact on Appellant's views [and privacy intrusion]. The pool and the spa may that he desired to put on the property may have impacted his willingness to avoid obstruction of Appellant's rightful view corridor. He did not offer alternative designs to Appellant to avoid obstructing views, and the City did not enter into any meaningful analysis of view corridors from Appellant's or other surrounding properties. In addition to the environmental concerns articulated above, the City should also have considered the impacts of the necessary excavation and construction arising from the pool and other structures on the adjacent liquefaction zones to the east and north of the subject property.

Therefore Appellant requests that the Board of Zoning Appeals reverse of the approval of the Permit.

**(II) THE PERMIT VIOLATES THE MUNICIPAL CODE, THE GENERAL PLAN,
~~AND~~ IT DOES NOT COMPLY WITH CEQA**

- (1) THE PROJECT IS AN OUT OF SCALE DEVELOPMENT THAT VIOLATES THE SUBJECT ORDINANCE AND RUNS CONTRARY TO THE GENERAL PLAN**

Consistent with the objectives of the General Plan, the Pasadena Municipal Code requires neighborhood compatibility:

strength and behave as a liquid." (General Plan, Safety Element, p. 4.) Liquefaction zones are prone to the effect of landslides.

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.

(City of Pasadena Municipal Code [“PMC”] § 17.29.060-F.)

Consistent with the General Plan, the Hillside Development Ordinance requires that the Hearing Officer find, among other things, that:

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 17.29.060.D, and in terms of aesthetics, character, scale, and view protection...

(PMC § 17.29.080-F(1).)

The Hillside Development Permit also incorporates findings required by conditional use permits:

1. The proposed use is allowed with a ... Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code;
2. The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;
3. The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;
4. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
5. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and
6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

(PMC § 17.61.050-H.)

At 4,600 square feet, the proposed residence on its own (not counting the accessory structures) would be significantly larger than that of **almost every single lot in the vicinity**, with *the exception of only two lots out of 31* that have buildings exceeding 4,000 square feet. While the lot size appears substantial, the vast majority of the lot is *unbuildable* because of the steep slope. Thus the FAR is an inappropriate measure to determine the neighborhood consistency.

Even reviewing larger lots from Attachment C to the Staff Report (Neighborhood Compatibility): the following inconsistencies result:

- (a) No lot that is 51,000 square feet or less has a building that is more than 3,270 square feet;
- (b) Excluding vacant lots (leaving 28 lots), the average building size is 2,765.5 square feet.
- (c) The *Median* building size is 2,827, *which is over 1,800 square feet smaller* than the proposed residence.

The above shows how out of scale the house is with those in its 500-foot vicinity. The General Plan requires balance in choosing the size and location of new development. It requires residences to maintain appropriate scale and massing. (See General Plan Land Use Policy 21.9 (Hillside Housing).) The Hearing Officer's complete reliance upon the statutorily defined Floor Area Ratio as the sole and final measure of compatibility in this case does not adequately take into account the relative sizes of homes in the vicinity, particularly given the limited building area and the required avoidance of the Arroyo Seco Slope. The failure to maintain scale not only diminishes the quality of the life of the surrounding inhabitants, it leads to the elimination of view corridors and vistas.

Thus, the overscale house *does actually harm the neighborhood*. (PMC § 17.61.050-H(5).) It blocks views, as discussed in the following Section III(2), which diminishes the quality of life and property values for nearby landowners. The Project is incompatible, based on its size and location on a steep slope, with the aesthetics, scale, and view protections advanced by the Code. (PMC § 17.61.050-H(5).) It is severely out of step with the neighborhood.

(2) THE VIEW ANALYSIS WITH RESPECT TO APPLICANTS' PROPERTY AND SURROUNDING PROPERTIES IS ENTIRELY INSUFFICIENT

Views are an important benefit and privilege that comes with living in the Hillside District. Naturally, a critical requirement for Hillside Development Permits is that the applicants must endeavor to protect the views of their neighbors:

View protection. 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:

1. The feasibility of relocating the proposed structure to another part of the site;
2. The feasibility of modifying the massing of the proposed structure such that views from surrounding properties would not be impacted; and
3. The feasibility of minimizing architectural features that may intrude upon views from surrounding properties.

(PMC § 17.29.060-G.)

The Staff report concluded that since the proposed project would “maintain the general height of the existing residence, ... the existing view conditions [of Appellant’s Property] would not be impacted.” (Staff Report, p. 8.) However, the expansion of square footage for the Project will leave new structures and obstacles directly within the line of sight from Appellant’s living room. Applicant’s proposed footprint blocks significant vistas, including the overlooks upon which Appellant’s property sits, a beautiful ridgeline and downslope views of the valley floor. (See PMC §§ 17.29.010; 17.29.060-G [new structures shall avoid blocking downslope views of the valley floor, prominent ridgelines, and the horizon line.])

The parcel could have “minimized view impacts,” as required by the ordinance, by (1) allocating square footage to the upper level, (2) simply not adding on to the portion of the residence that sits in direct view of Applicant’s home, or (3) removing or minimizing luxury elements/structures that would not inhibit views, such as a swimming pool, spa, etc. Occupying space that serves as Appellant’s vantage points, without evaluation of appropriate conditions, is simply not in line with the requirements of the Municipal Code and patently unnecessary.

The Hearing Officer and Staff report completely fails to consider the “feasibility of modifying the massing of the proposed structure such that views from the surrounding properties [such as Appellant’s] would not be impacted.” (PMC § 17.29.060-G.) Unfortunately, the proposed addition will have direct views into Appellant’s living room, backyard, and the pagoda, which also serves to reduce privacy and thus quality of life. Appellant’s living room currently benefits from the views that will be blocked. The reviewing authority also failed to take any consideration of “views of open sky, existing foliage, private yards, and existing structures on surrounding properties,” as he was required to do. (PMC § 17.29.060-G.) There is no consideration for the views of the Appellant’s property. The reviewing authority did not make the necessary findings before impacting Appellant’s views, such as deeming such obstruction necessary. (PMC § 17.29.080-G.)

Furthermore, the Code provides additional standards for view protection of surrounding properties, such as Appellant’s. “New structures and tall landscaping shall not be centered **directly in the view of any room of a primary structure on a neighboring parcel**. Views shall be considered from windows of any room in the primary structure.” (PMC § 17.29.060-G [emphasis added.]) The Project will obstruct the Appellant’s own views, reduce his family’s

privacy, and diminishes the value of his property. Applicant's proposed structures disregard this completely, and the analysis upon which the Hearing Officer relies does not evaluate these impacts.

(3) THE PROJECT HAS UNUSUAL CIRCUMSTANCES THAT REQUIRE THE PREPARATION OF AN EIR

CEQA requires the preparation of an Environmental Impact Report where a project may have a significant effect on the environment, and the exceptions to it are narrowly construed. (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal. App. 4th 1165, 1120 ["The purpose of CEQA in general is well established: **to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.**" Emphasis added, internal citation and quotation marks omitted.]) The EIR must be prepared "as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment." (*Laurel Heights Improvement Ass'n v. Regents of University of California* (1988) 47 Cal. 3d 376, 395.)

14 CCR § 15300.2(c) includes, among the exceptions to Class 1 projects (Existing Structures), that "an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." An activity has a significant effect if it "has the potential to degrade the quality of the environment." (Pub. Res. Code § 21083.)

The Hearing Officer found the Project to be exempt from environmental review under the Existing Facilities Exemption (Class 1). The decision letter incorrectly states that "there are no features that distinguish this project from others in the exempt class." However, there are a host of features that require special consideration, in this case, or in other words "**unusual circumstances.**" Here are some of the circumstances that render the Project unique and in need of further review:

- (a) The property is located directly adjacent to a large liquefaction zone, which includes a historic watershed, the Arroyo Seco (see General Plan Land Use Policy 10.9 (Natural Open Space) [mandating protection of watersheds and hillsides]);
- (b) The property to the north of the subject property, 1840 Linda Vista Avenue, is itself directly within a liquefaction zone, according to the California Earthquake Hazards Map maintained by the California State Department of Conservation;
- (c) The Project seeks to nearly double the footprint of the existing structures -- This is a 90% expansion to the home itself, from a property that has been in place *since 1948*. The effect on the hillside, which likely has had substantial soil movement in the past **72 years** is something that must be reviewed (See General Plan, Safety Element, 2.2 ["Man-made modifications to a slope, and stream erosion and down-cutting can also cause a slope to become unstable and fail."]);
- (d) Portions of the property contain a steep slope (over 50%), and the average slope for the remaining portions of the parcel is 29%;

- (e) The subject property is located in a high fire severity zone (See General Plan, Safety Element, 2.4 [Fire Hazards]; Safety Element, 1.0 ["Specific hazards of concern to Pasadena include earthquakes, landslides and mudflows, dam or reservoir failure, wildland and structural fire, and contamination of soil and groundwater resources by hazardous materials associated with some of the research, commercial, and industrial facilities present in the City."])
- (f) The subject property is located next to other properties at the top of the hillside which all sit next to the largest liquefaction zone in the City;
- (g) The subject property itself sits within a landslide zone, according to the California Earthquake Hazards Map maintained by the California State Department of Conservation;
- (h) The adjacent golf course with the watershed could be damaged in the event the soil on the subject property shifts, due to earthquakes, landslides, or other soil movement and this could affect the watershed, a natural resource. (See Pub. Res. Code § 21084(e) [identifying *nonexempt* projects as including "[a] project that may cause a substantial adverse change in the significance of a historical resource."]; 15 CCR § 15300.2(f); also PMC § 17.029.010-C [stating that one of the purposes of Hillside Development district was to prohibit features that increase "landslide or other safety hazards to the public health and safety..."])

Taken together, foregoing factors represent the potential for environmental damage that must be reviewed in a thorough Environmental Impact Report. A preliminary geotechnical report is an insufficient substitute for an EIR, particularly where the property is a risk to surrounding public resources, is situated at the top of a hillside, lies next to a great quantity of earth that is unstable, and would require the doubling in size of structures not moved in over 70 years. The presence of a favorable geotechnical report that mainly itself with the subject property does remove the existence of the "unusual circumstances" that trigger exceptions to CEQA exemptions.

As stated above, the subject property sits adjacent to a large liquefaction zone that happens to include a significant natural and historical resource, the Arroyo Seco watershed. The existing house has been in place for 72 years, and the expansion requires substantial excavation and will place a very different strain on the hillside. While one can theorize about the effect of such a massive change to the existing structures, it is undeniable that there is a **reasonable possibility** that the new development could affect the adjacent property, which is already subject to the effects of soil movement.

Thus, environmental review is necessary.

[continued on next page]

- (4) THE CUMULATIVE IMPACTS OF HILLSIDE PROPERTIES BUILT OUT ADJACENT TO THE ARROYO SECO BOUNDARY² AND THE LIQUEFACTION ZONE REQUIRE THE PREPARATION OF AN EIR

14 CCR § 15300.2(b) provides, “ All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. Numerous properties that all abut the Arroyo Seco Boundary have been built up over the years on the same side of the street as Applicant’s property. Undoubtedly, over time the effects of these properties are significant, especially when the abut a liquefaction zone and historic natural resources. As stated above, an EIR is required.

- (5) THE PROJECT MAY CAUSE A SUBSTANTIAL ADVERSE CHANGE TO A HISTORIC RESOURCE AND THUS REQUIRES THE PREPARATION OF AN EIR

Categorical exemptions do not apply when the potential threat to a historic resource is present. (15 CCR § 15300.2.) As stated, the property seeks a massive expansion of its structural footprint, and lies to the west of a large liquefaction zone and directly south of 1840, 1850, and 1852 Linda Vista Avenue (these three properties are adjacent), which themselves are in liquefaction zones. A substantial buildout of a property on a slope as steep as the subject property, while the current structures have been in place and unchanged for 72 years, presents a great risk to the community. This risk must be evaluated through a complete environmental review.

(III) CONCLUSION

The Hearing failed to acknowledge and evaluate how the development would affect protected views, neighborhood compatibility, or the circumstances that should have required environmental review. The development, as proposed, does not advance the goals of the Hillside District nor does it protect the natural and scenic resources that provide value.

Applicant requests reversal of the decision of the Hearing Officer and denial of the Permit.

² Here the “Arroyo Seco Boundary” is used to refer to the edge of the properties adjacent to and overlooking Brookside Golf Course, which is a large liquefaction zone that is zoned Open Space. Some of the properties along this line are 1726, 1750, 1776, 1812, 1840, 1850, 1854, 1890 Linda Vista Avenue, as well as 1700, 1726, La Vista Place.

Exhibit A
[Google Map Showing Subject Property With Annotations]



CITY OF PASADENA

GENERAL RECEIPT

RECEIVED FROM Stephen Weaver DATE 1/19/21
ADDRESS _____ CITY _____ PHONE # (310) 806-9212

☐ MUNICIPAL SERVICES - ACCOUNT # _____
☐ LICENSE _____
☐ PARAMEDIC - INV. # _____ INV. AMT. \$ _____
PAID THIS DATE \$ _____
BALANCE DUE \$ _____
☐ PARKING CITATIONS \$ _____
☒ OTHER Appeal of Permit 6838 INV. AMT. \$ 1,681.48
PAID THIS DATE \$ _____
BALANCE DUE \$ 0

AMT. PAID \$1,681.48
CODE: _____
☐ CASH
☒ CHECK # 1236
☐ MONEY ORDER # _____

RECEIVED BY

NOTE: NOT A VALID RECEIPT UNLESS ENDORSED ABOVE BY REGISTER OR SIGNATURE

CASHIER—WHITE

CUSTOMER COPY—CANARY

OFFICE COPY—PINK

CTCK0012 (4/99)

CITY OF PASADENA

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OFFICE COPY—PINK

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ATTACHMENT K
HEARING OFFICER DECISION LETTER
Dated January 11, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

January 11, 2021

Matthew Feldhaus
2926 Graceland Way
Glendale, CA 91206

Subject: Hillside Development Permit #6838
1820 Linda Vista Avenue
Council District #6

ZENT2020-10016

Dear Mr. Feldhaus:

Your application for a **Hillside Development Permit** at **1820 Linda Vista Avenue** was considered by the **Hearing Officer** on **January 6, 2021**.

HILLSIDE DEVELOPMENT PERMIT: To allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter. Based upon these findings, it was decided by the Hearing Officer that the **Hillside Development Permit** be **approved** with the conditions in Attachment B and in accordance with submitted plans stamped **January 6, 2021**.

In accordance with Section 17.64.040 (Time Limits and Extensions) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval. The Planning Director can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued to completion prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72 (Appeals), any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (January 19, 2021)**. The effective date of this case will be **January 20, 2021**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$1,681.48. The Appeal fee for non-profit community-based organizations is \$840.74.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. A copy of this decision letter (including conditions of approval) shall be incorporated into the plans submitted for building permits.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, (Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 2,208 square-foot, two-story addition of an existing single-story dwelling does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

For more information regarding this case please contact **Katherine Moran** at **(626) 744-6740** or **kmoran@cityofpasadena.net**.

Please be advised that during this COVID-19 health emergency, all individuals performing work on the site are required to adhere to the City's policies related to social distancing (see attached guidelines).

Sincerely,



Paul Novak
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C (Site Plan)

xc: City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Fire Department, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Compliance, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-4-HD (Residential Single-Family, Hillside Overlay District) Zoning District. The proposed two-story addition to an existing single-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-4-HD Zoning District.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS-4-HD, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-4-HD zoning district and Hillside Overlay such as setbacks, lot coverage and floor area, height and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,660 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed addition will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed two-story addition will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. Therefore no variances are needed. Furthermore, the project is required to all applicable conditions of approval. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition to the existing single-family residence will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Pasadena Fire Department. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City's Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The proposed project will meet the guidelines related to exceeding the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence's scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *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 17.29.060.D, and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed project (not including the proposed garage) is 4,660 square feet, which exceeds the maximum allowable Neighborhood Compatibility floor area of 3,816 square feet by 844 square feet. However, the additions are designed to not impact views, be in compliance with the ridgeline protection standard, and have a floor area ratio consistent with the properties within a 500 foot radius. The project has been designed with the use of natural materials, which are materials compatible with the surrounding environment. Additionally, the proposed scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed additions would not impede the protected view of an adjoining property. Thus, the project is in scale with the

context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.

8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed two-story addition to the existing single-story dwelling will be located towards the interior of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6838

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, January 6, 2021," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for a 2,208 square-foot, two-story addition of an existing single-story dwelling resulting in a 4,660 square-foot, two-story residence with an attached 754 square-foot garage.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **ZENT2020-10016** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 or kmoran@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the north property line, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.
13. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching, and as recommended in the supplemental reports. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist and geotechnical reports in order to protect the existing trees during construction.
14. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
15. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
16. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the

Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.

19. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

20. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review. The current edition is the 2019 series effective January 1, 2020 until December 31, 2022.
21. Grading: Grading/Drainage Plans shall be prepared by a registered engineer. Refer to Chapter 14.05 of the City's Municipal Codes for more information.
22. Stormwater Management: Single family hillside homes shall comply with the special provisions per the State Water Board. Refer to item #12 of the attached Form PC.
23. Slope Setback: For 3:1 or steeper slopes contiguous to a site, the construction must be designed to comply with the slope setback requirements per the CA Residential Code.
24. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R337 of the CA Residential Code.
25. Permit(s): Separate permits are fire sprinkler, mechanical, electrical, and plumbing, grading, pool & spa, solar (photovoltaic) system, and any site retaining walls, block walls, or fences & gates.

Fire Department

26. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4495). The minimum fire flow shall be 1,500gpm @ 20psi per CFC 2019 Table B105.1(2) requirements.
27. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout all buildings per PMC requirements. Plans shall be submitted to the Permit Center for Fire Department's review within 30 working days of the issuance of the Building Permit.
28. Smoke Alarms: Provide an approved hardwired smoke alarm(s), with battery backup, in each sleeping room or area(s) serving a sleeping area and at the top of stairways at each floor level. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms (new & existing) locations are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal (CSFM) Listed. All smoke alarms (new & existing) are to be manufactured by the same company and compatible with each other. Smoke alarms shall not be installed within 3-feet of air registers or bathroom openings. [CBC 907]

29. Roof and Sidings: All roofing materials shall be 1-hour fire-resistive or non-combustible.
30. Spark Arrestors: Provide an approved spark arrestor on all chimney(s).
31. Eaves and Projections: All eaves and other projections are required to be boxed with one-hour fire resistive or noncombustible material.
32. Wall Finishes: The exterior side of the wall finish is required to be of a one-hour fire resistive or noncombustible material.
33. Fascias: Fascias are required to be one-hour fire resistive material or 2" nominal dimension lumber.
34. Projections: Appendages and projections, i.e. decks, etc., are required to be a minimum of one-hour fire resistive construction, heavy timber or noncombustible material.
35. Exterior Glazing: All exterior windows, skylights etc. are required to be tempered glass and multilayered, dual or triple, glazing.
36. Exterior Doors: All exterior doors are required to be 1 3/8" solid core.
37. Attics and Elevated Foundations: Attic and foundation ventilation in vertical exterior walls and vent through roofs shall comply with CBC, 7A; CSFM Standard 12-7A. The vents shall be covered with noncombustible corrosion resistant mesh openings a minimum of 1/8-inch not to exceed 1/4-inch openings. Attic ventilation openings shall NOT be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as possible. Alternate Method of Protection is acceptable provided it complies with CSFM – SFM 12-7A-1, 7A-3 Listed Opening Protection.
38. Fuel Modification Plans: Provide a landscape plan that clearly indicates:
 - a. All planting adjacent to the structure(s) and on all slopes is to be a low fuel volume species. This includes trees, shrubs and ground cover.
 - b. A complete irrigation system for the maintenance of these plants. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for a building permit.
 - c. Specify on a landscape plan the extent of clearing existing brush for the new construction and/or future landscaping. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for the building permit.

Public Works Department

39. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an

approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.

40. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
41. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
42. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and

approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

43. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.
44. In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>.

45. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

- Sewer Facility Charge - Chapter 4.53 of the PMC
The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
 - b. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email YWu-Bowman@cityofpasadena.net.

[illegible]



COVID-19 SAFETY GUIDANCE FOR CONSTRUCTION SITES

APRIL 1, 2020

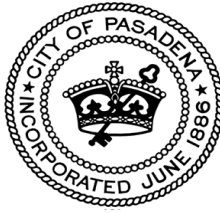
The following guidelines are based on Interim CDC's Guidance for Businesses and Employers to Plan and Respond to Coronavirus Disease 2019 (COVID-19), OSHA's Guidance on Preparing Workplaces for COVID-19, and other publications.

Construction industry employers shall develop a comprehensive COVID-19 exposure control plan, which includes control measures such as social distancing; symptom checking; hygiene; decontamination procedures, and training. An exposure control plan and the following practices must be followed to prevent any onsite worker from contracting COVID-19, as many people with COVID-19 are asymptomatic and can potentially spread disease. Failure to comply with this guidance shall be deemed as creating unsafe conditions and may result in withheld inspections or shutting down the construction site until corrected.

City staff will verify compliance with these guidelines during regular scheduled inspections for projects under construction as well as during investigations associated with complaints that may be submitted to the Pasadena Citizens Service Center at 626-744-7311 or at <http://ww5.cityofpasadena.net/citizen-service-center/>.

1. Practice social distancing by maintaining a minimum 6-foot distance from others. No gatherings of 10+ people. Workers on break or lunch break should not gather in groups and should maintain 6-foot distance.
2. Preclude gatherings of any size, and any time two or more people must meet, ensure minimum 6-foot separation. Meetings should be conducted online or via conference call when possible.
3. Provide personal protective equipment (PPE) such as gloves, goggles, face shields, and face masks as appropriate for the activity being performed. Do not share personal protective equipment.
4. The owner/contractor shall designate a site specific COVID-19 Supervisor to enforce this guidance. A designated COVID-19 Supervisor shall be present on the construction site at all times during construction activities. The COVID-19 Supervisor can be an on-site worker who is designated to carry this role.
5. Identify "choke points" and "high-risk areas" where workers are forced to stand together, such as hallways, hoists and elevators, break areas, and buses, and control them so social distancing is maintained.
6. Minimize interactions when picking up or delivering equipment or materials, ensure minimum 6-foot separation.
7. Stagger the trades as necessary to reduce density and maintain minimum 6-foot separation social distancing. Limit the number of people to the minimum possible. Restrict non-essential visitors.
8. Discourage workers from using other worker's phones, desks, offices, work tools and equipment. If necessary, clean and disinfect them before and after use, and hand shaking.
9. Post, in areas visible to all workers, required hygienic practices including not touching face with unwashed hands or gloves; washing hands often with soap and water for at least 20 seconds; use of hand sanitizer with at least 60% alcohol, cleaning AND disinfecting frequently touched objects and surfaces, such as workstations, keyboards, telephones, handrails, machines, shared tools, elevator control buttons, and doorknobs; covering the mouth and nose when coughing or sneezing as well as other hygienic recommendations by the CDC.
10. Place wash stations or hand sanitizers in multiple locations to encourage hand hygiene, identify location of trash receptacles for proper disposal.
11. Require anyone on the project to stay home if they are sick, except to get medical care.
12. Have employees inform their supervisor if they have a sick family member at home with COVID-19.
13. Maintain a daily attendance log of all workers and visitors.

ATTACHMENT L
HEARING OFFICER STAFF REPORT
Dated January 6, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: January 6, 2021

TO: Hearing Officer

SUBJECT: Hillside Development Permit #6838

LOCATION: 1820 Linda Vista Avenue

APPLICANT: Matthew Feldhaus

ZONING DESIGNATION: RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Katherine Moran

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Hillside Development Permit #6838 with the conditions in Attachment B.

PROJECT PROPOSAL: Hillside Development Permit: To allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage.

DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided

the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 2,208 square-foot, two-story addition of an existing single-story dwelling does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site characteristics: The subject property is located on the east side of Linda Vista Avenue, north of La Vista Place. The property descends east down a hillside toward the Arroyo Seco. The 50,332 square-foot property is developed with an existing single-story single-family dwelling including an attached two-car garage and attached carport. The site topography is generally flat at the location of the existing improvements. The average slope across the site (areas less than 50 percent slope) is 29 percent. According to survey information, 6,232 square feet of the site slopes equal to or greater than 50 percent.

Adjacent Uses:

- North – Single-Family Residential
- South – Single-Family Residential
- East – Open Space/Arroyo Seco
- West – Single-Family Residential

Adjacent Zoning:

- North – RS-4-HD- (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
- South – RS-4-HD- (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District)
- East – OS (Open Space)
- West – RS-2-HD- (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)

Previous Zoning Cases on this Property: Exception #2252: Request for permission to erect a single-family dwelling and attached garage on a portion of a recorded lot having a width of 90 feet at the front property line and an area of approximately 50,000 square feet. Approved on April 29, 1948.

PROJECT DESCRIPTION:

The applicant, Michael Feldhaus, has submitted a Hillside Development Permit application to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and an attached

439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The project would result in a 4,660 square-foot residence with an attached 754 square-foot garage. The property is zoned RS-4-HD (Single-Family Residential, 0-4 units/acre, Hillside Overlay District), and a Hillside Development Permit is required for an addition exceeding 500 square feet within the Hillside Overlay District.

ANALYSIS:

The existing residence is a single-story dwelling consisting of four bedrooms and three bathrooms along with kitchen, dining, living areas, open air courtyard, an attached garage, and attached carport. An exterior deck, attached to the east side of the dwelling, is also accessible from the interior. In conjunction with an interior remodel, the two-story 2,208 square-foot addition consists of a 1,401 square-foot addition on the existing single-level and a new 807 square-foot lower floor addition. The resulting gross floor area of the project is a 4,660 square-foot dwelling with an attached 754 square-foot garage. The proposed project would alter the configuration of the existing floor's interior by converting the existing garage into livable area to create an additional bedroom, expanding the master bedroom, and converting the existing carport into a new larger garage. The lower level would consist of a game room, lounge, changing room, laundry room, bathroom, and pool equipment. The second story deck would be expanded to include a pool and spa.

Hillside Development Permit

The subject property is located within the RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre of site area, Hillside Development Overlay District) zoning district. Properties located in the Hillside Development Overlay are required to comply with additional standards beyond those applicable to the base single-family residential zoning district (RS). These additional standards are intended in part, to preserve and protect views to and from hillside areas, maintain an environmental equilibrium by preserving and protecting existing natural resources, prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety, and preserve significant natural topographic features.

The reviewing authority (Hearing Officer) may approve a Hillside Development Permit only after making eight findings pursuant to Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans) and 17.29.080 (Hillside Development Permit). The general purpose of the Hillside Development Permit is to ensure that the proposed project minimizes its visual and environmental impact. Findings are necessary for the purpose of evaluating compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The following analysis discusses the proposal's compliance with development standards of the Hillside Development Overlay.

In addition to the following discussion, an outline of development standards is provided in Table A (page 9) to show compliance with all of the applicable development standards.

Floor Area

In the RS-4-HD zoning district, the maximum allowable gross floor area is equal to 25 percent of the lot area, plus 500 square feet. Gross floor area generally includes all covered parking (garage and carport areas), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater

than 50 percent slope, or any access easement on the lot must be deducted from the lot area when calculating the maximum allowable gross floor area. In cases, where the average slope (excluding areas sloping equal to or greater than 50 percent and the pole portion) across the lot exceeds 15 percent, the maximum allowable gross floor area is further reduced using a formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area).

Based on the slope analysis provided by the applicant, the lot area measures 50,332 square feet. Of this, 6,232 square feet slopes equal to or greater than 50 percent. There are no access easements on the lot. Furthermore, using the contour information taken from a topographic survey of the site, the applicant calculated an average slope of approximately 29 percent. Based on the calculation applicable to the RS-4-HD zoning district, the maximum allowed floor area is 10,714 square feet.

The project proposes a 4,660 square-foot residence with an attached 754 square-foot garage resulting in a total gross floor area of 5,414 square feet, therefore in compliance with the maximum allowable floor area.

Lot Coverage

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. This standard generally evaluates the percentage of land area covered by development. In this case, 35 percent of the 50,332 square-foot lot is 17,616 square feet. The proposed lot coverage is approximately 15 percent, or 7,434 square feet, which complies. This calculation includes the building footprint, the proposed deck extension, and covered patio.

Setbacks

The minimum front setback requirement for the main structure in the Hillside Overlay District is 25 feet, measured from the front property line. The existing residence is setback 52'-2" and complies with the minimum 25-foot front setback requirement.

Additionally, the minimum front setback for an attached garage is 25 feet. In this case, the proposed enclosure of the existing carport to convert to the new garage maintains a front setback of approximately 59'-9", which complies with the minimum front setback for an attached garage.

The required interior side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of ten feet. The lot width measures across the lot at the required front setback line, in this case, 25 feet from the front property line. According to the plans submitted, the lot width is 94'-9" feet, resulting in a minimum side setback of 9'-5". The proposed setback for the addition on the south is 10'-9" from the side property line, which complies with the minimum side setback requirement. The proposed setback for the addition and exterior staircase at the north side is 9'-9". As such, the proposed setbacks comply with the minimum side setback requirement.

The minimum required rear setback is 25 feet. The setback measured from the proposed addition to the rear property line is 253'-2" feet, which complies with the minimum rear setback requirement.

Encroachment Plane

Main structures may not be located within an encroachment plane that slopes upward and inward at a 30-degree angle, commencing at a point six feet above existing grade along the side property lines. The intent of the encroachment plane standard is to moderate the mass and scale of structures and maintain desired neighborhood character. Plans provided by the applicant depict the encroachment plane and demonstrate the proposed addition complies with the requirement.

Height

Properties in the Hillside Overlay District are required to comply with two separate standards for building height. No structure may exceed a height of 28 feet at any point on the site, measured as the vertical distance from the existing grade to an imaginary plane parallel to the existing grade; nor can the overall height, as measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof (ridge or parapet), exceed a height of 35 feet.

The project proposes a building height of 17'-2" measured from the adjacent elevation of the existing grade, and an overall height of 32'-3", measured from the lowest grade to the highest ridge. The structure does not exceed a height of 28 feet at any point on the site and is within the total height limitation of 35 feet. Therefore, the proposed residence complies with both standards for building height.

Parking

Single-family dwellings are required to provide two covered parking spaces in the Hillside Development Overlay. Additionally, properties within the Hillside Overlay District are required to provide a minimum of four guest parking spaces on a site fronting a street where parking is prohibited on both sides of the street at the site, or a minimum of two guest parking spaces on a site fronting a street where on-street parking is allowed. Guest parking spaces may be located in the driveway, in side-by-side and/or tandem configurations.

The proposal includes converting the existing carport attached to the front of the residence into a two-car garage. The interior dimension of the garage would measure 24' wide by 29' deep, exceeding the minimum requirement of 19' wide by 18' deep. The new garage will continue to be accessible from Linda Vista Avenue via the existing driveway. The portion of Linda Vista Avenue fronting the property allows street parking, therefore two guest parking spaces are required for the project. The existing driveway will continue to provide the required two guest parking spaces. Therefore, the project complies with the parking requirement.

Neighborhood Compatibility

Projects subject to a Hillside Development Permit are to consider the character and scale of existing development in the neighborhood. The neighborhood is generally comprised of lots located within a 500-foot radius of the site. The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages, accessory structures, basements, etc.) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. Floor area for this calculation relies on data from the Los Angeles County Assessor.

Within a 500-foot radius, there are 31 parcels within the City of Pasadena jurisdiction. Four of these are vacant. Of the remaining 27 developed parcels, the median floor area is 2,827 square feet. Thirty-five percent above the median is 3,816 square feet. The proposal includes a dwelling

with 4,660 square feet of floor area (excluding the garage) and exceeds the Neighborhood Compatibility threshold by 844 square feet.

However, pursuant to Section 17.29.080 (Neighborhood Compatibility findings to grant additional floor area) for lots larger than 20,000 square feet, the review authority may approve additional floor area above the maximum permitted by Neighborhood Compatibility after reviewing site conditions and compliance with Hillside District standards. On a case-by-case basis, staff and the decision making bodies may use the following guidelines for exceeding Neighborhood Compatibility floor area. Specifically, the maximum allowable house size as calculated by the Neighborhood Compatibility guideline may be approved to be exceeded if the addition complies with all of the following criteria:

- a. No additional view impacts will occur to neighboring properties as a result of granting additional square footage; and
- b. The massing, scale, and building articulation of the proposed dwelling or other structure is compatible with the neighborhood as viewed from public or private streets.

As noted above, staff is not required to recommend approval of the excess floor area if the criteria are met, but may do so on a case-by-case basis. In this case, the project complies with the criteria listed above.

Staff analyzed the floor area ratio (FAR) of the project and properties within the standard 500-foot radius. Using the Assessor's data, the FAR of the project is 9.3 percent, which is below the average FAR of the properties within the standard neighborhood (12.3 percent). It is to be noted, that the project is in compliance with the View Protection provision (17.29.060.E) and Ridgeline Protection provision (17.29.050.C) of the Hillside District Ordinance, since this site is not located within and will not disturb any prominent ridgelines. The proposed project has been designed to avoid blocking culturally significant structures, downslope views of the valley floor, prominent ridgelines, and/or the horizon line from neighboring properties.

As such, staff is of the opinion that the maximum allowable house size as calculated by the Neighborhood Compatibility guidelines may be approved to be exceeded in this particular case. Based on the analyses, staff finds that the project is in scale with the context and character of the development in the neighborhood and in is in conformance with the development standards for projects in the Hillside Overlay District; as a result, the project complies with the Neighborhood Compatibility requirement.

Architecture and Setting

The existing dwellings in the neighborhood consist of varying styles that include mid-century modern, postmodern, Mediterranean, ranch, craftsman, colonial, cape cod, Tuscan, contemporary, traditional, and ranch architecture. In addition to the range of architectural styles, there is also a variety in massing throughout the neighborhood such as single-story, two-story, and three-story homes and a mix of u-shaped, l-shaped, and rectangular building footprints. Roof pitches and façade materials are also mixed throughout the neighborhood. Existing architectural elements do not appear to reflect one strict style, form, massing, or material palette. The existing residence was constructed in 1948 with an addition in 1965. The current dwelling includes a mix of ranch and traditional architectural elements, many of which have been modified from the

original construction over time. In 1965 a courtyard and carport were added to the front of the property and significantly modified the front façade and architectural design.

The applicant has designed the proposed renovation and addition with style, forms, massing, and materials that would complement the original architecture. The project intends to incorporate elements of contemporary and mid-century modern design with flat roofs, large glass openings for natural daylight and ventilation, stucco and wood finishes, clerestory windows at the north and south facades, and simple trim and detailing. Similar architectural characteristics are featured in homes within the vicinity as shown in the neighborhood architectural analysis exhibits.

The proposed property's scale and massing is within the scale and setting of the surrounding neighborhood. From the street, the project will appear to be only a single-story residence, with the lower-floor addition terracing down the slope of the rear yard, unable to be seen from the public street.

The existing residence is one level with four bedrooms and three bathrooms. The proposed project would alter the configuration of the existing floor's interior by an additional 1,401 square feet, converting the existing garage into livable area to create an additional bedroom at the south, a master bedroom expansion at the north, and converting the existing carport into a new garage. The project would add a new 807 square-foot lower floor at the north side of the property beneath the master bedroom and second-story deck expansion. The lower level would feature a game room, lounge, changing room, laundry room, bathroom, and pool equipment. The lower level addition would be both accessible internally from the main level and externally from the second story deck.

The existing second-story deck would be expanded and include a new patio cover, infinity pool, and spa (accessible from each bedroom and living area at the east elevation) at the eastern side of the dwelling. The additions are extensions of the existing living area, deck area, and filling in the space below the deck with additional floor area. The lower level addition terraces down the slope of the property and captures space that would otherwise be an empty volume under the proposed pool deck. Both the upper floor and lower floor additions are placed to the rear of the property and are set in such an area and designed in a manner that visibility from off the property would be limited and that any protected view corridors are maintained for adjacent properties.

The additions are setback more than 100 feet from the top edge of the Arroyo Seco Slope Bank, and more than 250 feet from the rear property line, thereby preserving the privacy of surrounding lots to the north, south, and east. Areas of addition are set in such an area and designed in a manner that visibility from off the property would be limited. The design along with the existing topography and landscaping help diminish the appearance of the proposed improvements. The exterior materials would include flat roofs, large glass openings for natural daylight and ventilation, stucco and wood finishes, clerestory windows at the north and south facades, and simple trim and detailing painted and finished with darker colors. Therefore, it is the staff position that the proposed size, design, materials, and color palette are consistent with the applicable design criteria (architectural features) of the Hillside Development Overlay and with properties in the neighborhood.

View Protection, Story Poles, Notice of Application Requirements

The Zoning Code requires applicants to design and locate improvements so that they avoid blocking views from surrounding properties. Specifically, new structures shall not be centered directly in the view of any room of a primary structure on a neighboring parcel. Views shall be

considered from windows of any room in the primary structure. The standard specifies that improvements are to avoid blocking culturally significant structures such as the Rose Bowl, Colorado Street Bridge, City Hall, downslope views of the valley floor, prominent ridgelines, and/or the horizon line. Views of the open sky, existing foliage, private yards, and existing structures on surrounding properties shall not be taken into consideration by the review authority.

In this case, the applicant has proposed the addition in an area that would not reasonably affect views protected by the Zoning Code. The abutting properties to the north and south are single-family residences located at 1840 Linda Vista Avenue and 1812 Linda Vista Avenue. 1812 Linda Vista Avenue is the property adjacent to the south with a two-story single-family residence generally in a string-line with the project site's existing single-story dwelling. Therefore, views from within the interior of the adjacent two-story structure at 1812 Linda Vista Avenue are limited to portions of the neighboring project site's existing roof's ridgeline and the sky above. Since the proposed project will continue to maintain the general height of the existing residence, these existing view conditions would not be impacted. Moreover, the majority of addition is predominantly sited at the northern side of the property, directly south of the adjacent property at 1840 Linda Vista Avenue, which would not impact any protected views from the adjacent property's single-family residence. Therefore, none would be centered directly in any protected view.

The addition of the lower story will be located directly under the main story's footprint, within the space below the second-story deck and will therefore not impact any potential views from the north, south or east. The property to the east of the project site is zoned open space and includes the Arroyo Seco and Brookside Golf Course. The proposed improvements are more than 250 feet away from the rear property line.

In December 2020, a temporary silhouette (story poles) was installed on the subject property. Staff followed with a visual inspection, photographing the project site in relation to abutting properties. A notice of application providing a minimum 14 day notification period was also mailed in accordance with the requirements of the Zoning Code. Based on the site visit, it is the staff's position that the proposed improvements would not reasonably impact any protected views from adjacent properties. Although portions of the silhouette are visible from various vantage points, there is no protected view obstruction. In addition, portions that are visible, are not reasonably centered directly in the view of the abutting properties, consistent with the intent of the Zoning Code. Therefore, staff has determined the project minimizes view impacts and is consistent with the view protection standards of the Zoning Code.

Ridgeline Protection

The proposed addition complies with the ridgeline protection standards of the Zoning Code. There are no ridgelines near to the subject property. Therefore, no part of the proposal would appear silhouetted against the sky above a ridge when viewed from a public street or park.

Arroyo Seco Slope Bank

Section 17.29.050.D of the City's Zoning Code states that no structure shall extend over or below the top edge of the Arroyo Seco slope bank on a lot identified on the *Arroyo Seco Slope Bank Map*, dated May 11, 2004. The subject property is located within the boundary identified on the Map. The Zoning Code defines the "top edge" of the Arroyo as the highest existing grade elevation at the point where the natural gradient inclines downward at a slope greater than 50

percent in the mapped area. On a site with multiple slope banks, the "top edge" shall be considered the point farthest from the floor of the Arroyo Seco.

The applicant provided a topographic map identifying the "top edge" of the Arroyo Seco at an elevation of approximately 977 feet. This top edge is identified as approximately 120 feet west of the rear property line and the proposed project is setback another 110'-2" from it. Therefore the project complies with the Arroyo Seco Slope Bank requirements.

Preliminary Geotechnical Report

Irvine Geotechnical, Inc. conducted a geotechnical investigation of the site and prepared a report. The report includes a description of site conditions, results of field exploration, and laboratory testing. The geotechnical investigation is required for projects subject to a Hillside Development Permit. The purpose of the report is to evaluate the subsurface conditions that may affect site stability or structural integrity. Irvine Geotechnical, Inc. explored the subsurface conditions around the location of the proposed addition by excavating seven test pits to a depth of seven feet below the surface. Based on the investigation, Irvine Geotechnical, Inc. concluded that the grading and proposed structure will be safe against hazard from landslide, settlement, or slippage and the proposed construction will have no adverse effect on the geologic stability of the adjacent properties provided recommendations are followed.

Table A: RS-4 and Hillside Overlay Development Standards

| Development Feature | Required | Proposed | Analysis |
|--|---|---|---------------------------|
| RS-4 – Single Family Residential and Hillside Overlay Development Standards | | | |
| Setbacks | | | |
| Front (West): Garage Residence | 25 feet | 52'-2" 59'-9" | Complies |
| Interior Side (North & South) | 10 feet or (10% of lot width, minimum of 5 feet – maximum of 10 feet) | 6'-10" (North - Existing) 10'-9" (South) | Nonconforming Complies |
| Rear (East) | 25 feet | 253'-2" | Complies |
| Maximum Site Coverage | 17,616 square feet or 35 percent | 7,434 square feet or 15 percent | Complies |
| Floor Area Ratio | 10,714 square feet | 5,414 square feet | Complies |
| Minimum Parking | 2 covered spaces | 2 car garage | Complies |
| Maximum Allowable Height- Primary Structure | 28 feet at any point from existing grade; and 35 feet from lowest point where the building touches finished grade to highest point of the building | 32'-3" | Complies |
| Guest Parking | 2 on-site guest spaces | 2 guest spaces | Complies |
| Neighborhood Compatibility within a 500-foot radius | Median – 2,827 square feet Median + 35 percent – 3,816 square feet Average-12.3 percent | 4,660 square feet 9.3 percent | Complies |

The proposed addition to the existing residence would not be injurious to adjacent properties or uses, or would the development be detrimental to environmental quality, quality of life, or health, safety, and welfare of the public. Furthermore, the proposed addition is consistent with the objectives and policies of the Hillside Overlay District and the Design Principles of the General Plan. These design standards are specific to development of residential properties located within the Hillside Overlay District, which include architectural features, exterior wall features, privacy, support structures, and colors and materials. The proposed project has incorporated the building design standards with the use of earth tone colors, location of structures to reduce impacts to protected views, and variation of architectural elements that are consistent with surrounding uses, and most importantly the protection of the existing trees.

TREE PROTECTION AND LANDSCAPING:

The applicant provided a tree inventory, which identified 47 trees on private property (two of which are located on the property to the north). Of these 47 trees, 23 are protected by the City's Tree Protection Ordinance based on the species, size, and location on the property. The applicant proposes to retain all 23 protected trees and to remove nine of the 24 non-protected trees. Of the nine trees proposed for removal, none qualify for the replacement thresholds of Section 17.44.070 (Landscape Standards). Based on the information provided by the applicant, none of the existing trees or canopies would overlap with the proposed addition. Along with maintaining all protected trees, the applicant proposes landscape improvements within the front setback. A final landscape plan would be reviewed during the Building Permit plan check process for consistency with landscape requirements of the Zoning Code.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,660 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,401 square-foot addition to the second-story and an 807 square-foot addition to the first story of an existing single-story dwelling with attached two-car garage does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

REVIEW BY OTHER CITY DEPARTMENTS:

The Fire, Public Works, Transportation Departments, Building and Safety Division, and Design and Historic Preservation Section reviewed the proposal. The Department of Transportation, and Design and Historic Preservation Section had no comments. The Building and Safety Division, Fire Department, and Public Works Department provided comments that are included as recommended conditions of approval in Attachment B.

CONCLUSION:

It is staff's assessment that the findings necessary for approving the Hillside Development Permit to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, resulting in a 4,660 square-foot residence with an attached 754 square-foot garage can be made (Attachment A). The proposed project meets all applicable development standards required by the Zoning Code for the RS-4-HD zoning district and the additional development standards required within the Hillside Overlay District including the Neighborhood Compatibility guidelines of the Hillside Ordinance. Given that the proposed project is to allow a two-story addition to an existing single-family residence and would have to comply with all Building Code requirements, the proposed project would not be detrimental or injurious to surrounding properties or improvements. Therefore, staff recommends approval of the Hillside Development Permit, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

ATTACHMENTS:

Attachment A: Findings
Attachment B: Conditions of Approval
Attachment C: Neighborhood Compatibility Analysis

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

Hillside Development Permit

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A single-family residential use is a permitted use within the RS-4-HD (Residential Single-Family, Hillside Overlay District) Zoning District. The proposed two-story addition to an existing single-story dwelling will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setbacks, building height, and off-street parking requirements of the RS-4-HD Zoning District.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is zoned RS-4-HD, which is designated primarily for single-family residential purposes. The subject site and the surrounding properties within the neighborhood are developed with single-family residences. The proposed project will be consistent with existing development within the vicinity. As analyzed, the project will meet all applicable development standards for the RS-4-HD zoning district and Hillside Overlay such as setbacks, lot coverage and floor area, height and neighborhood compatibility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages, architectural design and landscaped setbacks. The proposed project would be a two-story addition to the rear of an existing single-story single-family residence. The residence is setback far from the street and is contextually appropriate with the character of the neighborhood, particularly in regards to building form, massing, and architectural design. The use of the site would remain a single-family residence; therefore, the character of the single-family neighborhood would be maintained.

General Plan Land Use Policy 21.9 (Hillside Housing) requires residences to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposed two-story addition to the existing single-story residence complies with all the development standards set forth in the City's Zoning Code. The proposed living area of 4,660 square feet contributes to a floor area ratio for the property that is compatible with the average floor area ratio of properties containing single-family residences within the immediate neighborhood. The residence proposes a blend of modern and ranch architectural styles utilizing earth tone colors and materials, an architectural style and color scheme that is compatible with the architectural guidelines of the City's Hillside Development Ordinance. Additionally, the scale and massing of the proposed two-story addition is consistent with the scale and setting of the surrounding residences. Vehicle access to the site will continue to occur from Linda Vista Avenue via the existing driveway approach. Therefore, staff finds that the project would be consistent with General Plan objectives and policies.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed addition will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted Code requirements and will be subject to all current Code provisions. As proposed, the height of the proposed two-story addition will be below the maximum allowable height, and the floor area and lot coverage will be within the maximum floor area and lot coverage permitted for the site. Therefore no variances are needed. Furthermore, the project is required to all applicable conditions of approval. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed two-story addition to the existing single-family residence will be constructed in compliance with the current Building Code and Zoning standards. Furthermore, the City's plan check process will ensure that the proposed project will meet all of the applicable building and safety and fire requirements. The project must also comply with the conditions of approval required by the Public Works Department, Building and Safety Division, and Pasadena Fire Department. In addition, a Tree Protection Plan has been submitted to ensure that the project will comply with the City's Tree Ordinance. A Soils Engineering Report has been submitted which reported that the site is considered feasible for construction of the proposed addition.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The use of the site will remain as a single-family residential use. The project complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block protected views from neighboring properties. The proposed project will meet the guidelines related to exceeding the Neighborhood Compatibility requirements. The project has been designed with the use of natural materials, which are design elements that can be found in the neighborhood. Additionally, the proposed single-family residence's scale and massing is within the scale and setting of the surrounding residences. Thus, the project would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.
7. *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 17.29.060.D, and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed project (not including the proposed garage) is 4,660 square feet, which exceeds the maximum allowable Neighborhood Compatibility floor area of 3,816 square feet by 844 square feet. However, the additions are designed to not impact views, be in compliance with the ridgeline protection standard, and have a floor area ratio consistent with the properties within a 500 foot radius. The project has been designed with the use of natural materials, which are materials compatible with the surrounding environment. Additionally, the proposed scale and massing is keeping with the scale and setting of the surrounding residences. Furthermore, as designed, the placement of the proposed additions would not impede the protected view of an adjoining property. Thus, the project is in scale with the

context and character of existing and future development in the neighborhood in terms of aesthetics, character, scale, and view protection.

8. *The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed two-story addition to the existing single-story dwelling will be located towards the interior of the lot away from the public rights-of-way and the most steeply sloping portions of the site. As a result, the project requires minimal changes to grading, drainage, and landscaping. All protected trees will be retained further limiting impacts to the existing hillside topography. Any grading that will occur will comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to submit a Tree Protection Plan as part of the building permit plan review process.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6838

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, January 6, 2021," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. This approval allows for a 2,208 square-foot, two-story addition of an existing single-story dwelling resulting in a 4,660 square-foot, two-story residence with an attached 754 square-foot garage.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments and the Pasadena Municipal Code.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **ZENT2020-10016** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 or kmoran@cityofpasadena.net to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Zoning Code Chapters 17.22 (Residential Zoning Districts) and 17.29 (Hillside Overlay District) that relate to residential development in the Hillside Development Overlay District.
8. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
9. No demolition or grading permit shall be issued until the building permit for the residential project is ready to be issued.
10. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house that blend with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.

11. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
12. As part of its analysis, the tree protection and retention plan shall take into account the trees on adjoining properties along the north property line, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.
13. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching, and as recommended in the supplemental reports. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist and geotechnical reports in order to protect the existing trees during construction.
14. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
15. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
16. Any above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code. Mechanical equipment shall be placed on a rooftop only if the equipment is not visible from off the site.
17. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements as determined by the Building and Safety Division.
18. All construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the

Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.

19. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

20. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review. The current edition is the 2019 series effective January 1, 2020 until December 31, 2022.
21. Grading: Grading/Drainage Plans shall be prepared by a registered engineer. Refer to Chapter 14.05 of the City's Municipal Codes for more information.
22. Stormwater Management: Single family hillside homes shall comply with the special provisions per the State Water Board. Refer to item #12 of the attached Form PC.
23. Slope Setback: For 3:1 or steeper slopes contiguous to a site, the construction must be designed to comply with the slope setback requirements per the CA Residential Code.
24. Fire Zone: The project is located in a Very High Fire Hazard Severity Zone, so the new construction must conform to the requirements per Section R337 of the CA Residential Code.
25. Permit(s): Separate permits are fire sprinkler, mechanical, electrical, and plumbing, grading, pool & spa, solar (photovoltaic) system, and any site retaining walls, block walls, or fences & gates.

Fire Department

26. Fire Flow Test: Provide a Fire Flow Analysis (contact Pasadena Water Department 626-744-4495). The minimum fire flow shall be 1,500gpm @ 20psi per CFC 2019 Table B105.1(2) requirements.
27. Automatic Fire Sprinkler: A complete automatic fire sprinkler system designed and installed in compliance with NFPA 13D is required throughout all buildings per PMC requirements. Plans shall be submitted to the Permit Center for Fire Department's review within 30 working days of the issuance of the Building Permit.
28. Smoke Alarms: Provide an approved hardwired smoke alarm(s), with battery backup, in each sleeping room or area(s) serving a sleeping area and at the top of stairways at each floor level. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms (new & existing) locations are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal (CSFM) Listed. All smoke alarms (new & existing) are to be manufactured by the same company and compatible with each other. Smoke alarms shall not be installed within 3-feet of air registers or bathroom openings. [CBC 907]

29. Roof and Sidings: All roofing materials shall be 1-hour fire-resistive or non-combustible.
30. Spark Arrestors: Provide an approved spark arrestor on all chimney(s).
31. Eaves and Projections: All eaves and other projections are required to be boxed with one-hour fire resistive or noncombustible material.
32. Wall Finishes: The exterior side of the wall finish is required to be of a one-hour fire resistive or noncombustible material.
33. Fascias: Fascias are required to be one-hour fire resistive material or 2" nominal dimension lumber.
34. Projections: Appendages and projections, i.e. decks, etc., are required to be a minimum of one-hour fire resistive construction, heavy timber or noncombustible material.
35. Exterior Glazing: All exterior windows, skylights etc. are required to be tempered glass and multilayered, dual or triple, glazing.
36. Exterior Doors: All exterior doors are required to be 1 3/8" solid core.
37. Attics and Elevated Foundations: Attic and foundation ventilation in vertical exterior walls and vent through roofs shall comply with CBC, 7A; CSFM Standard 12-7A. The vents shall be covered with noncombustible corrosion resistant mesh openings a minimum of 1/8-inch not to exceed 1/4-inch openings. Attic ventilation openings shall NOT be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as possible. Alternate Method of Protection is acceptable provided it complies with CSFM – SFM 12-7A-1, 7A-3 Listed Opening Protection.
38. Fuel Modification Plans: Provide a landscape plan that clearly indicates:
 - a. All planting adjacent to the structure(s) and on all slopes is to be a low fuel volume species. This includes trees, shrubs and ground cover.
 - b. A complete irrigation system for the maintenance of these plants. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for a building permit.
 - c. Specify on a landscape plan the extent of clearing existing brush for the new construction and/or future landscaping. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for the building permit.

Public Works Department

39. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an

approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.

40. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
41. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
42. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and

approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

43. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.
44. In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>.

45. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

I. Sewer Facility Charge - Chapter 4.53 of the PMC

The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.

II. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC

The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
- b. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email YWu-Bowman@cityofpasadena.net.

ATTACHMENT C
NEIGHBORHOOD COMPATIBILITY – PROPERTIES WITHIN 500 FEET

| # | PARCEL | SITE ADDRESS | ZONE | OVERLAY | LOT SIZE | BUILDING SIZE |
|----|--------------|----------------------|------|------------------------|-------------|--------------------|
| 1 | 5702-001-901 | 1001 ROSE BOWL DR | OS | | 0 | 0 |
| 2 | 5704-001-045 | 1918 LINDA VISTA AVE | RS4 | HD | 14488 | |
| 3 | 5704-001-046 | 1852 LINDA VISTA AVE | RS4 | HD | 12225 | 2900 |
| 4 | 5704-001-047 | 1850 LINDA VISTA AVE | RS4 | HD | 14806 | 3302 |
| 5 | 5704-001-048 | 1840 LINDA VISTA AVE | RS4 | HD | 62840 | 2350 |
| 6 | 5704-001-049 | 1820 LINDA VISTA AVE | RS4 | HD | 50332 | 2452 |
| 7 | 5704-001-050 | 1812 LINDA VISTA AVE | RS4 | HD | 60630 | 5055 |
| 8 | 5704-001-051 | 1854 LINDA VISTA AVE | RS4 | HD | 17024 | 2366 |
| 9 | 5704-001-052 | 1860 LINDA VISTA AVE | RS4 | HD | 15058 | 3030 |
| 10 | 5704-001-053 | 1890 LINDA VISTA AVE | RS4 | HD | 51863 | 3062 |
| 11 | 5704-001-900 | 1870 LINDA VISTA AVE | RS4 | HD | 29157 | |
| 12 | 5704-002-046 | 1750 LINDA VISTA AVE | RS4 | HD | 29826 | 3304 |
| 13 | 5704-002-047 | 1726 LINDA VISTA AVE | RS4 | HD | 43448 | 3888 |
| 14 | 5704-002-061 | 1776 LINDA VISTA AVE | RS4 | HD | 81493 | 4945 |
| 15 | 5704-015-001 | 1820 BRAEMAR RD | RS2 | HD | 22681 | 2776 |
| 16 | 5704-016-003 | 1848 DEVON RD | RS2 | HD | 24539 | 2827 |
| 17 | 5704-016-005 | 1894 DEVON RD | RS2 | HD | 21406 | 1992 |
| 18 | 5704-016-006 | 1940 DEVON RD | RS2 | HD | 11769 | 2648 |
| 19 | 5704-016-007 | 1811 LINDA VISTA AVE | RS2 | HD | 39949 | 3278 |
| 20 | 5704-016-008 | 1955 DEVON RD | RS2 | HD | 43935 | 2292 |
| 21 | 5704-016-010 | 1939 DEVON RD | RS2 | HD | 18597 | 1595 |
| 22 | 5704-016-012 | 1820 DEVON RD | RS2 | HD | 15463 | 1664 |
| 23 | 5704-016-013 | 1834 DEVON RD | RS2 | HD | 16862 | 3078 |
| 24 | 5704-016-014 | 1895 LINDA VISTA AVE | RS2 | HD | 17176 | 2514 |
| 25 | 5704-017-004 | 1780 DEVON RD | RS2 | HD | 26270 | 1972 |
| 26 | 5704-017-005 | 1777 LINDA VISTA AVE | RS2 | HD | 33092 | 1835 |
| 27 | 5704-017-006 | 1800 DEVON RD | RS2 | HD | 14892 | 3475 |
| 28 | 5704-017-009 | 1717 LINDA VISTA AVE | RS2 | HD | 41061 | 3187 |
| 29 | 5704-017-010 | 1735 LINDA VISTA AVE | RS2 | HD | 17723 | 2378 |
| 30 | 5704-017-900 | 1759 LINDA VISTA AVE | RS2 | HD | 673 | |
| 31 | 5704-018-012 | 1801 DEVON RD | RS2 | HD | 13322 | 3270 |
| | | | | Median | 2827 | |
| | | | | 35% of Median | 989 | Average FAR |
| | | | | 35% > Median | 3816 | 12.3% |

ATTACHMENT M
DESIGN AND HISTORIC PRESERVATION HISTORICAL DESIGNATION REVIEW
Dated July 21, 2020



MEMORANDUM

To: Katherine Moran, Assistant Planner
From: Kevin Johnson, Senior Planner
Date: July 21, 2020
Re: HDP#6838 – Design & Historic Preservation Comments

The house at 1820 Linda Vista Avenue was built in 1948 to a design by architect Curtis Chambers, and was substantially altered with the addition of enclosed floor area, an open courtyard and a carport to the front of the house in 1965. The house does not retain the character-defining features of any of the architectural styles identified in the Cultural Resources of the Recent Past Historic Context Report and, therefore, is not eligible for historical designation. As such, a Certificate of Appropriateness is not required for the proposed project.