

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #7134**

Hillside Development Permit: To allow the construction of a new single-family residence

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.* The subject property is located in the RS-4-HD (Single-Family Residential, 0-4 units per acre of site area, Hillside Development Overlay District) zoning district, which permits single-family uses by right. The proposed single-family dwelling is allowed with a Hillside Development Permit and complies with applicable provisions that include maximum allowable floor area, lot coverage, setbacks, building heights, encroachment plane, and off-street parking requirements.
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 purpose of the Pasadena Zoning Code is to protect and promote the public health, safety and general welfare, and to implement the policies of the General Plan by classifying and regulating the uses of land and structures within the City of Pasadena in a manner consistent with the General Plan. The proposed single-family use will be located on a lot designated for low density residential and in a zone (RS-4-HD) intended to provide areas for single-family residential neighborhoods. The Hillside Development Overlay is intended to preserve and maintain hillside areas. The location of the dwelling will preserve and protect views, preserve existing topographic features and existing natural resources, consistent with the purpose of the Zoning Code and applicable zoning district. The proposed residence will be sited at the front setback to minimize disturbance to the hillside topography. The location of the residence avoids the sloped portions of the lot and minimizes impacts to natural vegetation and swales.
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 property is designated Low Density Residential in the Land Use Element of the General Plan. This designation corresponds to lots that are characterized by a variety of single-family dwellings, ample open space, extensive landscaping, and separations between single-family dwellings and/or accessory buildings. The proposed single-family dwelling is consistent with the applicable designation, will maintain ample open space, and include extensive landscaping. Separation to neighboring single-family dwellings will be maintained. The project will maintain consistency with General Plan Land Use Element Policies 21.9 (Hillside Housing) and 22.2 (Garages and Accessory Structures). Policy 21.9 requires housing to maintain appropriate scale, massing and access to residential structures located in hillside areas. The proposal complies with applicable development standards in the City's Zoning Code. The proposed dwelling will have a two-story appearance as viewed from the street and is sited at the front setback. The front building line of the proposed residence is at an acute angle from street property line, which minimizes the massing and perceived height of the building from the street. The front elevation includes building articulation such as windows, varying wall planes, including a stepped-back portion of the façade near the entry and closest to the street and a recessed covered patio with a second story overhang above, and the residence features a flat roof with clean lines, which is consistent with other dwellings in the neighborhood. In addition, access would be provided by a driveway off Scenic Drive, consistent with properties in the neighborhood. Policy 22.2 emphasizes locating and designing garages and accessory structures, so they do not dominate the appearance of the dwelling from the street. The project has located the garage below grade, beneath the dwelling, which minimizes its appearance. Therefore, the project is consistent with the General Plan Land Use Element.

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 single-family use will occur on a property adjacent to existing single-family uses. Establishment of the dwelling will be subject to compliance with applicable building and fire codes. Through this review and the City's building inspection program, it's expected that the construction of the dwelling will not be detrimental to the health, safety or general welfare of persons residing in the neighborhood. The project design and construction activities are required to follow standard good housekeeping methods and use proper sediment and erosion control measures to protect the hillside and development area. The proposed residence is situated to avoid the steep portions of the lot, and complies with development standards related to size, height, and setbacks. Operation and maintenance of the single-family use will be compatible with 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 addition of a single-family use to the vacant property will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. A Geotechnical Report was provided which concluded that the site is suitable for the proposed development from a soils engineering standpoint, provided their recommendations are followed. As part of the Building Permit plan check process, the Building and Safety Division will review the final soils report and verify the project complies with applicable requirements to not affect off-site property or improvements. A Hydrology Report was provided which concludes that adjacent downslope properties will not be affected by water run off as a result of the proposed residence. Conditions of approval require the applicant to design all drainage facilities (pipes, inlets, basins, gutters/swales, basins, etc) consistent with requirements and to develop a slope maintenance program.
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 design, location, and size of the proposed use will be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection. The dwelling will adhere to all setback requirements and comply with the encroachment plane, which is intended to moderate the massing. The site will be landscaped and irrigated to add to the aesthetic value of the property. The proposed dwelling shares architectural elements that are found within the neighborhood, therefore will be compatible.

The proposed residence will not impact protected views from surrounding properties. Adjacent residences at 1508 Scenic Drive, 1529 Vista Lane, and 1549 Vista Lane are located toward the east of the subject property and are sited at lower elevations. From these surrounding properties, foliage, trees, and the open sky are in view when looking west towards the project site. The proposed dwelling may be visible to these easterly properties if constructed. However, the surrounding easterly properties do not have views protected by the City that will be affected by the project. The abutting residence at 1550 Scenic Drive is located west of the subject property and is sited at a higher elevation. From this neighboring residence, existing off-site structures, foliage and trees, are in view when looking east towards the project site. The proposed dwelling will be visible to the westerly property if constructed. However, the surrounding westerly property does not have views protected by the City that will be affected by the project. The abutting residence to the north at 1555 Vista Lane is located north of the subject property and is sited at a higher elevation. From this neighboring

residence, existing foliage, trees, and on-site yard areas are in view when looking south towards the project site. Additionally, the existing residence on this property is located approximately 200 feet from the proposed residence, therefore visibility will be limited and obscured by existing vegetation. The surrounding northerly property does not have views protected by the City that will be affected by the project. Properties across the street from the subject property similarly have views of existing off-site structures, foliage, and trees when looking towards the project site. Although the proposed residence may be visible from these properties, there are no protected views that will be affected by the project. In February 2025, story poles were installed on the subject property. Staff has determined that while the silhouette was visible from the abutting properties, the project will not affect any views that the City protects.

As such, the proposed design and size, design, location and operating characteristics will 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 generally consists of properties along Scenic Drive, Vista Lane, Arroyo View Drive, Lancashire Place, and Lida Street. These properties are one- and two-stories in height. Architectural styles and elements vary within the neighborhood. Architectural styles such as California Ranch, Mid-century Modern, and Modern Contemporary can be found in the neighborhood. Many dwellings in the neighborhood feature elements such as two-story facades, flat or slightly sloping roofs, clean lines, expansive windows. Examples on the street include properties at 1502 and 1554, and 1475 Scenic Drive. Other examples of modern architecture are located 1530, 1535, and 1506 Lancashire Place, 1439 Lida Street, and 1500 Vista Lane.

The proposed design reflects a contemporary interpretation of the Mid-Century and late Modern styles. The two-story residence features expansive windows, building overhangs, low sloping roofs, and textured cement siding. The siting of the building down into existing grade reduces the overall height and appearance of the residence as visible from off the site. In addition, the building is positioned at an acute angle from the street property line which minimizes the massing and perceived height of the building from the street and adjacent properties. The project further attempts to modulate mass and wall surfaces by including building overhangs, expansive windows, and varying exterior colors and materials. The below-grade garage will not be visible from the street and visibility of the garage will be limited from adjacent properties as it is primarily below grade and will be screened by landscaping. According to the applicant, privacy of the surrounding lots will be protected by placing windows on facades that are set back or screened from adjacent property lines and maintaining trees along property lines. Specifically, consideration was taken by limiting the number of windows on the west elevation of the residence. The project includes one outdoor deck and pool area at the rear of the residence which are oriented toward on-site yard areas to the north, which protects the privacy of adjacent properties.

The Zoning Code specifies that the allowable floor area of a proposed dwelling (excluding garages, other accessory structures, and basements) may not exceed the median floor area of existing dwellings within the 500-foot radius by more than 35 percent. Thirty-five percent above the median floor area of the dwellings in the neighborhood is 2,761 square feet. According to the plan, the applicant proposes a dwelling with 4,280 square feet, which

exceeds neighborhood compatibility. For lots larger than 20,000 square feet in size, additional floor area may be approved if it does not exceed the average FAR of the neighborhood, the dwelling is in compliance with the remainder of the Hillside District standards, and that no additional view impacts will occur to neighboring properties as a result of granting additional square footage, and that the massing, scale, and building articulation of the proposed dwelling is compatible with the neighborhood as viewed from public or private streets. The average FAR of the neighborhood is 18 percent and the project proposes a FAR of 14.3 percent which does not exceed the average of the neighborhood. The two-story scale and massing are compatible with other developments in the area that consist of two stories. The project complies with the maximum height limits and the placement of the dwelling will not conflict with existing views from abutting properties. Therefore, it is anticipated that the project will fit appropriately within 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 site is relatively flat near the street frontage, slopes down toward a natural swale at the center of the lot and slopes up toward the rear property line. In evaluating placement of the proposed dwelling, the applicant studied existing slopes of the lot. To minimize disturbance to existing features, the proposed dwelling will be sited at the 25-foot front setback, primarily within areas with 0-15% slope. In general, areas of the lot with slopes 15-50% and greater are located to the center and rear of the lot behind the proposed residence. As such, placement of the residence at the front setback will avoid steeply sloped areas to the maximum extent feasible. Additionally, the proposed dwelling will utilize a relatively small footprint as the floors have a stacked design. This minimizes the building footprint and overall alteration to the hillside topography. Further, the residence is positioned at the front setback to avoid an existing drainage swale at the center of the lot. Runoff from developed properties to the west flows easterly through this property via the existing swale, therefore, its preservation was a primary objective of the project. Lastly, the placement of the proposed structure avoids the need for the removal of additional trees that exist downslope. Siting the residence on other portions of the lot would require additional grading, disturbance of steep sloped areas, disturbance of the existing swale, and removal of additional trees. As part of the project, the applicant has also proposed installation of additional plants and trees to augment existing vegetation, as well as to help slope stability, consistent with the Zoning Code. Any grading that may occur will comply with the City's Grading and Building Codes.

#### Neighborhood Compatibility findings to grant additional floor area

9. *No additional view impacts will occur to neighboring properties as a result of granting additional square footage.* The Zoning Code requires that 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 presently vacant site slopes down towards the northeast away from Scenic Drive. The proposed residence would be sited at the required front setback, in line with the established setbacks on the street and, due to topography, maintains a similar roofline height as the abutting sites. Neighboring properties generally have views of existing off-site structures, foliage, trees, and the open sky when looking toward and across the subject property. While the proposed dwelling may be in view from these properties, the surrounding

properties do not have protected views that would be affected by the project. As such, no additional view impacts would occur to neighboring properties as a result of granting additional square footage. The project complies with development standards which regulate visual impacts to neighboring properties such as setbacks, encroachment plane, and height limitations. As such, no additional view impacts will occur to neighboring properties as a result of granting additional square footage.

10. *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.* The neighborhood consists of one- and two-story dwellings which are generally located at the front setback. Architectural styles and elements vary within the neighborhood, consisting of an eclectic mix including California Ranch, Mid-century Modern, and Modern Contemporary. Many dwellings in the neighborhood feature elements such as two-story facades, second-story overhangs, covered entries, flat or slightly sloping roofs, clean lines, and expansive windows. The proposed dwelling would have varied heights as viewed from the street due to it being set into the sloping grade and is sited with the majority of the building massing behind the front setback, with two corners of the building near the entry being set on the front setback line. The front building line of the proposed residence is at an acute angle from street property line, which minimizes the massing and perceived height of the building from the street by placing the tallest portion of the façade further away from the street than the shortest portion. The front elevation includes building articulation such as windows, varying wall planes, including a stepped-back portion of the façade near the entry and closest to the street and a recessed covered patio with a second story over-hang above, and the residence features a flat roof with clean lines, which is consistent with other dwellings in the neighborhood. While the building does not mimic the architectural style of other buildings in the neighborhood, it incorporates common features seen within the context in a contemporary interpretation, and is designed to ensure that it will not overwhelm adjacent buildings. Further, the applicant has demonstrated that the footprint of the proposed residence is comparable in size to the footprint of existing residences on Scenic Drive, thus maintaining appropriate scale with the neighborhood. As such, the proposed massing, scale, and building articulation of the proposed residence will be compatible with the neighborhood as viewed from the street.

Variance: To exceed the maximum front yard paving permitted

11. *There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district.* The Zoning Code requires that not more than 30 percent of the front setback area, between the street property line and building line, shall be paved. The subject property is an irregular pentagon-shaped lot, which narrows at the street frontage. The proposed residence is sited toward the front setback to avoid the steeply sloped portions of the lot, an existing drainage swale, and existing trees. In addition, the front building line of the proposed residence is at an acute angle from the street property line. The proposed residence is oriented in such a way to minimize the massing and perceived height of the building from the street, to maximize energy efficiency, and to further avoid steeply sloped portions of the lot and existing trees. The area between the street property line and building line is 2,759 square feet and 30 percent of the front yard area equates to 827 square feet. The project proposes front yard paving of 37.5 percent. The shape of the lot, narrow street frontage, and the placement of the proposed residence creates a unique condition at the subject site that does not apply generally to sites in the same zoning district. Typical lots in the same zoning district are developed where the building line is parallel to the street property line and are regularly shaped which do not narrow at the street. Without

a Variance, the subject site could not accommodate the required 15-foot-wide vehicular driveway or the proposed 6-foot-wide pedestrian walkway to the front door.

12. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship.* The project proposes a 15-foot-wide driveway which leads to the below-grade garage and a 6-foot-wide walkway which connects the sidewalk to the front door of the proposed residence. The inclusion of a 15-foot-wide driveway is a requirement of the Zoning Code for single-family residences and is necessary for vehicular access to the site. Additionally, a walkway connecting from the sidewalk to the front door is a reasonable request to provide pedestrian access to the residence. Without a Variance, the subject site could not accommodate the required 15-foot-wide vehicular driveway or the proposed 6-foot-wide pedestrian walkway to the front door. Therefore, granting the Variance is necessary to prevent an unnecessary hardship.
13. *Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety, or general welfare.* The project proposes a 15-foot-wide driveway which leads to the below-grade garage and a 6-foot-wide walkway which connects the sidewalk to the front door of the proposed residence. A driveway and walkway within the front yard are common features of residential properties. Additionally, the remaining areas of front yard will be landscaped with trees, shrubs, and groundcovers, thus maintaining a landscaped front setback consistent with properties in the vicinity. Therefore, the additional paving will not be detrimental or injurious to property or improvements in the vicinity, or to the public health, safety, or general welfare.
14. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The subject property is designated Low Density Residential in the Land Use Element of the General Plan. This designation corresponds to lots that are characterized by a variety of single-family dwellings, ample open space, extensive landscaping, and separations between single-family dwellings and/or accessory buildings. The proposed single-family dwelling is consistent with the applicable designation, will maintain ample open space, and include extensive landscaping. Separation to neighboring single-family dwellings will be maintained. The project will maintain consistency with General Plan Land Use Element Policies 21.9 (Hillside Housing) and 22.2 (Garages and Accessory Structures). Policy 21.9 requires housing to maintain appropriate scale, massing and access to residential structures located in hillside areas. Policy 22.2 emphasizes locating and designing garages and accessory structures, so they do not dominate the appearance of the dwelling from the street.

The subject property is an irregular pentagon shaped lot, which narrows at the street frontage. The proposed residence is sited toward the front setback to avoid the steeply sloped portions of the lot, an existing drainage swale, and existing trees. The garage is designed to be below grade beneath the dwelling, which minimizes its appearance. The building orientation results in a front yard area which includes more of the proposed driveway in the calculation than would otherwise be included. The project includes a 15-foot-wide driveway and a 6-foot-wide walkway, which is consistent with other properties in the vicinity and same zoning district. Therefore, the project is consistent with the General Plan Land Use Element and will not constitute a granting of special privilege.

15. *Cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the Variance.* The cost to the applicant to comply with the City's development standards has not been considered a factor throughout the review of this application.

Tree Removal Permit: To allow removal of a 11.5" DBH Coast Live Oak (*Quercus Agrifolia*) tree

16. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.* As part of the project the applicant proposes removal of one protected 11.5" DBH Coast Live Oak tree (Tree #8). The subject Coast Live Oak tree is located within the front setback of the property and is proposed for removal due to grading associated with the project. A landscape plan has been provided as part of the proposed project. For the removal of the subject 11.5" DBH Coast Live Oak, the City's Tree Replacement Matrix requires a minimum of six 15-gallon or three 24-inch box trees. Additionally, protected native trees proposed for removal must be replaced with native trees. The proposed landscape plan includes the planting of three 72-inch box Coast Live Oak trees (identified as Replacement Tree 8.1, 8.2, and 8.3) which will be planted within the front yard of the proposed residence which satisfies the replacement requirement. Including the replacement trees for Tree #8, a total of 32 on-site trees and one right-of-way tree will be planted as part of the project, in addition to existing trees to remain. Therefore, the project includes a landscape plan which emphasizes a tree canopy and satisfies the replacement requirements

Tree Removal Permit: To allow removal of a 18.7" DBH Olive (*Olea Europaea*) tree

17. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.* As part of the project the applicant proposes removal of one protected 18.7" DBH Olive tree (Tree #17). The subject Olive tree is located within the east side setback of the property and is proposed for removal as it conflicts with the location of the proposed driveway. A landscape plan has been provided as part of the proposed project. For the removal of the subject 18.7" DBH Olive tree, the City's Tree Replacement Matrix requires a minimum of eight 24-inch box or four 36-inch box trees. The proposed landscape plan includes the planting of four 36-inch box Olive trees (identified as Replacement Tree 17.1, 17.2, 17.3, and 17.4) which will be planted between the proposed residence and pool near the east side setback which satisfies the replacement requirement. Including the replacement trees for Tree #17, a total of 32 on-site trees and one right-of-way tree will be planted as part of the project, in addition to existing trees to remain. Therefore, the project includes a landscape plan which emphasizes a tree canopy and satisfies the replacement requirements.