

PROJECT COMPLIANCE WITH RS-4 HD AND HILLSIDE OVERLAY DEVELOPMENT STANDARDS SUMMARY,
PROVIDED BY PASADENA PLANNING DEPARTMENT OCTOBER 23RD, 2025

Planning and Community Development Department
Date: October 23rd, 2025
To: Board of Zoning Appeals
From: Beilin Yu, Zoning Administrator
Subject: Appeal of Hearing Officer’s Decision: Hillside Developoment Permit #7134 1530 Scenic Drive

Table 1: RS-4 HD and Hillside Overlay Development Standards

Development Standard	Required	Proposed	Analysis
Maximum Gross Floor Area	6,966 square feet	6,965 square feet	Complies
Maximum Lot Coverage	35% of lot size (10,461 square feet)	13.4% (4,003 square feet)	Complies
Minimum Setbacks			
Front (Scenic Drive)	25'	25'	Complies
Side (East and West)	8'-9"	17'-7"" east	Complies
		11' west	Complies
Rear (North)	25'	102'-5"	Complies
Encroachment Plane	30 degrees at 6' high	30 degrees at 6' high	Complies
Maximum Height	28' and 35'	28' and 31'-3"	Complies
Minimum Parking	Two covered spaces	Two spaces within garage	Complies
Minimum Guest Parking	Two on-site spaces	Four spaces within garage	Complies
Neighborhood Compatibility	2,761 square feet	4,280 square feet	Requested
Average FAR	18 percent	14 percent	Complies

PROJECT TIMELINE

This project was designed with significant input from the planning department. From the first submission to the city council hearing on January 12, 2026 has been a period of 2.5 years.

a. Request for a hillside development permit was first submitted on July 10, 2023.
b. 16 months of review, making corrections, and waiting to get a hearing date.
c. The HDP was presented and APPROVED by the Hearing Officer on April 16, 2025.
d. On October 23, 2025, the BZA considered the appeal to the HDP approval. The BZA upheld uphold the Hearing Officer’s decision, which resulted in a unanimous vote of 5-0, to approve HDP #7134.



RENDERED VIEW: SOUTH PERSPECTIVE (VIEW FROM SCENIC DRIVE)	TOLO Architecture		Scale	N.T.S.
	1700 S. Santa Fe Avenue #240	Los Angeles, CA 90021	Date	01.12.2026
	+1 213 278 0678	toloarchitecture.com	Project No.	2-2109-299

1530 Scenic Drive, Pasadena, CA 91101



RENDERED VIEW: EAST PERSPECTIVE

1530 Scenic Drive, Pasadena, CA 91101

TOLO Architecture

1700 S. Santa Fe Avenue #240

+1 213 278 0678

Los Angeles, CA 90021

toloarchitecture.com

Scale

N.T.S.

Date

01.12.2026

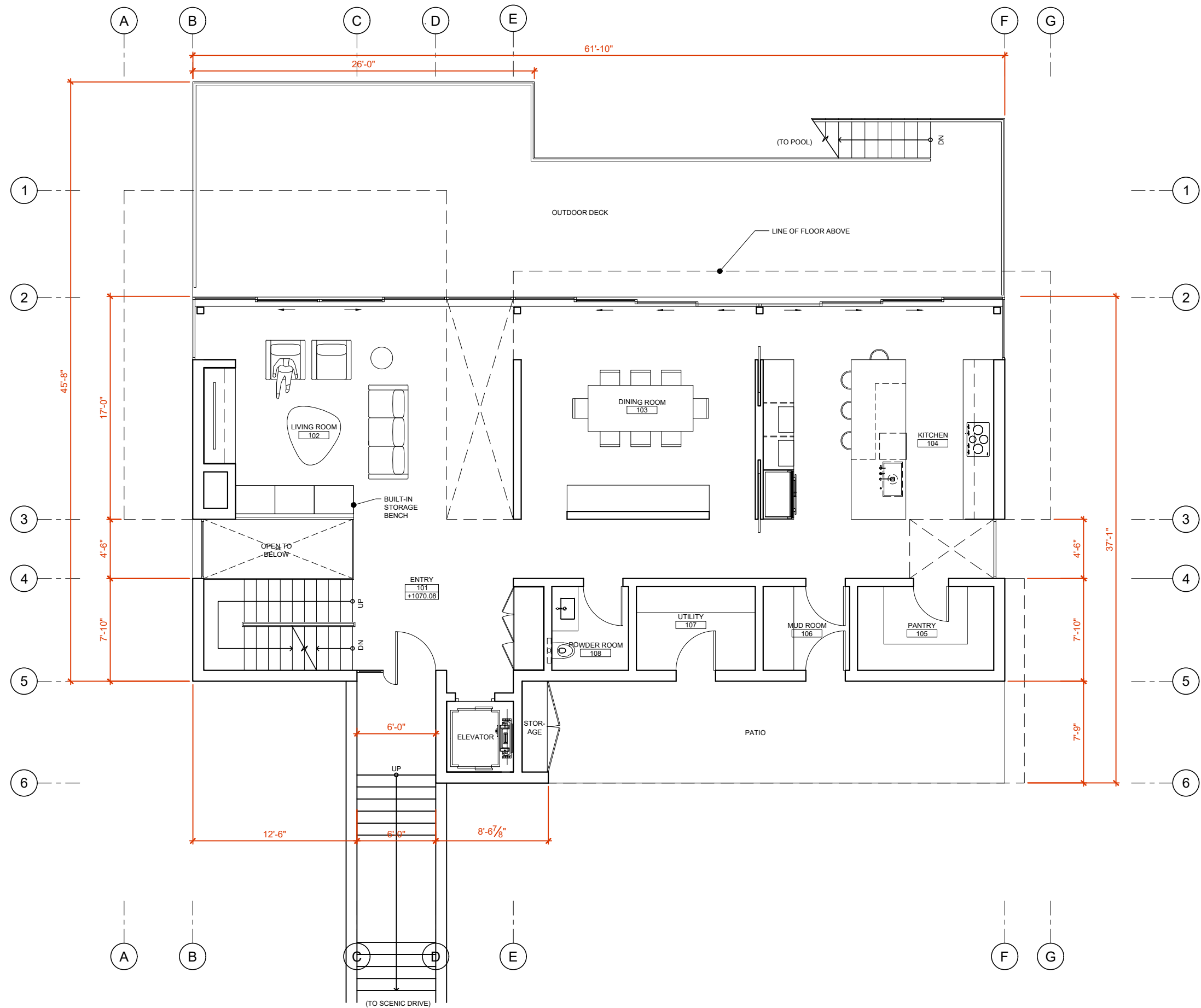
Project No.

2-2109-299

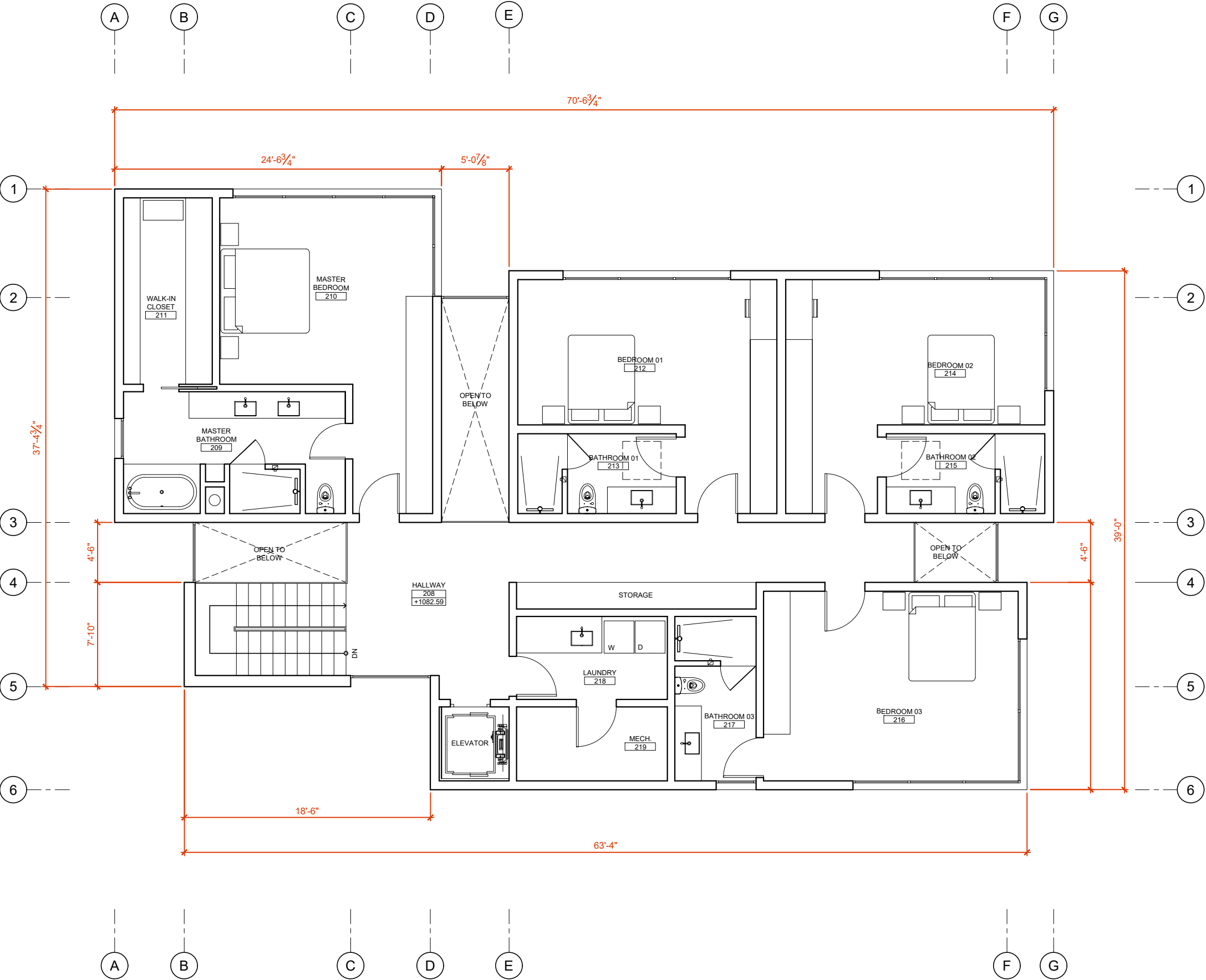


RENDERED VIEW: NORTH PERSPECTIVE	TOLO Architecture		Scale	N.T.S.
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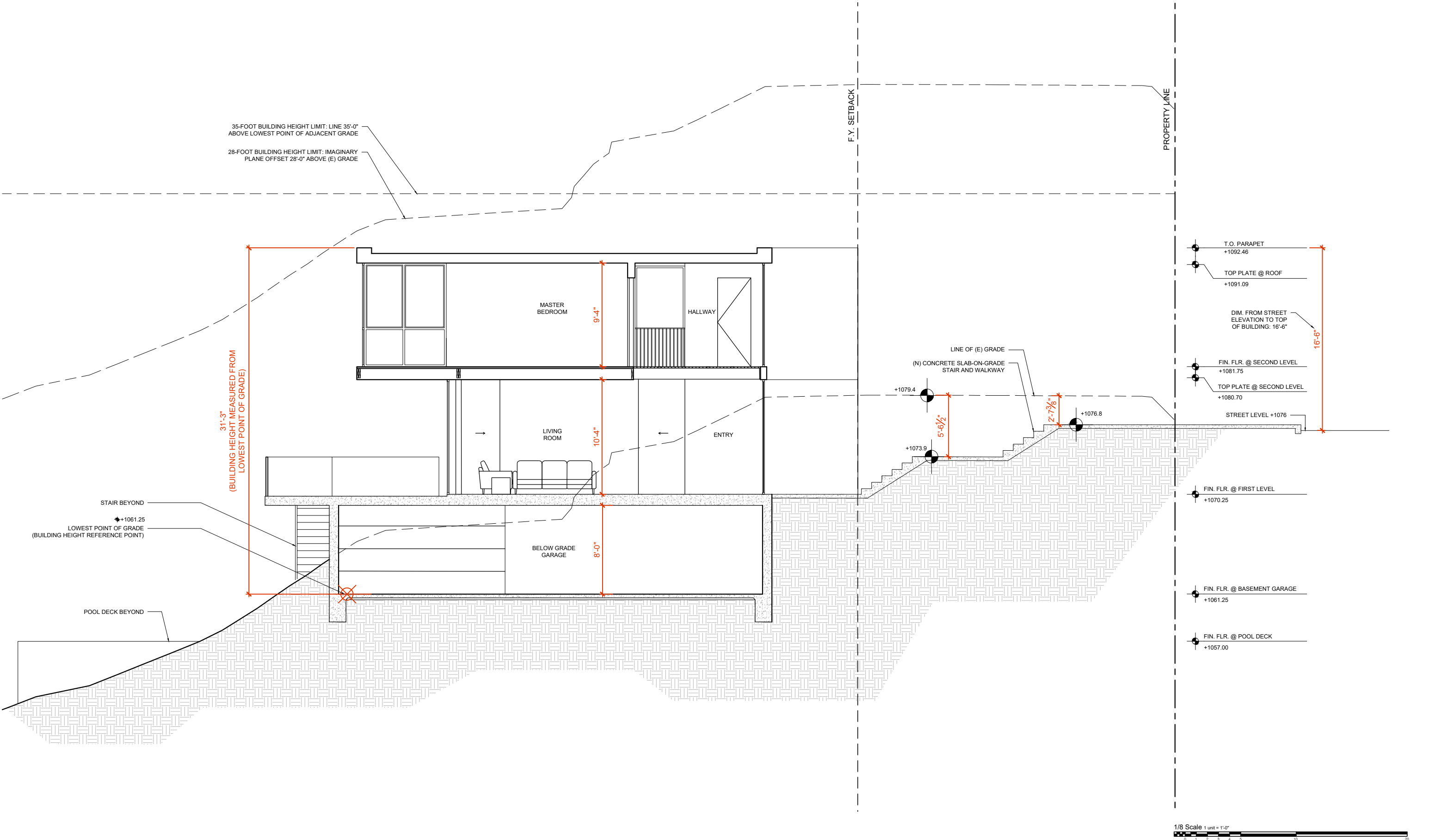
1530 Scenic Drive, Pasadena, CA 91101



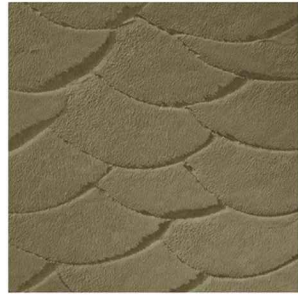
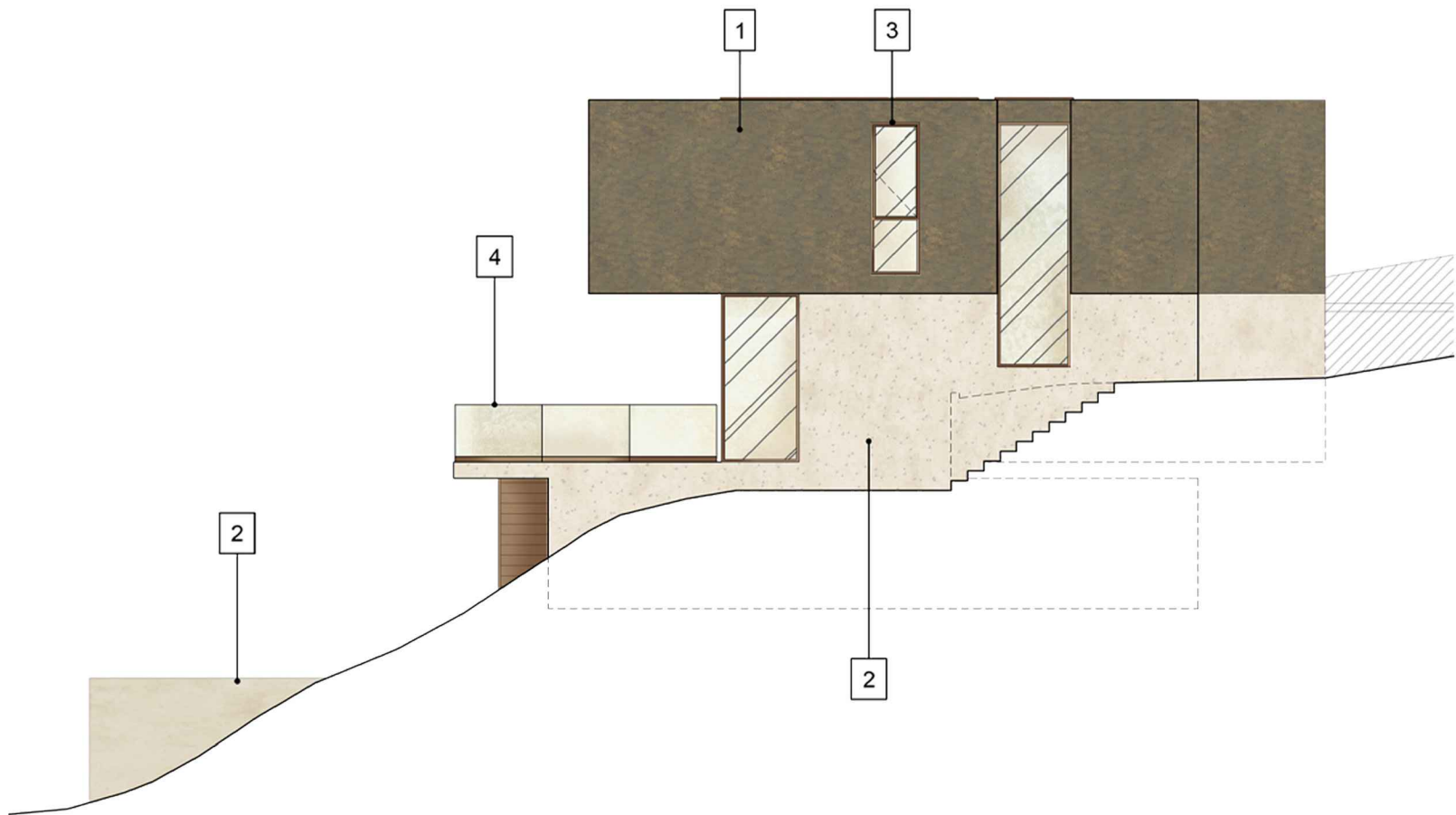
FIRST LEVEL FLOOR PLAN	TOLO Architecture		Scale	1/8" = 1'-0"
	1700 S. Santa Fe Avenue #240		Date	01.12.2026
	+1 213 278 0678		Project No.	2-2109-299
	1530 Scenic Drive, Pasadena, CA 91101		Los Angeles, CA 90021	



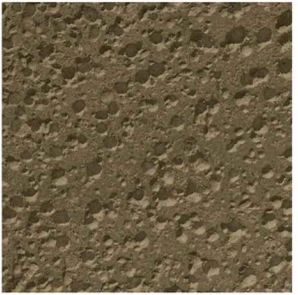
SECOND LEVEL FLOOR PLAN			TOLO Architecture		Scale	1/8" = 1'-0"
1530 Scenic Drive, Pasadena, CA 91101			1700 S. Santa Fe Avenue #240		Date	01.12.2026
			+1 213 278 0678		Project No.	2-2109-299



SECTION C	TOLO Architecture		Scale	1/8" = 1'-0"
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	1530 Scenic Drive, Pasadena, CA 91101		Project No.	2-2109-299
	+1 213 278 0678	Los Angeles, CA 90021	toloarchitecture.com	



1 NATURAL LIMESTONE
COLOR: GREEN / BROWN



NATURAL LIMESTONE
CLOSE UP



2 CONCRETE
COLOR: NATURAL
(WARM SAND)



3 METAL FRAME
WINDOW
COLOR: BRONZE



4 GLASS GUARDRAIL
COLOR: TRANSLUCENT



5 METAL EXT. DOOR
COLOR: BRONZE



6 FLUSH PANEL METAL
GARAGE DOOR
COLOR: BRONZE



7 METAL FRAME SLIDING
PATIO DOOR
COLOR: BRONZE

COLOR & MATERIALS BOARD

1530 Scenic Drive, Pasadena, CA 91101

TOLO Architecture		Scale	3/32" = 1'-0"
1700 S. Santa Fe Avenue #240	Los Angeles, CA 90021	Date	01.12.2026
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FRONT YARD PAVING CALCULATION (AS DESIGNED)


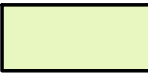



17.40.160.F.3 Front and corner side setback pavement in residential zones.

Within a residential zoning district, no portion of any front or corner side setback area between the street property line and the building line shall be paved unless paving has been approved by the Zoning Administrator and the paving and site comply with the following requirements:

- a. Not more than 30 percent of the front or corner side setback area shall be paved.

LEGEND

-  FRONT YARD PAVING = 171 SQ. FT. + 865 SQ. FT. = 1,036 SQ. FT
-  TOTAL FRONT YARD = 2,759 SQ FT
30% FRONT YARD = $2,759 \times 0.30 = 827$ SQ. FT. MAX PAVING
-  LANDSCAPED AREA (NOT INCLUDED IN FRONT YARD MEASUREMENT)

FRONT YARD PAVING CALCULATION

$1,036 \text{ SQ FT} / 2,759 \text{ SQ FT} = 37.5\%$

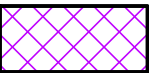
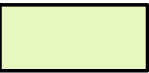

F.Y. PAVING CALCULATION: BUILDING PARALLEL TO STREET



As designed, the front yard of the project has the bare minimum amount of impermeable paving that would be needed for a driveway and a footpath to the front door. The only reason a variance is required is because of the geometry of the lot and the way the code requires this area to be measured.

If the project were to be rotated to be parallel to the street (see diagram above), it would be closer to the street (less front yard) but would comply with the front yard paving requirement

LEGEND



-  FRONT YARD PAVING = 156 SQ. FT. + 453 SQ. FT. = 609 SQ. FT
-  TOTAL FRONT YARD = 2,166 SQ FT
30% FRONT YARD = $2,166 \times 0.30 = 650$ SQ. FT. MAX PAVING
-  LANDSCAPED AREA (NOT INCLUDED IN FRONT YARD MEASUREMENT)

FRONT YARD PAVING CALCULATION

$609 \text{ SQ FT} / 2,166 \text{ SQ FT} = 28.1\%$

NOTES

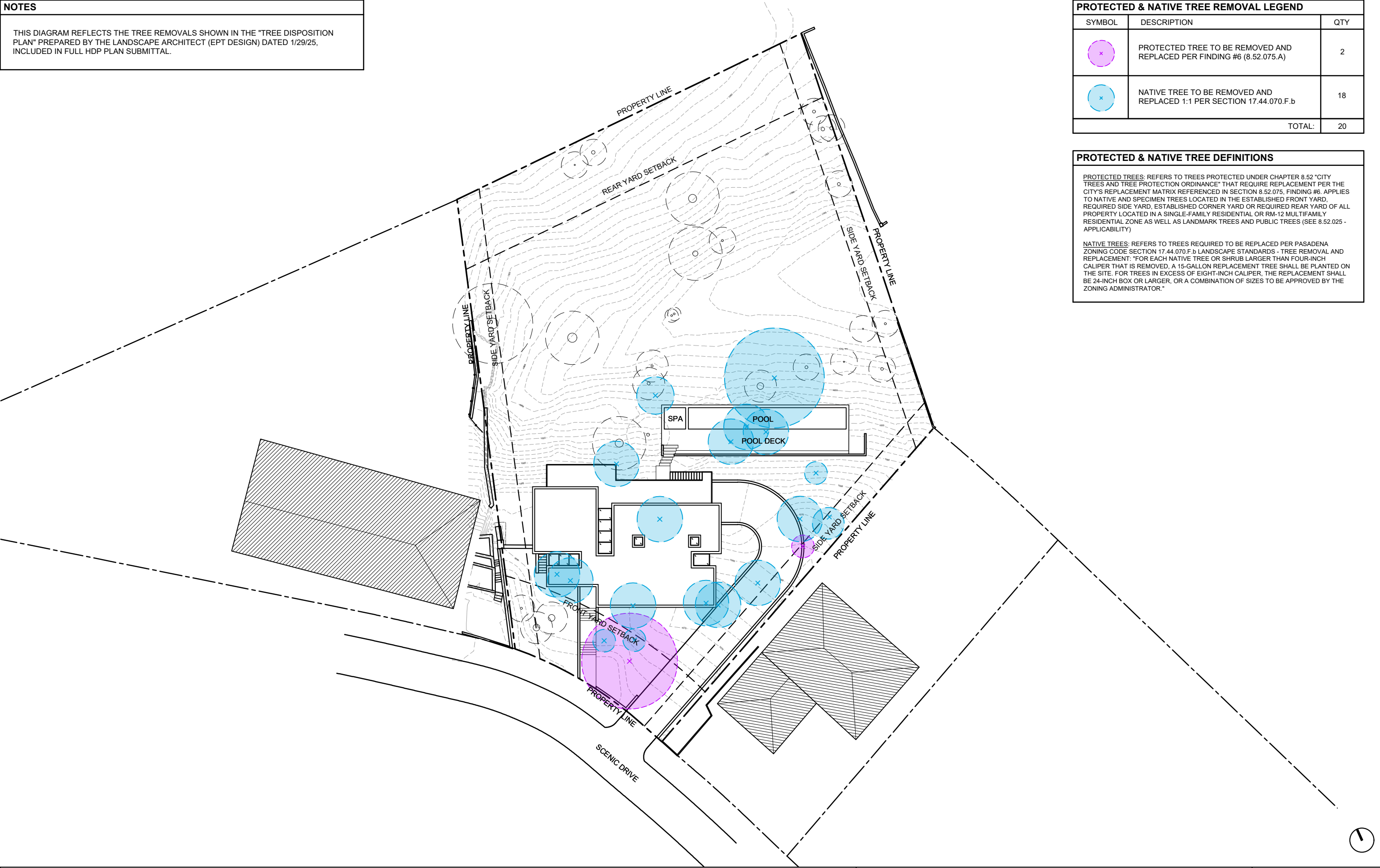
THIS DIAGRAM REFLECTS THE TREE REMOVALS SHOWN IN THE "TREE DISPOSITION PLAN" PREPARED BY THE LANDSCAPE ARCHITECT (EPT DESIGN) DATED 1/29/25, INCLUDED IN FULL HDP PLAN SUBMITTAL.

PROTECTED & NATIVE TREE REMOVAL LEGEND		
SYMBOL	DESCRIPTION	QTY
	PROTECTED TREE TO BE REMOVED AND REPLACED PER FINDING #6 (8.52.075.A)	2
	NATIVE TREE TO BE REMOVED AND REPLACED 1:1 PER SECTION 17.44.070.F.b	18
TOTAL:		20





PROTECTED & NATIVE TREE DEFINITIONS

PROTECTED TREES: REFERS TO TREES PROTECTED UNDER CHAPTER 8.52 "CITY TREES AND TREE PROTECTION ORDINANCE" THAT REQUIRE REPLACEMENT PER THE CITY'S REPLACEMENT MATRIX REFERENCED IN SECTION 8.52.075, FINDING #6. APPLIES TO NATIVE AND SPECIMEN TREES LOCATED IN THE ESTABLISHED FRONT YARD, REQUIRED SIDE YARD, ESTABLISHED CORNER YARD OR REQUIRED REAR YARD OF ALL PROPERTY LOCATED IN A SINGLE-FAMILY RESIDENTIAL OR RM-12 MULTIFAMILY RESIDENTIAL ZONE AS WELL AS LANDMARK TREES AND PUBLIC TREES (SEE 8.52.025 - APPLICABILITY)

NATIVE TREES: REFERS TO TREES REQUIRED TO BE REPLACED PER PASADENA ZONING CODE SECTION 17.44.070.F.b LANDSCAPE STANDARDS - TREE REMOVAL AND REPLACEMENT: "FOR EACH NATIVE TREE OR SHRUB LARGER THAN FOUR-INCH CALIPER THAT IS REMOVED, A 15-GALLON REPLACEMENT TREE SHALL BE PLANTED ON THE SITE. FOR TREES IN EXCESS OF EIGHT-INCH CALIPER, THE REPLACEMENT SHALL BE 24-INCH BOX OR LARGER, OR A COMBINATION OF SIZES TO BE APPROVED BY THE ZONING ADMINISTRATOR."



ON SITE REPLACEMENT AND ADDITIONAL TREES		
SPECIES	SIZE	QUANTITY
OLEA EUROPEA (OLIVE)	36" BOX	4 REPLACEMENTS
PLANTANUS RACEMOSA (CALIFORNIA SYCAMORE)	36" BOX	5 ADDITIONAL TREES
QUERCUS AGRIFOLIA (COAST LIVE OAK)	36" BOX	6 REPLACEMENTS + 1 ADDITIONAL TREE
QUERCUS AGRIFOLIA (COAST LIVE OAK)	48" BOX	12 REPLACEMENTS + 1 ADDITIONAL TREE
QUERCUS AGRIFOLIA (COAST LIVE OAK)	72" BOX	3 REPLACEMENTS
TOTAL PROPOSED ONSITE TREES: 32 TREES		
PROPOSED NEW STREET TREES		
SPECIES	SIZE	QUANTITY
ZELKOVA SERRATA (SAWTOOTH ZELKOVA)	36" BOX	1 NEW TREE
TOTAL PROPOSED STREET TREES: 1 TREE		

TREE REPLACEMENT LEGEND		
SYMBOL	DESCRIPTION	
	REPLACEMENT TREE FOR NATIVE TREE REMOVAL (REPLACED 1:1 PER SECTION 17.44.070.F.b)	18
	REPLACEMENT TREE FOR PROTECTED TREE REMOVAL (REPLACED PER FINDING #6, 8.52.075.A)	7
	PROPOSED TREE, IN ADDITION TO REQUIRED REPLACEMENTS	7
TOTAL PROPOSED ONSITE TREES:		32
	PROPOSED STREET TREES	1
TOTAL PROPOSED STREET TREES:		1



NOTES
THIS DIAGRAM REFLECTS THE PROPOSED TREE PLANTINGS SHOWN IN THE "TREE MITIGATION PLAN" PREPARED BY THE LANDSCAPE ARCHITECT (EPT DESIGN) DATED 1/29/25, INCLUDED IN FULL HDP PLAN SUBMITTAL.

TREE REPLACEMENTS			TOLO Architecture	Scale	1/32" = 1'-0"
1530 Scenic Drive, Pasadena, CA 91101			1700 S. Santa Fe Avenue #240	Date	01.12.2026
			+1 213 278 0678	Los Angeles, CA 90021	Project No.
				toloarchitecture.com	2-2109-299

NOTES

LANDSCAPE PLAN BY: **EPTDESIGN**
DRAWING PREPARED BY LANDSCAPE ARCHITECT, EPT DESIGN. LANDSCAPE PLAN DATED 1/29/25, INCLUDED IN FULL HDP PLAN SUBMITTAL.



TREE REMOVAL/REPLACEMENT SUMMARY	
TOTAL EXISTING TREES :	67 (65 ONSITE TREES, 1 OFFSITE TREE, 1 STREET TREE)
TOTAL PROPOSED REMOVALS:	34 TREES PROPOSED FOR REMOVAL
TOTAL PROPOSED TREES:	33 (32 ONSITE TREES, 1 STREET TREE)
TOTAL PROPOSED TREE COUNT: (EXISTING TO REMAIN PLUS NEW TREES)	66 (63 ONSITE TREES, 1 OFF-SITE TREE, 2 STREET TREES)

LANDSCAPE PLAN

1530 Scenic Drive, Pasadena, CA 91101

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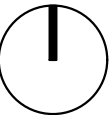


KEY

SUBJECT PROPERTY: 1530 SCENIC DR

NEIGHBORING PROPERTY WITH AN EXISTING BUILDING LARGER THAN PROPOSED PROJECT

NEIGHBORING PROPERTY WITH AN EXISTING BUILDING SIMILAR IN SIZE TO PROPOSED PROJECT



NEIGHBORHOOD COMPATIBILITY COMPARISON: FLOOR AREA

1530 Scenic Drive, Pasadena, CA 91101

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NEIGHBORHOOD COMPATIBILITY COMPARISON: FAR

1530 Scenic Drive, Pasadena, CA 91101

TOLO Architecture

1700 S. Santa Fe Avenue #240

+1 213 278 0678

Los Angeles, CA 90021

toloarchitecture.com

Scale

1/128" = 1'-0"

Date

01.12.2026

Project No.

2-2109-299



NEIGHBORHOOD COMPATIBILITY COMPARISON: UNBUILT LOT AREA COMPARISON

1530 Scenic Drive, Pasadena, CA 91101

TOLO Architecture

1700 S. Santa Fe Avenue #240

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Los Angeles, CA 90021

toloarchitecture.com

Scale

1/128" = 1'-0"

Date

01.12.2026

Project No.

2-2109-299

LOT DEVELOPMENT HISTORY

1530 Scenic Drive

1. Lot is a developable infill lot, similar in all ways to its neighboring lots except for being a significantly larger parcel and that it currently does not have a house built on it.
- a. Area was annexed by Pasadena in 1914. Lot was subdivided in the 1920s.
 - b. Had building activity on the lot (walls and other structures) since 1930-39 (before most other properties on this street).
 - c. Had a 1” water line service starting in 1992.
 - d. Had buildings plans approved on October 7, 2009 for a new (2) story wood-frame/plaster residence @ 3357 s/f (main fl. 1384 s/f, lower 1937 s/f) with attached garage @ 533 s/f and covered patio 1208 s/f (main 429 s/f, lower 779 s/f) and uncovered patio 710 s/f(main 444 s/f, lower266 s/f) and basement 1057 s/f. The permit expired.

BIOLOGIST STATEMENT

Letter to Board of Zoning Appeals from October 20, 2025

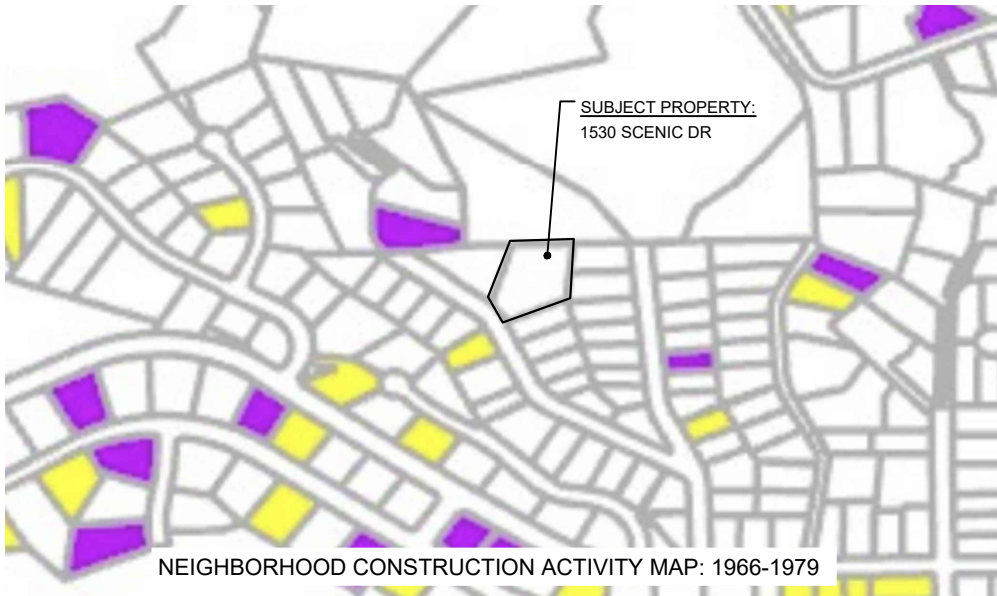
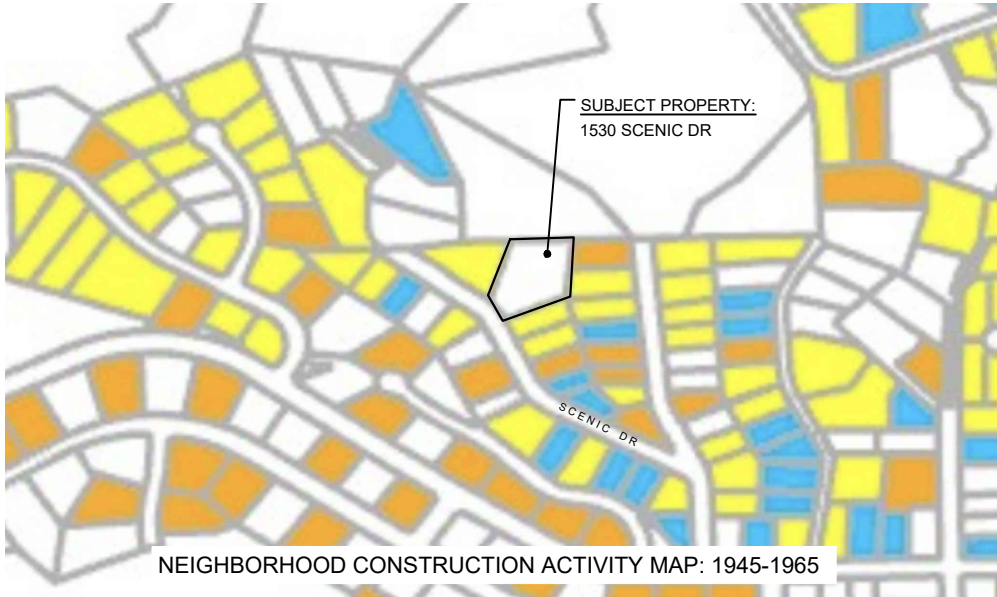
“The Project Site is surrounded by development, including developed parcels that are immediately adjacent. As such, the proposed Project, while removing some trees (which may have been planted), is simply an infill project. While wildlife could, theoretically, move through the Project Site with limited interference, it cannot be part of a wildlife movement corridor as there is no habitat south of the Project Site to connect to due to urbanization. Any wildlife moving through the site would simply arrive at a roadway and houses. The Project Site could only comprise a portion of a wildlife movement corridor if many residential properties in the area were purchased, the residences removed, and the vegetation restored, creating a new habitat block to the south.”

Marcus C. England
Principal Biologist
England|Ecology, LLC

SITE PHOTOS SHOWING EXISTING SITE WALLS



NEIGHBORHOOD DEVELOPMENT MAPS



NOTE: MAPS TAKEN FROM HISTORIC CONTEXT
STATEMENT "CONTEXT: RESIDENTIAL DEVELOPMENT
1873-1979" PREPARED BY HRG FOR CITY OF PASADENA

SITE AND NEIGHBORHOOD DEVELOPMENT HISTORY

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