



**CITY OF SOUTH PASADENA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Amedee O. “Dick” Richards, Jr. Council Chamber  
1424 Mission Street, South Pasadena, CA 91030**

**Tuesday, September 14, 2021 at 6:30 p.m.**

**IN-PERSON HYBRID MEETING**

*South Pasadena Planning Commission Statement of Civility*

*As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Special Planning Commission Meeting for September 14, 2021 will be conducted as an In-Person Hybrid Meeting from the Council Chambers, Amedee O. “Dick” Richards, Jr., located at 1424 Mission Street, South Pasadena and on Zoom. Please be advised that pursuant to the Executive Order(s), and to ensure the health and safety of the public, staff, and the Planning Commission as the Council Chambers will be open to the public for the meeting and members of the public may attend and/or participate in the in-person meeting, all are kindly reminded to follow Los Angeles County Public Health and CDC regulations and guidelines that are in place and may be posted. The In-Person Hybrid meeting will be conducted live in the City Council Chambers and on Zoom.

The Meeting will be available:

- In Person: City Council Chambers, 1424 Mission Street,
- See web link: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>, and
- Via Zoom: <https://us02web.zoom.us/j/87838629822>

Public Comments and participation may be made as follows:

- Written Comments shall be submitted no later than 12:00 PM on the meeting day, deadline via the website.
- In Person Hybrid Meeting: City Council Chambers, 1424 Mission Street.
- Via Zoom by “raising hand” (see Public Comment Section below for instructions.)

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the three methods below.

1. Go to the Zoom website and Join meeting 878 3862 9822, or 2. Click on the following unique Zoom meeting link: <https://us02web.zoom.us/j/87838629822>

**CALL TO ORDER:** Chair John Lesak

**ROLL CALL:** Amitabh Barthakur, Commissioner, Janet Braun, Commissioner, Laura Dahl, Commissioner, Lisa Padilla, Vice-Chair and, John Lesak Chair

**COUNCIL LIAISON:** Diana Mahmud, Mayor, Council Liaison  
**STAFF PRESENT:** Andrew L. Jared, Assistant City Attorney  
Margaret Lin, Acting Planning & Community Dev. Director and Long Range Planning Manager  
Malinda Lim, Associate Planner

**APPROVAL OF AGENDA**  
Majority vote of the Commission to proceed with Commission business.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**  
Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

**PUBLIC COMMENT AND SUGGESTIONS (Public Comments are limited to 3 minutes)**  
The Planning Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by means of one of the following options: Option 1: Participate in-person at the City Council Chambers. Option 2: Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item. Option 3: Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov). Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate: 1) Name (optional), and 2) Agenda item you are submitting public comment on. 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting. NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

**PUBLIC HEARINGS**

- 1. 1818 Peterson Avenue, Project No. 2380-HDP/DRX/VAR/ADU/TRP- Hillside Development Permit, Design Review, Variances, Accessory Dwelling Unit, and Tree Permit to allow the construction of a 1,231-square-foot, multi-level single-family home with a 504-square-foot ground floor garage (of which 4 feet is attributed to the living area) and an attached 495-square-foot JADU on a vacant 3,740-square-foot lot. The variances include a reduction of the site to be remediated to its natural slope and**

**vegetation, reduction in the front setback, and to allow retaining walls to exceed 6 feet in height. The Tree Removal Permit is for the removal of 8 trees (Continued).**

**Recommendation:**

Approve as submitted by staff

- 2. **89 Monterey Rd, Project No. 2197-HDP/DRX/VAR - Hillside Development Permit, Design Review and a Variance, to allow the construction of a 2,315 square-foot multi-level single-family home with a detached garage (APN: 5312-031-027)**

**Recommendation:**

Approve as submitted by staff

**ADMINISTRATION**

- 3. **Comments from City Council Liaison**
- 4. **Comments from Planning Commissioners**
- 5. **Comments from Staff**

**ADJOURNMENT**

- 6. **Adjourn to the Regular Planning Commission meeting scheduled for October 12, 2021.**

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Planning Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/test-planning-commission-agendas-minutes-copy>

Agenda related documents provided to the Planning Commission are available for public review on the City’s website. Additional documents, when presented to Planning Commission, will also be uploaded and available on the City’s website. The meeting will be broadcast live on the City's website via Zoom, and a recording of the meeting will be available on the website within 48 hours of adjournment.

**AGENDA NOTIFICATION SUBSCRIPTION**

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing [CityClerk@southpasadenaca.gov](mailto:CityClerk@southpasadenaca.gov) or calling the City Clerk’s Division at (626) 403-7230.

**ACCOMMODATIONS**



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in

appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*



9/9/21

Date

Elaine Serrano,  
Administrative Secretary





## Planning Commission Agenda Report

ITEM NO. 1

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**DATE:** September 14, 2021

**TO:** Planning Commission

**FROM:** Margaret Lin, Acting Director of Planning & Community Development

**PREPARED BY:** Malinda Lim, Associate Planner

**SUBJECT:** Project No. 2237-HDP/DRX/VAR/TRP (Continued) – Hillside Development Permit, Design Review, Three Variances, Accessory Dwelling Unit, and Tree Removal Permit to allow the construction of a 1,231-square-foot multi-level single-family home with an attached garage and an attached 495-square-foot junior accessory dwelling unit at 1818 Peterson Avenue (APN: 5508-025-027)

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At the Special Planning Commission meeting on August 25<sup>th</sup>, the Commission continued the project to the regular Planning Commission meeting of September 14, 2021 due to an insufficient number of Commissioners for a quorum pertaining to the project.



## Planning Commission Agenda Report

ITEM NO. 1

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**DATE:** August 25, 2021

**TO:** Planning Commission

**FROM:** Margaret Lin, Acting Director of Planning & Community Development

**PREPARED BY:** Malinda Lim, Associate Planner

**SUBJECT:** Project No. 2237-HDP/DRX/VAR/TRP – Hillside Development Permit, Design Review, Three Variances, Accessory Dwelling Unit, and Tree Removal Permit to allow the construction of a 1,231-square-foot multi-level single-family home with an attached garage and an attached 495-square-foot junior accessory dwelling unit at 1818 Peterson Avenue (APN: 5508-025-027)

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### Recommendation

It is recommended that the Planning Commission adopt a resolution approving Project No. 2237-HDP/DRX/VAR/TRP **approving** the Hillside Development Permit, Design Review, three Variances, Accessory Dwelling Unit, and a Tree Removal Permit to develop a 1,231-square-foot multi-level single-family home with an attached garage and an attached 495-square-foot junior accessory dwelling unit on a vacant lot at 1818 Peterson Avenue, subject to conditions of approval.

### Background

The proposed three-story residence is located on a 3,740-square-foot vacant hillside site. The vacant site is not historic; it is not located in a historic district nor a potential historic district. The adjacent properties, as well as the property across Peterson Avenue to the west, are multi-story, single-family homes.

Originally, the project was designed to have an uninhabitable support space (crawl space) above the garage and below two floors of living area. The crawl space was designed as a filled-in space with the intent to raise the upper floors to improve access to sunlight and views. However, the crawl space would be subject to a variance because South Pasadena Municipal Code (SPMC) Sections 36.340.040.E.5 and 36.340.050.C.3 limit uninhabitable support space to height limits of 6 feet. Planning recommended that instead of seeking another variance for an uninhabitable space, the crawl space could accommodate a junior accessory dwelling unit (JADU). A JADU will help the City make progress toward local and state housing goals, including addressing the City's state-mandated Regional Housing Needs Assessment.

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1818 Peterson Avenue  
Project No. 2237-HDP/DRX/VAR/ADU/TRP

## Project Description

The applicant and property owner, William Chu, is requesting approval of the applications listed below for construction of a 1,231-square-foot home with a 504-square-foot ground floor garage (of which 4 feet is attributed to the living area), and a 495-square-foot JADU on a 3,740-square-foot vacant lot. The following applications were submitted:

1. **Hillside Development Permit** to allow construction of a 1,231-square-foot, multi-level single-family home with a 504-square-foot ground floor garage (of which 4 feet is attributed to the living area) and a 495-square-foot JADU on a vacant 3,740-square-foot lot; and
2. **Design Review** for the proposed home; and
3. **Three Variances** to deviate from development standards to allow the project to provide the following:
  - a. Reduction of the site to be remediated to its natural slope and vegetation. 52 percent of the lot will remain in a natural state instead of 79.6 percent as required by SPMC Section 36.340.050 (F);
  - b. Reduction of the front setback to 5 feet instead of 10 feet required by SPMC Section 36.340.050; and
  - c. To allow the height of retaining walls to be 8 feet, exceeding the 6 foot height limitation established in SPMC Section 36.340.040 (I); and
4. **Accessory Dwelling Unit** to allow a 495-square foot JADU in the floor area between the garage and living area; and
5. **Tree Removal Permit** to remove eight trees from the site, conditionally approved by the Public Works Department.

The subject vacant site slopes upward and has an average slope of 54 percent. It is surrounded by other hillside parcels developed for residential use. **Figure 1** is an aerial view of the neighborhood, with the project site outlined in yellow. **Figure 2** shows a view of the site from Peterson Avenue. The proposed plan is shown in **Figure 3** and again in **Attachment 7**.

**Figure 1: Site Aerial**



**Figure 2: Existing View from Peterson Avenue**

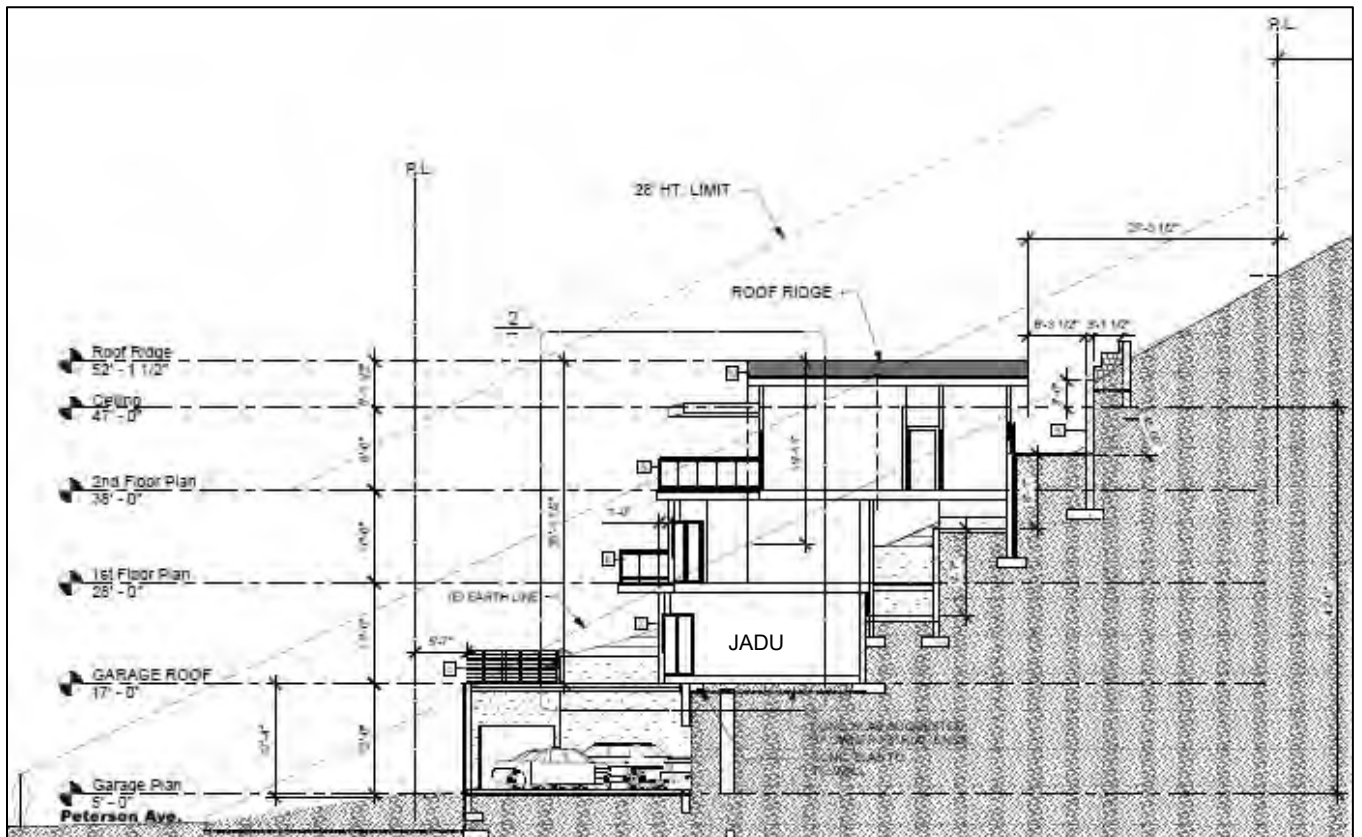
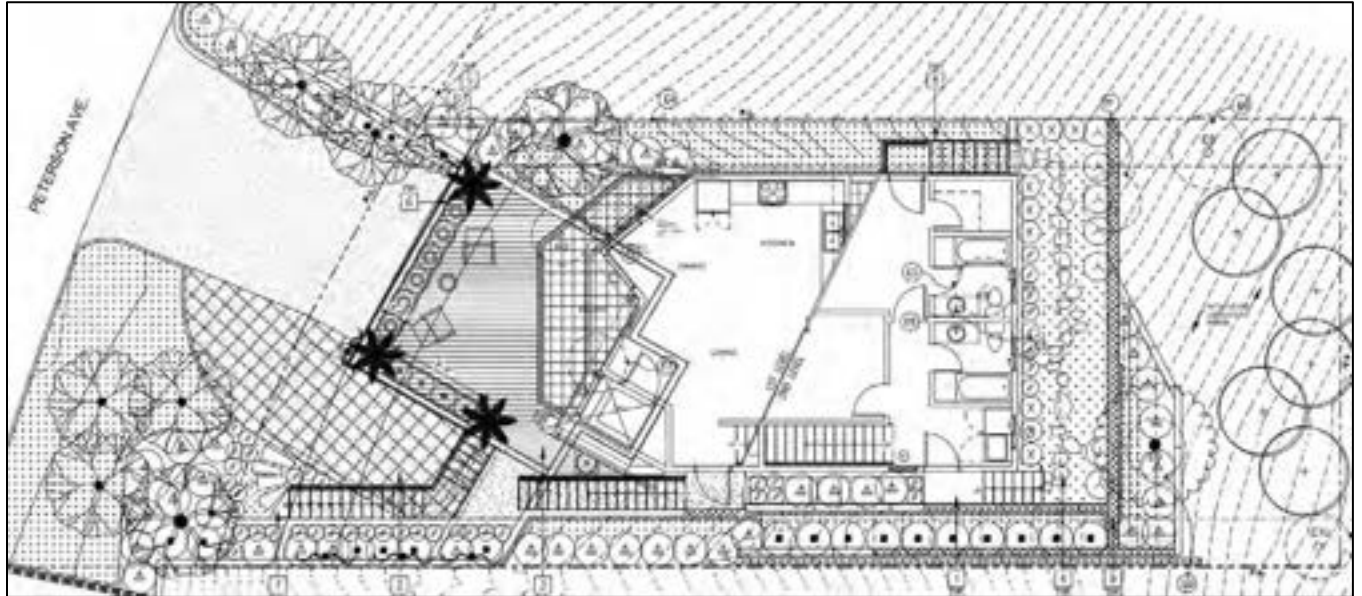


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**Figure 3: Proposed Site Plan and Hillside Cross Section**





## Project Analysis

### *General Plan Consistency*

The General Plan land use designation of the site is Low Density Residential which allows detached single-family units at a density of 3.51-6 units per acre. The proposed project would permit a three-story single-family residence with a junior accessory dwelling unit on the first floor. The project is consistent with the General Plan. Note that an accessory dwelling unit cannot be counted toward density per Government Code Section 65852.2, subdivision (a)(1)(C).

To approve the project, the Planning Commission must find that the proposed project is consistent with City's Residential Design Guidelines and must make the findings for the Hillside Development Permit. These guidelines and findings require projects to be compatible within the hillside/neighborhood context and surrounding architectural characteristics so as not to adversely impact the character of the City. As proposed and conditioned, the project will comply with the Goals and Policies of the General Plan as follows:

- Goal 19: "To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the city."  
*The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The grading and position of the structure is designed to help protect the views from existing hillside homes. The contemporary residential project is considerate of the architecture and scale of the existing single-family residential developments in the vicinity. The applicant provided conceptual floor plans, elevations, and various details designed by a licensed architect during the application process. As required, the applicant will provide final construction documents prepared by a licensed architect prior to building permit issuance.*
- Policy 19.7: "Discourage Hillside Grading which damages the integrity of hillside areas in order to create views."  
*The home was designed to have a small footprint to reduce grading. The documents reviewed by the City include a topographic map, slope analysis, and preliminary grading plan prepared by a Registered Professional Engineer. The applicant will provide a final grading plan prepared by Registered Professional Engineer. As required and conditioned, the final grading plan will be approved by the Public Works and Building Departments prior to grading permit issuance. As such, this residential development would be compatible with the residential area and would not impact the safety of the site, adjacent properties, or the general safety and welfare of the public.*
- Goal 10: To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena's established residential neighborhoods by preventing 'mansionization' of dwellings in residential neighborhoods.  
*The proposed project is a 1,231-square-foot single-family home above a 495-square-foot junior accessory unit and two-car garage. This small home was thoughtfully designed to step back each floor story from the frontage along Peterson Avenue. The construction*

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*would cut into the hillside to reduce massing and avoid a bulky appearance. Windows, balconies, and decks provide additional visual interest. New landscaping improvements will be completed in the front and side yards to further soften the appearance of the new home.*

- Policy 10:9: To protect hillsides by recognizing “the special character of the hillsides throughout the city, continue strict protections through city grading and hillside ordinances. *With the exception of the three variances requested related to the steep existing condition of this vacant lot, the project as designed and with the conditions of approval imposed will comply with the Hillside Protection Ordinance and the RS standards in the zoning code, including the proposed use.*

### Zoning Code Compliance

The subject property is zoned Residential Single-Family (RS) which is intended for the development of detached, single-family homes. A two-story residence above an attached garage and attached junior accessory dwelling unit is a use anticipated in this zoning district. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City’s design standards and guidelines. The proposed project meets the requirements of the City’s adopted Design Guidelines for new single-family residences on hillside sites. Development standards from South Pasadena Zoning Code Sections 36.340.050 - Hillside Projects Development Standards and 36.220.040 - Residential Zoning District General Development Standards for the RS Zone were applied to the project.

**Table 1** below provides a breakdown of the existing conditions of the proposed project and its compliance with SPMC Section 36.220.040 regulating residential land uses.

**Table 1: Single-Family General Development Standards Compliance, RS Zone**

DEVELOPMENT STANDARD COMPLIANCE			
Residential District General Development Standards - RS Zone - Section 36.220.040			
	Required	Existing	Proposed
<b>Minimum Lot Size</b>	10,000 sq. ft.	3,740 sq. ft.	Legal non-conforming
<b>Minimum Lot Width</b>	50 ft.	46 ft.	Legal non-conforming
<b>Maximum Lot Coverage</b>	40%	N/A vacant	37% Complies
<b>Maximum Floor Area Ratio (FAR)</b>	35%	N/A vacant	32% Complies
<b>Off-Street Parking</b>	2 covered spaces and 1 uncovered space as required by 36.310	N/A vacant	Complies
<b>Landscaping</b>	As required by 36.330	Primarily invasive and non-native species Degraded walnut trees	52% of site to be landscaped Final landscaping plan conditioned to comply with 36.330

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			Tree Removal Permit conditionally approved for eight black walnut trees (1 dead, 6 poor, and 1 fair) Complies
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*Junior Accessory Dwelling Unit*

Pursuant to SPMC Section 36.220.030 Table 2-2, second dwellings, also known as ADUs, are permitted in the RS zoning district. Section 36.350.200 of the SPMC contains the provisions regulating ADUs, which calls for junior ADUs to contain their own bathroom and kitchen facilities, have a maximum size of 500 square feet, and be within the structure of the primary dwelling. The proposed 495-square-foot junior ADU will contain its own cooking and bathroom facilities and is within the confines of the structure for the primary residence. The owner of the lot intends to reside on-site and is providing a separate entry into the junior ADU via the exterior stairwell on the south side of the home. As proposed, the junior ADU complies with the provisions of state law, the City’s ADU requirements in Section 36.350.200, and the provisions of the RS zoning district. The proposed project includes a two-car garage and an exterior parking space, although parking is not required for a junior ADU.

Approval by the Planning Commission is required for the JADU to avoid needing a variance. If a JADU is not proposed as part of this project, this JADU space would be considered a non-habitable support space under SPMC Sections 36.340.040.E.5 and 36.340.050.C.3 and the height would be limited to a maximum of 6 feet. The height of the JADU space is proposed at 11 feet, which a variance would be required if it is a non-habitable support space.

*Hillside Development Permit*

Pursuant to SPMC Section 36.340.020, any development on a site with an average slope of 20 percent or greater requires a Hillside Development Permit. The purpose of the Hillside Development Permit is to ensure that developments are designed to preserve the City’s scenic resources, encourage appropriate grading practices, and encourage appropriate design to maintain the hillside in a natural, open character.

The Public Works Department is requiring the applicant to grade the public right-of-way along the entire width of the subject property. The property slopes upward with an average northeast facing slope of 54.6 percent, with the steepest portion in the public right-of-way and in front of the property. There is a variance request for a reduction in the natural slope and vegetation percentage because 25 percent of the lot area plus the percentage of the average slope is required to be in its natural state in terms of slope and vegetation. This would render approximately 80 percent of the property unbuildable (preserved in its natural state).



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**Table 2: Hillside Project Development Standards Compliance**

<b>DEVELOPMENT STANDARD COMPLIANCE</b>			
<b>Hillside Project Development Standards - Section 36.340.050</b>			
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>A. Setbacks</b>			
<b>Front Setback</b>	10 ft.	N/A vacant	5 ft. Variance requested
<b>Side Setback</b>	10% of lot width (4'3" required)	N/A vacant	Complies
<b>C. Height Limitations</b>			
<b>Building Height</b>	Maximum height for structures with a roof pitch of 3:12 or greater is 28 ft. If a roof pitch is less than 3:12, the maximum height is 24 ft.	N/A vacant	28' maximum above finished grade Complies
<b>Siting Restrictions</b>	Structures shall not be placed so that they appear silhouetted against the sky when viewed from a public street	N/A vacant	Complies
<b>Placement Below Ridgeline</b>	50 ft between top of the structure and the top of the ridge or knoll	N/A vacant	Complies
<b>Height of Lowest Floor Level</b>	Vertical distance between the lowest point where foundation meets grade and the lowest floor line of the structure shall not exceed 6 ft.	N/A vacant	Complies
<b>Downhill Building Walls</b>	No single building wall on the downhill side of a house shall exceed 15 ft. in height above grade.	N/A vacant	Complies
<b>D. Decks</b>			
	No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks should be integrated into the architecture of the house, not appearing as an "add-on" to the primary building mass	N/A vacant	Complies
<b>E. Driveways</b>			
	Driveway shall not have a grade steeper than 5% within 10 ft. of the garage or carport entry. Finished grade of driveways shall not exceed an average of 15%	N/A vacant	Complies
<b>F. Natural State</b>			
	A minimum of 25% of the lot area plus the percentage figure of the average slope must be remediated to its natural state in terms of slope and vegetation. Natural State Requirement $25\% + 54.6\% = 79.64\%$	N/A vacant	36.2% natural slope & vegetation Variance requested 79.64% required.
<b>Height of New Walls &amp; Retaining Walls</b>	3ft.max in front setback, otherwise 6ft.		No – Variance Requested

## *Grading*

The proposed structure is sited toward the front of the property to avoid impacting views from other hillside homes. The conceptual plans reviewed by the City included a topographic map, slope analysis, and preliminary grading plan prepared by a Registered Professional Engineer (**Attachment 3**). The proposed grading under the building area will involve approximately 568 cubic yards of cut. Grading outside of the building area, to safely terrace the site, would involve approximately 767.9 cubic yards of cut. No imported fill is proposed. As conditioned, the applicant would provide a final grading plan and final geotechnical report prepared by a Registered Professional Engineer. Permits would not be issued until Public Works determines that the final grading plan is suitable for this hillside site. As conditioned, the applicant has proposed a draft Construction Management Plan to reduce potential impacts of the construction process on nearby residents (**Attachment 5**). **Table 2** illustrates compliance with the Hillside Development Standards.

## *Biological Resources*

Pursuant to Section 36.340.030(C) "Constraint Analysis" within the City's Hillside Protection Ordinance, the applicant hired the services of a qualified consultant to survey the site and complete a biological resources report on existing plants and wildlife (refer to **Attachment 6**, Biological Constraints Analysis). The analysis determined the site does not contain sensitive biological resources. Implementation of the project as proposed and conditioned will not have significant impacts on sensitive biological resources.

## *Hillside Design Guidelines*

The Hillside Protection Ordinance (HPO) (SPMC 36.340.040) and the City of South Pasadena Design Guidelines both contain design guidelines for hillside development. A project should strive to comply as many of the HPO guidelines as feasible. Based on staff's review, the project is consistent with South Pasadena's Design Guidelines and the HPO for hillside development and for non-historic developments.

With the exception of the three Variances being requested related to the steep existing condition of the site, the project has been designed to meet the development standards in the Zoning Code, including but not limited to building height, parking, FAR, rear and side setbacks, and lot coverage. The project is not subject to any historical district standards and the design complies with the City's Design Guidelines for hillside homes as to high quality design and materials, height of retaining walls, building mass, and proportioned adequately to the size of the lot and its natural slope without impacting the views of neighboring properties.

Pursuant to SPMC Section 36.410.065(F), staff recommends that the Planning Commission make the following findings for approval, which are also included in the Resolution, **Attachment 1**.

The required findings for approval of a Hillside Development Permit are stated below:

1. *The proposed use complies with the requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code;*

The project uses thoughtful site and architectural design which conforms to the terrain in

keeping with the hillside development standards and design guidelines. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the exception of the three variances being requested related to the steep existing condition (52 percent of the lot to remain in a natural state instead of 79.6; reduce the front setback to 5 feet instead of 10 feet; and to allow the height of retaining walls to be 8 feet, exceeding the design guideline of 6 feet) and small size of the site, the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.

2. *The proposed use is consistent with the General Plan and any applicable Specific Plan;*  
The proposed use of single-family residential complies with the General Plan designation of Low Density Residential and supports the goals and policies of the General Plan in the following way:

- *Goal 19: "To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the city.*

The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The project is a relatively small home compared to others in the area. The proposed thoughtful architectural design steps into the hillside to reduce the massing. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the exception of three variances, the proposed project meets the requirements of the Hillside Protection ordinance, the Development Standards of the RS zone, and the City's adopted Design Guidelines for new single-family residences on hillside sites.

- *Policy 19.7: Discourage Hillside Grading which damages the integrity of hillside areas in order to create views.*

The proposed development is modest in size and is oriented toward the front of the property along Peterson Avenue to avoid impacting the views from hilltop homes in the area. As proposed and conditioned, the project would include retaining walls and grading to secure the hillside. The conceptual documents reviewed by the City include a topographic map, slope density analysis, and preliminary grading plan prepared by a Registered Professional Engineer. The applicant will provide a final grading plan prepared by Registered Professional Engineer. As required and conditioned, the final grading plan will be approved by the Public Works Department prior to permit issuance.

- *Goal 10: To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena's established residential neighborhoods by preventing 'mansionization' of dwellings in residential neighborhoods.*

The proposed project is designed to be built upward to follow the graded slope of the lot. A 405-square-foot two-car garage with a new driveway and one uncovered parking space will be accessed from the street. A 495-square-foot junior ADU in the form of a studio, with its own kitchen and bathroom facilities, will be directly above the garage. The 1,231-

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square-foot, two-story living area will be located above the junior ADU, but stepped further back from the front property line to reduce massing. The proposed single-family home would not contribute to ‘mansionization’ of the area.

- *Policy 10:9: To protect hillsides by recognizing “the special character of the hillsides throughout the city, continue strict protections through city grading and hillside ordinances.*

The proposed project is designed into the hillside to avoid an obtrusive, oversized appearance. Landscaping will be used to further soften the appearance of the home. With the exception of the three variances described herein, the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.

3. *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 neighborhood is developed with similar or larger hillside homes. As required and conditioned, all construction documents, including grading plans and calculations, would be prepared by professional architects or engineers and must be formally reviewed and approved by the appropriate City departments prior to issuing permits. The proposed use of a single-family residential home with an attached junior ADU, as designed and conditioned, would not be detrimental to the health and safety or general welfare of persons residing or working in the neighborhood. Examples of homes in the neighborhood are provided in **Figure 5** and **Attachment 2**.

4. *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;*

Before commencing construction, the project is required to comply with and obtain all applicable building permits, including those necessary for tree removal, grading, utilities, public works, and fire prevention. Additionally, the applicant provided a construction management plan, as required in the Monterey Hills Construction Plan area (see **Attachment 5**).

5. *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 aesthetics, character, scale, and views protection.*

The proposed use of single-family residential with a junior ADU is consistent with the established residential uses in the area. With the exception of the variances requested, the proposed design complies with the City’s Hillside Design Guidelines, the Hillside Protection Ordinance, and the SPMC, including but not limited to building mass, scale, respect of the topography, lot coverage, and parking.

## **Design Review**

The proposed development consists of one connected structure that features three main spaces; the 1,231-square-foot two-story residence, attached single-story garage, and attached junior ADU. The

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improvements are sited toward the front of the lot, nestled into the hillside. As shown in **Figure 4**, the proposed home uses several contemporary design features such as angled walls, large windows, decks with glass paneling, and low-pitched roof lines to reduce the massing of the front of the home. The proposed home is thoughtfully designed to avoid a boxy appearance. The design and size of the proposed home is in compliance with SPMC Sections 36.340.50 and 36.220.040 with the granting of the proposed variances.

The proposed development boasts a modern architectural style with large windows, sleek decks, and Tesla solar roof tiles. The exterior of the home will feature La Habra Coarse Hialeah stucco, Anderson window casements and doors, TREX aluminum and glass railings, and a Clopay Black anodized and glass garage door. Exterior building lighting would be shielded to avoid the potential for light spillage onto neighboring properties. Sample materials are provided in **Attachment 4**.

As shown in the plans and elevations (**Figures 4-7** and **Attachment 7**), the mass and scale of the proposed project, including retaining walls, would be well-proportioned and harmonious with the established neighborhood. The overall design of the project would result in an attractive and orderly development as intended by the General Plan and design guidelines. As required and conditioned, the final design, materials, and construction documents would be reviewed and approved by the Planning Division and Building Division prior to permit issuance.

**Figure 4: Proposed Front (West) Elevation**

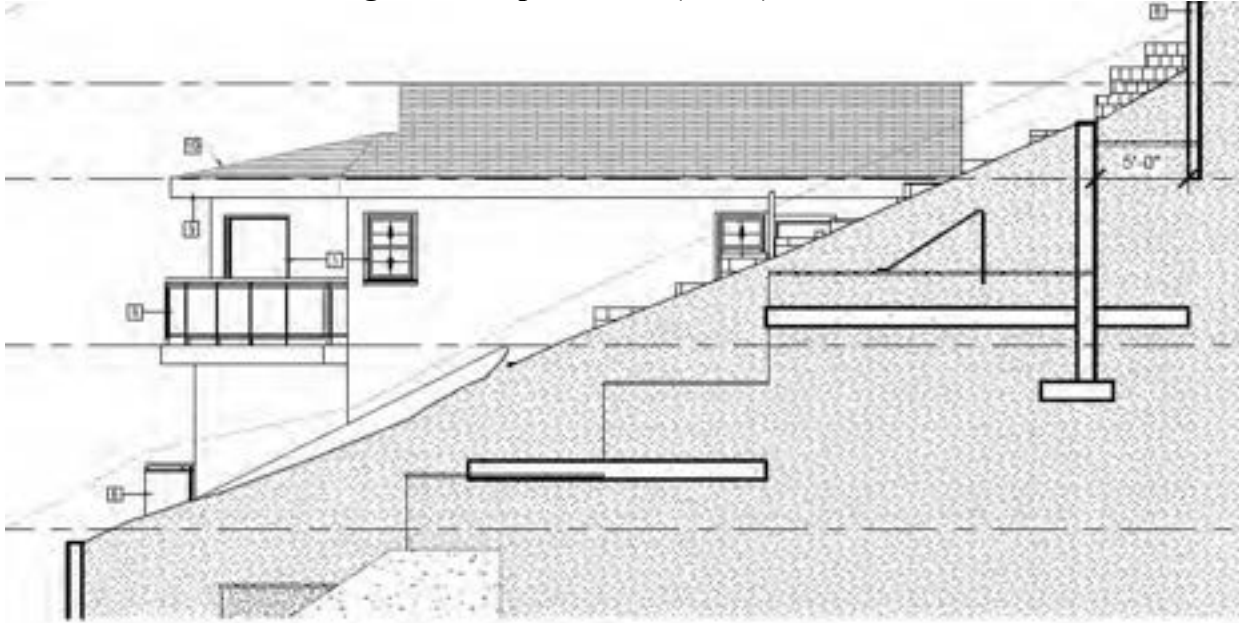


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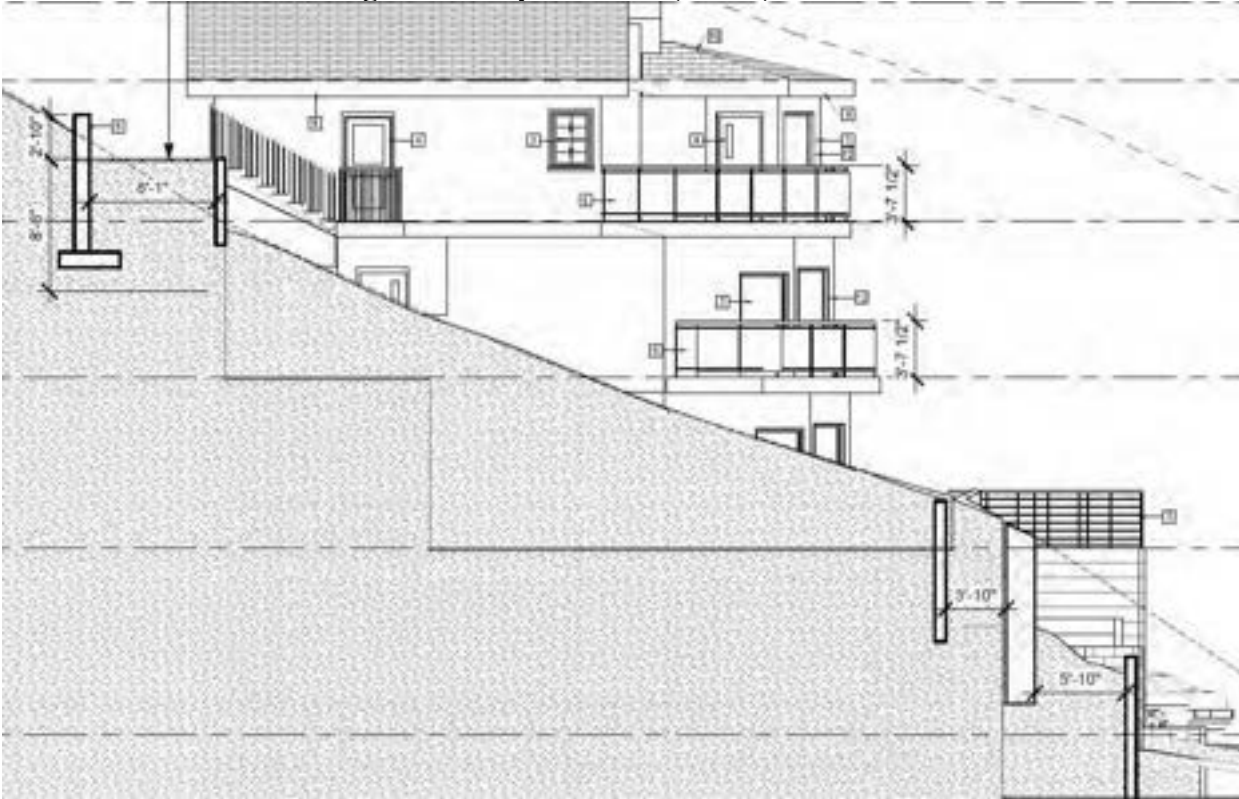
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**Figure 5: Proposed Side (South) Elevation**



**Figure 6: Proposed Side (North) Elevation**

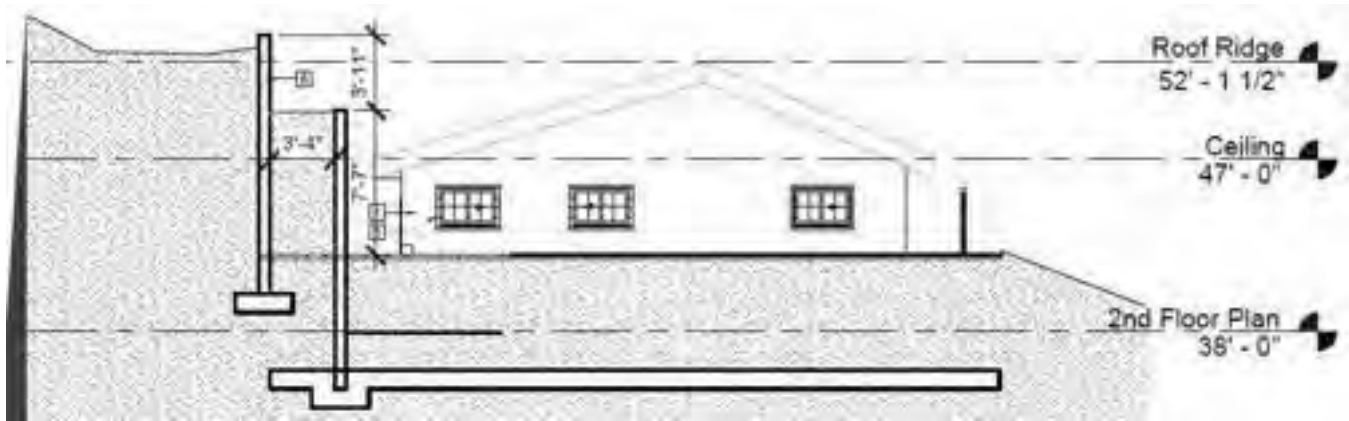


**Figure 7: Proposed Rear (East) Elevation**

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## Architectural Design and Neighborhood Compatibility

The Hillside Development Design Guidelines in Section 36.340.040 of the SPMC and the City's residential design guidelines for hillside lots apply to the proposed project. To approve the project, the Planning Commission must find that the proposed project is consistent with City's design requirements and must make the findings for approval for Design Review. These guidelines and findings require projects to be compatible within the neighborhood context and surrounding architectural characteristics so as not to adversely impact the character of the City.

Generally, the hillside design standards call for new development to avoid ridgelines, be compatible with the surrounding neighborhood, reduce massing, and avoid a boxy appearance by varying setbacks, heights, and exterior materials. The architectural design requirements call for building forms to complement the character of the hillsides, feature high quality building materials, integrate decks and other features into the design to avoid a "tacked on" appearance, and avoid long, blank walls. In general, the design should complement the character of the neighborhood.

The surrounding neighborhood includes large, multi-story homes in a variety of architectural styles. The proposed structure would be sited on the lowest portion of the lot to utilize the Public Works-required graded right-of-way and avoid impacting the views from hilltop homes. High quality materials and finishes, including a Tesla solar tile roof are proposed. The proposed contemporary hillside home is designed with consideration of the character and scale of the existing multi-story residential developments in the vicinity. The mass and scale of the proposed project is modest when compared to several neighboring properties along Peterson Avenue, see **Figure 8** and **Attachment 2**.

The required findings for approval of Design Review are stated below.

1. *Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);*

The General Plan designation for the subject is Low Density Residential and the project complies with the density of one dwelling and use. With the exception of the three variances being requested by the Applicant, the proposed project complies with the City of South Pasadena's Design Guidelines for Hillside Homes as to architecture, quality of materials, scale,

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building mass, building height, parking, lot coverage, and compatibility with the neighborhood.

2. *Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;*

The project involves construction of a custom single-family home with a junior ADU. The new home will provide sufficient size and space for residential living, with indoor and outdoor areas incorporated into the design. The ground level will accommodate the required garage parking, the level above the garage would be a junior ADU, and the two upper floors include the main living area. With the variance for the front setback due to block average, the proposed new home is consistent with the design standards. Based upon the height and mass of the house, location near the street, the house will not interfere with the use and enjoyment of neighboring, existing, or future developments. The proposed house is sited on a currently vacant hillside lot within a developed single-family residential neighborhood. The proposed use is consistent with other residential uses on adjacent properties and throughout the neighborhood.

The site complies with parking and the project is designed to accommodate the functions and activities related to a single-family residence. As conditioned, the project's mass, scale, bulk, and temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards. A construction management plan will be reviewed and approved by staff during the Building and Public Works permitting process (see **Attachment 5**).

3. *Is compatible with the existing character of the surrounding neighborhood and all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan;*

The project site is surrounded by multi-story residential buildings of different architectural styles. Except for the three variances sought, the project complies with all the development standards for zoning and hillside lots. The proposed contemporary architecture is compatible with the neighborhood and is aesthetically attractive. The building height, size, and form fits the size of the small lot. As proposed, the project complies with requirements contemplated by this section and the General Plan.

4. *Provides a desirable environment for its occupants and neighbors, and is aesthetically of good composition, colors, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.*

The proposed project has been designed with consideration to its future occupants and neighbors. The proposed project uses appropriate materials that complement the architecture. The home features large clean straight lines, glass railing systems on balconies, large windows, stucco, and a Tesla solar tile roof. The proposed residence incorporates a composition of high-quality materials that further assists in allowing for the preservation of a desirable and aesthetically appealing presentation with reasonable maintenance.

## Variances



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## *Reduce the Percentage of Site to Natural State & Vegetation*

SPMC Section 36.340.050(F) requires a minimum of 25 percent of the lot area plus the percentage of the average slope to be remediated to its natural state in terms of slope and vegetation. The existing average slope is approximately 54 percent, with the steepest portion in the public right of way and in front of the property. SPMC Section 36.340.050(F) require the project to remediate 79.6 percent of the site to its natural slope and vegetation. This would render almost 80 percent of the site undevelopable. The applicant is seeking a variance to reduce the percentage to 36.2% to be remediated to improve site stability, terracing and landscaping, and increase the buildable area. In lieu of meeting the slope remediation standard, the applicant proposes to landscape 52% of the lot and designed the home into the hillside to reduce its scale and massing.

The Planning Commission had approved variances for deviation from this requirement for the following projects:

Project	Lot Size (sq. ft.)	Home Size (sq. ft.)	Slope (%)	Natural State (%)			Approval Date
				Required	Proposed	Deviation	
226 Warwick	4,465	1,510	35.7	60.7	46.5	14.2	10-Dec-19
228 Warwick	4,352	1,334	37.8	62.8	45.3	17.5	10-Dec-19
804 Valley View	7,500	3,125	38.0	63.0	57.0	6.0	13-Oct-20
807 Rollin	9,970	3,411	22.1	47.1	23.0	24.1	12-Jan-21
1502 Indiana	7,170	2,362	38.0	63.0	38.5	24.5	Continued
<b>Subject Project</b>	<b>3,740</b>	<b>1,231</b>	<b>54.0</b>	<b>79.6</b>	<b>36.2</b>	<b>43.4</b>	<b>Pending</b>

## *Reduce the Front Yard Setback*

Public Works is requiring the applicant to grade the full width of the City's right of way at the ground (garage) level of the proposed project. The proposed project requests a variance from SPMC Section 36.340.050(A) seeking a reduction to the front yard setback requirement of 10 feet to five feet. This would allow encroachment of the garage, deck over the garage, and exterior staircase into the front setback, which allows the applicant to better utilize the newly graded front of the property, and nestle the structure into the hillside. Many existing homes in the neighborhood are also designed toward the front of the lot due to steep slopes.

The proposed residence was designed to follow terracing up the hill to reduce the appearance of massing and reduce the amount of cut into the hillside. When looking at seven properties along the same street as the subject site, the average setback between the structure and the front property line is 5 feet. The proposed front setback is 5 feet, based on the block average. The proposed variance is compatible with existing development in the neighborhood. Photographs of the surrounding neighborhood are included as **Attachment 2** and in **Figure 8**. Conceptual plans are included in **Attachment 7**.

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**Figure 8: Neighboring Homes**



*Increased Retaining Wall Height (Side and Rear Yard)*

The average slope of the subject site is 54.6 percent, as such, retaining walls are needed to properly secure the hillside. This variance request to permit the height of retaining walls to exceed the 6-foot standard in SPMC 36.340.040(I) is common for Hillside Development Permit projects. The retaining walls on the south side of the property and the retaining walls in the rear are both proposed to be 8 feet tall to safely facilitate the use of this residentially zoned site.

The applicant collaborated with Public Works Department on conceptual retaining wall designs toward the front portion of the property within the right-of-way, unrelated to the variance for retaining wall height in the side and rear. On June 7, 2021, the Director of Public Works reviewed

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the proposed plans and agreed that should the final retaining wall design require an encroachment permit, the department would be able to issue one.

To approve the Variances the Planning Commission must make the following findings:

1. *There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards;*

The legal, non-conforming size of the property and the naturally occurring steep slope are special circumstances applicable to the subject property that warrant variances. The innate limitations of the undersized lot and steep grade predicate a variance to exceed the natural slope and vegetation requirement of 25 percent plus the average slope. The property slopes upward with an average northeast facing slope of 54.6 percent, with the steepest portion in the public right-of-way and front of the property. A variance is necessary because remediating 25 percent of the lot area plus the percentage of the average slope to its natural state in terms of slope and vegetation would render approximately 80 percent of the property unbuildable. The small size of the lot and steepness of the hillside warrant the request for a reduction in the natural slope remediation requirement, reduction in front setback, and allowance of retaining walls over six feet in height in the rear and side of the property. The proposed five foot front setback is the block average along Peterson Avenue.

2. Granting the Variances would:

- a. *Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;*

The proposed variances are necessary to facilitate residential development on a residentially zoned site. The property is surrounded by existing single-family detached homes and is adjacent to a large home on a double lot (1824 Peterson). Several homes on Peterson Avenue have reduced front setbacks and oversized retaining walls. A sample of seven homes along Peterson Avenue had an average front setback of 5 feet. The requested variances would allow the property owner the enjoyment of property rights possessed by other owners in the neighborhood.

- b. *Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;*

The proposed project is a single-family detached home in the Low Density Residential land use category. The proposed home is designed with consideration of the character and scale of existing homes in the neighborhood.

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- c. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and*

Granting the variances would not constitute special privileges. The property is undersized, consists of a steep uphill slope, and Public Works is requiring the applicant to grade the City's right-of-way. The requested variances would allow the development of the site for residential use as intended in the General Plan and Zoning Code.

- d. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.*

The proposed project was designed by licensed and registered professionals to comply with the City of South Pasadena's adopted codes. The final plans and supportive documents would be required to also be prepared by licensed and registered professionals and then reviewed by the appropriate City departments for compliance with codes and all conditions of approval. The proposed project would not be materially detrimental to public health and safety. It would be designed to be compatible with the character of the neighborhood and in compliance with all conditions of approval.

Staff recommends that the Planning Commission make the findings for approval of the three proposed variances described herein and contained in the Resolution, pursuant to South Pasadena Municipal Code Section 36.410.080 (F).

## **Tree Removal Permit**

The construction of the home would require a Tree Removal Permit to remove 8 trees, ranging from fair condition to dead. Public Works Department granted conditional approval on February 4, 2021. A Biological Constraints Analysis was prepared by PSOMAS which concluded that much of the existing vegetation on the site was non-native (**Attachment 6**). The study identified 8 California Black Walnut trees in a degraded state. The analysis concluded that of the 8 California Black Walnut trees to be removed, 1 tree was dead and the others were rated in poor to fair health. The study recommended the following conditions that comply with the City of South Pasadena Tree Protection Ordinance, federal Migratory Bird Treaty Act, and California Fish and Game Code:

- “1. All conditions assigned to this project by the City of South Pasadena with respect to the California black walnut trees must be implemented.
2. The Project design must comply with the South Pasadena Outdoor Lighting Standard to avoid excessive lighting of surrounding areas.

3. Prior to initiation of any grading or vegetation removal activities during the nesting bird season (February 15 through August 31), a survey for active bird nests must be conducted and any subsequent recommendations by the surveying biologist must be implemented.”

Condition P12 of the draft resolution requires that, should construction activities be planned to begin during the nesting season, a nesting survey shall be completed by a qualified biologist within 3 days prior to the issuance of a grading permit. The proposed project would landscape 52 percent of the lot. The landscape plan includes maximizing tree placement for improved hillside retention, screening, and aesthetics. Additionally, a mixture of natural low growth plantings overhang walls complementing the hillside and reduce the appearance of the wall.

The proposed tree removals will require 46 replacement trees be planted on the property or on City property upon approval and a deposit in the amount of \$15,410 (\$335 per tree) for the required replacement trees to cover the cost of all required replacement trees, as determined by the city’s arborist. Pursuant to the South Pasadena Municipal Code Section 34.10(c), the Public Works Director at their discretion, may refer tree removals to the Natural Resources and Environmental Commission (NREC). Based on the poor to fair health of the trees, this tree removal application was not forwarded to the NREC for their consideration.

### **Environmental Analysis**

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15303, Class 3 for new construction of small structures including “up to three single-family residences” in “urban areas” and the proposed project is one single-family detached home and Section 15332 for in-fill development projects. The project site is a vacant lot with no historic resources or known habitat for endangered, rare or threatened species, is less than five acres, and is surrounded by urban development. The proposed project can be served by all required utilities and public services.

### **Findings**

Staff recommends that the Planning Commission make the findings in the Resolution, included as **Attachment 1**, and listed below for the Hillside Development Permit, Design Review, and Variances respectively.

### **Alternatives to Consider**

If the Planning Commission does not agree with Staff’s recommendation, the following options are available:

1. The Planning Commission may Approve the project with modified/added conditions; or
2. The Planning Commission may Continue the project to address comments discussed; or
3. The Planning Commission may Deny the project.

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## **Next Steps**

If the Planning Commission approves the project, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. Should there be no appeals during this 15-day period, the applicant may proceed through the Plan Check Process with the Building Department and staff will review the construction plans to ensure that all conditions are satisfied.

## **Fiscal Impact**

Processing of this application is covered by the application fees.

## **Public Notification**

The public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, publication in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

## **Public Comment**

No public comment has been received at the time of this report being prepared.

## **Attachments**

1. Resolution with Conditions of Approval
2. Neighborhood Photographs
3. Preliminary Grading Plans
4. Proposed Exterior Materials
5. Draft Construction Management Plan
6. Biological Constraints Analysis
7. Conceptual Development Plans

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## **ATTACHMENT 1**

Draft PC Resolution No. 21-\_\_  
with Conditions of Approval

## P.C. RESOLUTION NO. 21-\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2237-HDP/DRX/VAR/ADU/TRP CONSISTING OF A HILLSIDE DEVELOPMENT PERMIT, DESIGN REVIEW, VARIANCES, ACCESSORY DWELLING UNIT, AND TREE REMOVAL PERMIT FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY HOME, A JUNIOR ACCESSORY DWELLING UNIT, AND THE REMOVAL OF EIGHT TREES AT 1818 PETERSON AVENUE (APN: 5508-025-027)**

**WHEREAS**, the applicant, William Chu, submitted Project No. 2237-HDP/DRX/VAR/ADU/TRP consisting of a Hillside Development Permit, Design Review, Three Variances, Accessory Dwelling Unit, and Tree Removal Permit for the construction of a 1,231-square-foot multi-level single-family home with an attached garage and an attached 495-square-foot junior accessory dwelling unit on a vacant lot and removal of eight trees at 1818 Peterson Avenue (APN: 5508-025-027). The following entitlement applications were filed:

1. **Hillside Development Permit** to allow construction of a 1,231-square-foot, two-story single-family detached home including one 495-square-foot junior accessory dwelling unit, and an attached two-car garage on a 3,740-square-foot lot; and
2. **Design Review** for the exterior of the proposed home; and
3. **Variances** for retaining walls exceeding six feet in height, allow less area to be remediated to its natural slope and vegetation, and to reduce the front setback from 10 feet to 5 feet; and
4. **Accessory Dwelling Unit** to allow a 495-square foot JADU in the floor area between the garage and living area; and
5. **Tree Removal Permit** for eight trees as tentatively approved by the Public Works Department.

**WHEREAS**, the subject site consists of a vacant hillside lot which is surrounded by developed single-family residential lots and is not located in a historic or potential historic district; and

**WHEREAS**, the project site is located in the Single-Family Residential (RS) zone and is also subject to the Hillside Protection Ordinance due to the average slope of the site being 20% or greater (54.6%); and

**WHEREAS**, the project is conditioned to grade the public right-of-way for the width of the subject property per Public Works standards; and



**WHEREAS**, the applicant has provided conceptual plans, architectural renderings, preliminary grading plans, biological resources constraints analysis, and a draft construction management plan in support of the applications; and

**WHEREAS**, the proposed project is considered a “Project” as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, the City determined that the proposed project qualifies Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA); and

**WHEREAS**, in accordance with state law, on August 13, 2021, the City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the proposed project in the South Pasadena Review, a local newspaper of general circulation, regarding the City of South Pasadena Special Planning Commission meeting of August 25, 2021. In addition, on August 11, 2021, a public hearing notice was mailed to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission for the proposed project.

**WHEREAS**, on August 25, 2021 the Planning Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the Hillside Development Permit, Design Review, Variances, Accessory Dwelling Unit, and Tree Removal Permit for the single-family residence at 1818 Peterson Avenue.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et. Seq. (“CEQA”), and the State’s CEQA Guidelines, the Planning Commission finds that the project is Categorically Exempt under Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (In-Fill Development Projects) of the CEQA guidelines and that the project meets the specifications below:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project is consistent with the General Plan designation of Low Density Residential which allows detached single-family units and the zoning designation of Residential Single-Family which is intended for the development of detached, single-family homes

and accessory dwelling units. The project meets the intent of the Hillside Protection ordinance which aims to ensure that new development within hillside areas does not adversely impact the character of the city. With the granting of three variances due to unique site circumstances, the project is consistent with all the requirements of the Hillside Protection ordinance and the Residential District General Development Standards of the RS zone.

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The site is located in an urban area within city limits on a 3,740-square-foot lot that is surrounded by developed residential lots with multi-story single-family homes.

**3. The project site has no value as habitat for endangered, rare or threatened species.**

The site is in a developed urban area and hosts mostly invasive and non-native plants. A biological constraints analysis was prepared that concludes that there is a degraded walnut grove on the site. Of the eight trees to be removed, one is dead, and the others are in poor to fair condition. As conditioned, should construction activities be planned to begin during the nesting season, a nesting survey shall be completed by a qualified biologist within three days prior to the issuance of a grading permit.

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

Approval of the project will not result in any significant effects relating the traffic, noise, air quality, or water quality. The project will provide for one single-family residence and a junior accessory dwelling unit which will not result in traffic impacts, and the driveway and access will not generate any traffic hazards. Construction noise and dust will be subject to compliance with city ordinance, the Monterey Hills Construction Plan, and the development will not create any ongoing noise or air quality issues. A draft construction management plan was submitted as part of this application. The project is required to provide a final construction management plan.

**5. The site can be adequately served by all required utilities and public services.**

The site is served by public sewer, water, gas, and electricity, and cable/internet. The site is served by existing municipal, county, and other public services related to law enforcement, fire protection, schools, libraries, and recreation.

## **SECTION 2: HILLSIDE DEVELOPMENT PERMIT FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Hillside Development Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.065(F), as follows:

**1. The proposed use complies with the requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code.**

The proposed project is located within a Residential Low Density zoning district. With the variance to reduce the percentage of natural slope remediation due to existing average slope and the decrease in front setback based on the block average, the proposed project is in compliance with the SPMC Hillside Protection Development Standards. With the variance for increasing retaining wall height from six to eight feet, the proposed project design is consistent with the design standards as stated in the South Pasadena Zoning Code, Section 36.340.040 (Hillside Development Design Guidelines). As required and conditioned, all construction documents, including grading plans and calculations, would be prepared by professional architects or engineers and must be formally reviewed and approved by the appropriate City departments prior to issuing permits.

**2. The proposed use is consistent with the General Plan and any applicable specific plan.**

The South Pasadena General Plan (Section 2.5G) outlines the goals for Hillside Development. Goal No. 19 of the General Plan is to ensure that new development within the hillside areas of South Pasadena does not adversely impact the character of the City. The project proposal is to construct a new single-family detached, multi-story residence with an attached junior accessory dwelling unit on a vacant hillside lot in a neighborhood of existing multi-story, hillside homes. The project is consistent with the General Plan designation of Low Density Residential which allows detached single-family units and the zoning designation of Residential Single-Family which is intended for the development of detached, single-family homes. A two-story residence above an attached garage and attached junior accessory dwelling unit is a use anticipated in this zoning district. The project is consistent with the intent of Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development in hillside areas is compatible with the community character. The project uses thoughtful site design to nestle a high-quality contemporary, visually interesting home into the hill. The project is considerate of the character and modest in comparison to the scale of the existing single-family developments in the vicinity. The proposed use, with granting of the requested variances, is consistent with applicable zoning ordinances.

**3. 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 the persons residing or working in the neighborhood of the proposed use.**

The proposed use of the project is a single-family residence in a Residential Single Family zoning district. A junior accessory unit is also consistent with the zoning; to be permitted

via administrative review. The establishment, maintenance, and operation one home that includes one junior accessory dwelling unit is anticipated and permitted by the Zoning Code. This use is consistent with existing development in the neighborhood. Licensed or registered professionals are required to prepare the construction documents and supportive materials, all of which will be reviewed and approved by the appropriate City department(s). As conditioned, a Construction Management Plan would be followed. The proposed project will be constructed within the parameters allowed by the City's adopted codes and inspected prior to the City issuing a Certificate of Occupancy.

- 4. 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 residence would be compatible with the neighborhood context of developed single-family homes. Therefore, the proposed use of a new single-family residence on the subject site would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. There are no significant environmental areas or features on the subject site such as a riparian habitat or significant ecological areas. Nor are there geologic or hydrologic features such as ridgelines or liquefaction zones on the site. As stated above, the final plans, calculations, and other supportive documents are required to be prepared by licensed or registered professionals. The documentation would be reviewed and approved by the appropriate City department(s) prior to permit issuance. As conditioned, construction would follow the methodology and general scheduled outlined in a Construction Management Plan.

- 5. 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 aesthetics, character, scale, and view protection.**

The Design Review findings outlined below indicate that the proposed project design, location, operational characteristics, and size are compatible with the existing and future land uses in the vicinity in terms of aesthetics, character, scale, and view protection. The design of the proposed new house complements the character of the hillside in that it is below the maximum height limit, the maximum allowable lot coverage, and its reduction in visual massing through the use of varying wall planes, windows, decks, and roof heights.

### **SECTION 3: DESIGN REVIEW FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Design Review Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.040(I), as follows:

- 1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans).**

The project is consistent with the General Plan designation of Low Density Residential which allows detached single-family units and the zoning designation of Residential Single-Family which is intended for the development of detached, single-family homes. The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The project uses thoughtful site and architectural design which conforms to the terrain in keeping with the hillside development standards and design guidelines. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the approval of the proposed variances, the proposed project meets all the requirements of the Hillside Protection ordinance, the Residential District General Development Standards of the RS zone, and the City's adopted Design Guidelines for new single-family residences on hillside sites.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.**

The proposed project will accommodate the single-family functions and activities proposed for the site. The new home will provide sufficient size and space for residential living, with indoor/outdoor living incorporated into the architectural design. The ground level will accommodate the required garage parking, the level above the garage would be a future junior accessory dwelling unit, and the two upper floors include the living area. With the variance for the front setback due to block average, the proposed new home is consistent with the design standards. Based upon the height and mass of the house, location near the street, the house will not interfere with the use and enjoyment of neighboring, existing, or future developments. The proposed house is sited on a currently vacant hillside lot within a developed single-family residential neighborhood.

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan.**

The existing character of the surrounding neighborhood consists of single-family residential and is predominately two-story homes above garages. There are a variety of architectural styles in the neighborhood. The proposed project incorporates a modern aesthetic with a low-pitch roof design, large windows, glass-paned decks, and material palate consisting of high-quality materials. The overall design of the project will maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan.

- 4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed home will incorporate indoor and outdoor design elements that should provide an abundance of air and natural light into the home. Large windows and doors will be located along areas that open up to outdoor spaces to bring in light, reduce mass, and provide visual relief from the proposed development. The proposed residence incorporates a pleasing composition of high-quality materials that further assists in allowing for the preservation of a desirable and aesthetically appealing presentation with reasonable maintenance and upkeep.

#### **SECTION 4: VARIANCE FINDINGS FOR REDUCTION OF NATURAL STATE AND VEGETATION PERCENTAGE**

The Planning Commission finds that the proposed project is consistent with all three applicable findings to grant a Variance for a reduction in the percentage of the project site to its natural state and vegetation pursuant to South Pasadena Municipal Code Section 36.410.080 as follows:

- 1. There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards.**

There are special circumstances applicable to the subject property which consists of an average steep upslope of approximately 54 percent. South Pasadena Municipal Code Section 36.340 050(F) requires a minimum of 25 percent of the lot area plus the percentage of the average slope to be remediated to its natural state and vegetation. This would render almost 80% of the site undevelopable. The lot is also substandard in size for a Residential Single-Family (RS) zone, consisting of only 3,734 square-feet. To be able to build and comply with the required site area to be remediated to its natural slope and vegetation, the variance for a reduction in the percentage of the site to be remediated is needed.

- 2. Granting the Variance would:**

- a. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;**

The subject site is surrounded by existing single-family residences of varying architectural styles and sizes. These homes were built before the City Council's adoption of the new hillside regulations. The applicant has proposed to locate the house as close to the street as allowed in an effort to reduce the impacts of the house on the surrounding residential neighborhood and excavation of the hillside. Additionally, the applicant is proposing a landscape plan

incorporating trees and shrubs that will help to further screen the project.

**b. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;**

The proposed project is consistent with the General Plan, the City's adopted Design Guidelines for new single-family residences in hillside sites, and the height limit established by the 1983 initiative. The proposed new hillside home is designed with consideration of the character and scale of the existing single-family developments in the vicinity. The height of the proposed house is at the allowable height of 28 feet for a roof with a pitch of 3:12 or greater and the scale of the proposed project is smaller than the surrounding properties on the street.

In addition, General Plan Policy 19.9 prohibits grading on slopes excess of 30 percent. This policy would restrict the property owner from any development of their site. However, the Planning and Community Development Director determined grading was allowed when sufficient technical information has been provided to support that such development would have no negative impacts on the property, adjacent properties, or on the safety and welfare of the public. The applicant has provided a preliminary geotechnical report and biological survey stating that the site would not create a negative impact to the surrounding area.

**c. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and**

The granting of the Variance would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district. The subject site consists of a steep uphill slope and sits within the middle of developed parcels in a densely developed residential neighborhood consisting of single-family homes on substandard hillside lots and narrow streets. The site limitations are inconsistent with the limitations imposed on other properties in the neighborhood given that the project has a steep terrain and is a substandard lot.

**d. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

The excavation into the hillside has been minimized as much as possible and retaining walls are proposed to help maintain the hillside.

**3. The proposed project would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.**

The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles. The project is consistent with the contemporary style through its materials palette and building features.

## **SECTION 5: VARIANCE FINDINGS FOR REDUCTION OF FRONT YARD SETBACK**

The Planning Commission finds that the proposed project is consistent with all three applicable findings to grant a Variance for a reduction in the front yard setback pursuant to South Pasadena Municipal Code Section 36.410.080 as follows:

- 1. There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards.**

Public Works is requiring the applicant to grade the full width of the City's right of way at the ground (garage) level of the proposed project. The proposed project requests a variance from SPMC Section 36.340.050(A) seeking a reduction to the front yard setback requirement of 10 feet to five feet to reduce the amount of cut into the hillside and allow for development of the single-family residence.

- 2. Granting the Variance would:**

- a. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;**

A reduction to the front yard setback requirement of 10 feet to five feet would allow encroachment of the garage, deck over the garage, and exterior staircase into the front setback, which allows the applicant to better utilize the newly graded front of the property, and nestle the structure into the hillside. Many existing homes in the neighborhood are also designed toward the front of the lot due to steep slopes.

- b. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;**

The proposed project is consistent with the General Plan, the City's adopted Design Guidelines for new single-family residences in hillside sites, and the height limit established by the 1983 initiative. The proposed new hillside home is designed with consideration of the character and scale of the existing single-family developments in the vicinity.

In addition, General Plan Policy 19.9 prohibits grading on slopes excess of 30 percent. This policy would restrict the property owner from any development of their site. However, the Planning and Community Development Director determined grading was allowed when sufficient technical information has been provided to support that such development would have no negative impacts on the property, adjacent properties, or on the safety and welfare of the public. The applicant has provided a preliminary geotechnical report and biological survey stating that the site would not create a negative impact to the surrounding area.



**c. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and**

The granting of the Variance would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district. The subject site consists of a steep uphill slope and sits within the middle of developed parcels in a densely developed residential neighborhood consisting of single-family homes on substandard hillside lots and narrow streets. The site limitations are inconsistent with the limitations imposed on other properties in the neighborhood given that the project has a steep terrain and is a substandard lot.

**d. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

The excavation into the hillside has been minimized as much as possible and retaining walls are proposed to help maintain the hillside.

**3. The proposed project would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.**

The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles. The proposed residence was designed to follow terracing up the hill to reduce the appearance of massing and reduce the amount of cut into the hillside. When looking at seven properties along the same street as the subject site, the average setback between the structure and the front property line is 5 feet. The proposed front setback is 5 feet, based on the block average. The proposed variance is compatible with existing development in the neighborhood.

**SECTION 6: VARIANCE FINDINGS FOR INCREASED RETAINING WALL HEIGHT FOR SIDE AND REAR YARD**

The Planning Commission finds that the proposed project is consistent with all three applicable findings to grant a Variance for an increased in retaining wall height pursuant to South Pasadena Municipal Code Section 36.410.080 as follows:

- 1. There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards.**

There are special circumstances applicable to the subject property which consists of an average steep upslope of approximately 54 percent. As such, retaining walls are needed to properly secure the hillside. This variance request to permit the height of retaining walls to exceed the 6-foot

standard in SPMC 36.340.040(I) is common for Hillside Development Permit projects. The retaining walls on the south side of the property and the retaining walls in the rear are both proposed to be 8 feet tall to safely facilitate the use of this residentially zoned site.

The applicant collaborated with Public Works Department on conceptual retaining wall designs toward the front portion of the property within the right-of-way, unrelated to the variance for retaining wall height in the side and rear. On June 7, 2021, the Director of Public Works reviewed the proposed plans and agreed that should the final retaining wall design require an encroachment permit, the department would be able to issue one.

## **2. Granting the Variance would:**

### **a. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;**

The subject site is surrounded by existing single-family residences of varying architectural styles and sizes. These homes were built before the City Council's adoption of the new hillside regulations. The applicant has proposed to locate the house as close to the street as allowed in an effort to reduce the impacts of the house on the surrounding residential neighborhood and excavation of the hillside.

### **b. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;**

The proposed project is consistent with the General Plan, the City's adopted Design Guidelines for new single-family residences in hillside sites, and the height limit established by the 1983 initiative. The proposed new hillside home is designed with consideration of the character and scale of the existing single-family developments in the vicinity.

In addition, General Plan Policy 19.9 prohibits grading on slopes excess of 30 percent. This policy would restrict the property owner from any development of their site. However, the Planning and Community Development Director determined grading was allowed when sufficient technical information has been provided to support that such development would have no negative impacts on the property, adjacent properties, or on the safety and welfare of the public. The applicant has provided a preliminary geotechnical report and biological survey stating that the site would not create a negative impact to the surrounding area.

### **c. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and**

The granting of the Variance would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district. The subject site consists of a steep uphill slope and sits within the middle of developed parcels in a densely developed residential neighborhood consisting of single-family homes on substandard hillside lots and narrow streets. The site limitations are inconsistent with the

limitations imposed on other properties in the neighborhood given that the project has a steep terrain and is a substandard lot.

**d. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

The excavation into the hillside has been minimized as much as possible and 8-foot high retaining walls are proposed to help maintain the hillside.

**3. The proposed project would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.**

The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles. The project is consistent with the contemporary style through its materials palette and building features.

**SECTION 7: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission’s decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Planning and Building Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

**SECTION 8. DETERMINATION**

Based upon the findings outlined in Sections 1-3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves the application for a Hillside Development Permit, Design Review, Variances, Accessory Dwelling Unit, and Tree Removal Permit for the construction of a new single-family residence subject to the Conditions of Approval that are attached hereto as Exhibit “A.”

**SECTION 9: APPEALS**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than (15) days, following the date of the Planning Commission’s final action.

**SECTION 10: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed special meeting held on the 25th day of August, 2021.

**-Signature on the following page-**

**PASSED, APPROVED, AND ADOPTED this 25th day of August, 2021 by the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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John Lesak, Chair

**ATTEST:**

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Laura Dahl, Secretary to the Planning Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**PROJECT NO. 2237 – HDP/DRX/VAR/ADU/TRP**  
**1818 PETERSON AVENUE (APN: 5508-025-027)**

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**PLANNING DIVISION**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on August 25, 2021:
- a. **Hillside Development Permit** to allow construction of a 1,231-square-foot, two-story home with an attached 504-square-foot 2-car garage, and an attached 495-square-foot accessory dwelling unit on an approximately 3,740-square-foot lot with an average slope of 54.6%; and
  - b. **Design Review** for the proposed project; and
  - c. **Variations** to allow side and rear retaining walls to exceed six feet in height, allow less area to be remediated to its natural slope and vegetation, and to reduce the front setback from 10 feet to 5 feet; and
  - d. **Accessory Dwelling Unit** to allow a 495-square foot JADU in the floor area between the garage and living area; and
  - e. **Tree Removal Permit** to remove four trees on the site.
- P2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with this approval.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South

Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval.

- P7. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.

### Notes on Construction Plans

The following conditions shall be noted on the construction plans and the contractor shall be responsible to implement and monitor compliance with these conditions:

- P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P9. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- P10. During construction, the clearing, grading, earth moving, excavation operations, or transportation of cut or fill materials that cause fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to the maximum extent feasible to prevent fugitive dust; and
  - b. All material excavated or graded shall be sufficiently watered to prevent dust from leaving the construction area and to create a "crust" after each day's activities ceases. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
  - c. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent fugitive dust;
  - d. All area of vehicle movement shall be water appropriately to prevent dust from leaving the construction site;
  - e. Soil stockpiles for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation;
  - f. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads; and

- g. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P11. The applicant and the applicant's construction manager shall participate in a pre-construction meeting with the City of South Pasadena Planning and Building Divisions, and Public Works Department, to ensure all parties involved understand and implement appropriate construction measures and practices as required by the City, are aware of when construction will occur, what to expect, and to identify potential conflicts to eliminate otherwise unanticipated problems prior to the start of grading.
- P12. If construction activities are to commence during the nesting season (January 15-September 15), a nesting survey shall be completed by a qualified biologist within 30 days prior to the issuance of a grading permit to determine whether nesting birds are present. If active nests are found on site, the nesting survey shall identify appropriate measures to protect them, including buffer space between nests and construction and/or biological monitoring.
- P13. The project design must comply with the South Pasadena Outdoor Lighting Standard to avoid excessive lighting of surrounding areas.

**Prior to Issuance of Grading Permit**

- P14. The applicant shall submit a construction management plan for approval by the Building, Planning, and Public Works Departments. The construction management plan shall include, but not be limited to:
  - a. A proposed haul route and location of a proposed off-site construction staging area where project construction workers and/or subcontractors will park and equipment will be stored. Equipment and construction staging area shall be located away from adjacent residential uses. Any construction activity that may require closing public roadways shall be identified and mitigation identified as part of the staging plan. The applicant shall obtain input from Public Works to identify haul route and staging area. The applicant shall provide notification of at least 48 hours prior to any road closure to all affected property owners.
  - b. A plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas (refer to Condition No. P9).
  - c. A traffic control plan for the duration of the construction prepared by a licensed civil engineer for approval by the City Engineer. The applicant shall notify businesses, residents impacted by any parking restrictions, road closure, and any off-site staging areas during construction.

- d. A list of construction equipment, fixed or mobile, showing that all equipment will be equipped with properly operating and maintained mufflers and other state-required noise-attenuation devices.
- e. A plan for limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the project site to no more than one or two pieces of heavy-duty, off-road equipment to reduce construction noise levels.
- f. A sign of at least 24" x 36", legible at a distance of 50 feet, shall be posted at the project site and shall contain the following information:
  - i. Indicate the dates and duration of construction activities.
  - ii. A construction manager (name and telephone number) responsible for maintaining the public right-of-way and project site during all stages of construction until the project is completed.
  - iii. A 24-hour emergency contact person (name and a telephone number) where residents and affected public stakeholders can inquire about the construction process and register complaints. This person shall also be responsible for responding to any complaints about construction noise or activities associated with this project and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. All complaints shall be addressed within 24 hours and the person registered the complaint shall be notified of the resolution.

P15. A Tree Removal Permit shall be issued by Public Works for the removal of 8 trees. All requirements and conditions of the permit shall be met prior to initiating grading and shall continue in effect as described in the permit or until project is complete.

P16. The applicant shall grade the public right-of-way and obtain any encroachment permits as necessary per the direction of Public Works.

### **Prior to issuance of Building Permits**

P17. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.

P18. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Community Development Director. The applicant shall be responsible for consultant cost for reviewing the landscape and irrigation plans. The final landscape plans shall provide, but not limited to the following:

- a. Screening of all above ground equipment from public view.
- b. Incorporating the Tree Removal Permit conditions included in the Arborist Report described above.



- c. Using California Native plants exclusively in all areas marked as "natural state" on the slope analysis.

P19. The construction plan shall show that all lighting on the site will be directed downward and shielded to prevent off-lighting on adjacent properties.

### **Prior to Final Inspection**

P20. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:

- a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
- b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

P21. The applicant/owner shall record a deed restriction against the subject property and provide a copy to the City. The deed restriction shall include prohibition on the sale of the junior accessory dwelling unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future property purchasers, and a restriction on the size and attributes of the junior accessory dwelling unit that conforms to the South Pasadena Municipal Code.

### **BUILDING AND SAFETY DIVISION**

B1. Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall reimburse the City for all costs incurred to have the project soils report evaluated by an independent, third-party, peer-level soils and /or geological engineer. Approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.

B2. Single-family dwelling development where any portion of the disturbed area with a slope equal to or greater than twenty-five percent when calculated in accordance with the methods prescribed by the current Zoning Code shall comply with Low Impact Development requirements per City's Ordinance. The project soils report shall include a percolation test in determining the feasibility of on-site capability of stormwater infiltration.

B3. The design and construction of new building on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent) shall comply with seismic design provisions per section 1613.6 of Los Angeles County Building Code. The project soils

- report shall provide design recommendations for foundation anchorage in accordance with this section.
- B4. Building clearances from ascending slope steeper than one unit vertical in three units horizontal (33.3% slope) not meeting the minimum requirements per Figure R403.1.7.1 of the Residential Code shall be substantiated by the project geotechnical engineer and be subsequently approved by the Building Official per Section R403.1.7.4.
  - B5. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
  - B6. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
  - B7. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
  - B8. Park Impact Fee to be paid at the time of permit issuance.
  - B9. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
  - B10. It is recommended to assign 1818 Peterson Ave. as the address. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.
  - B11. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
    - a) Observation of cleared areas and benches prepared to receive fill;
    - b) Observation of the removal of all unsuitable soils and other materials;
    - c) The approval of soils to be used as fill material;
    - d) Inspection of compaction and placement of fill;
    - e) The testing of compacted fills; and
    - f) The inspection of review of drainage devices.
  - B12. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
  - B13. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.

- B14. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B15. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
- B16. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B17. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans.
- B18. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B19. Exterior stairway shall not have a flight of stair of vertical rise greater than 151 inches between floor levels and landings per Section R311.7.3 of the Residential Code.
- B20. Project shall comply with the CalGreen Residential mandatory requirements.
- B21. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- B22. Separate plan review and permit is required for each detached retaining wall.
- B23. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit and a separate is required for Fire Sprinklers.

## **PUBLIC WORKS DEPARTMENT**

### General Requirements:

- PW 1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned.
- PW 2. The applicant shall provide a copy of a current Title Report (effective date shall be within the last 60 days). The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. Any conflict with existing easements resulting

in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.

Fees:

- PW 3. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee for two (2) reviews and an additional fee for each additional review and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW 4. The applicant shall be responsible for all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- PW 5. The applicant shall provide a deposit of \$12,000 for a Deputy Inspector for hillside construction. Whenever the balance drops below \$6,000, the applicant shall be required to make an additional deposit of \$6,000. Any unused funds will be refunded to the applicant at the completion of the project.
- PW 6. The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW 7. The applicant shall comply with all requirements of the City of South Pasadena Low Impact Development (LID) Ordinance. The applicant shall include the necessary Best Management Practices (BMP) measures and a Standard Urban Storm Water Mitigation Plan (SUSMP) for construction and post-construction phases as part of the LID plan per SPMC Section 23.14. Provide a copy of the approved plan from the Building & Safety Department.
- PW 8. The applicant shall provide a copy of the Notice of Intent (NOI), a Waste Discharge Identification Number (WDID), and a Storm Water Pollution Prevention Plan (SWPPP) developed by a certified Qualified SWPPP Developer (QSD) per SPMC Section 23.12(b). Provide a copy of the approved plan from the Building & Safety Department.
- PW 9. The applicant shall construct a retaining wall along the frontage of the property for slope protection and to prevent sloughing of dirt onto the sidewalk.
- PW 10. Peterson Avenue shall be videotaped before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the start of construction. These video tapes shall be submitted to the City before start of the project and immediately upon completion of the project.

Utilities:

- PW 11. Provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
- PW 12. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW 13. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3. ADUs exempt per AB 881 unless City requires a new or separate utility connection directly between the ADU and the utility. Applicable to ADUs for (1) an ADU constructed with a new SFD (attached or detached), (2) the construction of a new detached ADU, and (3) any ADU as part of a multi-family residence. Not applicable to ADUs for (1) conversion of an attached ADU, (2) the addition of an attached ADU (like an addition to a house), and (3) the conversion of a detached ADU.
- PW 14. Provide a copy of a will-serve letter and receipt for the sewer connection fee from the Los Angeles County Sanitation District (LACSD). A copy of the receipt for any fees to be paid must be submitted before permit issuance. ADUs to verify with LACSD if applicable.
- PW 15. Show the location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).
- PW 16. Show the location and area of trench sections for the proposed sewer and water lines connection within the public right-of-way. Provide a trench restoration detail per City standards.
- PW 17. The applicant shall provide a new sewer connection to the property. The proposed sewer lateral shall be a four-inch (4") diameter vitrified clay pipe (VCP) that connects to the City sewer main within the public right-of-way.
- PW 18. The applicant shall provide a sewer study. Provide a report showing the proposed sewer outlet on Peterson Avenue has adequate capacity for the proposed sewage flow from the property.
- PW 19. The applicant shall contact the City of South Pasadena Water Division to verify the existing water meter connection is adequate for the proposed structure. Coordinate the size, location, and associated fee for a new water meter connection, as applicable. Please contact the Water Operations Manager at (626) 460-6393 for additional information.
- PW 20. Provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project (if existing utilities on site that are to be relocated.)
- PW 21. Improvement plans for underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easement that will

be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way.

### Street Improvements:

- PW 22. Show the existing grade, location, and dimensions of all existing and proposed conditions within public right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features for any proposed work within the public right-of-way.
- PW 23. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings fronting the property on Peterson Avenue to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW 24. If the street light to be relocated, the applicant shall submit a street lighting plan per City standards.
- PW 25. All flood control plans to be reviewed by the City or the Los Angeles County Flood Control District shall be submitted through the City of South Pasadena, unless otherwise directed by the City Engineer. For projects requiring LACFCD review, the developer shall pay the appropriate fees to LACFCD.
- PW 26. The applicant shall slurry seal the existing asphalt street fronting the property for the full width of the street. Slurry seal shall be Type II-CQS-1h-EAS and shall conform to the current edition of the Standard Specifications for Public Works Construction (SSPWC). Any pre-existing pavement markings and traffic striping shall be restored in accordance to the latest editions of the California Manual on Uniform Traffic Control Devices (CA MUTCD), Caltrans standards, and to the satisfaction of the City Engineer.
- PW 27. Provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.

### Trees:

- PW 28. Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW 29. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No.

2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.

PW 30. The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.

PW 31. A preconstruction survey for nesting birds shall be performed by a Designated Biologist no more than 30 days prior to the start of project activities. All native migratory non-game birds, including raptors, and their active nests are protected from "take" by Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). If active nests are found, the applicant shall provide a Nesting Bird Management Plan (NBMP) prepared by the Designated Biologist.

#### Encroachment/Traffic Control:

PW 32. The applicant shall provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.

PW 33. The applicant shall provide a haul route map, on-site staging plan, and indicate a contractor parking location to the Public Works Department for review and approval prior to issuance of permits. All vehicles including workers' vehicles shall not be parked near the construction site. Provide a shuttle service if necessary.

PW 34. Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. At least 48 hours advance notice shall be given to residents for street and lane closures. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. [A minimum of two Portable Changeable Message Signs (PCMS) are required to be placed in advance of the project site.] All street closures will require an encroachment permit from the Public Works Department.

PW 35. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and resident at least 48 hours in advance of the street closure.

PW 36. The applicant shall post temporary "No Parking " signs along the entire length of the property prior to the start of any construction. The temporary "No Parking" signs shall be covered at the end of each working day and uncovered at the start of the following

working day prior to any construction activity. If two-way traffic cannot be accommodated, a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor depicting the use of flagmen and/or detouring shall be submitted for review.

PW 37. No overnight storage of materials or equipment within the public right-of-way shall be permitted.

PW 38. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.

PW 39. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.

PW 40. The applicant shall be responsible for posting a project sign at the entrance to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of durable weather-resistant material. The applicant shall provide a 24-hour emergency contact number for the designated contact who will be responsible for maintaining the public right-of-way during the all stages of construction until the project is complete.

PW 41. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

#### Traffic:

PW 42. The applicant shall provide a traffic sight distance study prepared by a CA licensed civil engineer for vehicular ingress and egress from the proposed driveway entrance. The applicant shall be responsible for implementing safety measures based on the sight distance study.

#### **GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION**

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.



## **Building Division**

1. Applicable School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Applicable Park Impact Fee shall be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
6. Project shall comply with the CalGreen Residential mandatory requirements.
7. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.
8. A demolition permit is required for any existing structures to be demolished.
9. Single-family hillside homes shall comply with Low Impact Development (LID) standards for stormwater pollution control per Ordinance no. 2283.
10. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
11. Separate plan review and permit is required for each detached retaining wall.

## **Public Works Department**

12. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned.
13. The applicant shall be responsible for all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
14. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3.
15. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
16. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings fronting the property on Indiana

Avenue to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).

17. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
18. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
19. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
20. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

**ITEM NO. 1**

**ATTACHMENT 2**  
Neighborhood Photographs

# ITEM NO. 1

## AVERAGE SETBACK

ADDRESS #	LOT APN	BLDG. SETBACK from P.L.
1744 Peterson	5308-028-039	7' 4"
1818 Peterson Ave.	5308-025-027	
1824 Peterson Ave.	5308-025-006 & 007	1' 6"
1832 Peterson Ave.	5308-025-023	1' 11"
1836 Peterson Ave.	5308-025-024	4' 1"
1838 Peterson Ave.	5308-025-012	10' 0"
1848 Peterson Ave.	5308-024-001	8' 10"
1852 Peterson Ave.	5308-024-026	1' 11"
	subtotal	35' 4"
	average	5'



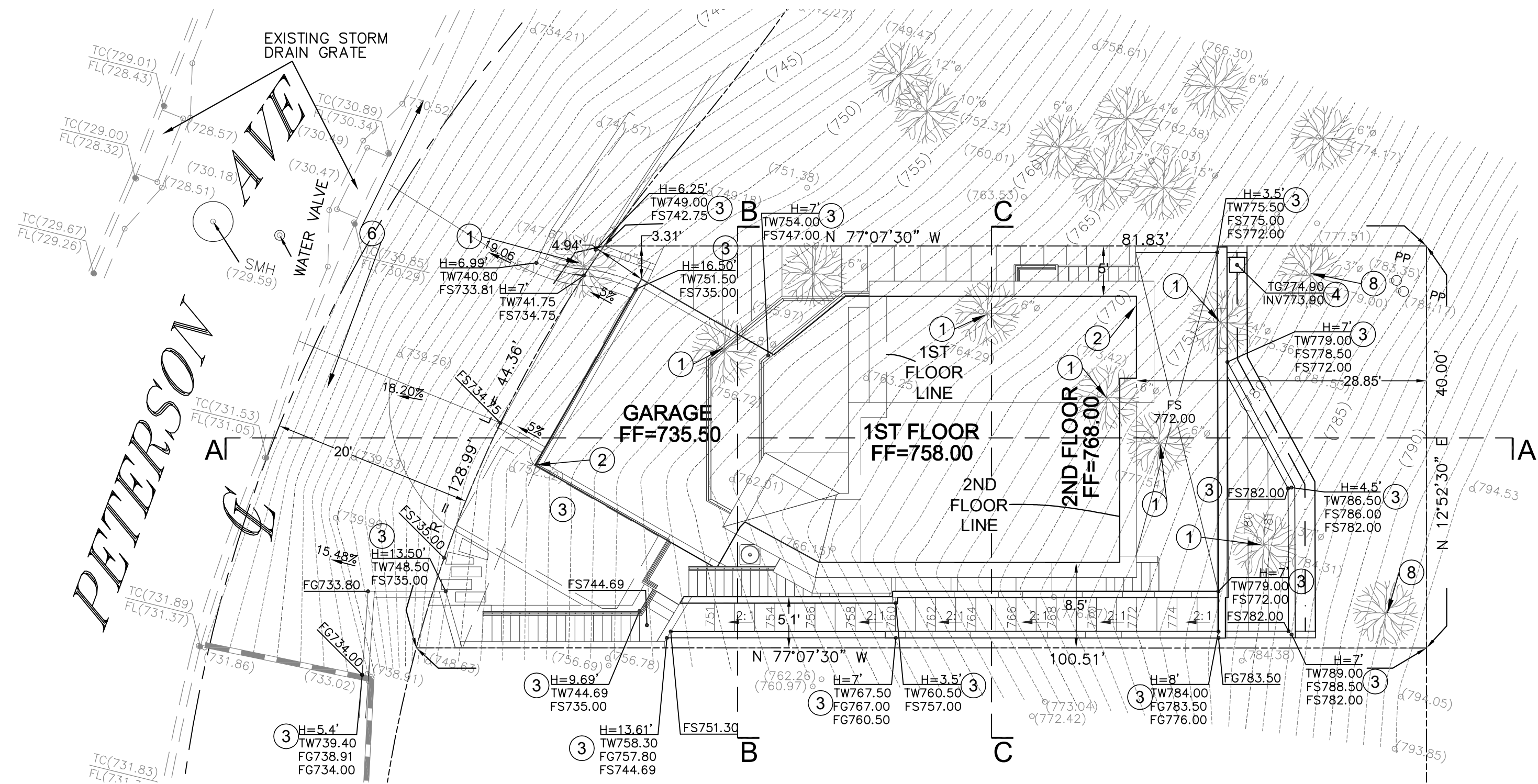
**ITEM NO. 1**

**ATTACHMENT 3**  
Preliminary Grading Plans

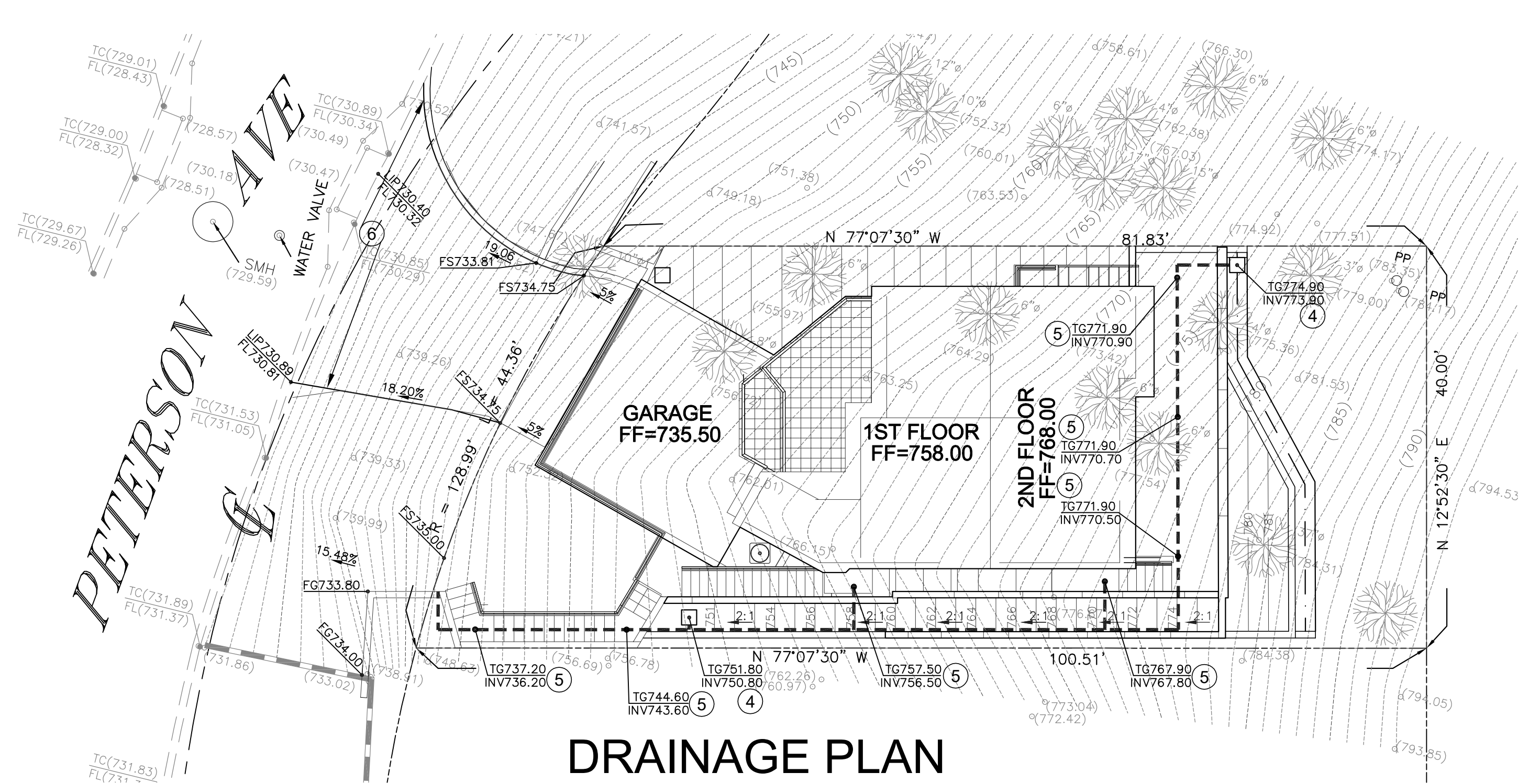


# PRELIMINARY GRADING PLAN

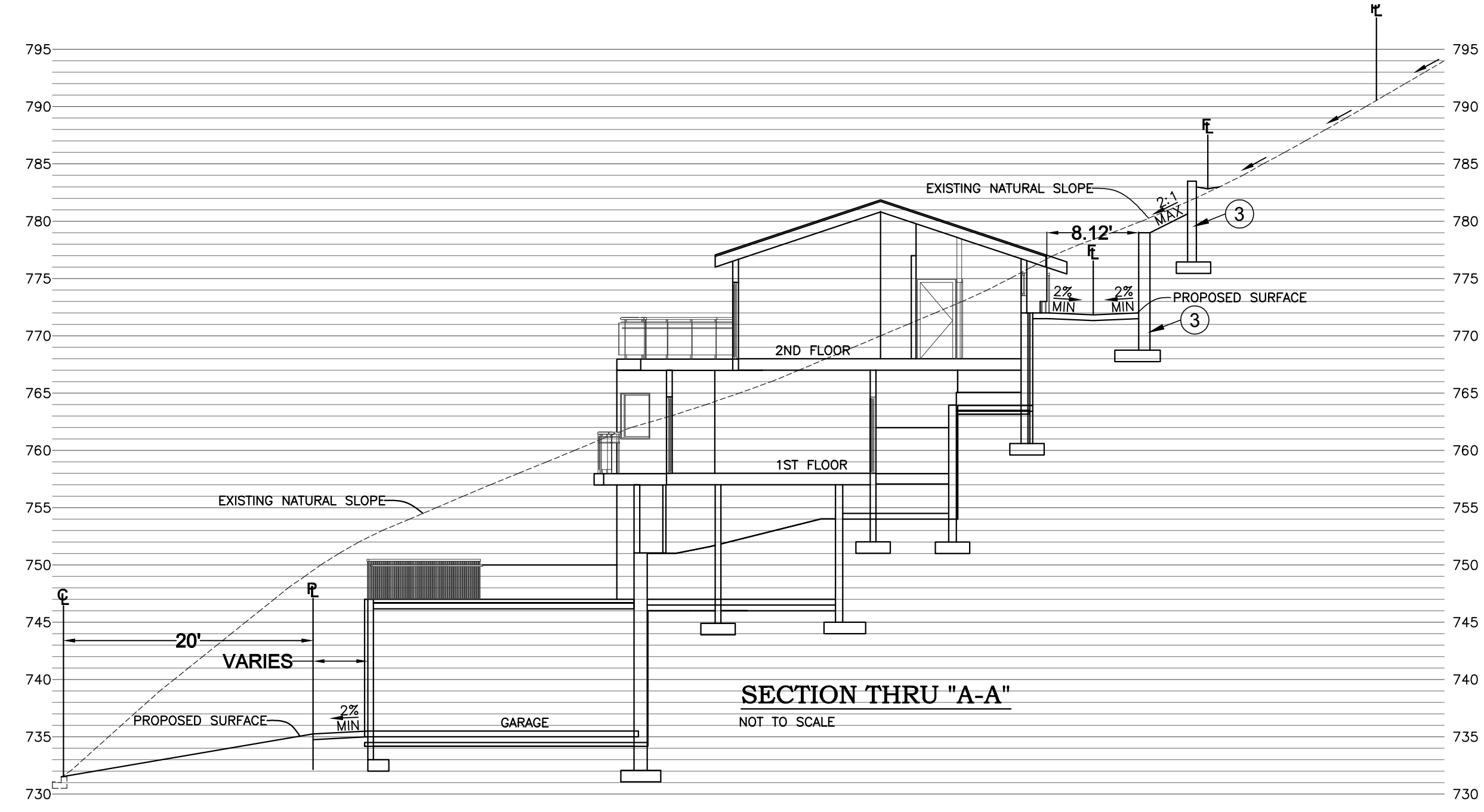
**CALLAND ENGINEERING, INC.**  
 dba QUARTECH CONSULTANTS  
 576 E. LAMBERT ROAD, BREA, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090



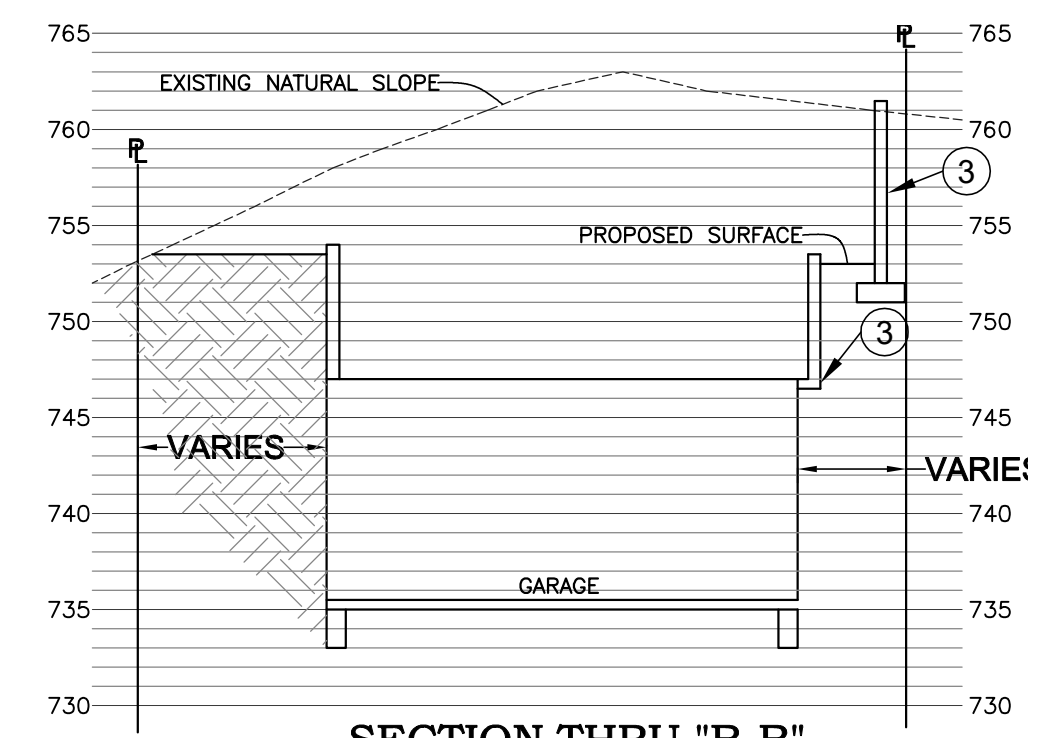
**GRADING PLAN**



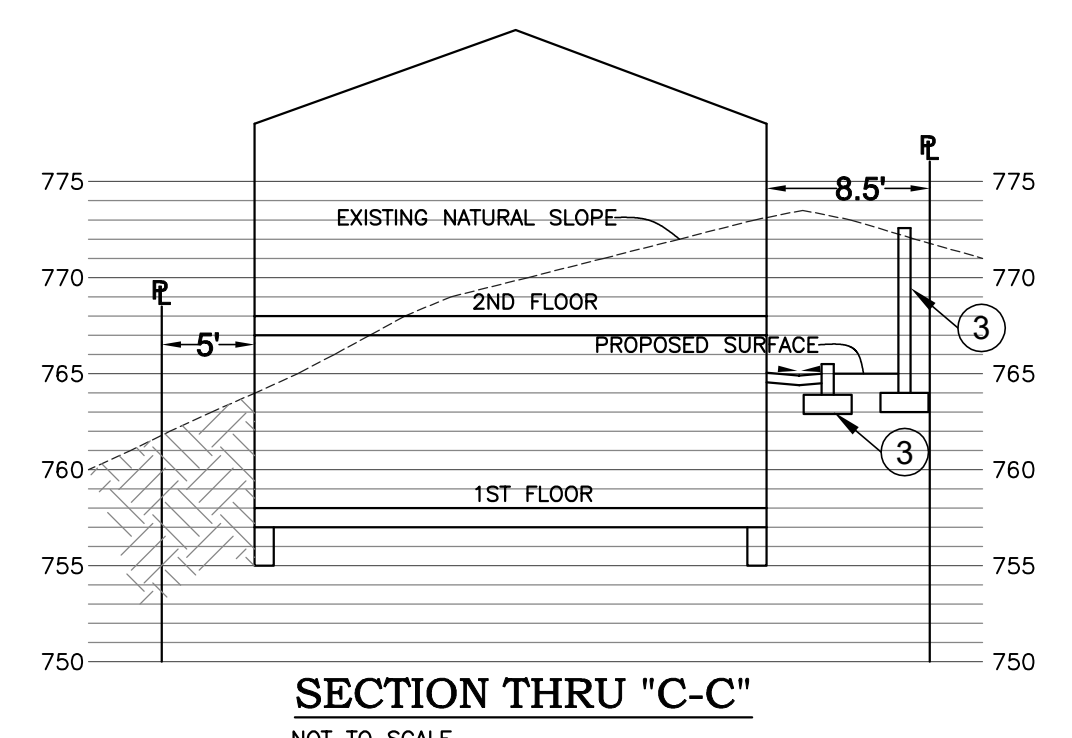
**DRAINAGE PLAN**



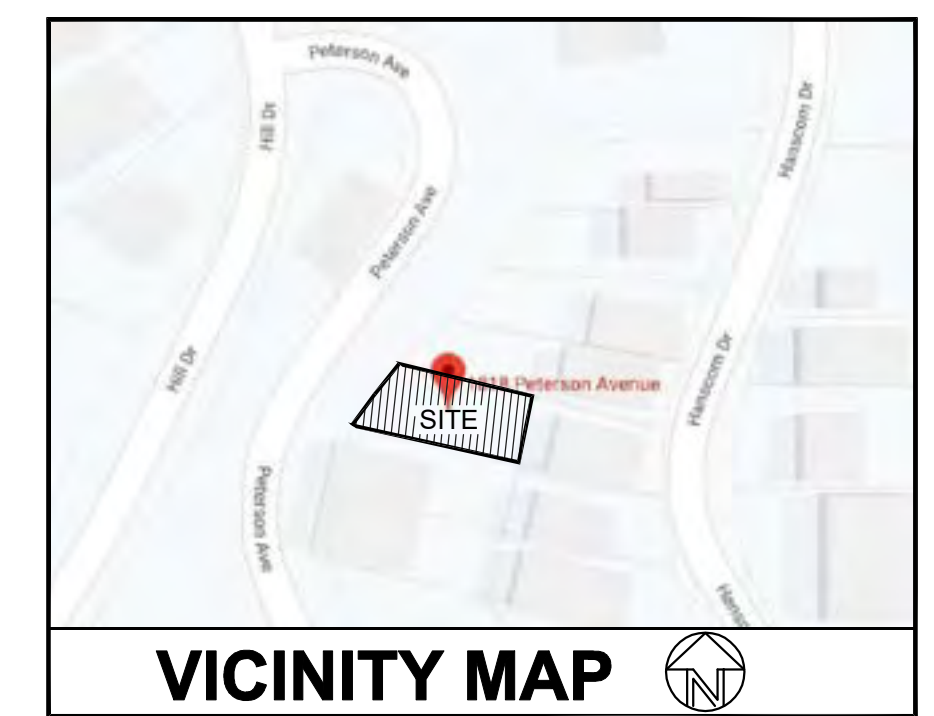
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NOT TO SCALE



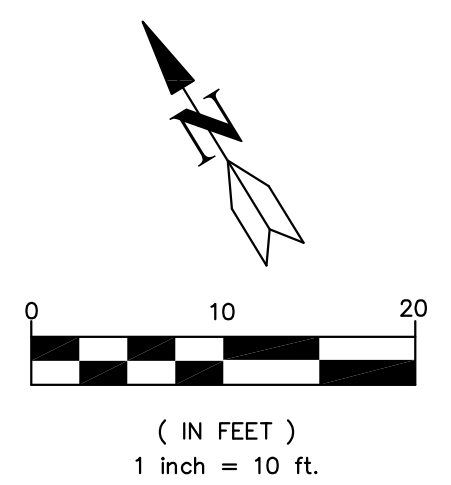
**SECTION THRU "B-B"**  
NOT TO SCALE



**SECTION THRU "C-C"**  
NOT TO SCALE



**VICINITY MAP**



**CONSTRUCTION NOTES:**

- 1 EXISTING TREES TO BE REMOVED
- 2 CONSTRUCT NEW BUILDING PER ARCHITECTURAL PLAN
- 3 CONSTRUCT NEW RETAINING WALL PER SEPARATE PERMIT
- 4 CONSTRUCT CATCH BASIN
- 5 INSTALL AREA DRAIN
- 6 CONSTRUCT DRIVEWAY APPROACH
- 7 INSTALL PIPE
- 8 EXISTING TREE TO REMAIN

UNDER BUILDING:	
CUT:	568 C.Y.
FILL:	0 C.Y.
EXPORT:	568 C.Y.
IMPORT:	0 C.Y.

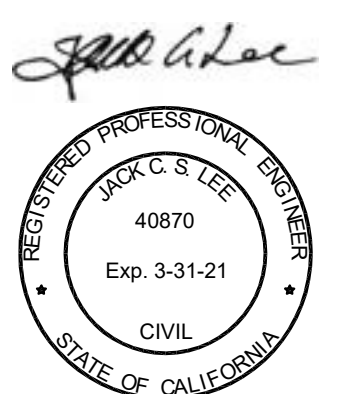
OUTSIDE BUILDING FOOTPRINT:	
CUT:	768 C.Y.
FILL:	0 C.Y.
EXPORT:	768 C.Y.
IMPORT:	0 C.Y.

**LEGEND:**

(527.83).....EXISTING ELEVATION	T.C.....TOP OF CURB
520.00.....PROPOSED ELEVATION	FL.....FLOW LINE
(530).....EXISTING COUNTOUR	F.G.....FINISH GRADE
-530.....PROPOSED ELEVATION	F.S.....FINISH SURFACE
.....DRAINAGE PATTERN	F.F.....FLOOR FINISH
.....PROPOSED STRUCTURE	H.P.....HIGH POINT
.....PROPOSED RETAINING WALL	P.P.....POWER POLE
.....PROPOSED LANDSCAPE WALL	DW.....DRIVEWAY
SW.....SIDE WALK	WM.....WATER METER
.....LIGHT	INV.....INVERT ELEVATION
.....CENTER LINE	T.G.....TOP OF GRATE
.....PROPERTY LINE	.....GRASS
.....CONSTRUCTION NOTES	
.....SANDBAG LINE	

PROJECT LOCATION:  
 1818 PETERSON AVENUE,  
 S. PASADENA, CA 91030

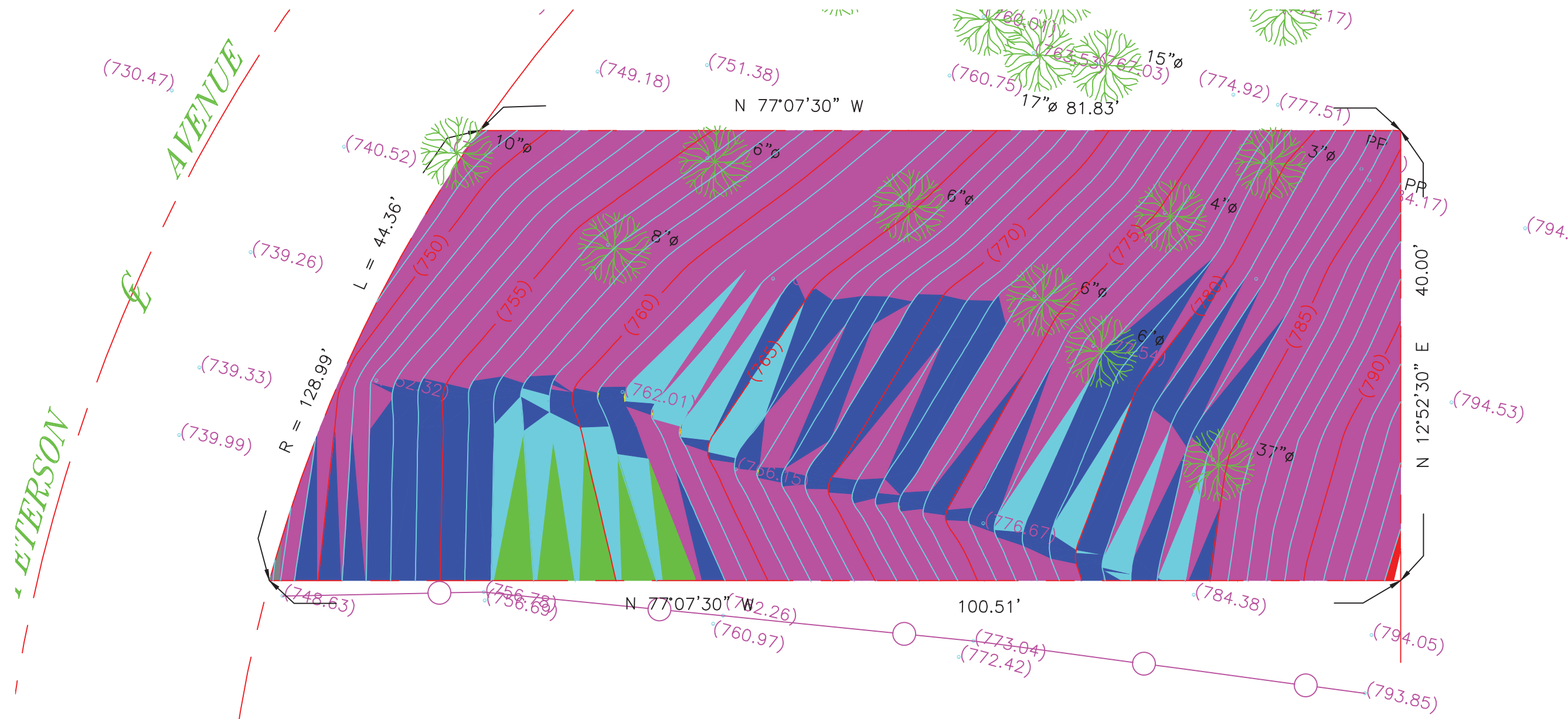
DRAWN: PS  
 CHECKED:  
 DATE: 12/18/2020  
 JOB NO: 15-023-138  
 SCALE: 1" = 10'  
 FILE NAME:



**C-3**



# SLOPE DENSITY ANALYSIS



**SURVEYOR'S NOTES:**

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.

**LEGAL DESCRIPTION:**

LOT 5 BLK 5 OF TRACT 2672, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 29 TO 30, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

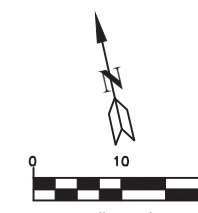
APN: 5308-025-027

**BENCHMARK:**

THE ELEVATION OF 505.944 ON BENCHMARK NO. 05570 1985 ADJUSTMENT FOUND IN THE CITY OF LOS ANGELES WAS USED AS DATUM FOR THIS SURVEY

ELEVATION: 505.944'

Slopes Table			
GROUP	Minimum Slope	Maximum Slope	Color
RANGE 1	0%	10%	Red
RANGE 2	10%	20%	Yellow
RANGE 3	20%	30%	Green
RANGE 4	30%	40%	Cyan
RANGE 5	40%	50%	Blue
RANGE 6	50%	100%	Purple
RANGE 7	100%	-	Grey



**CALLAND ENGINEERING, INC.**  
 dba QUARTECH CONSULTANTS  
 576 E. LAMBERT ROAD, BREA, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS


**PROJECT LOCATION:**  
 1818 Peterson Avenue,  
 S. Pasadena, CA

DRAWN:	SL
CHECKED:	FL
DATE:	11-7-2019
JOB NO.:	15-023-138
SCALE:	1"=8'
FILE NAME:	Peterson 1818_Slope.dwg

**C-2**

SHEET 2 OF 3 SHT.

**ITEM NO. 1**

**ATTACHMENT 4**  
Proposed Exterior Materials



# ITEM NO. 1

## MATERIALS

Item #1

Stucco: LaHabra Coarse Hialeah



<https://www.lahabrastucco.com/literature/LCC.pdf>

Brochure Attached separately

Item #3

Window Anderson 100 Series Casement



<https://www.flipsnack.com/andersenwindows/100-series-product-guide-for-professionals-ftk3q1dd0/full-view.html>

Brochure attached separately

ITEM #2

Vertical/Horizontal Siding

Nichiha Vintagewood



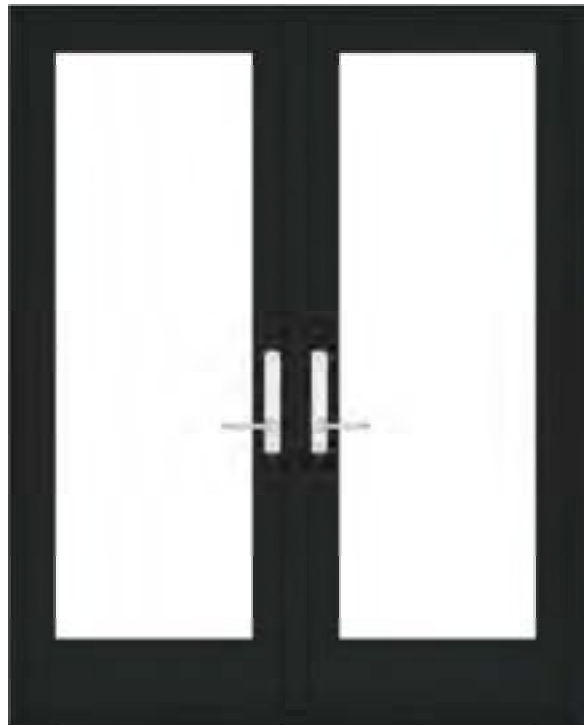
<https://www.nichiha.com/docs/Nichiha-Brochure-Residential.pdf>

Brochure attached separately

Item #4

Patio Door

Anderson A Series Black



# ITEM NO. 1

Item #5 & 6  
Guard Rail and Glass Panel  
Trex Aluminum Glass Railing – Black



[TREX Railing Brochure](#)  
Brochure attached separately

Item #10  
Roofing  
Tesla Solar Roof Tile



<https://www.tesla.com/solarroof?redirect=no>  
Brochure attached separately

Item #7  
Garage Door  
Clopay Black Anodized and Glass



[http://clopaypdfs.com/pdf\\_files/RSDR-AVANTESS-04.pdf](http://clopaypdfs.com/pdf_files/RSDR-AVANTESS-04.pdf)  
Brochure attached separately

# ITEM NO. 1

## LIGHTING

Item #A

Type 1 Wall Light- VEX adjustable



<https://www.techlighting.com/j/Tech/documents/brochures/Vex-Outdoor-Wall.pdf>

Brochure attached separately

Item #B

Type II Wall Light – ASH 10



[ASH 10 Wall Lamp – Type II](#)

Brochure attached separately

Item #C

Step Light

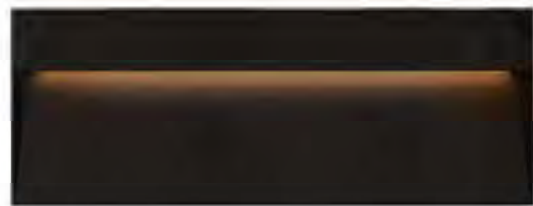


<https://kuzcolighting.com/specsheets/ER7110%20Spec%20Sheet.pdf>

Brochure attached separately

Item #D

Inset Wall Light – Kuzco Casa



[Kuzco Ash Inset Light](#)

Brochure attached separately

Item #E  
Plant Up Light

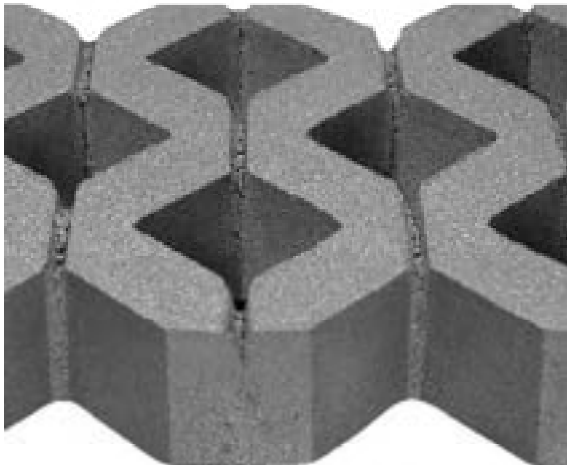


<https://www.kichler.com/products/spec-sheet?sku=16019BKT27>

Brochure attached separately

## **HARDSCAPING**

Item #T1  
Turf Block – Guest Parking



<https://www.belgard.com/inspirational-brochure#inspiration>

Brochure attached separately

# ITEM NO. 1

## **ATTACHMENT 5** Draft Construction Management Plan

## 1818 Peterson Ave Construction Management Plan

This construction management plan (CMP) was prepared in order to satisfy the requirements for new construction projects in the Southwest Monterey Hills area of South Pasadena, California, the Southwest Monterey Hills area encompasses Hill Drive, Hanscom Drive, Peterson Avenue, Illinois Drive, and a short segment of Harriman Avenue. According to the attached Architectural plans designed by Architect LC Wang the residential property at 1818 Peterson Ave, South Pasadena, California (subject property) is planned to be developed with a multi-story single-family residence.

### Purpose:

1. To describe procedures intended to minimize the impact of construction-related traffic on the local streets and to depict traffic safety control measures within and around the construction zone.
2. To describe procedures intended to organize, facilitate and coordinate the construction activities, to minimize the impact of construction-related activities on the local streets and neighborhood.
3. To insure that the work is undertaken in a safe and effective manner.

### Sections:

1. Construction Vehicle Control
  - Haul Route
  - Traffic Plan
  - Traffic Control
  - Parking
  - Vehicle Parameters
  - Alternative Permits
2. Project Phasing
  1. Site Preparation and excavation
  2. Caisson Construction
  3. Upper tier retaining wall construction
  4. Middle tier excavation and grading
  5. Middle tier retaining wall construction
  6. Lower Middle tier excavation and grading
  7. Lower Middle tier retaining wall construction
  8. Garage tier excavation and grading
  9. Right of Way retaining wall construction
  10. Foundations/ Slab construction
  11. Structural improvements
  12. Interior and exterior finish work

## CONSTRUCTION VEHICLE CONTROL

The project is expected to be completed in approximately 18 months. Construction traffic during the project is estimated to consist of the exportation of approximately 150 loads of hillside soil to Scholl Canyon Landfill. (Figure-1 – Haul Route) In addition, approximately 65 trucks will be brought in to unload construction materials at the subject property. Travel through South Pasadena will be minimized to a .25 mile route directly out of the city.

### Primary Haul Route to Landfill

As indicated in Figure 1 – Haul Route, the nearest active landfill is the Scholl Canyon Landfill located at 7221 North Figueroa Street in Los Angeles. The approximate distance from the site to the landfill for this route is 4 miles. Estimated travel time from the subject property to the landfill (one way) is 15-20 minutes. Directions for the suggested haul route are identified in the figures and instructions below.

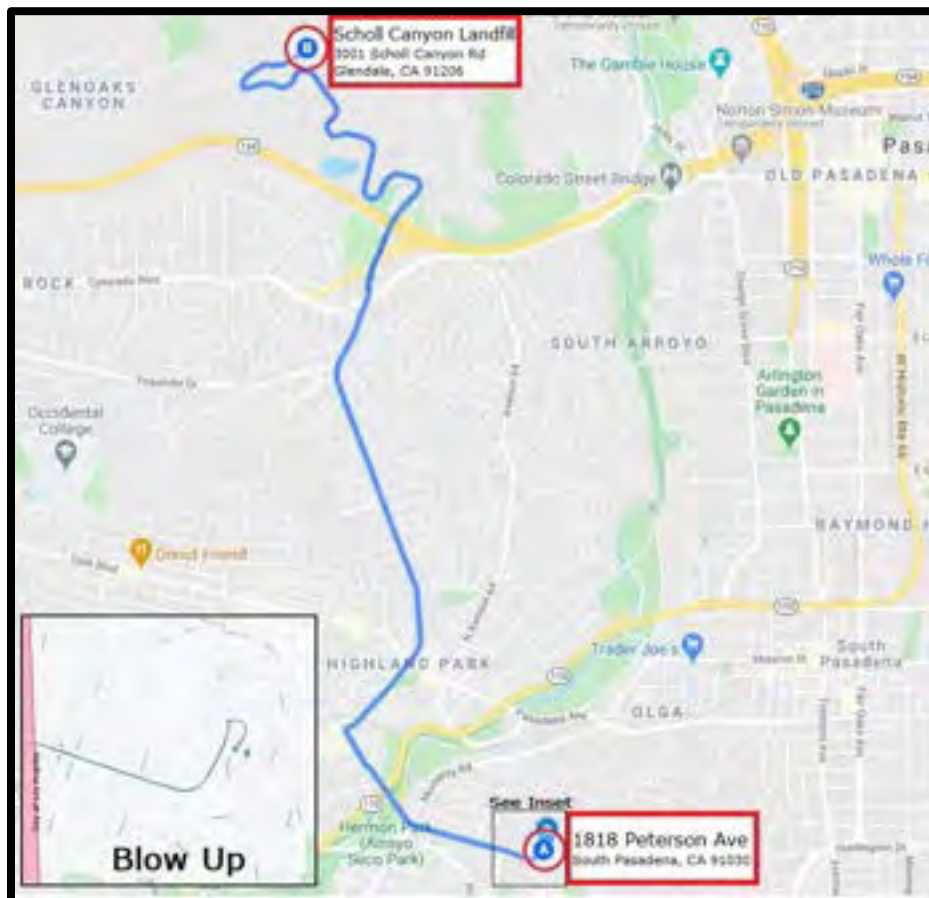


Figure 1 - Haul Route

### Directions:

- Start north on Peterson Ave
- Turn left onto Hill Dr
- Continue on Hill Drive until it turns into Avenue 60
- Turn right on Figueroa Street and continue to 7221 North Figueroa Street



### Traffic Plan Advisory

As indicated in Figure 2 - Local Street Plan, trucks entering the site will arrive and depart via Avenue 60 (Hill St) to Peterson Ave. Trucks will then enter the staging area (See Figure 3 - Staging Area) for off street loading and unloading. Curb protection will be put in place to preserve infrastructure and the area will be returned to natural grade and vegetation. An alternate route is identified via Collis Ave.



Figure 2 – Local Street Plan



Figure 3 – Staging Area



## Traffic Control

Traffic control devices will be installed at and nearby the subject property as indicated in Figure 4 - Traffic Plan. Vehicle traffic control at the project site will be directed with standard vertical delineators and flagmen located south of the property on Peterson Ave and at the intersection of Peterson Ave and Hill Dr. **Temporary “No Parking” signs will be placed along the west side of Peterson Ave to prevent narrowing of the thoroughfare by vehicles.**



Figure 4 – Traffic Plan

Procedures will include:

- Maintaining a roadway clearance of at least 16 feet in front of the project site during construction, unless a street closure is required and permitted.

\*\*If the need for a temporary street closure arises, all residents in the area will be notified 48 hours in advance by mail and appropriate posting.

- Limiting heavy equipment from this project to a maximum of three vehicles (such as dump trucks, backhoe, excavators, or loaders) on Peterson Ave simultaneously.
- Positioning smaller construction equipment such as a Skid Steer and roll-off bins to allow the required roadway clearance at all times.
- Implementing two (2) flagmen for traffic control purposes any time equipment at the job site are positioned on Peterson Ave and 16 feet of roadway clearance is not feasible.

- Clearing any spill (cement, dirt, debris, etc.) related to the project within the City right-of-way.
- Installing lighted barricades at all hours on any unpatched trench, or around any construction equipment that is temporarily stored in the right-of-way.
- The delivery of materials or equipment will maintain roadway clearance at all times and one or more flagmen will control traffic as necessary.
- Temporary parking signs will be placed along the route, where necessary, to reinforce existing parking regulations, and to provide additional traffic control.
- All permanent posted **traffic control signage (including but not limited to “No Parking” zones) in the Southwest Monterey Hills area** will be strictly adhered to for the duration of this project.

### Construction Vehicle Parking

Construction related parking at the site will be limited as follows:

- Construction workers will park in appropriate designated areas on Peterson Ave and Hill Dr. Workers arriving at the site within close proximity to one another will be encouraged to carpool.
- A maximum of six personal vehicles directly associated with the construction work will be allowed on Peterson Ave at a time. Any additional personnel will park in appropriate designated areas Hill Dr. and walk to the job site or be shuttled by one of the vehicles already parked at the project site.

### Construction Vehicle Parameters

The following construction vehicle limitations will be adhered to during the project:

- Commercially licensed construction vehicles (dump truck, excavator, etc.) will limit on site operation to between the hours of 8:00am and 7:00pm, Monday through Friday; 9:00am and 7:00pm on Saturday; and 10:00am and 6:00pm on Sundays.
- Construction vehicles will only operate on public streets in the SW Hills area between 8:30am and 2:00pm.
- Construction vehicles will be no wider than 8 feet 3 inches and no wheelbase longer than 224 inches.
- Construction vehicles will be no heavier than 18,000 pounds per axle (with no more than three axles) for a total weight of a three axle vehicle not to exceed 54,000 pounds.
- Only vehicles with rubber tires will be operated on a public roadway in South Pasadena.

### Permits

All Overnight Parking and Encroachment Permits will be applied for at the appropriate South Pasadena issuing department.

- Overnight Parking Permit: Police Department, with required site inspection.
- Encroachment Permit: Public Works Department at least one business day before the start of work.

### PROJECT PHASING

The project will require the export of a total of 1300CY of excavation and a series of three tiered retaining walls on the building pad. To limit the impacts of traffic on the neighborhood, excavation shoring and construction will be staged across 12 phases which include buffer time for alterations to the plan.

#### Phase 1 – Site Preparation

Duration: 5 days

(2 Days Prep, 3 Days Export)

Export: 200 Cubic Yards

Trips: 25 truckloads (8 loads per day)

The first phase of the project will prepare the Right of Way (ROW) approach to the site and create a path to the top of the parcel across building site. Preparations will include installing curb protections to protect existing infrastructure on Peterson Ave. The approach to the site will be located on 20 feet of ROW east of the existing Peterson Ave street edge. Hauling will include 200 CY of excavation from the top of the site.

#### Phase 2 – Caisson Construction

Duration: 10 days

(4 Days Drilling, 3 Days Shoring/Pouring, 3 Days Inspections)

Trips: Concrete truckloads (3 loads per day, 1 day total)

Delivery and Retrieval of Drilling Rig (2 days total)

The second phase of the project will include drilling 5 caissons to a depth of **approximately 35'** (verified by Calland Engineering). Deputy Inspector to approve the rebar prior to lift and placement. A tracked / remote crawler auger will be used to drill caissons. Concrete placement to be monitored by Deputy Inspector on site. Ready mix concrete trucks and concrete pumps will be used to deliver concrete. Lab testing performed on concrete pours; test and report.

#### Phase 3 – Retaining Wall Construction

Duration: 21 days

(2 Days Site Preparation, 3 Days Inspections, 4 Days Pouring, 12 Days of Rebar and Forming)

Trips: Material truckloads (3 loads per day, 3 days total)

The third phase of the project will include construction of two permanent retaining **walls (50 linear feet with an average height of 6')**. Approximately 8 truckloads of materials will be delivered and installed for the construction of the retaining system.

**Phase 4 – Grading and Excavation**

Duration: 5 days

(5 Days Excavation and Export)

Export: 400 Cubic Yards

Trips: 40 truckloads (8 loads per day)

The third phase of the project will include excavating the middle section of the site. This phase will prepare the site for additional retaining walls and the floor slabs for the main structure.

**Phase 5 – Retaining Wall Construction**

Duration: 21 days

(2 Days Site Preparation, 3 Days Inspections, 4 Days Pouring, 12 Days of Rebar and Forming)

Trips: Material truckloads (3 loads per day, 3 days total)

The fifth phase of the project will include construction of two permanent retaining walls (60 linear feet with an average height of 8'). **Approximately 8 truckloads of materials** will be delivered and installed for the construction of the retaining system.

**Phase 6 – Grading and Excavation**

Duration: 5 days

(5 Days Excavation and Export)

Export: 200 Cubic Yards

Trips: 20 truckloads (8 loads per day)

The sixth phase of the project will include excavating the lower middle section of the site. This phase will prepare the site for an additional retaining wall and supporting slab.

**Phase 7 – Retaining Wall Construction**

Duration: 21 days

(4 Days Site Preparation, 3 Days Inspections, 4 Days Pouring, 10 Days of Rebar and Forming)

Trips: Material truckloads (3 loads per day, 3 days total)

The seventh phase of the project will include construction of two permanent retaining walls (50 linear feet with an average height of 8'). **Approximately 8 truckloads of materials** will be delivered and installed for the construction of the retaining system.

The retaining walls at this level will involve a split in the design; therefore will require more preparation.



**Phase 8 – Grading and Excavation**

Duration: 10 days

(10 Days Excavation and Export)

Export: 800 Cubic Yards

Trips: 80 truckloads (8 loads per day)

The eighth phase of the project will include excavating the garage and right of way section of the site. This phase will prepare the site for the final retaining walls (Main Garage Wall, Street Façade Walls north and south) as well as the rough grading for driveway and street edge.

**Phase 9 – Property Line Retaining Wall Construction**

Duration: 21 days

(2 Days Site Preparation, 3 Days Inspections, 4 Days Pouring, 12 Days of Rebar and Forming)

Trips: Material truckloads (3 loads per day, 5 days total)

The ninth phase of the project will include construction of two permanent retaining walls to the north of the parcel in the right of way (45 linear feet with an average height of 5'), a single retaining wall adjoining the existing neighboring wall to the south - 1824 **Peterson Ave (10 linear feet with a height of 10' to meet existing structure), as well as the retaining wall at the rear of the garage (20 linear feet with a height of 10')**.

Approximately 15 truckloads of materials will be delivered and installed for the construction of the various retaining walls and garage slab. Despite the increased linear footage of walls, varied placement of the structures will allow for simultaneous work to speed this final stage.

**Phase 10 – Foundations and Slab Placement**

Duration: 30 days

(7 Days Site Preparation, 4 Days Inspections, 5 Days Pouring, 14 Days of Rebar and Forming)

Trips: 20 truckloads (4 loads per day, 10 days total)

The tenth phase of the project will involve trenching and pouring concrete foundations and slabs. Approximately 15 truckloads of concrete are expected for this phase.

**Phase 11 – Structural**

Duration: 180 days

Trips: 20 truckloads (4 loads per day as needed)

The tenth phase of the project will involve construction of structural improvements including plumbing, electrical installations, and framing. Approximately 20 truckloads of supplies are expected to be delivered during this phase of the project. The majority of traffic to the site during this phase will be smaller construction equipment carrying tradespeople and supplies.

Phase 12 – Finishes – Interior and Exterior

Duration: 120 days

Trips: 20 truckloads (4 loads per day as needed)

The last phase of the project places the final interior and exterior finishes. Multiple truckloads of materials are expected during this phase that will primarily be brought to the site by small delivery vehicles. The majority of the traffic to the site during this phase will be trades people from a spectrum of professions, as the final work is completed.

*This Construction Plan was prepared in accordance with the City of South Pasadena's regulations for construction projects in the Southwest Monterey Hills area, and the Southwest Monterey Hills zone expanded requirements for encroachment permits. In certain instances, adherence to applicable regulations alone does not facilitate safe roadway conditions. Additional precautions, including work stoppage, during periods of inclement weather or any other emergency conditions may be necessary. Conditions are subject to change rapidly and personnel are in the best position to adjust their operations accordingly. The prepared construction plan is an estimate of proposed work and relying on the foregoing plan is done so at one's own risk.*

ITEM NO. 1

**ATTACHMENT 6**  
Biological Constraints Analysis

February 7, 2020

Mr. William Chu  
c/o Mr. Darby Whipple  
1825 Hanscom Drive  
South Pasadena, California 91030

VIA EMAIL  
Darby@Whipplesolutions.com

Subject: Results of a Biological Constraints Analysis for the Property at 1818 Peterson Avenue (APN 5308-025-027), South Pasadena, California

Dear Mr. Chu:

This Letter Report presents the findings of a biological constraints survey of 1818 Peterson Avenue (hereinafter referred to as the “Project site”) located in the City of South Pasadena, California. The purpose of the survey was to identify existing conditions onsite and assess the potential for regulated biological resources (including special status plant and wildlife species) to occur on the Project site. Based on these analyses, a list of recommendations is included in this report to assist in adherence to relevant City ordinances or State and federal laws. This analysis was conducted under the assumption the City of South Pasadena does not require California Environmental Quality Act (CEQA) analysis for construction of a single-family residence where no zone change is needed.

## PROJECT LOCATION AND DESCRIPTION

The Project site is located along the east side of Peterson Avenue, west of Hanscom Drive (Exhibit 1). The Project site is specifically located on a northwest-facing slope of a steep hill in a residential neighborhood approximately 0.6 mile south of the Pasadena Freeway (SR-110). The Project site is located on the U.S. Geological Survey’s (USGS’) Los Angeles 7.5-minute quadrangle map with an elevation of approximately 735 to 785 feet above mean sea level.

The proposed Project consists of a two-story single-family home with a two-car garage on a 3,740-square foot vacant hillside lot at 1818 Peterson Avenue (Assessor’s Parcel Number: 5308-025-027). Total living area would be 1,299 square feet with a maximum height of approximately 19.5 feet. The proposed Project would also include retaining walls and removal of natural vegetation.

## SURVEY METHODS

On January 27, 2020, Psomas Biologist Sarah Thomas conducted a general plant and wildlife survey across the Project site and relevant buffer area, which extended 50 feet to the north and approximately 20 feet to the west of the Project site (hereafter referred to as “survey area”) (Exhibit 2). Prior to the surveys, a literature review was conducted. The California Native Plant Society’s (CNPS’) Locational Inventory of Rare and Endangered Vascular Plants of California (CNPS 2020) and the California Department of Fish and Wildlife’s (CDFW’s) California Natural Diversity Database (CDFW 2020) were reviewed to identify special status plants, wildlife, and habitats known to occur in the vicinity of the survey area. Database searches included the USGS’ Los Angeles, El Monte, Mt. Wilson, and Pasadena USGS 7.5-minute quadrangles.

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[www.Psomas.com](http://www.Psomas.com)



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All wildlife species detected during the course of the survey were documented in field notes. Birds were identified by visual and auditory recognition. Surveys for mammals were conducted during the day and included searching for and identifying diagnostic sign including scat, footprints, scratch-outs, dust bowls, burrows, and trails. Taxonomy and nomenclature for wildlife generally follows Stebbins (2012) for amphibians and reptiles, American Ornithologists Union (2018) for birds, and Wilson and Reeder (2005) for mammals.

## EXISTING CONDITIONS

### Vegetation Types

The vegetation type present on the Project site consists degraded California walnut groves – tree of heaven woodland/non-native grassland. The plant species within this vegetation type are predominantly comprised of scattered California black walnut (*Juglans californica*) and tree of heaven (*Ailanthus altissima*) trees with a ground cover dominated by non-native grasses such as foxtail chess (*Bromus rubens*). Other notable plant species observed in the ground cover included non-native weedy species such as milk thistle (*Silybum marianum*), cheese weed (*Malva parviflora*), short-podded mustard (*Hirschfeldia incana*), and tocalote (*Centaurea melitensis*), and a native herbaceous species lupine (*Lupinus* sp.).

An arborist report was prepared for the Project site in 2019 by Consulting Arborist Javier Cabral (Cabral 2019). The arborist report quantified eight California black walnut and two tree of heaven slated for removal. Of the eight walnut onsite, six are rated in poor physiological condition, one is rated fair, and one is dead.

### Wildlife Habitat

The survey area and adjacent, undeveloped parcels to the north are comprised of degraded California walnut groves – tree of heaven woodland/non-native grassland. This series of approximately five, undeveloped parcels are surrounded by residential development and scattered groves of non-native, ornamental trees between the parcels. The Project site provides low-quality habitat for wildlife due to the density and proximity of residential development and the overall lack of native plant species onsite and in the vicinity. Common wildlife species observed or expected to occur in the survey area are discussed below.

No fish or amphibian species were observed during the survey and none are expected due to a lack of water features or other suitable habitat.

No reptiles were observed during the survey. Common reptiles that may occur on site include the side-blotched lizard (*Uta stansburiana*), western fence lizard (*Sceloporus occidentalis*). Other species that may occur occasionally include red racer (*Masticophis flagellum piceus*), and California gopher snake (*Pituophis catenifer annectens*), and California striped racer (*Coluber lateralis lateralis*).

Bird species observed during the survey include house finch (*Haemorhous mexicanus*) and Anna's hummingbird (*Calypte anna*). Other bird species that may occur include but are not limited to mourning dove (*Zenaida macroura*), rock pigeon (*Columba livia*), Allen's hummingbird (*Selasphorus sasin*), California towhee (*Pipilo crissalis*), black phoebe (*Sayornis nigricans*), lesser goldfinch (*Spinus psaltria*), yellow-rumped warbler (*Setophaga coronata*), and white-crowned sparrow (*Zonotrichia leucophrys*).

No mammals were directly observed during the survey, however numerous small mammal holes consistent with Botta's pocket gopher were observed onsite. Other small mammals that may occur

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include, but are not limited to, California ground squirrel (*Spermophilus beecheyi*), and eastern fox squirrel (*Sciurus niger*). Medium-sized mammals that may occur include coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*), and Virginia opossum (*Didelphis virginiana*). Large-sized mammals are not expected to occur due to lack of habitat connectivity from areas where large mammals occur to the Project site.

### **Special Status Resources**

#### ***Regulated Trees***

In accordance with the City of South Pasadena Tree Ordinance Municipal Code Chapter 34, a tree inventory was conducted on the Project site (Cabral 2019). Eight California black walnut trees, considered “significant” as defined by the ordinance, were identified on the Project site during the tree inventory and all are anticipated for removal. One of these eight trees is dead. All other significant trees are rated in poor or fair health.

#### ***Special Status Vegetation Types***

Degraded California walnut groves – tree of heaven woodland/non-native grassland vegetation occurs on the Project site. The California Department of Fish and Wildlife considers California walnut groves a sensitive vegetation type (CDFW 2018). Although California walnut groves do not occur as a distinct vegetation type, because a component of the vegetation onsite includes California walnut groves, it may still be considered sensitive per CDFW. However, this designation would not constrain the project outside of CEQA.

#### ***Jurisdictional Areas***

No jurisdictional drainages occur on the Project site, and no impacts to jurisdictional drainages are expected to occur during Project implementation.

### **Special Status Plant and Wildlife Species**

Plants or wildlife may be considered to have “special status” due to declining populations, vulnerability to habitat change, or restricted distributions. Certain special status species have been listed as Threatened or Endangered under State and/or Federal Endangered Species Acts. Special status plants and wildlife are discussed in more detail below.

#### ***Special Status Plants***

One federally and/or State-listed Endangered plant species, Nevin’s barberry (*Berberis nevinii*), is known to occur in the region of the Project site. Nevin’s barberry is a large, perennial plant species that is easily identifiable outside of the species blooming season. The species was not observed in the survey area during the survey and is, therefore, considered absent from the Project site and no impacts are anticipated.

Several plant species considered CNPS California Rare Plant Rank (CRPR) List 1B species occur currently or historically in the Project region. A plant species listed on CRPR List 1B are considered rare, threatened, or endangered in California by CNPS, but this designation is independent of the California Endangered Species Act (CESA) and does not contain the same regulatory restrictions associated with CESA. The CRPR List 1B species known in the region of the Project site consist of Davidson's saltscare (*Atriplex serenana* var. *davidsonii*), Plummer's mariposa-lily (*Calochortus plummerae*), southern tarplant (*Centromadia parryi* ssp. *australis*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), many-stemmed

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dudleya (*Dudleya multicaulis*), mesa horkelia (*Horkelia cuneata* var. *puberula*), Parish's gooseberry (*Ribes divaricatum* var. *parishii*), and Greata's aster (*Symphyotrichum greatae*). No suitable habitat occurs on the Project site for any of these species and none are expected to occur.

One special status plant species, the California back walnut, occurs on the Project site. California back walnut is a CRPR List 4.2 species (CDFW 2020). CRPR List 4.2 species are of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears low at this time. Impacts to CRPR List 4 plant species do not have a constraint on the Project, and do not need to be analyzed further outside of CEQA.

### ***Special Status Wildlife***

Several special status wildlife species are known to occur in the Project region. Federal or State-listed Threatened or Endangered species that are known to occur currently or historically in the Project region include Swainson's hawk (*Buteo swainsoni*), southwestern willow flycatcher (*Empidonax trailii extimus*), coastal California gnatcatcher (*Polioptila californica californica*), bank swallow (*Riparia riparia*), and least Bell's vireo (*Vireo bellii pusillus*). No potentially suitable habitat for these species occurs in the survey area and no impacts to the species are anticipated.

Several additional special status wildlife species have been reported from the Project vicinity including California legless lizard (*Anniella* sp.), pallid bat (*Antrozous pallidus*), California glossy snake (*Arizona elegans occidentalis*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), burrowing owl (*Athene cunicularia*), western pond turtle (*Emys marmorata*), coast horned lizard (*Phrynosoma blainvillii*), western spadefoot (*Spea hammondi*), and American badger (*Taxidea taxus*). No potentially suitable habitat for these species occurs in the survey area and no impacts to the species are anticipated.

### **Other Issues**

#### ***Wildlife Movement***

The Project site consists of one open lot bordered by additional open lots to the north, single family residential development to south and east, and Peterson Avenue to the west. The Project site is not expected to support regional wildlife movement, as this area is not a link between two large areas of open space. Therefore, no wildlife corridors occur on or adjacent to the Project site. Any wildlife movement on the Project site or vicinity is likely restricted to local, urban-tolerant, species. The additional lighting associated with the completed project, has potential to adversely effect on local wildlife movement on the adjacent, open parcels. The City of South Pasadena maintains on Outdoor Lighting Ordinance (Ord. No. 2108 § 1), and if implemented on the Project site, any potentially adverse effects on local wildlife movement would be minimized. No impacts to regional wildlife movement are anticipated.

Construction activities would create dust and noise within and adjacent to the work areas. During active construction, local wildlife movement may be deterred by noise and human activity; however, most wildlife movement would occur at night while construction activities would occur during the day. In addition, construction activities would be temporary and are not expected to have an adverse effect on local wildlife movement patterns.

#### ***Migratory Bird Treaty Act***

The Project site has the potential to support birds subject to the Migratory Bird Treaty Act (MBTA). The MBTA prohibits activities that result in the direct take (defined as killing or possession) of a migratory bird. This includes the nests of all native bird species, including common species such as Anna's

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hummingbird , and house finch. Nesting birds are also protected by the *California Fish and Game Code*. Nesting birds have potential to occur in vegetation throughout the Project site.

### ***Nesting Raptors***

The larger, mature trees on or adjacent to the Project site have the potential to be used for nesting by raptors. Regulations prohibit activities that “take, possess, or destroy” any raptor nest or egg (*California Fish and Game Code*, Sections 3503, 3503.5, and 3513) or result in direct take.

### ***Critical Habitat***

The Project site does not occur within any Critical Habitat as designated by the U.S. Fish and Wildlife Service. The nearest Critical Habitat is for coastal California gnatcatcher and lies approximately 6.5 miles southeast of the Project site.

## **RECOMMENDATIONS**

The following measures are recommended to remain consistent with policies and regulations protecting biological resources:

1. All conditions assigned to this project by the City of South Pasadena with respect to the California black walnut trees must be implemented.
2. The Project design must comply with the South Pasadena Outdoor Lighting Standard to avoid excessive lighting of surrounding areas.
3. Prior to initiation of any grading or vegetation removal activities during the nesting bird season (February 15 through August 31), a survey for active bird nests must be conducted and any subsequent recommendations by the surveying biologist must be implemented.

Please contact Steve Norton at (714) 751-7373 if you have questions or concerns.

**PSOMAS**

Sincerely,



Steve Norton  
Project Manager



Sarah Thomas  
Biologist

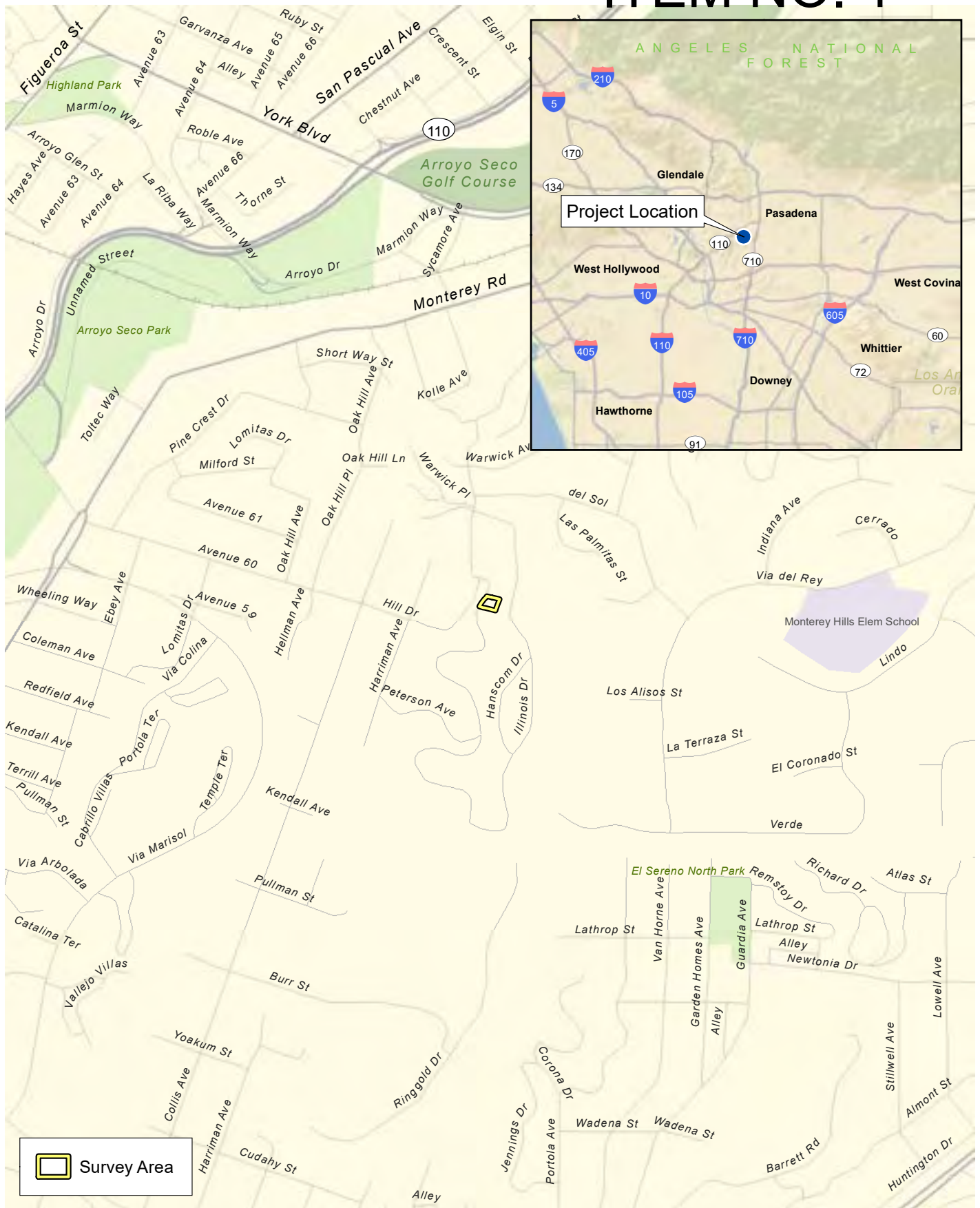
Enclosures: Exhibit 1 – Regional Location and Local Vicinity  
Exhibit 2 – Survey Area

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## REFERENCES

- American Ornithological Society (AOS). 2018 (October). *Check-list of North and Middle American Birds* (7<sup>th</sup> ed., as revised through 58<sup>th</sup> Supplement). Washington, D.C.: AOU. <http://checklist.aou.org/>.
- Cabral, J. 2019 (June 2). Tree Inventory and Protection Plan for 1818 Peterson Ave, South Pasadena, CA 91030. Pasadena, CA: Javier Cabral Consulting Arborist.
- California Department of Fish and Wildlife (CDFW). 2020. California Natural Diversity Database. Records of Occurrence for the USGS Los Angeles, El Monte, Mt. Wilson, and Pasadena 7.5-minute quadrangle maps. Sacramento, CA: CDFW, Natural Heritage Division.
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- Stebbins, R.C. 2012. *A Field Guide to Western Reptiles and Amphibians* (4<sup>th</sup> ed.). Boston, MA: Houghton-Mifflin Company.
- Wilson, D.E. and D.A.M. Reeder (Eds). 2005. *Mammal Species of the World: A Taxonomic and Geographic Reference* (3<sup>rd</sup> ed). Baltimore, MD: Johns Hopkins University Press.

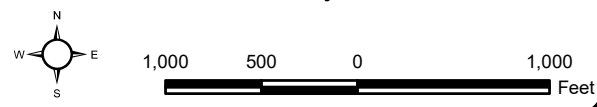




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**Regional Location and Local Vicinity**  
 1818 Peterson Avenue Project

### Exhibit 1









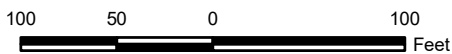
Aerial Source: Hexagon Geosystems 2018

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 Project Boundary  
 Survey Area

## Survey Area

1818 Peterson Avenue Project



## Exhibit 2



(Rev: 01/29/2020 RMB) R:\Projects\CHU\3CHU010100\Graphics\Bb\_Constraints\lex\_SurveyArea.pdf

# ITEM NO. 1

## **ATTACHMENT 7** Conceptual Development Plans



# 1818 PETERSON AVE. SOUTH PASADENA, CA



## APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE & ENERGY COMMISSION STANDARDS (CECS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2019 CALIFORNIA FIRE CODE

## DRAWING INDEX

### ARCHITECTURAL

SHEET	DESCRIPTION
A101	COVER SHEET
A102	SITE PLAN / ROOF PLAN
A103	GRADE/ VEGETATION EXHIBIT & ANALYSIS
A104	BASEMENT - GARAGE
A105	1ST FLOOR PLAN
A106	2ND FLOOR PLAN
A107	WEST ELEVATION, D&W SCHEDULES
A108	ELEVATIONS & SECTIONS
A109	CROSS SECTIONS
A110	3D VIEWS
A111	SITE LIGHTING PLAN
A112	NEIGHBORING BUILDING

### CIVIL

SHEET	DESCRIPTION
C-1	TOPOGRAPHIC MAP
C-2	SLOPE DENSITY
C-3	PRELIMINARY GRADING PLAN

### LANDSCAPE

SHEET	DESCRIPTION
L-1	PRELIMINARY LANDSCAPE PLAN

MR. & MRS. WILLIAM CHU

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TEL: 626-376-3525

revision

12-21-20	02-24-21
04-14-21	04-17-21
04-26-21	04-29-21
05-04-21	05-05-21
05-06-21	05-10-21

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## PROJECT DATA

PROJECT SCOPE: NEW CONSTRUCTION OF A RESIDENTIAL BUILDING. TWO BEDROOMS WITH 2 AND HALF BATHROOMS, KITCHEN, DINING AND LIVING ROOMS, 2 CAR GARAGE.

VARIANCE REQUEST:

- 1) 36.340.050F. RELIEF FROM VEGETATION/GRADE 79.6% REQUIRED TO 37% PROPOSED.
- 2) 36.340.050 (TABLE 3-10) REDUCED FRONT SETBACK 10 FEET REQUIRED TO 5 FEET BLOCK FACE AVERAGE.
- 3) 36.30.040 I. ALLOWANCE FOR OVER HEIGHT RETAINING WALL 6 FOOT MAXIMUM PERMITTED BY CODE, REQUESTED 11 FEET AT SOUTH PROPERTY LINE; 8 FEET AT REAR YARD
- 4) 36.300.050 WALLS IN FRONT YARD SETBACK (3' MAX) MEET EXISTING NEIGHBORING 12' WALL (SOUTH) AND TO ACCOMMODATE DEPT OF PUBLIC WORKS RIGHT OF WAY GRADING/RETENTION REQUIREMENT (NORTH) 12' WALL

CONSULTANT LIST:

CALLAND ENGINEERING 576 E. LAMBERT RD BREA, CA 92821	WHIPPLE SOLUTIONS 117 PETERSON AVE SOUTH PASADENA, CA 91030	PSOMAS ENVIRONMENTAL 3 HUTTON CENTRE DR SANTA ANA, CA 92707
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JYC LANDSCAPE ARCHITECTURE 14315 HARVEST VALLEY AVE EASTVALE, CA 92880	JAVIER CABRAL CONSULTING ARBORIST 1390 EL SERENO AVE PASADENA, CA 91103
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OWNER: MR. & MRS. WILLIAM CHU  
OWNER'S ADDRESS: 1825 HANSCOM DR. S. PASADENA, CA 91030  
OWNER'S TEL: 626-376-3525

ZONE: RS RESIDENTIAL LOW DENSITY  
AIN: 5308-025-027  
LEGAL TRACT/ BLOCK INFORMATION: TR2672 LOT5 BLK 5  
AVERAGE SLOPE: 54.61% (UP SLOPE)

PROJECT ADDRESS: 1818 PETERSON AVE. S. PASADENA, CA 91030

CONSTRUCTION TYPE: V-N

LOT SIZE: 3740 SF, MAXIMUM ALLOWABLE FLOOR AREA (COUNTY ASSESSOR RECORD).

EXISTING LOT IS VACANT  
EXISTING TO REMAIN: NONE

BASEMENT GARAGE FOR TWO CARS, ONE OUTDOOR GUEST PARKING (2+1)

CUT & FILL, SEE C-1  
TOTAL CUT 1,336 CY, FILL 0 CY, EXPORT 1,336 CY

JADU SPMC 36.350.200

## AREA CALCULATION

MAX. LOT COVERAGE: 3,740 X 50% = 1,870 SF  
MAX. FAR: 35%  
MAX. FLOOR AREA ALLOWED: 3740 X 35% = 1309 SF

2ND FLOOR: 679 SF  
1ST FLOOR: 552 SF  
PROPOSED JADU: 494.5 SF  
FLOOR AREA: 679 + 552 = 1,231 SF  
GARAGE LEVEL: 504 (garage area) - 500 = 4 SF  
1,231 + 4 = 1,235  
1,235 / 3,740 = 33%  
1,235 SF < 1,309 SF

BALCONIES (ROOF DECK, OR OPEN SPACE)

408 + 148 + 127 + 247 = 930 SF

GARAGE: 504 SF (4 SF ADDED TO FLOOR AREA)

LOT COVERAGE 1,407 SF (INCLUDES BALCONIES), SEE DET. 3/A103  
1,383 SF / 3,740 = 36%

REQUIRED SETBACK

- FRONT: 10' REQUIRED, 5' ACTUAL
- SIDES: 4'-3" REQUIRED, 5' NORTH AND 8'-6" SOUTH ACTUAL
- REAR: 25'-0" REQUIRED, 28'-10" ACTUAL

ALLOWABLE BUILDING HEIGHT: 28' IF ROOF PITCH >= 3:12, PER 36.300.040, MEASURED FROM EXISTING GRADE PER 36.700 OF SPMC

THE PROPOSED ROOF PITCH IS 3/12 TO SOUTH; 5/12 TO NORTH PROPOSED BUILDING HEIGHT: 19'-11" MEASURED FROM EXISTING GRADE TO ROOF RIDGE, SEE SECTION ON A109

PERCENTAGE OF LOT REMEDIATED TO NATURAL SLOPE AND VEGETATION, SEE 2/ A103

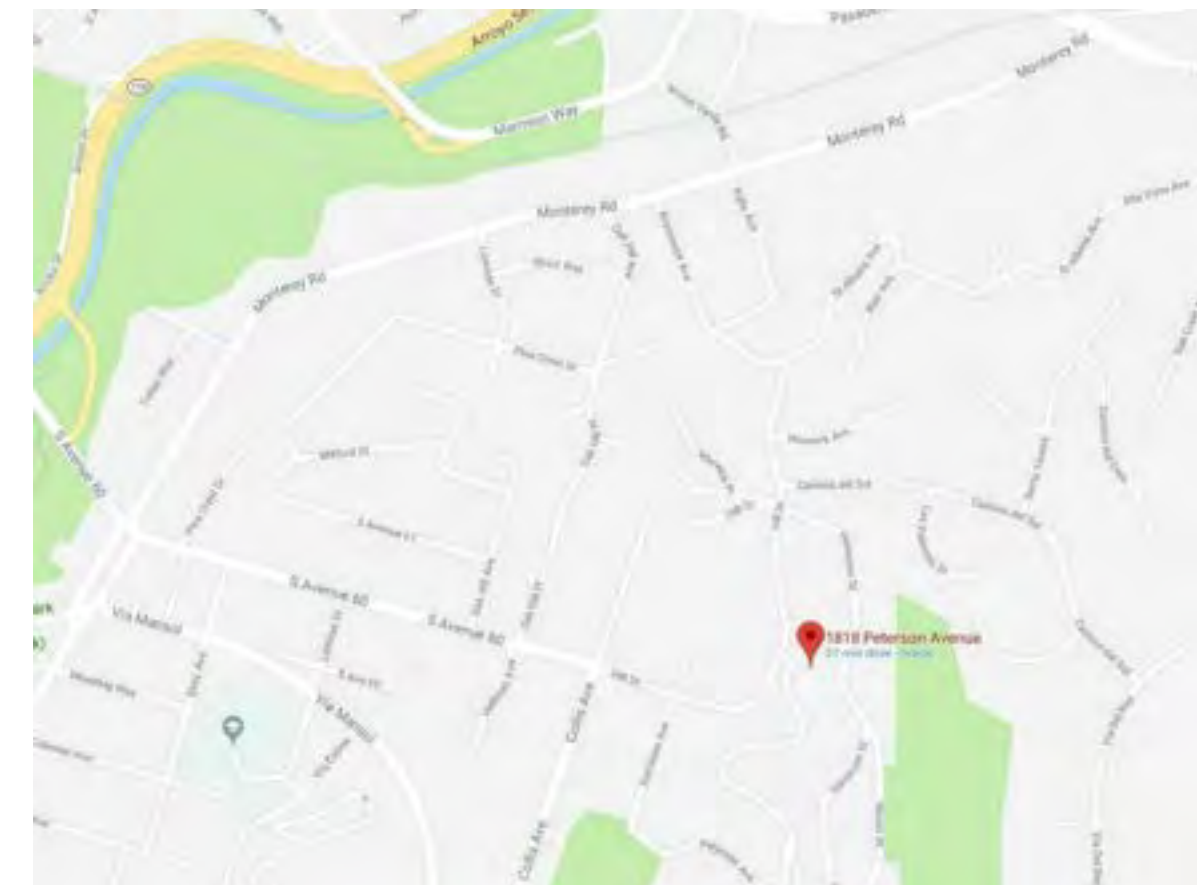
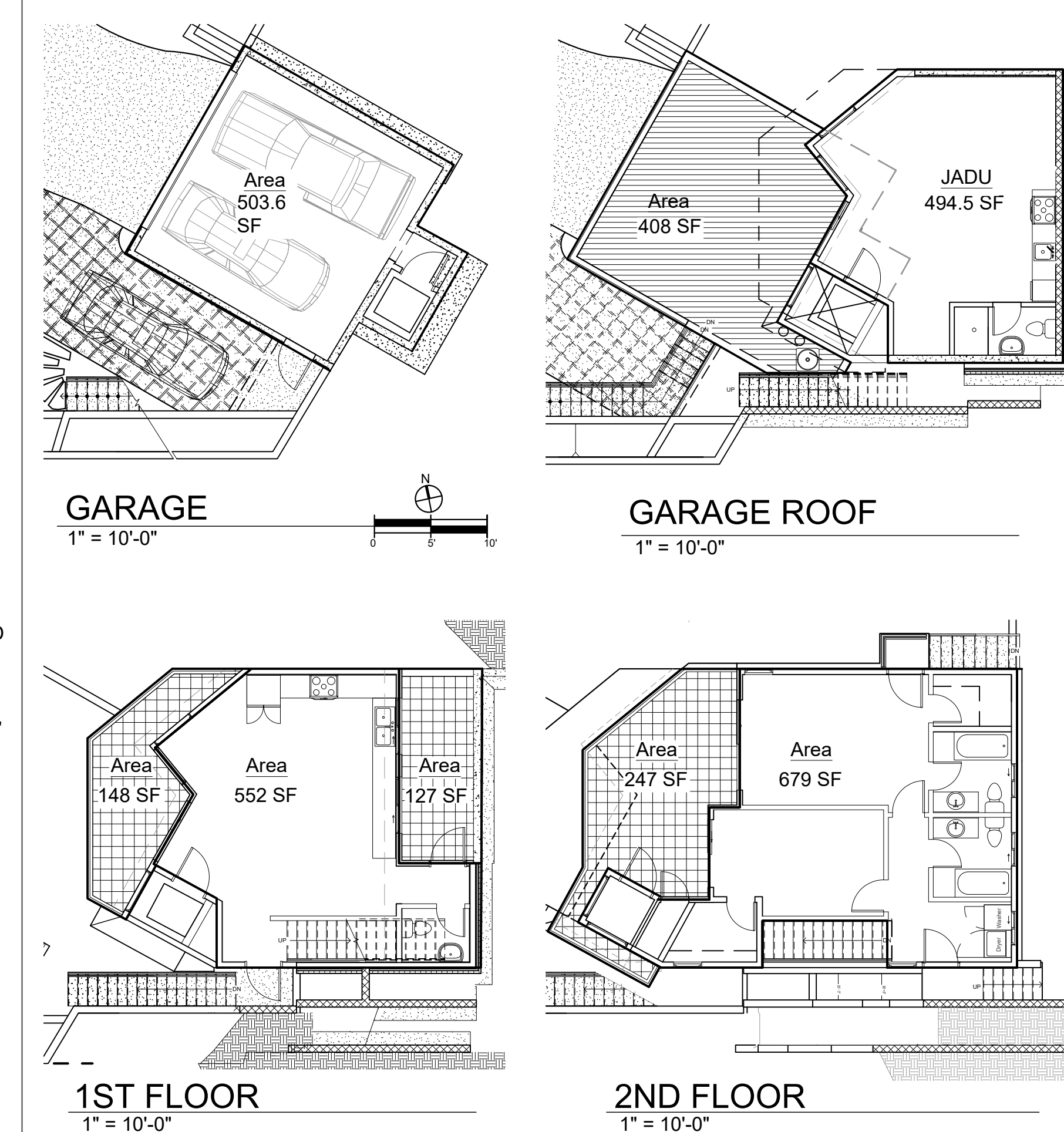
AVERAGE SLOPE +25% TO NATURAL GRADE  
54.6% + 25% = 79.6% (2,977 SF) REQUIRED  
37% (1,382 SF) PROPOSED

LANDSCAPE AREA CALCULATION BREAKDOWN, SEE 4/ A103

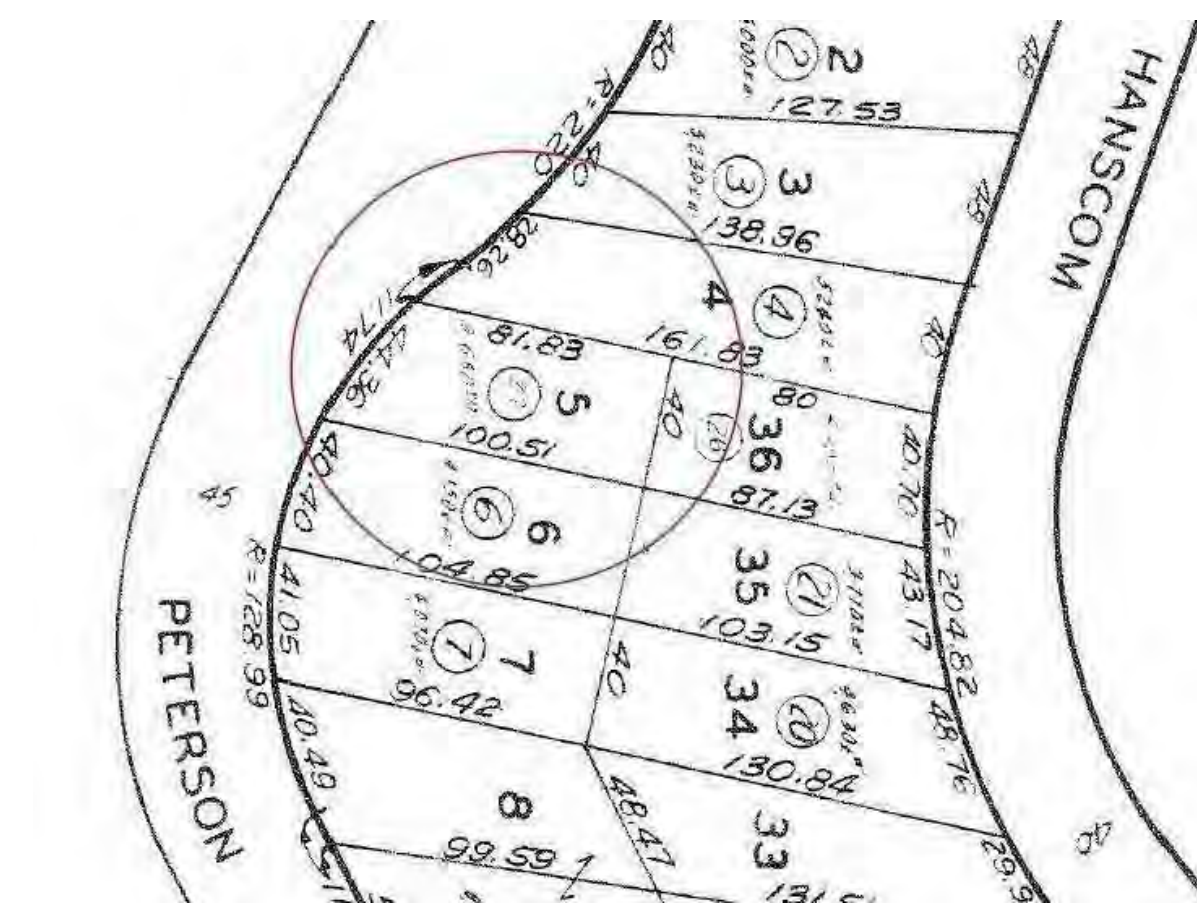
TURF BLOCK AREA = 192/2 = 96 SF  
REMEDIATED LANDSCAPE AREA: 606 SF  
SLOPE LANDSCAPE: 1,382 SF  
TOTAL LANDSCAPE AREA = 96 + 606 + 1,382 = 2,084 SF (56%)

HARDSCAPE AREA IN PERCENTAGE AND SF, SEE 5/ A103  
TURF BLOCK AREA = 192/2 = 96 SF  
DRIVEWAY = 85 SF  
ROOF DECK & BALCONY = 1298 SF  
STAIR WAY = 14 + 124 + 39 SF = 177 SF  
TOTAL HARDSCAPE AREA = 96 + 85 + 1,298 + 177 = 1,656 SF (44%)

## AREA PLAN



VICINITY MAP



PARCEL MAP

COVER SHEET

SINGLE FAMILY DWELLING

1818 PETERSON AVE. S. PASADENA, CA 91030

Project number

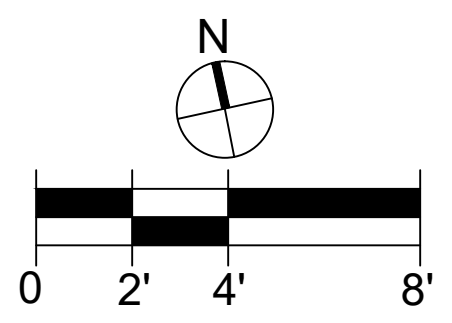
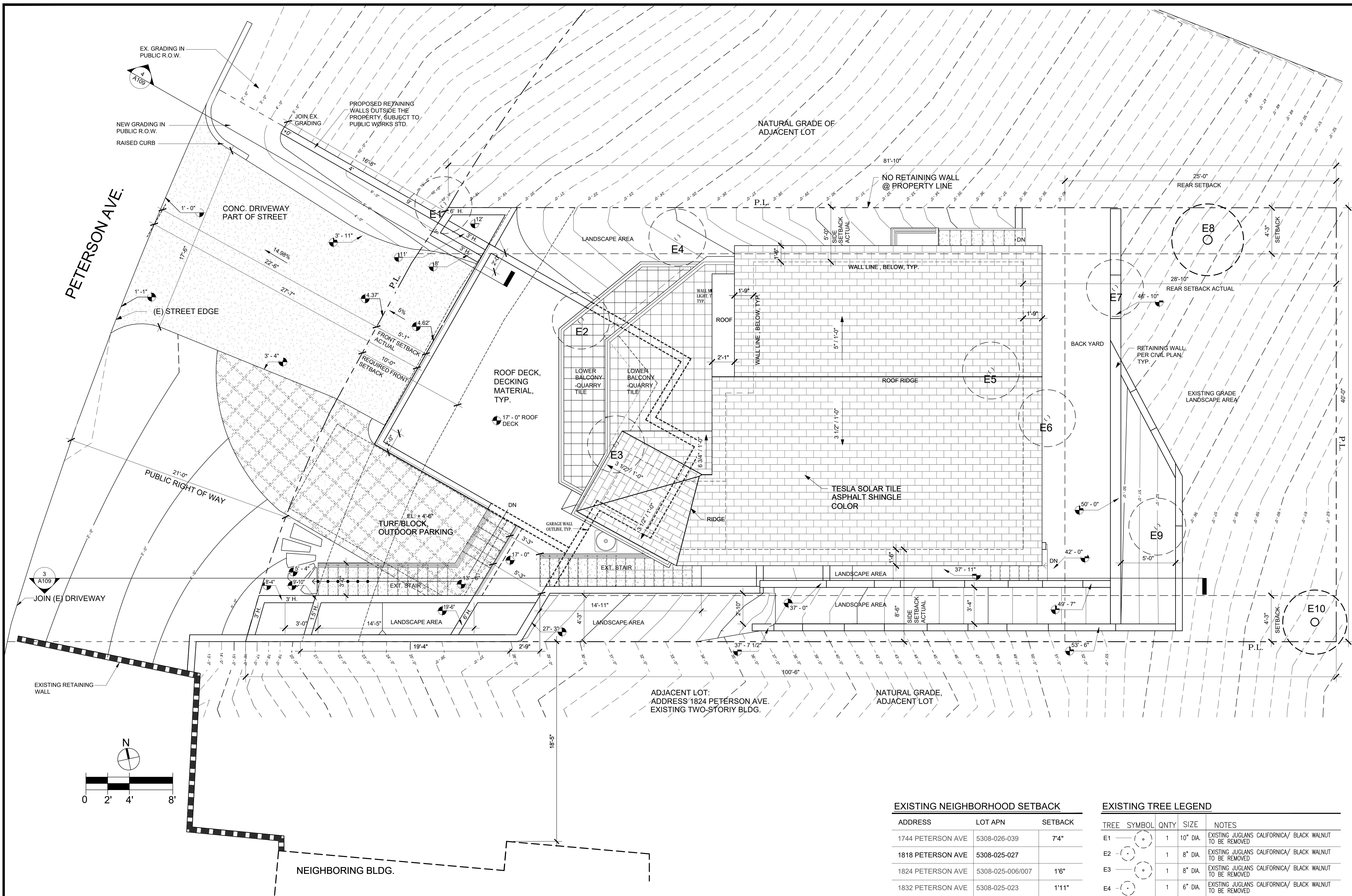
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Stamp

A101

DATE 05-10-21





EXISTING NEIGHBORHOOD SETBACK		
ADDRESS	LOT APN	SETBACK
1744 PETERSON AVE	5308-026-039	7'4"
1818 PETERSON AVE	5308-025-027	
1824 PETERSON AVE	5308-025-006/007	1'6"
1832 PETERSON AVE	5308-025-023	1'11"
1836 PETERSON AVE	5308-025-024	4'1"
1838 PETERSON AVE	5308-025-012	10'0"
1848 PETERSON AVE	5308-024-001	8'10"
1852 PETERSON AVE	5308-024-026	1'11"
	SUBTOTAL	35'4"
	AVERAGE	5'

EXISTING TREE LEGEND				
TREE	SYMBOL	QNTY	SIZE	NOTES
E1		1	10" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E2		1	8" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E3		1	8" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E4		1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E5		1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E6		1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E7		1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E8		1	10" DIA.	EXISTING ALIANTHUS ALTISSIMA/ TREE OF HEAVEN TO REMAIN
E9		1	10" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E10		1	10" DIA.	EXISTING ALIANTHUS ALTISSIMA/ TREE OF HEAVEN TO REMAIN

**MR. & MRS. WILLIAM CHU**  
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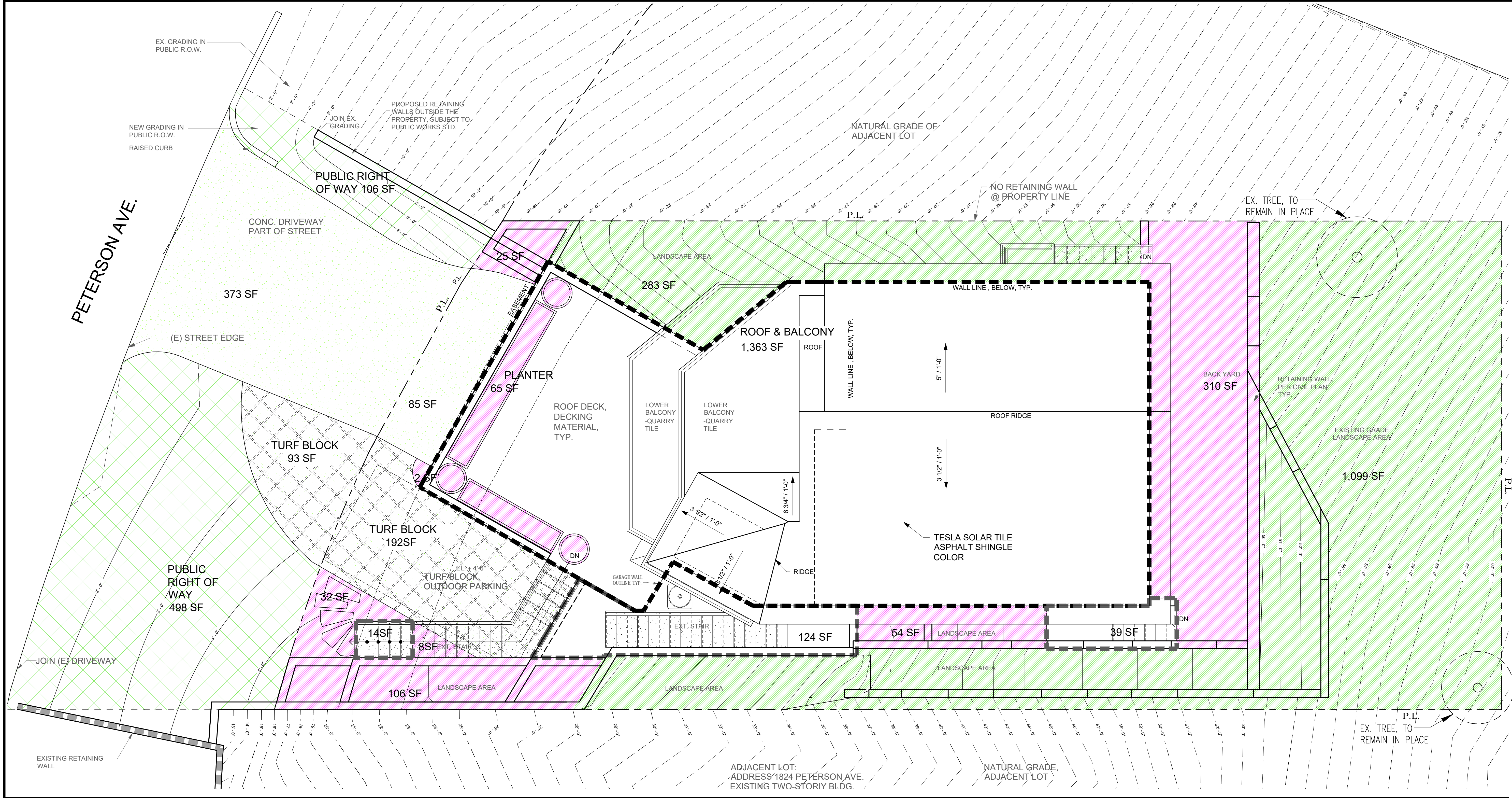
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05-06-21	05-010-21

**SITE PLAN AND ROOF PLAN**  
 SINGLE FAMILY DWELLING  
 1818 PETERSON AVE. S. PASADENA, CA 91030

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**GRADE/VEGETATION EXHIBIT & ANALYSIS**

**SINGLE FAMILY DWELLING**  
 1818 PETERSON AVE. S. PASADENA, CA 91030

01 | GRADE/ VEGETATION EXHIBIT 1/4" = 1'-0"

36.340.050(F) - VARIANCE APPLICATION

**2. GRADE/ VEGETATION ANALYSIS**

AVERAGE SLOPE = 54.6% + 25% = 79.6% Total to Natural State

REQ'D NATURAL STATE SF = 2,977 SF

PROPOSED NATURAL STATE = 1,382 SF

PROPOSED NATURAL STATE% = 1,382 / 3,740 = 37%

**3. LOT COVERAGE**

**BUILDING AREA (INCLUDING BALCONIES) = 1,363 SF**

**LOT AREA (PROPERTY) = 3,740 SF**

**LOT COVERAGE = 1,363 / 3,740 = 36%**

**4. LOT LANDSCAPE AREA CALCULATION**

TURF BLOCK AREA= 192/2 = 96 SF

REMIEDIATED LANDSCAPE AREA: 606 SF

SLOPE LANDSCAPE: 1,382 SF

TOTAL LANDSCAPE AREA = 96 + 606 + 1,382 = 2,084 SF

TOTAL LOT AREA = 3,740 SF

LOT LANDSCAPE % = 2,084 / 3,740 = 56%

**PUBLIC-RIGHT-OF-WAY LANDSCAPE AREA CALCULATION**

LANDSCAPE: 498 + 106 = 604 SF

TURF BLOCK AREA: 93 / 2 = 46.5 SF

TOTAL RIGHT-OF-WAY LANDSCAPE AREA = 604 + 46.5 = 650.5 SF

TOTAL RIGHT-OF-WAY AREA = 1,070 SF

RIGHT-OF-WAY LANDSCAPE % = 650.5 / 1,070 = 61%

**5. HARDSCAPE AREA CALCULATION**

TURF BLOCK AREA= 192/2 = 96 SF

DRIVEWAY = 85 SF

ROOF DECK & BALCONY = 1,363-65 = 1298 SF

STAIR WAY = 14 + 124 + 39 SF = 177 SF

TOTAL HARDSCAPE AREA = 96 + 85 + 1,298 + 177 = 1,656 SF

TOTAL LOT AREA = 3,740 SF

LOT HARDSCAPE % = 1,656 / 3,740 = 44%

**PUBLIC-RIGHT-OF-WAY HARDSCAPE CALCULATION**

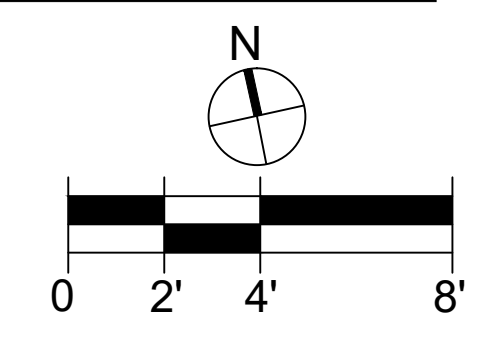
DRIVEWAY = 373 SF

TURF BLOCK AREA: 93 / 2 = 46.5 SF

TOTAL RIGHT-OF-WAY LANDSCAPE AREA = 373 + 46.5 = 419.5 SF

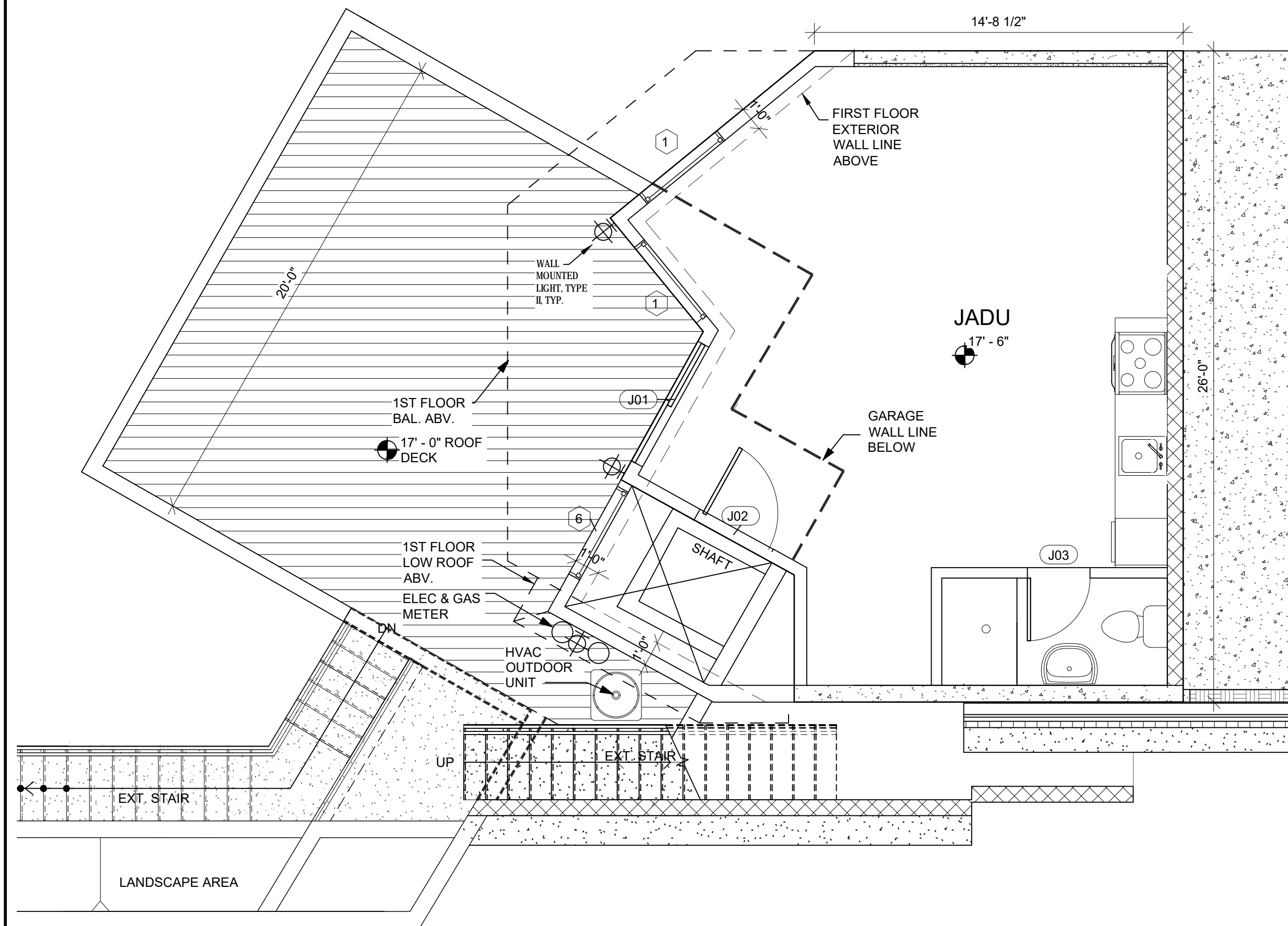
TOTAL RIGHT-OF-WAY AREA = 1,070 SF

RIGHT-OF-WAY HARDSCAPE % = 419.5 / 1,070 = 39%

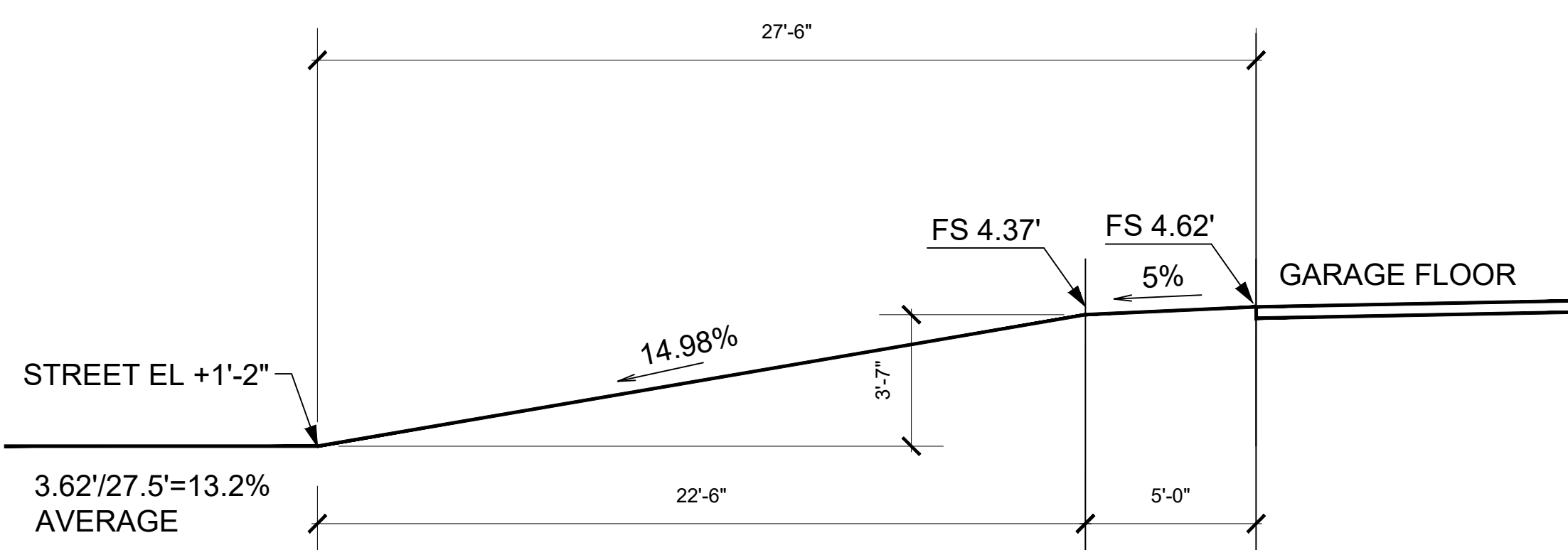


**A103**  
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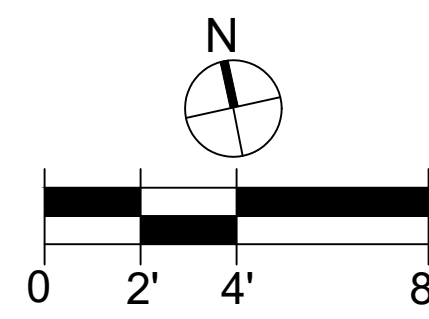
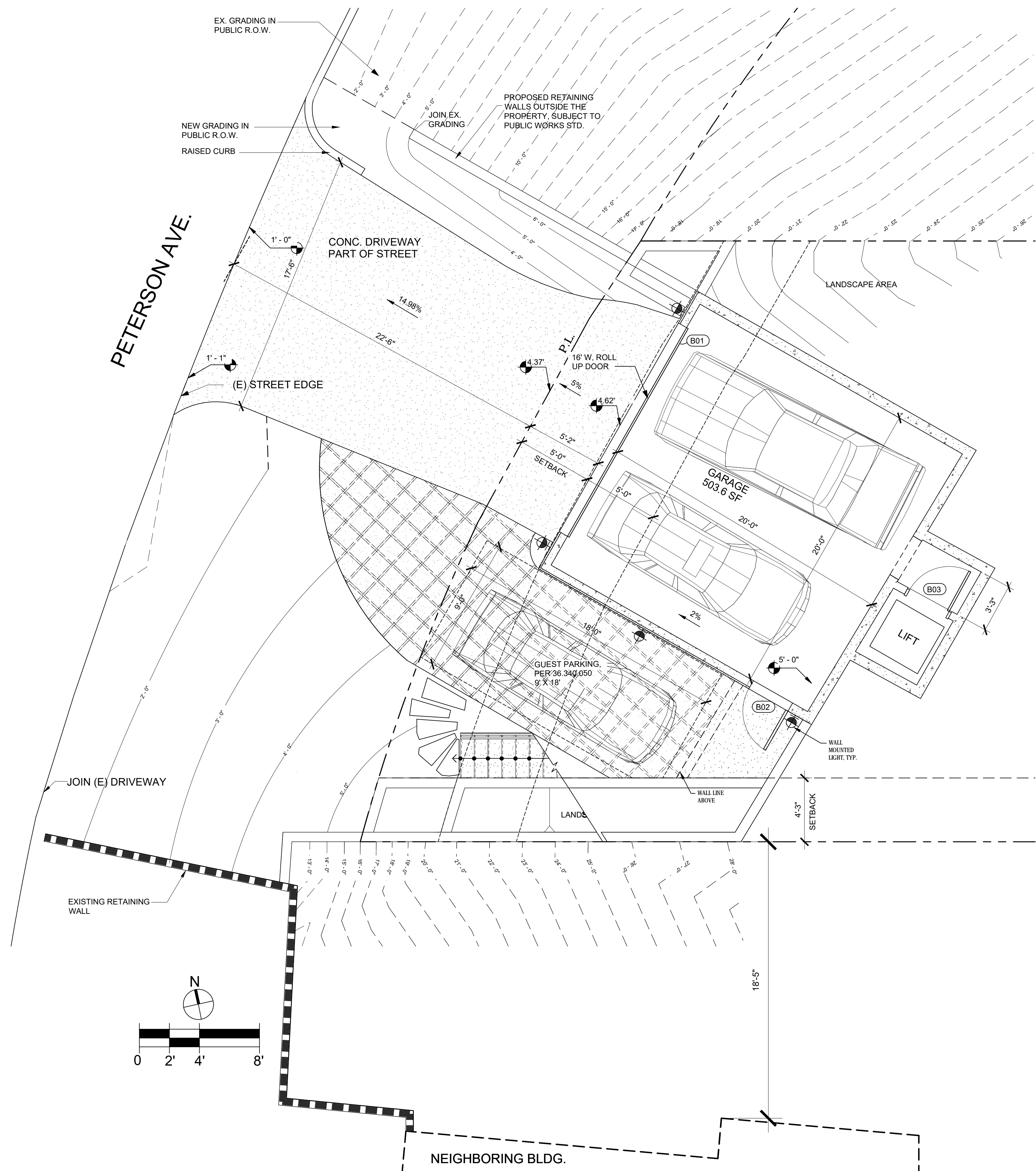


2 GARAGE ROOF & JADU  
1/4" = 1'-0"



NOTE:  
1. "DIMENSIONS TO MEET SPMC 36.340.050(E), 5% WITHIN 10' OF THE GARAGE. THE FINISHED GRADE OF THE DRIVEWAYS SHALL NOT EXCEED AN AVERAGE OF 15%".  
2. "DIMENSIONS WILL MEET SPMC 36.310.080(G)2, PARKING AREAS SHALL HAVE A MAXIMUM GRADE OF SEVEN PERCENT, MEASURED IN ANY DIRECTION".

3 DRIVEWAY SLOPE DIAGRAM  
1/4" = 1'-0"



1 BASEMENT GARAGE  
1/4" = 1'-0"

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91030  
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BASEMENT - GARAGE

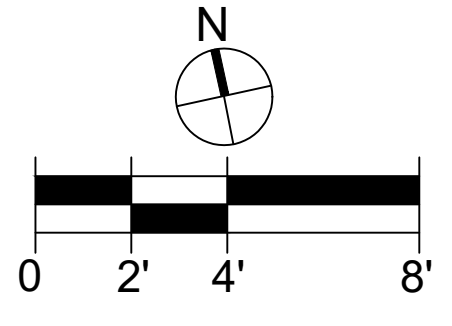
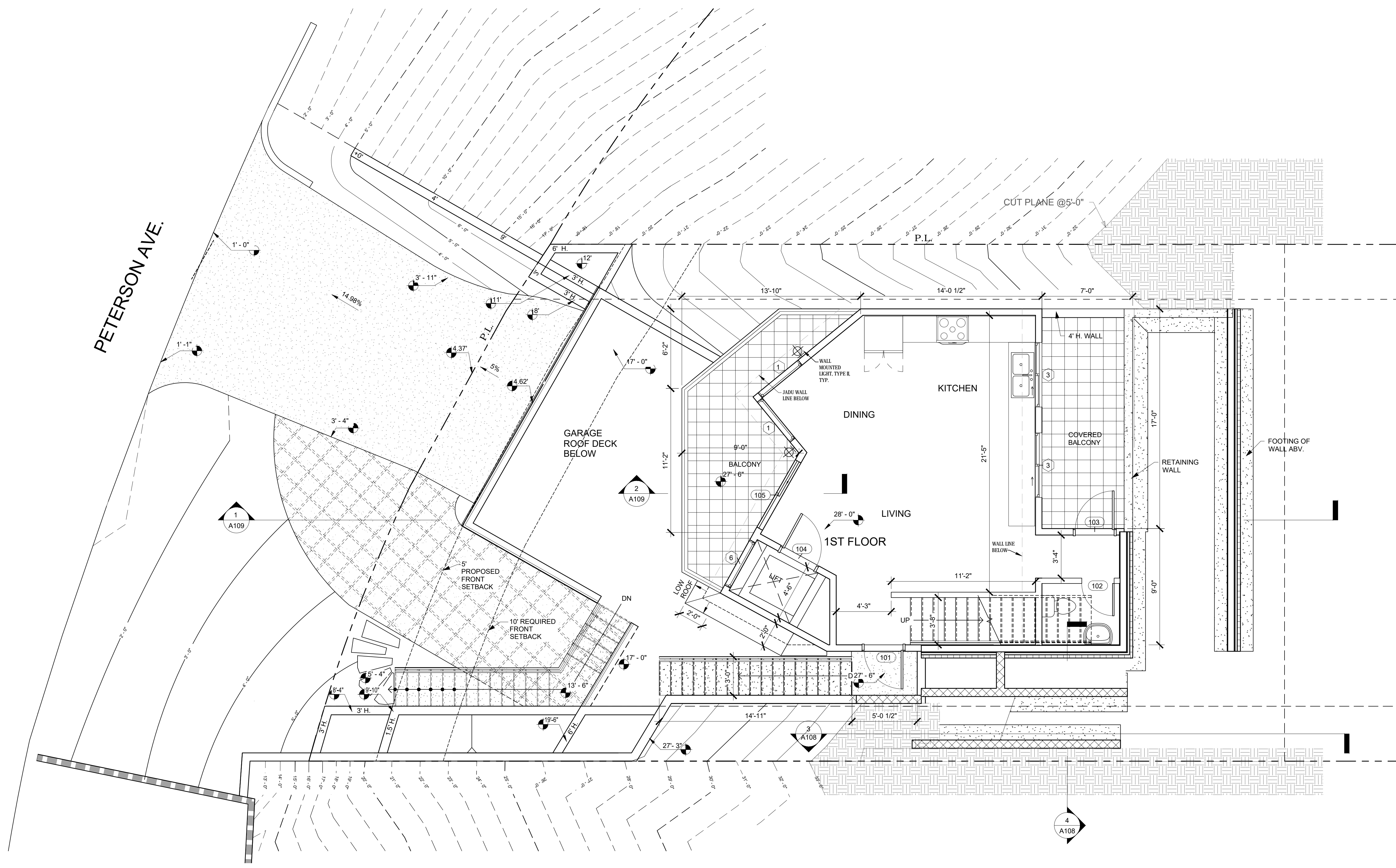
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1 1st Floor Plan  
1/4" = 1'-0"

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1ST FLOOR PLAN

SINGLE FAMILY DWELLING

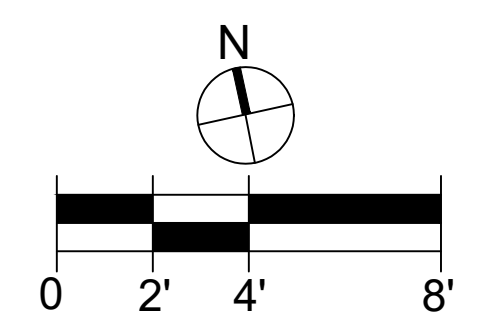
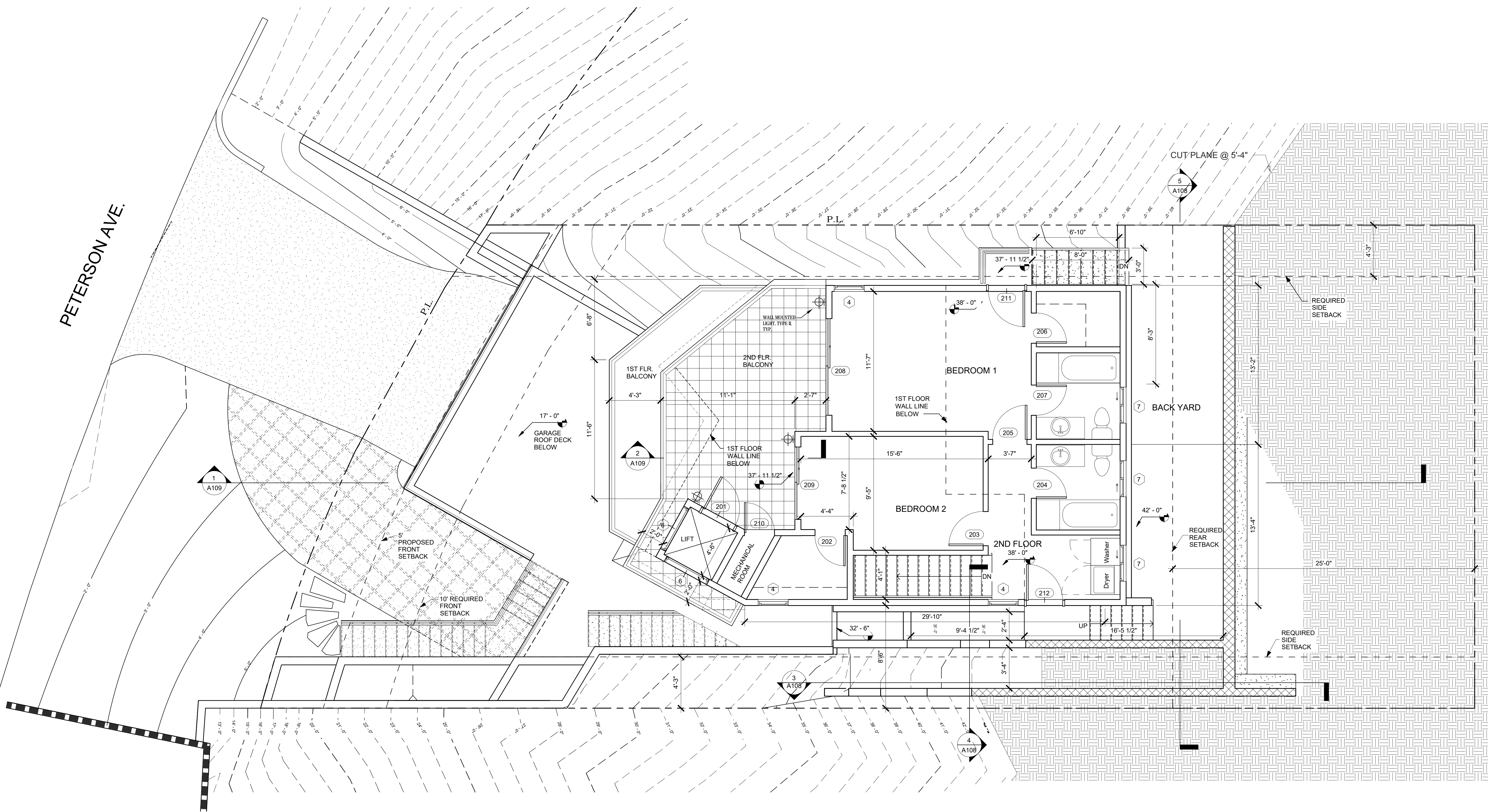
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PETERSON AVE.



1 2nd Floor Plan  
1/4" = 1'-0"

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2ND FLOOR PLAN

SINGLE FAMILY DWELLING

1818 PETERSON AVE. S. PASADENA, CA 91030

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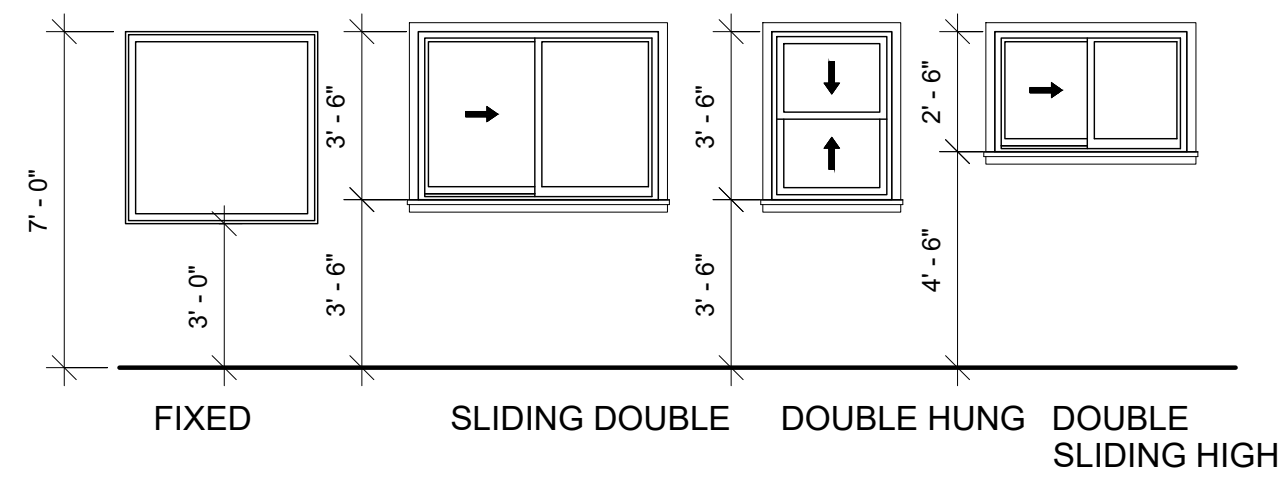
A106

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Window Schedule

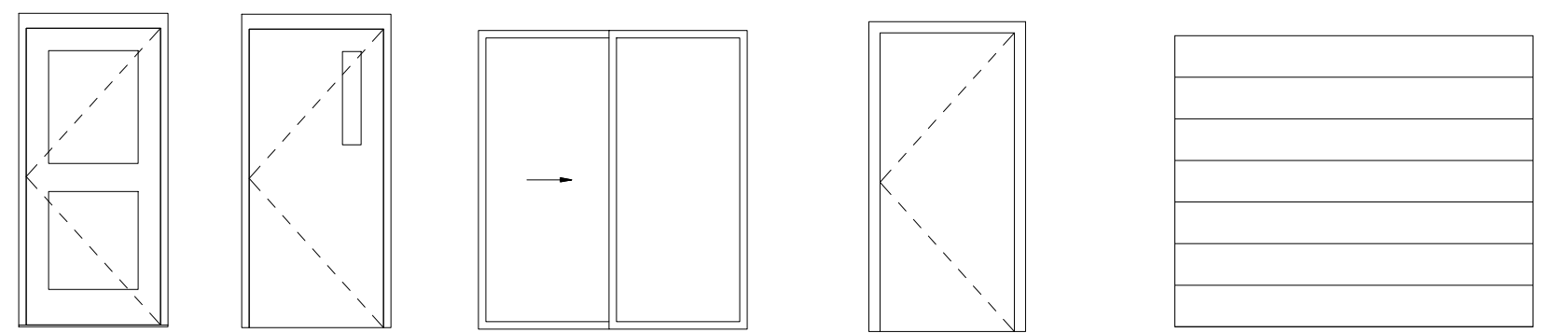
Type Mark	Family	Level	Width	Height	Sill Height	Count	Comments
1	Fixed	1st Floor Plan	4' - 0"	4' - 0"	2' - 8"	1	
1	Fixed	1st Floor Plan	4' - 0"	4' - 0"	2' - 8"	1	
3	Window-Sliding-Double	1st Floor Plan	5' - 0"	3' - 6"	3' - 6"	1	KITCHEN
3	Window-Sliding-Double	1st Floor Plan	5' - 0"	3' - 6"	3' - 6"	1	KITCHEN
6	Fixed	1st Floor Plan	4' - 0"	6' - 0"	1' - 0"	1	
4	Window-Double-Hung	2nd Floor Plan	2' - 6"	3' - 6"	3' - 6"	1	
4	Window-Double-Hung	2nd Floor Plan	2' - 6"	3' - 6"	3' - 6"	1	
4	Window-Double-Hung	2nd Floor Plan	2' - 6"	3' - 6"	3' - 6"	1	
6	Fixed	2nd Floor Plan	4' - 0"	6' - 0"	1' - 0"	1	
6	Fixed	2nd Floor Plan	4' - 0"	6' - 0"	1' - 0"	1	
7	Window-Sliding-Double	2nd Floor Plan	3' - 0"	2' - 0"	5' - 6"	1	
7	Window-Sliding-Double	2nd Floor Plan	3' - 0"	2' - 0"	5' - 6"	1	
7	Window-Sliding-Double	2nd Floor Plan	3' - 0"	2' - 0"	5' - 6"	1	
1	Fixed	JADU	4' - 0"	4' - 0"	2' - 8"	1	
1	Fixed	JADU	4' - 0"	4' - 0"	2' - 8"	1	
6	Fixed	JADU	4' - 0"	6' - 0"	1' - 0"	1	



WINDOW TYPES  
1/4" = 1'-0"

Door Schedule

Mark	Level	Family	Width	Height	Type	Frame Material	Count	Comments
101	1st Floor Plan	Door-Exterior-Single-Two_Lite	3' - 0"	6' - 8"	36" x 80"	HM	1	
102	1st Floor Plan	Single-Flush	2' - 6"	6' - 8"	30" x 80"		1	
103	1st Floor Plan	Door-Passage-Single-Vision_Lite	3' - 0"	6' - 8"	36" x 80"		1	
104	1st Floor Plan	Door-Passage-Single-Vision_Lite	3' - 0"	6' - 8"	36" x 80"		1	
105	1st Floor Plan	Door-Double-Sliding	6' - 0"	6' - 8"	72" x 80"		1	
106	Garage Plan	Door-Opening	0' - 0"	0' - 0"	36" x 84"		1	
201	2nd Floor Plan	Door-Passage-Single-Vision_Lite	3' - 0"	6' - 8"	36" x 80"		1	
202	2nd Floor Plan	Single-Flush	2' - 6"	6' - 8"	30" x 80"	WD	1	
203	2nd Floor Plan	Single-Flush	2' - 10"	6' - 8"	34" x 80"	WD	1	
204	2nd Floor Plan	Single-Flush	2' - 6"	6' - 8"	30" x 80"	WD	1	
205	2nd Floor Plan	Single-Flush	2' - 10"	6' - 8"	34" x 80"	WD	1	
206	2nd Floor Plan	Single-Flush	2' - 6"	6' - 8"	30" x 80"	WD	1	
207	2nd Floor Plan	Single-Flush	2' - 6"	6' - 8"	30" x 80"	WD	1	
208	2nd Floor Plan	Door-Double-Sliding	8' - 0"	6' - 8"	96" x 80"	ALUM	1	
209	2nd Floor Plan	Door-Double-Sliding	6' - 0"	6' - 8"	72" x 80"	ALUM	1	
210	2nd Floor Plan	Single-Flush	2' - 6"	6' - 8"	30" x 80"	WD	1	
211	2nd Floor Plan	Door-Exterior-Single-Two_Lite	3' - 0"	6' - 8"	36" x 80"	HM	1	
212	2nd Floor Plan	Door-Passage-Single-Vision_Lite	3' - 0"	6' - 8"	36" x 80"	HM	1	
216	Garage Plan	Door-Passage-Single-Vision_Lite	3' - 0"	6' - 8"	36" x 80"		1	
B01	Garage Plan	Door-Overhead-Sectional	16' - 0"	7' - 0"	16' X 7'	WD	1	
B02	Garage Plan	Single-Flush	3' - 0"	6' - 8"	36" x 80"	HM	1	
B03	Garage Plan	Single-Flush	3' - 0"	6' - 8"	36" x 80"		1	
J01	JADU Plan	Door-Double-Sliding	6' - 0"	6' - 8"	72" x 80"			
J02	JADU Plan	Door-Passage-Single-Vision_Lite	3' - 0"	6' - 8"	36" x 80"			
J03	JADU Plan	Single-Flush	2' - 6"	6' - 8"	30" x 80"			



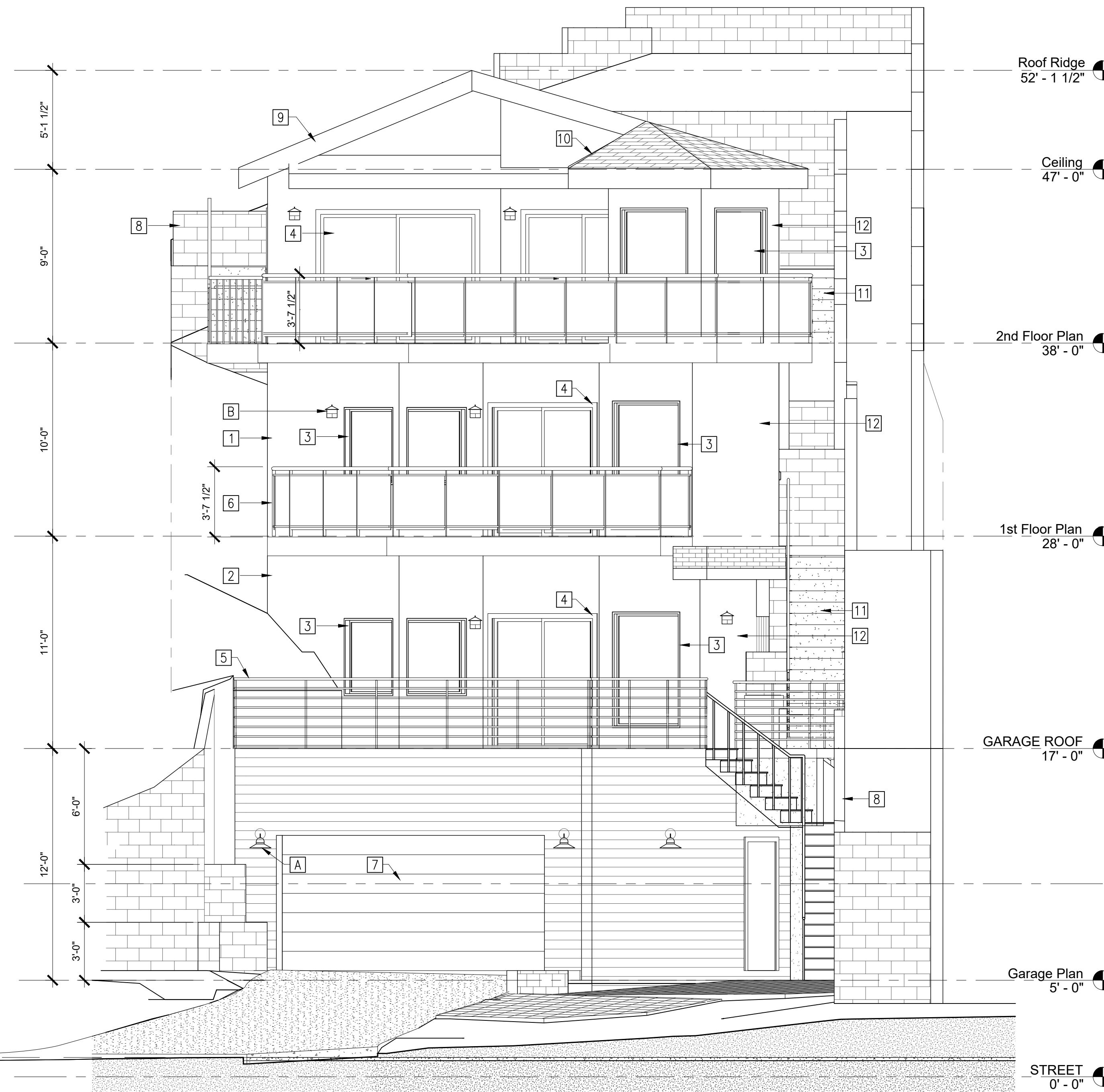
EXTERIOR SINGLE TWO LITES  
EXTERIOR SINGLE VISION LITES  
EXTERIOR DOUBLE SLIDING GLAZE  
SINGLE FLUSH  
SECTIONAL OVERHEAD ROLL UP

DOOR TYPES  
1/4" = 1'-0"

KEYNOTES

KEY NOTE	DESCRIPTION
1	BUILDING WALL
2	EXTERIOR WALL
3	WINDOW
4	DOOR
5	42" H. MIN. GUARD RAIL
6	TEMP GLASS
7	GARAGE DOOR
8	RETAINING WALL
9	FASCIA
10	SLOPED ROOF
11	EXT. STEP
12	ELEVATOR TOWER

REF. KEY NOTE:  
A WALL MOUNTED LIGHT TYPE I, 1 1/2" H. BLACK FINISH METAL, HAMPTON BAY #JEW10139BK OR EQ.  
B WALL MOUNTED LIGHT TYPE II, 8" H. BLACK FINISH METAL W/TEXTURED GLASS, HAMPTON BAY, LED #BAL-012 OR EQ.



West Elev.  
1/4" = 1'-0"

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WEST ELEVATION, D&W  
SCHEDULES

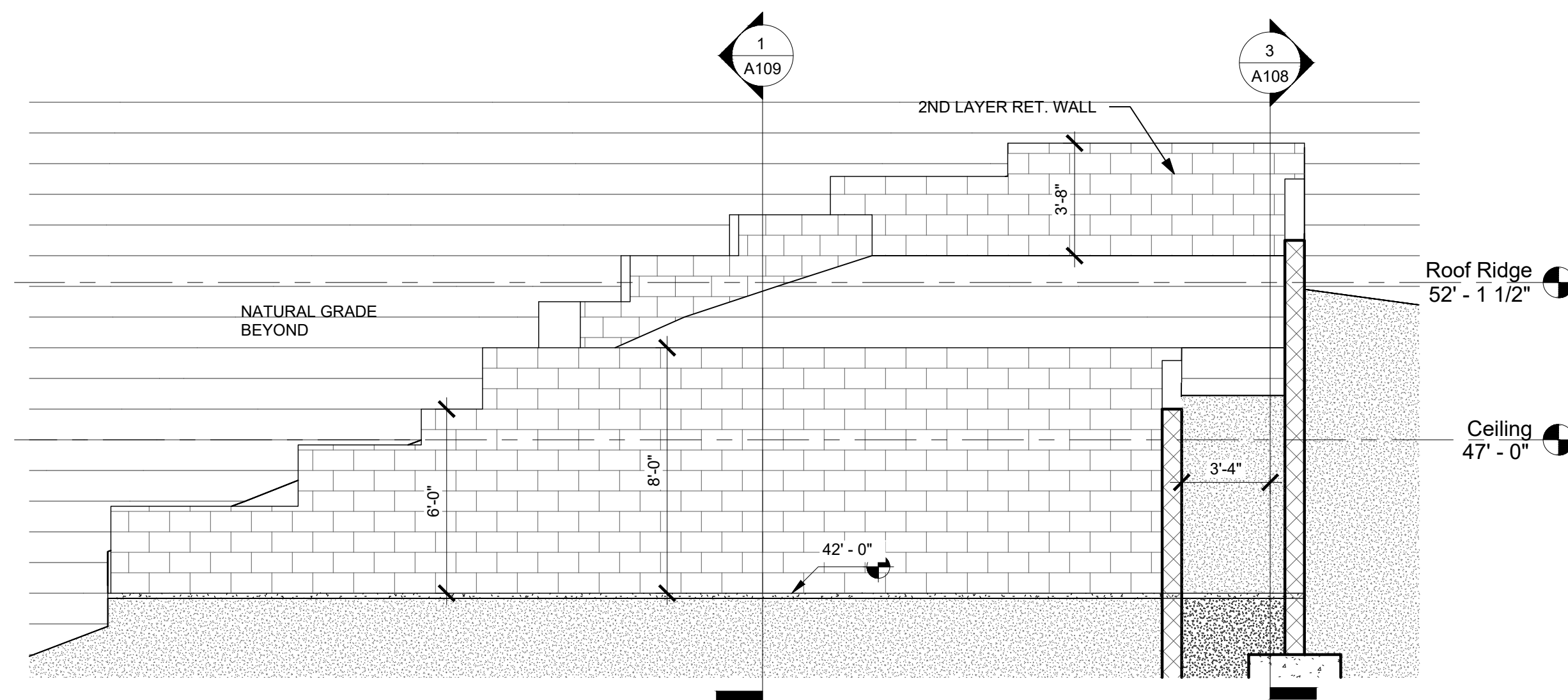
SINGLE FAMILY DWELLING  
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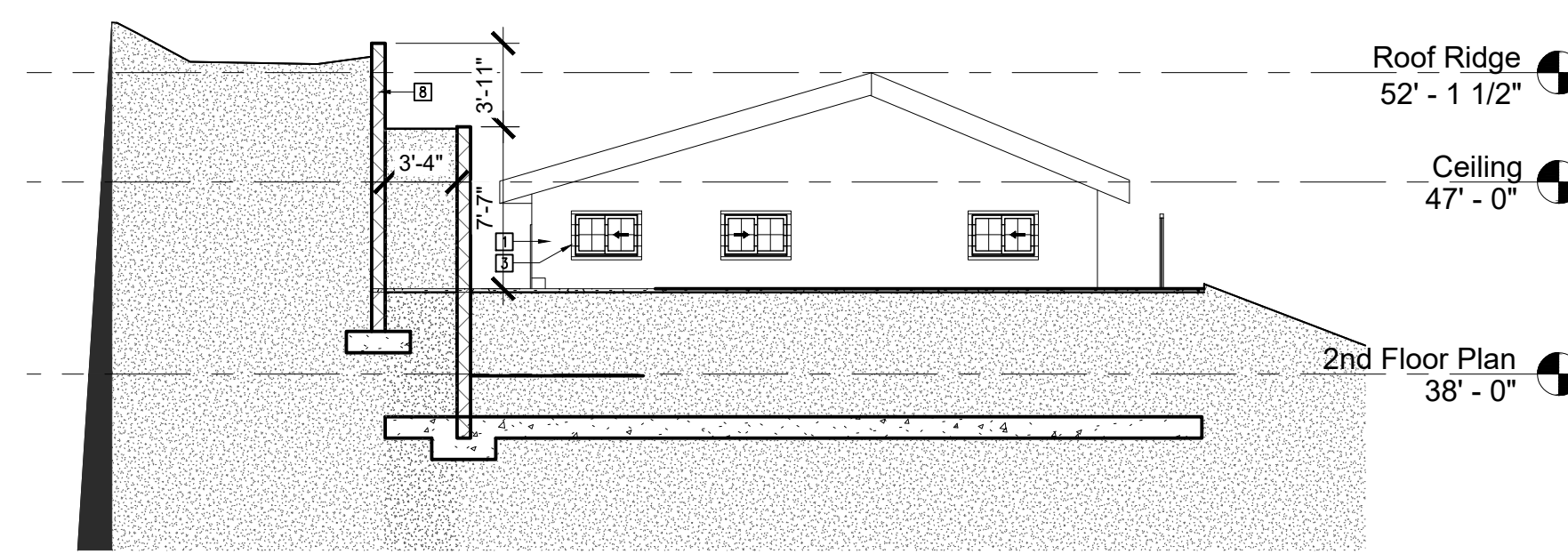
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5 Section to Rear  
1/4" = 1'-0"

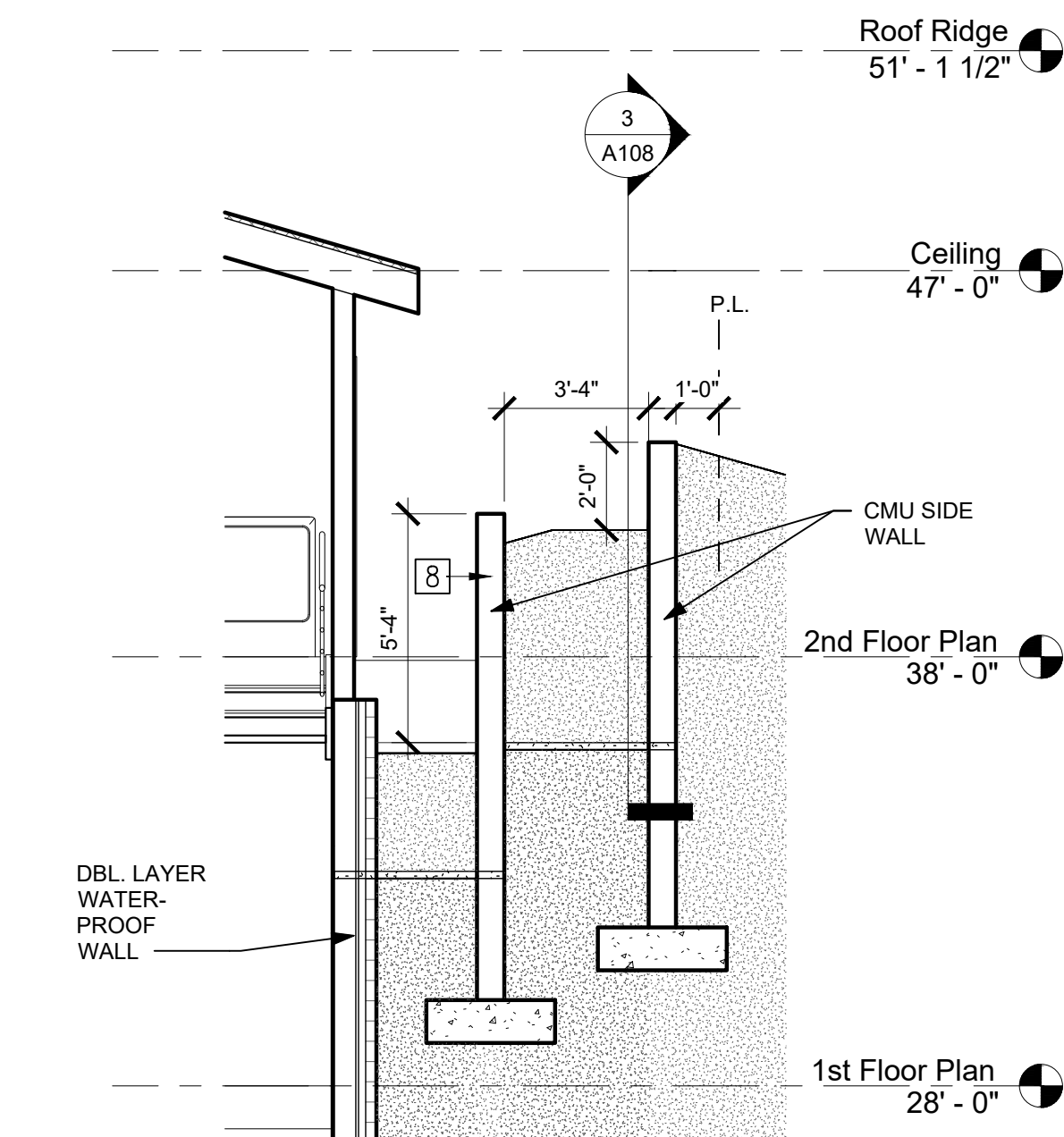
NOTE: 2ND LAYER RETAINING WALL IS RECOMMENDED BY ENGINEER TO STABILIZED EARTH BEYOND & TO PROTECT THE EXISTING BUILDING UPHILL.



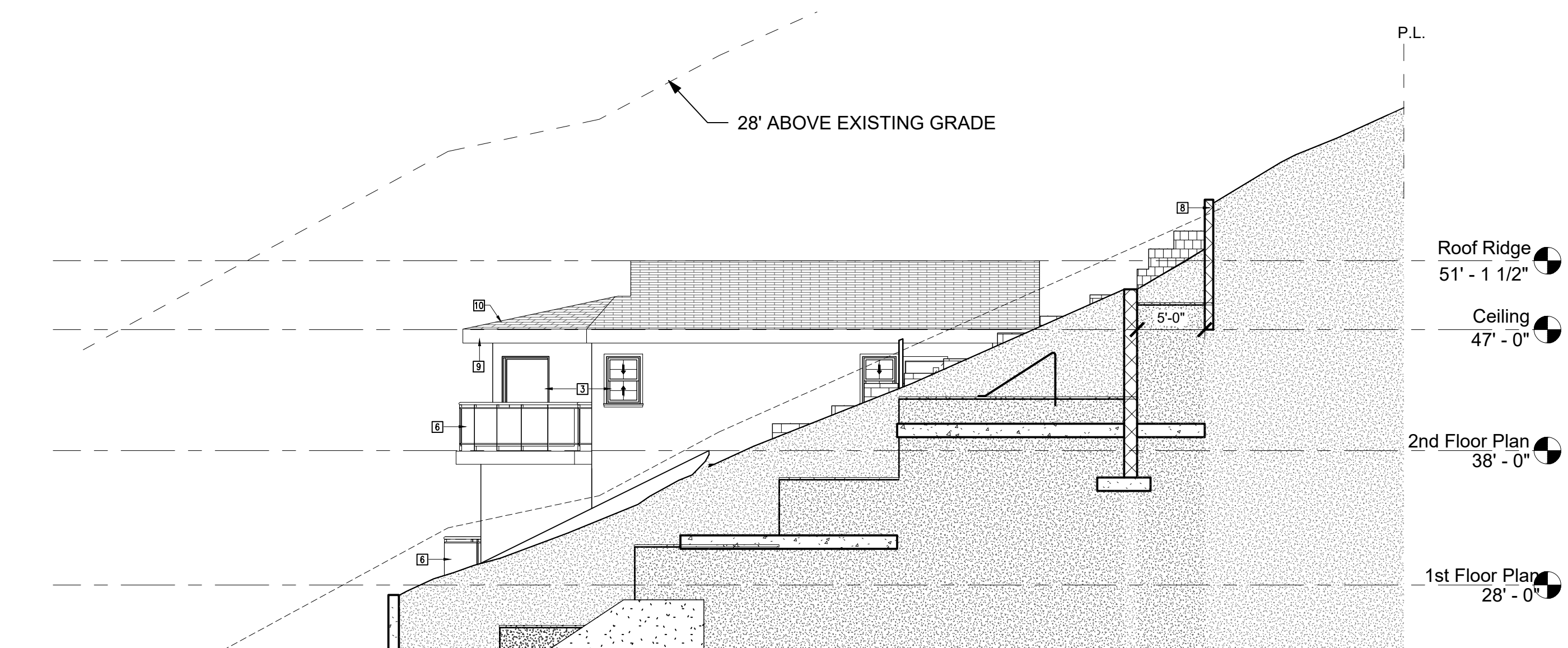
6 Rear Elev. Face East  
1/8" = 1'-0"

KEYNOTES

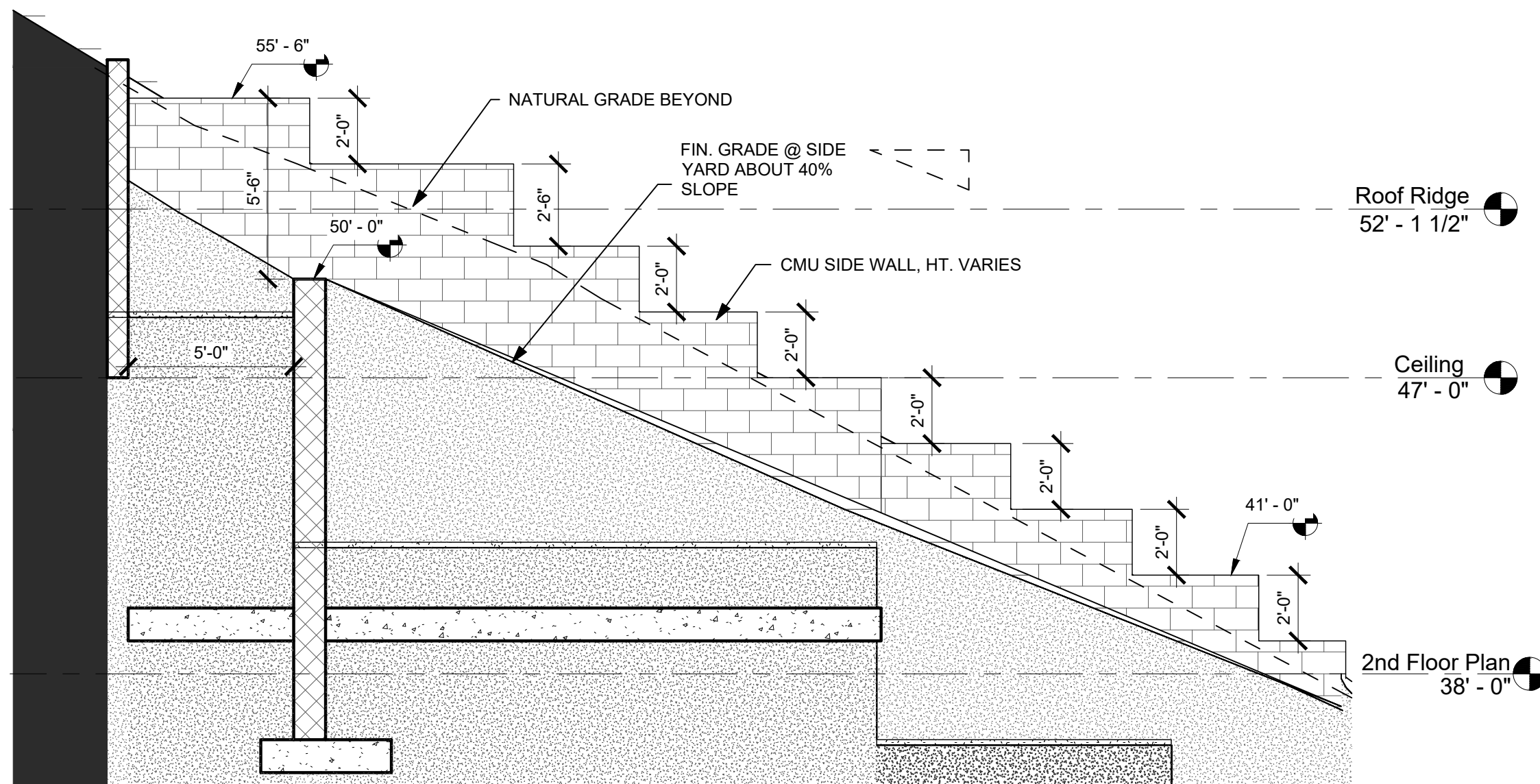
KEY NOTE	DESCRIPTION
1	BUILDING WALL
2	EXTERIOR WALL
3	WINDOW
4	DOOR
5	42" H. MIN. GUARD RAIL
6	TEMP GLASS
7	GARAGE DOOR
8	RETAINING WALL
9	FASCIA
10	SLOPED ROOF
11	EXT. STEP
12	ELEVATOR TOWER



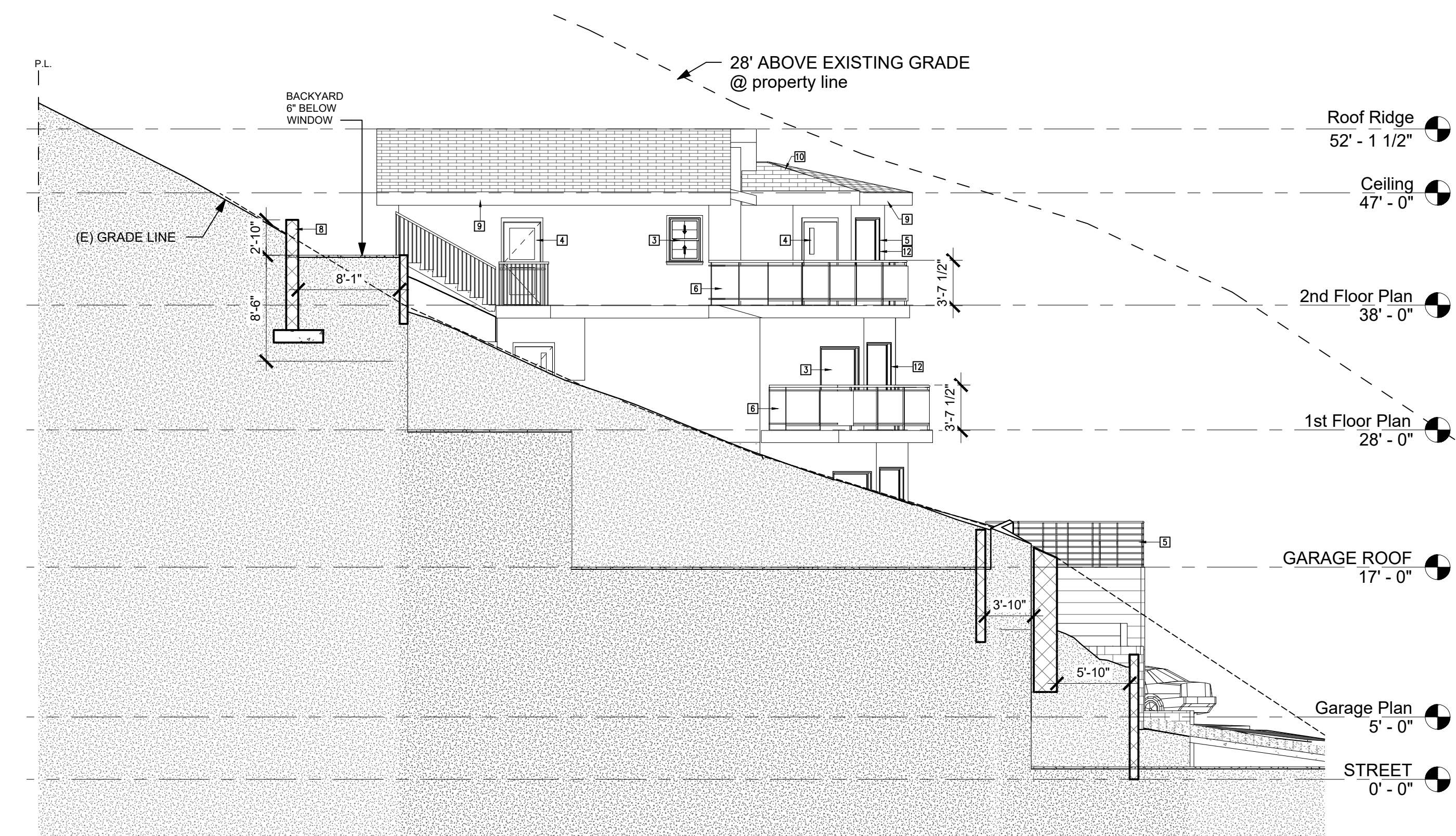
4 Section to CMU Wall  
1/4" = 1'-0"



1 South Elev.  
1/8" = 1'-0"



3 Section to North  
1/4" = 1'-0"



2 North Elev.  
1/8" = 1'-0"

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TEL: 626-376-3525

revision

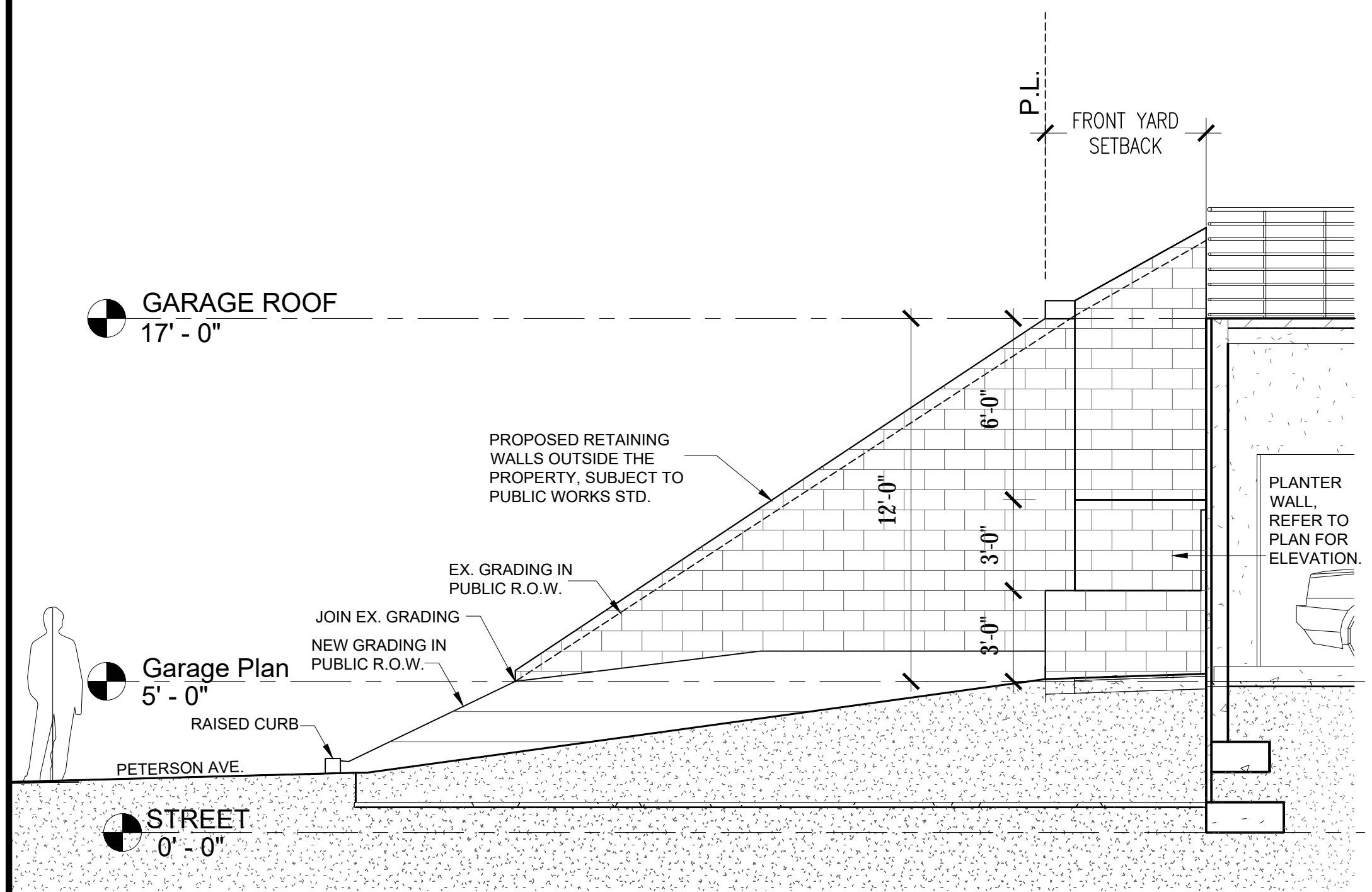
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04-26-21	04-29-21
05-04-21	05-05-21
05-06-21	05-10-21

ELEVATIONS & SECTIONS  
project name  
SINGLE FAMILY DWELLING  
1818 PETERSON AVE. S. PASADENA, CA 91030

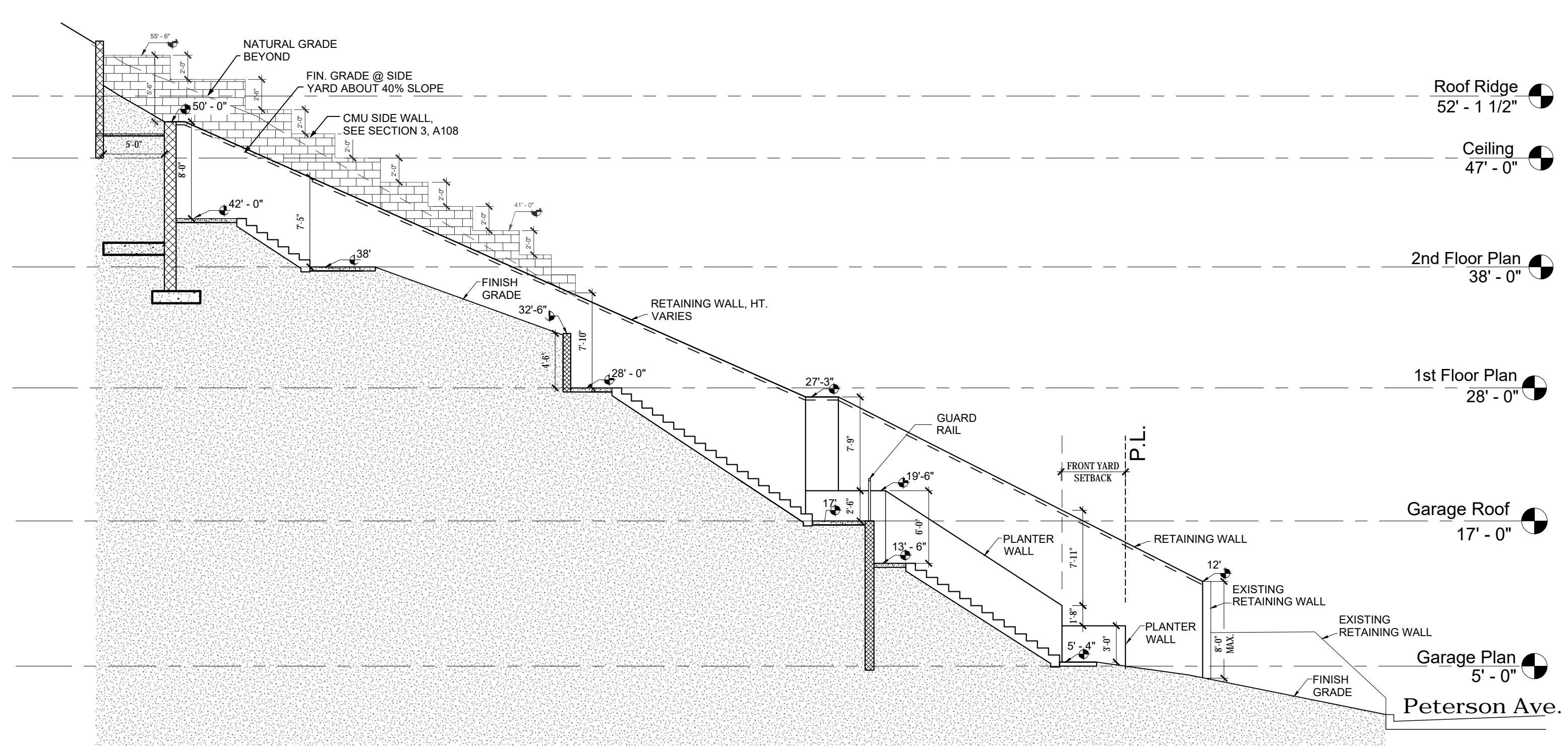
Project number  
Drawn by  
Stamp

ELEVATIONS & SECTIONS  
A108  
DATE 05-10-21

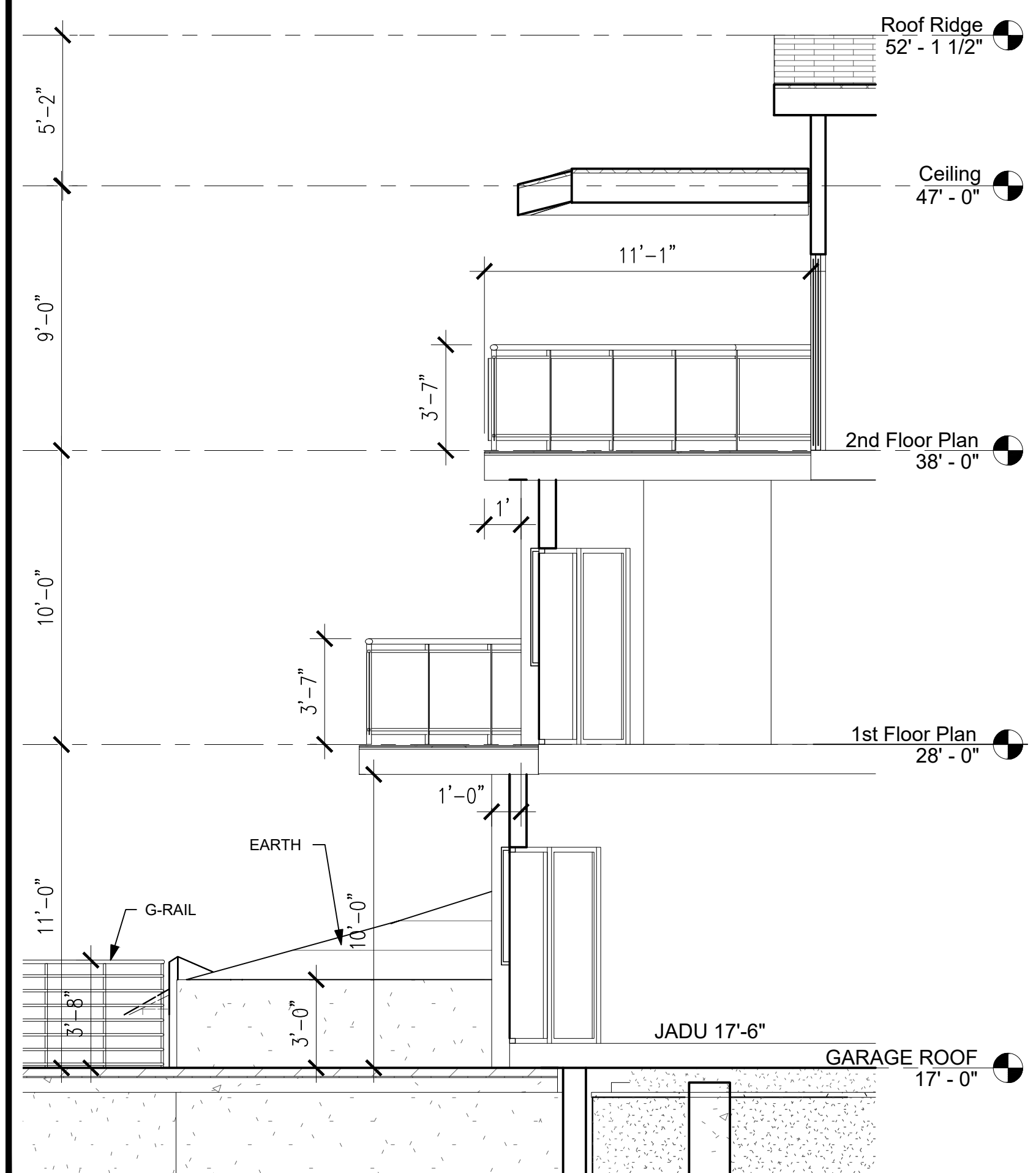




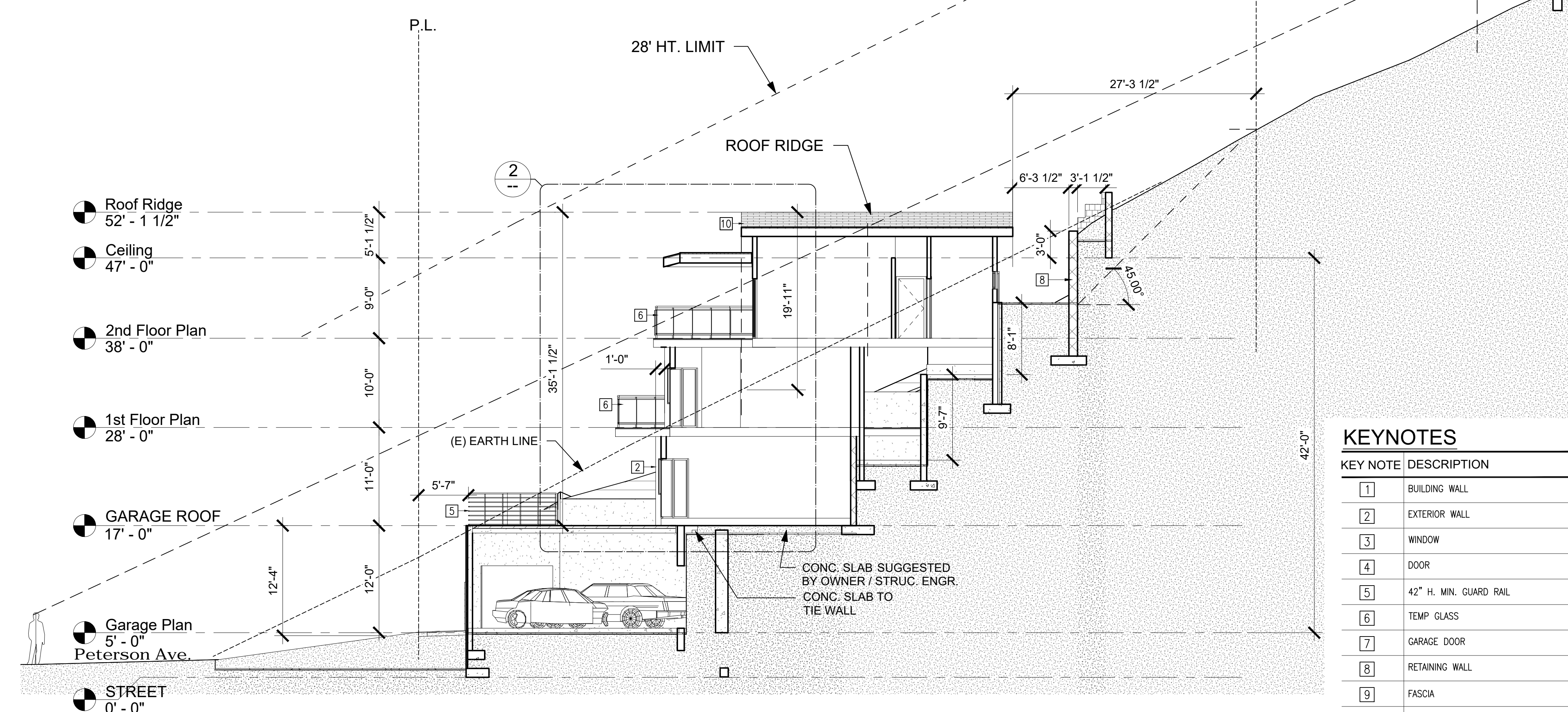
4 Wall Cross Section  
1/4" = 1'-0"



3 Stairway Cross Section  
1/8" = 1'-0"



2 Section Enlargement  
1/4" = 1'-0"



1 Hillside Cross Section  
1/8" = 1'-0"

MR. & MRS. WILLIAM CHU

1825 HANSCOM DR. S. PASADENA, CA 91030  
TEL: 626-376-3525

revision	
12-21-20	02-24-21
04-14-21	04-17-21
04-26-21	04-29-21
05-04-21	05-05-21
05-06-21	05-010-21

CROSS SECTIONS

SINGLE FAMILY DWELLING

1818 PETERSON AVE. S. PASADENA, CA 91030

KEYNOTES

KEY NOTE	DESCRIPTION
1	BUILDING WALL
2	EXTERIOR WALL
3	WINDOW
4	DOOR
5	42" H. MIN. GUARD RAIL
6	TEMP GLASS
7	GARAGE DOOR
8	RETAINING WALL
9	FASCIA
10	SLOPED ROOF
11	EXT. STEP

Project number  
Drawn by  
Stamp

A109

DATE 05-10-21





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BUILDING 3D RENDERING  
without landscaping

**MR. & MRS.  
WILLIAM CHU**

1825 HANSCOM DR. S. PASADENA, CA  
91030  
TEL: 626-376-3525

revision	
12-21-20	02-24-21
04-14-21	04-17-21
04-26-21	04-29-21
05-04-21	05-05-21
05-06-21	05-010-21

**3D RENDERING**

**SINGLE FAMILY DWELLING**

1818 PETERSON AVE. S. PASADENA, CA 91030

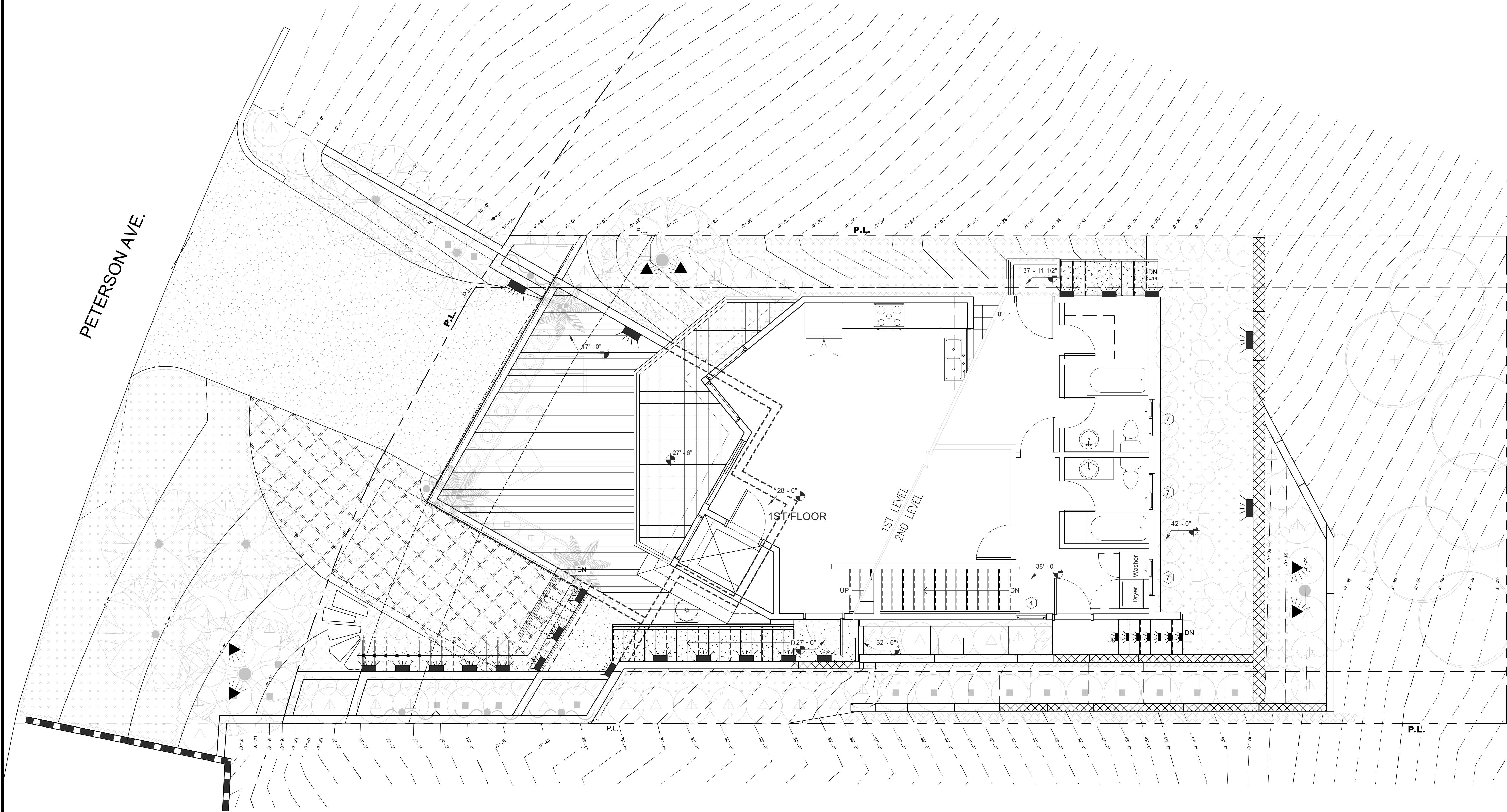
Project number  
Drawn by  
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**A110**

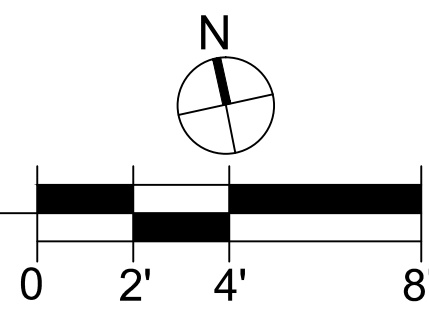
DATE 05-10-21



PETERSON AVE.



1 SITE LIGHTING PLAN  
1/4"=1'-0"



SITE LIGHTING LEGEND

SYMBOL	DESCRIPTION	MATERIAL & FINISH	MFG./ CATALOG NO.
	UPLIGHT IN PLANTER AREA LOW VOLTAGE	BLACK POWDER COATED ALUMINUM, 5.25" H.	HAMPTON BAY LED #305445332 OR EQUAL.
	STEP LIGHT	BLACK POWDER COATED ALUMINUM, 3.3" H. X 10.6" W. X 6" D.	HAMPTON BAY LED #JAO02601L OR EQUAL.
	WALL LIGHT	BLACK POWDER COATED ALUMINUM, 5" H.	HAMPTON BAY LED #JAO02601L OR EQUAL.

SITE LIGHTING NOTE

1. ALL EXTERIOR LIGHTING SHALL MEET SPMC 36.300.090 OUTDOOR LIGHTING.

MR. & MRS.  
WILLIAM CHU

1825 HANSCOM DR. S. PASADENA, CA  
91030  
TEL: 626-376-3525

revision

12-21-20	02-24-21
04-14-21	04-17-21
04-26-21	04-29-21
05-04-21	05-05-21
05-06-21	05-010-21

SITE LIGHTING PLAN

SINGLE FAMILY DWELLING

1818 PETERSON AVE. S. PASADENA, CA 91030

Project number

Drawn by

Stamp

A111

DATE 05-10-21





1744 Peterson Ave



1832 Peterson Ave



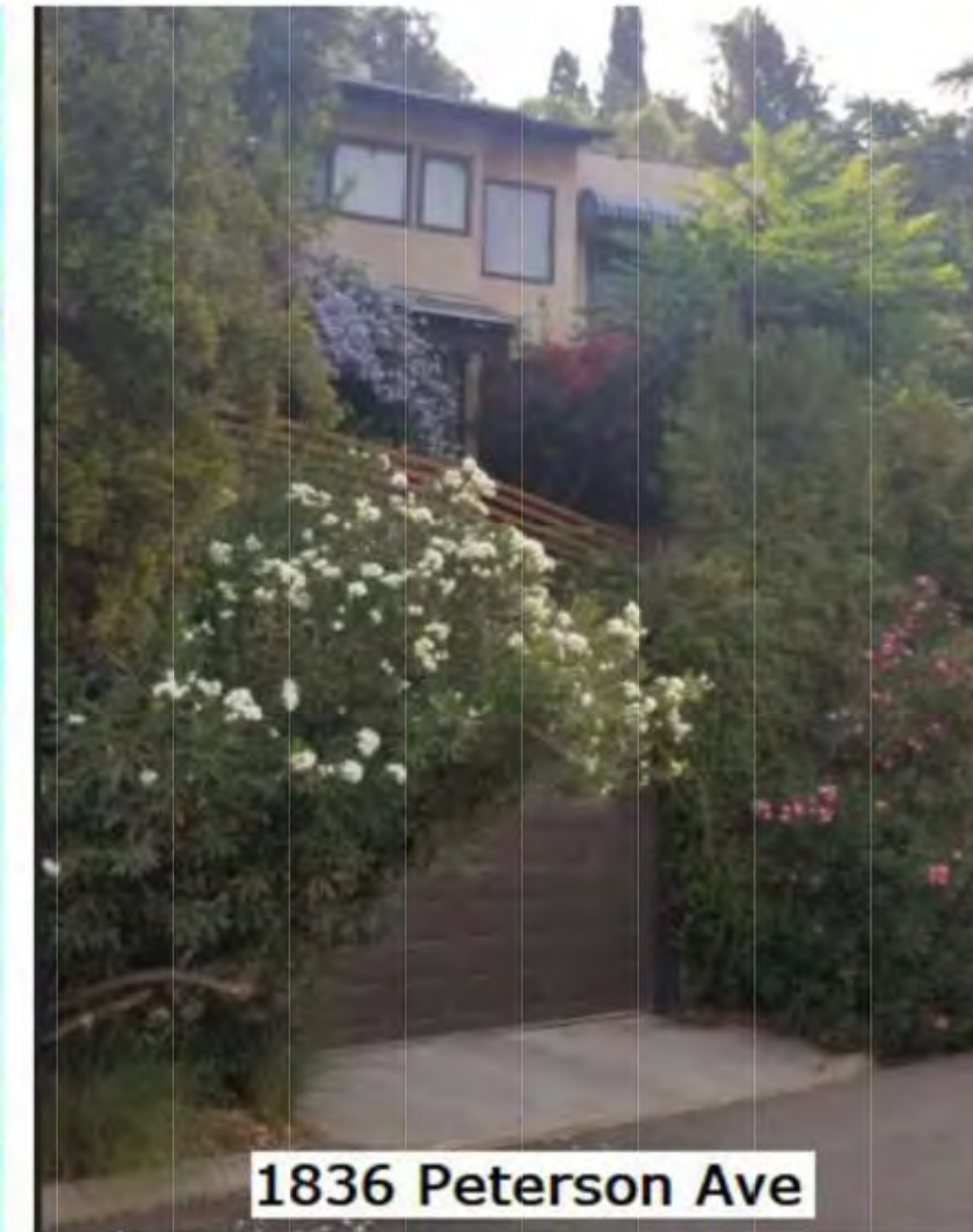
1824 Peterson Ave



1848 Peterson Ave



1852 Peterson



1836 Peterson Ave



1838 Peterson Ave

**EXISTING NEIGHBORHOOD SETBACK**

ADDRESS	LOT APN	SETBACK
1744 PETERSON AVE	5308-026-039	74"
1818 PETERSON AVE	5308-025-027	
1824 PETERSON AVE	5308-025-006/007	16"
1832 PETERSON AVE	5308-025-023	1'11"
1836 PETERSON AVE	5308-025-024	4'1"
1838 PETERSON AVE	5308-025-012	10'0"
1848 PETERSON AVE	5308-024-001	8'10"
1852 PETERSON AVE	5308-024-026	1'11"
	SUBTOTAL	354"
	AVERAGE	5'

MR. & MRS.  
WILLIAM CHU

1825 HANSCOM DR. S. PASADENA, CA  
91030  
TEL: 626-376-3525

revision

12-21-20	02-24-21
04-14-21	04-17-21
04-26-21	04-29-21
05-04-21	05-05-21
05-06-21	05-010-21

NEIGHBORING BUILDING

SINGLE FAMILY DWELLING

1818 PETERSON AVE. S. PASADENA, CA 91030

Project number

Drawn by

Stamp

A112

DATE 05-10-21



REVISIONS	BY
1ST CITY 08-14-20	
08-19-20 12-21-20	
05-03-21	

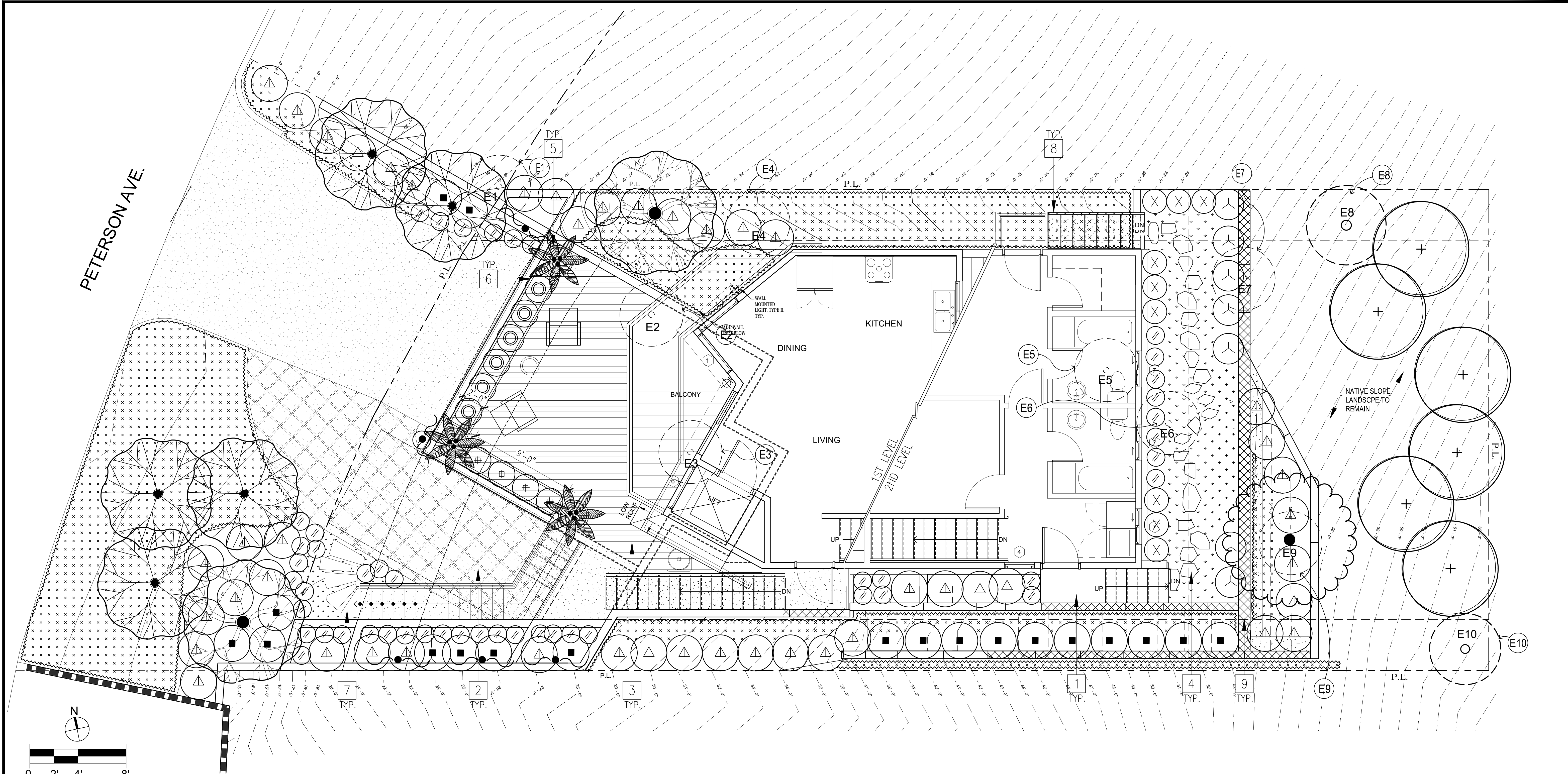
**JYC**  
 LANDSCAPE  
 ARCHITECTURE  
 PHONE: (951) 817-6825  
 Email: jennijyc@yahoo.com



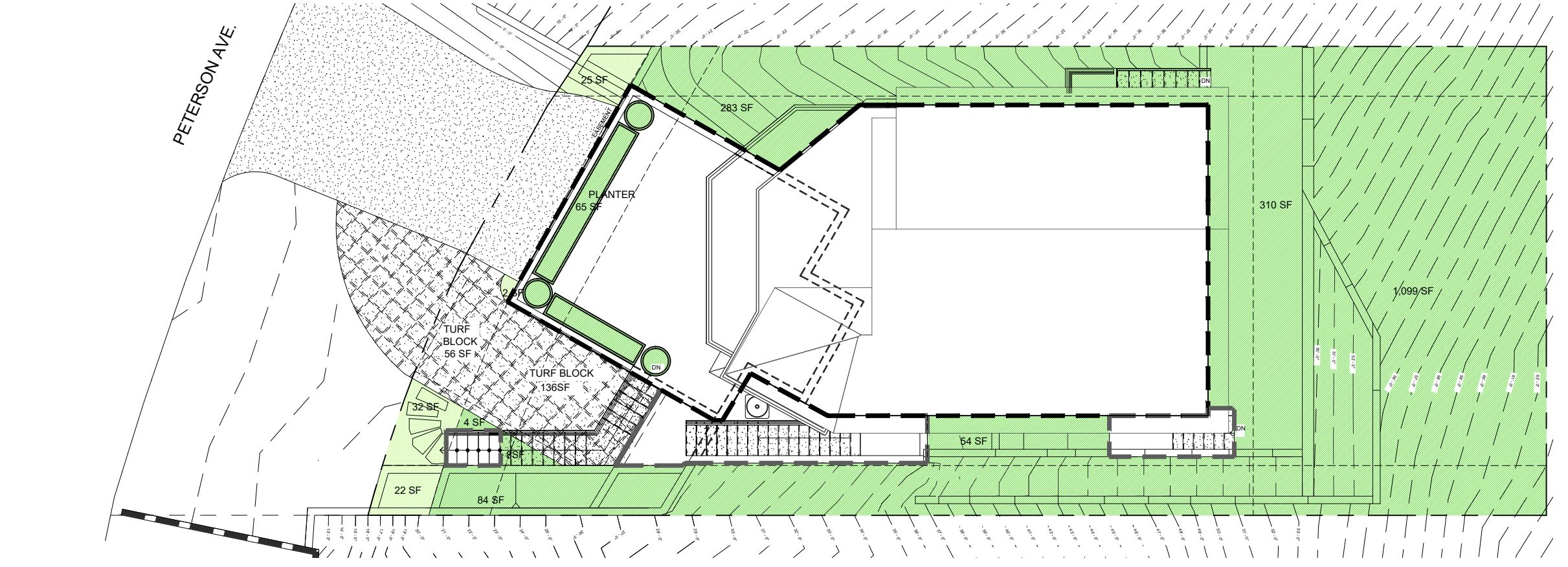
SHEET TITLE:  
**CONCEPTUAL LANDSCAPE PLAN**

PROJECT NAME:  
**SINGLE FAMILY HOME**  
 1818 PETERSON AVE.  
 SOUTH PASADENA, CA 91030

DATE	05-03-21
SCALE	
DRAWN	
JOB	200130
SHEET	



01 | LANDSCAPE PLAN 1/4"=1'-0"



FRONTYARD 5' SETBACK		SITE LANDSCAPE AREA	
PLANTING AREA:	81 SF	PLANTING AREA:	1,988 SF
TURF BLOCK AREA: 56 / 2 =	28 SF	TURF BLOCK AREA: 192 / 2 =	96 SF
FRONTYARD SETBACK LANDSCAPE AREA:	109 SF	TOTAL PLANTING AREA:	2,084 SF
FRONTYARD SETBACK TOTAL AREA:	216 SF	TOTAL LOT AREA:	3,740 SF
FRONTYARD SETBACK LANDSCAPE%:	50.5%	SITE PLANTING% = 2,084/3,740	56%

**HARDSCAPE LEGEND**

KEY NOTE	COLOR /FINISH
1	CONCRETE PAVING, COLOR AND FINISH TO BE DECIDED BY OWNER
2	TURF BLOCK, INSTALLATION PER MANUFACTURER
3	ROOF TOP DECKING MATERIAL, TYP. TO BE DECIDED BY OWNER
4	STEPPING STONE
5	30" DIA. X 24" H. FIBER GLASS PLANTER TO BE DECIDED BY OWNER
6	2' W. X 18" H. FIBER GLASS PLANTER TO BE DECIDED BY OWNER
7	1' W. X 3' L. STEPPING STONE W/DYMONDIA GROUNDCOVER
8	STEPS PER ARCH.
9	RETAINING WALL, PER ARCH.

**EXISTING TREE LEGEND**

TREE SYMBOL	QNTY	SIZE	NOTES
E1	1	10" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E2	1	8" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E3	1	8" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E4	1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E5	1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E6	1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E7	1	6" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E8	1	10" DIA.	EXISTING ALANTHUS ALTISSIMA/ TREE OF HEAVEN TO REMAIN
E9	1	10" DIA.	EXISTING JUGLANS CALIFORNICA/ BLACK WALNUT TO BE REMOVED
E10	1	10" DIA.	EXISTING ALANTHUS ALTISSIMA/ TREE OF HEAVEN TO REMAIN

**CITY NOTE:**  
 PER 36.300.030(E)3C, NO MORE THAN 30 PERCENT OF THE AREA OF A REQUIRED FRONT SETBACK SHALL BE PAVEMENT OR OTHER DECORATIVE HARDSCAPE MATERIALS, EXCEPT FOR HILLSIDE LOTS (AS DEFINED BY SECTION 36.340.020A [HILLSIDE PROTECTION]) WHERE THE REQUIRED GUEST PARKING SPACES CANNOT BE LOCATED OUTSIDE OF THE FRONT SETBACK.

**PLANTING LEGEND**

TREE SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE PLANT FACTOR
T1	2	24" BOX	SALIX BABYLONICA WEeping WILLOW	LOW .2
T2	1	24" BOX	CERCIS OCCIDENTALIS WESTERN REDBUD	LOW .2
T3	6	24" BOX	JUGLANS CALIFORNICA BLACK WALNUT	LOW .2
T4	5	24" BOX	CERCIDUM FLORIDUM BLUE PALO VERDE	LOW .2

SHRUB SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE PLANT FACTOR
S1	6	5 GAL	ROSE KNOCKOUT RED KNOCKOUT ROSE	MODERATE .5
S2	4	5 GAL	ROSA SPP ROSE HYBRID, MIX COLOR	MODERATE .5
S3	3	5 GAL	PHOENIX ROEBELENI PICHAY DATE PALM	MODERATE .5
S4	9	1 GAL	HEMEROCALLIS X 'RUBY SPIDER' RUBY SPIDER DAYLILY	MODERATE .5
S5	19	5 GAL	ROSEMARINUS O. 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	LOW .2
S6	7	5 GAL	CANA INDICA PURPUREA CANA LILY	MODERATE .5
S7	49	1 GAL	PELAGONIMUM P. 'RED' IVY GERANIUM	LOW .2
S8	47	5 GAL	SALVIA GRECCI 'FURMAN'S RED' AUTUMN SAGE	LOW .2

VINE / GROUNDCOVER	TURF / OTHER	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE PLANT FACTOR
V1		4	1 GAL	DOLICHANDRA UNCIGUS-CATI CAT'S CLAW	LOW .2
GC1		2'	O.C. 1 GAL	ARCTOTIS GRANDIS AFRICAN DAISY	LOW .2
GC2		3'	O.C. FLATS	DYMONDIA MARGARETAE SILVER CARPET	LOW .2

02 | KEY MAP N.T.S.





## Planning Commission Agenda Report

ITEM NO. 2

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**DATE:** September 14, 2021

**TO:** Planning Commission

**FROM:** Margaret Lin, Interim Director of Planning and Community Development

**PREPARED BY:** Malinda Lim, Associate Planner

**SUBJECT:** Project No. 2197-HDP/DRX/VAR – Hillside Development Permit, Design Review, and Variance to allow the construction of a 2,315-square-foot multi-level single-family home with a detached garage at 89 Monterey Road (APN: 5312-031-027)

---

### Recommendation

It is recommended that the Planning Commission adopt a resolution approving Project No. 2197-HDP/DRX/VAR **approving** the Hillside Development Permit, Design Review, and Variance to develop an approximately 2,315-square-foot two-level single-family home with a detached garage on an unused lot at 89 Monterey Road, subject to conditions of approval.

### Background

The proposed two-story residence is located on a 6,724 square-foot unused hillside site. The site previously contained a single-family residence. Concrete foundations, structural and retaining walls, and footings are still present on site. The unused site is not historic; it is not located in a historic district nor a potential historic district. The adjacent properties, are multi-story, single-family homes.

### Project Description

The applicant, Peter Gonzalez, is requesting the approval of the applications listed below for construction of an approximately 2,315-square-foot two-level single-family home, replacement of a detached carport into a garage, balconies, and decks on a 6,724 square-foot unused lot. The following applications were submitted:

1. **Hillside Development Permit and Design Review** to allow construction of a 2,315-square-foot, multi-level single-family home with a detached two-car garage on a unused 6,724-square-foot lot; and
2. **Variance** to reduce the percentage of the site to its natural slope and vegetation.

The subject 6,724-square-foot unused site is a through lot with two frontages, has a 128 square foot easement, slopes upward from Monterey Road, and has an average slope of 47.1 percent. It is surrounded by other hillside parcels developed for residential use. **Figure 1** is an aerial view of the neighborhood, with the project site outlined in green. **Figure 2** shows an existing view and rendering of the proposed



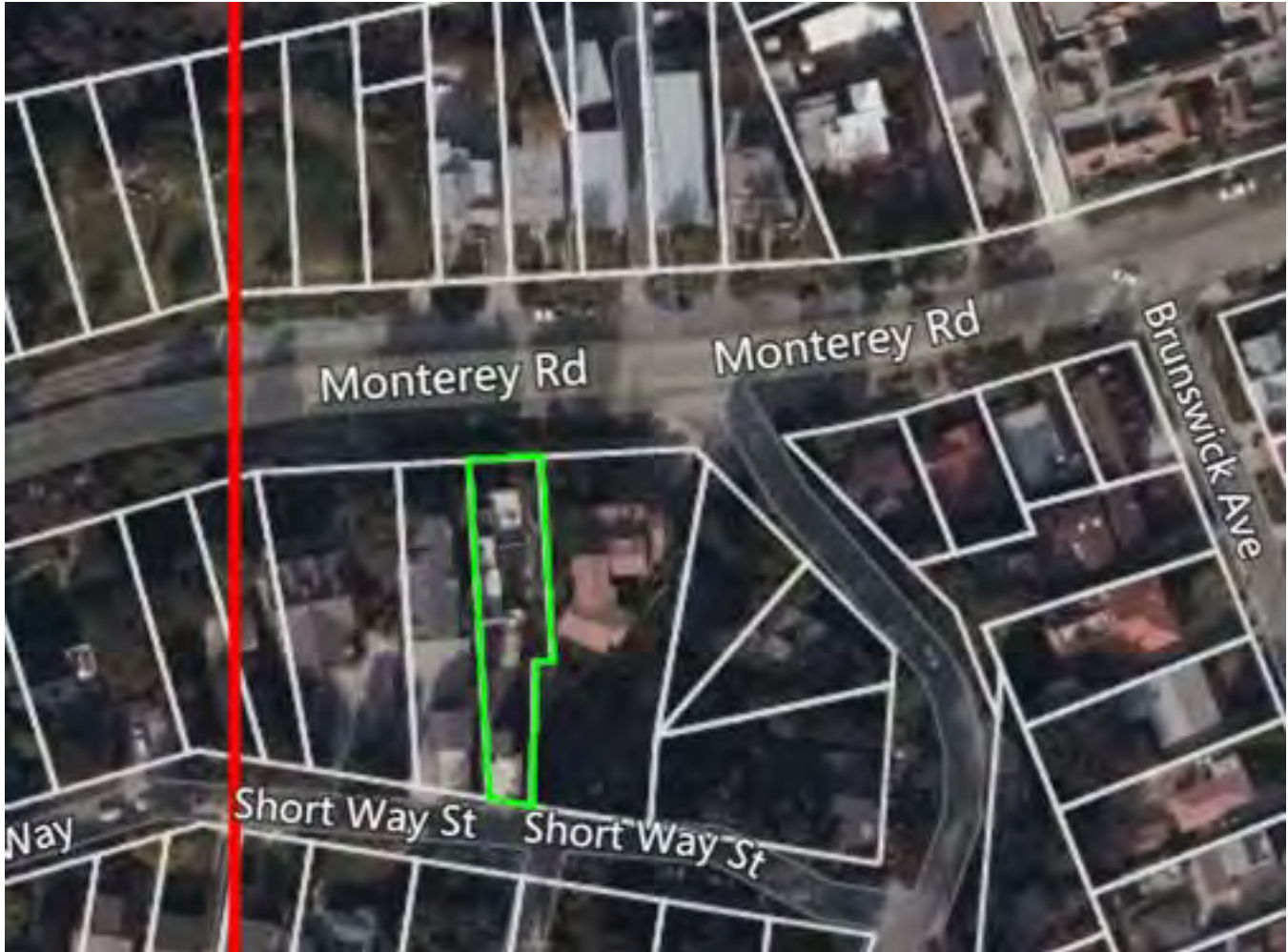
# ITEM NO. 2

Planning Commission  
September 14, 2021

89 Monterey Road  
Project No. 2197-HDP/DRX/VAR

home from Monterey Road and **Figure 3** is an existing view and a rendering from Short Way. The existing and proposed site plan are shown in **Figure 4** and again in **Attachment 2**.

**Figure 1: Site Aerial**



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**Figure 2: Existing & Proposed View from Monterey Road**





# ITEM NO. 2

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**Figure 3: Existing & Proposed View from Short Way**

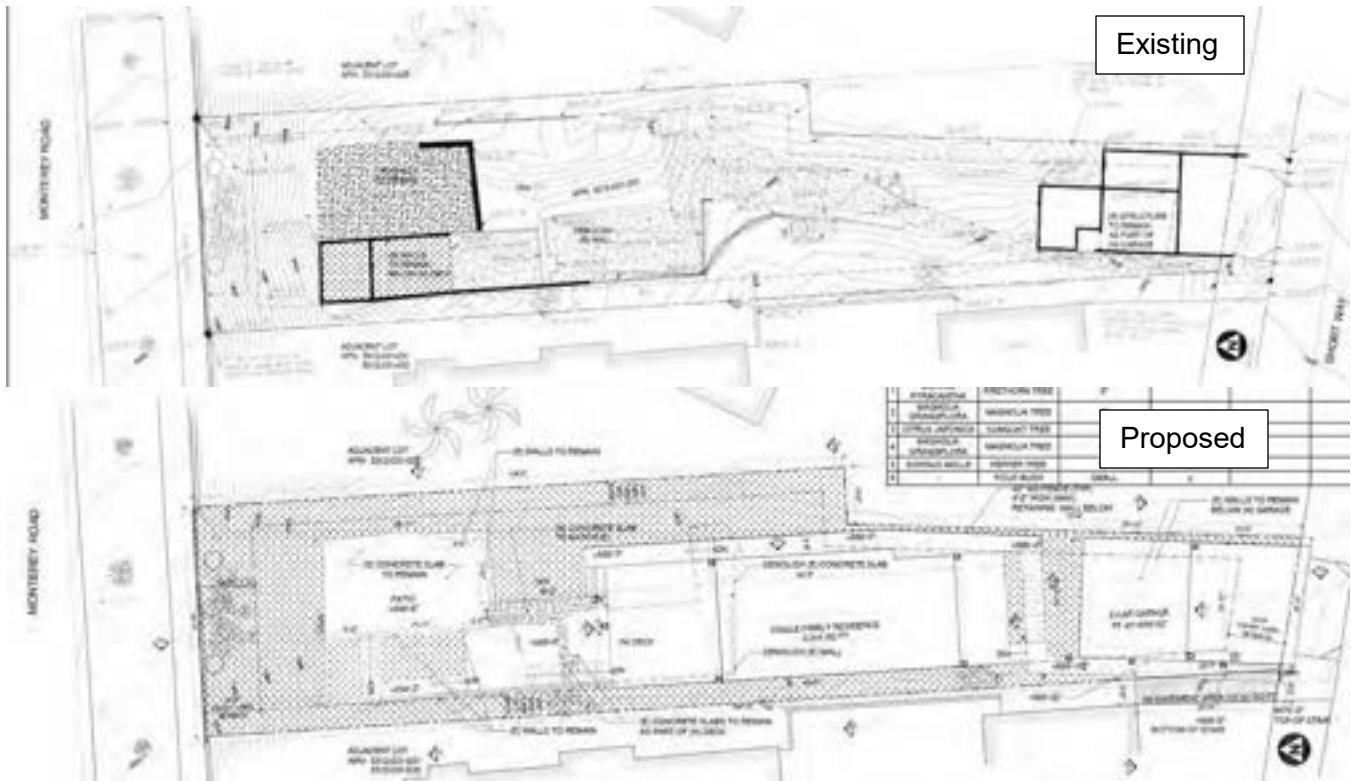


# ITEM NO. 2

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Project No. 2197-HDP/DRX/VAR

**Figure 4: Existing and Proposed Site Plan**



## **Project Analysis**

### *General Plan Consistency*

The General Plan land use designation of the site is Low Density Residential which allows detached single-family units at a density of 3.51-6 units per acre. The proposed project would permit a two-story single-family residence and is consistent with the General Plan.

To approve the project, the Planning Commission must find that the proposed project is consistent with City's Residential Design Guidelines and must make the findings for the Hillside Development Permit. These guidelines and findings require projects to be compatible within the hillside/neighborhood context and surrounding architectural characteristics so as not to adversely impact the character of the City. As proposed and conditioned, the project will comply with the Goals and Policies of the General Plan as follows:

- Goal 19: "To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the city."  
*The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The grading and position of the structure is designed to help protect the views from existing hillside homes accessed off Short Way. The contemporary*

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89 Monterey Road  
Project No. 2197-HDP/DRX/VAR

*residential project is considerate of the architecture and scale of the existing single-family residential developments in the vicinity. The applicant provided conceptual floor plans, elevations, and various details designed by a licensed architect during the application process. The design was discussed with Planning at length to ensure compatibility and reduce the need for additional variances. As required, the applicant will provide final construction documents prepared by a licensed architect prior to permit issuance.*

- Policy 19.7: “Discourage Hillside Grading which damages the integrity of hillside areas in order to create views.”  
*The proposed home was designed to utilize the existing foundations and flat areas of the property in order to reduce the amount of grading to the site. The documents reviewed by the City include a topographic map and slope density analysis. The applicant will provide a final grading plan prepared by a Registered Professional Engineer. As required and conditioned, the final grading plan will be approved by the Public Works Department prior to permit issuance. As such, this residential development would be compatible with the residential area and would not impact the safety of the site, adjacent properties, or the general safety and welfare of the public.*
- Goal 10: To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena’s established residential neighborhoods by preventing ‘mansionization’ of dwellings in residential neighborhoods.  
*The proposed project is a 2,315-square-foot single-family home with a detached two-car garage. This moderately sized home was thoughtfully designed use the existing site conditions and reduce massing to avoid a bulky appearance from the streets. Windows, balconies, and decks provide additional visual interest. New landscaping improvements will be completed in the front and side yards to further soften the appearance of the new home.*
- Policy 10:9: To protect hillsides by recognizing “the special character of the hillsides throughout the city, continue strict protections through city grading and hillside ordinances.  
*The project as designed and with the conditions of approval imposed will comply with the Hillside Protection Ordinance and the RS standards in the zoning code, including the proposed use.*

## *Zoning Code Compliance*

The subject property is zoned Residential Single-Family (RS) which is intended for the development of detached, single-family homes. A two-story residence and detached garage is anticipated in this zoning district. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City’s design standards and guidelines. The proposed project meets the requirements of the City’s adopted Design Guidelines for new single-family residences on hillside sites. Development standards from South Pasadena Zoning Code Sections 36.340.050 - Hillside Projects Development Standards and 36.220.040 - Residential Zoning District General Development Standards for the RS Zone were applied to the project.

**Table 1** below provides a breakdown of the existing conditions of the proposed project and its compliance with SPMC Section 36.220.040 regulating residential land uses.

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Project No. 2197-HDP/DRX/VAR

**Table 1: Single-Family General Development Standards Compliance, RS Zone**

<b>DEVELOPMENT STANDARD COMPLIANCE</b>			
<b>Residential District General Development Standards - RS Zone - Section 36.220.040</b>			
	Allowed	Existing	Proposed
<b>Minimum Lot Size</b>	10,000 sq. ft.	6,596 sq. ft. (Gross)* 6,724 sq. ft. (Net)	Legal non-conforming
<b>Minimum Lot Width</b>	50 ft.	46 ft.	Legal non-conforming
<b>Maximum Lot Coverage</b>	50%	N/A unused	37.6% Complies
<b>Maximum Floor Area Ratio (FAR)</b>	35%	N/A unused	35% Complies
<b>Off-Street Parking</b>	2 covered spaces and 1 uncovered space as required by 36.310	2 uncovered spaces	Complies
<b>Landscaping</b>	As required by 36.330	Primarily invasive and non-native species	44% of site to be landscaped Final landscaping plan conditioned to comply with 36.330 Complies
*FAR and lot coverage calculations are based on the gross square footage.			

*Hillside Development Permit*

Pursuant to South Pasadena Municipal Code (SPMC) Section 36.340.020, any development on a site with an average slope of 20 percent or greater requires a Hillside Development Permit. The purpose of the Hillside Development Permit is to ensure that developments are designed to preserve the City’s scenic resources, encourage appropriate grading practices, and encourage appropriate design to maintain the hillside in a natural, open character.

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**Table 2: Hillside Project Development Standards Compliance**

<b>DEVELOPMENT STANDARD COMPLIANCE</b>			
<b>Hillside Project Development Standards - Section 36.340.050</b>			
	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>A. Setbacks</b>			
<b>Front Setback</b>	10 ft.	N/A unused	10 ft. Complies
<b>Side Setback</b>	10% of lot width (4' required)	N/A unused	4 ft. Complies
<b>C. Height Limitations</b>			
<b>Building Height</b>	Maximum height for structures with a roof pitch of 3:12 or greater is 28 ft. If a roof pitch is less than 3:12, the maximum height is 24 ft.	N/A unused	25'7.5" maximum above finished grade Complies
<b>Siting Restrictions</b>	Structures shall not be placed so that they appear silhouetted against the sky when viewed from a public street	N/A unused	Complies
<b>Placement Below Ridgeline</b>	50 ft. between top of the structure and the top of the ridge or knoll	N/A unused	Complies
<b>Height of Lowest Floor Level</b>	Vertical distance between the lowest point where foundation meets grade and the lowest floor line of the structure shall not exceed 6 ft.	N/A unused	Complies
<b>Downhill Building Walls</b>	No single building wall on the downhill side of a house shall exceed 15 ft. in height above grade.	N/A unused	Complies
<b>D. Decks</b>			
	No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks should be integrated into the architecture of the house, not appearing as an "add-on" to the primary building mass	N/A unused	Complies
<b>E. Driveways</b>			
	Driveway shall not have a grade steeper than 5% within 10 ft. of the garage or carport entry. Finished grade of driveways shall not exceed an average of 15%	N/A unused	Complies
<b>F. Natural State</b>			
	A minimum of 25% of the lot area plus the percentage figure of the average slope must be remediated to its natural state in terms of slope and vegetation.  Natural State Requirement $25\% + 47.1\% = 72.1\%$	N/A unused	44% grade and vegetation Variance requested
<b>G. Grading</b>			
	Grading prohibited on slopes over 30%	N/A unused	Project will utilize existing graded areas.



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## *Grading*

The proposed home and garage utilizes the existing graded pads and retaining walls on the site to avoid impacting the hillside. The conceptual plans reviewed by the City included a topographic map, slope density analysis, and hardscape analysis. The existing hardscape of the property is approximately 3,566 square feet and the proposed is approximately 3,733 square feet. As conditioned, the applicant would provide a final grading plan and final geotechnical report prepared by a Registered Professional Engineer. Permits would not be issued until Public Works determines that the final grading plan is suitable for this hillside site. **Table 2** illustrates compliance with the Hillside Development Standards.

## *Biological Resources*

Pursuant to Section 36.340.030(C) “Constraint Analysis” within the City’s Hillside Protection Ordinance, the applicant hired the services of a qualified consultant to survey the site and complete a biological resources report on existing plants and wildlife (refer to **Attachment 4**, Biological Constraints Analysis). The analysis determined the site does not contain sensitive biological resources. Implementation of the project as proposed and conditioned will not have significant impacts on sensitive biological resources.

## *Trees*

There are five trees located on the project site. An arborist evaluated the trees on the site and provided a letter stating that the trees were not considered protected per the City’s Tree Ordinance (refer to **Attachment 5**, Arborist Letter). Four of the trees are to be preserved in place and one tree, a 10-inch pepper tree, is proposed for removal. The removal of this tree does not require a tree removal permit.

## *Hillside Design Guidelines*

The Hillside Protection Ordinance (HPO) (SPMC 36.340.040) and the City of South Pasadena Design Guidelines both contain design guidelines for hillside development. A project should strive to comply as many of the HPO guidelines as feasible. Based on staff’s review, the project is consistent with South Pasadena’s Design Guidelines and the HPO for hillside development and for non-historic developments.

With the exception of the variance being requested related to the steep existing condition of the site, the project has been designed to meet the development standards in the Zoning Code, including but not limited to building height, parking, FAR, rear and side setbacks, and lot coverage. The project is not subject to any historical district standards and the design complies with the City’s Design Guidelines for hillside homes as to high quality design and materials, height of retaining walls, building mass, and proportioned adequately to the size of the lot and its natural slope without impacting the views of neighboring properties.

Pursuant to South Pasadena Municipal Code Section 36.410.065(F), staff recommends that the Planning Commission make the following findings for approval, which are also included in the Resolution, **Attachment 1**.

The required findings for approval of a Hillside Development Permit are stated below:

1. *The proposed use complies with the requirements of Division 36.340 (Hillside Protection) and all*

# ITEM NO. 2

Planning Commission  
September 14, 2021

89 Monterey Road  
Project No. 2197-HDP/DRX/VAR

*other applicable provisions of this Zoning Code;*

The project uses thoughtful site and architectural design which conforms to the terrain in keeping with the hillside development standards and design guidelines. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the exception of one variance being requested for the steep existing condition and small size of the site (44 percent of the lot to remain in a natural state instead of 72.1), the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.

2. *The proposed use is consistent with the General Plan and any applicable Specific Plan;*  
The proposed use of single-family residential complies with the General Plan designation of Low Density Residential and supports the goals and policies of the General Plan in the following way:
  - *Goal 19: “To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the city.*  
The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The project is a relatively small home compared to others in the area. The proposed thoughtful architectural design steps into the hillside to reduce the massing. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the exception of three variances, the proposed project meets the requirements of the Hillside Protection ordinance, the Development Standards of the RS zone, and the City’s adopted Design Guidelines for new single-family residences on hillside sites.
  - *Policy 19.7: Discourage Hillside Grading which damages the integrity of hillside areas in order to create views.*  
The proposed development is modest in size and utilizes the existing graded pads and retaining walls on the site to avoid impacting the hillside. The applicant will provide a final grading plan prepared by Registered Professional Engineer. As required and conditioned, the final grading plan will be approved by the Public Works Department prior to permit issuance.
  - *Policy 10:9: To protect hillsides by recognizing “the special character of the hillsides throughout the city, continue strict protections through city grading and hillside ordinances.*  
The proposed project to avoid an obtrusive, oversized appearance. With the exception of the variance described herein, the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.
3. *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 neighborhood is developed with similar or larger hillside homes. As required and conditioned, all construction documents, including grading plans and calculations, would be prepared by professional architects or engineers and must be formally reviewed and approved by the appropriate City departments prior to issuing permits. The proposed use of a single-family residential home with a detached garage, as designed and conditioned, would not be detrimental to the health and safety or

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general welfare of persons residing or working in the neighborhood.

- 4. 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;*

Before commencing construction, the project is required to comply with and obtain all applicable building permits, including those necessary for grading, utilities, public works, and fire prevention.

- 5. 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 aesthetics, character, scale, and views protection.*

The proposed use of single-family residential with a detached garage is consistent with the established residential uses in the area. With the exception of the variance requested, the proposed design complies with the City's Hillside Design Guidelines, the Hillside Protection Ordinance, and the SPMC, including but not limited to building mass, scale, respect of the topography, lot coverage, and parking.

## **Design Review**

The proposed development consists of two structures; a detached garage with storage underneath and an approximately 2,315-square-foot two-story residence. The first floor consists of the common area and leads out to a deck while the second floor contains the sleeping quarters. The house is situated in the middle of the site and on the existing graded areas of the property. As shown in **Figure 8**, the proposed home uses several contemporary design features such as large windows, decks with glass paneling, and low-pitched roof lines to reduce the massing of the front of the home. The design and size of the proposed home is in compliance with SPMC zoning code sections 36.340.50 and 36.220.040 with the granting of the proposed variances.

The proposed development boasts a modern architectural style with large windows, sleek decks, and standing metal seam roof. The exterior of the home will feature HardiePlank siding, stucco, Milgard aluminum windows and doors, and aluminum and glass railings. Exterior building lighting would be shielded to avoid the potential for light spillage onto neighboring properties.

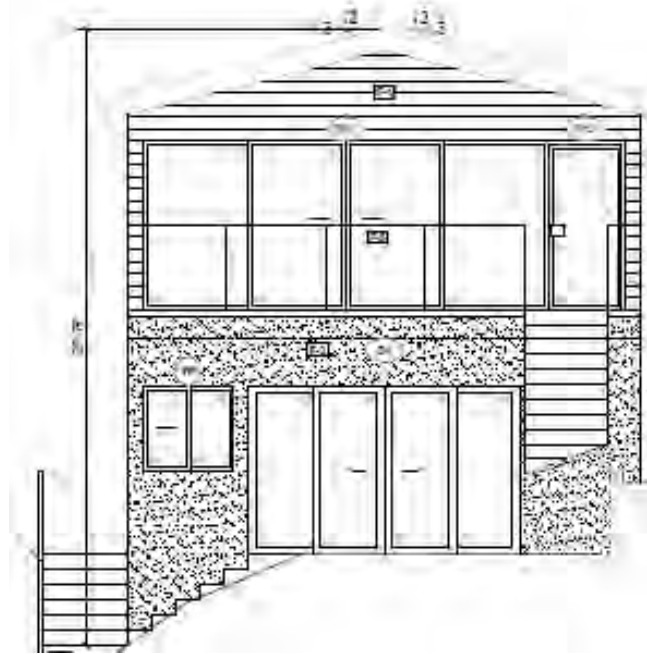
As shown in the plans and elevations (**Figures 5-8 and Attachment 2**), the mass and scale of the proposed project, including retaining walls, would be well-proportioned and harmonious with the established neighborhood. The overall design of the project would result in an attractive and orderly development as intended by the General Plan and design guidelines. As required and conditioned, the final design, materials, and construction documents would be reviewed and approved by the Planning Division and Building Division prior to permit issuance.

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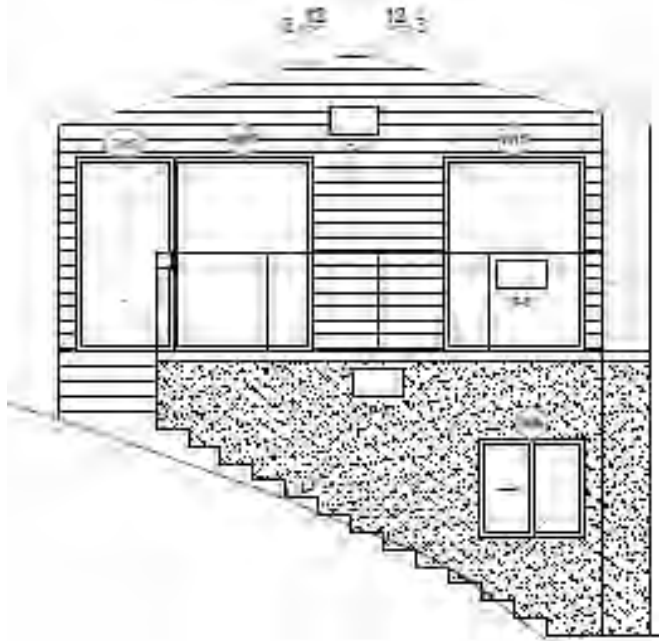
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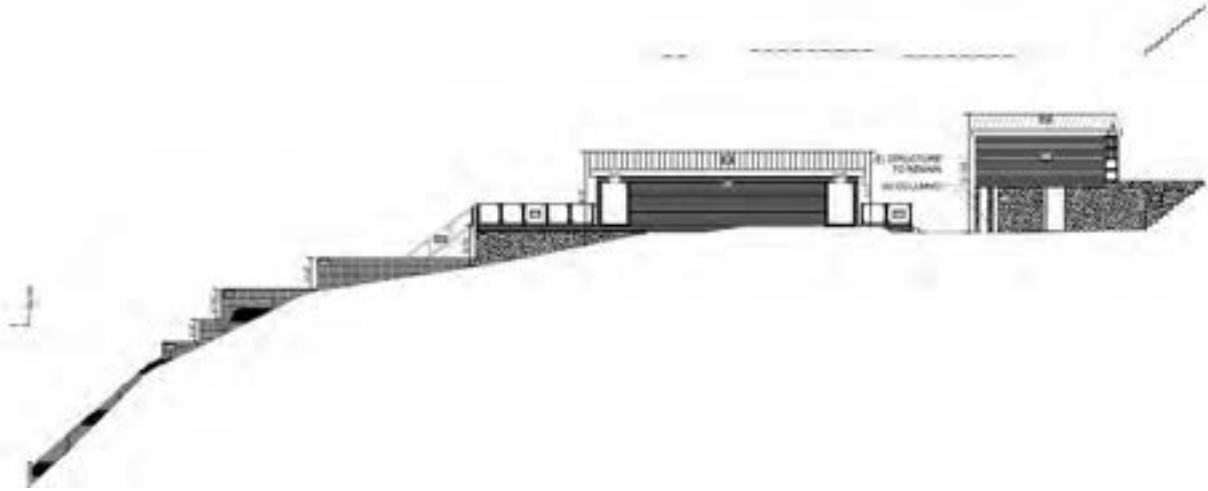
**Figure 5: Proposed Monterey Road Frontage (North) Elevation**



**Figure 6: Proposed Short Way Frontage (South) Elevation**



**Figure 7: Proposed Side (West) Elevation**



**Figure 8: Proposed Side (East) Elevation**



### Architectural Design and Neighborhood Compatibility

The Hillside Development Design Guidelines in Section 36.340.040 of the SPMC and the City’s residential design guidelines for hillside lots apply to the proposed project. To approve the project, the Planning Commission must find that the proposed project is consistent with City’s design requirements and must make the findings for approval for Design Review. These guidelines and findings require projects to be compatible within the neighborhood context and surrounding architectural characteristics so as not to adversely impact the character of the City.

Generally, the hillside design standards call for new development to avoid ridgelines, be compatible with the surrounding neighborhood, reduce massing, and avoid a boxy appearance by varying setbacks, heights, and exterior materials. The architectural design requirements call for building forms to complement the character of the hillsides, feature high quality building materials, integrate decks and other features into the design to avoid a “tacked on” appearance, and avoid long, blank walls. In general, the design should complement the character of the neighborhood.

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The surrounding neighborhood includes large, multi-story homes in a variety of architectural styles. The proposed structure would be sited on the existing graded area at the middle of the lot which is lower than Short Way and avoid impacting the views from hilltop homes along Short Way. High quality materials and finishes, are proposed. The proposed contemporary hillside home is designed with consideration of the character and scale of the existing multi-story residential developments in the vicinity. The mass and scale of the proposed project is modest when compared to several neighboring properties along Short Way and Monterey Road.

The required findings for approval of Design Review are stated below.

1. *Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);*

The project is consistent with the General Plan designation of Low Density Residential which allows detached single-family units and the zoning designation of Residential Single-Family which is intended for the development of detached, single-family homes. The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The project uses thoughtful site and architectural design which conforms to the terrain in keeping with the hillside development standards and design guidelines. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the approval of the proposed variances, the proposed project meets all the requirements of the Hillside Protection ordinance, the Residential District General Development Standards of the RS zone, and the City's adopted Design Guidelines for new single-family residences on hillside sites.

2. *Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;*

The project involves construction of a custom single-family home with a detached garage. The new home will provide sufficient size and space for residential living, with indoor and outdoor areas incorporated into the design. The ground level will accommodate the common areas and the upper floor include the sleeping quarters. The proposed new home is consistent with the design standards. Based upon the height and mass of the house, the house will not interfere with the use and enjoyment of neighboring, existing, or future developments. The proposed house is sited on a currently unused hillside lot within a developed single-family residential neighborhood. The proposed use is consistent with other residential uses on adjacent properties and throughout the neighborhood.

The site complies with parking and the project is designed to accommodate the functions and activities related to a single-family residence. As conditioned, the project's mass, scale, bulk, and temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.

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3. *Is compatible with the existing character of the surrounding neighborhood and all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan;*

The project site is surrounded by multi-story residential buildings of different architectural styles. Except for the variances sought, the project complies with all the development standards for zoning and hillside lots. The proposed contemporary architecture is compatible with the neighborhood and is aesthetically attractive. The building height, size, and form fits the size of the small lot. As proposed, the project complies with requirements contemplated by this section and the General Plan.

4. *Provides a desirable environment for its occupants and neighbors, and is aesthetically of good composition, colors, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.*

The proposed project has been designed with consideration to its future occupants and neighbors. The proposed project uses appropriate materials that complement the architecture. The home features large clean straight lines, glass railing systems on the deck, large windows, stucco, and a metal seam roof. The proposed residence incorporates a pleasing composition of high-quality materials that further assists in allowing for the preservation of a desirable and aesthetically appealing presentation with reasonable maintenance.

## Variance

### *Reduce the Percentage of Site to Natural State & Vegetation*

The South Pasadena Municipal Code (SPMC) Section 36.340.050(F) requires a minimum of 25 percent of the lot area plus the percentage of the average slope to be remediated to its natural state in terms of slope and vegetation. The existing average slope is approximately 47.1 percent, with the steepest portion on the Monterey Road side of the property. The strict application of SPMC 36.340.050(F) would require the project to remediate 72.1 percent of the site to its natural slope and vegetation. This would render 73 percent of the site undevelopable. The applicant is seeking a variance to reduce the percentage of the lot to be remediated to improve site stability, terracing and landscaping, and increase the buildable area. In lieu of meeting the slope remediation standard, the applicant proposes to landscape 44 percent of the lot and designed the home into the hillside to reduce its scale and massing.

The Planning Commission had approved variances for deviation from this requirement for the following projects:

Project	Lot Size (sq. ft.)	Home Size (sq. ft.)	Slope (%)	Natural State (%)			Approval Date
				Required	Proposed	Deviation	
226 Warwick Ave.	4,465	1,510	35.7	60.7	46.5	14.2	10-Dec-19
228 Warwick Ave.	4,352	1,334	37.8	62.8	45.3	17.5	10-Dec-19
804 Valley View Rd.	7,500	3,125	38.0	63.0	57.0	6.0	13-Oct-20
807 Rollin St.	9,970	3,411	22.1	47.1	23.0	24.1	12-Jan-21
1502 Indiana Ave.	7,170	2,362	38.0	63.0	38.5	24.5	Continued
1818 Peterson Ave.	3,740	1,231	54.0	79.6	36.2	43.4	<i>Pending</i>
<b>Subject Project</b>	<b>6,724</b>	<b>2,315</b>	<b>47.1</b>	<b>72.1</b>	<b>44</b>	<b>28.1</b>	<b><i>Pending</i></b>



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To approve the Variance, the Planning Commission must make the following findings:

1. *There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards;*

The legal, non-conforming size of the property and the naturally occurring steep slope are special circumstances applicable to the subject property that warrant a variance. The innate limitations of the undersized lot and steep grade predicate a variance to exceed the natural slope and vegetation requirement of 25 percent plus the average slope. The property slopes downward from Short Way with an average slope of 47.1 percent, with the steepest portion closer to Monterey Road at the other front side of the property. A variance is necessary because remediating 25 percent of the lot area plus the percentage of the average slope to its natural state in terms of slope and vegetation would render approximately 72 percent of the property unbuildable. The small size of the lot and steepness of the hillside warrant the request for a reduction in the natural slope remediation requirement.

2. Granting the Variances would:

- a. *Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;*

The proposed variance is necessary to facilitate residential development on a residentially zoned site. The property is surrounded by existing single-family detached homes. The requested variances would allow the property owner the enjoyment of property rights possessed by other owners in the neighborhood.

- b. *Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;*

The proposed project is a single-family detached home in the Low Density Residential land use category. The proposed home is designed with consideration of the character and scale of existing homes in the neighborhood.

In addition, General Plan Policy 19.9 prohibits grading on slopes excess of 30 percent. This policy would restrict the property owner from any development of their site. However, the Planning and Community Development Director determined grading was allowed when sufficient technical information has been provided to support that such development would have no negative impacts on the property, adjacent properties, or on the safety and welfare of the public. The applicant has provided a preliminary geotechnical report and biological survey

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stating that the site would not create a negative impact to the surrounding area.

- c. *Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and*

The granting of the Variance would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district. The subject site consists of a steep slope and sits within the middle of developed parcels in a densely developed residential neighborhood consisting of single-family homes on substandard hillside lots and narrow streets. The site limitations are inconsistent with the limitations imposed on other properties in the neighborhood given that the project has a steep terrain and is a substandard lot.

- d. *Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.*

The proposed project was designed by licensed and registered professionals to comply with the City of South Pasadena's adopted codes. The final plans and supportive documents would be required to also be prepared by licensed and registered professionals and then reviewed by the appropriate City departments for compliance with codes and all conditions of approval. The proposed project would not be materially detrimental to public health and safety. It would be designed to be compatible with the character of the neighborhood and in compliance with all conditions of approval.

3. The proposed project would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.

The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles. The project is consistent with the contemporary style through its materials palette and building features.

Staff recommends that the Planning Commission make the findings for approval of the proposed Variance described herein and contained in the Resolution, pursuant to South Pasadena Municipal Code Section 36.410.080 (F).

## **Environmental Analysis**

In accordance with the California Environmental Quality Act (CEQA), the project as proposed and conditioned, qualifies for a Categorical Exemption under Section 15303, Class 3 for new construction of small structures including "up to three single-family residences" in "urban areas" and the proposed project is one single-family home and Section 15332 for in-fill development projects. The project site a unused lot with no historic resources or known habitat for endangered, rare or threatened species, is less than five

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acres, and is surrounded by urban development. The proposed project can be served by all required utilities and public services.

## **Findings**

Staff recommends that the Planning Commission make the findings in the Resolution, included as **Attachment 1**, and listed below for the Hillside Development Permit, Design Review, and Variance respectively.

## **Alternatives to Consider**

If the Planning Commission does not agree with Staff's recommendation, the following options are available:

1. The Planning Commission may Approve the project with modified/added conditions; or
2. The Planning Commission may Continue the project to address comments discussed; or
3. The Planning Commission may Deny the project.

## **Next Steps**

If the Planning Commission approves the project, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. Should there be no appeals during this 15-day period, the applicant may proceed through the Plan Check Process with the Building Department and Staff will review the construction plans to ensure that all conditions are satisfied.

## **Fiscal Impact**

No fiscal impact to the City as application processing was the responsibility of the Applicant.

## **Public Notification**

The public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, publication in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

## **Public Comment**

One public comment has been received at the time of this report being prepared. The comment is in **Attachment 5**.

## **Attachments**

1. Resolution with Conditions of Approval
2. Conceptual Development Plans
3. Proposed Renderings
4. Biological Constraints Analysis
5. Arborist Letter
6. Public Comment

# ITEM NO. 2

## **ATTACHMENT 1**

Resolution and Conditions of Approval

# ITEM NO. 2

## P.C. RESOLUTION NO. 21-\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2197-HDP/DRX/VAR CONSISTING OF A HILLSIDE DEVELOPMENT PERMIT, DESIGN REVIEW, AND VARIANCE FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY HOME AT 89 MONTEREY ROAD (APN: 5312-031-027)**

**WHEREAS**, the applicant, Peter Gonzalez, submitted Project No. 2197-HDP/DRX/VAR consisting of a Hillside Development Permit, Design Review, and Variance for the construction of an approximately 2,315-square-foot multi-level single-family home with a detached garage on an unused lot at 89 Monterey Road (APN: 5312-031-027). The following entitlement applications were filed:

1. **Hillside Development Permit** to allow construction of a 2,315-square-foot multi-level single-family home with a detached garage on a 6,724 square-foot lot; and
2. **Design Review** for the exterior of the proposed home; and
3. **Variance** to allow less area to be remediated to its natural slope and vegetation.

**WHEREAS**, the subject site consists of a unused hillside lot which is surrounded by developed single-family residential lots and is not located in a historic or potential historic district; and

**WHEREAS**, the project site is located in the Single-Family Residential (RS) zone and is also subject to the Hillside Protection Ordinance due to the average slope of the site being 20% or greater (47.1%); and

**WHEREAS**, the applicant has provided conceptual plans, architectural renderings, and biological resources constraints analysis in support of the applications; and

**WHEREAS**, the proposed project is considered a “Project” as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, the City determined that the proposed project qualifies Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA); and

**WHEREAS**, in accordance with state law, on September 3, 2021, the City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the proposed project in the South Pasadena Review, a local newspaper of general circulation, regarding the City of South Pasadena Planning Commission meeting of September 14, 2021. In addition, on September 2, 2021, a public

hearing notice was mailed to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission for the proposed project.

**WHEREAS**, on September 14, 2021 the Planning Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the Hillside Development Permit, Design Review, and Variance for the single-family residence at 89 Monterey Road.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et. Seq. (“CEQA”), and the State’s CEQA Guidelines, the Planning Commission finds that the project is Categorical Exempt under Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (In-Fill Development Projects) of the CEQA guidelines and that the project meets the specifications below:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project is consistent with the General Plan designation of Low Density Residential which allows detached single-family units and the zoning designation of Residential Single-Family which is intended for the development of detached, single-family homes. The project meets the intent of the Hillside Protection ordinance which aims to ensure that new development within hillside areas does not adversely impact the character of the city. With the granting of three variances due to unique site circumstances, the project is consistent with all the requirements of the Hillside Protection ordinance and the Residential District General Development Standards of the RS zone.

- 2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The site is located in an urban area within city limits on a 6,724-square-foot lot that is surrounded by developed residential lots with multi-story single-family homes.

- 3. The project site has no value as habitat for endangered, rare or threatened species.**

The site is in a developed urban area and hosts mostly invasive and non-native plants. A biological constraints analysis was prepared that concludes that there would be no significant effect on biological resources protected under local, regional, state, or federal legislation or ordinances. As conditioned, should construction activities be planned to

begin during the nesting season, a nesting survey shall be completed by a qualified biologist within three days prior to the issuance of a grading permit.

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

Approval of the project will not result in any significant effects relating the traffic, noise, air quality, or water quality. The project will provide for one single-family residence and a which will not result in traffic impacts, and the driveway and access will not generate any traffic hazards. Construction noise and dust will be subject to compliance with city ordinance and the development will not create any ongoing noise or air quality issues.

**5. The site can be adequately served by all required utilities and public services.**

The site is served by public sewer, water, gas, and electricity, and cable/internet. The site is served by existing municipal, county, and other public services related to law enforcement, fire protection, schools, libraries, and recreation.

**SECTION 2: HILLSIDE DEVELOPMENT PERMIT FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Hillside Development Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.065(F), as follows:

**1. The proposed use complies with the requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code.**

The project uses thoughtful site and architectural design which conforms to the terrain in keeping with the hillside development standards and design guidelines. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the exception of one variance being requested for the steep existing condition and small size of the site (44 percent of the lot to remain in a natural state instead of 72.1), the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.

**2. The proposed use is consistent with the General Plan and any applicable specific plan.**

- *Goal 19: "To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the city.*

The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The project is a relatively small home compared to others in the area. The proposed thoughtful architectural design steps into the hillside to reduce the massing. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the exception of three



variances, the proposed project meets the requirements of the Hillside Protection ordinance, the Development Standards of the RS zone, and the City's adopted Design Guidelines for new single-family residences on hillside sites.

- *Policy 19.7: Discourage Hillside Grading which damages the integrity of hillside areas in order to create views.*

The proposed development is modest in size and utilizes the existing graded pads and retaining walls on the site to avoid impacting the hillside. The applicant will provide a final grading plan prepared by Registered Professional Engineer. As required and conditioned, the final grading plan will be approved by the Public Works Department prior to permit issuance.

- *Policy 10:9: To protect hillsides by recognizing "the special character of the hillsides throughout the city, continue strict protections through city grading and hillside ordinances.*

The proposed project to avoid an obtrusive, oversized appearance. With the exception of the variance described herein, the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.

- 3. 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 the persons residing or working in the neighborhood of the proposed use.**

The neighborhood is developed with similar or larger hillside homes. As required and conditioned, all construction documents, including grading plans and calculations, would be prepared by professional architects or engineers and must be formally reviewed and approved by the appropriate City departments prior to issuing permits. The proposed use of a single-family residential home with a detached garage, as designed and conditioned, would not be detrimental to the health and safety or general welfare of persons residing or working in the neighborhood.

- 4. 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 residence would be compatible with the neighborhood context of developed single-family homes. Therefore, the proposed use of a new single-family residence on the subject site would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. There are no significant environmental areas or features on the subject site such as a riparian habitat or significant ecological areas. Nor are there geologic or hydrologic features such as ridgelines or liquefaction zones on the site. As stated above, the final plans, calculations, and other supportive documents are required to be prepared by licensed or registered professionals. The documentation would be reviewed and approved by the appropriate City department(s) prior to permit issuance.

As conditioned, construction would follow the methodology and general scheduled outlined in a Construction Management Plan.

- 5. 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 aesthetics, character, scale, and view protection.**

The Design Review findings outlined below indicate that the proposed project design, location, operational characteristics, and size are compatible with the existing and future land uses in the vicinity in terms of aesthetics, character, scale, and view protection. The design of the proposed new house complements the character of the hillside in that it is below the maximum height limit, the maximum allowable lot coverage, and its reduction in visual massing through the use of varying wall planes, windows, decks, and roof heights.

### **SECTION 3: DESIGN REVIEW FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Design Review Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.040(I), as follows:

- 1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans).**

The project is consistent with the General Plan designation of Low Density Residential which allows detached single-family units and the zoning designation of Residential Single-Family which is intended for the development of detached, single-family homes. The project is consistent with Goal No. 19 of the General Plan as well as the intent of the Hillside Protection ordinance which both aim to ensure that new development within hillside areas does not adversely impact the character of the city. The project uses thoughtful site and architectural design which conforms to the terrain in keeping with the hillside development standards and design guidelines. The project is considerate of the character and scale of the existing single-family developments in the vicinity. With the approval of the proposed variances, the proposed project meets all the requirements of the Hillside Protection ordinance, the Residential District General Development Standards of the RS zone, and the City's adopted Design Guidelines for new single-family residences on hillside sites.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.**

The project involves construction of a custom single-family home with a detached garage. The new home will provide sufficient size and space for residential living, with indoor and outdoor areas incorporated into the design. The ground level will accommodate the

common areas and the upper floor include the sleeping quarters. The proposed new home is consistent with the design standards. Based upon the height and mass of the house, the house will not interfere with the use and enjoyment of neighboring, existing, or future developments. The proposed house is sited on a currently unused hillside lot within a developed single-family residential neighborhood. The proposed use is consistent with other residential uses on adjacent properties and throughout the neighborhood.

The site complies with parking and the project is designed to accommodate the functions and activities related to a single-family residence. As conditioned, the project's mass, scale, bulk, and temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan.**

The existing character of the surrounding neighborhood consists of single-family residential. There are a variety of architectural styles in the neighborhood. The proposed project incorporates a modern aesthetic with a low-pitch roof design, large windows, glass-paned decks, and material palette consisting of high-quality materials. The overall design of the project will maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan.

- 4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed home will incorporate indoor and outdoor design elements that should provide an abundance of air and natural light into the home. Large windows and doors will be located along areas that open up to outdoor spaces to bring in light, reduce mass, and provide visual relief from the proposed development. The proposed residence incorporates a pleasing composition of high-quality materials that further assists in allowing for the preservation of a desirable and aesthetically appealing presentation with reasonable maintenance and upkeep.

#### **SECTION 4: VARIANCE FINDINGS FOR REDUCTION OF NATURAL STATE AND VEGETATION PERCENTAGE**

The Planning Commission finds that the proposed project is consistent with all three applicable findings to grant a Variance for a reduction in the percentage of the project site to its natural state and vegetation pursuant to South Pasadena Municipal Code Section 36.410.080 as follows:

- 1. There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in**

**the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards.**

The legal, non-conforming size of the property and the naturally occurring steep slope are special circumstances applicable to the subject property that warrant a variance. The innate limitations of the undersized lot and steep grade predicate a variance to exceed the natural slope and vegetation requirement of 25 percent plus the average slope. The property slopes downward from Short Way with an average slope of 47.1 percent, with the steepest portion closer to Monterey Road at the other front side of the property. A variance is necessary because remediating 25 percent of the lot area plus the percentage of the average slope to its natural state in terms of slope and vegetation would render approximately 72 percent of the property unbuildable. The small size of the lot and steepness of the hillside warrant the request for a reduction in the natural slope remediation requirement.

## **2. Granting the Variance would:**

**a. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;**

The proposed variance is necessary to facilitate residential development on a residentially zoned site. The property is surrounded by existing single-family detached homes. The requested variances would allow the property owner the enjoyment of property rights possessed by other owners in the neighborhood.

**b. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;**

The proposed project is consistent with the General Plan, the City's adopted Design Guidelines for new single-family residences in hillside sites, and the height limit established by the 1983 initiative. The proposed new hillside home is designed with consideration of the character and scale of the existing single-family developments in the vicinity.

In addition, General Plan Policy 19.9 prohibits grading on slopes excess of 30 percent. This policy would restrict the property owner from any development of their site. However, the Planning and Community Development Director determined grading was allowed when sufficient technical information has been provided to support that such development would have no negative impacts on the property, adjacent properties, or on the safety and welfare of the public. The applicant has provided a preliminary geotechnical report and biological survey stating that the site would not create a negative impact to the surrounding area.

**c. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and**



The granting of the Variance would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district. The subject site consists of a steep slope and sits within the middle of developed parcels in a densely developed residential neighborhood consisting of single-family homes on substandard hillside lots and narrow streets. The site limitations are inconsistent with the limitations imposed on other properties in the neighborhood given that the project has a steep terrain and is a substandard lot.

**d. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

The proposed project was designed by licensed and registered professionals to comply with the City of South Pasadena's adopted codes. The final plans and supportive documents would be required to also be prepared by licensed and registered professionals and then reviewed by the appropriate City departments for compliance with codes and all conditions of approval. The proposed project would not be materially detrimental to public health and safety. It would be designed to be compatible with the character of the neighborhood and in compliance with all conditions of approval.

**3. The proposed project would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.**

The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles. The project is consistent with the contemporary style through its materials palette and building features.

### **SECTION 5: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Planning and Building Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

### **SECTION 6. DETERMINATION**

Based upon the findings outlined in Sections 1-3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves the application for a Hillside Development Permit, Design Review, and Variance for the construction of a new single-family residence subject to the Conditions of Approval that are attached hereto as Exhibit "A."

### **SECTION 7: APPEALS**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in

writing, and with appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

## **SECTION 8: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed special meeting held on the 14th day of September, 2021.

**-Signature on the following page-**

**PASSED, APPROVED, AND ADOPTED this 14th day of September, 2021 by  
the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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John Lesak, Chair

**ATTEST:**

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Laura Dahl, Secretary to the Planning Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**PROJECT NO. 2197 – HDP/DRX/VAR**  
**89 MONTEREY ROAD (APN: 5312-031-027)**

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**PLANNING DIVISION**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on September 14, 2021:
- a. **Hillside Development Permit** to allow construction of a 2,315-square-foot, two-story home with a detached 434-square-foot 2-car garage on an approximately 6,724 square-foot lot with an average slope of 47.1%; and
  - b. **Design Review** for the proposed project; and
  - c. **Variance** to allow less area to be remediated to its natural slope and vegetation.
- P2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with this approval.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval.
- P7. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.

## Notes on Construction Plans

The following conditions shall be noted on the construction plans and the contractor shall be responsible to implement and monitor compliance with these conditions:

- P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P9. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- P10. During construction, the clearing, grading, earth moving, excavation operations, or transportation of cut or fill materials that cause fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to the maximum extent feasible to prevent fugitive dust; and
  - b. All material excavated or graded shall be sufficiently watered to prevent dust from leaving the construction area and to create a "crust" after each day's activities ceases. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
  - c. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent fugitive dust;
  - d. All area of vehicle movement shall be water appropriately to prevent dust from leaving the construction site;
  - e. Soil stockpiles for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation;
  - f. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads; and
  - g. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P11. The applicant and the applicant's construction manager shall participate in a pre-construction meeting with the City of South Pasadena Planning and Building Divisions, and Public Works Department, to ensure all parties involved understand and implement appropriate construction measures and practices as required by



the City, are aware of when construction will occur, what to expect, and to identify potential conflicts to eliminate otherwise unanticipated problems prior to the start of grading.

- P12. If construction activities are to commence during the nesting season (January 15-September 15), a nesting survey shall be completed by a qualified biologist within 30 days prior to the issuance of a grading permit to determine whether nesting birds are present. If active nests are found on site, the nesting survey shall identify appropriate measures to protect them, including buffer space between nests and construction and/or biological monitoring.
- P13. The project design must comply with the South Pasadena Outdoor Lighting Standard to avoid excessive lighting of surrounding areas.
- P14. From the start of construction to the issuance of a Certificate of Occupancy, the contractor shall maintain a construction fence approved by the City for the reduction of dust and noise to neighboring properties.

### **Prior to Issuance of Grading Permit**

- P15. The applicant shall submit a construction management plan for approval by the Building, Planning, and Public Works Departments. The construction management plan shall include, but not be limited to:
- a. A proposed haul route and location of a proposed off-site construction staging area where project construction workers and/or subcontractors will park and equipment will be stored. Equipment and construction staging area shall be located away from adjacent residential uses. Any construction activity that may require closing public roadways shall be identified and mitigation identified as part of the staging plan. The applicant shall obtain input from Public Works to identify haul route and staging area. The applicant shall provide notification of at least 48 hours prior to any road closure to all affected property owners.
  - b. A plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas (refer to Condition No. P9).
  - c. A traffic control plan for the duration of the construction prepared by a licensed civil engineer for approval by the City Engineer. The applicant shall notify businesses, residents impacted by any parking restrictions, road closure, and any off-site staging areas during construction.
  - d. A list of construction equipment, fixed or mobile, showing that all equipment will be equipped with properly operating and maintained mufflers and other state-required noise-attenuation devices.
  - e. A plan for limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers,

- etc.) simultaneously used on the project site to no more than one or two pieces of heavy-duty, off-road equipment to reduce construction noise levels.
- f. A sign of at least 24" x 36", legible at a distance of 50 feet, shall be posted at the project site and shall contain the following information:
- i. Indicate the dates and duration of construction activities.
  - ii. A construction manager (name and telephone number) responsible for maintaining the public right-of-way and project site during all stages of construction until the project is completed.
  - iii. A 24-hour emergency contact person (name and a telephone number) where residents and affected public stakeholders can inquire about the construction process and register complaints. This person shall also be responsible for responding to any complaints about construction noise or activities associated with this project and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. All complaints shall be addressed within 24 hours and the person registered the complaint shall be notified of the resolution.

### **Prior to issuance of Building Permits**

- P16. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.
- P17. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Community Development Director. The applicant shall be responsible for consultant cost for reviewing the landscape and irrigation plans. The final landscape plans shall provide, but not limited to the following:
- a. Screening of all above ground equipment from public view.
  - b. Using California Native plants exclusively in all areas marked as "natural state" on the slope analysis.
- P18. The construction plan shall show that all lighting on the site will be directed downward and shielded to prevent off-lighting on adjacent properties.

### **Prior to Final Inspection**

- P19. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:

- a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
- b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

## **BUILDING AND SAFETY DIVISION**

- B1. Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall reimburse the City for all costs incurred to have the project soils report evaluated by an independent, third-party, peer-level soils and /or geological engineer. Approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.
- B2. Single-family dwelling development where any portion of the disturbed area with a slope equal to or greater than twenty-five percent when calculated in accordance with the methods prescribed by the current Zoning Code shall comply with Low Impact Development requirements per City's Ordinance. The project soils report shall include a percolation test in determining the feasibility of on-site capability of stormwater infiltration.
- B3. The design and construction of new building on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent) shall comply with seismic design provisions per section 1613.6 of Los Angeles County Building Code. The project soils report shall provide design recommendations for foundation anchorage in accordance with this section.
- B4. Building clearances from ascending slope steeper than one unit vertical in three units horizontal (33.3% slope) not meeting the minimum requirements per Figure R403.1.7.1 of the Residential Code shall be substantiated by the project geotechnical engineer and be subsequently approved by the Building Official per Section R403.1.7.4.
- B5. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B6. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B7. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B8. Park Impact Fee to be paid at the time of permit issuance.

- B9. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B10. It is recommended to assign 1818 Peterson Ave. as the address. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.
- B11. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and
  - f) The inspection of review of drainage devices.
- B12. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
- B13. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B14. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B15. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
- B16. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B17. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans.
- B18. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.



- B19. Exterior stairway shall not have a flight of stair of vertical rise greater than 151 inches between floor levels and landings per Section R311.7.3 of the Residential Code.
- B20. Project shall comply with the CalGreen Residential mandatory requirements.
- B21. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- B22. Separate plan review and permit is required for each detached retaining wall.
- B23. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit and a separate is required for Fire Sprinklers.

## **PUBLIC WORKS DEPARTMENT**

### General Requirements:

- PW 1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned.
- PW 2. The applicant shall provide a copy of a current Title Report (effective date shall be within the last 60 days). The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.

### Fees:

- PW 3. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee for two (2) reviews and an additional fee for each additional review and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW 4. The applicant shall be responsible for all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- PW 5. The applicant shall provide a deposit of \$12,000 for a Deputy Inspector for hillside construction. Whenever the balance drops below \$6,000, the applicant shall be required to make an additional deposit of \$6,000. Any unused funds will be refunded to the applicant at the completion of the project.

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- PW 6. The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW 7. The applicant shall comply with all requirements of the City of South Pasadena Low Impact Development (LID) Ordinance. The applicant shall include the necessary Best Management Practices (BMP) measures and a Standard Urban Storm Water Mitigation Plan (SUSMP) for construction and post-construction phases as part of the LID plan per SPMC Section 23.14. Provide a copy of the approved plan from the Building & Safety Department.
- PW 8. The applicant shall provide a copy of the Notice of Intent (NOI), a Waste Discharge Identification Number (WDID), and a Storm Water Pollution Prevention Plan (SWPPP) developed by a certified Qualified SWPPP Developer (QSD) per SPMC Section 23.12(b). Provide a copy of the approved plan from the Building & Safety Department.
- PW 9. The applicant shall construct a retaining wall along the frontage of the property for slope protection and to prevent sloughing of dirt onto the sidewalk.
- PW 10. Peterson Avenue shall be videotaped before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the start of construction. These video tapes shall be submitted to the City before start of the project and immediately upon completion of the project.

## Utilities:

- PW 11. Provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
- PW 12. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW 13. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3. ADUs exempt per AB 881 unless City requires a new or separate utility connection directly between the ADU and the utility. Applicable to ADUs for (1) an ADU constructed with a new SFD (attached or detached), (2) the construction of a new detached ADU, and (3) any ADU as part of a multi-family residence. Not applicable to ADUs for (1) conversion of an attached ADU, (2) the addition of an attached ADU (like an addition to a house), and (3) the conversion of a detached ADU.
- PW 14. Provide a copy of a will-serve letter and receipt for the sewer connection fee from the Los Angeles County Sanitation District (LACSD). A copy of the receipt for any fees to be paid must be submitted before permit issuance. ADUs to verify with LACSD if applicable.

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- PW 15. Show the location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).
- PW 16. Show the location and area of trench sections for the proposed sewer and water lines connection within the public right-of-way. Provide a trench restoration detail per City standards.
- PW 17. The applicant shall provide a new sewer connection to the property. The proposed sewer lateral shall be a four-inch (4") diameter vitrified clay pipe (VCP) that connects to the City sewer main within the public right-of-way.
- PW 18. The applicant shall provide a sewer study. Provide a report showing the proposed sewer outlet on Peterson Avenue has adequate capacity for the proposed sewage flow from the property.
- PW 19. The applicant shall contact the City of South Pasadena Water Division to verify the existing water meter connection is adequate for the proposed structure. Coordinate the size, location, and associated fee for a new water meter connection, as applicable. Please contact the Water Operations Manager at (626) 460-6393 for additional information.
- PW 20. Provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project (if existing utilities on site that are to be relocated.)
- PW 21. Improvement plans for underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way."

## Street Improvements:

- PW 22. Show the existing grade, location, and dimensions of all existing and proposed conditions within public right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features for any proposed work within the public right-of-way.
- PW 23. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings fronting the property on Short Way and Monterey Road to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW 24. All flood control plans to be reviewed by the City or the Los Angeles County Flood Control District shall be submitted through the City of South Pasadena, unless otherwise directed

by the City Engineer. For projects requiring LACFCD review, the developer shall pay the appropriate fees to LACFCD.

PW 25. The applicant shall slurry seal the existing asphalt street fronting the property for the full width of the street. Slurry seal shall be Type II-CQS-1h-EAS and shall conform to the current edition of the Standard Specifications for Public Works Construction (SSPWC). Any pre-existing pavement markings and traffic striping shall be restored in accordance to the latest editions of the California Manual on Uniform Traffic Control Devices (CA MUTCD), Caltrans standards, and to the satisfaction of the City Engineer.

PW 26. Provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.

### Trees:

PW 27. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.

PW 28. The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.

PW 29. A preconstruction survey for nesting birds shall be performed by a Designated Biologist no more than 30 days prior to the start of project activities. All native migratory non-game birds, including raptors, and their active nests are protected from "take" by Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). If active nests are found, the applicant shall provide a Nesting Bird Management Plan (NBMP) prepared by the Designated Biologist.

### Encroachment/Traffic Control:

PW 30. The applicant shall provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.



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- PW 31. The applicant shall provide a haul route map, on-site staging plan, and indicate a contractor parking location to the Public Works Department for review and approval prior to issuance of permits. All vehicles including workers' vehicles shall not be parked near the construction site. Provide a shuttle service if necessary.
- PW 32. Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. At least 48 hours advance notice shall be given to residents for street and lane closures. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. [A minimum of two Portable Changeable Message Signs (PCMS) are required to be placed in advance of the project site.] All street closures will require an encroachment permit from the Public Works Department.
- PW 33. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and resident at least 48 hours in advance of the street closure.
- PW 34. The applicant shall post temporary "No Parking " signs along the entire length of the property prior to the start of any construction. The temporary "No Parking" signs shall be covered at the end of each working day and uncovered at the start of the following working day prior to any construction activity. If two-way traffic cannot be accommodated, a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor depicting the use of flagmen and/or detouring shall be submitted for review.
- PW 35. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW 36. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
- PW 37. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
- PW 38. The applicant shall be responsible for posting a project sign at the entrance to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of durable weather-resistant material. The applicant shall provide a 24-hour emergency contact number for the designated contact who will be responsible for maintaining the public right-of-way during the all stages of construction until the project is complete.

PW 39. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

## **GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION**

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

### **Building Division**

1. Applicable School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Applicable Park Impact Fee shall be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
6. Project shall comply with the CalGreen Residential mandatory requirements.
7. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.
8. A demolition permit is required for any existing structures to be demolished.
9. Single-family hillside homes shall comply with Low Impact Development (LID) standards for stormwater pollution control per Ordinance no. 2283.
10. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
11. Separate plan review and permit is required for each detached retaining wall.

### **Public Works Department**

12. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned.
13. The applicant shall be responsible for all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.

# ITEM NO. 2

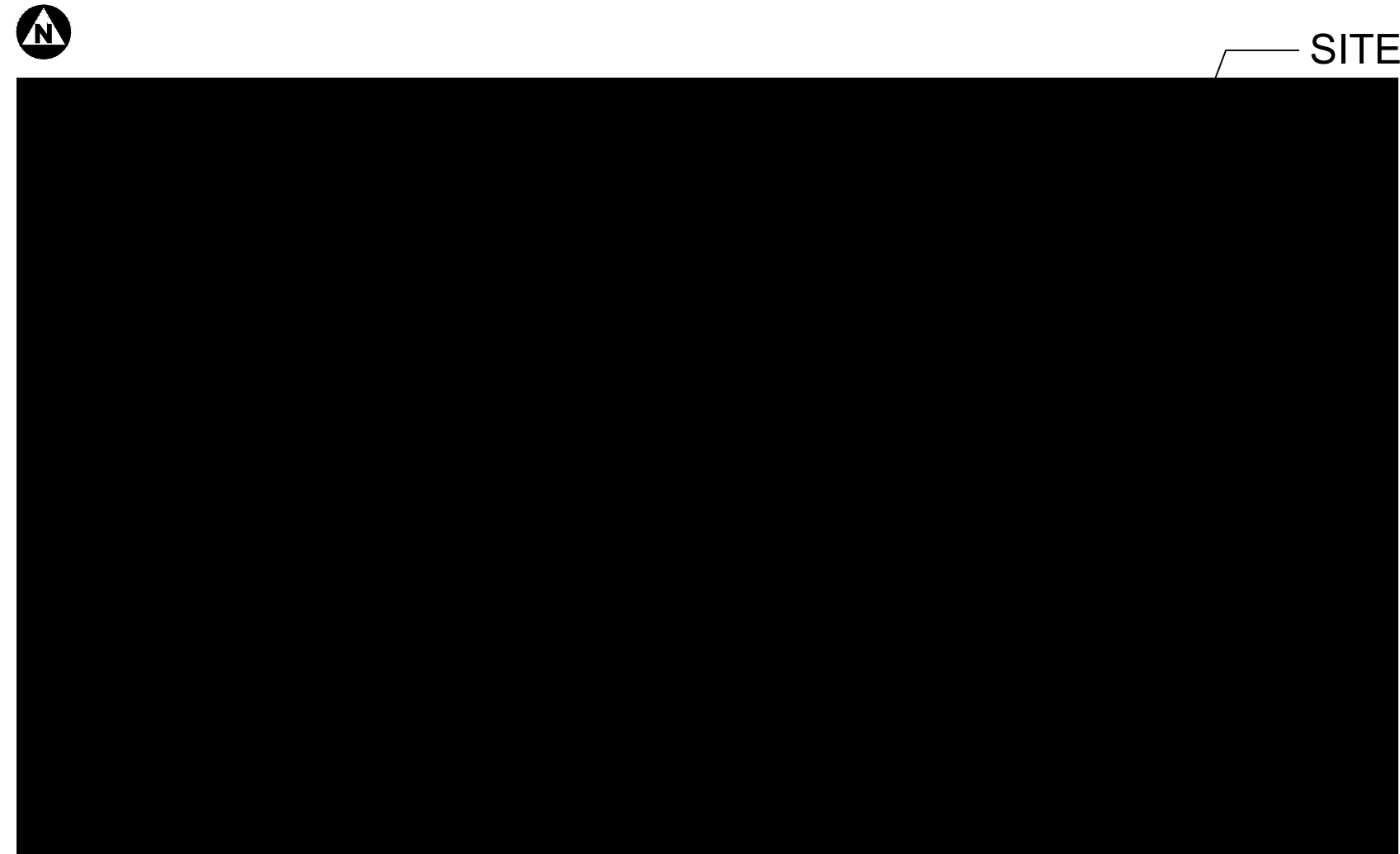
14. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3.
15. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
16. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings fronting the property on Indiana Avenue to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
17. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
18. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
19. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
20. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

# ITEM NO. 2

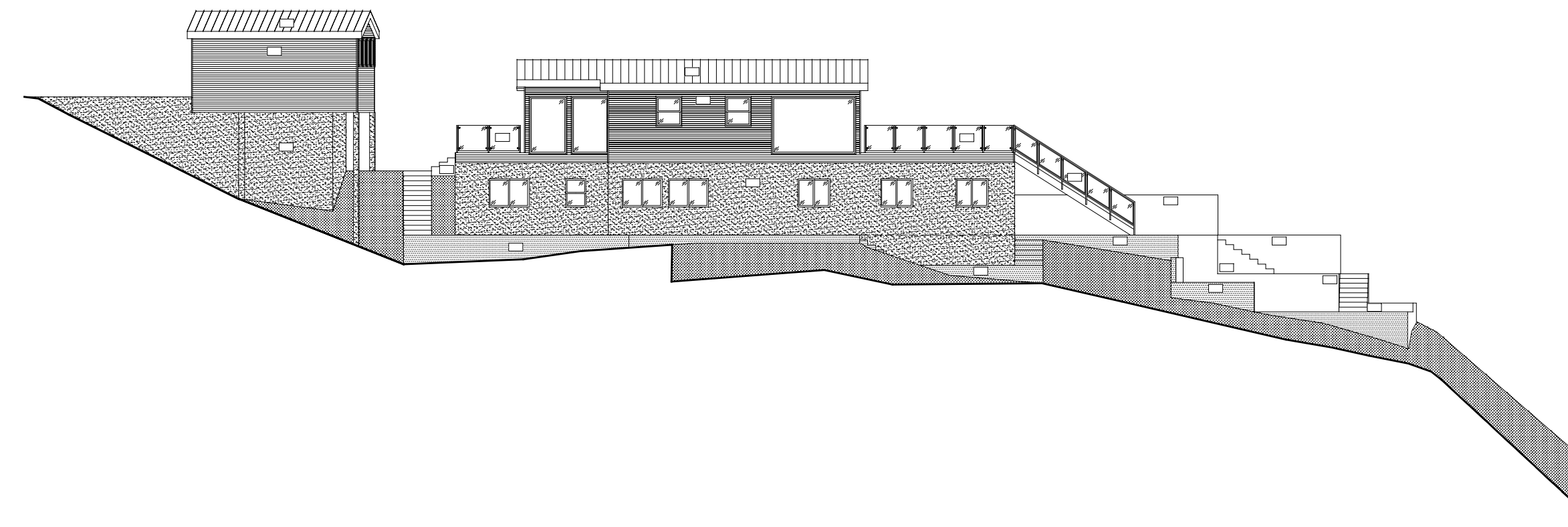
## **ATTACHMENT 2**

Conceptual Development Plans





A0.0  
1  
VICINITY MAP  
NOT TO SCALE



AREA/ CALCULATIONS/ ETC:

FLOOR AREA RATIO (FAR): 35% (2,314.90 SQ FT) MAX.  
 FAR EXCEPTION: 500 SQ FT FOR GARAGE, 400 SQ FT FOR CARPORT

1ST FLOOR: 1,449.1 SQ FT  
 2ND FLOOR: 865.5 SQ FT  
 TOTAL AREA: 2,314.6 SQ FT

(N) GARAGE 434 SQ FT (500 SQ FT EXEMPT)  
 (E) STORAGE 158.6 SQ FT

LOT AREA (GROSS): 6,596 SQ FT PER SURVEY  
 EASEMENT AREA: 128 SQ FT  
 LOT ARE AREA (NET): 6,724 SQ FT (INCLUDING EASEMENT)

LOT COVERAGE: 2,487.96 SQ FT (37.6% < 50% MAX)

STRUCTURES: 2,254.4 SQ FT  
 30" ABOVE GRADE: 233.56 SQ FT  
 TOTAL LOT COVERAGE: 2,487.96 SQ FT

BALCONIES: 579.93 SQ FT  
 DECKS: 846.76 SQ FT  
 TOTAL: 1,426.93 SQ FT

NATURAL SLOPE AND VEGETATION 44% (SEE A1.3/2)

PARKING SPACES REQ'D: 3  
 PARKING SPACES PROVIDED: 3 (2 COVERED/ 1 UNCOVERED)

PROP. MAX. BLDG HEIGHT: 25'-7 1/2" SFR, 30'-2" GARAGE

SLOPE: SEE SLOPE ANALYSIS

**SEE A1.3 FOR CALCULATIONS AND DIAGRAMS**

**monterey**

PROJECT INFO

WORK DESCRIPTION:  
 (N) 2,314.6 SQ FT SINGLE FAMILY RESIDENCE  
 ALTERATION OF (E) CARPORT INTO (N) 434 SQ FT GARAGE  
 (E) STORAGE ROOM BELOW TO REMAIN

OWNER:  
 DOUG WHITNEY  
 89 MONTEREY RD  
 SOUTH PASADENA, CA 91030

ADDRESS:  
 89 MONTEREY RD  
 SOUTH PASADENA, CA 91030

APN: 5312-031-027

ZONING: RS

LEGAL DESCRIPTION:

TR=OAK HILL PARK TRACT\*LOT COM AT NE COR  
 OF LOT 6 BLK 5 TH W ON S LINE OF MONTEREY RD  
 40 FT TH S ON W LINES OF SD LOT AND LOT 22 TO  
 N LINE OF SHORT WAY TH SEE ASSESSOR MAP  
 BOOK FOR MISSING PORTION LOT 22 BLK 5

SHEET INDEX

A0.0	COVER
A1.0	SITE PLANS/ SURVEY
A1.1	FLOOR PLANS - RESIDENCE
A1.2	FLOOR PLAN - GARAGE
A1.3	AREA CALCULATIONS
A1.4	ROOF PLAN
A1.5	LANDSCAPE PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	SITE SECTIONS
A3.0	DOOR/ LIGHTING FIXTURE SCHEDULE
A3.1	WINDOW SCHEDULE
A3.2	DETAILS
A3.3	CUT SHEETS

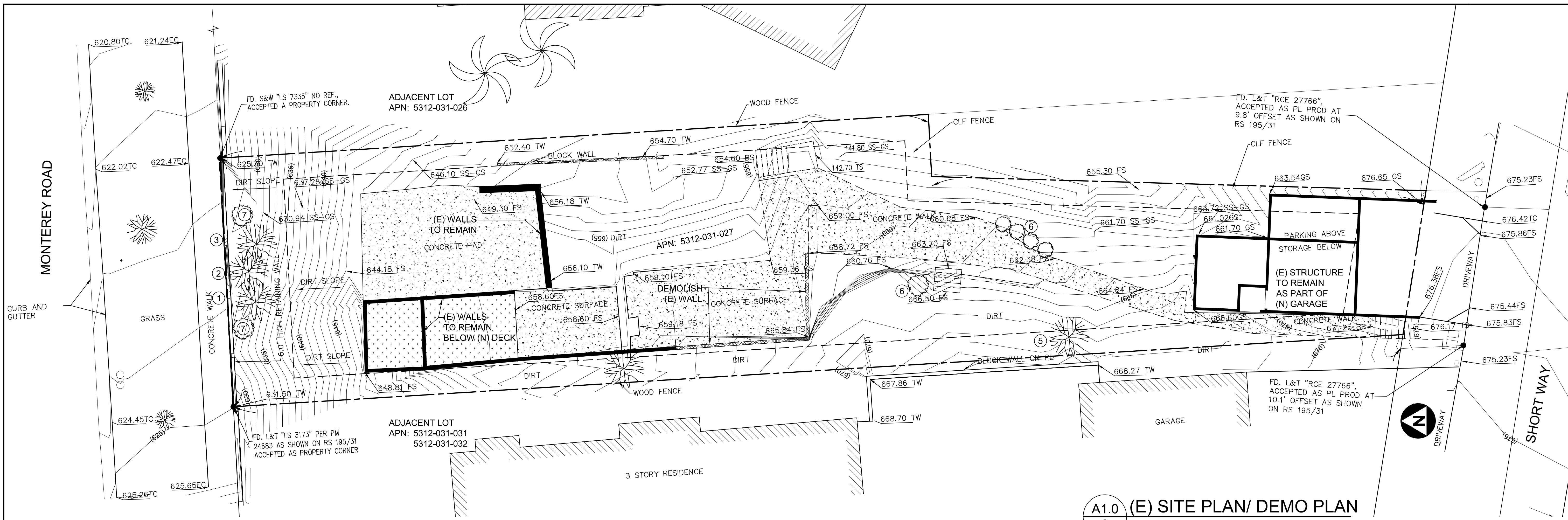
project:  
**monterey**  
 address:  
 89 monterey road  
 south pasadena, ca 91030  
 owner:  
 doug whitney  
 89 monterey rd  
 south pasadena, ca 91030  
 design:  
 m. stephan grohne  
 996 1/2 w kensington rd  
 los angeles, ca 90026  
 agent:  
 sc planners  
 michael norberg  
 619 south fremont ave  
 suite a  
 alhambra, ca 91803  
 310. 591 8198

COVER

SCALE: AS NOTED

03/11/2019  
 06/20/2019  
 12/01/2019

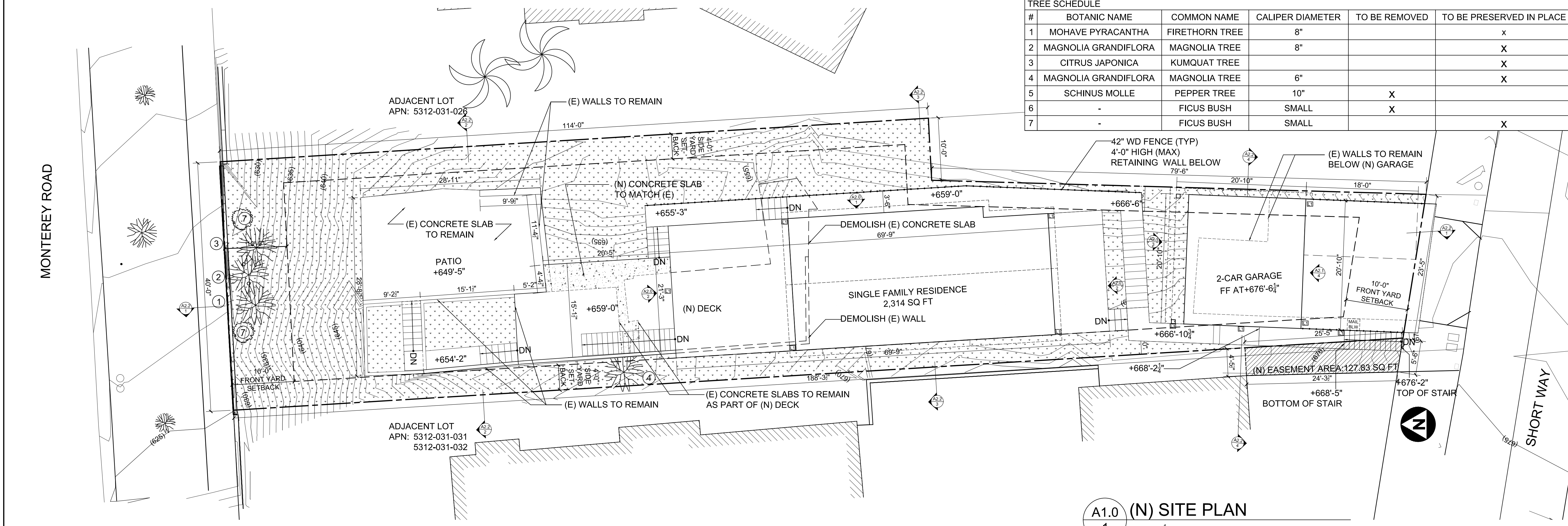
**A0.0**



**A1.0 (E) SITE PLAN/ DEMO PLAN**  
2 SCALE: 1/8"=1'-0"

**TREE SCHEDULE**

#	BOTANIC NAME	COMMON NAME	CALIPER DIAMETER	TO BE REMOVED	TO BE PRESERVED IN PLACE
1	MOHAVE PYRACANTHA	FIRETHORN TREE	8"		X
2	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	8"		X
3	CITRUS JAPONICA	KUMQUAT TREE			X
4	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	6"		X
5	SCHINUS MOLLE	PEPPER TREE	10"	X	
6	-	FIGUS BUSH	SMALL	X	
7	-	FIGUS BUSH	SMALL		X



**A1.0 (N) SITE PLAN**  
1 SCALE: 1/8"=1'-0"

- LEGEND**
- (E) WALL TO REMAIN
  - DEMO (E) WALL
  - (N) WALL
  - (N) WD FENCE
  - ① TREE
  - Ⓛ LIGHT (SEE A3.0)

project:  
**monterey**

address:  
89 monterey road  
south pasadena, ca 91030

owner:  
doug whitney  
89 monterey rd  
south pasadena, ca 91030

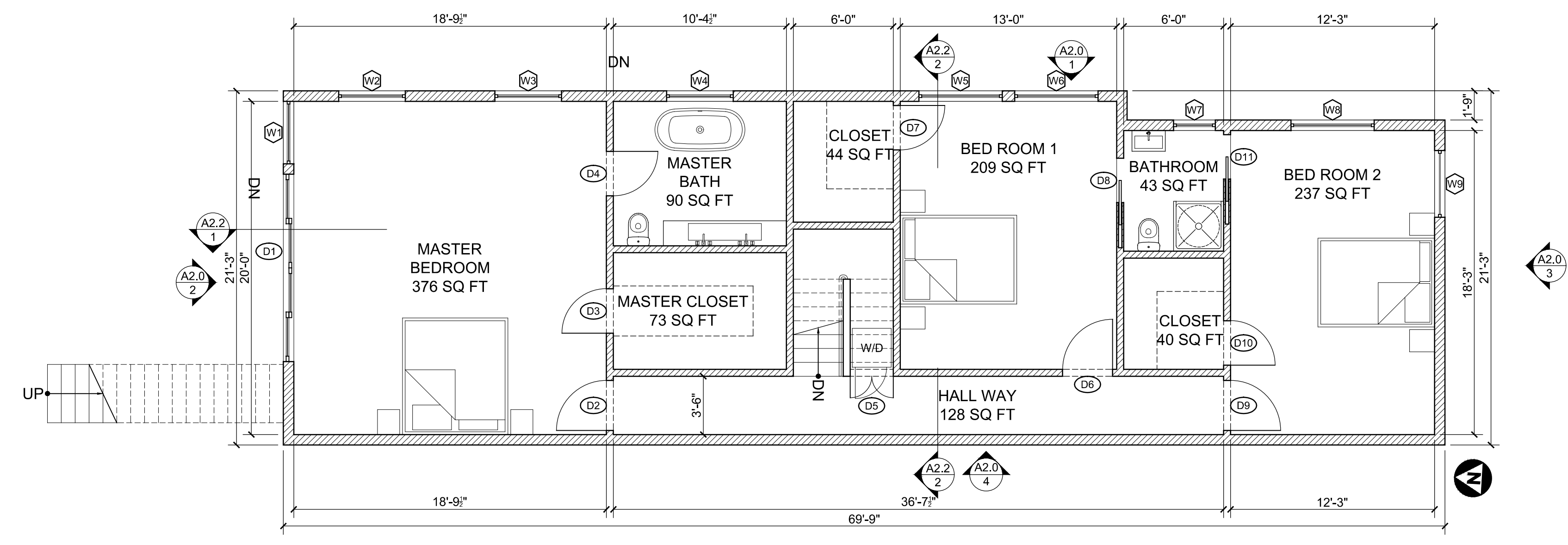
design:  
m. stephan grohne  
996 1/2 w kensington rd  
los angeles, ca 90026

agent:  
sc planners  
michael norberg  
619 south fremont ave  
suite a  
alhambra, ca 91803  
310. 591 8198

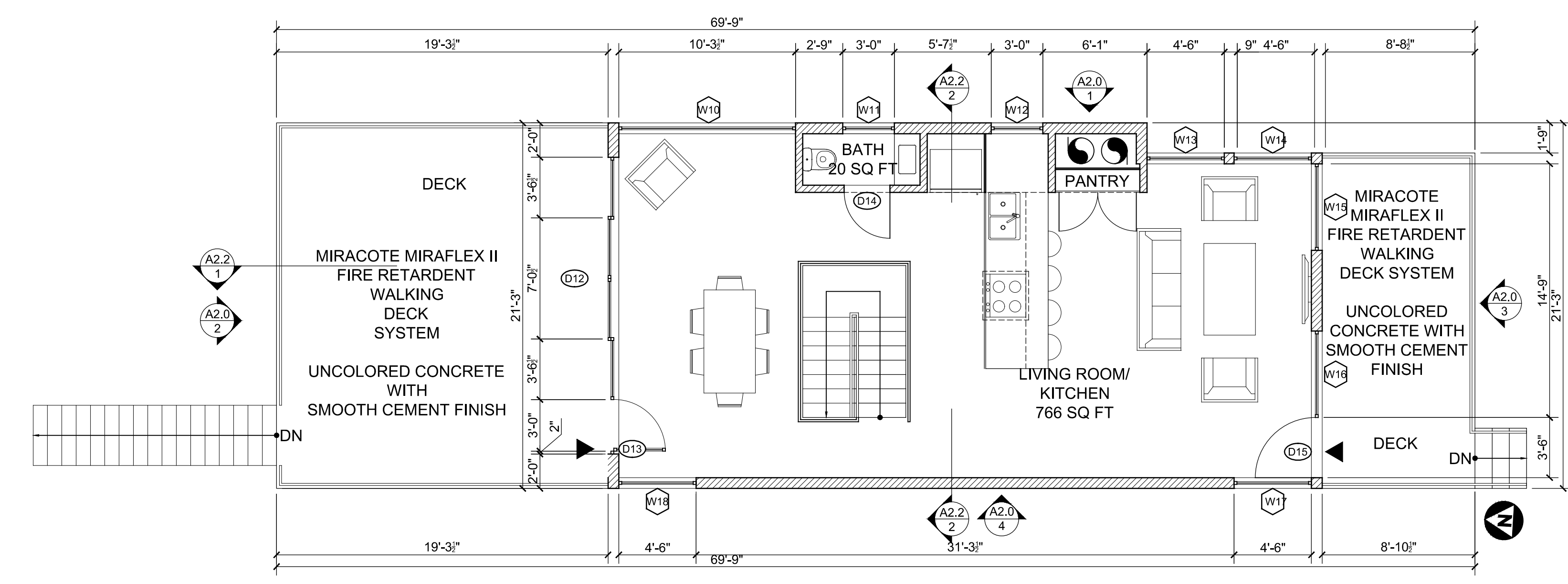
**SITE PLAN**  
SCALE: 1/8"=1'-0"  
03/11/2019  
06/20/2019  
12/01/2019  
09/07/2021

**A1.0**

LEGEND  
 (E) WALL TO REMAIN  
 DEMO (E) WALL  
 (N) WALL



A1.1 FLOOR PLAN - 1ST FLOOR  
 2 SCALE: 1/4"=1'-0"



A1.1 FLOOR PLAN - 2ND FLOOR  
 1 SCALE: 1/4"=1'-0"

project:  
**monterey**  
 address:  
 89 monterey road  
 south pasadena, ca 91030  
 owner:  
 doug whitney  
 89 monterey rd  
 south pasadena, ca 91030  
 design:  
 m. stephan grohne  
 996 1/2 w kensington rd  
 los angeles, ca 90026  
 agent:  
 sc planners  
 michael norberg  
 619 south fremont ave  
 suite a  
 alhambra, ca 91803  
 310, 591 8198

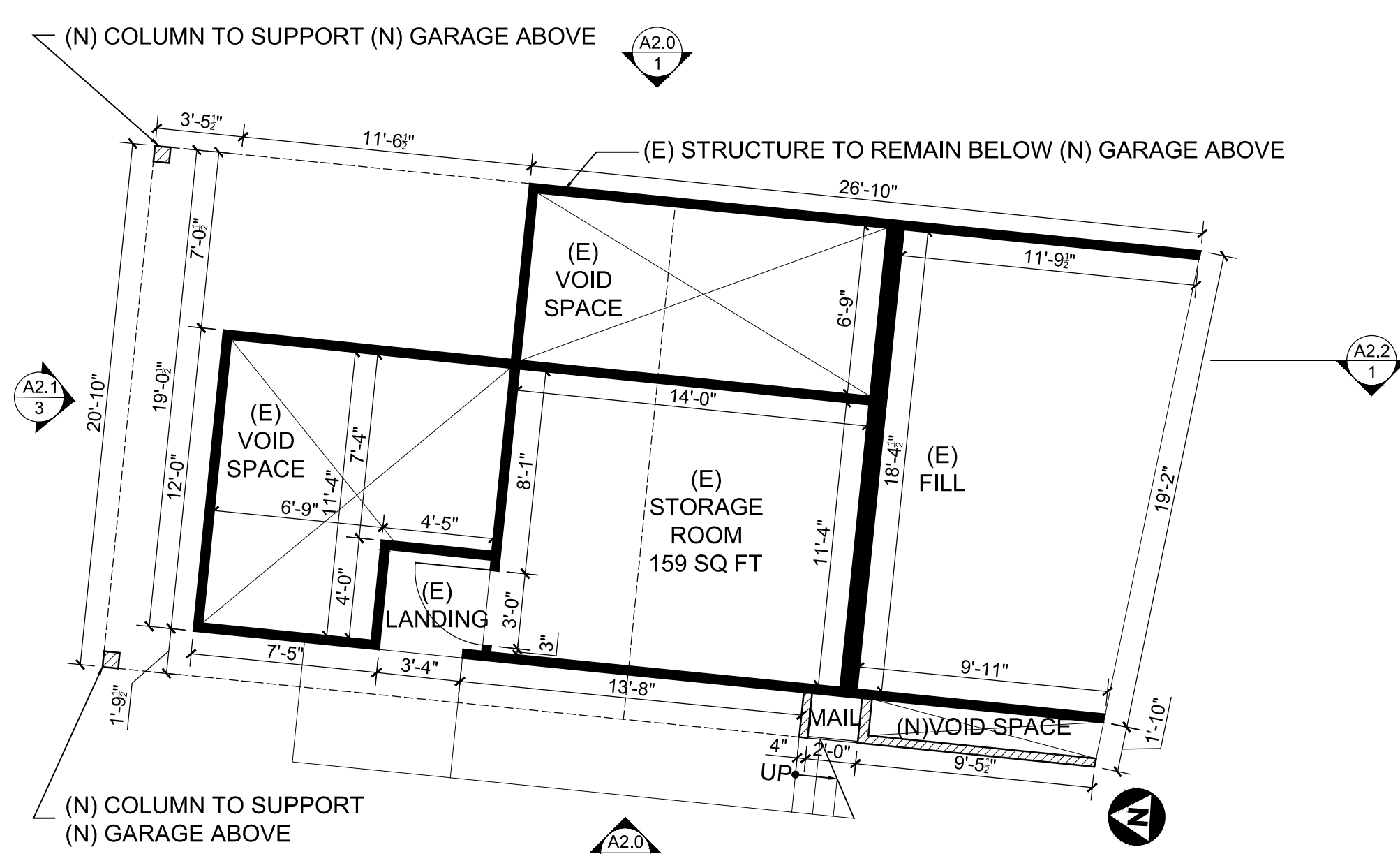
FLOOR PLANS - RESIDENCE

SCALE: 1/4"=1'-0"

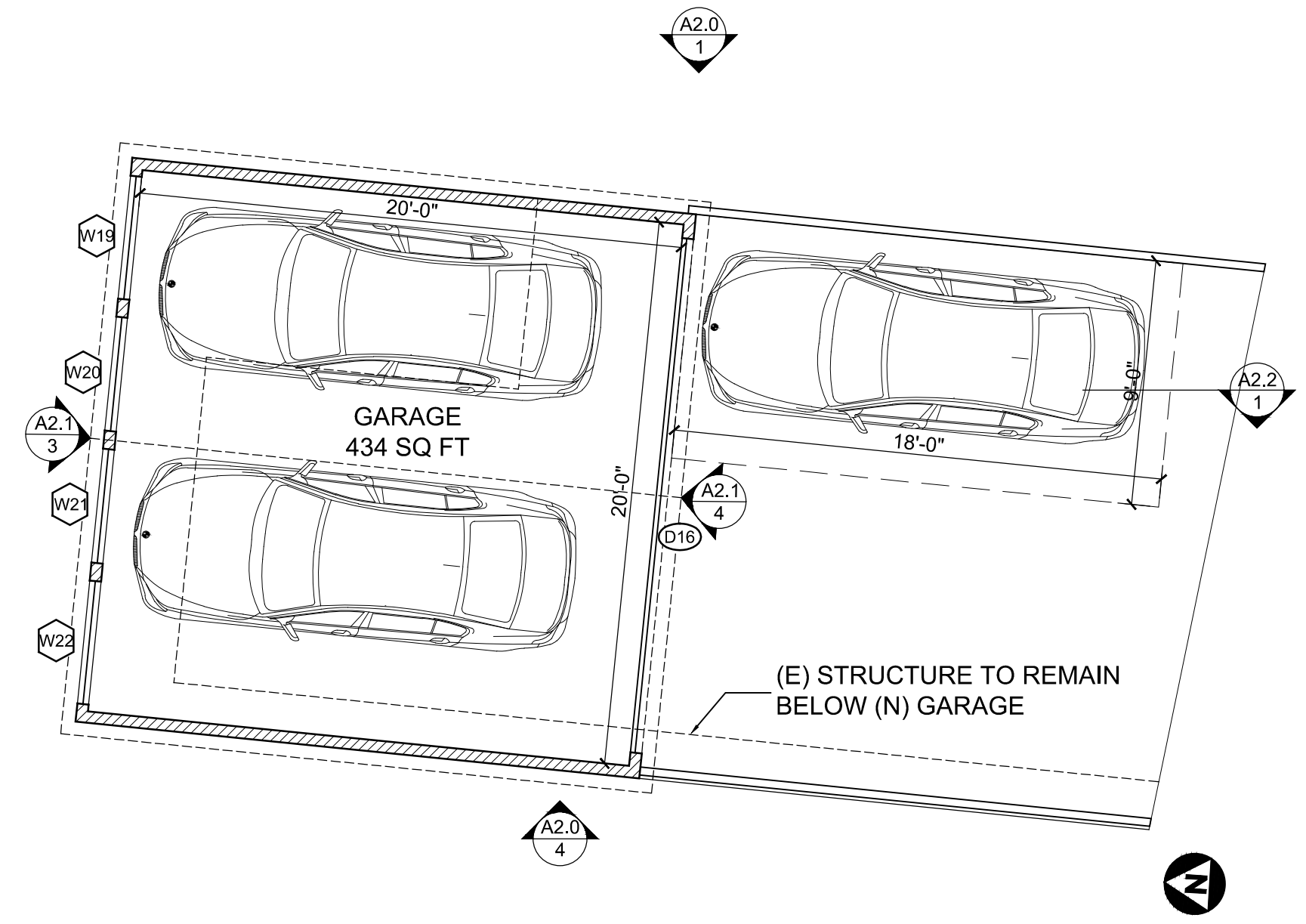
03/11/2019  
 06/20/2019  
 12/01/2019  
 05/11/2021

A1.1

LEGEND  
 (E) WALL TO REMAIN  
 DEMO (E) WALL  
 (N) WALL



A1.2 FLOOR PLAN - BELOW GARAGE  
 2 SCALE: 1/4"=1'-0"



A1.2 FLOOR PLAN - GARAGE  
 1 SCALE: 1/4"=1'-0"

project:  
**monterey**

address:  
 89 monterey road  
 south pasadena, ca 91030

owner:  
 doug whitney  
 89 monterey rd  
 south pasadena, ca 91030

design:  
 m. stephan grohne  
 996 1/2 w kensington rd  
 los angeles, ca 90026

agent:  
 sc planners  
 michael norberg  
 619 south fremont ave  
 suite a  
 alhambra, ca 91803  
 310. 591 8198

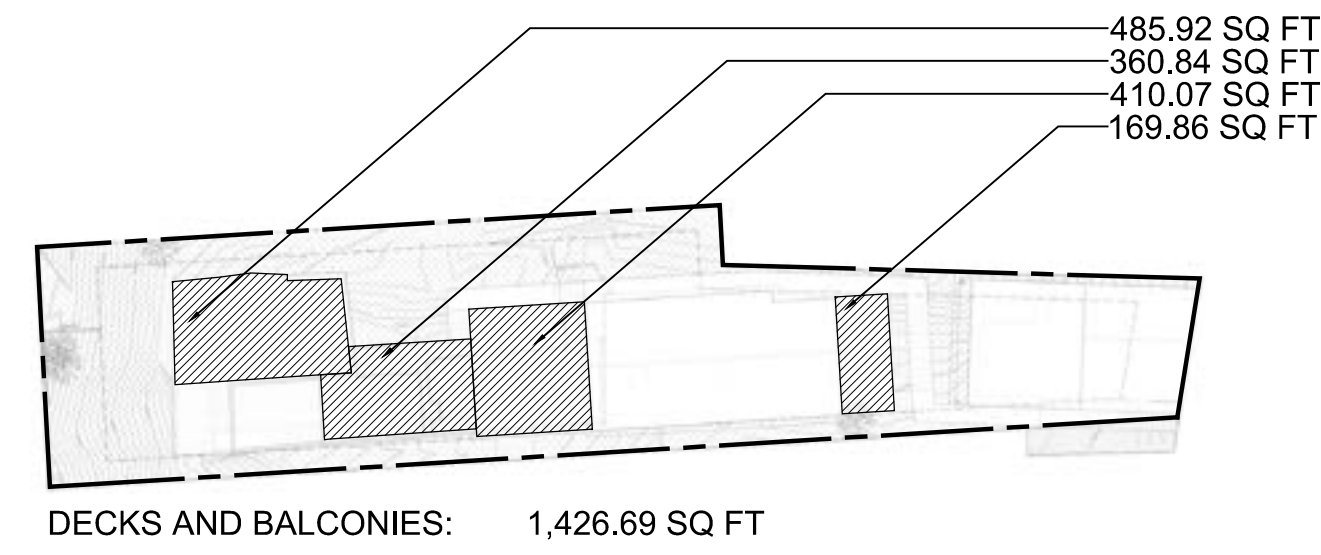
FLOOR PLANS - GARAGE

SCALE: 1/4"=1'-0"

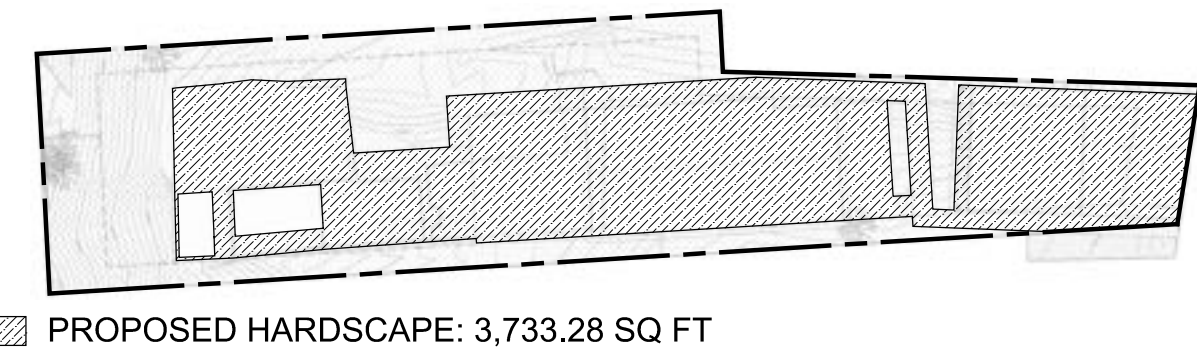
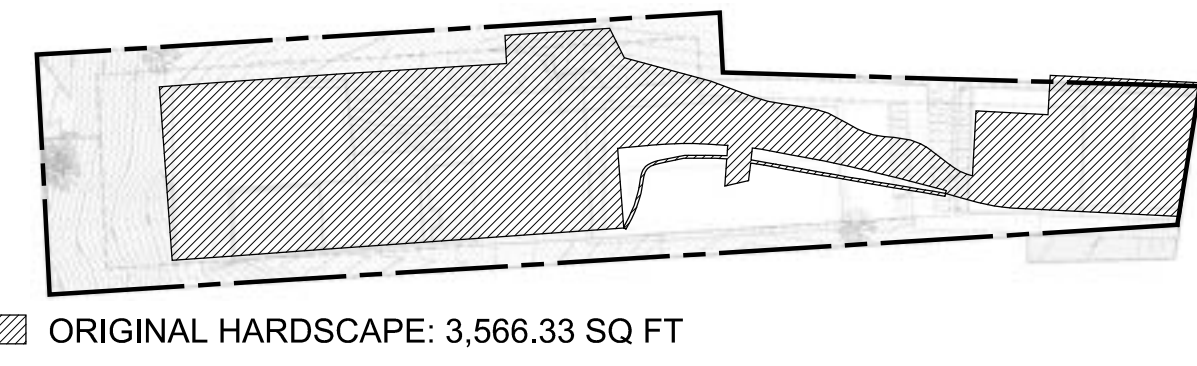
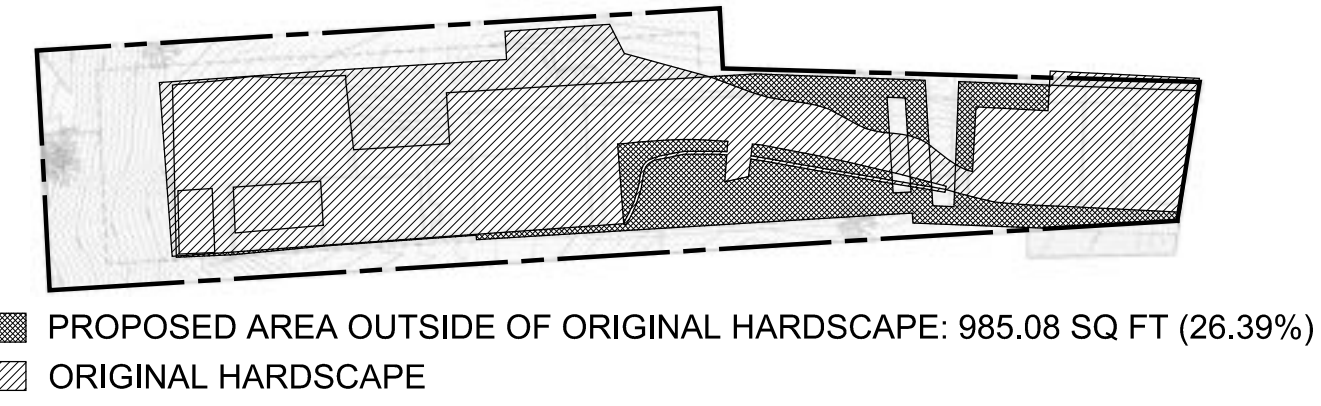
03/11/2019  
 06/20/2019  
 12/01/2019

A1.2



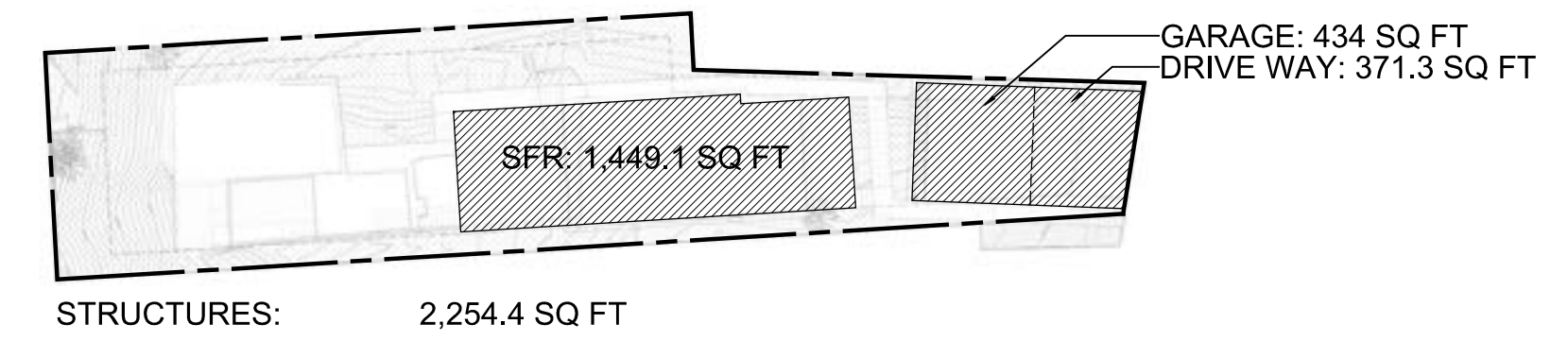
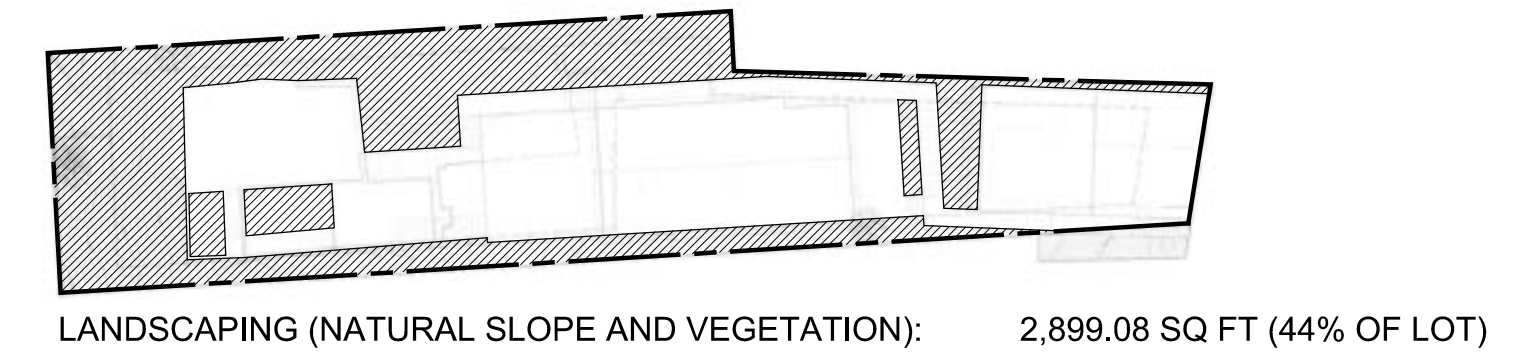
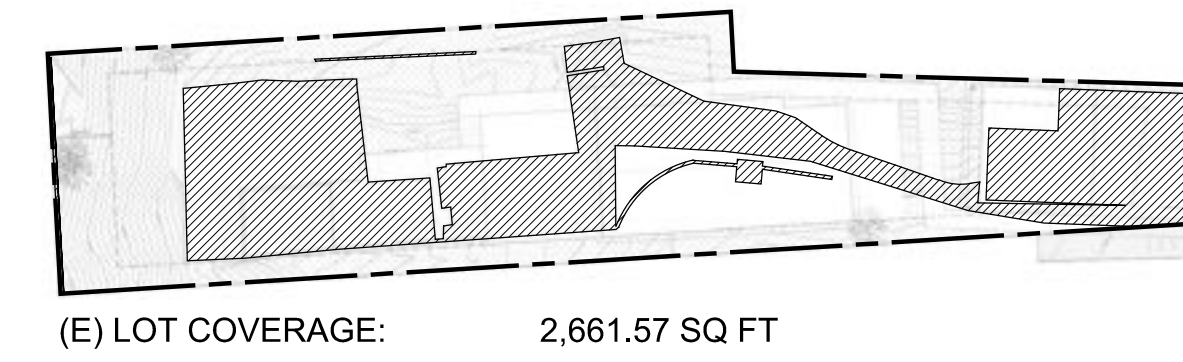
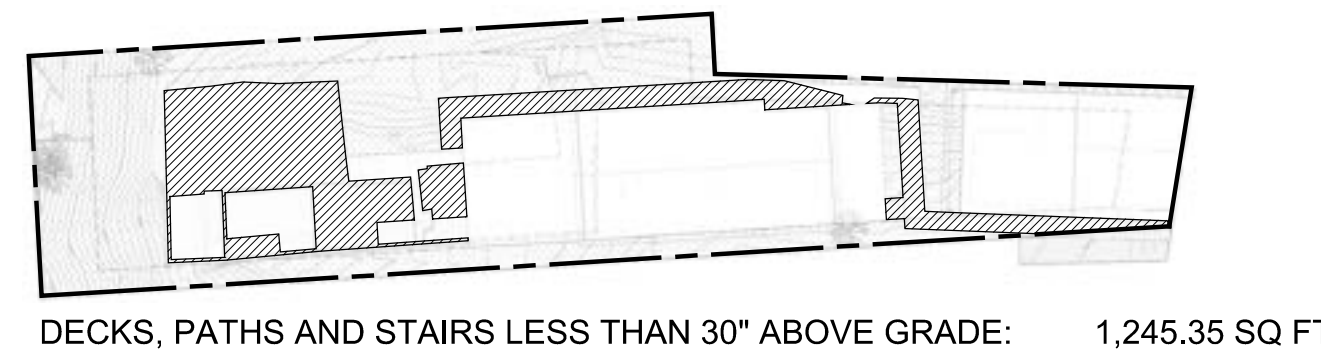
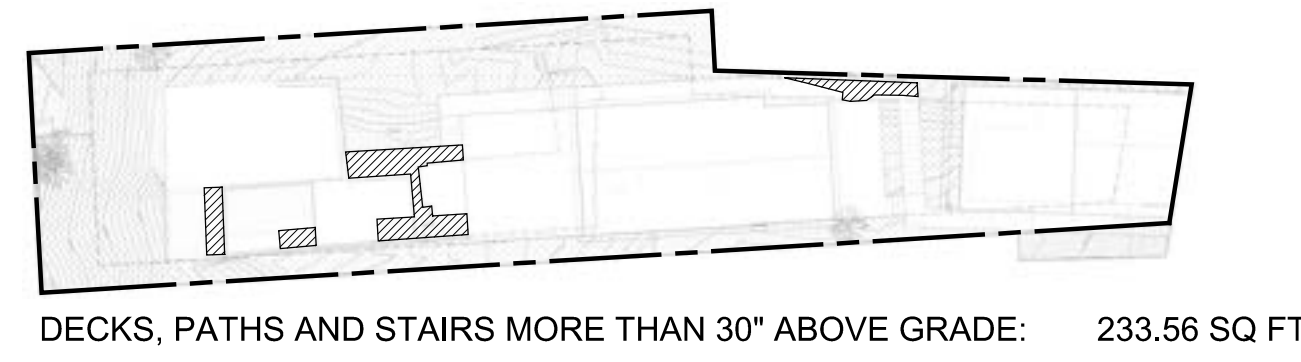
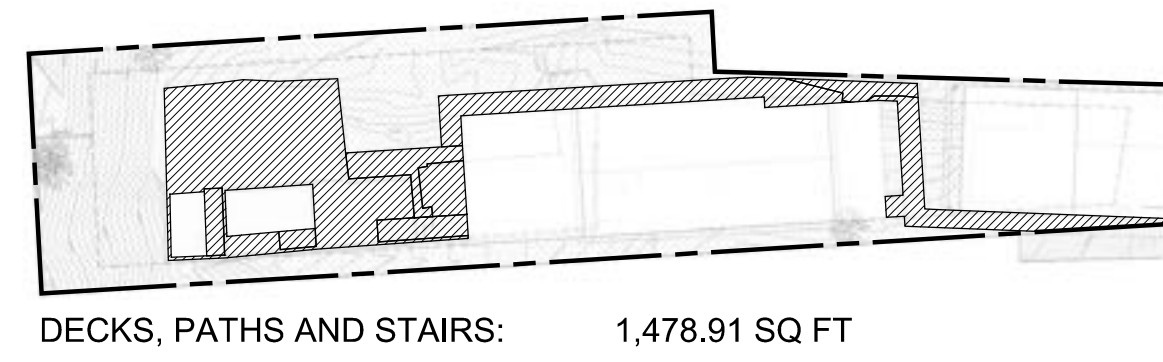


**A1.3 DECKS AND BALCONIES**  
3 SCALE: NOT TO SCALE

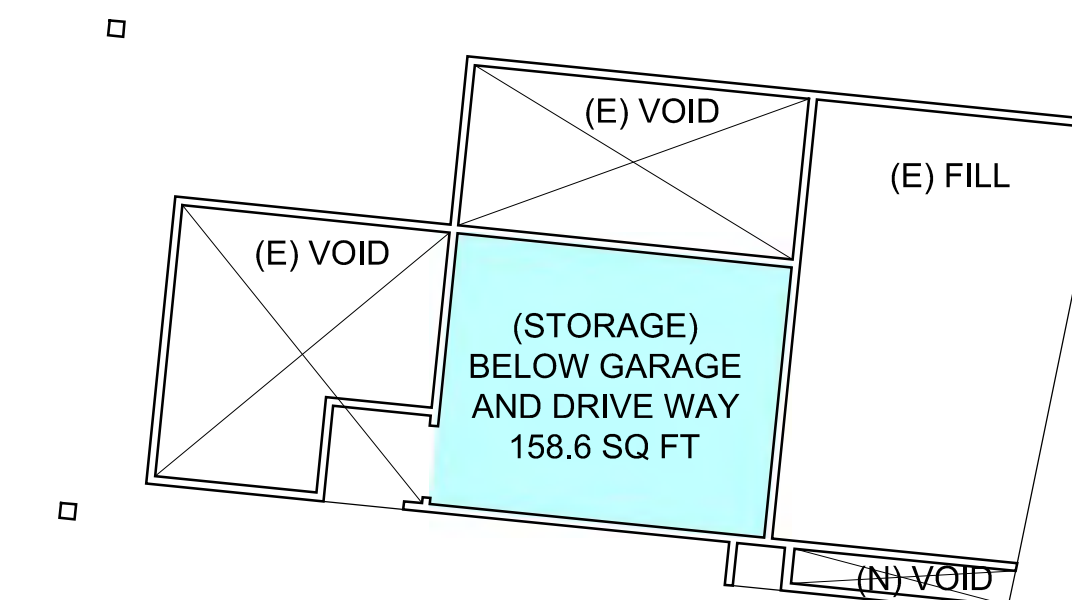
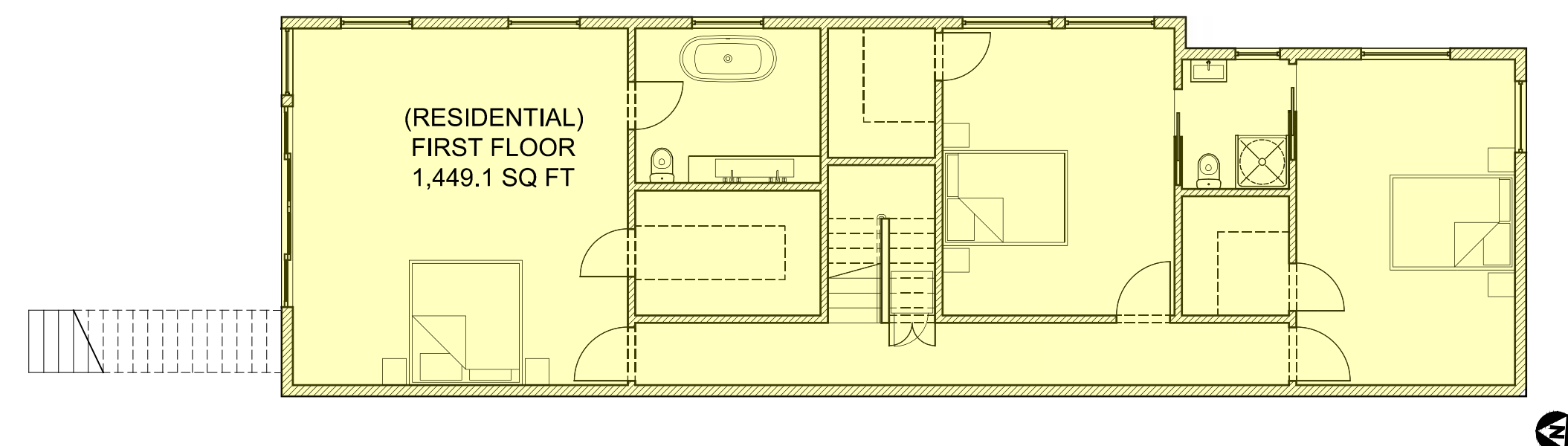
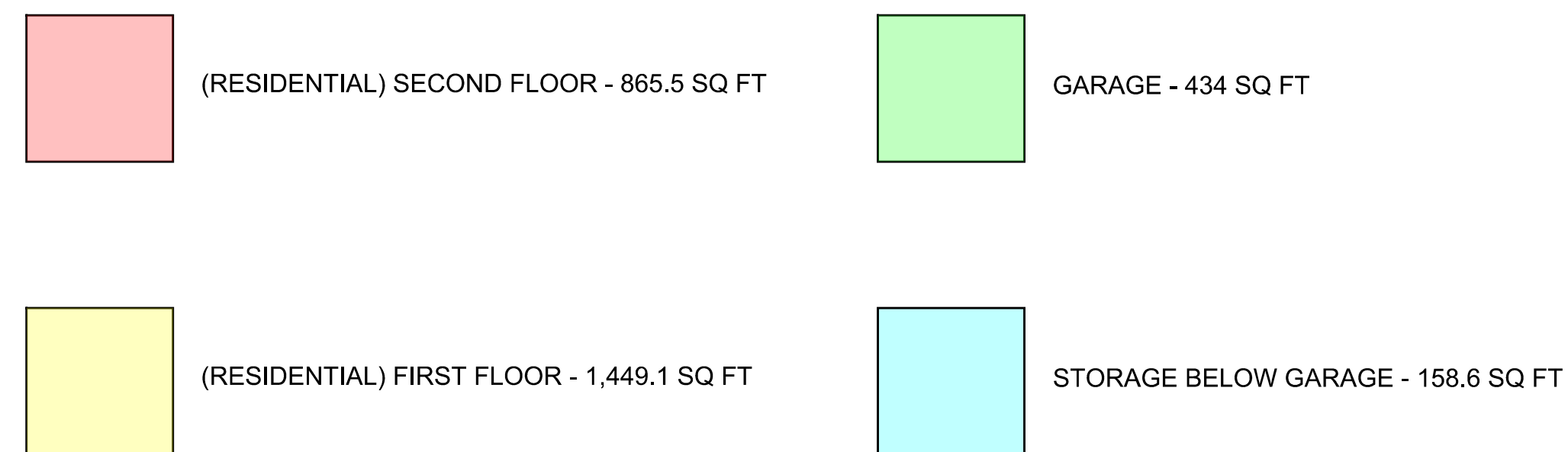
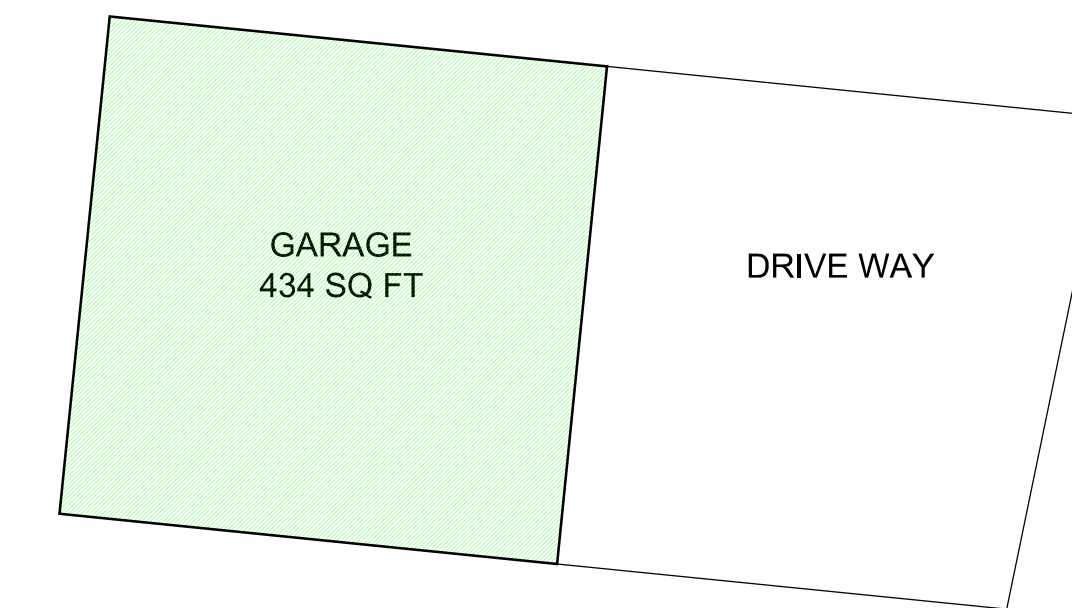
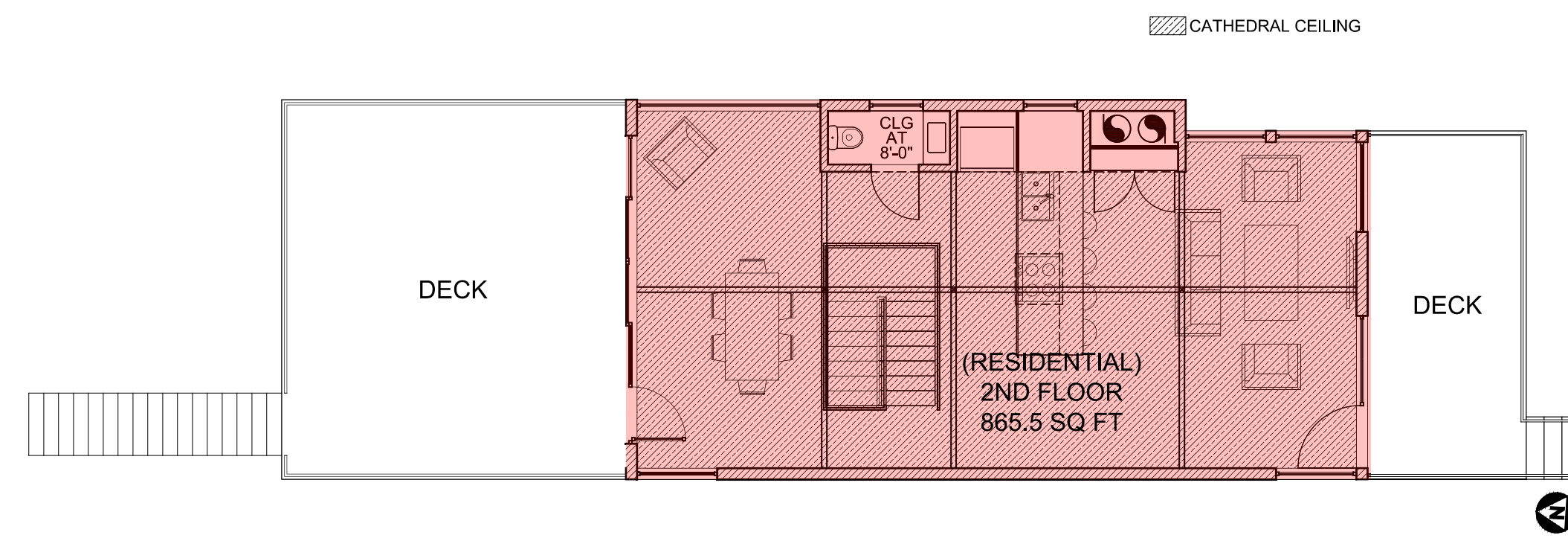


**A1.3 HARDSCAPE**  
4 SCALE: NOT TO SCALE

STRUCTURES: 2,254.4 SQ FT  
30" ABOVE GRADE: 233.56 SQ FT  
TOTAL LOT COVERAGE: 2,487.96 SQ FT



**A1.3 PROPOSED LOT COVERAGE**  
2 SCALE: NOT TO SCALE



**A1.3 AREA CALCULATIONS**  
1 SCALE: NOT TO SCALE

project:  
**monterey**

address:  
89 monterey road  
south pasadena, ca 91030

owner:  
doug whitney  
89 monterey rd  
south pasadena, ca 91030

design:  
m. stephan grohne  
996 1/2 w kensington rd  
los angeles, ca 90026

agent:  
sc planners  
michael norberg  
619 south fremont ave  
suite a  
alhambra, ca 91803  
310. 591 8198

AREA  
CALCULATION

SCALE: 1/4"=1'-0"

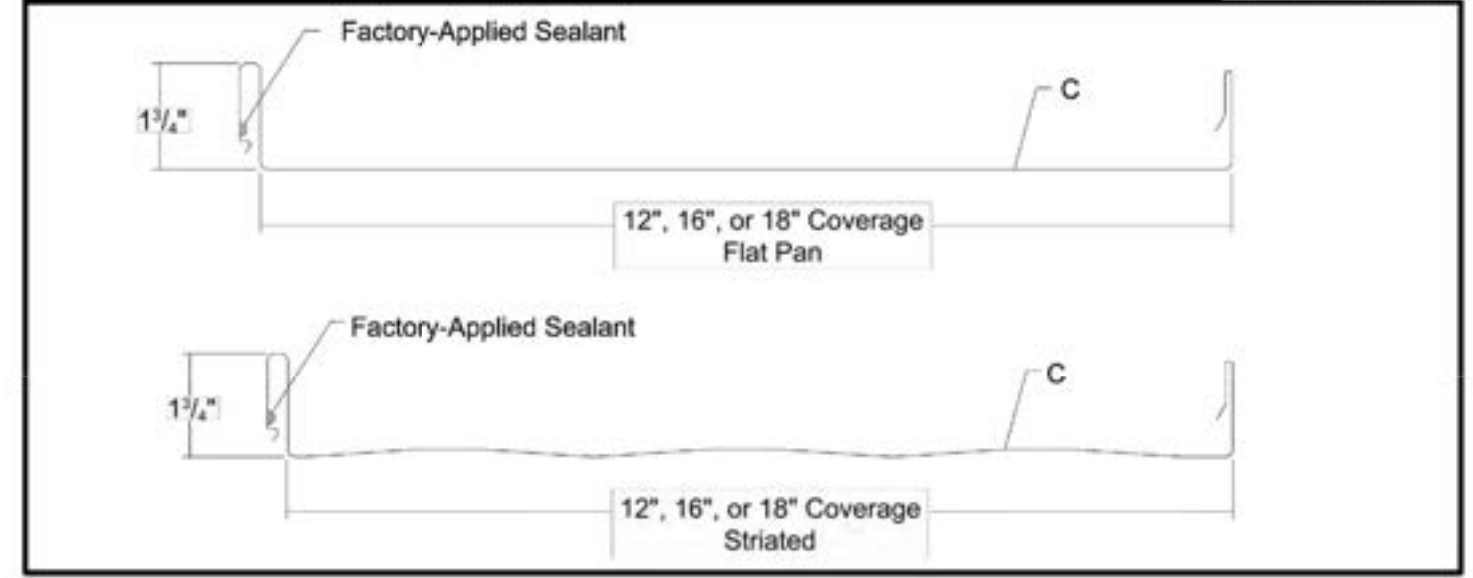
03/11/2019  
06/20/2019  
12/01/2019

**A1.3**



FACTURER BRAND	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		CRA PROD. ID	NAME MODEL
			Initial	3 year	Initial	3 year	Initial	3 year		
Manufacturing Corporation	Metal Products: Pre-painted Metal	Off-White	0.65	0.65	0.83	0.83	77	77	0816-0211	Metal Sales MS MS Roof Panel PVDF - Snowdrift White

## VERTICAL SEAM



ARCHITECTURAL COMMERCIAL PANEL  
 CONCEALED FASTENED  
 12", 16" OR 18" COVERAGE  
 MINIMUM SLOPE 1:12  
 OPEN FRAMING OR SOLID SUBSTRATE

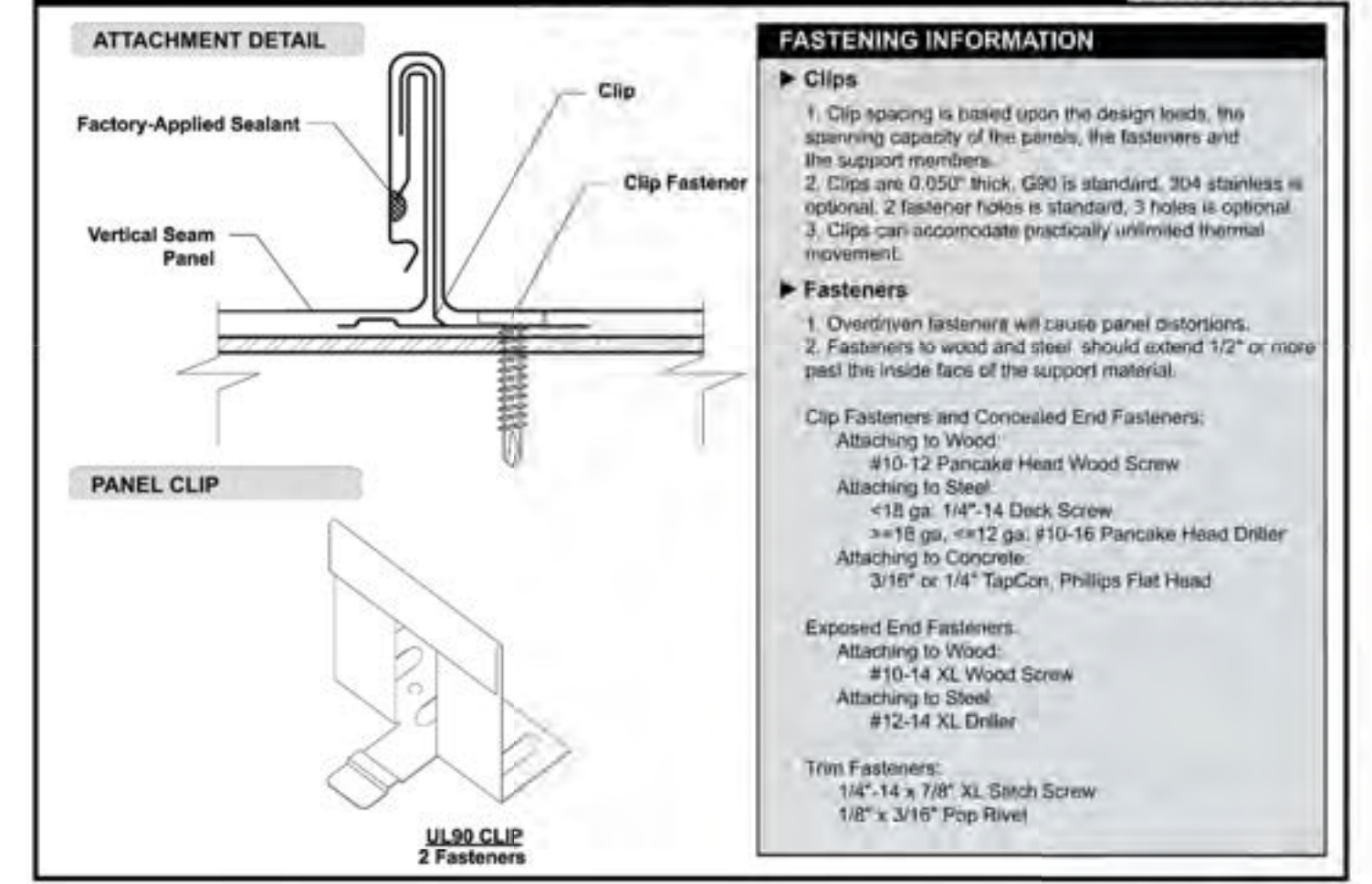
### PANEL OVERVIEW

- Finishes: PVDF, MS Colorfast45<sup>®</sup> and Acrylic-Coated Galvalume<sup>®</sup>
- Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume<sup>®</sup>, AZ50 per ASTM A 792 for painted Galvalume<sup>®</sup>, G90 per ASTM A 653 for Galvanized
- Gauges: 24 ga standard; 26 ga and 22 ga optional
- 12", 16" or 18" panel coverage, 1 1/4" rib height
- Panel Length: Minimum: 5'; Maximum: 45' recommended
- Architectural, structural integral standing seam roof system
- Alternate materials include 16 and 20 oz copper and 0.032" aluminum
- Snap-together side lap with factory-applied sealant
- Minimum roof slope is 1:12 for solid substrates and 3:12 for open framing

### TESTING AND APPROVALS

- UL 2218 Impact Resistance - Class 4
- UL 790 Fire Resistance Rating - Class A, per building code
- UL 263 Fire Resistance Rating - per assembly
- ASTM E 283 Air Leakage - 0.035 cfm/ft<sup>2</sup> at 1.57 psf
- ASTM E 331 Water Penetration - none at 12 psf
- ASTM E 1680 Air Leakage - 0.0036 cfm/ft<sup>2</sup> at 6.24 psf
- ASTM E 1646 Water Penetration - none at 6.24 psf
- ASTM E 1592 Structural Performance
- UL 580 Uplift Resistance - Class 90 Constructions: #436, #446 and #448
- Texas Windstorm - Evaluation RC-412
- 2014 FBC Approvals - FL11560.10, FL11560.11 and FL 11560.12
- Miami-Dade County, Florida - NOA 13-0905.05, expires 3/8/2019
- ICC Evaluation Report - ESR-2385

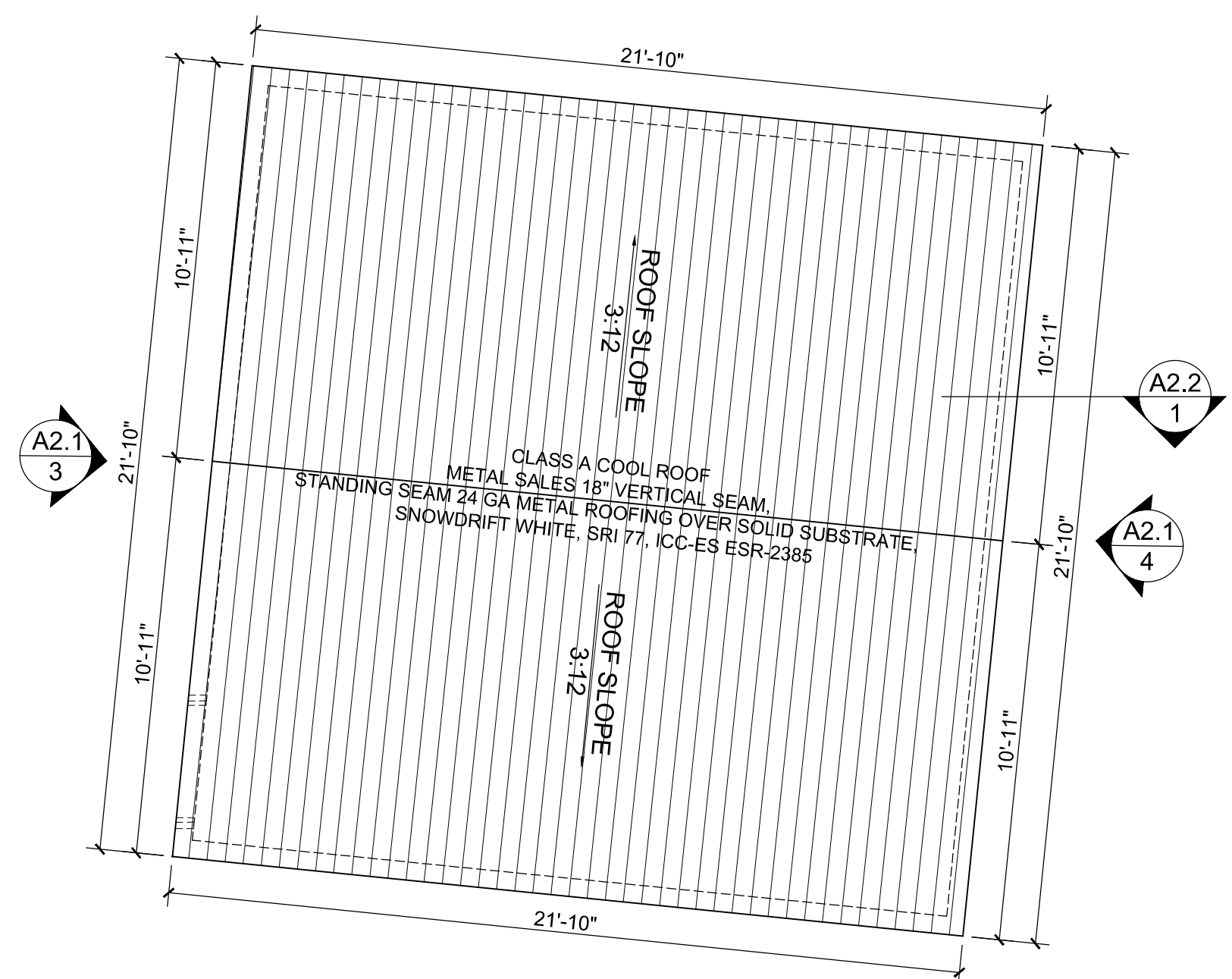
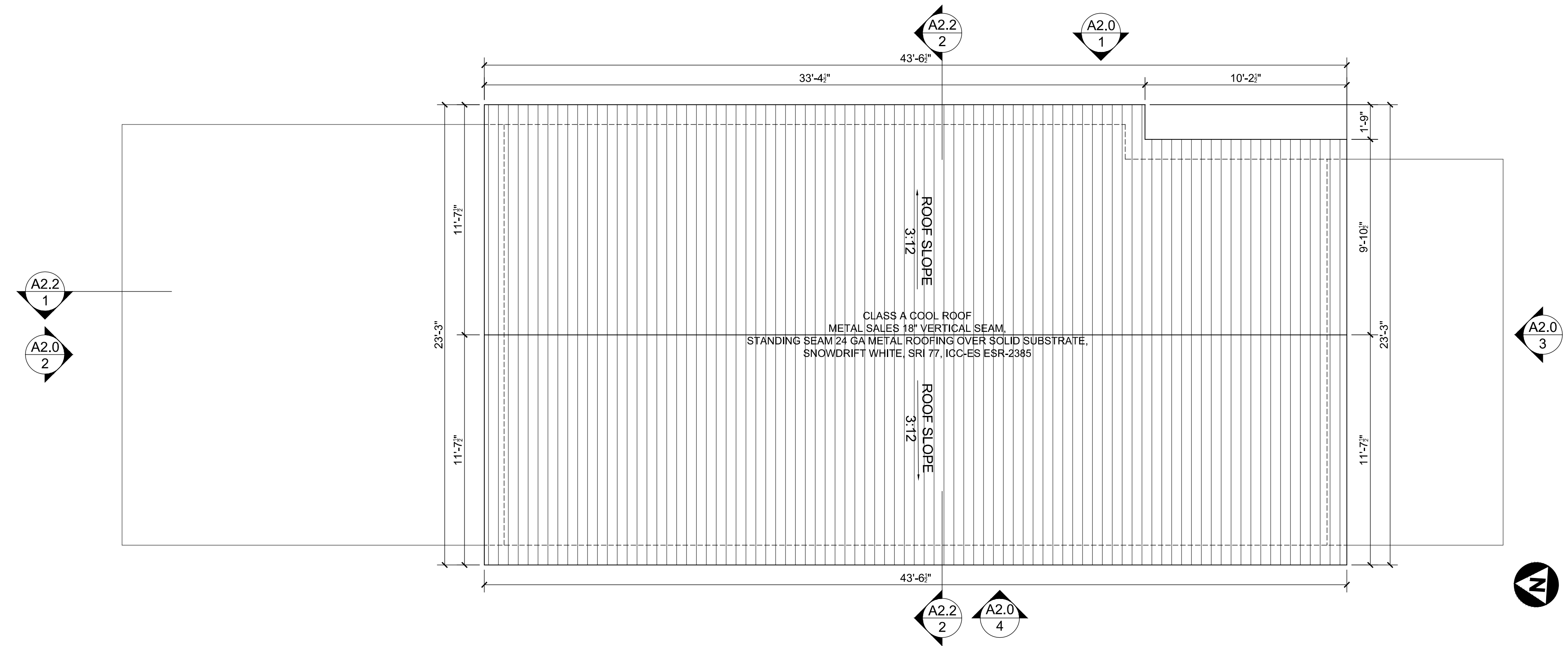
## VERTICAL SEAM



### SECTION PROPERTIES

Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression		ALLOWABLE UNIFORM LOADS, psf											
				Ixx in <sup>4</sup> /ft	Sxx in <sup>4</sup> /ft	Ixx in <sup>4</sup> /ft	Sxx in <sup>4</sup> /ft	Inward Load				Outward Load							
26	12	50	1.06	0.0781	0.0530	0.0377	0.0408	148	104	77	59	-	-	55	49	42	36	-	-
26	16	50	0.97	0.0614	0.0402	0.0283	0.0306	114	79	58	45	-	-	55	49	42	36	-	-
26	18	50	0.94	0.0553	0.0358	0.0253	0.0273	-	-	-	-	-	-	-	-	-	-	-	-
24	12	50	1.38	0.1118	0.0774	0.0533	0.0557	204	143	105	81	64	52	44	43	42	41	40	39
24	16	50	1.26	0.0885	0.0589	0.0396	0.0419	153	107	79	61	48	39	42	38	34	30	27	24
24	18	50	1.22	0.0800	0.0526	0.0353	0.0372	136	95	70	54	43	35	33	30	27	24	20	19
22	12	50	1.81	0.1533	0.1071	0.0773	0.0771	284	198	146	112	89	72	69	67	65	62	60	58
22	16	50	1.66	0.1230	0.0822	0.0585	0.0579	213	149	110	84	66	54	54	51	48	45	36	35
22	18	50	1.60	0.1113	0.0736	0.0520	0.0515	190	132	97	75	59	48	31	30	29	28	27	27

**metal sales** manufacturing corporation  
 metalsales.us.com  
 Jacksonville, FL 800.394.4419  
 Jefferson, OH 800.321.5833  
 Jacksonville, FL 800.394.4419  
 Sellersburg, IN 800.999.7777  
 Detroit Lakes, MN 888.594.1394  
 Fontana, CA 800.752.7953  
 Nashville, TN 800.228.6119  
 Rock Island, IL 800.747.1206  
 Rogers, MN 800.328.9316  
 Woodland, CA 800.759.6019  
 Anchorage, AK 866.640.7663  
 Bay City, MI 888.777.7640  
 Deer Lake, PA 800.544.2577  
 Denver, CO 800.289.7663



A1.4 ROOF PLAN  
 1 SCALE: 1/4"=1'-0"

LEGEND  
 (E) WALL TO REMAIN  
 DEMO (E) WALL  
 (N) WALL

project:  
**monterey**  
 address:  
 89 monterey road  
 south pasadena, ca 91030  
 owner:  
 doug whitney  
 89 monterey rd  
 south pasadena, ca 91030  
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 m. stephan grohne  
 996 1/2 w kensington rd  
 los angeles, ca 90026  
 agent:  
 sc planners  
 michael norberg  
 619 south fremont ave  
 suite a  
 alhambra, ca 91803  
 310.591.8198

ROOF PLAN  
 SCALE: 1/4"=1'-0"  
 03/11/2019

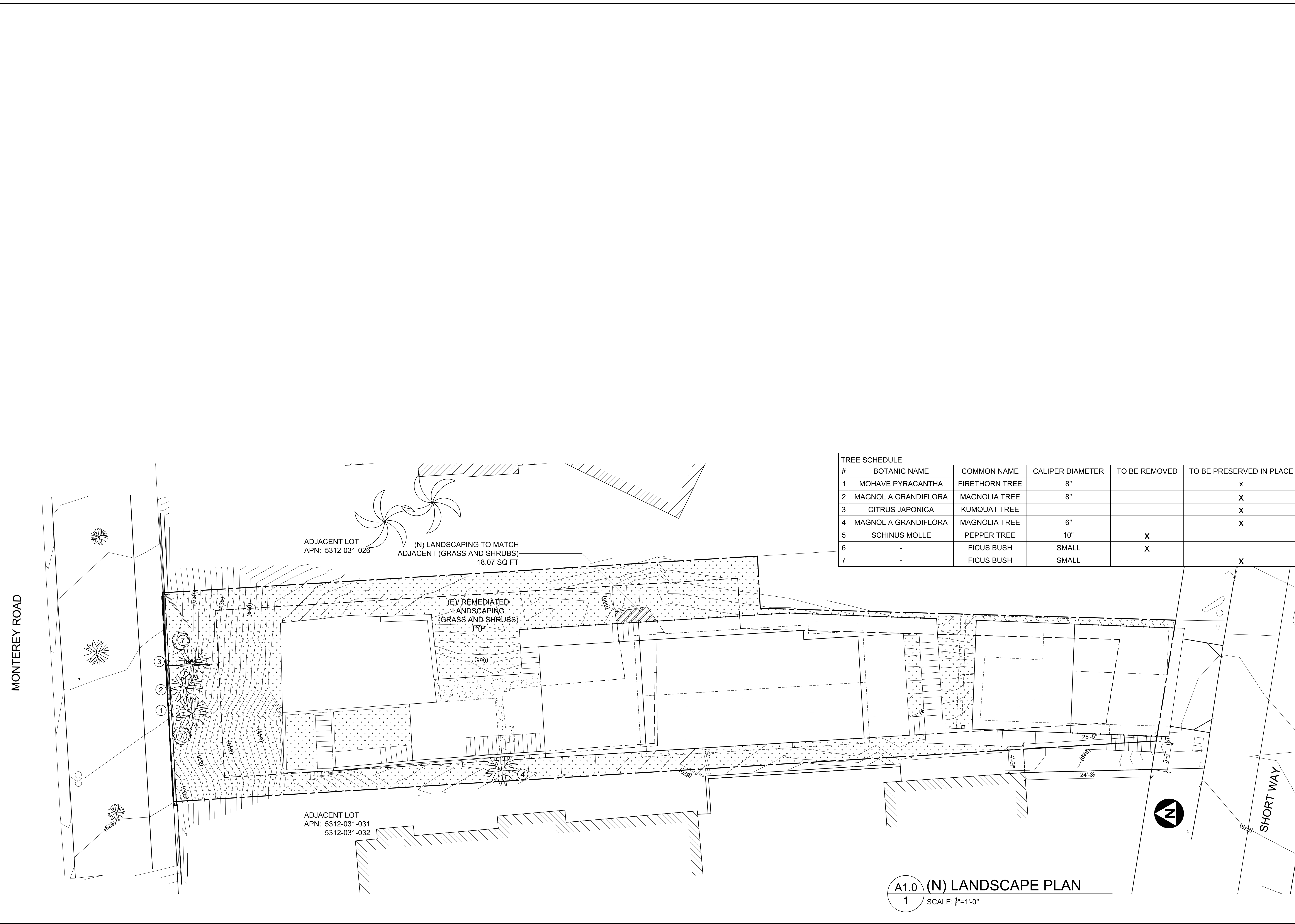
A1.4



LEGEND

- (E) WALL TO REMAIN
- DEMO (E) WALL
- (N) WALL
- (N) WD FENCE
- TREE
- (E) REMEDIATED LANDSCAPING (GRASS & SHRUBS)
- (N) LANDSCAPING (TO MATCH ADJACENT)

TREE SCHEDULE					
#	BOTANIC NAME	COMMON NAME	CALIPER DIAMETER	TO BE REMOVED	TO BE PRESERVED IN PLACE
1	MOHAVE PYRACANTHA	FIRETHORN TREE	8"		X
2	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	8"		X
3	CITRUS JAPONICA	KUMQUAT TREE			X
4	MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	6"		X
5	SCHINUS MOLLE	PEPPER TREE	10"	X	
6	-	FICUS BUSH	SMALL	X	
7	-	FICUS BUSH	SMALL		X



project:  
**monterey**

address:  
89 monterey road  
south pasadena, ca 91030

owner:  
doug whitney  
89 monterey rd  
south pasadena, ca 91030

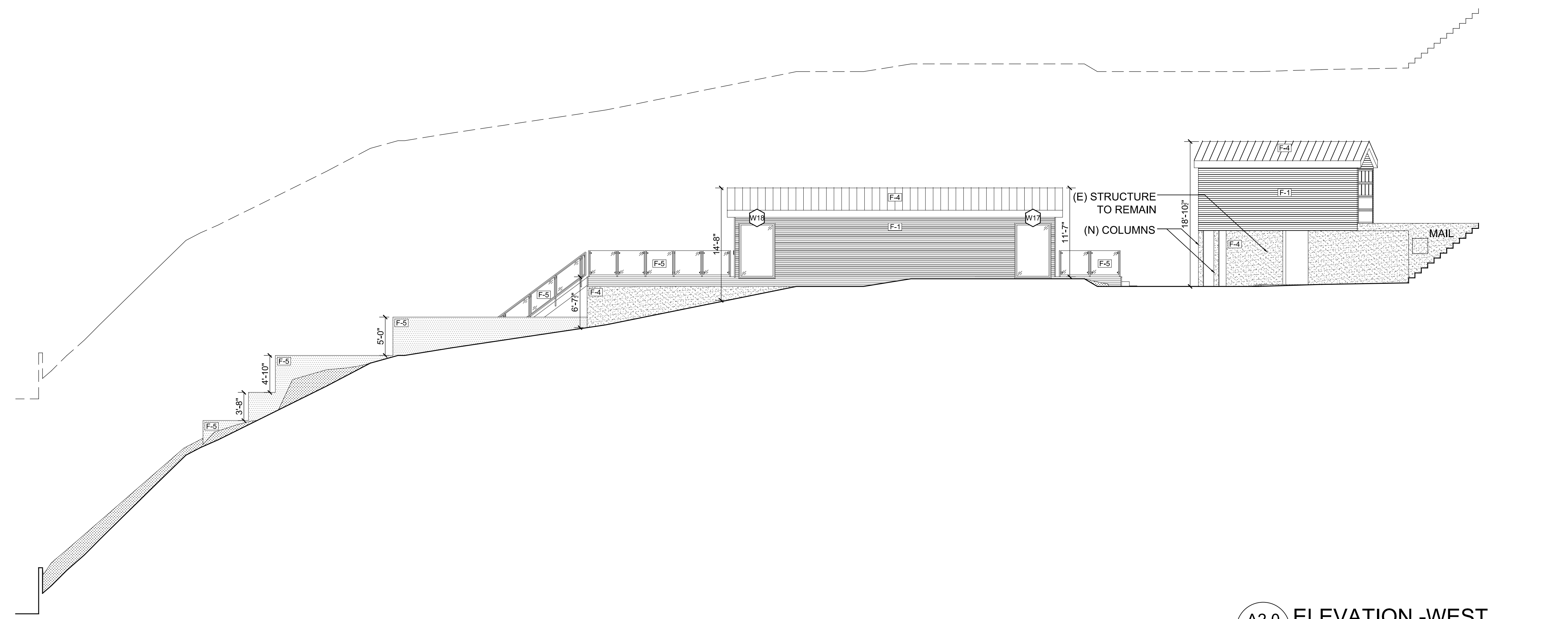
design:  
m. stephan grohne  
996 1/2 w kensington rd  
los angeles, ca 90026

agent:  
sc planners  
michael norberg  
619 south fremont ave  
suite a  
alhambra, ca 91803  
310. 591 8198

LANDSCAPE PLAN  
SCALE: 1/8"=1'-0"  
11/19/2020  
09/07/2021

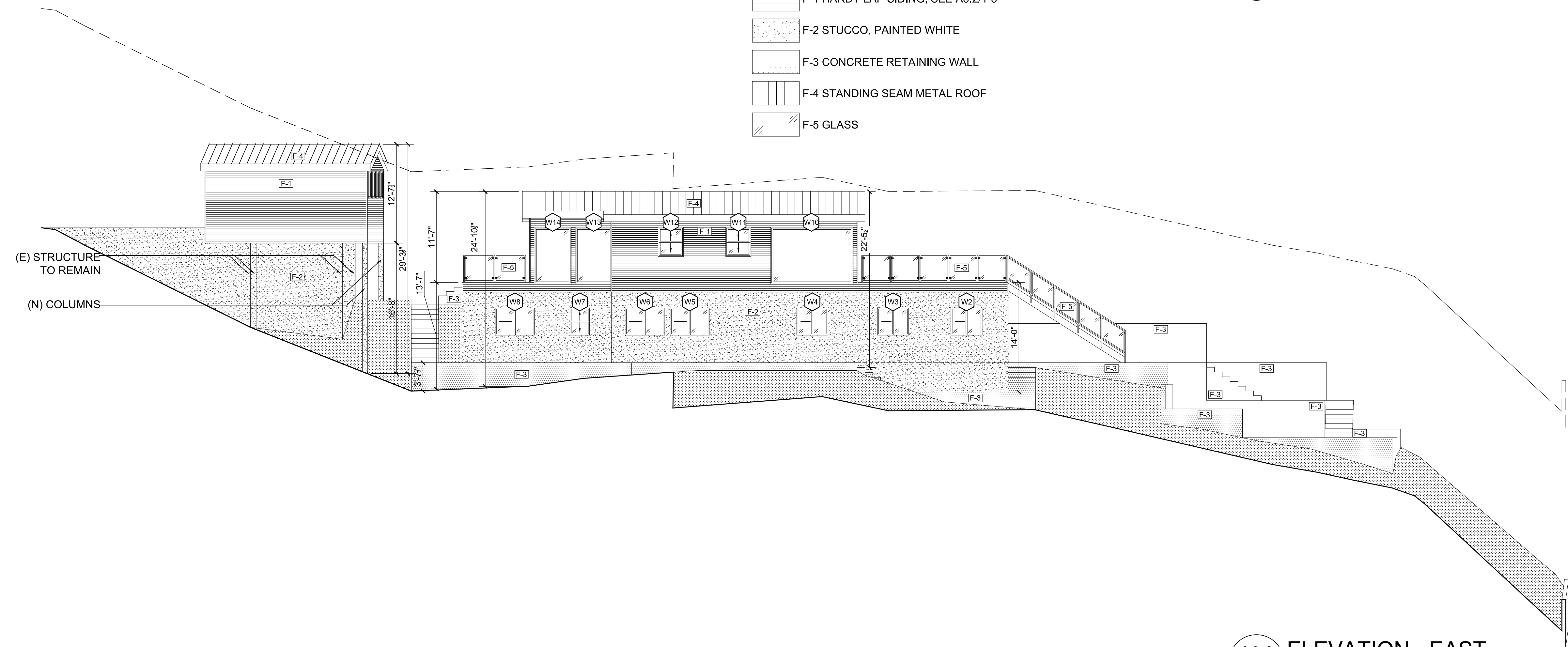
A1.0 (N) LANDSCAPE PLAN  
1 SCALE: 1/8"=1'-0"

A1.5



**A2.0 ELEVATION - WEST**  
 2 SCALE:  $\frac{1}{8}$ "=1'-0"

- MATERIAL LEGEND:**
- F-1 HARDY LAP SIDING, SEE A3.2/1-3
  - F-2 STUCCO, PAINTED WHITE
  - F-3 CONCRETE RETAINING WALL
  - F-4 STANDING SEAM METAL ROOF
  - F-5 GLASS



**A2.0 ELEVATION - EAST**  
 1 SCALE:  $\frac{1}{8}$ "=1'-0"

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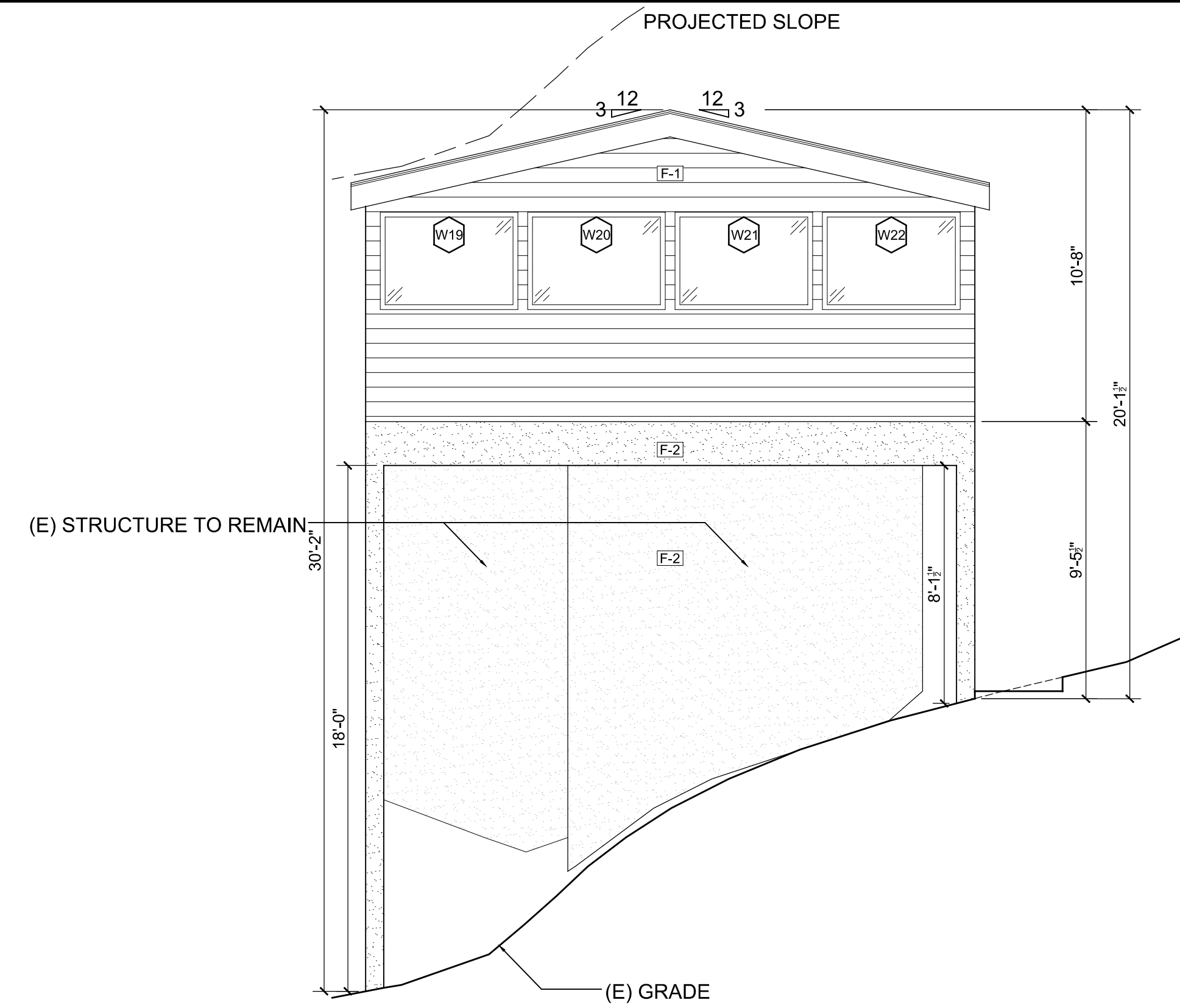
**ELEVATIONS**

SCALE:  $\frac{1}{8}$ "=1'-0"

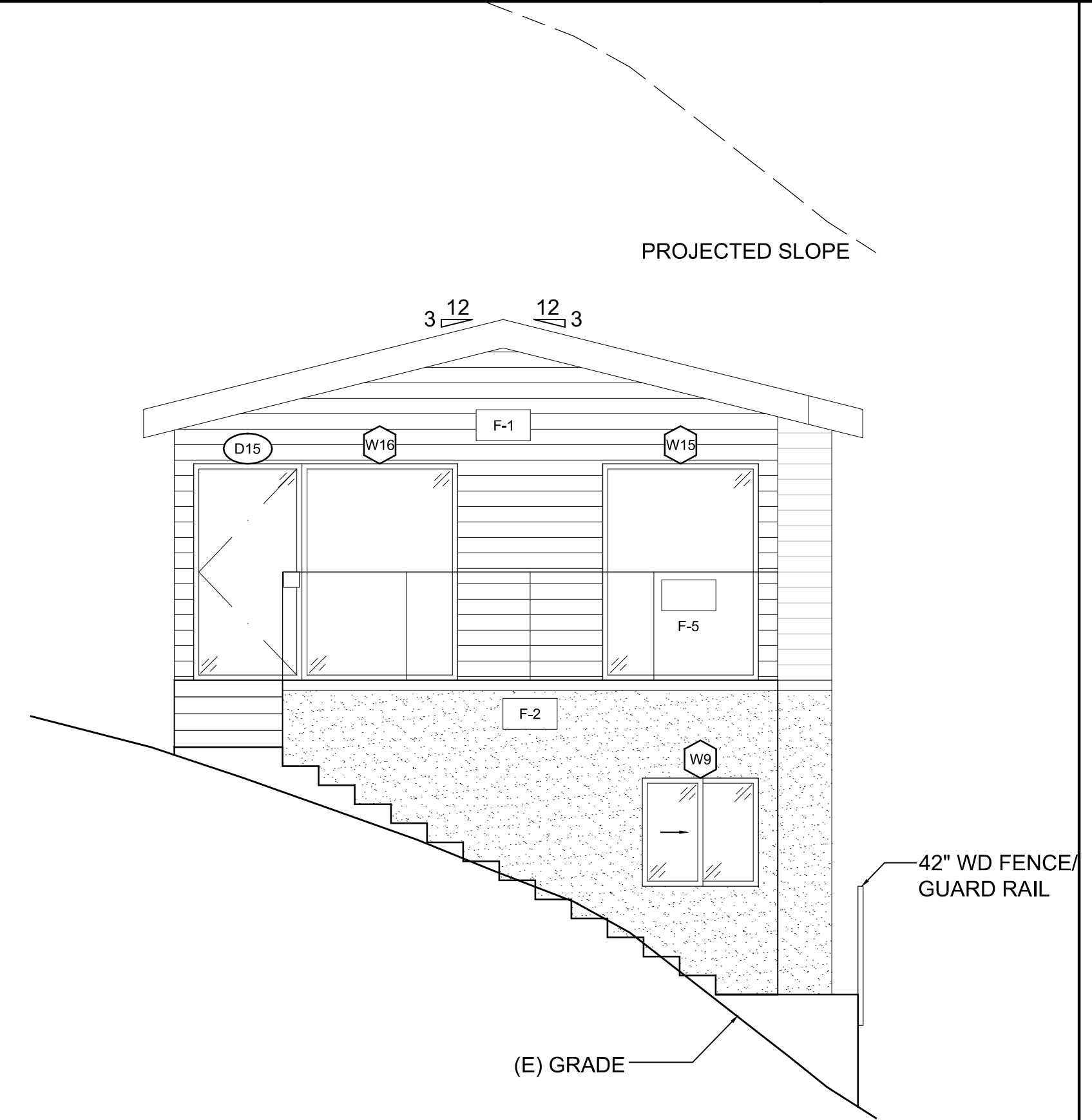
03/11/2019  
 06/20/2019  
 12/01/2019

**A2.0**



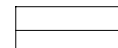
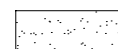
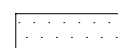




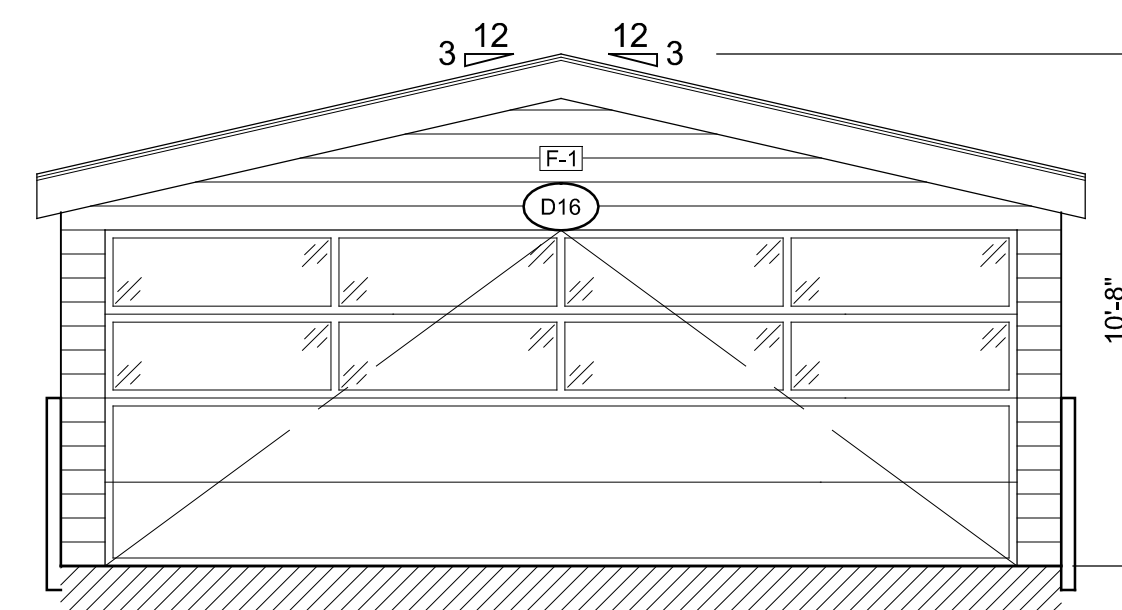
A2.1 GARAGE ELEVATION - EAST  
4 SCALE: 1/4"=1'-0"



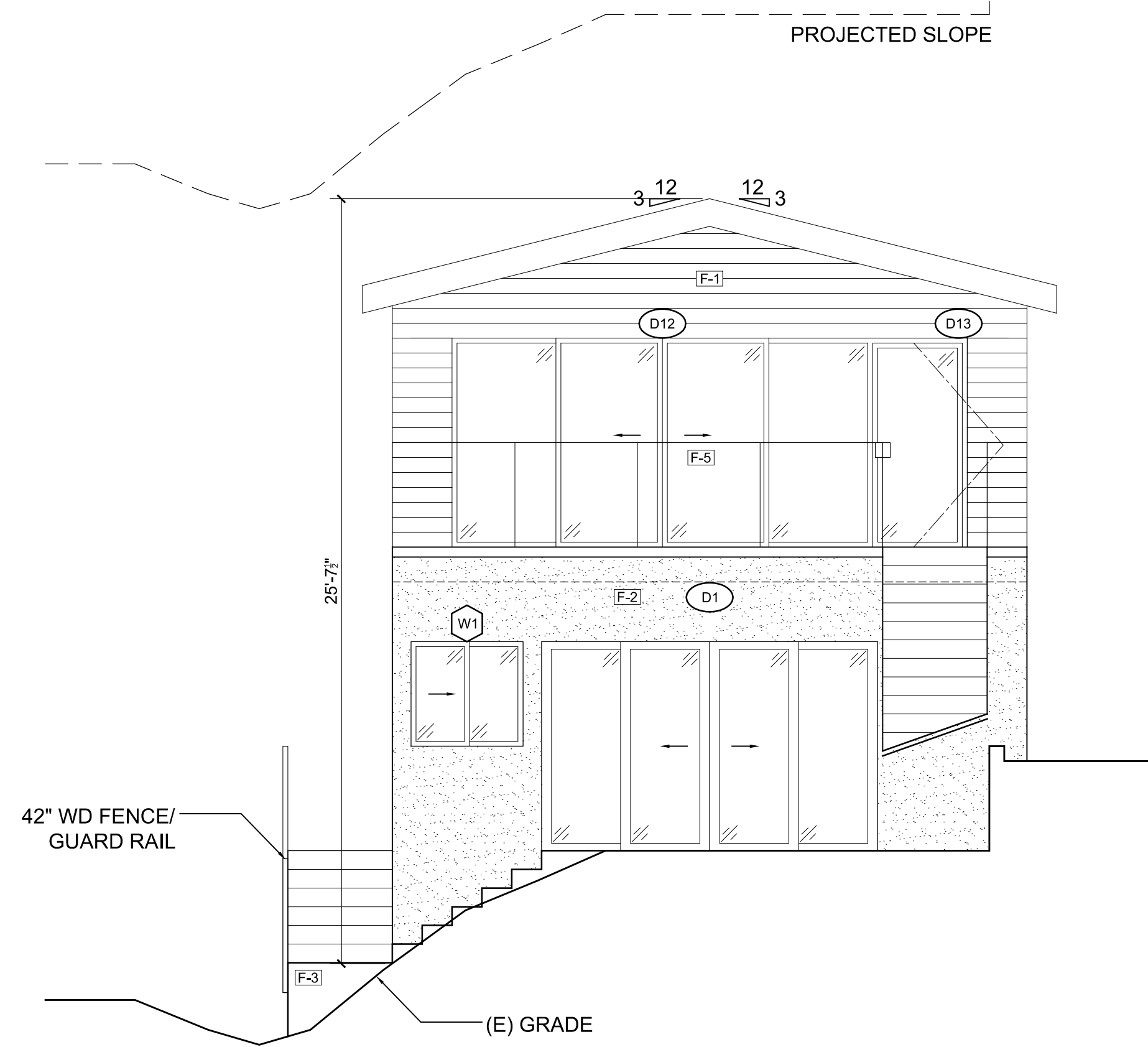
A2.1 ELEVATION - WEST  
2 SCALE: 1/4"=1'-0"

MATERIAL LEGEND:

-  F-1 HARDY LAP SIDING, SEE A3.2/1-3
-  F-2 STUCCO, PAINTED WHITE
-  F-3 CONCRETE RETAINING WALL
-  F-4 STANDING SEAM METAL ROOF
-  F-5 GLASS



A2.1 GARAGE ELEVATION - WEST  
3 SCALE: 1/4"=1'-0"



A2.1 ELEVATION - EAST  
1 SCALE: 1/4"=1'-0"

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design:  
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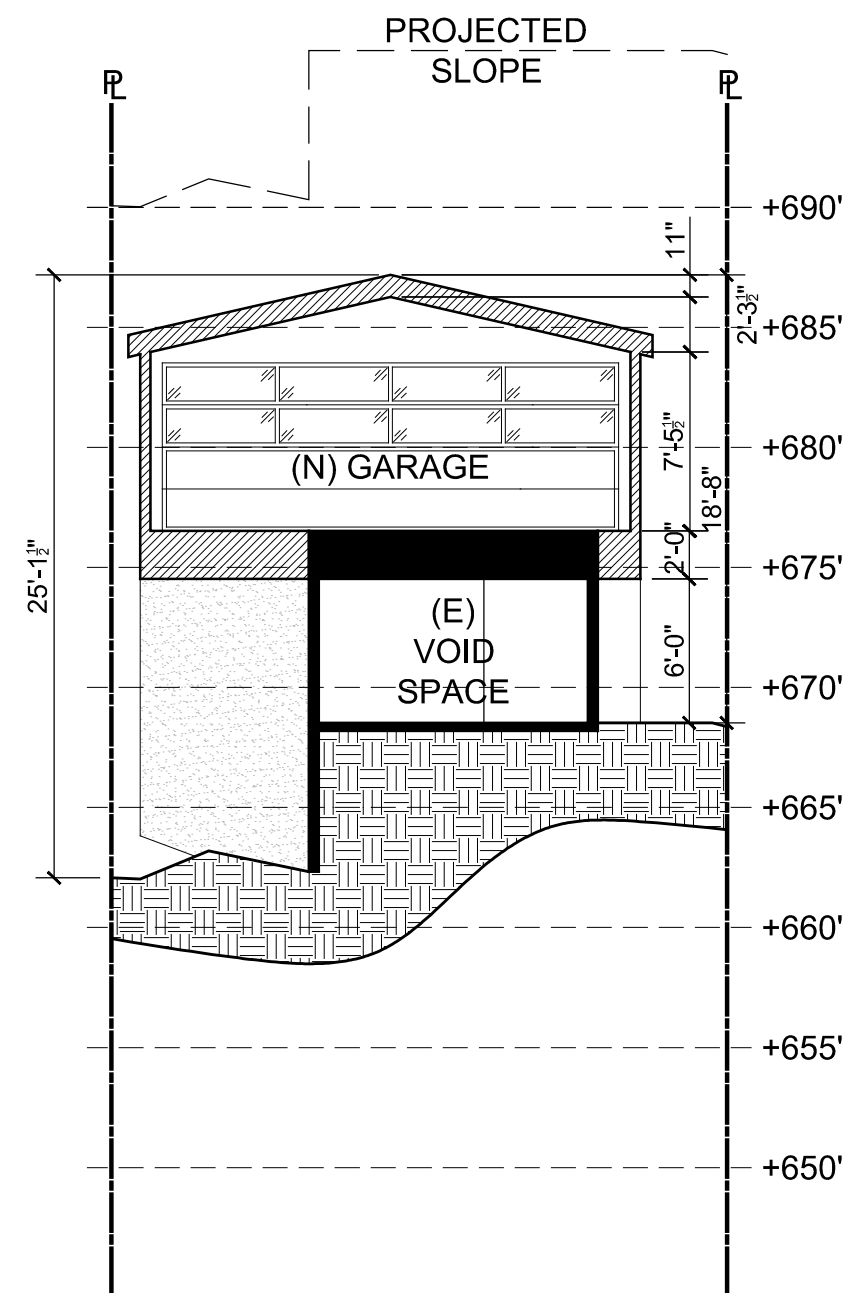
agent:  
sc planners  
michael norberg  
619 south fremont ave  
suite a  
alhambra, ca 91803  
310. 591 8198

ELEVATIONS

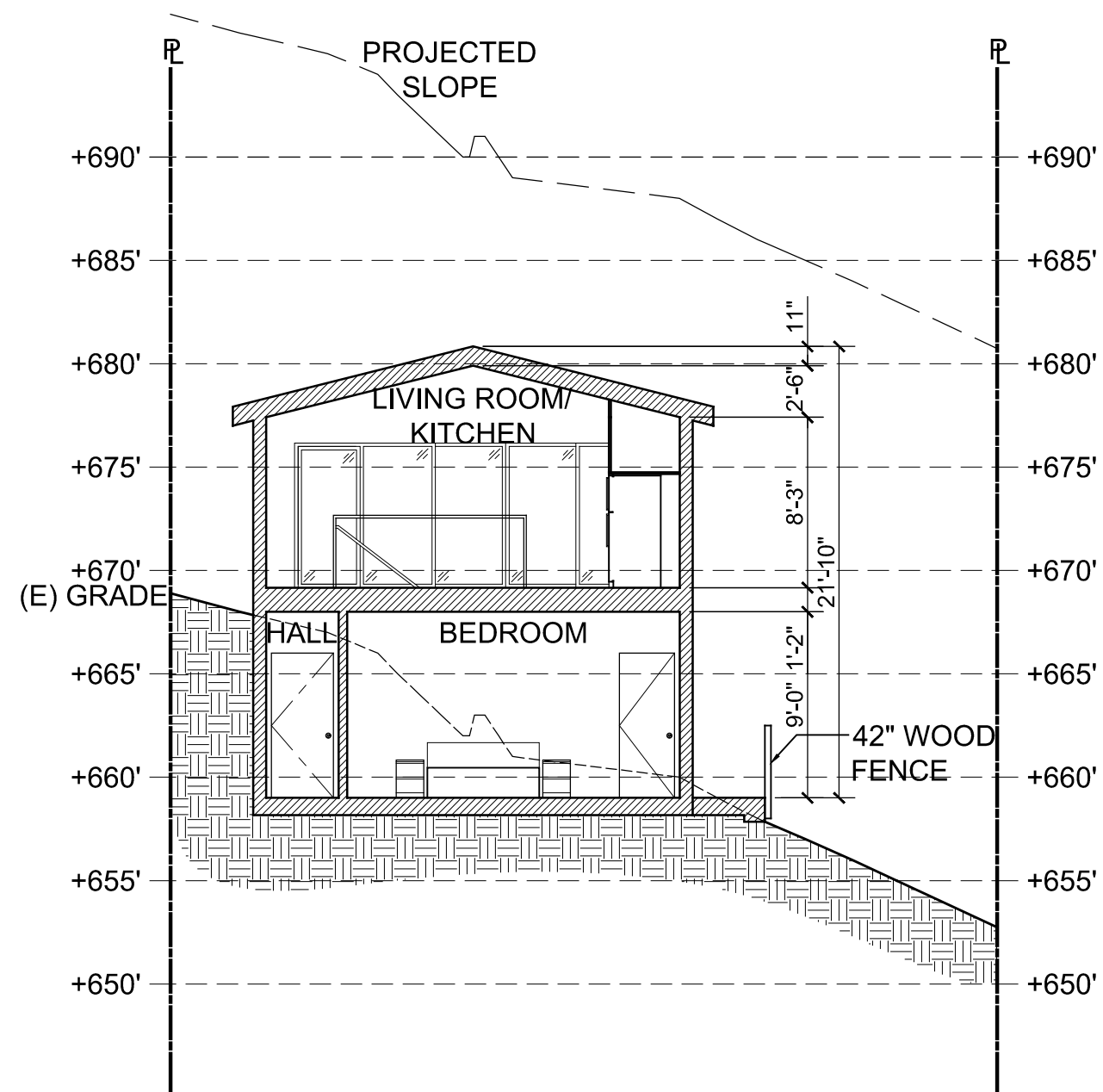
SCALE: 1/4"=1'-0"

03/11/2019  
06/20/2019

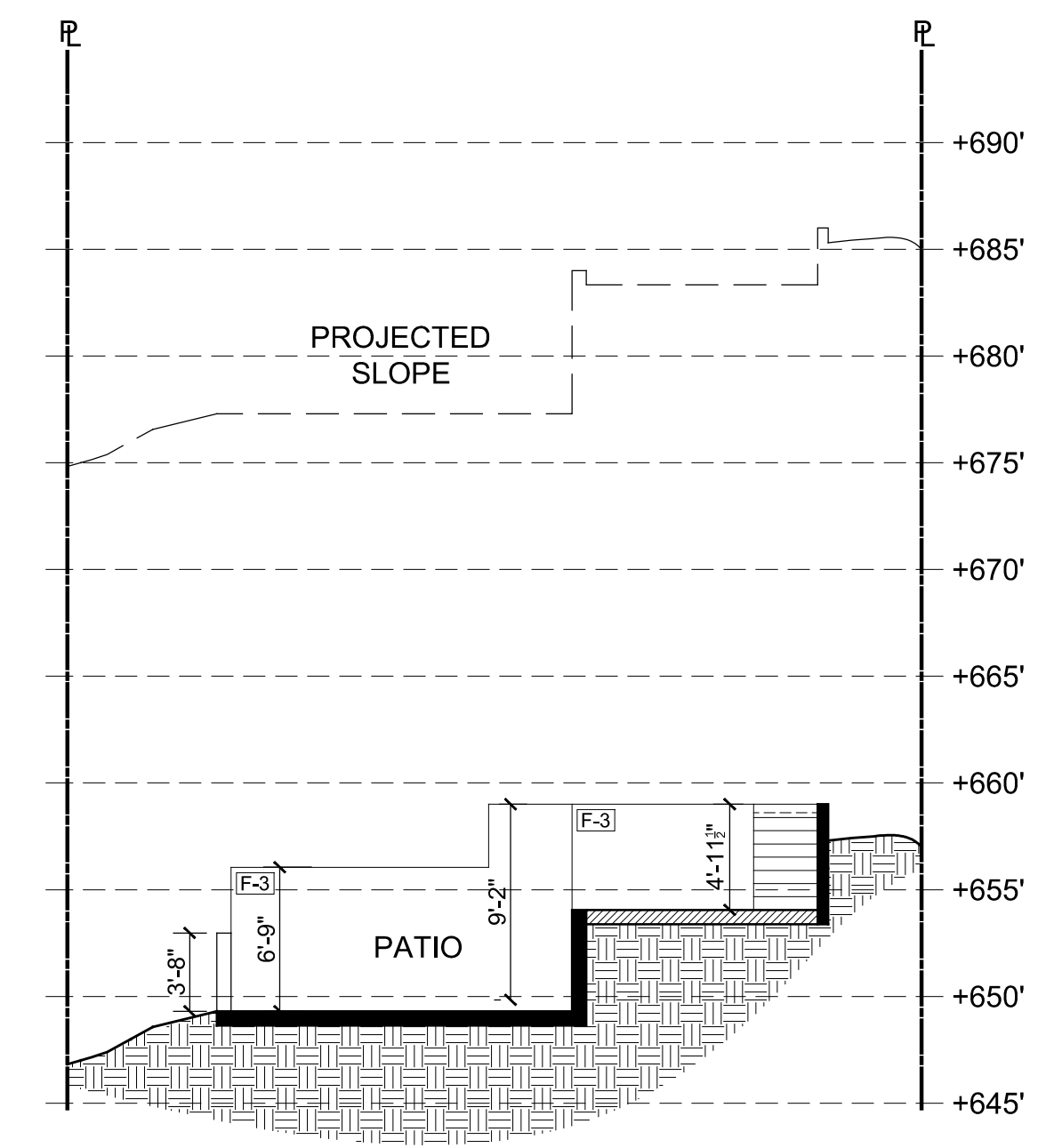
A2.1



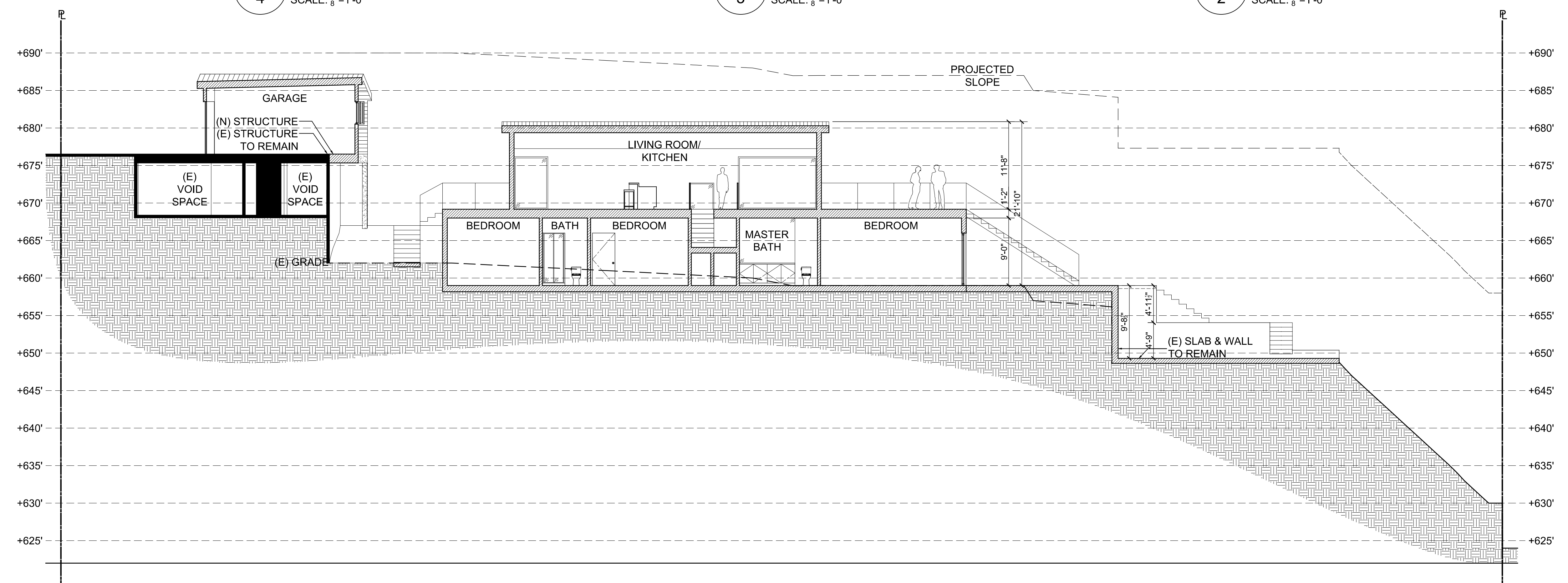
A2.2 CROSS SECTION 4 SCALE: 1/8"=1'-0"



A2.2 CROSS SECTION 3 SCALE: 1/8"=1'-0"



A2.2 CROSS SECTION 2 SCALE: 1/8"=1'-0"

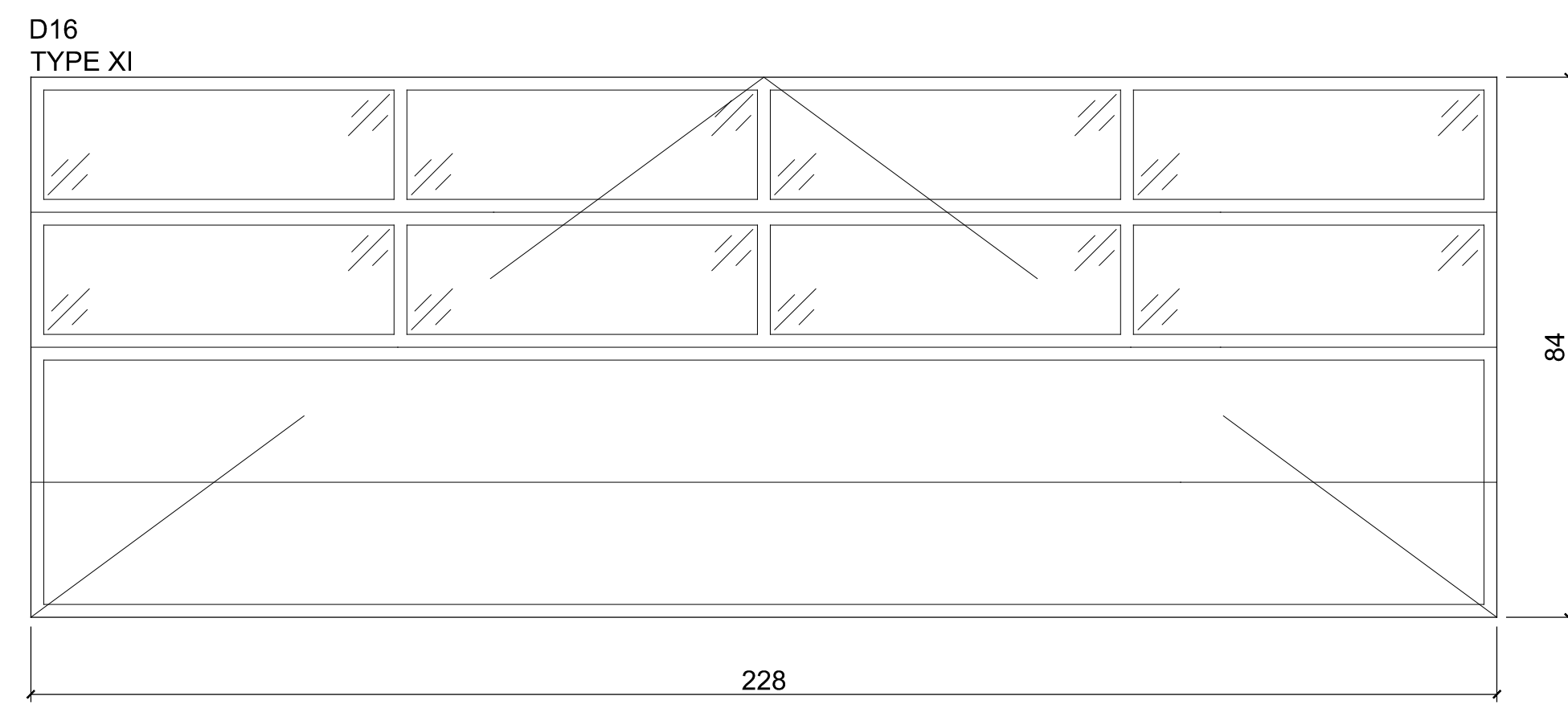
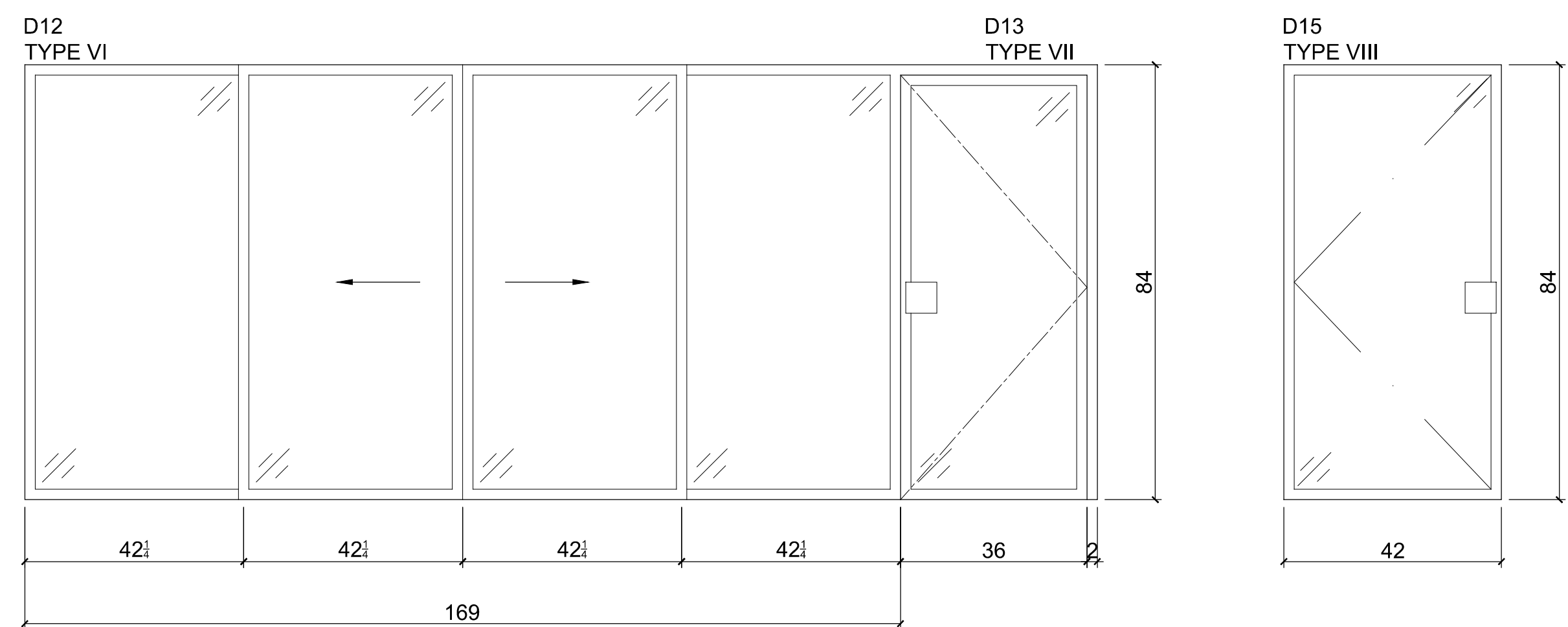
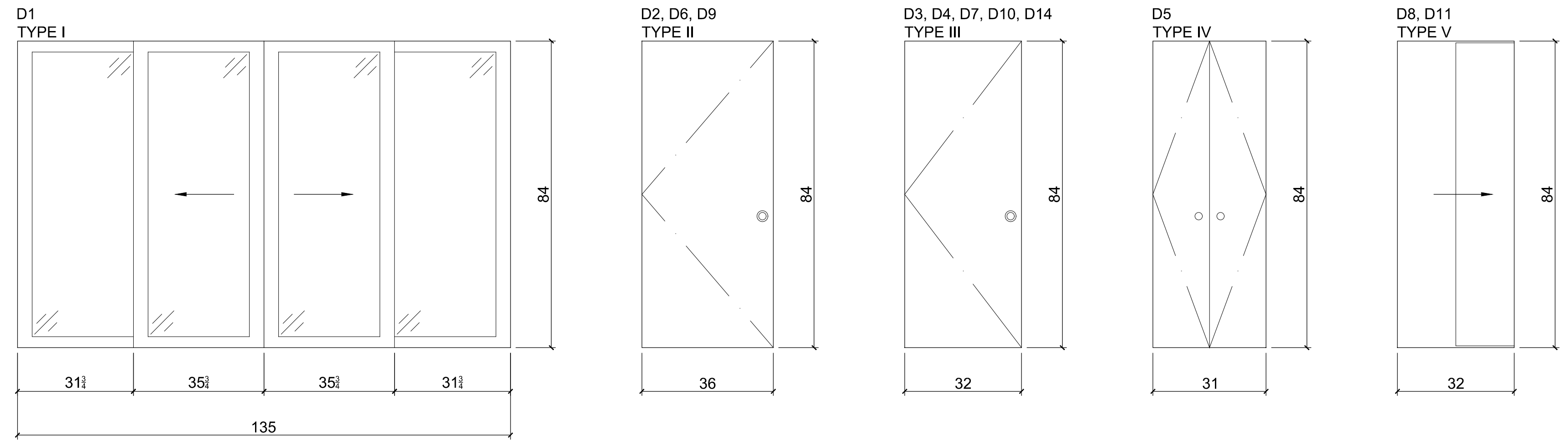


A2.2 SECTION 1 SCALE: 1/4"=1'-0"

project:  
**monterey**  
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SITE SECTION  
 SCALE: 1/4"=1'-0"  
 03/11/2019  
 06/20/2019

A2.2



DOOR SCHEDULE				
#	SIZE (W x H)	MATERIAL/ OPERATION	TYPE	NOTES
D1	135 x 84	ALUMINUM FRAME GLASS DOOR	I	35 3/4" DOORS AND 31 3/4" SIDE LIGHTS
D2	36 x 84	SOLID WD DOOR	II	
D3	32 x 84	SOLID WD DOOR	III	
D4	32 x 84	SOLID WD DOOR	III	
D5	31 x 84	SOLID WD CLOSET DOOR	IV	
D6	36 x 84	SOLID WD DOOR	II	
D7	32 x 84	SOLID WD DOOR	III	
D8	32 x 84	SOLID WD POCKET DOOR	V	
D9	36 x 84	SOLID WD DOOR	II	
D10	32 x 84	SOLID WD DOOR	III	
D11	32 x 84	SOLID WD POCKET DOOR	V	
D12	202 x 84	ALUMINUM FRAME GLASS DOOR	VI	(2) 49" DOORS PLUS (2) 52" SIDE LITES
D13	30 x 84	ALUMINUM FRAME GLASS DOOR	VII	
D14	32 x 84	SOLID WD DOOR	III	
D15	42 x 84	ALUMINUM FRAME GLASS DOOR	VIII	
D16	228 x 84	GARAGE DOOR	XI	

LIGHTING FIXTURE SCHEDULE				
#	MANUFACTURER/ MODEL	FIXTURE TYPE	HEIGHT	MATERIAL/ FINISH
L1	MAXIM LIGHTING LIGHTRAY MODEL #86108ABZ	ONE LIGHT LED OUTDOOR WALL LANTERN SCONCE	5.25"	BRONZE

NOTE:  
LIGHTING SHOULD BE PROPERLY SHIELDED TO AVOID GLARE AND THE SPILL OF LIGHT TO THE SURROUNDING AREAS.

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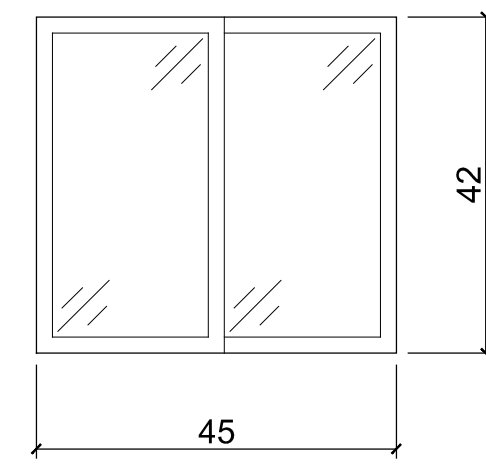
DOOR/  
LIGHTING FIXT.  
SCHEDULE

SCALE: AS NOTED

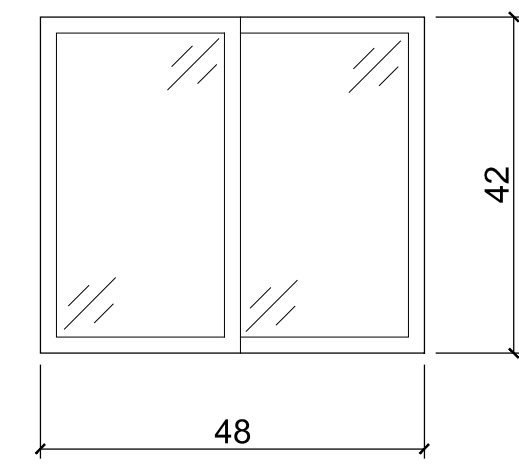
03/11/2019

**A3.0**

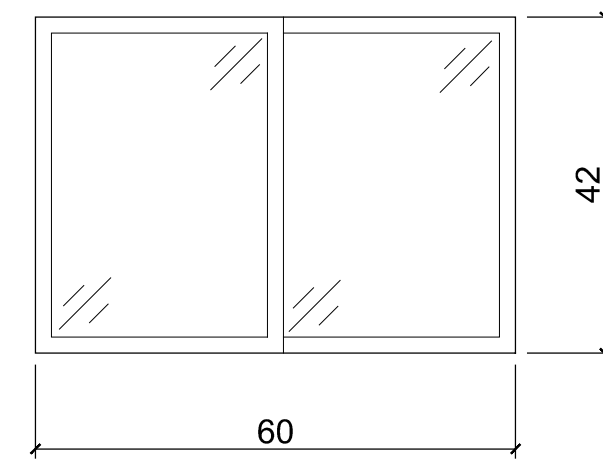
W1, W9  
TYPE I



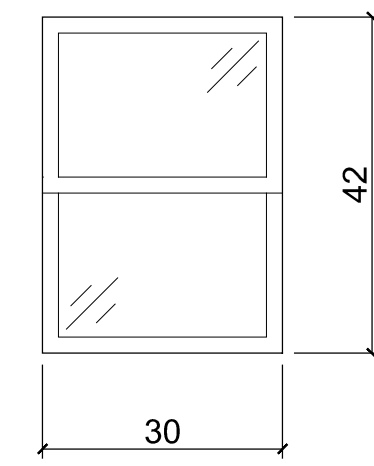
W2, W3, W4  
TYPE II



W5, W6, W8  
TYPE III



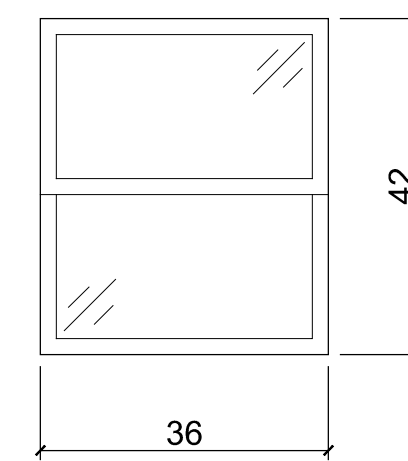
W7  
TYPE IV



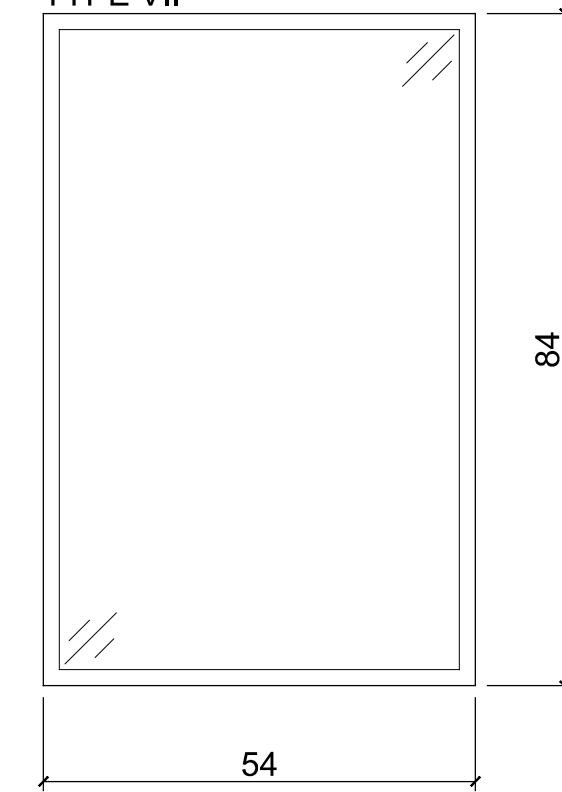
W10  
TYPE V



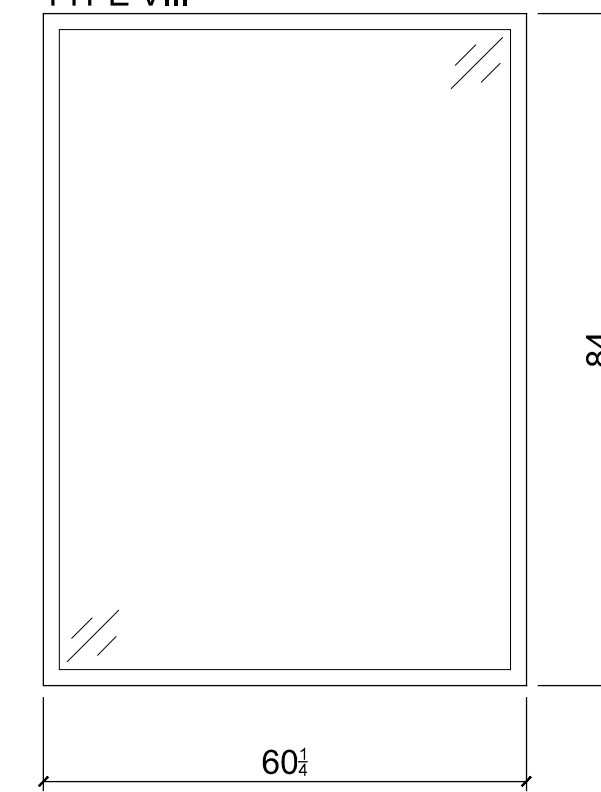
W11, W12  
TYPE VI



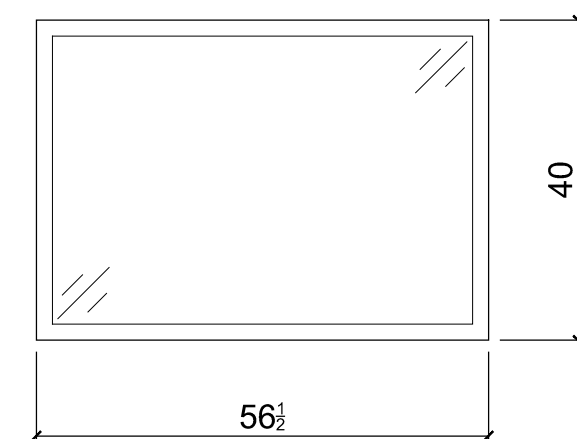
W13, W14, W17, W18  
TYPE VII



W15, W16  
TYPE VIII



W19, W20, W21, W22  
TYPE IX



WINDOW SCHEDULE

#	SIZE (W x H)	TYPE	TYPE	MATERIAL	EXT. COLOR	NOTES
W1	45 x 42	HORIZONTAL SLIDER	I	ALUMINUM	DARK GREY	
W2	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY	
W3	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY	
W4	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY	
W5	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY	
W6	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY	
W7	30 x 42	DOUBLE HUNG	IV	ALUMINUM	DARK GREY	
W8	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY	
W9	45 x 42	HORIZONTAL SLIDER	I	ALUMINUM	DARK GREY	
W10	125 1/4" x 84	FIXED GLASS	V	ALUMINUM	DARK GREY	
W11	36 x 42	DOUBLE HUNG	VI	ALUMINUM	DARK GREY	
W12	36 x 42	DOUBLE HUNG	VI	ALUMINUM	DARK GREY	
W13	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W14	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W15	60 x 84	FIXED GLASS	VIII	ALUMINUM	DARK GREY	
W16	60 x 84	FIXED GLASS	VIII	ALUMINUM	DARK GREY	
W17	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W18	125 1/4" x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY	
W19	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	
W20	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	
W21	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	
W22	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY	

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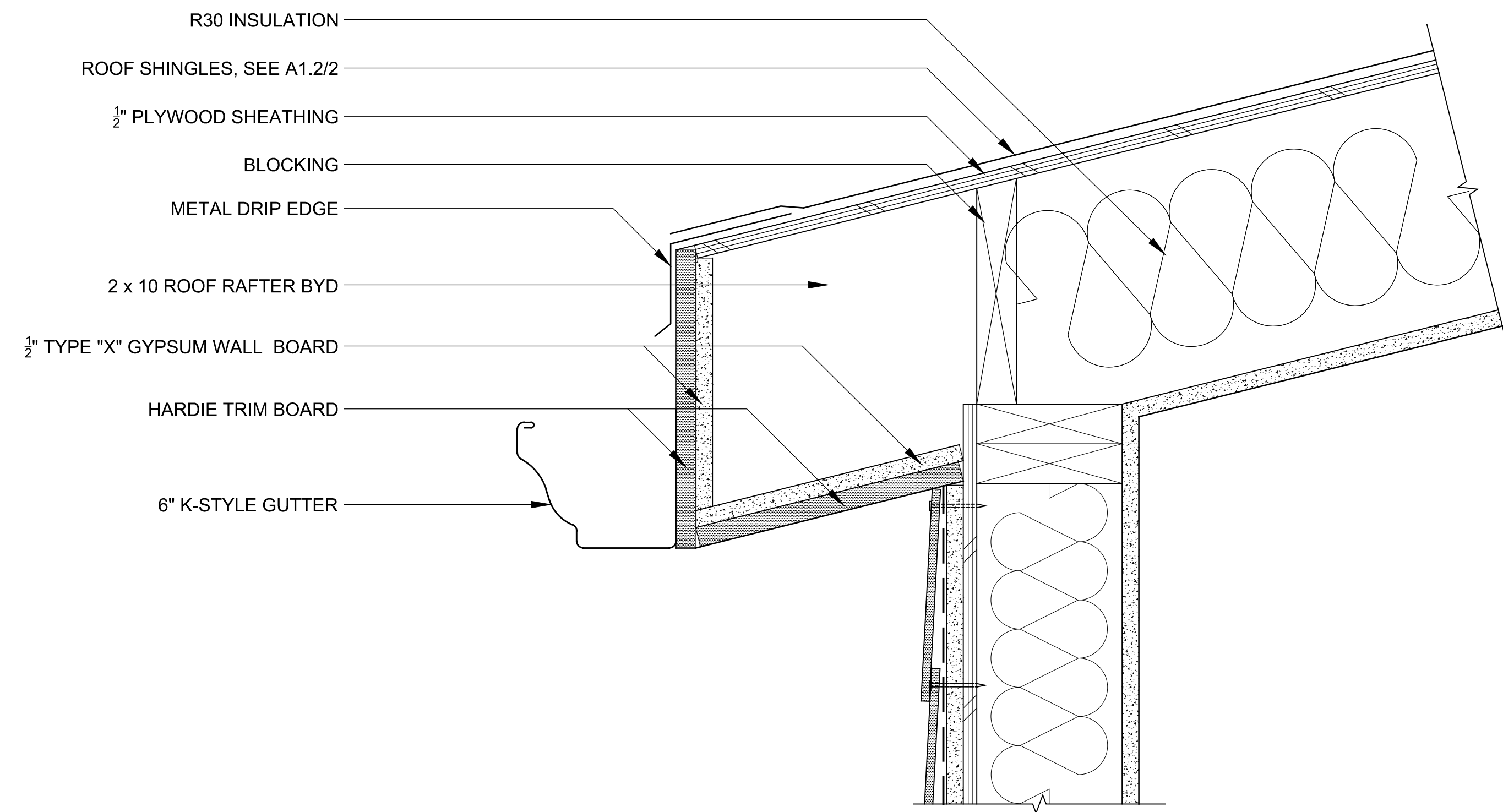
WINDOW SCHEDULE

SCALE: AS NOTED

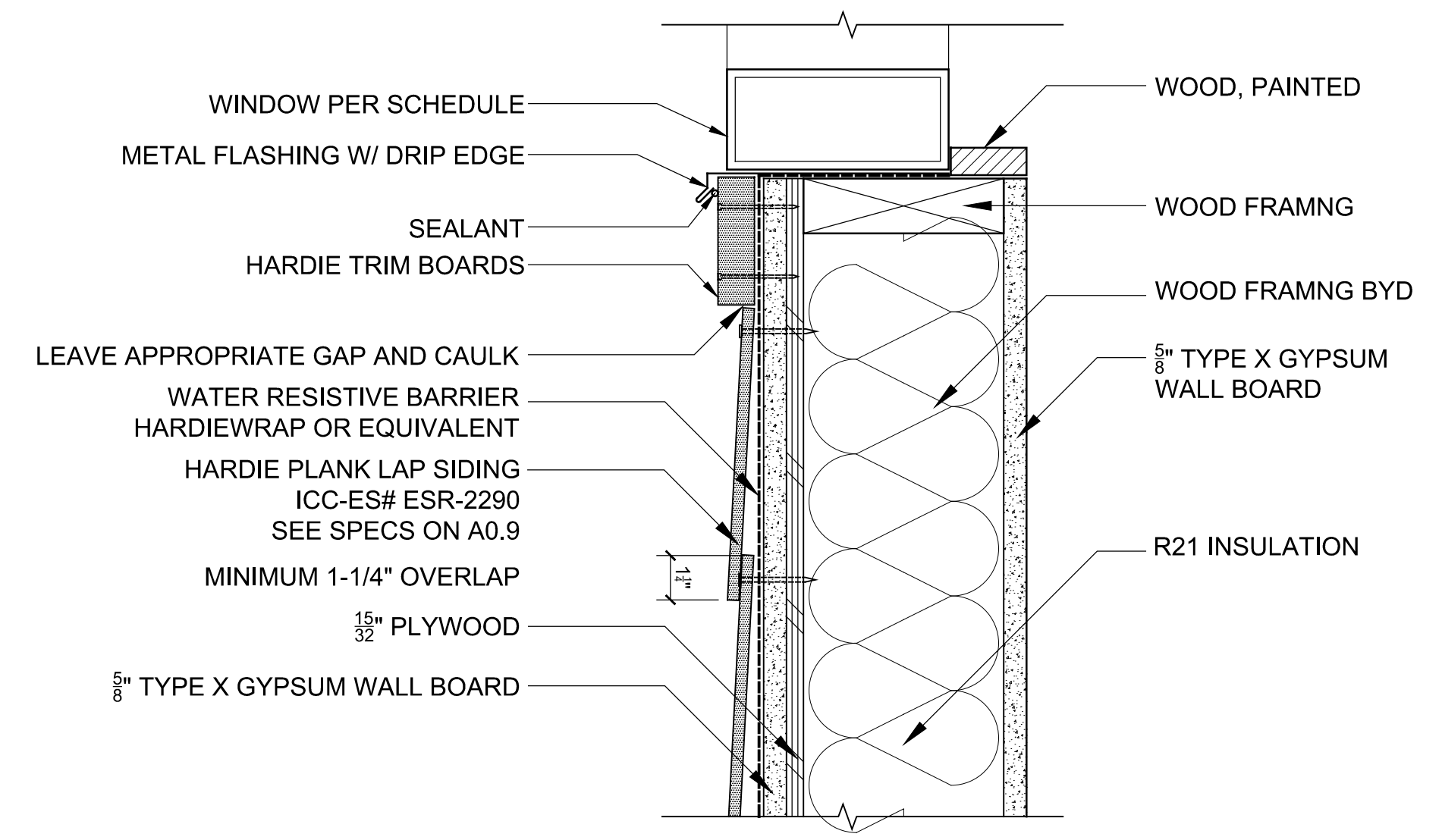
06/20/2019

A3.1

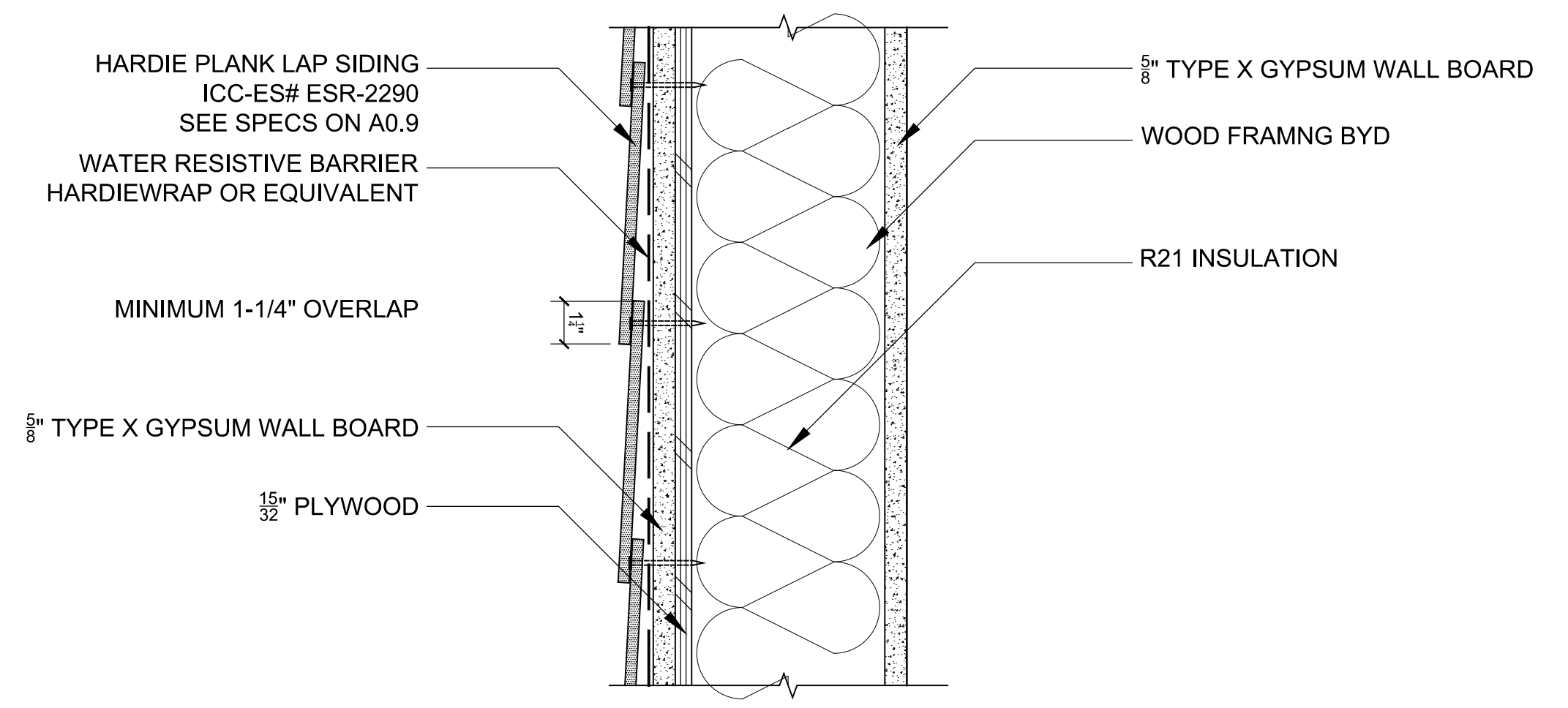




**A3.1 1HR RATED EAVE DETAIL**  
2 SCALE: 3"=1'-0"



**A3.1 WINDOW SILL DETAIL**  
3 SCALE: 3"=1'-0"



**A3.1 1HR RATED WALL/ FACADE DETAIL**  
1 SCALE: 3"=1'-0"

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DETAILS

SCALE: AS NOTED

06/20/2019

**A3.2**



ROOF, GALVANIZED FINISH

### Metal Sales DESIGN & PERFORMANCE OPTIONS

Description	Metal Sales™ Roof System	Cost	Gauge		
			24	26	28
<b>Exposed Fastener Systems</b> Attached to roof substrate with fasteners that penetrate the face of the panel. Fastener heads are exposed to view and feature a gasket that prevents leaking.	<b>Classic Rib®</b>	\$	•	•	•
	<b>Pro-Panel II®</b>	\$	•	•	•
	<b>5V-Crimp</b>	\$	•	•	•
<b>Concealed Fastener System</b> Attached to roof substrate with fasteners or clips that are concealed from view. Seams of the panel stand higher than the rest of the panel, adding extra protection from water.	<b>Image II™</b>	\$\$	•	•	n/a
	<b>Vertical Seam</b>	\$\$\$	•	•	n/a
	<b>Image II™</b>	•	•	•	n/a

**Gauge**  
Measurement of sheet metal thickness. The lower the gauge number, the thicker the steel. 26 gauge is most common thickness for residential metal roof panels. 24 gauge (thicker) and 28 gauge (thinner) are optional choices.

Gauge	Cost
24	\$\$\$
26	\$\$
28	\$

\*In select locations

STUCCO, #101 SUPER WHITE

### DPR FINISHES

**PRODUCT DESCRIPTION**  
Quartzite®, Sandstone®, Freestyle®, Sandstone®, and Sandstone® Fine finishes are premium 100% acrylic-based coatings which are offered in standard colors as well as custom colors. They provide the finishing touch that adds lasting color and texture to exterior and interior walls. These are the original free finish textures with DPR (Self-Priming) chemistry that will remain clean longer after application.

**USES**  
DPR finishes are durable architectural finishes providing surface color and texture for Dryvit systems. These finishes can also be applied over properly prepared substrates such as exterior masonry, stucco, precast or cast-in-place concrete and other approved substrates. All finishes can be trowel applied or spray applied with a hopper gun or pole gun type sprayer.

**FEATURES & BENEFITS**

FEATURE	BENEFIT
DPR chemistry	Stays cleaner longer
Multiple textures	Offers design freedom
100% acrylic	Greater flexibility for crack resistance
Vapor permeable	Will not trap moisture vapor

**PROPERTIES**  
**Drying Time:** Drying of the finishes is dependent on the air temperature, relative humidity and finish thickness. Under average drying conditions (70°F/21°C, 50% RH), a 1/4" finish will dry in 24 hours. Lower temperature and higher humidity will require that the DPR finish be protected for longer periods. Protect work from rain during the drying period.  
**Testing Information:** For individual test data on this product's properties, refer to the chart included with this document.  
**Job Conditions:** Air and surface temperature for application of finishes must be 40°F (4°C) or higher and must remain so for a minimum of 24 hours.  
**Temporary Protection:** Shall be provided at all times until the DPR finish is dry, and installation of permanent finishes, sealants, etc. are completed to protect the wall from inclement weather and other sources of damage.

**MAINTENANCE**  
All Dryvit products are designed to require minimal maintenance. However, as with all building products, depending on location, some cleaning may be required. See Dryvit publication DS532 on cleaning and recoating.

**CLEAN UP**  
Clean tools with water while the finishes are still wet.

**DS416**  
**COVERAGE**  
All coverages are approximate and depend upon substrate, texture and individual application technique. The finishes are shipped in 70.5 lb (32 kg) pails.  
**Quartzite:** approximately 140 ft<sup>2</sup> (13 m<sup>2</sup>) per pail.  
**Sandstone:** approximately 150 ft<sup>2</sup> (14 m<sup>2</sup>) per pail.  
**Freestyle:** Must be calculated based on the texture desired. However, a coating thickness of 3/16 in (1.5 mm) to 1/4 in (6.4 mm) will result in maintenance-free finishes.  
**Sandstone Fine:** approximately 140 ft<sup>2</sup> (13 m<sup>2</sup>) per pail.

**STORAGE**  
Finishes must be stored at a minimum of 40°F (4°C) and a maximum of 100°F (38°C) in tightly sealed containers protected from weather and out of direct sunlight. The shelf life is 2 years from date of manufacture when properly stored in unopened pails.

**TEXTURE**  
Quartzite, Sandstone and Sandstone Fine finishes achieve a texture which is governed by aggregate size as well as the trowel motion in finishing the wall. Quartzite produces an open-textured pattern in a regular or random style. Sandstone produces a smooth finish texture. Sandstone Fine produces a fine, pebbly texture, which is ideal for making surface imperfections, freestyle allows almost any ornamental trowel texture to be achieved. Sandstone Fine produces a fine pebbly texture.

**dryvit**

STUCCO, #101 SUPER WHITE

### DPR FINISHES

**DPR FINISH TESTING**

Test	Test Method	Criteria	Results <sup>1</sup>
Surface Burning Characteristics	ASTM E 84	ICC and ANSI/EMPA 99-A-2001; Flame Spread <25; Smoke Developed <100	Passed
Flexibility <sup>2</sup>	ASTM D 522 Method B	No ICC or ANSI/EMPA Criteria	Passed 1.5" diameter @ 75°F
Water Vapor Transmission	ASTM E 96 Procedure B	ICC Vapor Permeable; No ANSI/EMPA Criteria	40 perms
Accelerated Weathering	ASTM G 154 Cycle 1 EQB	ANSI/EMPA 99-A-2001; 2000 hours No delamination effect <sup>3</sup>	4000 hours No delamination effect <sup>3</sup>
	ASTM G 155 Cycle 1 (Dewar test)	ICC; 2000 hours No delamination effect <sup>3</sup>	2000 hours No delamination effect <sup>3</sup>
Chalk Rating	ASTM D 624 after ASTM G 154 Cycle 1	No ICC or ANSI/EMPA Criteria	Chalk rating: 1+ after 2000 hours QUV
Instrumentally Measured Color Difference <sup>4</sup> (includes yellowing)	ASTM D 2244 CIEΔE, 10° Observer after ASTM G 154 Cycle 1	No ICC or ANSI/EMPA Criteria	Color change: 0.31 Delta E after 2000 hours QUV
Freeze-Thaw Resistance	ASTM E 2445 Freeze/Thaw (100 cycles)	ANSI/EMPA 99-A-2001; 60 cycles No delamination effect <sup>3</sup>	90 cycles No delamination effect <sup>3</sup>
	ASTM E 2445 ICC - 68 Pass (AC208)	ICC; 30 cycles No delamination effect <sup>3</sup>	30 cycles No delamination effect <sup>3</sup>
Mildew Resistance	ASTM D 3273	ANSI/EMPA 99-A-2001; 28 days No growth	60 days No growth
Salt Spray Resistance	ASTM B 117	ICC and ANSI/EMPA 99-A-2001; 200 hours No delamination effect <sup>3</sup>	1000 hours No delamination effect <sup>3</sup>
Water Resistance	ASTM D 2247	ICC and ANSI/EMPA 99-A-2001; 14 days No delamination effect <sup>3</sup>	42 days No delamination effect <sup>3</sup>
Water Absorption	ASTM D 544 Method A (Falling Sand)	ANSI/EMPA 99-A-2001; 200 g water/100 sq ft No delamination effect <sup>3</sup>	107 g water/100 sq ft No delamination effect <sup>3</sup>
Adhesion to Concrete	ASTM D 4541 (3 ft pull)	No ICC or ANSI/EMPA Criteria	1000 cycles; 85 mg/min loss
Adhesion to Stucco	ASTM D 4541	ICC and ANSI/EMPA 99-A-2001; 15 psi minimum	>200 psi
Soak Test	ASTM C 271 E (24 hours) (Primary) ENA 301.019	ICC and ANSI/EMPA 99-A-2001; 15 psi minimum	>25 psi

1. Testing referenced to based on Quartzite® Finish Base.  
2. Finish applied over aluminum panels, based on cylindrical mandrels as described in ASTM D 522 Method B. Lower diameter indicates higher flexibility.  
3. No cracking, chipping, ruffing, crazing, erosion, spalling, peeling, or delamination when viewed under 5x magnification.  
4. Delta E is total color difference, including yellowing, lightening, darkening, changes in red, blue, and green color values. Finish exposed to 5,000 hours of QUV prior to evaluating Delta E.

**dryvit**

WINDOWS, BRONZE ANODIZED FINISH

### Milgard Architectural Manual

#### About Thermally Improved Aluminum Series

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for all ENERGY STAR® zones.

Milgard also offers high energy performance options for the ultimate in energy efficiency. Energy efficient windows could include one or more of the following features based on your climate:

- SunCoat® or SunCoatMAX®
- EdgeGuardMAX®
- Argon

For more details on Milgard Energy Efficient packages, visit [www.milgard.com/learn/energy-efficiency/energy-efficient-components](http://www.milgard.com/learn/energy-efficiency/energy-efficient-components)

To check the energy performance of all Milgard windows and doors, use our Energy Calculator at: [milgard.com/energy-calculator](http://milgard.com/energy-calculator)

**Test Standards**  
Contact your Milgard Representative for specific test data.

**CAUTION:** The use of petroleum based fuels or solvents as release agents in stucco wall installations or glass cleaning will chemically attack materials used in seals and other components, and voids the Milgard Full Lifetime Warranty. The use of wax-based release agents is recommended. Expanding foam for insulation purposes should not be used. Non-expanding foam or loose packed batt insulation is recommended.

Not all locations manufacture or sell Thermal Break aluminum. Check with your Milgard Dealer.

Series Information — 4

ROOF, GALVANIZED FINISH

### Metal Sales DESIGN & PERFORMANCE OPTIONS

Components	Description	Cost
<b>Pre-Installation</b>	<b>Reroof over existing material</b> Metal roof panels are installed over existing roofing material. Note: This is not recommended and some building codes restrict this method.	\$
	<b>Tear off existing material</b> Removal of the existing roof materials allows for replacement of damaged roof substrate.	\$\$
<b>Underlayment</b>	<b>30 lb. Felt</b> Basic roof underlayment that is saturated with asphalt. Provides an extra layer of protection between the roof substrate and roofing material. ms-HT or equivalent is required in the eaves, valleys and around penetrations, such as chimneys and skylights.	\$
	<b>Synthetic</b> Provides same protection as felt but uses synthetic material instead of asphalt, resulting in a thinner, lighter material that lasts longer. ms-HT or equivalent is required in the eaves, valleys and around penetrations.	\$\$
	<b>Metal Sales Hi-Temp (ms-HT)</b> SBS modified bitumen self-adhesive membrane composed of a polyethylene woven complex. Designed to withstand temperatures up to 250°F. Provides temporary protection up to 90 days.	\$\$\$
<b>Factory-Formed Flashing</b> Steel metal installed to cover spaces between the roof material and penetrations, such as chimneys and skylights.	<b>Exposed Fastener</b> Attached with fasteners or rivets that penetrate the flashing material and are visible.	\$
	<b>Concealed Fastener</b> Attached with tabs that eliminate the need to penetrate flashing material.	\$
<b>Protective Coatings</b> A factory-applied protective color coating formulated to prevent corrosion and resist fading and chalking.	<b>MS Colorfast45®</b> Economic option with superior durability.	\$
	<b>PVDF (Kynar 500®)</b> High-performance option with ultimate fade and chalk resistance.	\$\$
<b>Color Coating Availability</b> All standard colors are ENERGY STAR® listed and come with a 45 year warranty.	<b>MS Colorfast45®</b>	n/a
	<b>PVDF (Kynar 500®)</b>	33 colors & Galvalume®
	<b>PVDF (Kynar 500®)</b>	7 colors & Galvalume®
<b>Tube Sealant</b>	<b>Standard Sealant</b> Urethane based sealant	\$
	<b>Color Match Sealant</b> Matches the color of the metal roof for a cohesive appearance.	\$\$

Protection, Prestige & Performance

**metal sales** manufacturing corporation  
metalsales.us.com 800.406.7387

Printed in the U.S.A. 12/16/14-14

STUCCO, #101 SUPER WHITE

### DPR FINISHES

**SURFACE PREPARATION**

- Surface must be smooth and free of imperfections to ensure satisfactory appearance.
- Interior or exterior surfaces must be above 40°F (4°C) and must be clean, dry, structurally sound and free of efflorescence, grease, oil, form release agents and curing compounds.
- Dryvit Reinforced Base Coat: The base coat must dry and cure for a minimum of 24 hours before application of any finish.
- Concrete: Shall have cured a minimum of 28 days prior to application of the finishes. If efflorescence, form release agents or curing compounds are present on the concrete surface, the surface shall be thoroughly washed with muriatic acid and flushed to remove residual acid. All projections shall be removed and small voids filled with Dryvit Primer®, Primer® DM, Genesys® or Genesys® DM mixture (see product data sheets for mixing and application). Dryvit Color Prime™ shall be applied to the prepared concrete surface using a roller or brush (see product data sheet for mixing and application) prior to application of the finish.
- Masonry: The masonry surface, with joints struck flush, shall be "skim coated" with Primer®, Primer® DM, Genesys® or Genesys® DM mixture (see product data sheets for mixing and application) to produce a smooth, level surface.
- Stucco: Shall be dry and have cured a minimum of 7 days. Dryvit Color Prime, Color Prime W™ or Primer with Sun™ shall be applied over the cured stucco surface using a roller or brush (see product data sheet for mixing and application) prior to applying the finish. If efflorescence is present in the stucco, a test patch shall be made and bond strength checked prior to application.

**MIXING**  
Some settling of the finish may occur during shipping. Thoroughly mix the finish with a "Twister" paddle or equivalent mixing blade powered by a 1/2 in (12.7 mm) drill, 450-500 rpm, until a uniform workable consistency is attained.

**APPLICATION**

- Quartzite or Sandstone: using a stainless steel trowel, apply and level a coat of Quartzite or Sandstone to a uniform thickness (Quartzite, no thicker than the largest aggregate; Sandstone applied in a thickness of 3/16 in (1.2 mm) - approximately 1/2 times the largest aggregate). The textures are achieved by uniform hand motion and/or type of tool used. Maintain wet edge for uniformity of color and texture.
- Sandstone or Sandstone Fine: roughly apply an even coat of finish to a thickness slightly thicker than the largest aggregate size. Then pull across the rough application coat using a horizontal trowel motion and develop a uniform thickness no greater than the largest aggregate of the material. The textures are achieved by uniform hand motion and/or type of tool used. Maintain wet edge for uniformity of color and texture.
- Freestyle: using a stainless steel trowel, apply a coat of the Freestyle slightly thicker than 1/16 in (1.6 mm). The texture is either pulled out of this base or achieved by adding more Freestyle finish to the base layer using the same troweling motions that are used with other (standard) textures, such as a skip trowel finish. The thickness of any Freestyle finish texture shall not exceed 1/16 in (1.6 mm).

**dryvit**

LAP SIDING, BOOTHBAY BLUE FINISH

### HardiePlank®

Thickness: 5/16 in  
Length: 12 ft planks

SELECT CEDARMILL® & SMOOTH	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prims Pos/Pallet	350	308	252	230	190	152
Color/Pos Pos/Pallet	-	280	252	210	-	-
Pos/Sq	25.0	20.0	16.7	14.3	12.5	9.3

**SELECT CEDARMILL®**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**SMOOTH**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**BEADED CEDARMILL®**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**BEADED SMOOTH**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**BEADED CEDARMILL® & BEADED SMOOTH**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**CUSTOM COLONIAL ROUGHSAW®**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**CUSTOM COLONIAL SMOOTH®**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**CUSTOM COLONIAL ROUGHSAW® & CUSTOM COLONIAL SMOOTH®**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

**RUSTIC CEDAR®**

STATEMENT COLLECTION™	Width					
	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

\*Available exclusively in Northern California District

WINDOWS, BRONZE ANODIZED FINISH

### Milgard Architectural Manual

#### Thermally Improved Aluminum Options

**Hardware**

Casement and Awning Handle

Spring Action Lock for Single Hung and Horizontal Slider

Sliding Door Handle - interior

Sliding Door Handle - exterior

**Colors**

Clear Anodized

Bronze Anodized

**Grids**

5/8" Flat Grid

1-1/8" Sculpted

Series Information — 5

project:  
**monterey**

address:  
89 monterey road  
south pasadena, ca 91030

owner:  
doug whitney  
89 monterey rd  
south pasadena, ca 91030

design:  
m. stephan grohne  
996 1/2 w kensington rd  
los angeles, ca 90026

agent:  
sc planners  
michael norberg  
619 south fremont ave  
suite a  
alhambra, ca 91803  
310.591.8198

CUT SHEETS

SCALE: AS NOTED

10/23/2019

A3.3



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Red
2	10.01%	20.00%	Orange
3	20.01%	30.00%	Yellow
4	30.01%	40.00%	Light Green
5	40.01%	50.00%	Green
6	50.01%	60.00%	Light Blue
7	60.01%	70.00%	Blue
8	70.01%	80.00%	Dark Blue
9	80.01%	90.00%	Dark Purple
10	90.01%	100.00%	Black
11	100.01%	99999900.00%	White

**SLOPE ANALYSIS**

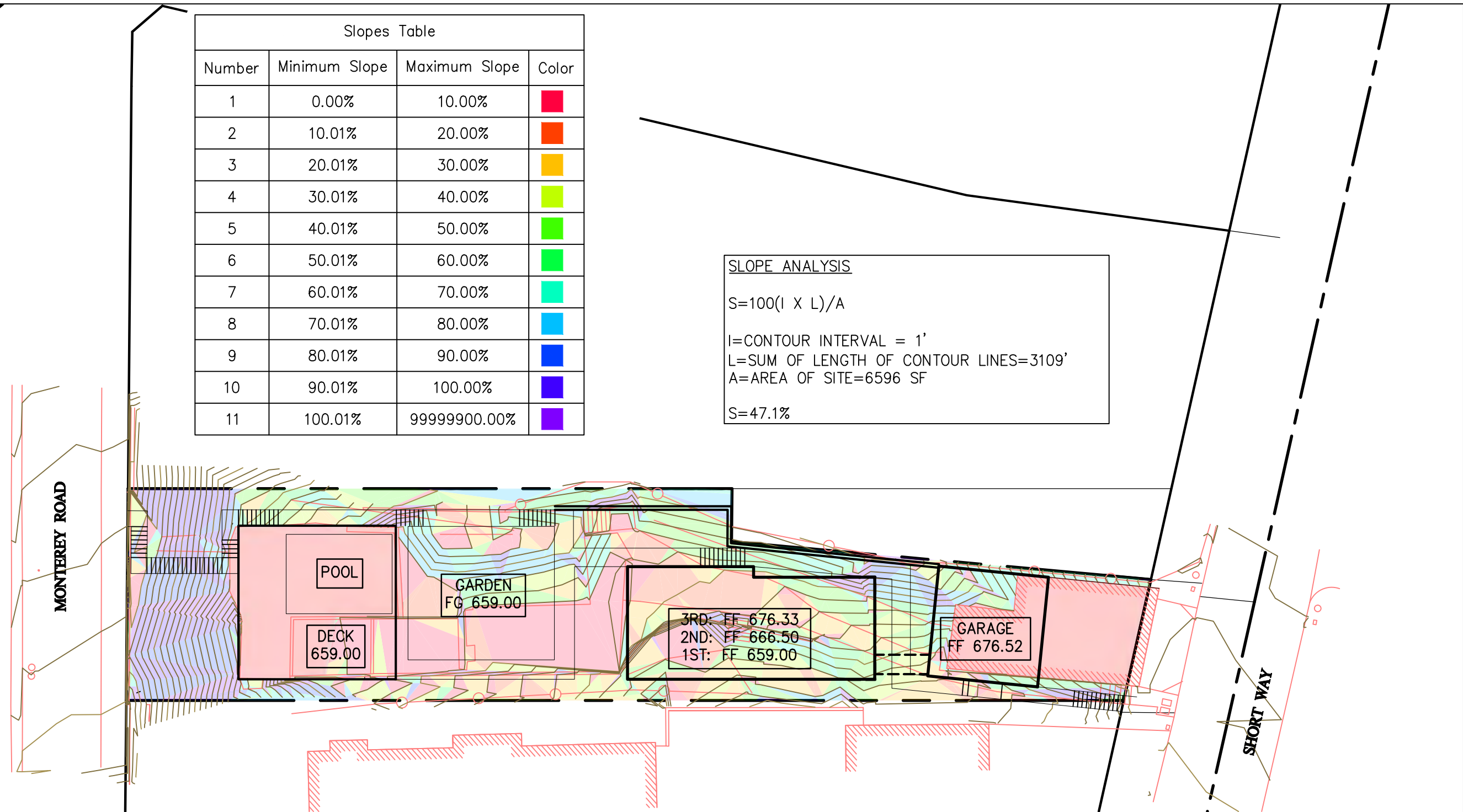
$S = 100(I \times L) / A$

I = CONTOUR INTERVAL = 1'

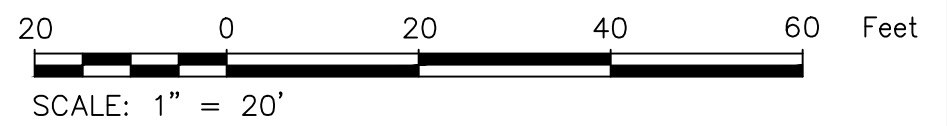
L = SUM OF LENGTH OF CONTOUR LINES = 3109'

A = AREA OF SITE = 6596 SF

S = 47.1%



**NOTE:**  
TOPOGRAPHIC SURVEY WAS PROVIDED BY OTHERS, AND THE ENGINEER MAKES NO CLAIM AS TO ITS ACCURACY.



A:\A Projects\3632\DWG\3632-2716.dwg 10/27/2019 7:16pm

# ITEM NO. 2

## ATTACHMENT 3

Renderings



**89 MONTEREY**

RENDERINGS

10/26/2020







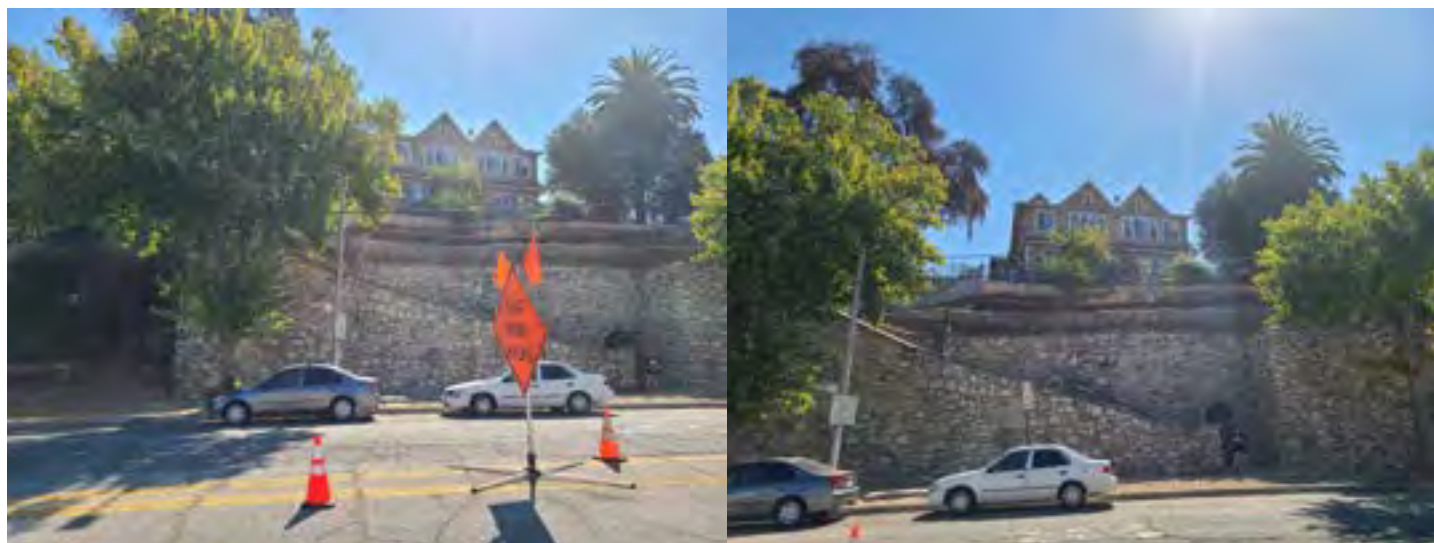






89 monterey

Monterey Rd street view





89 monterey

Short Way - street view (subject side)





89 monterey

Short Way - street view (subject side)





89 monterey

Short Way - street view (opposite side)



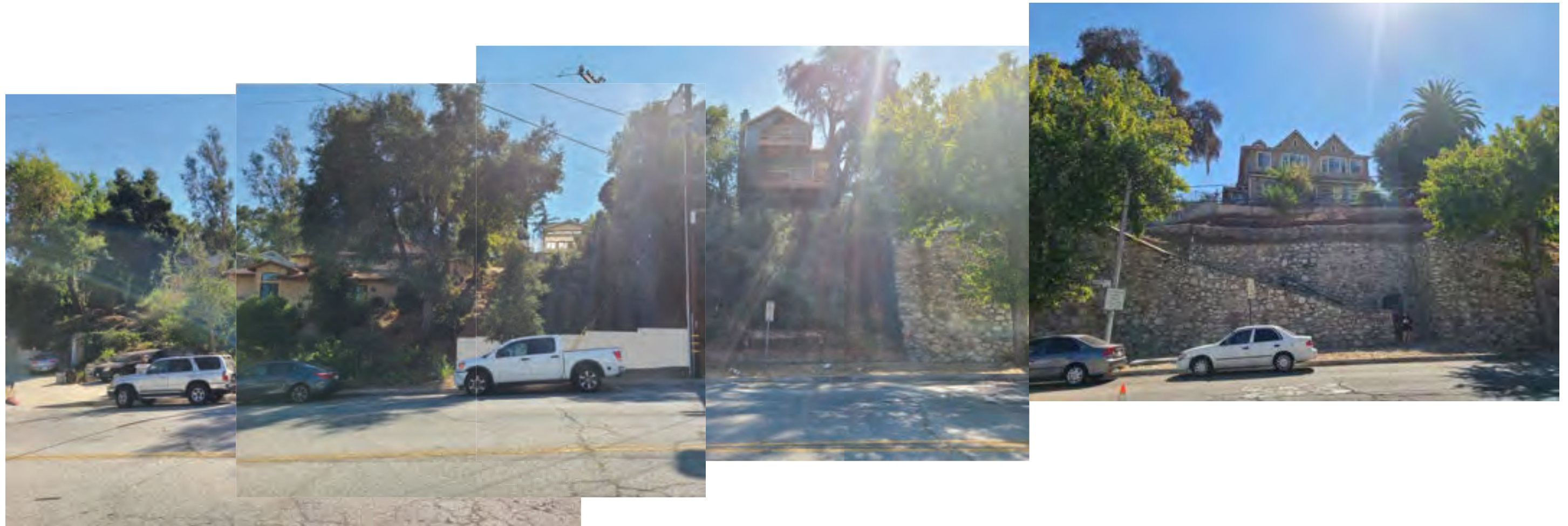


89 monterey

Short Way - street view (opposite side)







# ITEM NO. 2

## **ATTACHMENT 4** Biological Constraints Analysis





Randel Wildlife Consulting, Inc.  
647 Orange Grove Avenue Unit 207  
South Pasadena, CA 91030

March 8, 2021  
89 Monterey Rd., South Pasadena, CA 91030

Mr. Peter Gonzalez  
SC Planners  
619 S. Fremont Ave., Ste. C  
Alhambra, CA 91803

**SUBJECT:** Existing Biological Conditions at 89 Monterey Rd., South Pasadena, CA 91030

Dear Mr. Gonzalez:

The following letter report has been prepared by Randel Wildlife Consulting, Inc. in partial fulfillment of the environmental review for the proposed redevelopment of 89 Monterey Rd., South Pasadena, Los Angeles County, California 91030 (APN 5312-031-027) by SC Planners (project proponent). The purpose of this report is to document the existing biological conditions present at the subject property and determine potential impacts to biological resources resulting from project development.

Randel Wildlife Consulting, Inc. conducted a desktop review of available biological datasets including the California Natural Diversity Database, California Native Plant Society – Online Inventory, Web Soil Survey, National Wetlands Inventory, and topographic maps for the subject property prior to conducting a pedestrian survey of the subject parcel. Based on both the desktop review and pedestrian survey Randel Wildlife Consulting, Inc. determined the subject parcel has a low likelihood to support listed (e.g., rare, threatened, and/or endangered species) botanical or wildlife species.

### **Project Location**

The subject property (APN 5312-031-027) has a situs address of 89 Monterey Rd., South Pasadena, Los Angeles County, California, 91030. The Los Angeles County Assessor's office describes the subject property as being 35 ft. wide and 194 ft. deep with an estimated parcel area of 6,614 sq. ft. The subject property is bounded on the north by Monterey Rd and to the south by Short Way, with property access occurring from the south on Short Way.

### **Project Description**

The project proponent has proposed the redevelopment of a 6,614 sq. ft. parcel (APN 5312-031-027). The proposed redevelopment consists of the following elements:

1. A 2,314.6 sq. ft. two story single family residence with a 1,449.1 sq. ft. first story and a 865.5 sq. ft. second story which will be constructed using a portion of the existing foundation
2. A 434 sq. ft. garage with an additional 158.6 sq. ft. of storage
3. Installation of 846.76 sq. ft. of decking



Randel Wildlife Consulting, Inc.  
647 Orange Grove Avenue Unit 207  
South Pasadena, CA 91030

## **EXISTING CONDITIONS**

The existing conditions of the subject property are indicative of a previously developed parcel. Evidence of previous development include the presence of concrete foundations, footings, and walls (retaining and structural). Vegetation present at the subject property is primarily overgrown herbaceous species of non-native / ornamental origin. Similar to the herbaceous vegetation, tree species present on the subject property were ornamental in nature with both fruit and shade trees present along the parcel margins.

## **Soils**

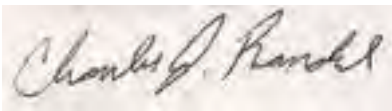
The dominant soil at the proposed project location is the Counterfeit-Nacimiento, warm-Urban land association, 20 to 55 percent slope<sup>1</sup>. This soil series is described as consisting of 35% Counterfeit and similar soils, 30% Nacimiento, warm, and similar soils, 25% urban land, with the remaining 10% composed of minor elements. The three major soil components are all described as being somewhat poorly drained clay to clay loam (Counterfeit) to well drained loam to loam (Nacimiento) with a high to very high run off classifications.

## ***Recommendations***

Redevelopment of the subject property based on the proposed elevation and construction plans provided to Randel Wildlife Consulting, Inc. do not present are unlikely to result in a significant effect on biological resources protected under local, regional, state, or federal legislation or ordinances.

Due to the subject properties narrow width (approximately 34 feet) and mature landscaping present on adjacent subject properties, nesting bird surveys may be warranted prior to initiation of proposed construction activities should these occur during the nesting bird season (approximately 15 February to 15 September, annually).

Respectfully,



C.J. Randel, PhD  
Randel Wildlife Consulting, Inc.

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<sup>1</sup> Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <http://websoilsurvey.sc.egov.usda.gov/>. Accessed [March 1, 2021].

# ITEM NO. 2

## **ATTACHMENT 5**

Arborist Letter





## The Tree Resource

Lisa Smith, Registered Consulting Arborist #464

October 31, 2018

Ashley Hansack, SC Planners  
619 S. Fremont Ave., Suite C  
Alhambra, CA 91803

### **Re: 89 Monterey, South Pasadena, CA 91030**

Dear Client,

This letter is in regards to the subject property at 89 Monterey, South Pasadena, CA. I reviewed the site as an ISA Certified Arborist to evaluate the trees on site for native protected species prior to the proposed construction.

#### **Site History**

This property is located in the South Pasadena area and is currently an un developed lot. The owner is preparing to re-develop the lot.

This property is under the jurisdiction of the City of South Pasadena and guided by the South Pasadena Municipal Code Chapter 34: Trees and Shrubs.

**At this time, I observed NO trees considered protected within the City of South Pasadena Tree and Shrub Ordinance on the property.**

Should you have any questions, please contact me at (310) 663-2290.

Respectfully submitted,

#### **Lisa Smith**

Lisa Smith – The Tree Resource  
Registered Consulting Arborist #464  
ISA Board Certified Master Arborist #WE3782  
ISA Tree Risk Assessor Qualified  
Member of American Society of Consulting Arborist



## **Assumptions and Limiting Conditions**

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please feel free to contact me at (310) 663-2290.

# ITEM NO. 2

## **ATTACHMENT 6**

Public Comment



# ITEM NO. 2

---

**From:** Richard Chang [REDACTED]  
**Sent:** Tuesday, June 29, 2021 7:41 AM  
**To:** AskPlanning <[AskPlanning@southpasadenaca.gov](mailto:AskPlanning@southpasadenaca.gov)>  
**Subject:** 2197-HDP/drx/var, 89 Monterey Road

**CAUTION:** This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

June 29, 2021

Dear Ms Kith.

RE: Project number: 2197-HDP/drx/var, 89 Monterey Road

Last hearing the project was postponed. I am the neighbor east next to this property, base on last time the previous construction process, I have concerns and suggestions:

1. The new building is located close to Monterey Street, but the construction material and equipment all approach from Short Way cross the whole property. From construction start until the Certificate of Occupancy is issued, contractor shall maintain a City required construction fence with screen to reduce the dust and noise to our property.
2. The original construction was abandoned for several years, most of the soil under the structure was washed off. If the new construction is building on top of the existing structure, it should be certified by a structure engineer to ensure the safety of the building and reduce the liability for the City.
3. During the last construction, contractor dump most of the construction waste from Monterey Road side, damaged the sidewalk and endangered pedestrian and high school students morning running exercise. If the new construction still want to use the same way to remove construction waste, contractor shall build a covered safe path.
4. The existing building next to Short Way,
  - a. The space under the parking was converted to a illegal rental unit with an illegal exposed 4" sewer pipe to Monterey Road. City shall have the owner remove it. If the new construction want to use the space for storage with a wash line, maximum allow them to install a 2" waste line to prevent future toilet installation and convert it to a living unit.
  - b. The existing structure was weathered unsafe condition. If the new construction will keep the building, it also should be certified by a structure engineer to reduce the liability for the City.
  - c. The existing opening shall follow the building code, close all the opening and build a required fire protection for the structure, including the hand rail on top.

If you have and question, please call me. Thank you.

Sincerely

Richard Chang  
[REDACTED]