

PLANNING COMMISSION STAFF REPORT
May 9, 2017 Public Hearing

Applicant:

Architecture JHK
1161 Crenshaw Boulevard
Los Angeles, CA 90019

Case Type / Number:

Hillside Development Permit 16-19
Second Floor Review 16-16
Variance 16-04
Tree Removal 16-23

Owner:

CHA and Associates
Craig Anderson
1150 Foothill Boulevard, Suite E
La Cañada Flintridge, CA 91011

Project Address:

2050 Hilldale Drive
APN: 5807-013-090

Project Planner:

Harriet Harris

1. Request:

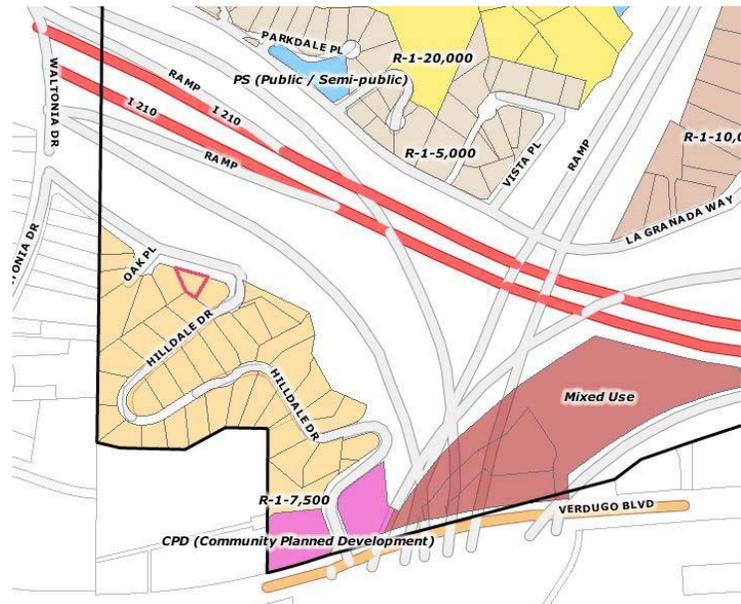
The request is for a Hillside Development Permit, Second-Floor Review, Variance and Tree Removal Permit to allow a new two-story house, with an attached garage, retaining walls and other related site work on a 5,861 sq. ft. lot. Total floor area proposed is 2,025 sq. ft. A Variance would allow relief from two of the four, off-street parking spaces requirement. A tree removal is also requested to remove two oak trees.

2. Location:

The site is located mid-block on the south side of Hilldale Drive immediately across the street from the 210 Freeway, near the City's western boundary, in the R-1-7,500 Zone.

3. Recommendation:

It is recommended that the project **BE APPROVED**, subject to the conditions list in Exhibit "A", attached to the resolution.



4. Project Area:

Site:	5,861 sq. ft.
Proposed 1 st Floor Area (incl Garage):	1,225 sq. ft.
<u>Proposed 2nd Floor Area:</u>	<u>800 sq. ft.</u>
Total Floor Area Proposed:	2,025 sq. ft. (FAR 34.5%)

5. General Plan/Zoning/Existing Land Use:

The General Plan Land Use Map designates the site Medium Density Residential (Maximum of 8.7 dwelling units per acre). The site is zoned R-1-7,500 (Single Family Residential - 7,500 Square Foot Minimum Lot Size). The site is currently vacant.

6. Environmental Review:

Based on a review of the Initial Study Questionnaire and related materials, staff has determined that any potential significant environmental impacts would be mitigated as conditioned, and a Draft Mitigated Negative Declaration has been included for adoption in conjunction with project approval. That document was circulated for comment from April 14, 2017 through May 9, 2017. Written comments from the neighbors regarding the Draft Mitigated Negative Declaration have been received with concerns regarding on-street parking and emergency access. As mitigation, a haul route plan for deliveries and export to and from the site will be required as will a parking management plan to address traffic and parking issues during construction activities. The letter also addresses the cumulative impacts of this project and the pending project on the adjacent lot. While cumulative impacts are addressed through environmental review, this project was deemed complete prior to the other project's submittal and will be addressed through the other project's environmental review. Another letter was received from neighbors regarding emergency access, traffic and on-street parking. Lastly, staff has received mitigation measures from the Gabrieleno Band of Mission Indians - Kizh Nation as part of AB 52 Tribal Consultation. A Native American monitor shall be required during any ground-disturbing activities to address tribal cultural resources.

7. Previous Action:

TPM 24270 and HDP 95-20 to create the two parcels which was approved in 1995. The Map was recorded in 1996.

8. Pending and/or Potential Actions:

Plan check and issuance of building permits.

9. Project Context:

The vacant site is located on the south side of Hilldale Drive, mid-block between its intersections with Verdugo Boulevard and Waltonia Drive across from the 210 Freeway.

Hilldale is a winding street that is relatively narrow from its east terminus. Just east of the subject property where Hilldale Drive turns to run parallel to the 210 Freeway, the street widens all the way to Waltonia Drive. The Hilldale Drive right-of-way near its east end from Verdugo Boulevard is 30' but the actual pavement width is 18'. One hundred feet east of the subject property and all the way at the west end of the street, the right-of-way widens to 50' and the pavement width almost doubles to 32'.

Some of the houses along Hilldale Drive are situated above street level while some are at street level and cantilever over the slope. Many homes have garages and a few have carports but most have little or no additional on-site parking spaces.

The subject lot is situated mostly at street level or slightly below street level. It is sited slightly below the vacant lot to the east and significantly below the lot to the south. The most proximate home to the west is sited at a lower level than the subject parcel. The project site is viewable from the yard of the lot to the west and the elevated deck of the lot to the south. Lastly, the the parcel is sited approximately 60' below the level of the 210 Freeway across the street.

The lot is dotted with oak trees, as well as, other species of trees along the periphery and its northwest corner. Some of this vegetation will be maintained to the extent that the Fire Department will allow it per the Fuel Modification Guidelines but any landscaping that is removed would be replaced with appropriate material.

The parcels around the subject site are zoned single-family residential. The surrounding hillside lots also have dense landscaping and the surrounding houses are eclectic in style, and are typified by modest one and two-story homes.

The project site comprises 5,861 square feet and has just over 100 linear feet of frontage along Hilldale Drive. The average slope of the lot is 24%, which is associated with a Slope Factor Guideline (SFG) of .96. A 3' high retaining wall is situated on the southwest side of the property and a concrete swale that runs south to north is situated near the west side of the property.

Address	Lot Size	House Size	FAR	Stories	Garage/ Carport
1963 Hilldale Drive	10,760 S.F.	1,204 S.F.	11.2%	1	Garage
1967 Hilldale Drive	10,100 S.F.	1,700 S.F.	16.8%	2	Garage
1975 Hilldale Drive	11,120 S.F.	1,477 S.F.	13.3%	1	Garage
1981 Hilldale Drive	10,240 S.F.	1,810 S.F.	17.6%	1	Garage
1987 Hilldale Drive	10,040 S.F.	1,549 S.F.	15.4%	1	Garage
1991 Hilldale Drive	8,740 S.F.	1,232 S.F.	14.1%	2	Garage
2006 Hilldale Drive	6,000 S.F.	2,793 S.F.	46.5%	2	Garage
2012 Hilldale Drive	5,310 S.F.	3,302 S.F.	62.2%	2	Garage
2018 Hilldale Drive	9,500 S.F.	1,906 S.F.	20%	2	Garage
2026 Hilldale Drive	10,380 S.F.	2,236 S.F.	21.5%	2	Carport
2032 Hilldale Drive	9,460 S.F.	1,320 S.F.	13.9%	2	Carport
2040 Hilldale Drive	7,720 S.F.	2,025 S.F.	26.2%	2	None
2051 Hilldale Drive	10,110 S.F.	2,384 S.F.	23.6%	2	Garage

2057 Hilldale Drive	9,520 S.F.	1,150 S.F.	12.1%	unknown	unknown
2059 Hilldale Drive	8,620 S.F.	1,874 S.F.	22%	2	Garage
2060 Hilldale Drive	9,030 S.F.	2,484 S.F.	27.5%	2	Garage
2064 Hilldale Drive	10,780 S.F.	2,687 S.F.	24.9%	2	Garage
2068 Hilldale Drive	19,800 S.F.	3,546 S.F.	17.9%	2	Garage
2072 Hilldale Drive	6,880 S.F.	1,856 S.F.	27%	2	Garage
2074 Hilldale Drive	5,060 S.F.	1,694 S.F.	33.4%	1	Garage (1 Car)
2080 Hilldale Drive	6,070 S.F.	1,343 S.F.	22.1%	1	Garage (1 Car)
AVERAGE	9,297 S.F.	1,980 S.F.	21.3%	n/a	
*2050 Hilldale Drive	5,861 S.F.	1,605 S.F.	27.4%	2	Garage

*(*Project site – floor area figures DO NOT include garages and other exterior covered areas and are intended for general comparison only.)*

The average size of the surrounding lots is larger than the subject lot. Only two lots are smaller than the subject lot. The project's proposed floor area is smaller than the average for the area. The proposed project would have a greater floor area than seven of the twenty-one homes surveyed and four of the homes surveyed exceed the project's Floor Area Ratio (FAR).

10. Project Description:

The project consists of a new 2,025 sq. ft. two-story residence built on a graded pad on a 5,861 sq. ft. vacant hillside lot. Also included in the project are a series of retaining walls, with the tallest wall at 5'-3" in height.

The proposed house is two stories and would be set into the rear slope at the northeast corner of the lot. The 1,225 sq. ft. first floor would consist of a two-car garage, entry, kitchen, a dining and living area and a family room that is below the adjacent grade, but counts towards the floor area. The 800 sq. ft. second floor would comprise a master suite and two other bedrooms. Total floor area would be 2,025 sq. ft., which is 1 sq. ft. below the SFG. The project also includes a dormer window on the east side. The dormer encroaches into the required second-floor side-yard setback. As required by code, a letter has been received from the east-side neighbor indicating that they are aware of and accept the encroachment. Volume space is also proposed at the front entry and above a portion of the living room. These areas comprise less than 5% of the overall floor area and can be exempted from the floor area calculation.

On the east side property line, a new inward-facing retaining wall would be constructed between the subject lot and the vacant lot to the east. It would range in height from 6" to 4'-3". Another retaining wall would be constructed along the eastern edge of the new driveway that ranges in height from 1'-3" to 3'-6" that incorporates a trash enclosure.

Behind the proposed two-story structure, a new 5'-3" high inward-facing retaining wall would create a patio at the second-floor level that would be accessed from the second-floor master bedroom. This retaining wall would be perpendicular to the rear property line and within the rear-yard setback but under the 6'-0" height limit for structures within side or rear-yard setbacks. Further west along the rear property line is another inward-facing retaining wall that ranges in height from 2'-0" to 3'-9" that creates a patio behind the

kitchen. All of these walls are sited behind the house and not visible from the street. The 3'-9" lower wall (in front of the 5'-3" wall) creates a planter area for additional landscape screening and could be adjusted to help conceal the 5'-3" wall in addition to the landscape screening. Two off-property oak trees, however, are proximate to these retaining walls and the family room that is below the adjacent grade and should be further reviewed by the project arborist for potential construction impacts and/or alternative construction methods, as recommended in the arborist report dated January 16, 2016.

Further west of these walls behind the kitchen and dining room, a 2'-6" maximum height gravity wall-type retaining wall would be constructed that also creates a patio area. Lastly, an elevated wood deck behind the living and dining is proposed. Maximum height from adjacent grade for the deck and related retaining walls would be 3' to 4' high. This patio area and wood deck would create a flat area for the residence that would otherwise have limited outdoor spaces in the back yard.

Angle plane would be satisfied through the project and structure height would be 28'-0" overall, as measured from adjacent grade.

As part of the project, the existing concrete swale along the west side of the property would be relocated along the rear and west side property lines where any runoff from the rear of the property would be taken to the street.

Lastly, the applicant is requesting to remove two protected oak trees (labeled #2 and #4 in the attached arborist report). One of the trees measures 14" DBH and the other is a multi-trunked oak tree that cumulatively measures 28" DBH. Tree #2 has a D rating and Tree #4 has a C- rating, per the project arborist. The arborist has also submitted recommendations for the project during construction to mitigate any impacts to the remaining oak trees.

In working with the project applicant, staff recommended that some of the volume space in the living room (cupola) and a dormer window on the west side be eliminated to reduce unnecessary volume and massing at the second-floor level. A concrete patio along the west façade just outside the living room was also removed at the request of staff due to privacy concerns.

Overall, the project compares with code standards as follows:

	<u>Standard:</u>	<u>SFG Standard:</u>	<u>Project:</u>
Floor Area:	2,110 sq. ft.	(.96) 2,026 sq. ft.	2,025 sq. ft. (34.5%)
Front SB:	25'-0"		25'-0"
East Side SB:			
1st-floor:	8'-4"		8'-4"
2nd-floor	16'-8"		16'-8"
West Side SB:			
1st-floor:	8'-4"		8'-4"
2nd-floor	16'-8"		16'-8"
Rear SB:	15'-0"		15'-0"

11. Project Analysis – Hillside Development:

Goal 4 of the General Plan Land Use Element pertains to Hillside Areas:

Maintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources.

Supporting this goal are the following objectives and policies:

Objective 4.1: New development and/or remodeling of existing structures and property will be designed, constructed, and maintained to preserve important viewscales, topographic and other natural features, and the semi-rural character of the City's hillsides.

Policy 4.1.1: Preserve ridgelines, natural slopes, knolls, canyons, and bluffs in their natural state to protect important viewscales and topographic and other natural features.

Policy 4.1.3: Ensure that development preserves the City's natural environment, setting, and viewsheds, through design, siting, and construction that avoids obtrusive breaks in the natural skylines and minimizes the visual impact of grading, intrusion of highly visible cut and/or fill slopes, building and roof lines, and/or roadway surfaces.

Policy 4.1.6: Encourage residences developed in hillside areas to be designed, landscaped, and built of materials that blend with the existing environment; use of bright or reflective surfaces will be disallowed.

Objective 4.2: Ensure that hillside development will be designed, constructed, and maintained to minimize natural and human-made safety hazards to persons and property.

Floor Area: The applicant is proposing to construct a 2,025 sq. ft. two-story, single-family residence. The maximum floor area allowance for the lot is 2,110 sq. ft. based on the 5,861 sq. ft. lot. The slope factor guideline of 0.96 further reduces the calculation to 2,026 sq. ft. At 2,025 sq. ft., the project satisfies both the underlying floor area and hillside Slope Factor Guideline limits for the lot. Overall, the house as designed is reasonable in scale as compared to the neighboring parcels.

Building Height: As measured from finished grade, the overall building height would be 28'-0" which satisfies the code allowance for hillside properties. The retaining walls along the east and rear property lines are perpendicular to the rear lot line, or inward facing to the site, would not be visible, and would not contribute to the overall height of the structure.

Cut/Fill and Retaining Walls: The applicant has indicated a cut amount of 173 cubic yards and a fill amount of 9 cubic yards on the lot for the proposed project. The grading cut will allow the southeast corner of the house to sit down and into the rear slope of the lot so that the second-floor master bedroom patio would be almost at grade.

A condition has been included that at the time of final grading plan approval, a haul route and traffic management plan shall be approved by the City to mitigate any impacts from truck trips and deliveries identified in the environmental checklist.

The design of the house includes various retaining walls on both the east side of and behind the proposed residence. The walls on the east side of the project vary in height from 6" to 4'-3" but would face the interior of the lot. The inward-facing retaining walls for the trash enclosure would achieve 3'-6" overall height. These walls, however, would only be obliquely viewed as one travels east along Hillard Drive.

The rear-yard retaining walls would also vary in height and would achieve an overall height of 5'-3". The highest wall would be located behind the proposed house and would have limited visibility from off site and would be adequately screened as indicated on the submitted landscape plan.

On the west side, smaller, 3' to 4' high walls would be sited under the wood deck that would also be screened from off-site views. If the Commission deems appropriate, these walls could be lowered to mitigate any potential impacts.

Drainage: The project should improve the pre-development drainage. The elimination of the existing swale and the addition of a new swale that starts in the southeast, rear corner of the lot would carry runoff west and parallel to the rear property line and then north along the west property line into a drain and ultimately out to the street.

Setbacks/Angle Plane: As noted in the code standard chart on page 5, the project satisfies front, side and rear setback standards. The angle plane requirements have been satisfied along the front, east side and rear-yard setbacks, since the previously proposed cupola and west-facing dormer window have been removed at the request of staff.

Ridgeline Protection: The subject parcel is not located along a ridgeline as identified in the General Plan. The closest identified ridgeline is more than half a mile to the south. The project would be partially set into hillside and would be profiled against the hillside, other residences and trees. Apart from the lot to the west, the subject parcel is below the other parcels in the vicinity and significantly below the level of the freeway.

View Preservation: This guideline states that the building shall be placed in a manner which minimizes blockage of neighboring views, especially those portions of any view which are central to the total view, and/or are viewed from primary living areas (living rooms, dining rooms, or foyers). The proposed project is situated 25' to 30' lower than the house to the south and approximately 5' to 10' above the house to the west. Any view impacts on the down-slope neighbor would be mitigated by the proposed landscape screening along the property line. Long range views, both to and from the property, are not evident due to the elevated freeway across the street, site topography and the proximity of the homes in immediate vicinity thus satisfying the General Plan objective of preserving important views, topographic and other natural features. Additionally, the screening landscaping that will surround the house will not adversely impact any existing view shed from neighboring properties.

Parking: The project is designed with a two-car garage. The applicant is asking to deviate from the Hillside Ordinance requirement of two additional parking spaces although two non-qualifying parking spaces could be accommodated on the driveway in tandem with the garage parking spaces. As previously discussed, the Hilldale Drive widens to 32' (from 18') 100' east of the subject property. This is 4' less than the 36' required to waive

the additional on-site parking spaces requirement altogether. This portion of Hilldale Drive is a straight segment without curves typical of other hillside areas. Of the 21 homes surveyed for the context chart, approximately 5 homes in the vicinity of the subject property provide the additional parking spaces in addition to their garage. Furthermore, there are no houses across the street that would compete for on-street parking.

Landscaping: The applicant has submitted a landscape plan that indicates screening shrubs along the side and rear property lines. A quick review of relevant materials indicates that some of the plants proposed may not be compatible plants under and around oaks unless the irrigation type and location is installed so that it would not impact these oak trees. A final revised landscape plan will be required for review and approval prior to the issuance of building permits. The revised plan shall also conform to the Water Efficient Landscape Ordinance and shall include screening along the side and rear property lines and shall be suitable for planting under the oak trees both on and off the property. Said plan should also indicate where two oaks to replace the two removed will be planted.

The proposed landscape plan identifies the oaks at the most western edge of the property (nearest the street) to remain and great care must be taken to protect these trees, as well as, the two off-site oak trees at the rear property line during all phases of construction but especially during the grading of the site.

Architectural Design: The proposed home would be of a Farmhouse/Prairie architectural style. It incorporates traditional design elements of that style including a hipped and gable-end roofs, relatively deep overhangs, and vertical board-and-batten and horizontal wood siding. Many styles also incorporate stone elements, as is the case on the exterior of the garage. Final materials and colors shall be reviewed and approved prior to issuance of building permits for the project. The height of the house would be 28'-0" from the lowest grade (existing or finish, whichever is lower) to the highest point of the roof.

The following *Guidelines* address the Hillside issues of architecture.

- A. *Roof Pitch. The dominant roof pitch at the down slope side shall correspond to the natural slope of the site, and no more than twenty-five (25) percent of the total roof area should be flat.* The average slope of the site is 24%. The house design uses multiple hips and gables. The roofs would have a varied pitch of 3.5:12, 5:12, 6:12 and 9:12. Downslope pitches do not apply to this lot's topography and the design does not utilize a flat roof, therefore, this guideline has been satisfied.
- B. *Vertical Accents. Vertical accents are encouraged.* With its many vertical elements, the house meets this guideline.
- C. *Symmetry. Overall symmetry is strongly discouraged.* The house exhibits asymmetry with its off-center entry, the elimination of the second-floor cupola and dormer window on the west side of the second floor and varying heights of the structure's rooflines.

D. *Wall Modulation.*

1. *Separation Between Breaks.* A vertical break or breaks in each wall surface shall be provided at least each forty (40) feet on the first floor and each twenty (20) feet on the second floor. Given the limited floor area allowance for the small lot, vertical breaks are provided at least 20' for the first floor and 14' for the second floor.
2. *Break Dimensions.* The breaks in plane recommended in preceding subsection (D)(1) shall consist of significant projecting or recessed areas. The building depth projections vary from 2' to 8' on both the front and rear elevations.

E. *Surface Depth.* Creation and expression of surface depth, through the use of deeply recessed wall openings, reveals, moldings, cornices, and similar devices, are encouraged. Adequate fenestrations are provided by the project through a diverse window array, materials, sills and eaves.

F. *Cantilevers.* Cantilevers and dominant overhangs, except for eaves, are discouraged. The project does not utilize cantilevered areas.

G. *Brightness.* Reflectance value (LRV) shall not exceed fifty (50) percent for walls or fences, or thirty (30) percent for roofs. The exterior material colors shall be required to meet these standards. According to the rendering that was submitted, the stucco proposed is fairly light in color. Final color selection for the walls should have a LRV of less than 50% and shall be reviewed and approved by the Planning Department thereby satisfying the General Plan objective of encouraging residences developed in hillside areas to be designed, landscaped, and built of materials that blend with the existing environment; use of bright or reflective surfaces will be disallowed. Final materials and colors shall be reviewed and approved prior to issuance of building permits for the project.

H. *Reflectivity.* Reflective glass and glossy roofing materials are discouraged. The elevations indicate that there would not be excessive windows on any given façade or glossy roofing materials.

I. *Roof Elements.* Reflective roof elements such as skylights and solar panels shall not produce substantial glare from offsite view, and shall not dominate the view of the building from close range. The proposed project does not have reflective roof elements.

J. *Retaining Walls.* Retaining walls constructed of materials architecturally consistent with the development may be permitted in lieu of or in combination with cut or fill slopes. The proposed project utilizes various combinations of retaining walls and sloped areas to accommodate the changes in grade. The wall material would be consistent in color and material with the material color utilized on the residence. Furthermore, in an effort to help mitigate the size and scale of the retaining walls,

landscaping would be required to soften the effect of a majority of the walls as seen from off-site.

- K. *Architectural Extensions. A maximum height of forty (40) feet for architectural extensions of up to twenty (20) feet in width or depth may be allowed, subject to approval through an administrative (or higher) hearing. Such extensions shall not be used for inhabited floor area above the highest floor level of the rest of the house.* This house would not have any architectural extensions. The cupola element that was proposed on the west side above the living room was removed from the project in earlier design revisions.

Horizontal Dimension Guideline: *Maximum horizontal dimension shall not exceed one hundred twenty (120) feet, unless the required findings in Section 11.35.060(D) can otherwise be made.* The house is 57' wide on the front and rear elevations given the limited size of the lot and resulting allowable floor area. The proposed project satisfies this requirement.

Access: Access to the property is provided by Hilldale Drive, an improved public street that widens to 32' just east of the subject property. Much of the driveway slope would be under 15%. The steepest point of the driveway would be immediately in front of the trash enclosure where a 21.4% slope is proposed. This should be adjusted to 20% or less prior to plan check submittal.

Findings:

Hillside Development Permit:

1. **The project, through elements of architectural and landscape design, will enhance its setting.** The house would be set down into the hillside below the level of the upslope east and south neighbors, is screened by proposed landscaping, and, as conditioned, uses colors and materials that meet the Light Reflectance Value standards to blend with its environment. Staff supports the finding.
2. **The project will maximize potential for sensitive use and effective preservation of open space.** The project establishes a relatively compact building footprint of 1,225 sq. ft. (lower level) on the small 5,861 sq. ft. lot and is set partially into the southeast corner of the sloping lot. All setbacks are satisfied. The northwest corner of the lot would be retained in its natural state and will remain undeveloped including the retention three protected oak trees. Staff supports the finding.
3. **The project will not be detrimental to the public health, safety, or general welfare.** Development of the site will conform to the requirements of the Engineering Geologist, the civil engineer's requirements, and the city's regulations for all aspects of construction. Construction, grading and drainage plans will be reviewed by the appropriate departments or agencies and any recommendations made by the consulting engineers will be incorporated into the

project approval. As such, the project does not pose any issues relative to health or general welfare. Staff supports the finding.

4. **The project will not adversely affect the orderly development of property within the City.** The project site allows development of a single-family home as it is an existing subdivided lot that is zoned and intended for development of a single-family house as resolved by the General Plan Land Use Element and specifically identified by the Zoning Ordinance. Staff supports the finding.
5. **The project will conform to the goals and policies set forth in the General Plan.** The single house maintains and enhances the City's character as a low density, predominately single-family residential and hillside community. The character and size of this new development does not detrimentally alter the character and size of the existing neighborhood as it is consistent with the FAR for the area. The development does not impact ridgelines and complements the natural landform of the lot. Appropriate environmental analysis and review has been performed which indicates that the project will not detrimentally impact circulation capacities or recreation resources as mitigated. The proposed house incorporates a compact design which reduces its bulk and fits well within the lot. Staff supports the finding.
6. **The project will not create a nuisance, hazard or enforcement problem within the neighborhood or the City or require the City to provide an unusual or disproportionate level of public services.** The project, consisting of a single-family residential use, will contain a single-family unit as allowed by the General Plan Land Use Element and the Zoning ordinance. Single-family residences are not generally prone to the creation of nuisance, hazard or enforcement problems as they are the nucleus of stability for a city. Staff supports the finding.
7. **There are special conditions or unique characteristics of the subject property and its location or surrounding which justify exceeding one or more of the provisions set forth in this Chapter to permit project development.** The project applicant is requesting to deviate from the requirement for four on-site parking spaces. The project would provide a two-car garage but not the additional on-site non-tandem parking spaces as required by the Hillside Ordinance. Also, due to the lot's unique location across from the freeway, there are no houses across the street leaves room for on-street parking. As discussed in the Variance section and supported by the variance findings, staff supports the finding.
8. **Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is mitigated by screening or siting characteristics.** Given the siting of the proposed house and the lot's existing topography, the house would not be prominently visible from near or far. Conditioned screening and existing oak trees that would be retained would also mitigate visible bulk. The project is primarily profiled against trees or residences.

The LRV in conjunction with the landscaping would also mitigate much of the potential off-site views. Staff supports the finding.

- The project does not create an avoidable or unreasonable impairment of the view from any other property.** None of the houses in the area is oriented or elevated so as to have primary views that could be affected (blocked) by the project. The house sits below homes to the east and south. Landscape screening would be provided on the west property line to screen the project from the downslope house to the west. Overall, the project would be profiled against trees and other homes. Staff supports the finding.

12. Project Analysis – Second Floor Review:

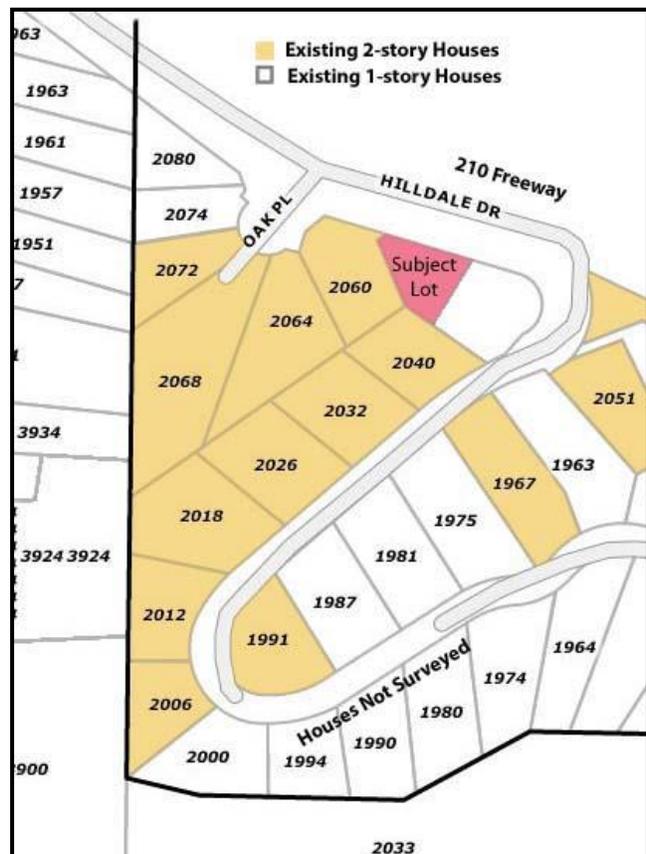
Context and Description: This property is situated in the Hilldale area at almost the western-most boundary of the city. The subject lot is slightly smaller than the average for the area as depicted in the comparison chart on Page 3 of this report. The surrounding parcels are irregularly shaped and have various elevations.

The subject parcel is at the level of the street. The upslope neighboring parcel to the east is vacant but a two-story house is proposed. To the south, a two-story house is sited much higher than the subject house. To the west, another two-story house is sited slightly below the level of the subject house. Across the street, is the 210 Freeway which is significantly upslope from the subject house. The project is considered infill as the lots in the immediate vicinity are all developed with single-family homes.

The map on the right indicates which homes near the project are two-story homes. Of the three lots that are adjacent to the subject lot, two of the lots have two-story houses, with a potential for a third lot that would be two story. This is representative of the area with a mixture of one and two-story homes.

As previously discussed, the proposed home would be of a Farmhouse/Prairie architectural style. It incorporates traditional design elements of that style including hipped and gable-end roofs, relatively deep overhangs, and vertical board-and-batten and horizontal wood siding. The surrounding area is an eclectic mix of architectural styles.

Evaluation: The proposed two-story home would be built into the hillside with the two-story exposure on the north side facing the street and the 210 Freeway.



The project would be viewed as two-story from the west side and partially from the rear. From the east side and partially from the rear, the project would be viewed as single-story.

The front, side and rear setbacks required by the code are satisfied by this project. Angle-plane and other code requirements are also satisfied, except for the additional on-site parking space requirement.

The project addresses the objectives of the City's single-family residential design guidelines four sections in the following ways:

- **Neighborhood Compatibility:** The neighborhood could be characterized as eclectic in architectural style. There is no dominant style in the area so the proposed Farmhouse/Prairie style home would not be out of place. The building pad would be partially recessed into the hillside. Setbacks, angle plane and height standards would be satisfied by the project. The size of the house satisfies the Slope Factor Guideline and would be smaller than the neighborhood average. Other two-story homes are evident in the neighborhood and, therefore, the two-story project would be compatible with the area.
- **Site Development:** The proposed design would satisfy all setback, height and angle plane limitations and the building would be partially set into the hillside thereby reducing the building's height and massing as viewed from east side and rear. The neighbor to the south is at a much higher elevation than the subject parcel but the neighbor to the west is slightly below the subject parcel. The volume space that was visible as exterior bulk was eliminated at the request of staff to further reduce project impacts on the west side neighbor.
- **Physical Design Components:** Compliant setbacks and a compact design of the house mitigates the two-story home's massing and scale as viewed from off site. Exterior flat areas are minimized, especially in the small rear yard. Sufficient articulation and modulation are utilized to soften the two-story exposure of the proposed residence. The proposed retaining walls do not add to the height of the structure and most are hidden behind the house and inward-facing to the lot. In addition, the visible retaining walls would be softened by additional landscape screening which would mitigate the wall's potential visual impacts.
- **Landscaping:** The applicant has proposed an extensive landscaping program for the site. This plan provides for the screening of the east and rear property lines, as well as, screening for the proposed retaining walls. A mix of shrubs and trees are proposed throughout the lot which would provide different levels of screening and visual interest. Two oak trees within the footprint of the proposed house are proposed to be removed but other oak trees on the subject property would be retained and additional oak trees would be added as a replacement for the removal of the two oaks.

Findings:

Second-Floor Review:

1. **The two-story design includes adequate setbacks, screening and modulation.** The project satisfies front, side and rear setbacks and provides significant articulation on all façades. The building design utilizes a compact design and contains extensive modulation consistent with the requirements of the Hillside Ordinance. Landscape screening would be enhanced throughout the site. Staff supports the finding.
2. **The two-story design preserves the existing scale and character of the surrounding neighborhood.** Two-story houses are evident in the immediate vicinity and the wider area, and the massing and detailing of the house will more than match the quality of architecture in the neighborhood. Staff supports the finding.
3. **The two-story design protects public views, aesthetics, privacy and property values of the neighbors.** The design and central location of the new house on the lot meets the required setbacks. The house is sited below the south neighbor and does not have any residences across the street. The most affected neighbor to the west would benefit from increased screening along the west and rear property line. Second-floor windows are limited on the east and west façades. Rear windows at the second-floor level are much lower than the house to the rear (south) side. Augmented landscaping throughout the site, but especially along the west side of the structure where the neighboring house lies below the elevation of the proposed house, would provide adequate privacy and provide aesthetic appeal without disrupting the views of the neighbors. Screening along the rear property line would lessen the impacts of the structure on the home to the south which is sited much higher than the subject house. Staff supports the finding.
4. **The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council.** The Guidelines encourage careful massing and detail, as illustrated but not limited to a number of preferred styles. Compatibility of design details, as well as, massing and siting is met by the project, which is also consistent with the Guidelines in general. As reflected in the other findings, the design fulfills the Guidelines' major sections: neighborhood compatibility, site development, physical design components, and landscaping. Staff supports the finding.

13. **Project Analysis – Variance:**

Issues

The hillside ordinance requires a minimum of four on-site parking spaces that are not tandem be provided for new houses in hillside areas. The purpose of the requirement is to reduce the potential impact of proposed houses on street parking in hillside areas.

Most of Hilldale Drive has a narrow 18' wide pavement width but just east of the subject property and all the way to Waltonia Drive, the street pavement widens to 32', which is 4' deficient of the having the requirement waived altogether, as allowed through a public hearing. This portion of Hilldale Drive is a straight segment without curves typical of other hillside areas. Furthermore, there are no houses across the street that would compete for on-street parking.

The proposal includes four functional on-site parking spaces; two in a garage and two non-qualified spaces on the driveway in front of the garage. The parcel has over 100' of frontage along Hilldale Drive. As proposed, the project would satisfy the 50% or more front landscape requirement and would allow the retention of the oak trees along the west side of the property towards the front property line. By requiring compliant non-tandem spaces additional landscaped areas would be removed, severely impacting the aesthetic appearance of the property from Hilldale Drive and resulting in the front setback area having additional paving which is in direct conflict with the code provision regarding 50% or more of the front-yard be landscaped. The dimensions, irregular shape of the parcel and the retention of other oak trees preclude non-tandem parking being feasible on-site. Very few of the existing houses in the neighborhood have the required additional on-site parking spaces.

Staff visited the site at various times of day on many occasions and observed some cars parked on the north side of Hilldale Drive directly across from the subject property. Staff's opinion is that on-street parking would be minimally impacted by allowing the project to deviate from the two additional non-tandem on-site parking spaces required by the Hillside Ordinance.

Findings

The Planning Commission may approve an application for a Variance where the information submitted by the applicant, analyzed by staff and/or presented at public hearing substantiates the following findings. Staff analysis addresses the Findings.

- 1. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of this code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The project site is small (5,861 sq. ft.), has limited on-site area to provide the additional off-street parking spaces as required by the Hillside Ordinance for new houses. Additional paving for parking spaces would also affect the aesthetic of the front yard and it also allows the retention of the oak trees at the northwest corner of the lot. These physical constraints do not facilitate the provision of side-by-side parking spaces on-site. In addition, paving the whole front yard for parking would violate the Zoning Code requirement of 50% front yard landscaping. Therefore, the project uses tandem-parking to provide the four off-street parking spaces required by the development standards for hillside parcels. This portion of Hilldale Drive is a straight segment without curves typical of other hillside areas. Furthermore, there are no houses across the street that would compete for on-street parking. Staff supports the finding.

- 2. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.**

Other houses on Hilldale Drive do not contain four designated off-street parking spaces. The proposed project would have more on-site parking spaces both covered and uncovered than many of the other properties along Hilldale Drive. In addition, the site has special limitations as discussed above. Staff supports the finding.

- 3. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.**

It is not possible to provide the required four on-site parking spaces unless tandem parking is used because of the physical constraints of the site due to the parcel size, front-yard landscaping and the retention of protected oak trees in the northwest corner of the lot. Staff supports the finding.

- 4. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.**

Hilldale Drive is 4' short of the width required to waive the requirement for the additional on-site parking spaces. Allowing the proposed tandem parking adds to the safety of the neighborhood by providing four on-site parking spaces and reducing the potential impact of on-street parking on the street, even though street parking is not an issue, in staff's opinion. Staff supports the finding.

- 5. That the proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views and aesthetic values in the neighborhood.**

Allowing the project to park in tandem in front of the garage or utilize on-street parking rather than requiring non-tandem parking spaces on site would not significantly impact existing parking on the street since it widens near the subject parcel and parking impacts were not observed by staff at various times of day on many occasions. The proposed tandem parking does not have a significant impact on the neighborhood and does not impact the views or aesthetics of the neighborhood. Requiring four non-tandem spaces would reduce the amount of landscaping in front of the proposed house. Staff supports the finding.

14. Project Analysis – Tree Removal Permit:

As part of the project approval, the applicant is proposing to remove two oak trees that are within the footprint of the proposed two-story house (labeled #2 and #4). According to the arborist report, Tree No. 2 measures 14" DBH and Tree No. 4 is a multi-trunk tree which cumulatively measures 28". Tree #2 has a D rating and Tree #4 has a C- rating, per the project arborist. Both trees are near existing old retaining walls that would be

removed as part of the project. Three other on-site oak trees (all measuring 12" DBH) would be retained as part of the project and would be incorporated into the final landscaping for the site. Two other oak trees that are located off-property must be protected through project approval. Conditions of approval are included to protect the trees that are to be retained.

Tree removals can be approved as part of a development project if one of the findings can be made to warrant the approval:

1. Where the protected tree itself, its excess foliage, or any one or more of its limbs is, in the opinion of the director, unreasonably interfering with a structure or other improvement and there is no reasonably practical alternative to mitigate the interference.
2. Where, upon taking into account the size, shape, topography and existing protected trees upon the lot, the denial of the permit would create an unreasonable hardship or a significant undue impairment of the use and enjoyment of the property by the property owner.
3. Where the protected tree is so diseased or damaged that it is no longer viable or is a threat to cause damage to property or to other protected trees.
4. Where the removal of one or more protected trees is required by the fire department for reasons of public health, safety and/or welfare, including to provide an effective firebreak. This criterion shall only apply to existing structures and must be supported by written documentation from the fire department.
5. Where a property owner requests removal of a protected tree for other reasonable cause and the removal will not impact the character of the neighborhood from public view or adjacent properties or where such removal can be reasonably mitigated.

The requested tree removal can be justified per Findings #2 and #5. The small, constrained lot is already limited by the total floor area allowed for the lot and the reduction applied for the SFG. The removal allows for the proposed house to be placed with complaint setbacks. The loss of the two protected oak trees would be mitigated by a comprehensive landscape plan and, where feasible, the two replacement oak trees would be replanted on site at the discretion of the Director of Community Director, in consultation with the project arborist. Other oak trees on the parcel would be preserved in place.

15. Recommendation:

Based on the above discussion and findings, and as conditioned to mitigate any potential impacts of the project, staff can recommend approval of the project.

cc: CHA and Associates / 1150 Foothill Blvd, Suite E / La Cañada Flintridge, CA 91011
Craig Anderson / 1313 Foothill Boulevard, Unit 8 / La Cañada Flintridge, CA 91011
Architecture JHK / 1161 Crenshaw Boulevard / Los Angeles, CA 90019



RESOLUTION NO. 17-XX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
APPROVING HILLSIDE DEVELOPMENT PERMIT 16-19 AND
SECOND FLOOR REVIEW 16-16 FOR A NEW TWO-STORY
HOUSE AND RELATED SITE WORK AND VARIANCE 16-04 THAT WOULD ALLOW
RELIEF FROM TWO OF THE FOUR ON-SITE PARKING SPACES
AND TREE REMOVAL PERMIT 16-23
AT 2050 HILLDALE DRIVE
REQUESTED BY
Craig Anderson**

WHEREAS, a request by Craig Anderson has been received for a Hillside Development Permit, Second Floor Review, Variance and Tree Removal Permit to allow the construction of a new house and retaining walls on a hillside lot, said request attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission, on May 9, 2017 after publication and posting in the prescribed manner, held public hearings; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), the Planning Commission reviewed the Initial Study Questionnaire and related materials and hereby determines that the project will have no significant impact on the environment as mitigated, and hereby adopts a Mitigated Negative Declaration for the project; and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated May 9, 2017 regarding the application for a Hillside Development Permit, Second Floor Review, Variance and Tree Removal Permit at Hilldale Drive, and heard and considered the testimony of the applicant and the public; and

WHEREAS, based on the evidence presented by the application materials, staff report, and public testimony, the Planning Commission finds the following:

Section 1. Hillside Development Permit:

1. The project, through elements of architectural and landscape design, will enhance its setting because the house would be set down into the hillside below the level of the upslope east and south neighbors, is screened by proposed landscaping, and, as conditioned, uses colors and materials that meet the Light Reflectance Value standards to blend with its environment.

2. The project will maximize potential for sensitive use and effective preservation of open space since the project establishes a relatively compact building footprint of 1,225 sq. ft. (lower level) on the small 5,861 sq. ft. lot and is set partially into the southeast corner of the sloping lot. All setbacks are satisfied. The northwest corner of the lot would be retained in its natural state and will remain undeveloped including the retention three protected oak trees.
3. The project will not be detrimental to the public health, safety, or general welfare because development of the site will conform to the requirements of the Engineering Geologist, the civil engineer's requirements, and the city's regulations for all aspects of construction. Construction, grading and drainage plans will be reviewed by the appropriate departments or agencies and any recommendations made by the consulting engineers will be incorporated into the project approval. As such, the project does not pose any issues relative to health or general welfare.
4. The project will not adversely affect the orderly development of property within the City since the project site allows development of a single-family home as it is an existing subdivided lot that is zoned and intended for development of a single-family house as resolved by the General Plan Land Use Element and specifically identified by the Zoning Ordinance.
5. The project will conform to the goals and policies set forth in the General Plan. Because the single house maintains and enhances the City's character as a low density, predominately single-family residential and hillside community. The character and size of this new development does not detrimentally alter the character and size of the existing neighborhood as it is consistent with the FAR for the area. The development does not impact ridgelines and complements the natural landform of the lot. Appropriate environmental analysis and review has been performed which indicates that the project will not detrimentally impact circulation capacities or recreation resources as mitigated. The proposed house incorporates a compact design which reduces its bulk and fits well within the lot.
6. The project will not create a nuisance, hazard or enforcement problem within the neighborhood or the City or require the City to provide an unusual or disproportionate level of public services since the project, consisting of a single-family residential use, will contain a single-family unit as allowed by the General Plan Land Use Element and the Zoning ordinance. Single-family residences are not generally prone to the creation of nuisance, hazard or enforcement problems as they are the nucleus of stability for a city.
7. There are special conditions or unique characteristics of the subject property and its location or surrounding which justify exceeding one or more of the provisions set forth in this Chapter to permit project development. The project applicant is requesting to deviate from the requirement for four on-site parking spaces. The project would provide a two-car garage but not the additional on-site non-tandem parking spaces as required by the Hillside Ordinance. Also, due to the lot's unique location across from

the freeway, there are no houses across the street leaves room for on-street parking. As discussed in the Variance section and supported by the variance findings.

8. Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is mitigated by screening or siting characteristics. Given the siting of the proposed house and the lot's existing topography, the house would not be prominently visible from near or far. Conditioned screening and existing oak trees that would be retained would also mitigate visible bulk. The project is primarily profiled against trees or residences. The LRV in conjunction with the landscaping would also mitigate much of the potential off-site views.
9. The project does not create an avoidable or unreasonable impairment of the view from any other property since none of the houses in the area is oriented or elevated so as to have primary views that could be affected (blocked) by the project. The house sits below homes to the east and south. Landscape screening would be provided on the west property line to screen the project from the downslope house to the west. Overall, the project would be profiled against trees and other homes.

Section 2. Second Floor Review:

1. The two-story design includes adequate setbacks, screening and modulation since the project satisfies front, side and rear setbacks and provides significant articulation on all façades. The building design utilizes a compact design and contains extensive modulation consistent with the requirements of the Hillside Ordinance. Landscape screening would be enhanced throughout the site.
2. The two-story design preserves the existing scale and character of the surrounding neighborhood because other two-story houses are evident in the immediate vicinity and the wider area, and the massing and detailing of the house will more than match the quality of architecture in the neighborhood.
3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors since the design and central location of the new house on the lot meets the required setbacks. The house is sited below the south neighbor and does not have any residences across the street. The most affected neighbor to the west would benefit from increased screening along the west and rear property line. Second-floor windows are limited on the east and west façades. Rear windows at the second-floor level are much lower than the house to the rear (south) side. Augmented landscaping throughout the site, but especially along the west side of the structure where the neighboring house lies below the elevation of the proposed house, would provide adequate privacy and provide aesthetic appeal without disrupting the views of the neighbors. Screening along the rear property line would lessen the impacts of the structure on the home to the south which is sited much higher than the subject house.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council. The Guidelines encourage careful massing and detail,

as illustrated but not limited to a number of preferred styles. Compatibility of design details, as well as, massing and siting is met by the project, which is also consistent with the Guidelines in general. As reflected in the other findings, the design fulfills the Guidelines' major sections: neighborhood compatibility, site development, physical design components, and landscaping.

Section 3. Variance:

1. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of this code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The project site is small (5,861 sq. ft.), has limited on-site area to provide the additional off-street parking spaces as required by the Hillside Ordinance for new houses. Additional paving for parking spaces would also affect the aesthetic of the front yard and it also allows the retention of the oak trees at the northwest corner of the lot. These physical constraints do not facilitate the provision of side-by-side parking spaces on-site. In addition, paving the whole front yard for parking would violate the Zoning Code requirement of 50% front yard landscaping. Therefore, the project uses tandem-parking to provide the four off-street parking spaces required by the development standards for hillside parcels. This portion of Hilldale Drive is a straight segment without curves typical of other hillside areas. Furthermore, there are no houses across the street that would compete for on-street parking.
2. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated because other houses on Hilldale Drive do not contain four designated off-street parking spaces. The proposed project would have more on-site parking spaces both covered and uncovered than many of the other properties along Hilldale Drive. In addition, the site has special limitations as discussed above.
3. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards since it is not possible to provide the required four on-site parking spaces unless tandem parking is used because of the physical constraints of the site due to the parcel size, front-yard landscaping and the retention of protected oak trees in the northwest corner of the lot.
4. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity. Hilldale Drive is 4' short of the width required to waive the requirement for the additional on-site parking spaces. Allowing the proposed tandem parking adds to the safety of the neighborhood by providing four on-site parking spaces and reducing the potential impact of on-street parking on the street, even though street parking is not an issue, in staff's opinion.

5. That the proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views and aesthetic values in the neighborhood because allowing the project to park in tandem in front of the garage or utilize on-street parking rather than requiring non-tandem parking spaces on site would not significantly impact existing parking on the street since it widens near the subject parcel and parking impacts were not observed by staff at various times of day on many occasions. The proposed tandem parking does not have a significant impact on the neighborhood and does not impact the views or aesthetics of the neighborhood. Requiring four non-tandem spaces would reduce the amount of landscaping in front of the proposed house.

Section 3. Tree Removal:

The following are the criteria under which the Tree Removal Permit can be approved:

2. Where, upon taking into account the size, shape, topography and existing protected trees upon the lot, the denial of the permit would create an unreasonable hardship or a significant undue impairment of the use and enjoyment of the property by the property owner.
5. Where a property owner requests removal of a protected tree for other reasonable cause and the removal will not impact the character of the neighborhood from public view or adjacent properties or where such removal can be reasonably mitigated.

The requested tree removal can be justified per Findings #2 and #5. The small, constrained lot is already limited by the total floor area allowed for the lot and the reduction applied for the SFG. The removal allows for the proposed house to be placed with complaint setbacks. The loss of the two protected oak trees would be mitigated by a comprehensive landscape plan and replacement, where feasible will be required.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves the Hillside Development Permit, Second Floor Review, Variance and Tree Removal Permit to allow the construction of a new house and retaining walls on a hillside lot at 2050 Hilldale Drive, subject to the conditions attached to this resolution.

PASSED, APPROVED AND ADOPTED this 9th day of May, 2017.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

**CONDITIONS OF APPROVAL
HILLSIDE DEVELOPMENT PERMIT 16-19,
SECOND FLOOR REVIEW 16-16, VARIANCE 16-04
AND TREE REMOVAL PERMIT 16-23
2050 Hilldale Drive**

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the architectural plot plans submitted, labeled HDP 16-19 / SFR 16-16 / VAR 16-04 and TR 16-23, Sheets A1.0 thru A1.3, A2.1 thru 2.2 and A3.1 thru A3.3.
3. Prior to obtaining a building permit, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgment of the conditions stated herein on a form to be provided by the Planning Department along with the notice of approval. Any revisions to project drawings required through these conditions of approval shall also be submitted prior to permit issuance.
4. All buildings, fences, signs, roadways, parking areas, landscaping and other facilities or features shall be located and maintained as shown on the architectural plot plans submitted, labeled HDP 16-19 / SFR 16-16 / VAR 16-04 and TR 16-23, Sheets A1.0 thru A1.3, A2.1 thru 2.2 and A3.1 thru A3.3, except as otherwise stated in these conditions.
5. Unless start of construction is commenced not later than two years after this approval is granted and is diligently pursued thereafter, this approval will automatically become null and void. However, if no revisions to the Zoning Code have been implemented since the project approval that would result in zoning nonconformity, the Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Department of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the

applicable legal standards for determining when vested property rights to complete the project have arisen.

6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.
7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance, or resolution of the City Council prior to the occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this Hillside Development Permit/Second Floor Review. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. Prior to the issuance of any grading or building permits, the applicant shall provide a Parking Management Plan, to be reviewed and approved by the Director of Community Development. The Parking Management plan shall indicate where construction parking will be located to ensure impacts to existing on-street parking are mitigated. If sufficient on-street parking at the project site is not available, additional construction vehicle and/or equipment parking must occur off-site at a location approved by the Director of Community Development. The applicant shall demonstrate that the off-site location will not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. If off-site parking is required, contractors and construction workers shall be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.

12. All work shall comply with City Ordinance 313 (Chapter 9.14 of the Municipal Code). A Building Debris Management Report (BDMR) is required to provide documentation that verifies a minimum of fifty (50) percent of the debris or material generated was diverted from a landfill. A Construction and Demolition Recycling Tool Kit with the BDMR is available at the Public Works Department. A performance security is required prior to the issuance of the grading and building permits.
13. Prior to the issuance of any grading or building permit, the applicant shall provide a Haul Route Plan that shall be reviewed and approved by the Director of Public Works and the Director of Community of Community Development. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays. The Haul Route Plan shall take into consideration that trash is collected on Thursdays along Hilldale Drive. The Haul Route Plan shall also indicate where trucks trips to and from the site shall take access.
14. Prior to the issuance of a grading permit for the single-family dwelling unit project, the Project Applicant shall retain a Native American monitor from a Tribe who is ancestrally related to the project area (i.e. Native American Monitors of Gabrieleño Ancestry) to monitor all ground-disturbing activities in an effort to identify any unknown archaeological/tribal resources. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.
15. A final landscape and irrigation plan that conforms to the Water Efficient Landscape Ordinance shall be submitted for review and approval by the Community Development Director prior to the issuance of building permits. Said landscape plan shall also include plants that are suitable for planting under and around oak trees and provide for

two-replacement oak trees on-site, if feasible, in accordance with City Council Resolution 14-06 pertaining to replacement trees.

16. Protective chain-link fencing shall be installed as recommended by the arborist around all City-protected trees potentially impacted by construction activity and/or within the construction zone prior to the commencement of any grading, demolition, or excavation and shall remain in place until construction activity no longer threatens tree health. Confirmation to this effect shall be required prior to issuance of any permits. An arborist shall make specific recommendations with regards to construction methods for any foundations within 3.5 times the trunk diameter of a protected tree. Said recommendations shall be incorporated into the construction drawings prior to plan check.
17. Any subsequent substantive change to these approved plans by the Fire Department or any other agency having subsequent approval authority shall cause these plans to be returned to the Planning Commission for additional review and approval prior to permit issuance.
18. A material and color board shall be submitted for review and approval by the Director of Community Development prior to plan check submittal. Compliance with the Light Reflectance Value (LRV) provision of the Hillside Ordinance shall be demonstrated.

Public Works Conditions of Approval:

19. Applicant shall submit a preliminary grading and drainage plan, indicating elevation contours, on-site drainage flow and BMPs.
20. Project shall comply with City's Low Impact Development Standards.
21. Applicant shall construct 8" curb and gutter fronting property.
22. Applicant shall construct driveway approach 3' clear from power pole per City standard.
23. This project **disturbs less than one acre of land**; the project is subject to the following minimum construction requirements:
 - Sediments from areas disturbed by construction shall be retained on site, using structural drainage controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.
 - Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.

- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.

24. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall submit a street improvement plan consistent with the approved Site Plan and conditions of approval and obtain encroachment permits from the Engineering Division.
25. Any proposed mailbox structure shall be approved and permitted by Public Works.
26. Project shall connect to existing sewer main line in Hilldale Drive.
20. No above ground structures shall be constructed within the public Right-of-Way. Sheet C2 shall be revised so that the retaining wall immediately adjacent to the driveway does not project into the ROW.

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Community Development Department
1327 Foothill Boulevard
La Cañada Flintridge, CA 91011-2137
(818) 790-8881

**MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY CHECKLIST**

Case Number: Hillside Development Permit 16-19
Second-Floor Review 16-16
Variance 16-04
Tree Removal 16-23

Project Location: 2050 Hilldale Drive
Assessor Parcel Number: 5807-013-090

Project Description: Construction of a new 2,025 sq. ft. two-story residence and related site work on a hillside lot, including retaining walls. The lot has an average slope of 24%. A Variance is requested to reduce the onsite required parking from four to two. A Tree Removal Permit would allow the removal of 2 protected oak trees. As part of the project, the applicant would install a new driveway that would require the appropriate entitlements from the Public Works Department for encroachments into the Public Right-of-Way

Project Applicant: Mr. Craig Anderson

Lead Agency: City of La Cañada Flintridge
Department of Community Development
1327 Foothill Boulevard
La Cañada Flintridge, CA 91011
(818) 790-8881

On the basis of the attached Initial Study prepared for the project, it has been determined that the has been modified to incorporate the mitigation measures listed below so that it would not have a potentially significant effect on the environment. A copy of said Initial Study is attached. This document constitutes a Mitigated Negative Declaration.

1. Aesthetics

No mitigation measures are required.

2. Agriculture and Forest Resources

No mitigation measures are required.

3. Air Quality

No mitigation measures are required.

4. Biological Resources

No mitigation measures are required.

5. Cultural Resources

Prior to the issuance of a grading permit for the single-family dwelling unit project, the Project Applicant shall retain a Native American monitor from a Tribe who is ancestrally related to the project area (i.e. Native American Monitors of Gabrieleño Ancestry) to monitor all ground-disturbing activities in an effort to identify any unknown archaeological/tribal resources. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

6. Geology and Soils

No mitigation measures are required.

7. Greenhouse Gas Emissions

No mitigation measures are required.

8. Hazards and Hazardous Materials

No mitigation measures are required.

9. Hydrology and Water Quality

No mitigation measures are required.

10. Land Use and Planning

No mitigation measures are required.

11. Mineral Resources

No mitigation measures are required.

12. Noise

No mitigation measures are required.

13. Population and Housing

No mitigation measures are required.

14. Public Services

No mitigation measures are required.

15. Recreation

No mitigation measures are required.

16. Transportation/Traffic

- a) *Prior to the issuance of any grading or building permit, the applicant shall provide a Haul Route Plan that shall be reviewed and approved by the Director of Public Works and the Director of Community of Community Development. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays. The Haul Route Plan shall take into consideration that trash is collected on Thursdays along Hilldale Drive. The Haul Route Plan shall also indicate where trucks trips to and from the site shall take access. Said conditions will be incorporated into the project's conditions of approval.*

- b) *Prior to the issuance of any grading or building permits, the applicant shall provide a Parking Management Plan, to be reviewed and approved by the Director of Community Development. The Parking Management plan shall indicate where construction parking will be located to ensure impacts to existing on-street parking are mitigated. If sufficient on-street parking at the project site is not available, additional construction vehicle and/or equipment parking must occur off-site at a location approved by the Director of Community Development. The applicant shall demonstrate that the off-site location will not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. If off-site parking is required, contractors and construction workers shall be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays. Said conditions will be incorporated into the project's conditions of approval.*

17. Tribal Cultural Resources

See mitigation measures listed under Section 5. Cultural Resources

18. Utilities and Service Systems

No mitigation measures are required.

19. Mandatory Findings of Significance

Implementation of Mitigation Measures as listed under Section 5. Cultural Resources and Section 16. Transportation/Traffic would reduce impacts to less than significant.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None

A Public Hearing will be held by the Planning Commission of the City of La Cañada Flintridge in the Council Chambers, 1327 Foothill Boulevard, La Cañada Flintridge, California on May 9, 2017, at 6:00 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Proposed Mitigated Negative Declaration to the La Cañada Flintridge Planning Department, Attention: Harriet Harris, 1327 Foothill Boulevard, La Cañada Flintridge, California 91011; or phone (818) 790-8881. Please refer to the Case Number(s) listed above.

Document Availability

Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public review at the Planning Department (1327 Foothill

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Boulevard) from 7:00 am to 5:00 pm Monday through Thursday, and 8:00 a.m. to 5 p.m. Friday.
Additional information is also available on the City website at www.lcf.ca.gov.

Harriet Harris
Assistant Planner

Date

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:**
Hillside Development Permit 16-19
Second-Floor Review 16-16
Variance 16-04
Tree Removal 16-23
2. **Lead Agency Name and Address:**
City of La Cañada Flintridge
Community Development Department
1327 Foothill Boulevard
La Cañada Flintridge, CA 91011
3. **Contact Person and Phone Number:**
Harriet Harris
Assistant Planner
(818) 790-8881
4. **Project Location:**
2050 Hilldale Drive
Assessor Parcel Number: 5807-013-090
5. **Project Sponsor's Name and Address:**
Craig Anderson
1313 Foothill Boulevard, Unit #8
La Cañada Flintridge, CA 91011
6. **General Plan Designation:**
Medium Density Residential (up to 8.7 Dwelling Units/Acre)
7. **Zoning:**
R-1-7,500 (Single-Family Residential, 7,500 sq. ft. minimum lot size)
8. **Description of Project:** (A description of the whole action involved, including but not limited to later phases of the project, and any secondary, support or off-site features necessary for its implementation):

Allow construction of a new 2,025 sq. ft. two-story residence and related site work on a hillside lot, including retaining walls. The lot has an average slope of 24%. A Variance is requested to reduce the onsite required parking from four to two. A Tree Removal Permit would allow the removal of 2 protected oak trees. As part of the project, the applicant would install a new driveway that would require the appropriate entitlements from the Public Works Department for encroachments into the Public Right-of-Way.

City of La Cañada Flintridge
Environmental Checklist

Case No.: HDP 16-19; SFR 16-16; VAR 16-04; TR 16-23

SURROUNDING LAND USES

Existing:	Vacant Lot
To the north:	210 Freeway
To the east:	Vacant Lot
To the south:	Single-Family Residence
To the west:	Single-Family Residence

9. **Other Agencies Whose Approval is Required:** (e.g. permits, financing approval, or participation agreement):

Building and Safety for Plan Check

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|---------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use /Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities /Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

City of La Cañada Flintridge
Environmental Checklist

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Determination:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions have been made to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	x
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Harriet Harris
Assistant Planner

Date

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EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

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previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
The mitigation measure identified, if any, to reduce the impact to less than

CITY OF LA CAÑADA FLINTRIDGE ENVIRONMENTAL CHECKLIST

1. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?				X
No significant public view would be affected by the construction of the proposed residence, which would be partially screened from street view by existing and proposed landscaping, and its partial siting below Hilldale Drive. The house would not be situated as to block any views from private property, the nearest of which are adequately distanced or elevated, or oriented away from the site. The 210 Freeway is sited to the north and at a much higher level than the subject lot. There are no identified scenic vistas in the area in any event and, therefore, there would be no impact				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
The project would be built on a small lot along a public City street. The City has no designated Scenic Highways or historic buildings in this area according to the General Plan. Some existing trees would be removed to accommodate the new house but would be replaced. There would be no impact of the project on scenic resources.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
The new house offers an attractive compact Farmhouse design and sensitive massing. It would be situated partially below the adjacent street, thereby limiting exposure and visible building height as seen from the proximate homes to the east. The house would be partially screened and distanced from other proximate homes considering the wooded topography of the area, which visually insulates the site's interior to a degree. With screening along the lot's perimeter and new landscaping proposed, the project would not significantly impact the visual quality of the site and surroundings.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
There is currently no exterior lighting on the site, though some increase in exterior lighting associated with construction of a new two-story residence with exterior amenities is to be expected. No light or glare beyond that of normal single-family residential use is proposed or anticipated, so no significant impact would result from construction of the house.				

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997)

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prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				x
There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) within LCF; therefore, there will be no impact.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				x
There is no land zoned for agricultural use or Williamson Act contracts within LCF; therefore, there will be no impact.				
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				x
No land within LCF is zoned for, or utilized as, forest land, timberland, or timberland zoned Timberland Production. The Angeles National Forest is located to the north of LCF, completely outside of the City boundary. Therefore, there will be no impact.				
d) Result in the loss of forestland or conversion of forestland to non-forest use?				x
There is no forestland within LCF; therefore, there will be no impact.				
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or				x

conversion of forest land to non-forest use?				
<p>The project site is not located within close proximity to any land zoned for or utilized for agricultural or forest land. Therefore, the proposed project will not result in the loss of forestland or conversion of forestland to non-forest use and therefore, there will be no impact.</p>				

<p>3. AIR QUALITY. (The significance criteria established by the South Coast Air Quality Management District shall be relied upon to make the following determinations.) Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
<p>Construction of a house on an existing legal lot is not in conflict with any air quality plan. The 210 Freeway is immediately to the north and upslope from the subject property. The proposed house would not contribute to air quality issues and, therefore, there would be no impact.</p>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
<p>The project would involve only the construction of a new two-story residence in an area zoned and intended for such use; therefore, it cannot be expected to have a significant effect on air quality. The 210 Freeway is immediately across the street and upslope from the subject property. The proposed house would not contribute to air quality issues and would have a less than significant impact on air quality.</p>				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
<p>A single-family residential use is not associated with regulated emissions.</p>				
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
<p>No sensitive receptors beyond long-standing single-family residences are found on the site or immediate area while the construction of one new single-family residence is not expected to result in substantial pollutant concentrations in any event and would result in less than significant impacts.</p>				
e) Create objectionable odors affecting a substantial number of people?				X
<p>The introduction of a two-story single-family residence to the area is not expected to result in the creation of objectionable odors, beyond those temporarily associated with certain construction activity and, therefore, would have no impact.</p>				

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4. BIOLOGICAL RESOURCES. Would the proposal result in impacts which would:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
The project involves new residential construction in a substantially developed hillside area. No unique, rare, or endangered animals are known to exist on site and, therefore, there would be no impact.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
b-c: There are no locally designated natural communities on the site and no riparian or wetlands habitat onsite and, therefore, there would be no impacts.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
There are no wildlife corridors on the site, which is across the street from the 210 Freeway, or in the surrounding area that would be affected by the construction of the house. The project would develop an existing vacant R-1 lot adjacent to existing single-family residential development to the west and rear sides; and a vacant parcel to the east. Therefore, there will be no impacts.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
New construction would be proximate to several protected oak trees. The trees have been evaluated by a professional arborist with supporting documentation incorporated into the case file. As part of the request, the applicant is also requesting to remove several protected oak trees to accommodate placement of the new, two-story house. Other non-protected trees to be removed to accommodate the project would have a negligible effect on the visual quality of the site. Therefore, compliance with the local tree ordinance would have a less than significant impact.				
f) Conflict with the provisions of an adopted Habitat				X

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Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				
There are no conservation plans in this area and, therefore, the project will have no impact on such a plan.				

5. CULTURAL RESOURCES. Would the proposal:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

a – d: No previously identified paleontological fossils localities are present within the City boundaries and the potential for the discovery of fossils is low. There is always the potential for paleontological resources to exist at subsurface levels. In the event that paleontological resources are unearthed, all earth-disturbing work would be temporarily suspended until a paleontologist has evaluated the nature and significance of the resource. Once the find has been appropriately mitigated, work in the area would resume. No known burial sites are located within the vicinity of the project site. However, if human remains are encountered, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. As there is the potential for buried archaeological resources on the site, the following Mitigation Measures is proposed to ensure impacts are mitigated to a less than significant level:

Mitigation Measure: Prior to the issuance of a grading permit for the single-family dwelling unit project, the Project Applicant shall retain a Native American monitor from a Tribe who is ancestrally related to the project area (i.e. Native American Monitors of Gabrieleño Ancestry) to monitor all ground-disturbing activities in an effort to identify any unknown archaeological/tribal resources. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or has a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that

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would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			x	
ii) Strong seismic ground shaking?			x	
iii) Seismic-related ground failure, including liquefaction?			x	

i-iii: The site is not directly within a known fault zone, and the project site is not identified in the Alquist-Priolo map series. The nearest zone is the Sierra Madre-San Fernando Fault, which passes through the north portion of the City and is not proximate to the site. The Sierra Madre Fault as well as other nearby faults (San Andreas, San Jacinto, Elsinore-Whitter, Newport-Inglewood) are expected sources of ground shaking at the site. A moderate to major event on any of these faults could result in ground shaking at the project site. This risk exists throughout the Southern California region and could pose a risk by exposing people, property and infrastructure to potentially damaging ground shaking. Compliance with applicable building codes would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. The site is subject to the same risk of ground shaking or liquefaction as the surrounding area. Based on this, impacts associated with strong seismic ground shaking are anticipated to be less than significant. According to General Plan Figure SE-3 (State of California Seismic Hazard Zone in the City and Vicinity) and the USGS Seismic Hazard Zones Pasadena Quadrangle (May 25, 1999) the project site is located on the periphery of a liquefaction zone but the submitted soils report indicates that the site is within Los Angeles County standards for development of the site. Based on this information, potential impacts associated with liquefaction would be less than significant.

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iv) Landslides?			X	
<p>The site is in the San Rafael Hills. Earth materials underlying the site and immediate vicinity consist of granitic deposits and areas of colluvium blanketing the slopes. According to General Plan Figure SE-3 (State of California Seismic Hazard Zone in the City and Vicinity) and the USGS Seismic Hazard Zones Pasadena Quadrangle (May 25, 1999) the project site is somewhat near several steeper hillside areas to the west that may be susceptible to earthquake induced landslides. However, the site is not within these delineated areas. Local landslide history and potential is addressed in the soils/geology study, which confirms that the property is not located within an area susceptible to landslides. Based on this, the project would not expose people or structures to potential substantial adverse effects associated with landslides and impacts would be less than significant.</p>				
b) Result in substantial soil erosion or the loss of topsoil?			X	
<p>No erosion or major topsoil loss would result from the project, which would involve construction of a new, two-story house, with some grading to accommodate the structure, fortified through installation of retaining walls where necessary. Code compliance for grading and construction will ensure less than significant impact.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
<p>Collapsible soil involves the rapid settling or collapsing of certain types of geologically recent, unconsolidated sediments. Ground settlement can damage man-made structures such as foundations, pavements, concrete slabs, and utilities. Those portions of LCF that may be susceptible to seismically induced settlement are the alluvial surfaces and larger drainages that are underlain by alluvial sediments. Although areas near the base of the San Rafael Hills may be vulnerable, the project site is not. Although some grading will occur, the geological substructure would remain stable, as the project site has been subject to recent geological and soils documentation that confirm a very low probability of landslides or liquefaction resulting from the project, with said documentation incorporated into the plan check process and compliance with applicable building code, geologic stability impacts would be less than significant.</p>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
<p>Expansive soil (clay-based soil with an above average expansion index) is not believed to exist on site based on review of the California Expansive Soils Map. Regardless, the project site will be subject to geological and soils documentation to confirm that construction as proposed is supported by all site conditions and, therefore, would have no impact.</p>				
e) Have soils incapable of adequately supporting the use				X

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of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				
The site will be connected to the public sewer, therefore, there would be no impact to the existing soil conditions.				

7. GREENHOUSE GAS EMISSIONS. Would the proposal:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
Significant greenhouse gas emissions are not associated with the construction of one single-family residence and would have a less than significant impact.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
The project, consisting of a new single-family residence, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs. Therefore, there would be no impact.				

8. HAZARDS and HAZARDOUS MATERIALS. Would the proposal:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
a-d: The project will not involve the use of any hazardous substances beyond the minimal level of normal household use and, therefore, would have no impact.				
e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
The house would be located on a fairly narrow and winding public street but the				

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public right-of-way widens from 30' to 50' within 100' to 150' of the parcel and is 50' as it travels west to the City's boundary. The legal lot upon which the house would be built has adequate street frontage, from which an improved driveway of efficient configuration would be created. The introduction of a new single-family residence to the area will not conflict with any existing emergency response plans and emergency evacuation plans and, therefore, would have no impact.

f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
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The introduction of a new house in a medium-density built-up area is not believed to result in a significantly increased fire hazard, since it would provide upgraded irrigated landscaping along with existing native growth, and would need to meet the requirements of Fire Zone 4 and, therefore, would have a less than significant impact. Fire Department approval will be required prior to issuance of building permits.

9. HYDROLOGY AND WATER QUALITY. Would the proposal:

a) Violate any water quality standards or waste discharge requirements?				X
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The site will be connected to the public sewer, therefore, water quality standards would not be impacted. During construction, code compliance and use of best management practices will minimize any potential water quality impacts.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
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Water will be supplied by the Crescenta Valley Water District, and a will-serve letter has been provided indicating the agency's willingness and capability to provide water to this residence. Groundwater was not encountered in any of the test borings or test pits and is not anticipated to be a significant constraint or factor during proposed construction and, therefore, would have no impacts.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
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d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result			X	
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in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
c-f: New construction and paving has the potential to adversely affect the drainage pattern. The westerly portion of the site will be preserved, with the mid and rear section developed with the new residence and driveways. These areas will drain to the street as required by Building and Safety. Beyond this, customary plan check precautions against concentration of flow, with further review by the City Engineer, will be adequate to prevent any significant changes to absorption rates, drainage patterns or surface runoff.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
g-h: The Flood Insurance Rate Maps indicate that there are no 100-year flood zones in the area and, therefore, there will be no impacts.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
i-j: The project is not located in an area subject to those hazards and, therefore, there will be no impacts.				

10. LAND USE AND PLANNING. Would the proposal:				
a) Physically divide an established community?				X
The existing community proximate to the site is constructed with a medium-density single-family residential neighborhood, into which the project would be placed at typical density. Furthermore, with the exception of the parcel immediately to the east of the subject parcel, the project is surrounded by developed sites on all sides. Therefore, there will be no impact.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
The project will not conflict with the General Plan or zoning designation for the site. The General Plan designation is Medium-Density Residential; the zoning is				

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R-1-7,500 (Single-Family Residential - 7,500 sq. ft. Minimum Lot Area) which allows the use. The Hillside Development Ordinance requires discretionary approval of the project, since the average slope of the parcel exceeds 15%. The Variance approval is required because the applicant is requesting to deviate from the on-site parking requirement for hillside properties. Therefore, there will be no impact.

11. MINERAL RESOURCES. Would the proposal:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
a-b: The site is not within any mineral resource area according to the General Plan and USGS online spatial data. Therefore, there will be no impact.				

12. NOISE. Would the proposal result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
a-c: As a new single-family residence with outside amenities on legally developable R-1 property, the project could raise existing noise levels; however, there is no indication of any increase in noise levels beyond that expected of customary residential use. The project shall comply with the community noise ordinance with regard to constructions noise which would lessen any impacts to less than significant.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
No sources of severe noise levels are anticipated as a result of the project, beyond typical construction activity, which will be required to conform to the City's ordinance regulating construction noise thereby reducing the potential noise to less than significant.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles				X

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of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
e-f: The project is not near an airport or airstrip, therefore, there will be no impact.				

13. POPULATION AND HOUSING. Would the proposal:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
The project site is in an area zoned for single-family residences, and is substantially built up, so that the construction of one new single-family residence would not have any substantial growth effect and, therefore, would have no impact.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
b-c: No displacement of any of the area's existing housing stock will result from the project, which is on an existing vacant residential lot and, therefore, will have no impact.				

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	
a-e: There would be a slight impact to each of the services listed above since a housing unit would be added to the area. The applicant would be required to pay school fees to mitigate any new students. The City annually evaluates its contract with the LA County Sheriff's Department to ensure that adequate services are available. Therefore, these impacts would be less than significant.				

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15. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
The project can be expected to increase the population of the area to the extent that a two-story single-family residence can, with the possibility of a limited increase in the demand for recreational facilities and, therefore would have no impact.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
The development of a single residentially zoned site would have no impact on existing recreational facilities.				

16. TRANSPORTATION/TRAFFIC. Would the proposal:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
<i>a-b: Once construction is completed, the addition of a single-family residence to the area would not increase vehicle trips to an appreciable extent and would not have a significant effect on traffic volume in the general area, which is served by an adequate circulation network (LOS A) according to the City's General Plan. An increase in traffic associated with construction is anticipated. To mitigate impacts to the street system, the following mitigation measure is proposed to reduce impacts to a less than significant level.</i>				
<i>Mitigation Measure: Prior to the issuance of any grading or building permit, the applicant shall provide a Haul Route Plan that shall be reviewed and approved by the Director of Public Works and the Director of Community of Community Development. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays. The Haul Route Plan shall take into consideration that trash is collected on Thursdays along Hilldale Drive. The Haul Route Plan shall also indicate where trucks trips to and from the site shall take access. Said conditions will be incorporated into the project's conditions of approval.</i>				

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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
No rail, waterborne or air traffic is found in the vicinity of the site, and the project will have no impact on these transportation systems.				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
No design features or incompatible uses are proposed which would present hazards. The streets are existing in the project area and, therefore, the project would have no impact.				
e) Result in inadequate emergency access?				X
The site is located on a nearly built-out, winding street, and would take access from a level point along a relatively straight section of the street via an improved driveway and, therefore, would have no impact. Fire Department approval will be required.				
f) Result in inadequate parking capacity?		X		
<p>The project would not satisfy the Hillside Development Ordinance requirement of four on-site spaces. The project would provide two onsite, enclosed spaces and the applicant is asking for a Variance for relief of providing the additional two spaces as required by the Hillside Development Ordinance. At this location along Hilldale Drive, however, the right-of way increases from 30' to 50' and the pavement width increases from 18' to 32'. This increased pavement width is less than the 36' required to have this provision waived; however, the increased width coupled with the lack of residential houses across the street from the project site, will decrease the parking demand in the area. An increase in on-street parking during construction activities is anticipated, and given the limited on-site parking associated with the existing hillside residential lots on Hilldale Drive, there is the potential for impacts associated with on-street parking. Therefore, the following mitigation measure is proposed to reduce temporary parking impacts associated with construction activities to a level of less than significant.</p> <p><i>Mitigation Measure: Prior to the issuance of any grading or building permits, the applicant shall provide a Parking Management Plan, to be reviewed and approved by the Director of Community Development. The Parking Management plan shall indicate where construction parking will be located to ensure impacts to existing on-street parking are mitigated. If sufficient on-street parking at the project site is not available, additional construction vehicle and/or equipment parking must occur off-site at a location approved by the Director of Community Development. The applicant shall demonstrate that the off-site location will not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. If off-site parking is required, contractors and construction workers shall be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays. Said conditions will be incorporated into</i></p>				

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<i>the project's conditions of approval.</i>				
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
The construction of a single-family residence will have no impact any existing or feasible future facilities or services supporting alternative transportation. Such facilities are not associated with single-family residences in this area.				

17. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				X
The vacant parcel is not listed in the California Register of Historic Places and/or in a local register and would, therefore, have no impact.				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		
No known sites or resources of cultural significance are located within the vicinity of the project site. The City has provided notification to those tribes that have previously requested notification pursuant to Assembly Bill 52. After consultation with the Gabrieleño Band of Mission Indians – Kizh Nation, there is the potential for excavation activities to unearth buried tribal resources. Therefore, the Mitigation Measure identified within Section 5 (Cultural Resources) will be applied, ensuring impacts are mitigated to a level of less than significant.				

18. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing				X

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facilities, the construction of which could cause significant environmental effects?				
a-b: Crescenta Valley Water District provides water to the site and has confirmed availability through a will-serve letter. The addition of one new two-story house in the area would require at most a minor increase in the amount of irrigation, as compared with the entire area. The project is not expected to require any new systems or need for alterations to existing water treatment or distribution systems. The project site will connect to the sewer system and, therefore, will have a less than significant impact.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
The drainage of the area will not be significantly affected by the addition of one house, and is not expected to require any new systems or need for alterations to existing storm water drainage systems in the area and, therefore, will have a less than significant impact.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
Crescenta Valley Water District has indicated in a Statement of Water Availability that they will provide water to the site. The project is not expected to require any new systems or need for alterations to existing water treatment or distribution systems, according to the District and, therefore, will have a less than significant impact.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
The new residence is to be served by existing sewer and, therefore, will have a less than significant impact.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
f-g: The City requires that the applicant contract with his own provider of solid waste disposal service. The provider must conform to certain City rules for the provision of this service as well as State and Federal regulations. Therefore, will have a less than significant impact. and, therefore, will have a less than significant impact.				

19. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		x		
<p>The project involves the addition of a new two-story single-family residence on a residentially zoned lot in substantially built out hillside area. It would not significantly disturb views, aesthetics, or habitat, being in an area without significant habitat characteristics. The project does have the potential to unearth buried historical or tribal resources and mitigation to required monitoring during ground disturbing activities has been applied to the project. With the incorporation of mitigation measures, impacts will be less than significant.</p>				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		x		
<p>The construction of a new two-story single-family residence is of individually limited scope; however, the project is located within a hillside area where both on-site and on-street parking is limited and road pavement widths are limited. Therefore, the project does have the potential to impact the existing street system and on-street parking within the vicinity of the project site. Mitigation measures requiring the approval of a Haul Route Management Plan and Parking Management Plan will ensure impacts are mitigated to a level of less than significant.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		x		
<p>The project develops a legal lot within a developed neighborhood, in a manner reasonably consistent with the standards of that zone. However, due to the hillside nature of the project site and potential impacts to the street system and on-street parking associated with temporary construction activities, there is the potential for the project to have an adverse effect. Mitigation measures have been applied to the project, associated with transportation and traffic, to ensure such temporary construction impacts are mitigated to a level of less than significant.</p>				

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Source List

The following enumerated documents are available for review at the offices of the City of La Cañada Flintridge, Community Development Department, 1327 Foothill Boulevard, La Cañada Flintridge, CA 91011-2137.

1. *City of La Canada Flintridge General Plan*
2. *Chapter 11.35 of the LCF Zoning Code – Hillside Development*
3. *State of California Seismic Hazard Zones Map – Pasadena Quadrangle (3/25/99)*
4. *State of California Department of Water Resources - Pasadena Quadrangle (1988)*
5. *Project Soils/Geology Report dated October 12, 2015 (attached)*
6. *Water and Sewer Availability Letter dated May 16, 2016 (attached)*
7. *Arborist report dated 1-31-2016 (attached)*