CITY OF SOUTH PASADENA
PLANNING COMMISSION REGULAR MEETING AGENDA

Amedee O. "Dick" Richards, Jr. Council Chamber
1424 Mission Street, South Pasadena, CA 91030

Tuesday, August 13, 2019, at 6:30 p.m.

In order to address the Planning Commission, please complete a Public Comment Card. Time allotted per speaker is three minutes.

CALL TO ORDER: Chair Kelly M. Koldus

ROLL CALL: Steven Dahl, Commissioner, John Lesak, Commissioner, Richard Tom, Secretary, Janet Braun, Vice-Chair, and Kelly M. Koldus, Chair

COUNCIL LIAISON: Dr. Richard D. Schneider, Council Liaison

STAFF PRESENT: David Bergman, Interim Director of Planning and Building
Holly O. Whatley, Assistant City Attorney
Edwar Sissi, Associate Planner

PLEDGE OF ALLEGIANCE: Chair Kelly M. Koldus

PUBLIC COMMENTS AND SUGGESTIONS
(Time limit is three minutes per person)

Time reserved for those in the audience who wish to address the Planning Commission on items not on the agenda and within the subject-matter jurisdiction of the Planning Commission. The audience should be aware that the Planning Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.

Note: Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.

CONTINUED HEARING

1. <u>1532 Indiana Avenue (Hillside Development Permit)</u>

The Planning Commission will consider an application for a Hillside Development Permit for a proposed project, which consists of a 735 square foot addition to an existing 1,188 split-level single-family residence that was constructed in 1948. The existing two-car carport located in the front yard is proposed for demolition. The existing carport located in front of the house is proposed for demolition to accommodate a new 500 square foot two-car garage and an adjacent uncovered guest parking. New stairs will lead from the garage to the existing entry deck. The deck will be enlarged to wrap around a new 2nd story addition. The old driveway and stairs leading from the southwest frontage along Indiana Avenue will be demolished and new concrete steps will be installed to lead to a relocated front entry that ties in with the proposed new addition. Roof top decking will be located atop the new garage, and an additional terraced deck will be connect the garage structure to the house wrap-around deck.

<u>Recommendation</u>:
Approve

ADMINISTRATION

2. Comments from City Council Liaison
3. Comments from Planning Commissioners
4. Comments from Staff

ADJOURNMENT

5. Adjourn to the regular Planning Commission meeting scheduled for September 10, 2019

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- City Website at: http://www.ci.south-pasadena.ca.us/planning/agendasminutes.html

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Any disclosable public records related to an open session item appearing on a regular meeting agenda and distributed by the City of South Pasadena to all or a majority of the legislative body fewer than 72 hours prior to that meeting are available for public inspection at the Planning and Building Department, located at City Hall, 1414 Mission Street prior to the meeting. During the meeting, these documents will be included as part of the "Counter Copy" of the agenda packet kept in the Amedee O. "Dick" Richards, Jr., Council Chambers at 1424 Mission Street. Documents distributed during the meeting will be available following the meeting at the Planning and Building Department.

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ACCOMMODATIONS

The City of South Pasadena wishes to make all of its public meetings accessible to the public. Meeting facilities are accessible to persons with disabilities. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Hearing assistive devices are available in the Council Chamber. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

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

8/8/19
Date

Elaine Serrano,
Administrative Secretary

Planning Commission Agenda Report

ITEM NO. 1

DATE: August 13, 2019

FROM: David Bergman, Interim Director of Planning and Building

VIA: Kanika Kith, Contract Planner

SUBJECT: Hillside Development Permit and Design Review
Project No. 2118-HDP (Hillside Single-Family Addition)
1532 Indiana Avenue (APN: 5314-006-028)

Recommendation
Adopt P.C. Resolution 19-__ adopting a Negative Declaration and approving a Hillside Development Permit and Design Review (Project No. 2118-HDP).

Discussion
This project was presented to the Planning Commission meeting on July 9, 2019. At that meeting, the Commission expressed concerns about the design of the proposed detached garage, proposed materials, and conflicting information shown on the plans. Thus, the Commission voted 5-0 to continue the project to the Planning Commission meeting on August 13, 2019.

Details of the project was provided in the July 9, 2019 Planning Commission staff report, which is available on the City's website here: Planning Commission Meeting Packet July 9, 2019

On July 18, 2019, the applicant met with Commission Dahl to discuss design changes to address the Commission's concerns.

On July 29, 2019, the applicant submitted a revised set of plans that included the following design changes:

- Redesigned the deck around the new living room addition as follows:
  - Replaced the previously proposed stucco wall with perforated sheet metal panels. A maintenance access door is proposed on the east side of the building.
  - Added horizontal wood sliding on the secondary wall behind the perforated sheet metal.
- Replaced the previously proposed stainless steel cable railing with vertical steel posts for the new deck around the new living room addition.

- Added horizontal wood sliding on the secondary wall behind the perforated sheet metal.

- Replaced the previously proposed stainless steel cable railing with vertical steel posts for the new deck around the new living room addition.

- Replaced the previously proposed horizontal wood siding railing for the deck above the garage with perforated sheet metal panels and steel cap.

- Added wrought iron handrail for the proposed concrete stairs to the front door, proposed on the west side of the building.

- Replaced the previously proposed concrete stairs along the east side of the building with wood steps.

The new plans also include the following information for clarification:

- Identified the slope and material of the proposed wood decks above the garage and around the new living room addition to be 1% slope with "elastomeric" coating.

- Called out a proposed 3-foot high retaining wall on the southeast corner property boundary. The proposed retaining wall will be stucco and painted grey to complement the color the proposed building.

- Identified the material of the upper level of the southeast corner of the 2-story addition as spandrel glass.

- Correctly located the southwest corner window of the existing upper living area.

- Provided a revised south elevation drawing showing the area of exterior remodel.

The attached Resolution (Attachment 1) includes updated findings to reflect the revised design.

Alternatives to Consider

1. Identify other issues of concerns with the proposed project, and provide the applicant with direction to further modify the project, and continue the public hearing to a date certain.

2. Deny Design Review and Hillside Development Permit, Project No. 2118-HDP.

Legal Review
The Assistant City Attorney has reviewed this Staff Report.

Fiscal Impact
Not applicable to this Agenda Item.

Environmental Analysis
The Negative Declaration presented to the Planning Commission on July 9, 2019 remains valid and is included as Exhibit A to the attached Resolution.

Attachments:

1. Draft P.C. Resolution No. 19-__
2. Exhibit "A" – Initial Study and Proposed Negative Declaration
3. Exhibit "B" – Conditions of Approval and Department/Agency Requirements
4. Project Architectural Drawings

ATTACHMENT 1

Draft Planning Commission Resolution No. 19-__

P.C. RESOLUTION NO. 19-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA ADOPTING A NEGATIVE DECLARATION AND APPROVING AN APPLICATION FOR A HILLSIDE DEVELOPMENT PERMIT & DESIGN REVIEW FOR THE CONSTRUCTION OF A NEW TWO-LEVEL 736 SQUARE FOOT ADDITION TO AN EXISTING 1,188 SPLIT-LEVEL SINGLE-FAMILY HOME, THE CONSTRUCTION OF A DETACHED 500 SQUARE FOOT GARAGE, THE CONSTRUCTION OF NEW OUTDOOR DECKING, AND THE DEMOLITION OF AN EXISTING UMPERMITTED CARPORT FOR THE PROPERTY LOCATED AT 1532 INDIANA AVENUE (APN: 5314-006-028).

WHEREAS, on March 19, 2019, Jim Fenske, architect of JFenske Architecture, submitted an application for a Hillside Development, Design Review, and environmental assessment for a new two-story addition, new detached two-car garage, and the demolition of an unpermitted carport on behalf of property owners Jessica and Ian Clark for their property located at 1532 Indiana Avenue; and

WHEREAS, on April 18, 2019, the applicant was issued corrections to clarify the drawings, provide full annotations and dimensions, provide grading analysis, comply with setbacks, comply with LID Ordinance, comply with landscaping standards, and provide a geotechnical soils report; and

WHEREAS, on January 20, 2019, the applicant provided a geotechnical soils report; and

WHEREAS, on February 12, 2019, the applicant provided revised drawings; and

WHEREAS, on February 21, 2019, the applicant was issued corrections to address clarity in the drawings, and missing annotations; and

WHEREAS, on March 21, 2019, the applicant submitted revised drawings; and

WHEREAS, on April 19, 2019, the applicant was issued corrections to address landscaping requirements, LID requirements, right of way encroachments, and accuracy of project calculations; and

WHEREAS, on April 26, 2019, the applicant resubmitted revised drawings and

WHEREAS, in June 2019, the application was deemed complete; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et. seq. ("CEQA"), and the State's CEQA Guidelines, Section 15070 et seq, staff conducted an Initial Study and determined that the

project would not have a significant impact on the environment, so a Negative Declaration was prepared; and

WHEREAS, after notices issued pursuant to the requirements of South Pasadena Municipal code, and the CEQA Guidelines, the Planning Commission held a duly noticed public hearing on July 9, 2019, at which time all interested parties were given the opportunity to be heard and present evidence; and

WHEREAS, on July 9, 2019, after receiving all public testimony and Commission deliberation, the Planning Commission voted 5-0 to continue the project to the regularly scheduled Planning Commission on August 13, 2019; and

WHEREAS, on August 13, 2019 the Planning Commission considered the project.

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

SECTION 1: Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et. Seq. ("CEQA"), and the State's CEQA Guidelines, the Planning Commission finds that the project will not have a significant effect on the environment and hereby adopts the attached Negative Declaration (Exhibit "A").

SECTION 2: The Commission finds that the proposed project is consistent with all four applicable findings to approve the Design Review of the project pursuant to South Pasadena Municipal Code Section 36.410.040, as follows:

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

   The proposed project is consistent with the General Plan and the City's adopted Design Guidelines for additions to non-historic single-family residences and hillside sites. The proposed new hillside home addition is designed in consideration of the character and scale of the existing single-family developments in the vicinity. The mass and scale of the proposed project is well proportioned, respectful of the topography, and consistent with recommended design techniques for new hillside homes in established residential neighborhoods. The two-story modern addition is complementary to the existing split-level single-family structure with borrowed primary exterior finishes of wood siding and smooth stucco. Its modern aesthetic is expressed through its aluminum windows and doors, corten steel trellis, vertical steel posts and perforated sheet metal panels with steel caps railings, perforated sheet metal panels, and simple geometries. The overall style of the addition is fully compatible with the existing house, and the established single-family hillside neighborhood of eclectic architectural styles. A detailed analysis of the project's compliance with the Design Guidelines is included herein. Therefore, this finding can be made.

According to Part III of the City's Residential Design Guidelines for Enhancing Non-Historic Residences all façade treatments should include the following:

- *Use building materials that are of traditional dimensions.*
  - The applicant is proposing to use materials that are of traditional dimensions and applications including a façade in smooth stucco, and horizontal wood siding to match the finishes found on the existing house.

- *Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.*
  - The primary proposed material finishes are found on the existing house, and will serve as a matching element to the proposed project. The new materials proposed for the addition include aluminum windows and doors, vertical steel posts and perforated sheet metal panels with steel cap for railings, and corten steel for the trellis. The applicant is proposing modern architectural finishes to complement the traditional finishes found on the existing home. The applicant is not proposing materials or finishes that are out of normal context for modern additions.

- *Alternative materials should have a proven durability in the Southern California climate; for example, they should not be easily susceptible to UV-related degradation.*
  - The applicant is proposing to use smooth stucco, aluminum windows, wood siding, vertical steel posts and perforated sheet metal panels with steel caps railings, and corten steel trellis. These materials are proven to withstand harsh climatic conditions, and are relatively long lasting even against harsh UV exposure.

- *Stucco can be an appropriate treatment but should maintain a finish compatible with that seen historically within the neighborhood and should be appropriate to the style of architecture.*
  - The applicant is proposing to utilize smooth stucco on the new addition, which will match the stucco finish found on the existing home. Smooth stucco is a common finish found historically within the neighborhood and the City and it is a finish that is also commonly associated with contemporary homes and additions.

- *Synthetic spray-on stucco is generally not appropriate.*
  - The applicant is not proposing to use synthetic spray-on stucco.

- *Wood lap or shingles, brick, or stone are also appropriate materials, if other buildings in the neighborhood employ these materials.*
  - The project will utilize wood lap siding as an exterior finish on the new addition, which is also found on the existing home. Wood lap, or wood siding is commonly found on modern and historic homes throughout the City.

- *All wood siding should have a weather-protective finish.*
  - The proposed wood siding will have a weather protective finish.

- *Wood, brick, or stone elements should be similar in dimension and pattern to that used historically and employed in traditional manner in terms of design.*
  - The wood siding proposed for the addition will match the existing wood siding found on the existing house volumes. The applicant is not proposing to use brick, or stone elements in the project.

- *Extensive use of glass or polished metal, or other highly-reflective material, as a primary exterior finish is generally not appropriate unless the architectural style provides for a prevailing use of these materials.*
  - The areas of large glazing occurs on the southeast face of the two-story addition, on the upper and lower levels, to complement the modern architectural style.

- *Decorative details should be consistent with the traditional style of the residence.*
  - The applicant is proposing a modern vernacular with the proposed addition that is simple in design with a simplified form, massing and material palette.

- *Avoid painting unpainted masonry and wood surfaces when they contribute to articulating walls, and when such materials are used to articulate texture.*
  - The applicant is not proposing to use masonry or other exposed, unfinished wood surfaces as finish or decorative elements on the project.

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

   The proposed project will accommodate the single-family functions and activities proposed for the site. The new addition will provide additional living space, a new entry, an interplay of indoor and outdoor living, and enhanced curb appeal. The home will provide sufficient size and space for residential living, with indoor/outdoor living incorporated into the architectural design. Additionally, the project proposes to demolish an existing carport that was constructed without permits, and provide a new 500 square foot two-car garage and an adjacent uncovered guest parking. New stairs will lead from the garage to the existing entry deck. The deck will be enlarged to wrap around a new second story addition. The old driveway and stairs leading from the southwest frontage along Indiana Avenue will be demolished and new concrete steps will be installed and lead to a relocated front entry that ties in with the proposed new addition. Roof top deck will be located on top of the new garage. Thus, the proposed project will not impose adverse pedestrian or traffic hazards, nor will the proposed project interfere with the use and enjoyment of neighboring, existing or future developments. Therefore this finding can be made.

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

   The existing character of the surrounding neighborhood consists of single-family residential and is predominately multi-story homes of eclectic architectural styles. The proposed project incorporates a modern aesthetic through its finishes and simple geometry, while simultaneously being complementary to the existing split-level house through matching primary finishes of wood siding and smooth stucco. The new addition will also reduce the verticality of the existing split-level volume by introducing a new interplay of geometric forms. Thus, the overall design of the project will maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan. Therefore this finding can be made.

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

   The proposed addition will provide a seamless transition between indoor and outdoor living through its expansive wraparound trellis-covered deck, and cantina-style folding doors. The roof deck above the garage will also provide additional outdoor living space that is oftentimes a rare commodity on hillside parcels. The trellis and decking serve as outdoor living amenities, while also serving as design elements to break up the project massing, provide shadow lines, and a visual interplay of texture and form. The proposed addition will be complementary to the existing single-family split-level structure through its borrowed use of smooth stucco and wood siding as its primary finish materials. Its modern aesthetic is expressed through its aluminum windows and doors, corten steel trellis, vertical steel posts and perforated sheet metal panel with steel cap railings, and simple geometries. The proposed materials are known for their durability and can be found on many homes throughout the City as they remain aesthetically appealing with a reasonable level of maintenance and upkeep. Therefore this finding can be made.

SECTION 3: The Commission finds that the proposed project is consistent with all five applicable findings to grant the Hillside Development Permit for the project pursuant to South Pasadena Municipal Code Section 36.410.065, as follows:

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

   The proposed project is located within a Residential Low Density zoning district. The proposed project satisfies the design guidelines as outlined in the findings listed above. The design is consistent with the design standards as stated in the South Pasadena Zoning Code, Section 36.340.040 (Hillside Development Design Guidelines). The proposed project also complies with the maximum allowable development standards as

outlined in the "Development Standards" (Table-2) section of the Staff Report. Therefore this finding can be made.

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

   The South Pasadena General Plan (Section 2.5G) outlines the goals for Hillside Development. Goal No. 19 of the General Plan is to ensure that new development within the hillside areas of South Pasadena does not adversely impact the character of the City. The project proposal is to construct a new two-story addition to an existing split-level single-family house in a neighborhood of existing single-family homes. The proposal is consistent with findings for Design Review. Meeting that criteria and satisfying those findings are necessary for ensuring compatibility with the neighborhood's architectural characteristics and hillside context. Therefore this finding can be made.

3. **The establishment, maintenance or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.**

   The proposed use of the project is a single-family residence in a Single Family zoning district. As such, the establishment, maintenance, and operation of the use is anticipated and permitted by the General Plan and Zoning Code. This use is consistent with the single-family residential use of neighboring properties. The proposed project will be constructed within the parameters allowed by the City's Zoning and Building Codes, including the provision of a two-car garage and one open guest parking space. Furthermore, the applicant is subject to further review by the City's Building and Safety Division, Fire, and Public Works Departments. Such compliance is necessary prior to obtaining occupancy clearance. Therefore, this project would not be detrimental to the health, safety, or general welfare of adjoining neighbors, and this finding can be made.

4. **The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.**

   The proposed addition to the existing single-family residence would be compatible with the neighborhood context. Structures in the neighborhood are predominately multi-story single-family homes of varying sizes and architectural styles. Therefore, the proposed use of an enlarged single-family residence on the subject site would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. There are no significant environmental areas or features on the subject site such as a riparian habitat or significant ecological areas. Nor are there geologic or hydrologic features such as ridgelines, knolls, fault lines, or liquefaction zones that are important to the physical and environmental character of the property. The project is not proposing to remove any trees located on the site. Therefore this finding can be made.

5. **The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, and views protection.**

   The Design Review findings outlined above indicate that the proposed project design, location, operation characteristics, and size are compatible with the existing and future land uses in the vicinity in terms of aesthetics, character, scale, and view protection. The design of the proposed new addition complements the character of the hillside in that it conforms to the maximum height limits, the required side and rear setbacks, the maximum allowable lot coverage and floor area ratio. The proposed trellis and decks serve as outdoor living amenities, while also serving as design elements to break up the project massing, provide shadow lines, and a visual interplay of texture and form. Therefore this finding can be made.

SECTION 4: For the foregoing reasons and based on the information and findings included in the Staff Reports, and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves the application for Design Review and Hillside Development Permit (Project No. 2188-HDP) related to the proposed project at 1532 Indiana Avenue (APN: 5314-006-028), subject to the Conditions of Approval that are attached hereto as Exhibit "B."

SECTION 5: Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

SECTION 6: The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 13th day of August 2019.

- SIGNATURES TO FOLLOW ON NEXT PAGE -

PASSED, APPROVED, AND ADOPTED this 13th day of August, 2019 by the following vote:

AYES: **NONE**

NOES: **NONE**

ABSENT: **NONE**

ABSTAIN: **NONE**

ABSTAIN: **NONE**

Kelly M. Koldus, Chair

ATTEST:

Richard Tom, Secretary

185642.1

ATTACHMENT 2

Exhibit "A" – Initial Study/Proposed Negative Declaration

2019 172984
FILED
Jun 19 2019
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CORTNEY MAFFITT

EXHIBIT "A"

City of South Pasadena

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

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1. Project Title:

Hillside Development Permit (Detached Single-Family Hillside House Addition)
1583 Indiana Avenue
Project No. 2118-HDP

2. Lead Agency Name & Address:

The City of South Pasadena
Planning and Building Department
1414 Mission Street
South Pasadena, CA 91030

3. Contact Person and Phone Number:

Edwar Sissi, Associate Planner
City of South Pasadena
(626) 403-7227

4. Project Location:

1532 Indiana Avenue
City of South Pasadena, County of Los Angeles
California, 91030
Assessor Parcel Number: 5314-006-028

5. Project Sponsor's Name and Address:

Jim Fenske, Architect
111 Peterson Avenue
South Pasadena, CA 91030

6. General Plan Designation:

Low Density Residential

7. Zoning:

RS – Residential Low Density

8. Description of Project:

The proposed project consists of a 735 square foot addition to an existing 1,188 two-story single-family residence that was constructed in 1948. The existing two-car carport located in the front yard is proposed for demolition. The existing carport located in front of the house is proposed for demolition to accommodate a new 500 square foot two-car garage and an adjacent uncovered guest parking. New stairs will lead from the garage to the existing entry deck. The deck will be enlarged to wrap around a new 2nd story addition. The old driveway and stairs leading from the southwest frontage along Indiana Avenue will be demolished and new concrete steps will be

installed to lead to a relocated front entry that ties in with the proposed new addition. Roof top decking will be located atop the new garage, and an additional terraced deck will be connect the garage structure to the house wrap-around deck. A steel shade trellis will be located above the southwester portion of the new addition in line with the expanded deck. The new addition will accommodate a living room/new entry on the first floor, and a new bedroom suite on the second floor. The addition will be modern in style with stucco and wood siding to complement the existing exterior materials of the home, and will include aluminum windows and doors. The subject site is a hillside lot with an average slope of 22 percent that slopes up from the street edge and has a total lot size of 17,388 square feet. The applicant states that no trees are to be removed.

9. Surrounding Land Uses and Setting:

The subject site sits at the circular intersection of Indiana Avenue and Indiana Place. The property sits at the corner with a radial frontage of approximately 70 feet along Indiana Avenue, and a linear frontage of approximately 50 feet along Indiana Place. The property extends approximately 175 feet in depth uphill from the street towards the north. The property also has a slope of approximately 22 percent, with a steep ascent after the exiting house, and a slope that tapers shallower towards the street frontages. The lot consists of two legal lots joined via a Lot Tie through the County, providing a project site of 17,388 square feet. There several mature trees located in front of the existing structure and along the upsloping rear yard behind the existing house, which are not proposed for removal. The Lot is located in the RS – Residential Low Density Zoning District in the City of South Pasadena and is designated as Low Density Residential in the South Pasadena General Plan. Immediately surrounding the subject site in all cardinal directions are sites of similar use, single-family residential, (Table -1).

TABLE -1 SURROUNDING LAND USES AND SETTING

	LAND USES/Zoning	SIGNIFICANT FEATURES
Subject Site	1532 Indiana Avenue Single-Family Residential, • Zoning: Residential Low Density District (RS)	Developed hillside • Existing single-family house: 1,188 s.f. • (e) F.A.R.: 7% • (n) F.A.R.: 11% / 1,924 s.f. • 17,388 s.f. parcel • Constructed in 1948 • Split-Level, Minimal Traditional Style
Northeast (directly adjacent)	602 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,798 s.f. • F.A.R.: 30% • 2,798 s.f. parcel • Constructed in 1978 • Two-story, Modern Box Style
Northeast (2 houses over)	606 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 1,199 s.f. • F.A.R.: 13% • 9,023 s.f. parcel • Constructed in 1957 • Single-story, Ranch Style
Northeast (3 houses over)	610 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,346 s.f. • F.A.R.: 27% • 8,812 s.f. parcel • Constructed in 1978 • Three-story Modern Box Style

Northeast (4 houses over)	614 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 3,592 s.f. • F.A.R.: 43% • 8,378 s.f. parcel • Constructed in 2012 • Three-story modern decoupage
Northeast (5 houses over)	616 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,589 s.f. • F.A.R.: 34% • 7,510 s.f. parcel • Constructed in 1984 • Three-story, Modern Box Style
Northeast (6 houses over)	618 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,364 s.f. • F.A.R.: 17% • 13,550 s.f. parcel • Constructed in 1988 • Three-story, Neo-Tudor Style
Northeast (6 houses over)	621 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,693 s.f. • F.A.R.: 15% • 17,968 s.f. parcel • Constructed in 1977 • Three-story, Modern
Northeast (5 houses over, across street)	619 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,484 s.f. • F.A.R.: 25% • 9,991 s.f. parcel • Constructed in 1981 • Three-story, Neo-traditional
Northeast (4 houses over, across street)	615 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,545 s.f. • F.A.R.: 25% • 10,027 s.f. parcel • Constructed in 1981 • Three-story, Neo-traditional
Northeast (3 houses over, across street)	611 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,123 s.f. • F.A.R.: 16% • 12,996 s.f. parcel • Constructed in 1970 • Three-story, Modern Gable
Northeast (2 houses over, across street)	605 Indiana Place Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,035 s.f. • F.A.R.: 34% • 5,911 s.f. parcel • Constructed in 1976 • Two-story, Traditional
Southeast (directly across street)	1540 Indiana Avenue Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 1,423 s.f. • F.A.R.: 23% • 6,274 s.f. parcel • Constructed in 1925 • Three-story, Minimal Traditional

Southeast (across street, 2 houses down)	600 Indiana Avenue Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,190 s.f. • F.A.R.: 39% • 5,604 s.f. parcel • Constructed in 1971 • Two-Story Modern
West (directly adjacent)	1530 Indiana Avenue Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,932 s.f. • F.A.R.: 24% • 12,088 s.f. parcel • Constructed in 1982 • Three-story, Modern International Style
West (2 houses west)	1520 Indiana Avenue Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,530 s.f. • F.A.R.: 21% • 12,070 s.f. parcel • Constructed in 1982 • Three-story, Modern International Style
West (3 houses west)	1516 Indiana Avenue Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,580 s.f. • F.A.R.: 37% • 6,943 s.f. parcel • Constructed in 1986 • Two-story, Neo-traditional
West (4 houses over, across street)	1519 Indiana Avenue Single-Family Residential • Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,345 s.f. • F.A.R.: 36% • 6,498 s.f. parcel • Constructed in 1955 • Two-story, Modern Shed Style
West (3 houses over, across street)	1523 Indiana Avenue Single-Family Residential Zoning: Residential Low Density District (RS)	• Existing single-family house: 1,362 s.f. • F.A.R.: 22% • 6,055 s.f. parcel • Constructed in 1959 • Sits below street grade
Southwest (1 house over, across street)	1533 Indiana Avenue Single-Family Residential Zoning: Residential Low Density District (RS)	• Existing single-family house: 1,968 s.f. • F.A.R.: 30% • 5,410 s.f. parcel • Constructed in 1959 • Two-story, Minimal Traditional/Ranch
South (directly south)	1541 Indiana Avenue Single-Family Residential Zoning: Residential Low Density District (RS)	• Existing single-family house: 2,413 s.f. • F.A.R.: 44% • 5,449 s.f. parcel • Constructed in 1978 • Two-story, Ranch Style

10. Other Public Agencies Whose Approval is Required (e.g. Permits, Financing Approval, or Particular Agreement):

No other Public Agency approval is required.

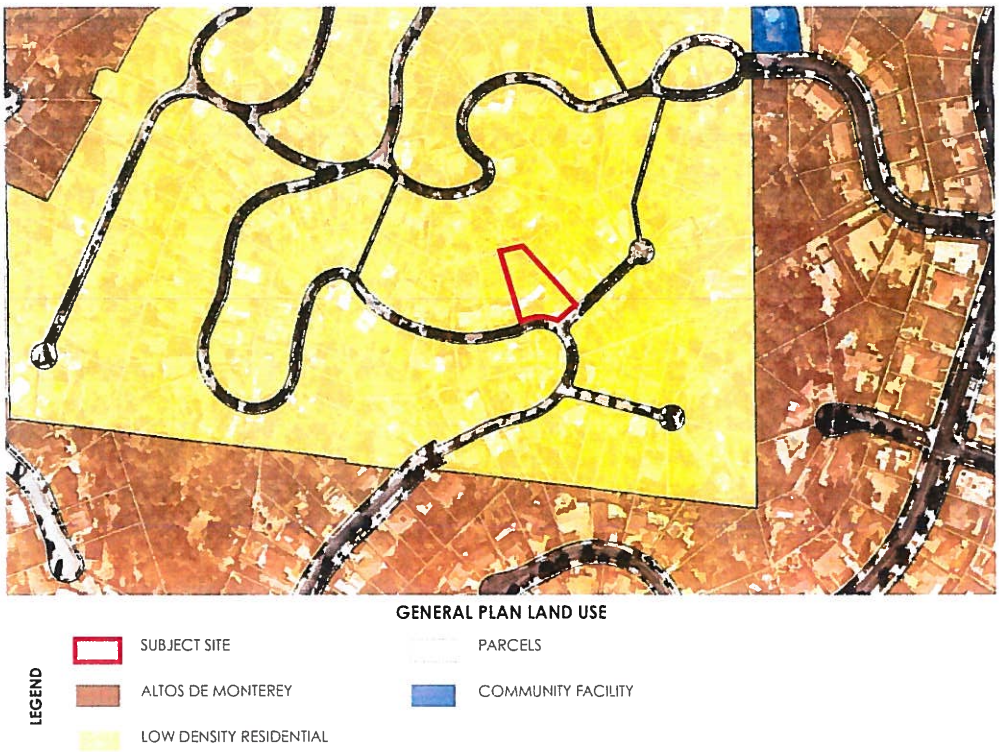

Figure 1: City of South Pasadena General Plan with project area outlined in red. Yellow designates land use of Low Density Residential.
Source: Digital Maps

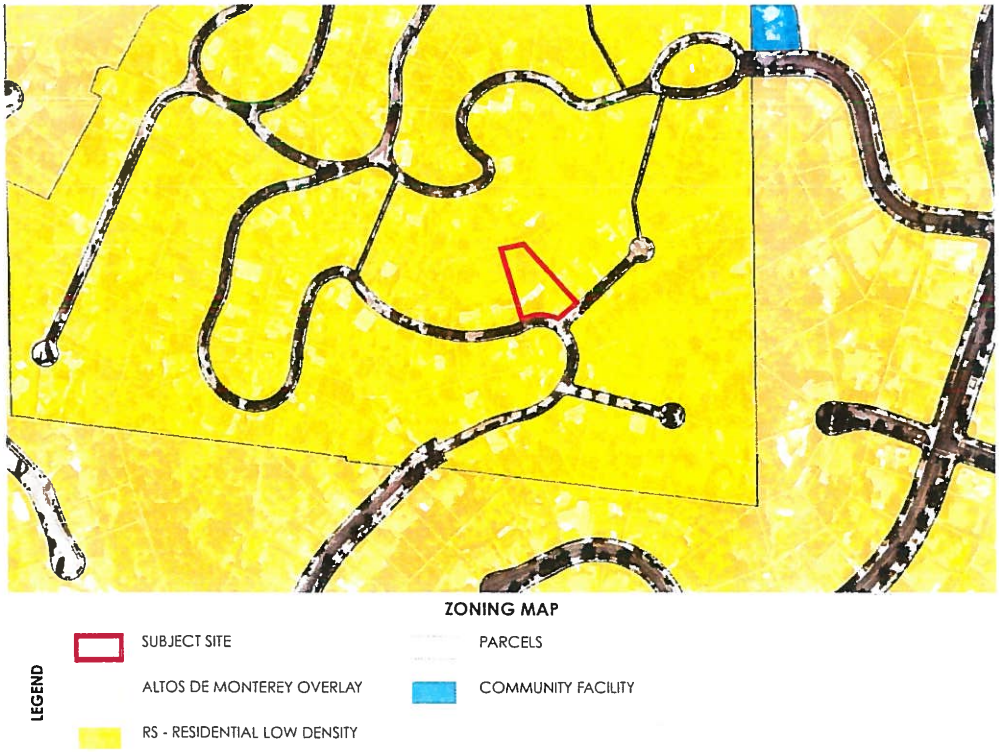

Figure 2: City of South Pasadena Zoning Map with project area outlined in red. Yellow designates zoning designation of Residential Low Density.
Source: Digital Maps

PROXIMITY AERIAL

LEGEND

SUBJECT SITE

PARCELS

Figure 3: Satellite aerial image with project site outlined in red.
Source: Digital Maps

Figure 6: Birds eye aerial of subject project site.
Source: Google Earth Pro

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 indicted by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology & Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology & Water Quality
- ☐ Land Use & Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population & Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation & Circulation
- ☐ Tribal Cultural Resources
- ☐ Utilities & Service Systems
- ☐ Wildfire
- ☐ Mandatory Findings of Significance

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) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Potentially Significant Unless 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 Section 17, "Earlier Analysis," may be cross-referenced).

5) Earlier analysis 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). Earlier analyses are discussed in Section 17 at the end of the checklist.

DETERMINATION:

On the basis of this initial evaluation:

☑ I find that the 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 in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ 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 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 EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: June 18, 2019

Printed Name: Edwar Sissi, Associate Planner For: City of South Pasadena

ENVIRONMENTAL CHECKLIST:

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS					
Would the project:					
a) Have a substantial adverse effect on a scenic vista?	1, 2, 6				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1, 2, 6				X
c) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	1, 2, 6				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1, 2, 6				X

a) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. The project site is not situated along a scenic vista corridor, nor does it overlook a particular geographic or regional feature. Surrounding the site to its immediate north, south, east and west are established single-family buildings. The proposed residence complies with the required setbacks, and height restrictions, and the addition will serve as a new formal architectural element to the front of the house with a new course of entry from the street and from the new detached carport parking. Given the location of the project, and the scope of proposed construction, the project will not have a substantial effect on a scenic vista. Therefore there will be no impact.

b) The proposed project will not substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway as the project does not sit on or adjacent to a designated scenic highway. Therefore there will be no impact.

c) The proposed project complies with required setbacks and height restrictions and will not visually impair or degrade the existing visual character or quality of the site and its surroundings consisting primarily of existing development patterns of detached single-family residential units. Thus there will be no impact.

d) The proposed project will emit light similar to other surrounding uses of single-family residential units. The proposed project will not by itself create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Thus there will be no impact.

2. AGRICULTURE AND FORESTRY RESOURCES					
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 non-agricultural use?	1, 2, 6, 9				X
b) Conflict with existing zoning for Agricultural use, or a Williamson Act Contract?	1, 2, 9				X
c) Conflict with existing Zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	1, 2, 9				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	1, 2, 9				X
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 conversion of forest land to non-forest use?	1, 2, 9				X

a) The project is located in an urbanized region and is listed as "Other Land" on the California Farmland Mapping and Monitoring Program website which is a category of land designation applied to "non-agricultural land surrounded on all sides by urban development." This means that the proposed project will not involve the conversion of farmland to non-agricultural use. Therefore, there will be no impact.

b) The proposed project is not located in an area zoned for agricultural use nor is the property under the Williamson Act contract. Thus there will be no impact.

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The proposed project will not conflict with existing Zoning, nor will it cause a rezoning of forest land or timberland as it is located in an urbanized and developed region. Thus there will be no impact.					
d) The proposed project is located in an existing developed neighborhood of single-family hillside homes in what is an urbanized, non-forested region. No forest land will be lost due to the proposed project. Therefore there will be no impact.					
3. AIR QUALITY					
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	10				X
b) 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?	1, 10			X	
c) Expose sensitive receptors to substantial pollutant concentrations?	10				X
d) Result in other emissions (such as those leading odors) adversely affecting a substantial number of people?	10				X
a-d) The project is located within the South Coast Air Basin (SCAB), which is regulated by the South Coast Air Quality Management District (SCAQMD). The Air Quality Management Plan (AQMP) of the SCAQMD allows for accommodation of projected population growth within Southern California based on the projections made by the Southern California Association of Governments (SCAG). Thus, projects that are consistent with employment and population forecasts are consistent with the AQMP. The proposed project is consistent with the Zoning and General Plan land use designations for the site. As a result, the project is consistent with the growth expectations for the region. The proposed project is therefore consistent with the AQMP and the West San Gabriel Valley Air Quality Plan, and would have no associated impacts. *Construction of the proposed project would result in pollutant emissions from construction vehicles as a result of site grading and construction of the proposed project. Construction activities are a source of fugitive dust (PM10 and PM2.5) emissions that may have a substantial, although temporary, impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the project area. Fugitive dust emissions are associated with land clearing, excavation, cut and fill, and truck travel on unpaved roadways. Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations and weather conditions. Fugitive dust from grading and construction is expected to be short-term and would cease upon project completion.* *The proposed project would require the implementation of Conditions of Approval and Project Development Requirements on the project's Hillside Development Permit. These conditions include dust control techniques (e.g., daily watering), and adherence to standard construction practices (watering of inactive and perimeter areas, track out requirements, etc.). The concentrations of particulate matter are expected to be reduced during this period. Thus, impacts from fugitive dust would be less than significant.*					
4. BIOLOGICAL RESOURCES					
Would the Project:					
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 Game or U.S. Fish and Wildlife Service?	1				X
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 Game or US Fish and Wildlife Service?	1				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?	1				X

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	1				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1, 6				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	1				X

a-f) The proposed project sits on a currently developed hillside lot with an average slope of approximately 22 percent. The project scope consists of a new two-story addition to the existing single-family hillside residence located in an established single-family residential neighborhood. The project site contains existing mature trees in both the front and rear yards, none of which are proposed for removal. Any tree removals will be subject to the mitigation and replacement provisions outlined in the City's Tree Preservation Ordinance.

The site is not designated as a biologically protected area, riparian habitat, wetlands, or other sensitive natural community and will have no significant impact on these natural resources. The site lies within an existing developed single-family residential neighborhood, with all surrounding parcels developed. Furthermore, due to the City's Tree Protection Ordinance, the applicant will be required to mitigate the impacts of any tree removal not identified prior to this study. As for the De Minimis Impact Finding, there is no evidence before the City that the proposed project will have potential adverse effects on wildlife resources. Therefore there will be no impact.

5. CULTURAL RESOURCES.

Would the Project:

a) Cause a substantial adverse change in the significance of a historic resource?	1, 3, 6				X
b) Cause a substantial adverse change in the significance of an archeological resource?	1				X
c) Disturb any human remains, including those interred outside of formal cemeteries?	1				X

a) The project site is not identified as an Historic Resource in the City's current Historic Inventory, the South Pasadena Historic Resources Survey: Inventory of Addresses, nor is the project site located in a Designated or eligible Historic District. *This inventory was adopted in 2002 through a survey conducted in 2001/2002. In 2016 the City conducted a preliminary survey update to its Historic Inventory, and the project site was again not identified as a Historic Resource. Thus there will be no impact.*

b-c) According to files at the City of South Pasadena, no paleontological or archeological resources are known to occur on the project site, and the site is not located in a sensitive area for these resources. Nor is the site known to contain any human remains as a possible informal cemetery. Therefore there will be no significant impact to cultural resources.

6. ENERGY

Would the Project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction operation?	1, 6, 17				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	1, 6, 17				X

a & b) *The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. As new construction to a non-historic single-family residence, the project will be subject to Plan Check Review with the Building and Safety Division and compliance with all applicable building and safety codes including the California Green Building Standards Code, or Title 24, Part 11 of the California Code of Regulations. The project will need to demonstrate that it will meet State-required energy efficiency standards through required energy calculations and modeling. While there will typically will be high energy consumption during construction, this peak in use of energy resources is temporary and will cease upon completion of construction. Additionally, construction activities will be subject to applicable Municipal codes and monitoring to ensure compliance with plans, and to ensure the project does not consume unnecessary energy during construction hours and outside of construction hours. Thus, there will be no impact.*

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS.					
Would the Project result in or expose people to potential impacts involving:					
a-i) Rupture of known earthquake fault?	1, 4, 7, 8			X	
a-ii) Strong seismic ground shaking?	1, 4, 7, 8			X	
a-iii) Seismic-related ground failure, including liquefaction?	1, 4, 7, 8				X
a-iv) Landslides?	1, 4, 7, 8			X	
b) Result in substantial soil erosion or the loss of topsoil?	4			X	
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?	4				X
d) Be located on expansive soil?	4				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	4				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X

a-i & ii) The Soils and Engineering Geologic Investigation Report notes that the project site is located on "topographically shallow descending slope located amongst the northeastern Repetto Hills." Additionally, "ground shaking resulting from a moderate to major earthquake can be expected during the lifespan of the proposed structure. Property owners and the general public should be aware that any structure or slope in Southern California region could be subject to significant damage as a result of a moderate or major earthquake." However, the report goes further noting that, "no known active faults underlie the site, and the site is not located within a State-defined Alquist-Priolo Earthquake Fault Zone. The closest major fault is the Raymond fault located approximately 0.8 miles to the north of the site." An active fault is defined by faults showing evidence of surface displacement within the last 11,000 years according to the California Geological Survey. In spite of these regional seismic hazards, with adherence to the proposed construction techniques recommended by the geotechnical report, the impacts will be less than significant.

a-iii) According to the Soils and Engineering Geologic Investigation Report the site is located outside of the seismically induced liquefaction zone. As such there will be no impact.

a-iv) According to the Soils and Engineering Geologic Investigation Report, the subject site is not located in a landslide zone, nor was there any evidence of ancient or recent landslides on the site. Therefore, there will be no impact.

b) The subject site has slopes downward to the southeast towards the intersection of Indiana Place and Indiana Avenue. The Soils and Engineering Geologic Investigation Report notes that, given the slope configurations of the property, surficial slope stability analysis is not necessary for the proposed development and that, "Conditions are considered to be favorable for the long term gross and surficial stability for the proposed structures associated and associated grading."

c) The Soils and Engineering Geologic Investigation Report states that the project site is suitable for the proposed project from a geotechnical perspective provided that the report's recommendations are implemented. Therefore, there will be no impact.

d) The Soils and Engineering Geologic Investigation Report states that, there is a range of depth for the artificial fill and residual soils that overlay the underlying bedrock by approximately 9 feet. The report notes that these soils are not suitable for the construction and stability of the addition, however, if the footings extend into the underlying bedrock, the structure will be soundly supported. Thus, there will be no impacts.

e) The proposed project will not involve the use of septic tanks, or alternative waste water disposal systems. Thus there will be no impact.

f) The subject site has been developed since the 1940s and was subdivided back in the 1920s. The area is not known to have any paleontological resource or unique geologic feature. Thus there will be no impact.

8. GREEN HOUSE GAS EMISSIONS.					
Would the Project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	10			X	

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	10			X	

a-b) The construction related to the proposed project will require the use of construction machinery that will produce greenhouse gas emissions through the burning of fossil fuels. The South Coast Air Quality Management District has produced a maximum threshold of pollutants (Revised 2015) for construction projects in accordance to the SCAQMD CEQA Handbook (1993). These emissions may have a less than significant impact on local air quality as these impacts will be temporary and cease after construction is completed. Thus there will be less than significant impacts.

9. HAZARDS & HAZARDOUS MATERIALS.

Would the Project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	6				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?	6				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?	6			X	
d) Be located on a site which is included on a list of hazardous materials sites compiles pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	7, 12				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	1, 2, 7				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands?	1, 14			X	

a & b) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. The construction of the project is not expected to utilize hazardous materials; as such no hazardous materials will be released. Therefore, there will be no impact.

c) The school nearest to the project is the Monterey Hills Elementary School located approximately 1,000 feet south of the project site. The construction of the project is not expected to involve hazardous materials, substances, or waste. The construction of the proposed project will require the use of construction equipment that will produce greenhouse gas emissions through the burning of fossil fuels. However, these emissions will be temporary and will cease upon completion of construction. Thus, there will be a less than significant impact.

d) The proposed project is located in an existing single-family residential tract development. Adjacent properties consist of existing single-family residential. The project site is not included in the list of hazardous material sites according to the City's GIS and under the California EnviroStor database, (http://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True) for the City of South Pasadena. Thus, the project will have no impact.

e) The project site is not located within an airport land use plan or within two miles of any airport. Thus, the project will have no impact.

f) The project is located in an established single-family residential neighborhood that currently contains adequate emergency access along Indiana Avenue. Thus, the project will not interfere with an adopted emergency response plan or evacuation plan. Thus there will be no impact.

g) The property is not identified as a high fire zone within the City of South Pasadena. The proposed project is subject to Conditions of Approval by both City's Fire Department and Building and Safety Division regarding fire safety and the use of combustible or non-combustible materials in accordance with current and applicable Building and Fire Codes. With the implementation of these design requirements, the proposed project will have a less than significant impact related to the exposure of people and structures to risk of wildfire.

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY.					
Would the Project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?					X
b) Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?					X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would:					
c-i) Result in substantial erosion or siltation on or off site?					
c-ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?					
c-iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?					
c-iv) Impede or redirect flood flows?					
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	6				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	6				X

a-f) The project will be subject to the Conditions of Approval imposed by the Public Works Department which will require plans for improving the quality of runoff water that drains into the street. Best Management Practices (BMPs) will be in place during construction to reduce pollutants from entering the storm drains. The City's Low Impact Development (LID) Ordinance (Ordinance No. 2283) will require permanent features of the building's drainage system that send runoff water to retention and filtration systems. The applicant will be required to provide a drainage plan to mitigate the project's drainage impact from the construction of impermeable surfaces. The proposed drainage improvement plan must be approved by the Public Works Department prior to the issuance of any grading and building permits. As such there will be no significant impacts on water quality runoff.

g-h) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. The project site is not located within a 100-year flood hazard. Thus there will be no impact.

i) The project is not located in a flood zone, nor is it located in a dam inundation area. Thus there will be no impact.

j) The subject site is located inland and is not located near any landlocked bodies of water. Therefore tsunamis, and seiche waves are not considered a threat and there will be no impact.

11. LAND USE AND PLANNING.					
Would the Project:					
a) Physically divide an established community?	1, 2,				X
b) Cause a significant impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	1, 2,				X

a) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood; the project will not cause a division to an established community of similar use as identified by the City of South Pasadena. Thus there will be no impact.

b) The General Plan Land Use designation for this project site in South Pasadena is Low Density Residential and the corresponding Zoning District is Residential Low Density (RS). The proposed project is not in conflict with any land use designations as prescribed by the South Pasadena General Plan and the South Pasadena Zoning Code. The project is subject to a Hillside Development Permit before the South Pasadena Planning Commission. The South Pasadena Planning Commission will review the project's conformance with the City of South Pasadena's land use and planning regulations. As such, there will be no impact.

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES.					
Would the Project:					
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?	1, 11				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?	1, 11				X
a) There are no known mineral resources located at the project site. Therefore, there will be no impact. *b) The project site is not delineated in the General Plan as a locally important mineral resource recovery site. Therefore, there will be no impact.*					
13. NOISE.					
Would the Project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?	1, 2, 16			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?	16			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	1, 2, 7				X
a-d) The City of South Pasadena regulates noise levels under Ordinance No. 1582 which specifies that noise generated by machinery, equipment, fans, or air conditioning must not increase the ambient noise level by more than 5 dBA at the property line. Construction operations will be subject to approval of a construction permit, and conditions may be imposed by the Public Works Department such as: 1) notification of adjacent property owners of the hours of construction; 2) shrouding and shielding of intake, exhaust, impact tools, and the use of electric equipment rather than diesel powered tools; and 3) truck haul routes shall avoid residential streets and adjacent schools. Beyond the short-term noise related to the construction, the proposed project is residential in nature. As a result, there will be no significant permanent increases in existing noise level. Thus, there will be a less than significant impact.					
14. POPULATION & HOUSING.					
Would the Project:					
a) Induce substantial unplanned 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)?	1, 6				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	1, 6				X
a) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. As an addition to an existing single-family residence, the project will not induce substantial population growth in the area. Therefore, there will be no impact. *b) The proposed project site is currently developed with an existing single-family residence, and the proposed project involves the addition of square footage to the existing structure. As such, the project will not cause an impact of displacement towards existing housing or existing populations. Thus there will be no impact.*					

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES.					
Would the Project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered government 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:					
Fire Protection?	1				X
Police Protection?	1				X
Schools?	1, 6			X	
Parks?	1, 6			X	
Other Public Facilities?	1			X	

a – Fire & Police) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. As an addition to an existing house, the project will be required to meet current fire safety standards including the provision of having fire sprinklers installed in the house. As a single-family residence in an established single-family residential neighborhood, the proposed project will not have any major impact to fire or police protection services. The City of South Pasadena's public safety services will continue to be able to provide protection services to the neighborhood with the proposed addition to the existing home. Therefore, there will be no impact.

a – Schools) Any new residential units, and additions over 500 square feet are subject to the School Impact Mitigation Fees with the South Pasadena School District to offset any potential impacts a new residence may have on the School District's capacity levels. Any expected impacts will be mitigated through the assessed School Impact Fees. Thus there will be a less than significant impact.

a – Parks) The proposed project's additional square footage will be assessed a South Pasadena Park Impact Fee to mitigate the expected impacts towards park usage and capacity levels. With this mitigation effort, there will be a less than significant impact.

a – Other Public Facilities) As an addition to an existing single-family home, the project will be assessed other impact fees to offset impacts on other public facilities. The South Pasadena Public Works Department will assess additional impact fees related to water, and sewer and require mitigation through the assessment of additional public facility fees. Thus there will be a less than significant impact.

16. RECREATION					
Would the Project:					
a) 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?	1			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1			X	

a – b) According to the Open Space and Resource Conservation Element of the City of South Pasadena General Plan, South Pasadena identifies a standard of 4 acres of parks and recreation facilities per 1,000 residents. Chapter 16A, Growth Requirement Capital Fee of the South Pasadena Municipal Code, established capital fees to mitigate impacts attributed to new development, including recreation facilities. The fee is based on a fair share formula and is established by resolution of the South Pasadena City Council. South Pasadena has established a Park Impact Fee which requires development projects to mitigate potential impacts to park and recreation facilities. As such, the impacts are considered less than significant.

17. TRANSPORTATION					
Would the Project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	1				X
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	1, 2				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	1, 5				X
d) Result in inadequate emergency access?	1				X

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a – b) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. As the use of the project is consistent with the neighborhood development and its designated zoning and land use, the project is not expected to significantly increase the impacts of circulation or traffic patterns in an established neighborhood of the same use. Thus there will be no impact.					
c) The proposed project does not incorporate hazardous design elements, nor does the project propose incompatible uses. Thus there will be no impact.					
d) The project will not impede in the emergency accessibility of the project site or the surrounding established neighborhood as no alterations to the street are proposed. Additionally, the South Pasadena Public Works Department will require a staging plan for construction equipment and street blockages. Street encroachments will require the review and approval of the South Pasadena Public Works Department to ensure adequate through street circulation is maintained for traffic and emergency response vehicles. Thus there will be no impact.					
18. TRIBAL CULTURAL RESOURCES					
Would the Project:					
a) 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:					
a-i) Listed or eligible for listing in the California Register of Historical Resources, o in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	1, 3, 18, 19				X
a-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.	1, 3, 18, 19				X
a-i & a-ii) The project is not listed as eligible for listing in the California Register of Historical Resources, the National Register, or the City's Inventory of Historic Resources. The City has conducted several Historic Inventory Surveys of properties within the City, including a Citywide Historical Context Statement. The subject property was not identified as eligible in either of those analyses, pursuant to the criteria set forth in the City's Cultural Heritage Ordinance, and the criteria set forth in the California Register. Therefore, there will be no impact.					
19. UTILITIES AND SERVICE SYSTEMS.					
Would the Project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	1				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	1				X
c) 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?	1				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	1				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	1				X

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a-e) The proposed project consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood. The project is not expected to have a significant impact to wastewater, wastewater treatment capacity, wastewater facilities, storm water drainage, or landfill and solid waste disposal capacities. Any expected impacts will be mitigated through assessed impact fees. The City of South Pasadena and the Upper San Gabriel Valley Municipal Water District (USGVMWD) currently provide water to the project's surrounding area. The proposed project is not expected to increase the demands for USGVMWD to provide water to the new home. The City of South Pasadena purchases water from the USGVMWD, which is a distributor for the Metropolitan Water District of Southern California (MWD). As a result, there will be no impact. *The disposal of debris related to construction will need to adhere to the disposal guidelines set forth with the Building and Safety Division requiring proof be provided that construction debris was sorted for recycling through a valid refuse/solid waste sorter/recycler to reduce excessive waste sent to the landfills. As a result, the project proposal will have no impact.*					
20. WILDFIRE					
If Located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	1				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations form a wildfire or the uncontrolled spread of a wildfire?	1				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impact to the environment?	1				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	1				X
a) *As a project that consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood, the project will not impair an adopted emergency response plan, or emergency evacuation plan. Therefore there will be no impact.* *b) The project is located in a developed hillside neighborhood on a currently developed hillside parcel. The project will not exacerbate wildfire risks in this urbanized area. Therefore, there will be no impact.* *c) The project is located in a developed hillside neighborhood that currently has the necessary utility services and public infrastructure improvements in place, and will not require the addition of new services. Therefore, there will be no impact.* *d) The project will be subject to stringent building and safety codes, and review by the Public Works Department, and third party soils review to validate the findings of the geotechnical report. With these review procedures and technical safety requirements, the project will bear no impact on exposing people or structures to significant risks as listed in this section. Therefore there will be no impact.*					
21. MANDATORY FINDINGS OF SIGNIFICANCE.					
Does the Project have:					
a) The potential to substantially 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, substantially 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?	1				X
b) 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)?	1				X

Issues and Supporting Information	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1				X

a) As a project that consists of a new two-story addition to the existing single-family hillside residence in an established single-family residential neighborhood, the project will not potentially 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. The project site is currently vacant on a hillside lot in an established single-family residential neighborhood.

In accordance with the California Department of Fish and Wildlife Habitat, the protection of nesting native birds protected by state and federal laws, the following mitigations are recommended:

The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, §10.13, Code of Federal Regulations). Sections 3503, 3504.5, and 3513 of the California Fish and Game Code prohibit taking of all birds and their active nests including raptors and other migratory non-game birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1st through September 1st (as early as January 1st for some raptors) to avoid taking of birds or their eggs. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Nesting bird surveys should be conducted weekly during work in the area with the first survey commencing within three days prior to initiation of work to ensure that not nesting birds in the project area would be impacted by the project. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

Thus there will be no significant impacts to this mandatory finding of significance resulting from this project.

b) The proposed project does not have impacts that are individually limited, but cumulatively considerable since the project consists of constructing a new detached single-family residence in an established single-family residential neighborhood. Thus there will be no impacts.

c) The proposed project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly since the project consists of constructing a new detached single-family residence in an established single-family residential neighborhood that also complies with the General Plan and Zoning Code of the City of South Pasadena.

22. EARLIER ANALYSIS:

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following items:

a) Earlier analysis used. Identify earlier analysis 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 then Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.

a) No earlier analysis used.

b) Not applicable as no earlier analysis was used.

c) Not applicable as no earlier analysis was used.

20. SOURCE REFERENCES	
1	City of South Pasadena, California. South Pasadena General Plan, adopted October 1998.
2	City of South Pasadena. Chapter 36, Zoning Code
3	City of South Pasadena. Historic Resources Survey: Inventory of Addresses
4	Geo Systems, Inc. Soils and Engineering Geologic Investigation
5	~ Not Used ~
6	Project Plans and Application
7	City GIS System (GovClarity)
8	California Department of Conservation, Earthquake Zones of Required Investigation Map, 7.5 Minute Los Angeles Quadrangle
9	California Department of Conservation, Farmland and Monitoring Program, Los Angeles County Map, 2016
10	South Coast Air Quality Management District, CEQA Air Quality Analysis Handbook, http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook
11	California Department of Conservation, Regulatory Maps. http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps
12	California Department of Toxic Substances Control. Envirostar. *http://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True*
13	County of Los Angeles. Open Metadata, ArcGIS 100-Year Flood Plain. http://www.arcgis.com/home/webmap/viewer.html?url=http%3A%2F%2Fpublic.gis.lacounty.gov%2Fpublic%2Frest%2Fservices%2FLACounty_Dynamic%2FHazards%2FMapServer%2F11&panel=gallery&suggestField=true
14	Cal Fire Hazard Severity Zone Map Update Project. http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps
15	Plan Check Clearance Summary, City of Los Angeles Planning Department and City of Los Angeles Department of Building and Safety
16	City of South Pasadena. Noise Ordinance, Ordinance Number 1582.
17	2016 California Green Building Standards Code; Title 24, Part II
18	City of South Pasadena. Cultural Heritage Ordinance, Ordinance NO. 2315
19	City of South Pasadena. Citywide Historic Context Statement, December 16, 2014

City of South Pasadena
PLANNING & BUILDING DEPARTMENT
1414 MISSION, SOUTH PASADENA, CA 91030 ▪ TEL: 626.403.7220 ▪ FAX: 626.403.7221

RECEIVED
JUL 23 2019
CITY OF SOUTH PASADENA
PLANNING AND BUILDING DEPT.

PROPOSED NEGATIVE DECLARATION

Hillside Development Permit
(Addition to Existing Hillside Detached Single-Family House)

The following Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et. seq. ("CEQA") and the State's CEQA Guidelines.

PROJECT TITLE: 1532 INDIANA AVENUE, PROJECT NO.: 2118-HDP (HILLSIDE HOME ADDITION)

PROJECT DESCRIPTION:

The proposed project consists of a 735 square foot addition to an existing 1,188 split-level single-family residence that was constructed in 1948. The existing two-car carport located in the front yard is proposed for demolition. The existing carport located in front of the house is proposed for demolition to accommodate a new 500 square foot two-car garage and an adjacent uncovered guest parking. New stairs will lead from the garage to the existing entry deck. The deck will be enlarged to wrap around a new 2nd story addition. The old driveway and stairs leading from the southwest frontage along Indiana Avenue will be demolished and new concrete steps will be installed to lead to a relocated front entry that ties in with the proposed new addition. Roof top decking will be located atop the new garage, and an additional terraced deck will be connect the garage structure to the house wrap-around deck. A steel shade trellis will be located above the southwester portion of the new addition in line with the expanded deck. The new addition will accommodate a living room/new entry on the first floor, and a new bedroom suite on the second floor. The addition will be modern in style with stucco and wood siding to complement the existing exterior materials of the home, and will include aluminum windows and doors. The subject site is a hillside lot with an average slope of 22 percent that slopes up from the street edge and has a total lot size of 17,388 square feet. The applicant states that no trees are to be removed.

PROJECT ADDRESS: 1532 Indiana Avenue
City of South Pasadena, County of Los Angeles
California, 91030
(Assessor's Parcel Number: 5314-006-028)

PROJECT TYPE: *PRIVATE PROJECT*

PROJECT APPLICANT: Jim Fenske, Architect
111 Peterson Avenue
South Pasadena, CA 91030

2019 172984
FILED
Jun 19 2019
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CORTNEY MAFFITT

THIS NOTICE WAS POSTED
ON June 19 2019
UNTIL July 19 2019
REGISTRAR – RECORDER/COUNTY CLERK

FINDINGS:
After considering an Initial Study prepared by Planning and Building Department staff on June 19, 2019, the Planning and Building Director found that the above referenced project would not have a significant effect in the environment and instructed that a Negative Declaration be prepared.

MITIGATION MEASURES: No mitigation measures are necessary.

CONTACT PERSON: Edwar Sissi, Associate Planner
City of South Pasadena
(626) 403-7227

ATTACHMENTS: Initial Study Checklist

PUBLIC HEARING DATE:	July 9, 2019
COMMENT PERIOD:	June 19, 2019 through July 9, 2019

2019 172984

FILED
Jun 19 2019

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CORTNEY MAFFITT

ATTACHMENT 3

Exhibit "B" – Conditions of Approval and Departmental/Agency Requirements

EXHIBIT "B"
CONDITIONS OF APPROVAL
& DEVELOPMENT REQUIREMENTS
Hillside Development Permit

PROJECT NO. 2077-HDP-VAR
1532 Indiana Avenue (APN: 5314-006-028)

CONDITIONS OF APPROVAL

PLANNING DIVISION – Special Conditions:

P-C1. The Design Review and Hillside Development Permit is granted for the land and land use as described in the application and any attachments thereto, as shown on the development plans submitted to and approved by the Planning Commission on July 9, 2019.

P-C2. This Design Review and Hillside Development Permit and Variance and all rights hereunder shall terminate within twelve (12) months of the effective date of the Design Review and Hillside Development Permit unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.

P-C3. In the event that there is a conflict with the Conditions included herein from other City departments, the more restrictive Condition(s) shall apply.

PLANNING DIVISION – Construction Conditions:

P-CC1. If the project generates calls for police, code enforcement, or fire service as verified complaints, or stop-work orders for violations of the South Pasadena Municipal Code and/or these Conditions of Approval, the Director shall have the authority to suspend all work on this project. Such work shall remain suspended until a hearing can be scheduled before the Planning Commission. At such hearing, the Planning Commission shall have the authority to require that a cash deposit be delivered to the City before approval from the Director to recommence work. The purpose of such deposit will be to cover City code enforcement costs above and beyond those normally anticipated for a project with this scope, including but not limited to costs to retain a compliance monitor if ordered. The Planning Commission shall specifically have the authority to require the use of a compliance monitor, and to further limit construction activities occurring within the public right of way to the hours where the compliance monitor shall be present.

a) At its sole discretion, the City may contract services for the compliance monitor with a consultant of its choosing, such contract subject to the review and approval of the City Attorney.

P-CC2. The Director shall have the authority to suspend all or any portion of the work on the project for any of the following:

a) Failure to follow the directions given by the compliance monitor.

b) Failure to restrict activities located within the public right of way to hours when the compliance monitor is present.

c) Failure to perform the work of this project without creating verified complaints for violations of the City's Municipal Code.

P-CC3. Unless directed otherwise by the Planning Commission, any suspension of work by the Director shall remain in place until a sufficient program has been prepared by the developer and accepted by the Director that explains how the compliance failures that caused the suspension will be prevented in the future.

P-CC4. Any disputes regarding any suspension of work by the Director may be appealed to the Planning Commission.

P-CC5. The hours of construction shall be limited to the following: 8:30 am and 6:00 pm Monday through Friday; 9:00 am and 5:00 pm on Saturday; and CONSTRUCTION SHALL BE PROHIBITED ON SUNDAYS AND CITY-RECOGNIZED HOLIDAYS.

P-CC6. The applicant shall provide a haul route and staging plan for review and approval to the City of South Pasadena Public Works Department prior to issuance of any permits. Such route and staging plan shall document all phases of work and all types of material delivery.

P-CC7. Unless otherwise permitted in writing by the Public Works Department, construction-related vehicles, other than private vehicles used solely for the purpose of transporting workers and their tools to or from the jobsite, may operate on Indiana Avenue and Indiana Terrace only between the hours of 9:00 A.M. and 2:00 P.M., Monday through Friday. The maximum number of vehicles, regardless of purpose, parked for more than 45 minutes within the public right of way within 300 feet in any direction of 1532 Indiana Avenue is limited to two without written approval by the Public Works Department. In no case shall any vehicle be parked in the same location for more than 10 hours. For the purposes of this Condition, 'construction-related vehicle' shall include any vehicle, regardless of purpose, owned, operated, or under the control of anyone employed in any capacity or for any purpose related to this project.

P-CC8. Written approval from the Public Works Department shall be required to park any worker vehicles within 500 feet of the project, and subject to the jurisdiction of South Pasadena. The Public Works Department shall have the authority to require that a worker vehicle parking plan be submitted to and approved by the Public Works Department at any time during construction. The Public Works Department shall have the right to suspend all or any portion of the work of this project for any failure to provide worker vehicle parking in accordance with this Condition or until a worker vehicle parking plan is approved.

P-CC9. Construction vehicles and all equipment operated within the public right of way shall have rubber tires, have no more than 3 axles, and shall have a maximum gross vehicle weight of not more than 16,000 lbs.

P-CC10. No vehicle, regardless of purpose shall have a total length in excess of 30 feet.

P-CC11. The applicant must indicate to Public Works and Planning, any off-street parking that will be provided to contractors, subcontractors, inspectors, etc. The use of private property for such purposes must include said property owner's written consent.

P-CC12. Unless otherwise approved in writing by the Public Works Department, no construction-related vehicles for this project shall park within the public right of way on Indiana Avenue and Indiana Terrace. EXCEPTION: Vehicles otherwise specifically permitted by these Conditions.

P-CC13. Unless otherwise approved in writing by the Public Works Department, street closures are only permitted between 9:00 am and 2:00 pm. Whenever there will be a street closure for two (2) or more hours in total duration, the applicant shall provide written notification about the street closure to all residents along Indiana Avenue and Indiana Terrace at least 48 hours prior to the street closure. Scheduled street closures shall not occur without written approval by the Public Works Department.

P-CC14. Unless otherwise approved in writing by the Public Works Department, a minimum 13' wide roadway shall be maintained at all times.

P-CC15. Occupancy of the public right of way, regardless of purpose, shall be in full compliance with the most currently approved California Manual on Uniform Traffic Control Devices.

P-CC16. Prior to issuance of Building Permits, a location for on-site storage of construction-related materials shall be identified and accepted by the Building Official. The required storage site shall be not less than 180 square feet in area and shall have a minimum dimension in any direction of not less than 8 feet. Such area shall be maintained throughout the construction, and shall not be moved without the written approval of the building inspector.

P-CC17. Temporary bins for construction trash and debris shall be dumpster or (low boy) "roll off" style provided by Athens Services.

P-CC18. All portable restroom facilities shall be located on site not less than 10' from any residential private property line. Portable restrooms may be located not less than 5 feet from a residential private property line where proof is provided to the building official that the portable restroom will be serviced by the provider not less than once a week. Such approval to locate the portable restroom less than 10 feet from a residential property line may be revoked at any time by the building official. Portable restrooms shall be secured during non-construction hours and doors shall not face neither the street nor the nearest private property line.

P-CC19. Electrical, telephone, and other data cables that will serve the residence shall be routed underground and designed so as to conform to the provisions of the Building Code and any other applicable codes.

P-CC20. Prior to beginning demolition or construction, the applicant shall install a construction fence not less than 6 feet in height. Unless otherwise approved in writing by the Building Official, the site shall be completely enclosed by fencing. The fence shall be completely covered with privacy/security mesh or shall be solid. No signage shall be permitted on the fence except for necessary signage located within 15 ' of any entrance gates. The fencing shall not be used for any advertising purposes.

P-CC21. Signage Required: Prior to commencing any construction activity, the owner-builder/contractor is required to install a sign displaying the City's construction hours. The sign shall be continually placed prominently at the primary entrance to the work site so that they are clearly visible to the public and to all employees, contractors, subcontractors and other persons performing work at the site, so long as construction activity is occurring. The sign shall contain the language and formatting as shown in the example provided in the Southwest Monterey Hills Construction Regulations handout. The sign shall be made of weather-resistant and durable materials, including coroplast and pvc or similar materials. The size of the sign shall be a minimum of 24" x 36" and shall contain the following information:

- Name, phone number and other relevant contact information of the project construction manager and/or general contractor.
- The project's permitted hours of construction; and a scaled map of the approved haul route and offsite parking shall be printed for viewing at a legible scale.

DEVELOPMENT REQUIREMENTS

Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.

PLANNING DIVISION:

P1. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Design Review and Hillside Development Permit.

P2. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.

P3. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.

P4. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this use.

P5. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

P6. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:

a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;

b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;

c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and

d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

BUILDING AND SAFETY DIVISION:

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

B2. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

B3. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.

B4. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.

B5. Park Impact Fee to be paid at the time of permit issuance.

B6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.

B7. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

B8. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

B9. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:

a) Observation of cleared areas and benches prepared to receive fill;

b) Observation of the removal of all unsuitable soils and other materials;

c) The approval of soils to be used as fill material;

d) Inspection of compaction and placement of fill;

e) The testing of compacted fills; and

f) The inspection of review of drainage devices.

B10. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.

B11. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.

B12. At the time of plan submittal, the pdf copy of the soils report shall be provided by the applicant.

B13. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.

B14. Project shall comply with the CalGreen Residential mandatory requirements.

B15. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

B16. Separate permit is required for Fire Sprinklers.

DEPARTMENT OF PUBLIC WORKS:

PW1. The The applicant shall pay for all applicable city and LA County fees including PW plan review and permit fees prior to the issuant of the Building Permits.

PW2. The applicant shall pay applicable City sewer and/or water connection charges per Resolution 7390.

PW3. The applicant shall provide copies of Title reports.

PW4. The applicant shall submit sewer video of City mainline showing existing sewer lateral will be used.

PW5. Replace all broken, damaged, or out-of-grade sidewalk, driveways, curb and gutter, painted curb markings, signs, asphalt/concrete fronting the property to current city standard per SPMC Section 31.54.

PW6. The applicant shall remove exiting retaining walls and relocate on to the private property.

PW7. The applicant shall provide street plans show all existing condition within pubic right-of-ways, curb/gutter, driveway, existing features, trees, dimensions, and proposed improvements.

PW8. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, per City Ordinance No. 2126 amending Section 34.4 of the City Municipal Code, file for a tree removal permit application. See Municipal Code Section 34.5 for the required information and process for the trees that are proposed to be removed and/or impacted during construction.

PW9. Building structure shall not be constructed within critical root zone area. For native and protected species the use of the tree's DBH (X5) is the minimum critical root mass. For non-native and protected species use of the tree's DBH (X3) is the minimum critical root mass.

PW10. The applicant shall provide methods of protecting existing trees during construction.

PW11. The applicant shall comply with all requirements of California Drainage Law and/or the City of South Pasadena Low Impact Development Ordinance No. 2283. Provide copy of approved plan from Building & Safety Department.

PW12. The applicant shall provide the necessary BMP Measures and the SUSUMP package for construction and post construction phases Per City Municipal Code, Section 23.14. Provide copy of approved plan from Building & Safety Department.

PW13. The applicant shall provide a storm water pollution prevention plan (SWPPP) per City Municipal Code, Section 36.540.060, A, 2. Provide copy of approved plan from Building & Safety Department.

PW14. The applicant shall provide a detailed drainage plan prepared by a licensed civil engineer and signed and stamped by the civil engineer. Cross lot drainage is not permitted. Provide copy of approved plan from Building & Safety Department.

PW15. The applicant shall grind and overlay minimum 1-1/2" of existing asphalt to the centerline of Indiana Avenue and Indiana Place from property line to property line.

PW16. The applicant shall construct retaining wall along the frontage of the property line for the slope protection to prevent sloughing of dirt onto the sidewalk.

PW17. The applicant shall bring the existing parkway on Indiana Avenue and Indiana Place up to current standards per SPMC Section 31.48.

PW18. The applicant shall provide a traffic control plans for the duration of the construction.

PW19. The applicant shall provide a haul route map, staging plan, and indicate street parking location for review and approval to the Public Works Department prior to issuance of permits. The applicant must designate a construction staging area on the site. Any construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.

PW20. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted resident at least 48 hours prior to the street closure. All street closure required to obtain encroachment permit from the Public Works Department.

PW21. The applicant shall post "Temporary No Parking " signs along the entire length of the property prior to start of any construction. The temporary no parking signs will be covered at the end of every working day, and uncovered at the start of the following working day prior to any construction activity. If two-way traffic cannot be accommodated, traffic will be mitigated through use of flagmen and/or detouring. The applicant shall obtain encroachment permit from the Public Works Department.

PW22. Temporary bins (low boy) will be "roll off" style provided by Athens. Dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.

PW23. The applicant shall obtain oversize/overload permits during the stages of development, but is not limited to involving actives such as grubbing, grading, drilling for piles and/or caissons, trenching for footings, excavating for retaining wall, core soil sampling, etc. If require, the applicant shall prepare traffic control plans and shall notify resident impacted by no parking signage.

FIRE DEPARTMENT:

FD1. Attached herein.