



City of South Pasadena  
Filing Instructions for  
HILLSIDE DEVELOPMENT PERMIT APPLICATION

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## I. Application Requirements

To file an application for a Hillside Development Permit (HDP), the applicant shall submit the following items to the Planning and Building Department:

Application Form (attached) - This includes a description of the proposed project, a statement of how the request meets the required Hillside Development Permit findings, and an original signature from the property owner and applicant (if not the owner).

Initial Study Questionnaire for review of potential impacts on the environment. See section below and the attached form.

Property Owners and Occupants Map and List – The following must be submitted with application:

- One (1) copy of a map depicting all the properties within the required 300' radius of the project site and a list of the names and addresses of all current owners and occupants (if not owner-occupied) of these depicted properties, including all residential and non-residential properties.
- Two sets of envelope labels for the city to mail information to these property owners and occupants.
- A mapping company's affidavit signed and dated. (See attached form.)

Other - Staff will advise applicant regarding additional submittal requirements, if needed (i.e., drawings, photos, maps, technical studies, etc.)

Fees – See Fee Schedule below.

## II. Processing Your Application

Pre-Application Review - A preliminary meeting with the Planning Staff is recommended, though not required. The meeting provides you and staff an opportunity to review the project and the applicable zoning standards, and obtain the appropriate applications form(s) for your request. It also helps Planning Staff determine other approvals that might be necessary by other City departments. There is no charge for this service.

Application Submittal - After you have prepared your plans and filled out the application forms, bring them, the required fee, and any other materials advised by the City for processing. You will receive a receipt for your fee payment.

Staff Review of Application to Determine Completeness - Upon submittal, Staff will review your application packet and notify you if additional materials or information are needed. Once your application is deemed "complete", Staff will notify you with the time and date of the Planning Commission hearing. Your application is completed when all relevant materials are adequate for the Planning Commission to make a decision on your request.

Staff Review for Environmental Determination – Staff will review your project for any possible environmental impacts. Staff will notify you if additional information is required to satisfy the environmental review process. If an Environmental Impact Report (EIR) is required, the application will not be complete until a Draft EIR has been prepared. You will then be scheduled for a public hearing at the next available Planning Commission meeting. A deposit is required to obtain a consultant firm to prepare the Draft EIR.

Staff Review of the Hillside Development Permit Request - Staff will examine the application materials, including your plans, justification statement, and other relevant information. Staff will also make one or more site visits to your property.

Decision on the Request - A decision on your request for a Hillside Development Permit will be made by the Planning Commission at a public hearing. At the hearing, the Planning Commission opens the matter for public comment by interested parties or individuals. Once everyone wishing to speak on the matter has been heard, the Planning Commission will close the public hearing and discuss the application. Their decision could be approval, approval with conditions, continuation for redesign or additional information, or denial.

Appeal - Before the Commission's decision is final, there is a fifteen calendar day appeal period during which the applicant, the City Council, or any person aggrieved by the decision of the Commission, can file a written appeal. An appeal application and current filing fee in the amount of **\$860.00** may be submitted to the City Clerk's office within the fifteen-day appeal period. If no appeal is filed, the Commission's decision is final. If an appeal is filed, the matter is set for a public hearing by the City Council. At the hearing, the Council will either uphold or reverse the Planning Commission's decision, at which time, the decision on the matter is final.

### Initial Study Questionnaire

#### I. Introduction

California law requires that all local governments review any project for its potential effects on the environment. The process for this review is contained in the California Environmental Quality Act (CEQA) and its implementing Guidelines. The first step in this review is the preparation by the City of an Initial Study. The Initial Study is the basis for reviewing your project and determining if additional studies, such as an Environmental Impact Report (EIR), are required. In order to prepare the Initial Study, the City needs information about the project, which you are asked to provide in the attached Initial Study Questionnaire. Note: Some projects may be exempt from CEQA. The City will advise you regarding this.

This guide and the attached forms identify the information which you, as applicant, must provide before the City can determine the possible environmental impacts of your project. You are also encouraged to contact the Planning and Building Department at (626) 403-7220, if you have any questions about your project or the application process.

#### II. The Initial Study and your project

Typically, an environmental review is conducted as part of the entitlement process for development. However, you may request an environmental review in advance of applying for any permits or approvals. In either case, your project must be sufficiently well defined so that the City can prepare an adequate picture of future environmental conditions.

### Fees

The following are current entitlement application fees, as of January 2011:

Conditional Use Permit	\$1,545. <sup>00</sup>
Variance	\$1,890. <sup>00</sup>
Hillside Development Permit	\$1,890. <sup>00</sup>
Initial Environmental Study	\$455. <sup>00</sup>
Negative Declaration	\$75. <sup>00</sup>
Public Noticing Fee (per application)	\$220. <sup>00</sup>
<u>Fish &amp; Game Fees:</u>	
Negative Declaration	\$1,800. <sup>00</sup>
Mitigated Negative Declaration	\$1,800. <sup>00</sup>
Environmental Impact Report	\$2,500. <sup>00</sup>

*Please complete and return the following pages.*

1. Property Address for this application: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_

2. Current Zoning Designation of Property: \_\_\_\_\_

3. Proposed Project Description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Applicant:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street, City, State, Zip

( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Home Number Work Number

( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Cell Number Fax No.

E-mail: \_\_\_\_\_

5. Property Owner(s), if different from applicant:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street, City, State, Zip

( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Home Number Work Number

( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Cell Number Fax No.

E-mail: \_\_\_\_\_

6. Property Owner(s), if different from applicant:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street, City, State, Zip

( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Home Number Work Number

( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Cell Number Fax No.

E-mail: \_\_\_\_\_

7. **GRADING INFORMATION:** Please check the box that describes your lot type:

- Pad
- Down-slope
- Up-slope

**CUT CALCULATION (includes ALL excavation on the site)**

Line 1 Cubic yards of cut under building (including footings, retaining walls, etc.) \_\_\_\_\_ c.y.  
Line 2 Cubic yards of cut outside of building footprint (including retaining walls, driveways, etc.) \_\_\_\_\_ c.y.  
Line 3 **Total Cubic yards of cut** (Add Lines 1 and 2) \_\_\_\_\_ c.y.

**FILL CALCULATION**

Line 4 Cubic yards of fill under the building (including footings, retaining walls, etc.) \_\_\_\_\_ c.y.  
Line 5 Cubic yards of fill outside of building footprint (including retaining walls, driveways, etc.) \_\_\_\_\_ c.y.  
Line 6 **Total Cubic yards of fill** (Add Lines 4 and 5) \_\_\_\_\_ c.y.  
Line 7 Total Height of fill \_\_\_\_\_ Ft.

**EARTH MOVEMENT CALCULATION**

Line 8 Volume of earth to be moved under building (Add Lines 1 and 4) \_\_\_\_\_ c.y.  
Line 9 Volume of earth to be moved outside building (Add Lines 2 and 5) \_\_\_\_\_ c.y.  
Line 10 **Total volume of earth to be moved** (Add Lines 8 and 9) \_\_\_\_\_ c.y.

**SLOPE CALCULATION**

Maximum Percentage of created slopes \_\_\_\_\_ %  
Total Average Slope of site \_\_\_\_\_ %  
Maximum Height of Down-slope Retaining Wall \_\_\_\_\_ Ft.  
Maximum Height of Up-slope Retaining Wall \_\_\_\_\_ Ft.  
Maximum Percentage Grade of Driveway \_\_\_\_\_ %  
Maximum Percentage of Existing Slope \_\_\_\_\_ %

8. **Hillside Development Justification Statement(s):** Please respond to the conditions and findings listed below. Each one must be met before the application can be deemed complete. Please indicate on the numbered lines below how the proposed project meets each criterion.

**Findings for Hillside Development Permit.** (See South Pasadena Municipal Code Sec. 36.410.065)

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

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b. The proposed use is consistent with the General Plan and any applicable specific plan;

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c. 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;

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d. 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:

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

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9. Design Review Justification Statement(s): The City Council approved Resolutions 6979 and 6980 on April 23, 2008, which adopted the citywide residential design guidelines. The Design Guidelines for single family homes on hillside sites communicate the City's expectations of high quality design. The Planning Commission will use them as a basis for its decision on your project. The guidelines may be found on-line at <http://www.ci.south-pasadena.ca.us/planning/design.html>.

Use the City's design guidelines to address each design issue below, as it pertains to the proposed project. Each design issue must be addressed before this application can be deemed complete. If not applicable, write in "N/A" for a response, or explain why the design standards are not appropriate for the proposed project. Attach additional sheets if necessary.

- a. Describe how the proposed project is compatible with the neighborhood and character (See Residential Design Guidelines, pages 76 to 77).

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- b. Describe how the site plan and development of the proposed project complies with the design guidelines (See Residential Design Guidelines, pages 78 to 80).

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- c. Describe how the proposed project meets the design guidelines related to physical design components (See Residential Design Guidelines, pages 81 to 85)<sup>1</sup>.

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- d. Describe how the proposed project's streetscape and landscaping meet the design guidelines (See Residential Design Guidelines, pages 86).

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10. All of the following materials are required for a complete application:

- **Application Forms.** Must be signed by the property owner.
- **Written Narrative.** Describe the proposed project in detail. Include the extent of the work, architectural style and exterior materials that will be used.
- **Mailing labels & Spreadsheet:** All projects reviewed by the Design Review Board (DRB) require public notification (the Planning department will mail notices prior to the DRB meeting). Mailing labels are required for this. The City strongly recommends that applicants utilize a mapping company to prepare the labels. A list of mapping companies is available from the Planning department; this is

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<sup>1</sup> "Spanish," "Mission," and "Mediterranean"-style new homes, multi-family projects, and substantial façade changes are subject to the "Mission and Spanish Colonial Revival" guidelines (as for historic homes), pages 12-13.  
Revised 5/23/11

provided for informational purposes only: the City does not recommend or endorse any of these companies. Please provide:

One (1) set of address labels (on an 8-1/2" x 11" sheet of adhesive labels) and one (1) photocopy of the labels. The labels must list both the property owners and occupants (if not owner occupied) of every parcel which falls within a 300' radius (100' for signs) of the project site (as measured from the corners of the subject parcel). Note: Labels for occupants do not need to include the occupant's name because this information is usually not available; these can simply state "Occupant, 3333 XYZ Street..." If possible, the labels should be cross-referenced to the radius map (by numbering each parcel or listing the Assessor's Parcel Number on each label).

A radius map, which identifies all parcels falling within a 300' radius (100' for signs) of the project site.

One Compact Disk (CD) that contains an electronic spreadsheet on Microsoft Excel listing the following information in separate columns: a) Property Owner, b) Occupant, c) Property Owner Address, d) Occupant Address [including Unit Number]. \* *Planning Staff will use the spreadsheet to perform a mail merge with Microsoft Word.*

A notarized declaration (the Planning department will provide this) from the company/individual that prepared the mailing labels stating the source of the property information how recently this was updated.

- **Photographs.** One set of (approx) 4"x 6" color photographs showing all existing elevations of the subject property and front elevations of neighboring properties. The photographs should show all street views on both sides of the subject property to adequately portray the appearance of the immediate neighborhood. Photos should be printed on 8 1/2" x 11" sheets (two per page is a good size), and must be labeled with street addresses and referenced to a photo key (a reduced site map). Photo keys do not need to be drawn to scale, but must indicate approximate locations of where the photos were taken and the direction of each shot. Photo keys must also have a north arrow and the subject property address.
- **Plans:** One (1) full set of plans is required at the time the application is submitted. Upon determining the completeness of the application, Staff will notify the applicant, and he/she will be required to submit six (6) full sets of plans to the Planning Department. All site plans must be drawn at a minimum scale of 1/8" and elevations at 1/4". Submitted plans must be folded accordion style to a size of 8 1/2" x 11" or less with the title block showing. The plans shall include, and may not be limited to the following: site plan, demolition plan, elevations, roof plan, window and door schedule, and building sections. **A detailed checklist of specific requirements is available for the project architect/project designer's use.**

I HEREBY CERTIFY that I am the owner of the property which is the subject of this application for a Certificate of Appropriateness, that this application is full and complete, and I have read and understand the City's Design Review Board Guidelines.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature is required for all applications)

11. Owner's Affidavit: As owner(s) of the above described property, I/we affirm that the foregoing statements and answers herein contained and the information submitted are in all respects true and correct to the best of my/our knowledge and belief.

Executed this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Property Owner's Signature (Required)

\_\_\_\_\_  
Date