

City Council

General Plan Amendment (GPA2022-0001)

Zone Amendment (ZA2022-0002)

Hillside Development (HDP2022-0002)

Neighborhood Compatibility (DR2022-0009)

Minor Exception (ME2022-0008)

545 Norumbega Drive Residence Project

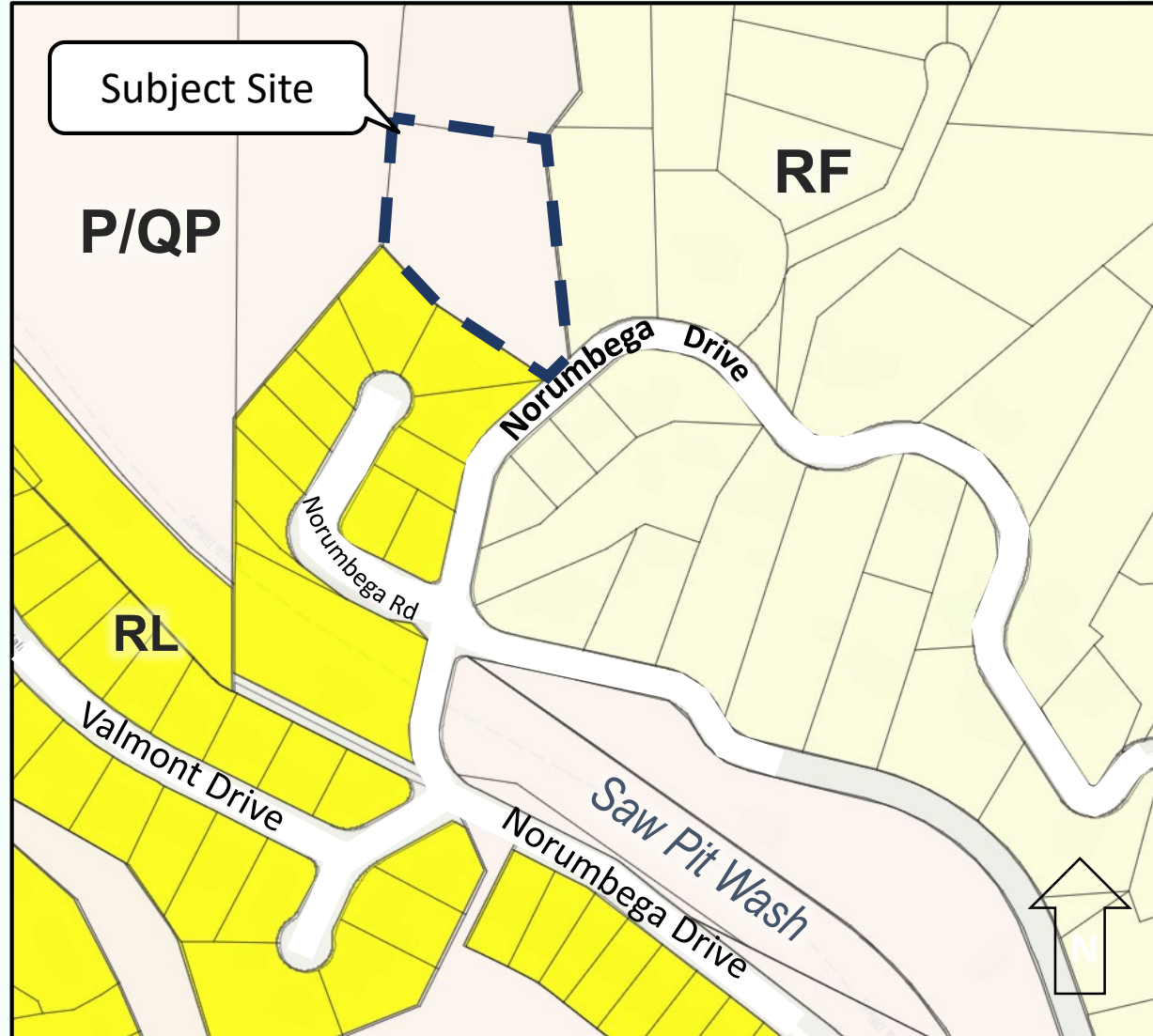
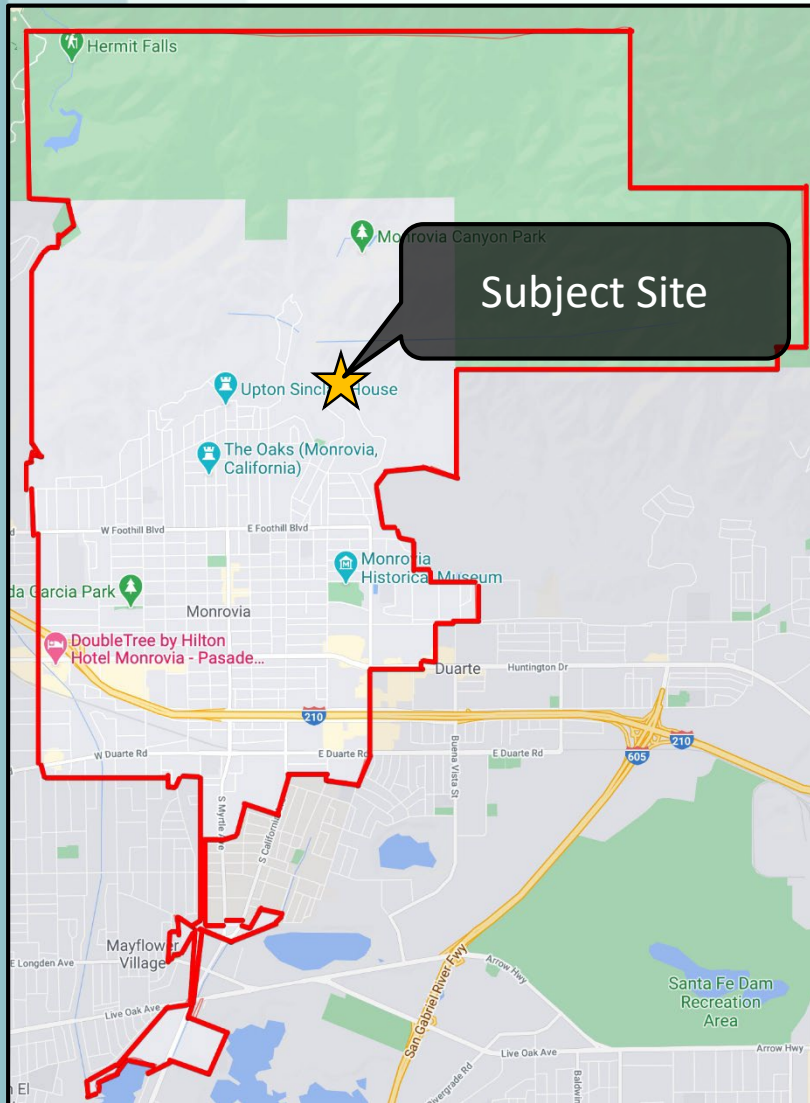
Group Atom Development (Miguel Uribe), Applicant

May 7, 2024

Community Development



Background: Location and Zone



545 Norumbega Residence Project

Background: Property History

Site Characteristics

- **Lot size:** 56,358 SF (1.295 Acres)
- **Use:** Vacant Hillside

Ownership History

- Los Angeles County Flood Control District (Pre- 2000)
- Transferred to private owner in 2000
- Current owner acquired property in 2018



545 Norumbega Residence Project

Project Description

New Single Family Dwelling

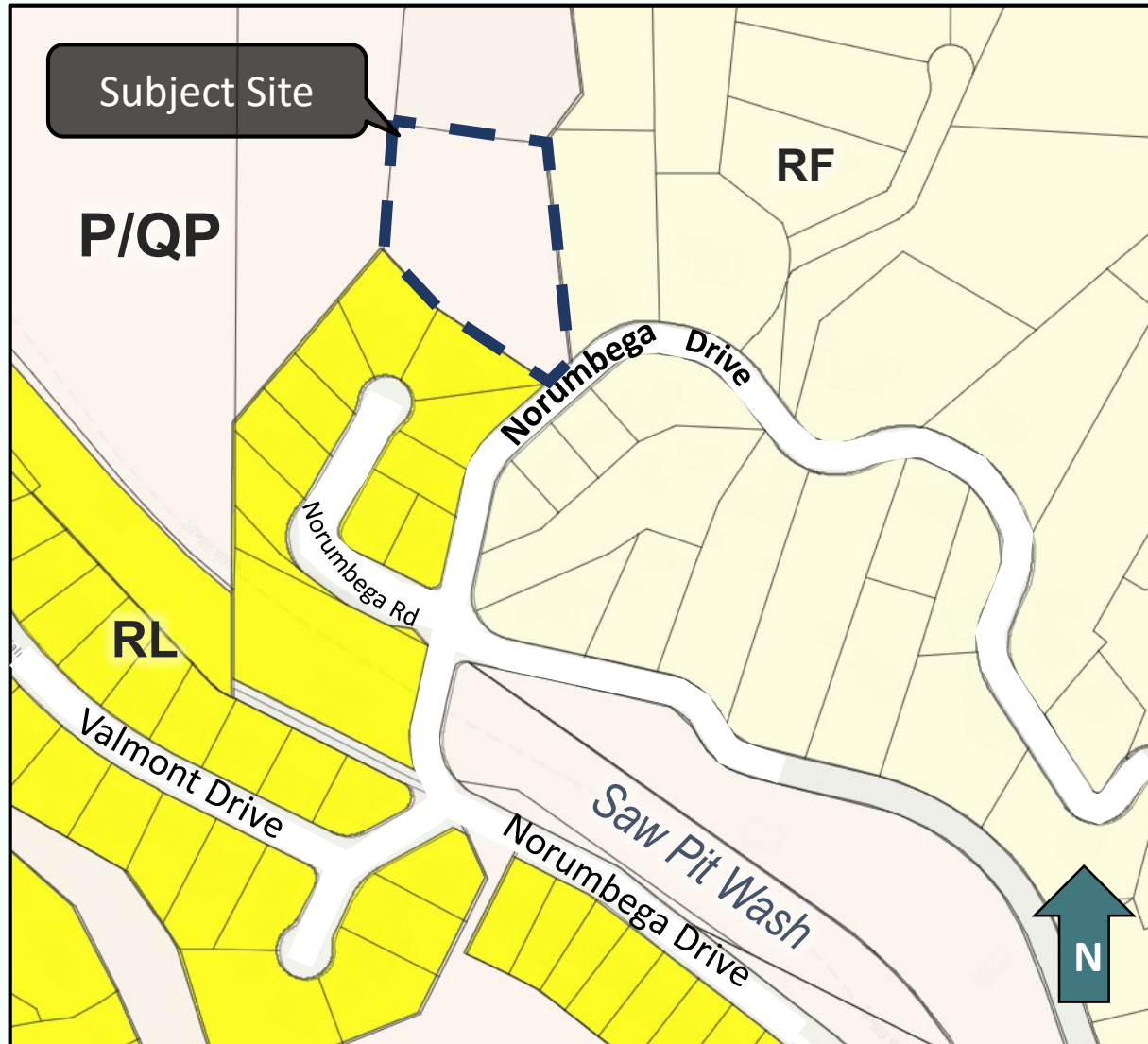
- 3,758 square foot residence
- 1,348 square foot four-car garage with storage
- 3,034 square foot building foot print



*Proposed Project as seen from
Norumbega Drive*

545 Norumbega Residence Project

Required Approvals



- **General Plan Amendment** – Change general plan designation from P/QP (Public/Quasi Public) to RF (Residential Foothill)
- **Zoning Change** – Change zoning map designation from P/QP (Public/Quasi Public) to RF (Residential Foothill)
- **RF zoned parcels** generally have steep slopes and/or are environmentally sensitive. (maximum density: 1 du/ac)

545 Norumbega Residence Project

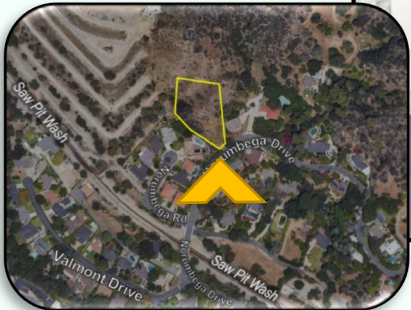
Required Approvals

- **Hillside Development Permit** – Construct a single-family residence with 6' high retaining walls and 5' of cut or fill
- **Hillside Development Standards in the Residential Foothill Zone**
 - Conservation of natural topographic features
 - Protection of existing vegetation through careful site planning
 - Preservation of mature trees, especially Oaks.
 - Minimized impact on view corridors and scenic vistas.
 - Avoidance of cantilevered construction wherever possible.

Required Approvals

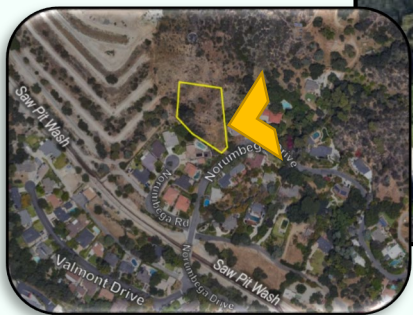
- **Neighborhood Compatibility Design Review (Level 6)** – New two-story single-family residence
 - Exterior Material Review
 - Site Planning / Site Design
 - Building Form
 - Architectural Features / Design
 - Neighbor Impact Review
- **Minor Exception** – Exceed maximum wall height along south property line (5' retaining wall with a 5' wrought iron fence on top in lieu of a 6' high wall)

Neighborhood and Site Context



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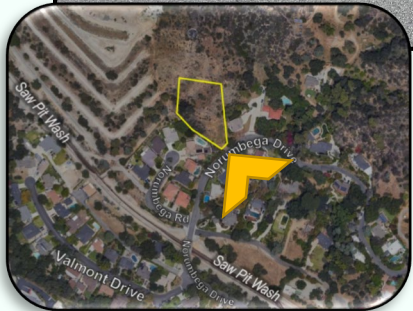
Neighborhood and Site Context



545 Norumbega Residence Project



Neighborhood Context



545 Norumbega Drive
(Subject Site)

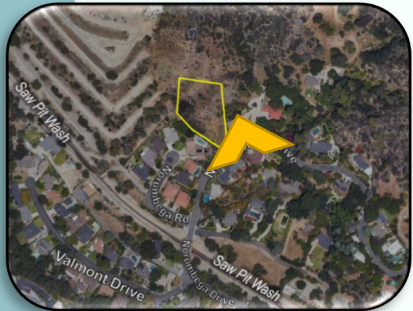
545 Norumbega Residence Project

Neighborhood Context



547 Norumbega Drive

545 Norumbega Residence Project



Neighborhood Context



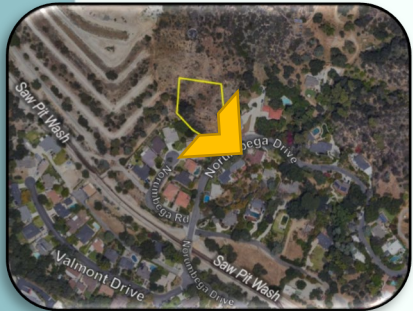
558 Norumbega Drive



554 Norumbega Drive



550 Norumbega Drive



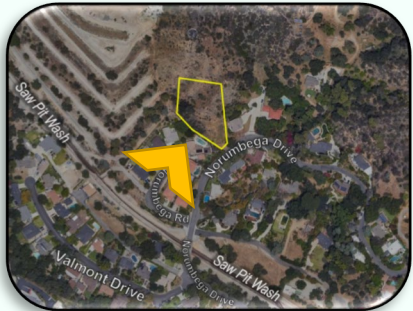
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Neighborhood Context

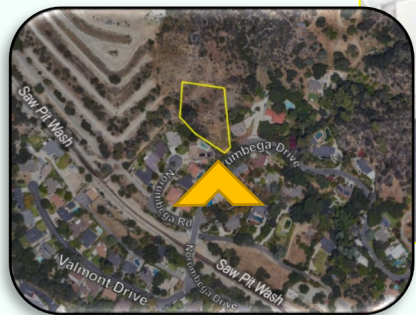


524 Norumbega Road

545 Norumbega Residence Project

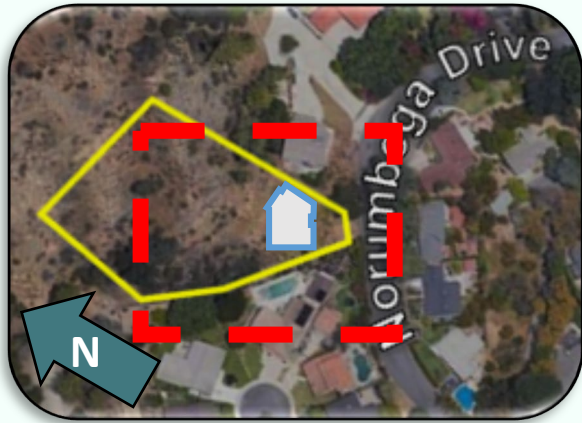


Site Planning: Oak Trees and Ridgelines



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Site Plan

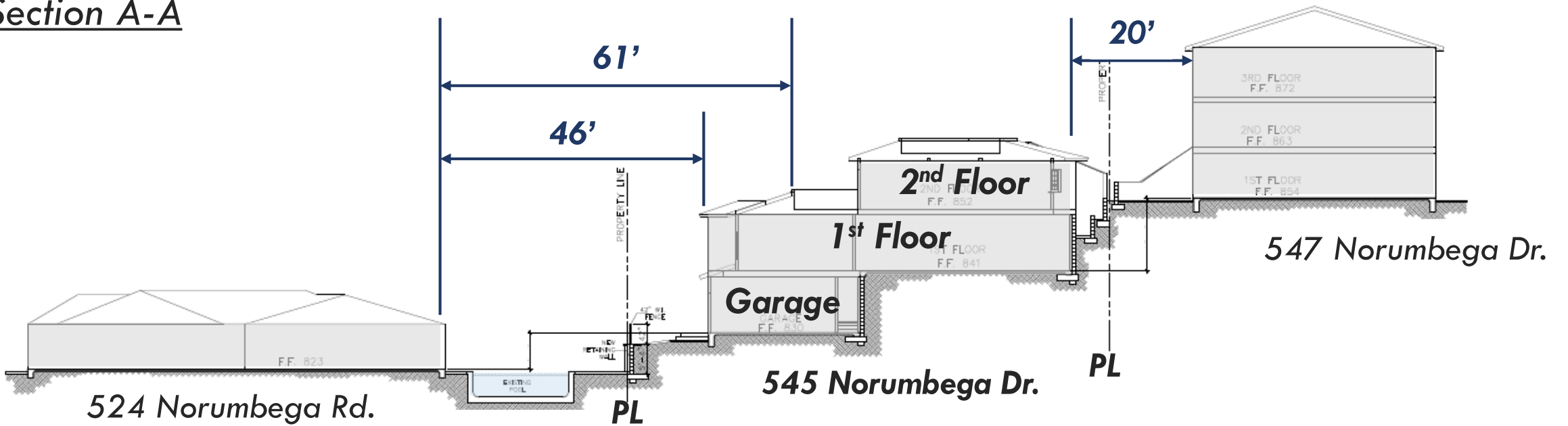


545 Norumbega Residence Project



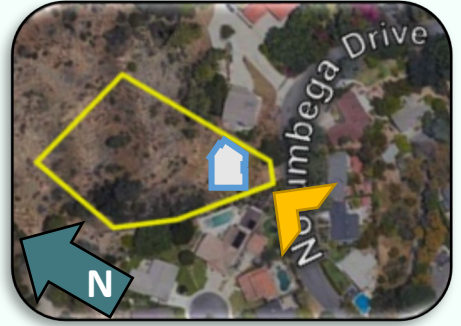
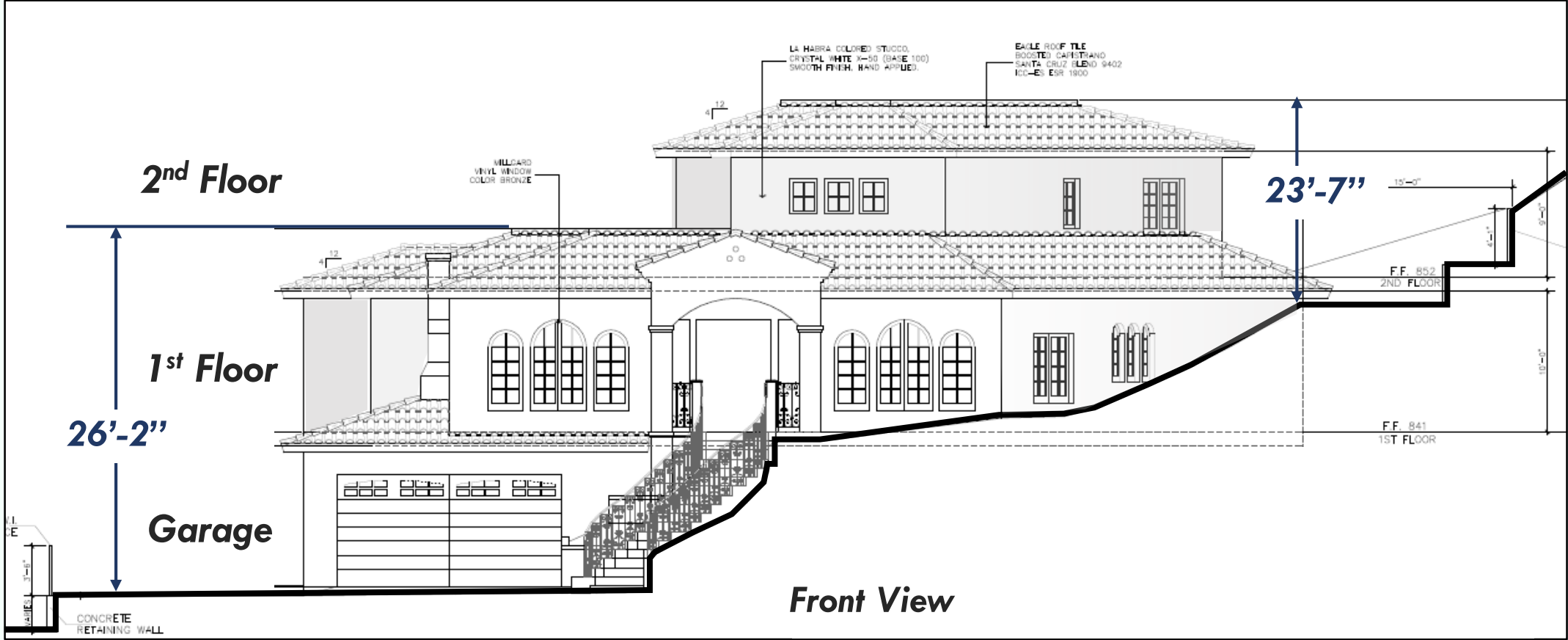
Neighborhood Compatibility

Section A-A



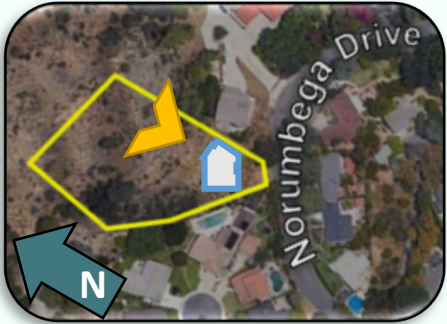
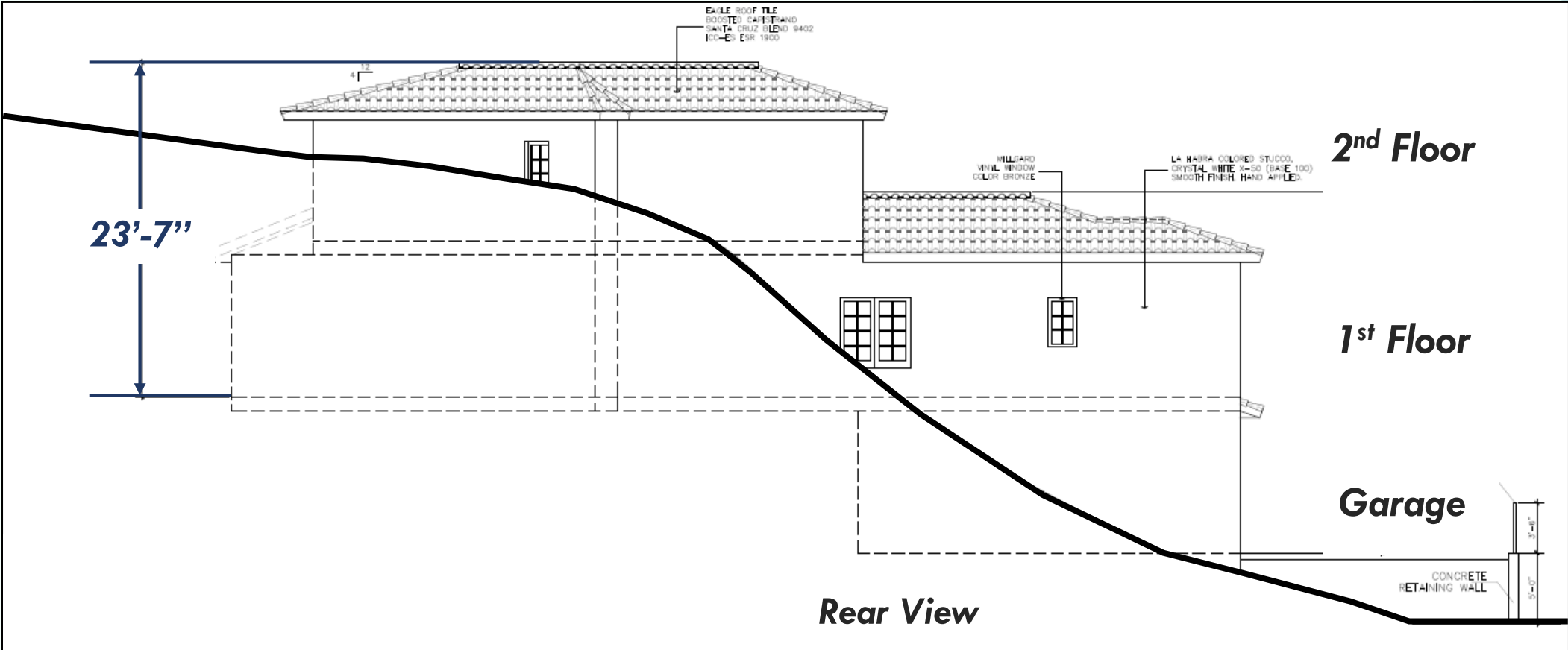
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South Elevation



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North Elevation

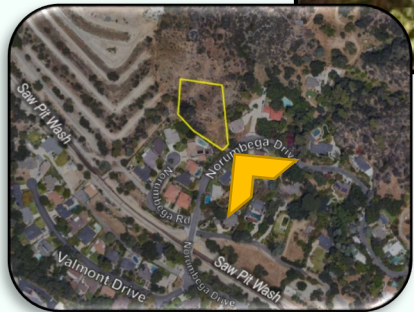


545 Norumbega Residence Project

Perspective Renderings



Street View from Norumbega Drive



545 Norumbega Residence Project

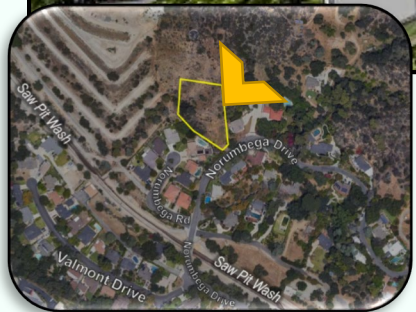
Perspective Renderings



Existing



View from 547 Norumbega Drive



545 Norumbega Residence Project

Perspective Renderings



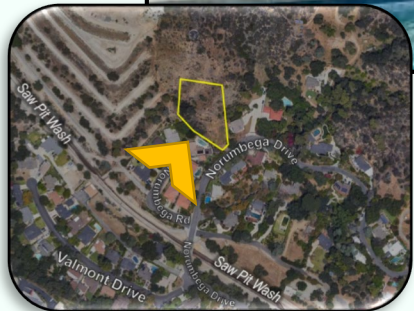
Privacy Concerns Addressed

- Obscured Glass In Windows
- Use of Wrought Iron and planting of shrubs

Existing



View From 524 Norumbega Road



545 Norumbega Residence Project

Perspective Renderings



Existing



View from Norumbega Road



545 Norumbega Residence Project

Public Review and Input Process

545 Norumbega Drive Residence Project



Environmental Review

- **California Environmental Quality Act (CEQA)**
 - Inform decision makers of the effect of the proposed project on the environment.
 - Identify ways to minimize or avoid the significant effects of a project on the environment.
 - Promote the coordination between government agencies
 - Increase the public's understanding of the review process
 - Enhance public participation in the review process.

Environmental Review

- **Aesthetics**
- **Agricultural Resources**
- **Air Quality**
- **Biological Resources**
- **Geology and Soils**
- **Green House Gas Emissions**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use and Planning**
- **Mineral Resources**
- **Noise**
- **Population and Housing**
- **Public Services**
- **Recreation**
- **Transportation and Traffic**
- **Tribal Resources**
- **Utilities and Service Systems**
- **Wildfire**

Environmental Review Timeline



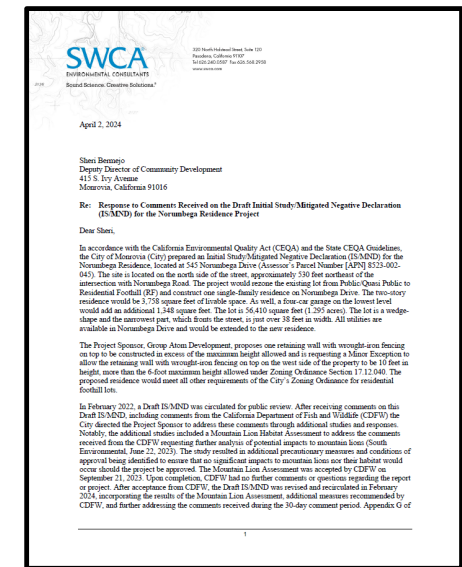
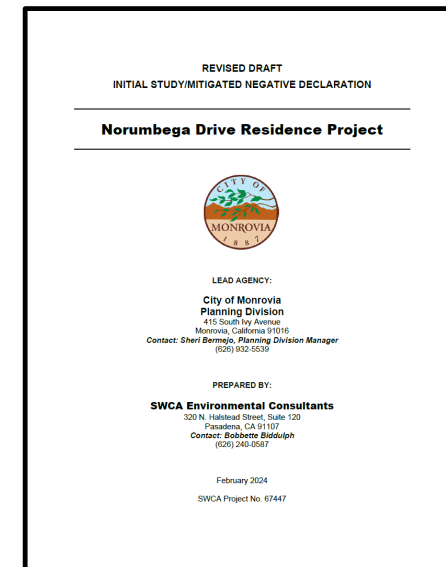
- **California Department of Fish and Wildlife (CDFW)**
 - Biological Impacts: Request for Mountain Lion habitat assessment and additional mitigation to minimize impacts to special status species in the area
- **Neighboring Residents (5)**
 - Privacy Impacts and Neighborhood Compatibility: Hillside views, privacy, noise, lighting, property values, and neighborhood compatibility
 - Construction Safety: Soil stabilizer safety during grading, wind and dust, soil erosion,
 - Oak Tree Preservation: Oak tree protection
 - Geology, Hydrology, Wildfire Concerns: fault zone, landslides/mudslides, liquefaction

Environmental Review Timeline



2024 Project Design and IS/MND

- Protects of Oak Trees
- Reduces of privacy impacts
- Fulfills CDFW's requests
- Provides Response to Comments



2024 IS/MND Updates

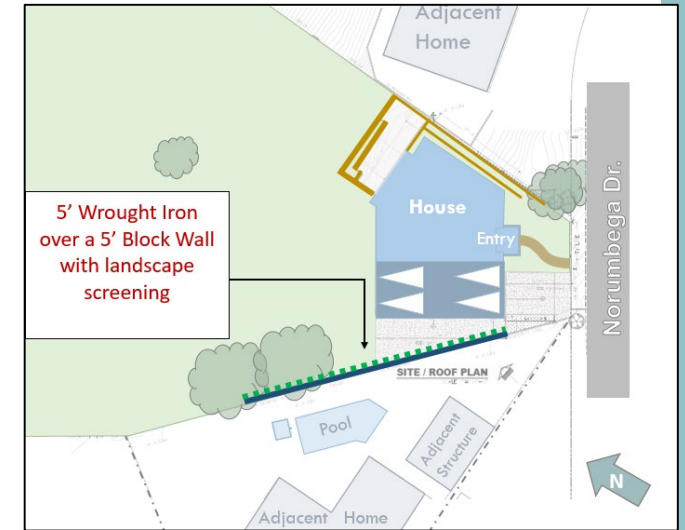
- **Revised Plans Avoid Impacts to Oaks**
- CEQA document incorporates Standard Conditions and Mitigation Measures for tree preservation:
 - Pre-construction meeting to implement tree protection measures (SC BIO-7)
 - Mulching every 6 months (SC BIO-8)
 - Precautionary restorative measures (SC BIO-9)
 - Precautionary replacement measures (SC BIO-10 and 11)



2024 IS/MND Updates

■ Revised Plans Reduce Privacy Impacts

- Perimeter screening design influenced by neighbor input.
- All windows on side elevation include view obscuring glass.
- Condition of Approval requires a recorded covenant to ensure ongoing maintenance of windows, walls, vegetation, and drainage (COA#26, Data Sheet 1)



524 Norumbega Road

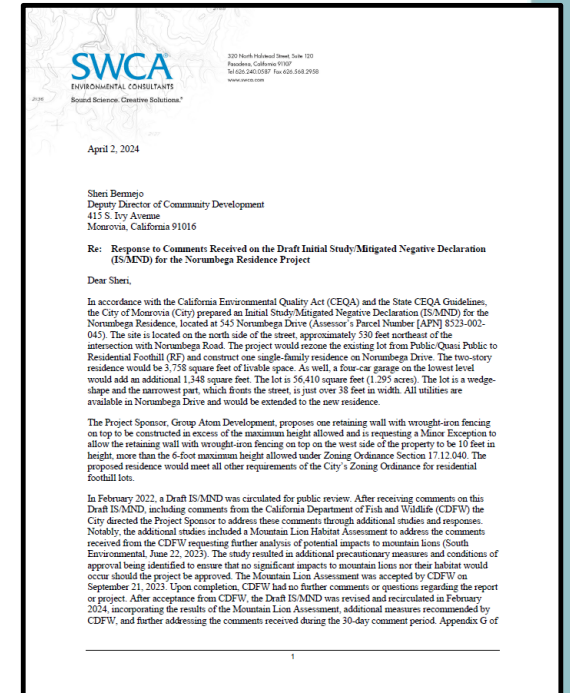
2024 IS/MND Updates

■ **Biological Resource Updates**

- Mountain Lion Habitat Assessment conducted by South Environmental and accepted by CDFW.
- Mitigation Measures added to protect special status species
 - **Preconstruction Surveys** – Special status reptiles, nesting birds, roosting bats, mountain lion.
 - **Monitoring and Reporting to City and CDFW** – by qualified biologist (SC BIO 1-6 and MM BIO 1-6)

2024 IS/MND Updates

- **Response to Comments, dated April 2, 2024**
- **State Agency**
 - Caltrans (District 7) – Confirms CEQA Findings
- **Residents (6 including petition)**
 - Lighting - No effect on scenic vistas and nighttime views
 - Safety concerning construction equipment, traffic, wildfire, geological conditions, and grading
 - Biological Resources, including Oak Tree removal
 - Opposition to Zone Change – Outside CEQA Scope
 - Number of Stories – Outside CEQA Scope
 - Neighborhood Compatibility – Outside CEQA Scope
 - Privacy Impacts – Outside of CEQA Scope



Response to Safety Comments

■ Construction Equipment Safety, Traffic, and Wildfire Concerns

- **Noncombustible Material** – Use of approved building materials for High Fire Severity Zone (i.e. stucco, roofing tile, boxed eaves)(COA #28, Data Sheet 1)
- **Vegetation Management Plan** – Brush clearance and use of native fire resistant vegetation. (COA #14 and #29, Data Sheet 1)
- **Fire Prevention Equipment Required On-site during Construction** – (i.e. fire extinguishers and emergency sand bags) (MM WFR-1)
- **Traffic Management Plan and Maintained Emergency Access** (MM HAZ-1 and MM TRA-1)

■ Geological and Hydrology Concerns

- **Geotechnical Analysis** – Requirements will be enforced. (MM GS-1)
- **Hydrology Report and Hydraulic Calculations** – Enforced to prevent pooling along southwest property line.
- **LID (Low Impact Development) Standards** (COA # K, Data Sheet 2)

Public Hearing Process

- **DRC Review:** March 6, 2024 (Advisory Review)
- **Planning Commission:** April 10, 2024
 - Considered IS/MND and Response to Comments
 - Discussed Non-CEQA Comments
 - Recommended Approval to City Council

545 Norumbega Drive Residence Project



Staff Recommends:

City Council Adopt Resolution Nos.

2024-22, 2024-23, 2024-24, and introduce, waive further reading, and read by

title only Ordinance No. 2024-05

