



3911 Flintridge Drive

December 4, 2025

Danoff Residence - Hillside

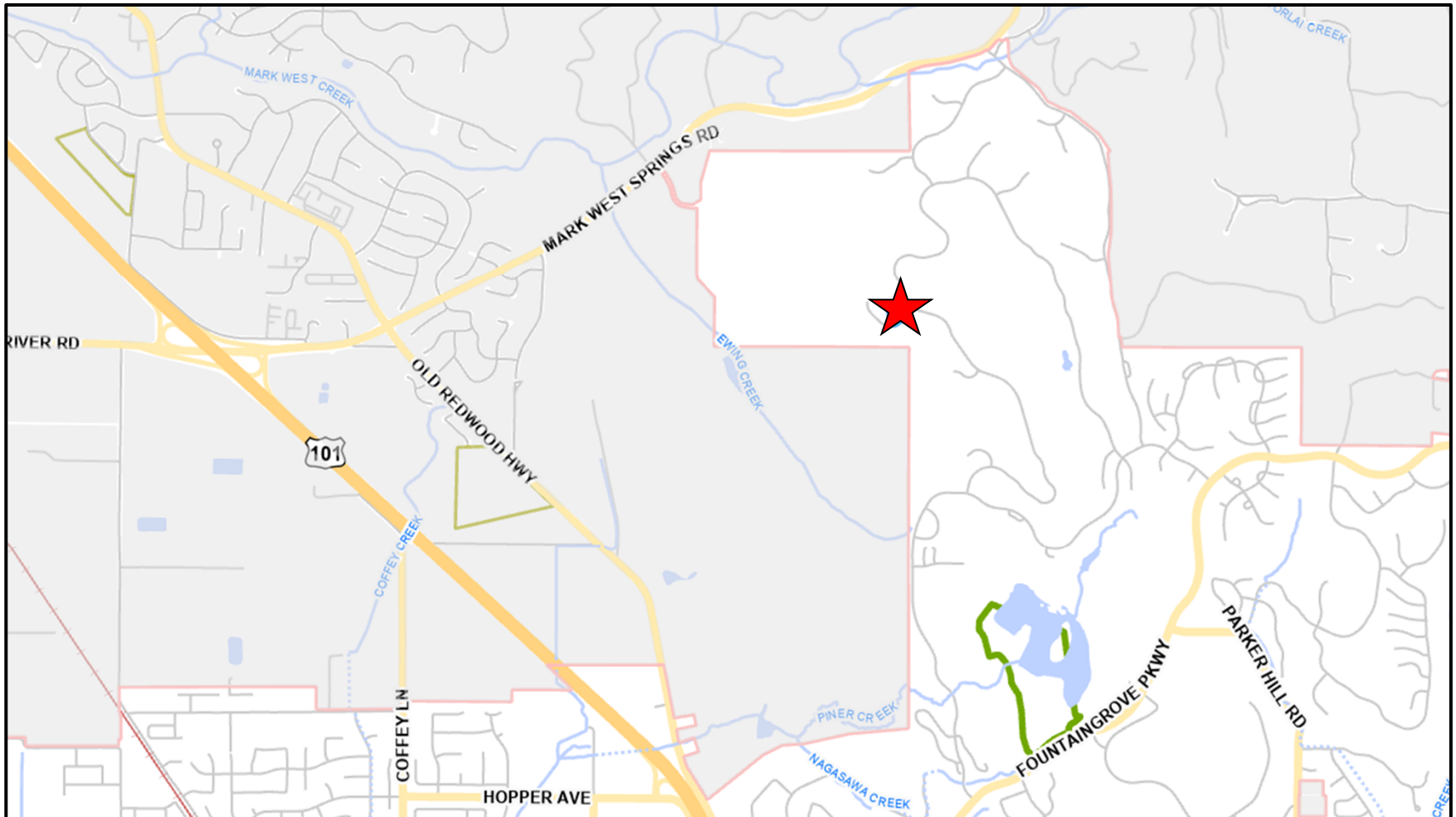
Minor Hillside Development Permit, PLN25-0282

Hana Michaelson, Contract Planner
Planning and Economic Development

- Minor Hillside Development Permit (HDP) review for a new one-story 4-bedroom single-family home:
 - HDP required for construction of a single-family dwelling on property with >10% grade.

Neighborhood Context

3911 Flintridge Drive



Project Location

3911 Flintridge Drive



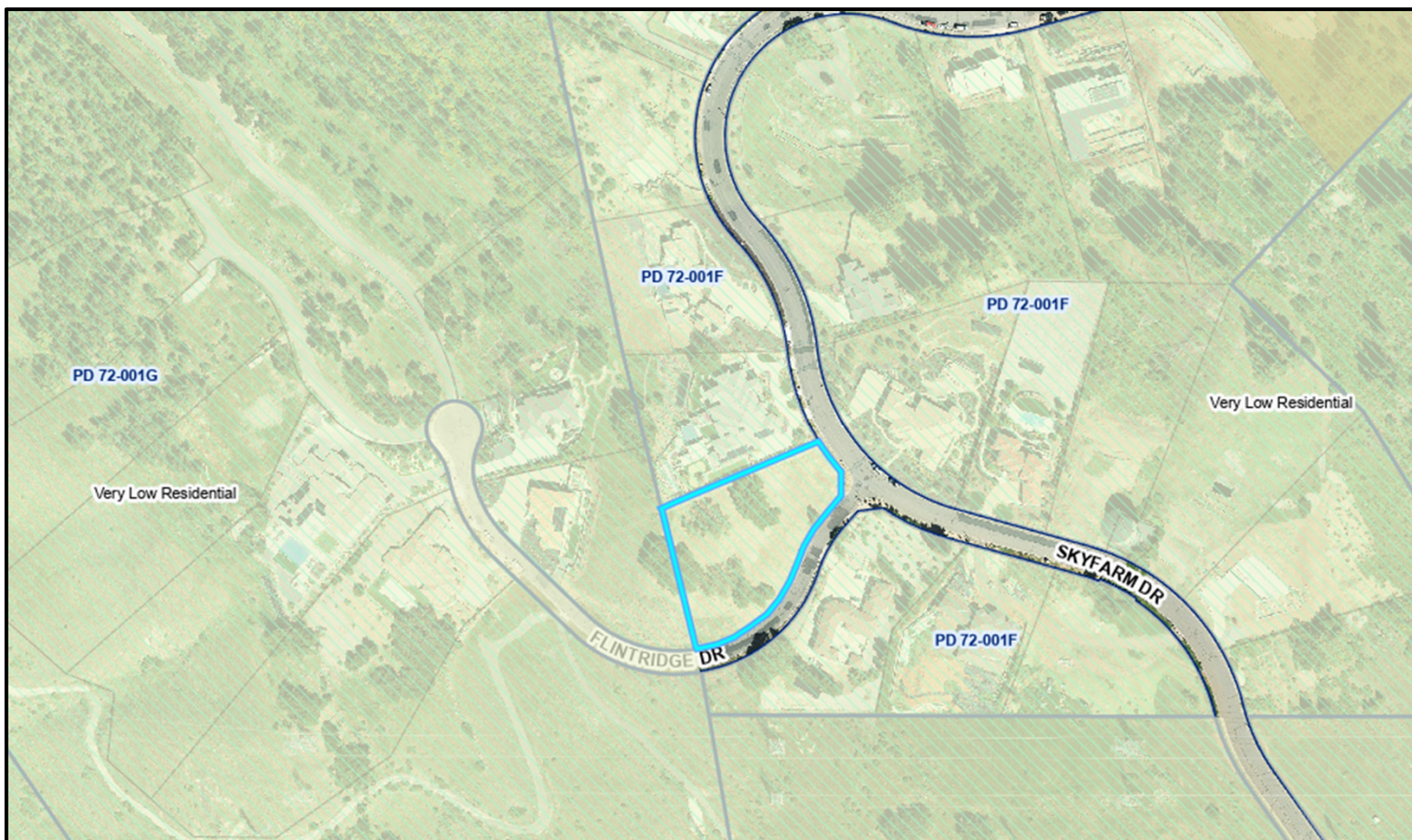
Existing Conditions 3911 Flintridge Drive

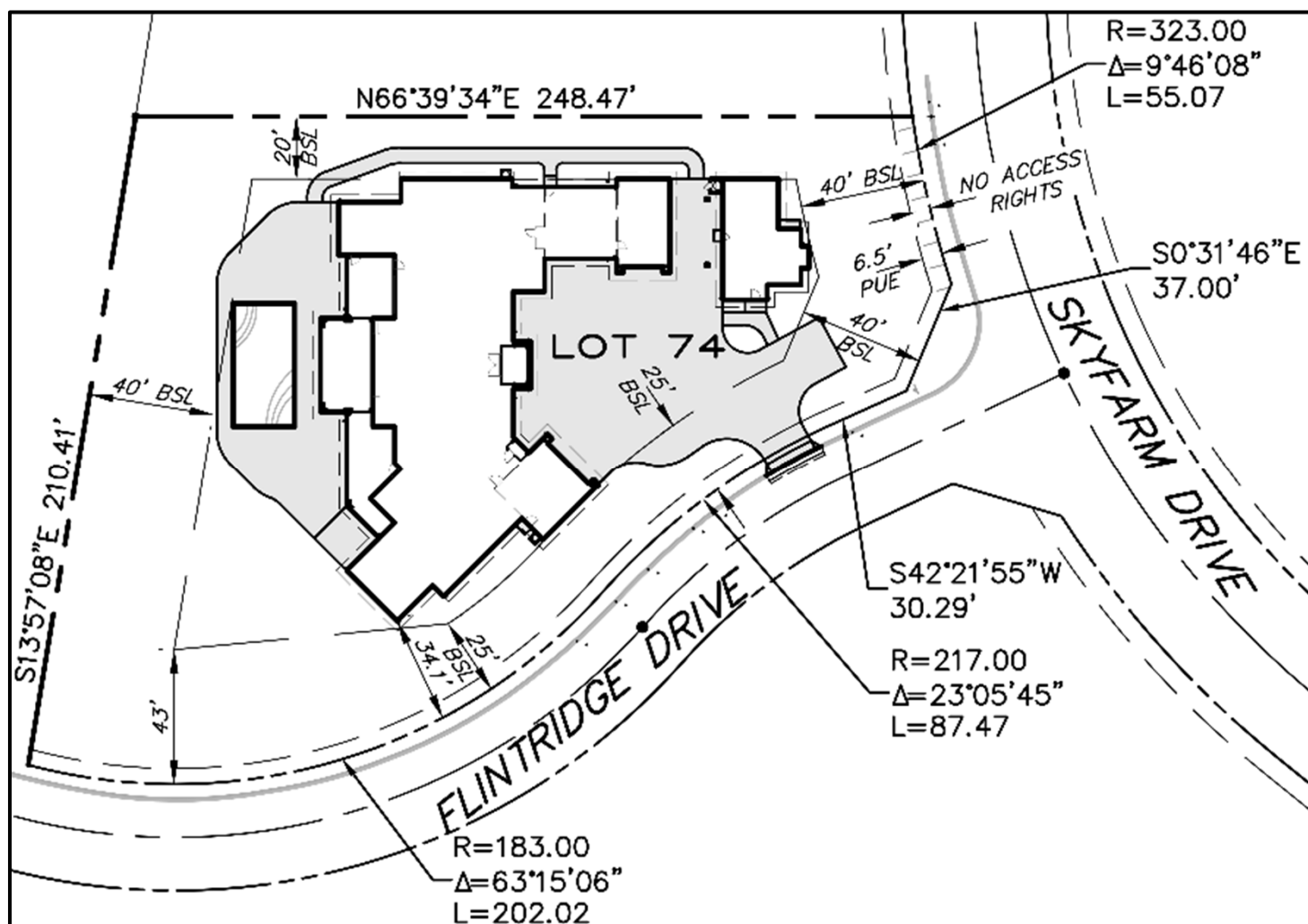


General Plan & Zoning

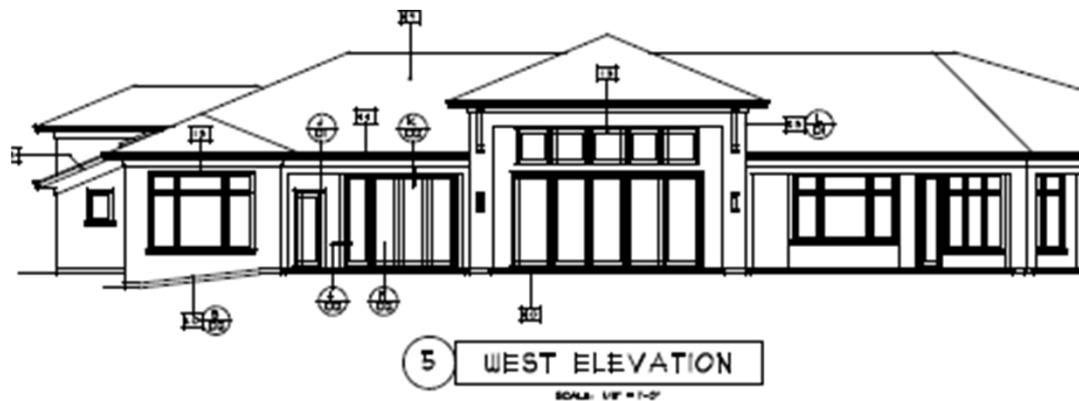
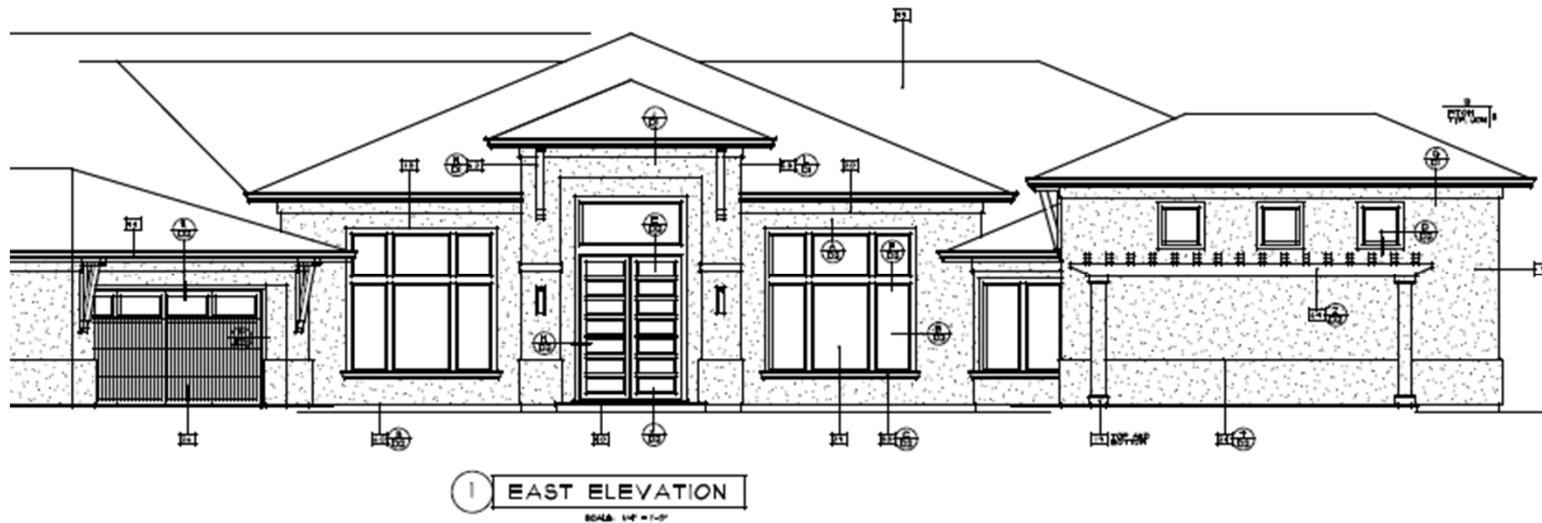
General Plan: Very Low
Density Residential

Zoning:
PD 72-001F

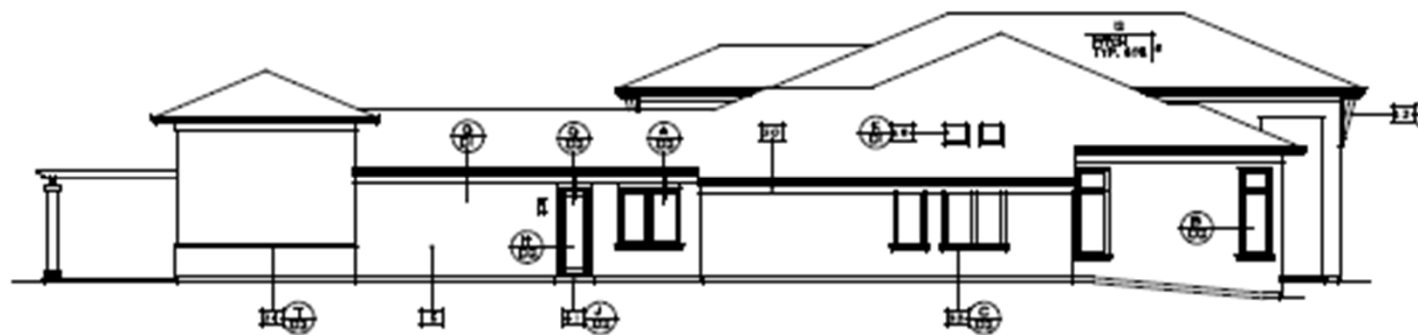




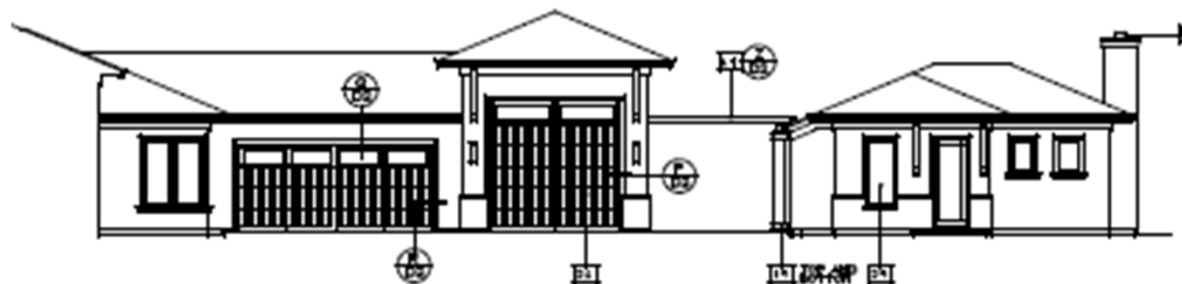
Elevations – East & West



Elevations – North & South



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Project Materials Board









 <p>TILE ROOF</p> <p>CALIFORNIA SLATE COMPANY DEL CASTILLO GRAY</p>	 <p>TRIM</p> <p>BENJAMIN MOORE OWL GRAY OC-52</p>	 <p>STUCCO</p> <p>BENJAMIN MOORE DECORATOR'S WHITE OC-149</p>
 <p>GUTTERS/FASCIA</p> <p>BENJAMIN MOORE KENDALL GRAY HC-144</p>	 <p>GARAGE DOORS</p> <p>BENJAMIN MOORE OWL GRAY OC-52</p>	 <p>WINDOWS</p> <p>ANDERSEN 400 SERIES BLACK BLACK</p>

Photo Rendering Looking North



RIDGELINE VIEW - 1



RIDGELINE VIEW - 2

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project is categorically exempt under Section 15303 because it involves the construction of a single-family residence in a residential zone.
- The proposed project is statutorily exempt under CEQA Guidelines Section 15183 because it is consistent with the General Plan. The General Plan land use designation is Very Low-Density Residential, which is intended for single-family residential development in rural and hillside areas within the Urban Growth Boundary.

- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted the Conditions of Approval.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Hillside Development Permit to allow construction of a single-family residence at 3911 Flintridge Drive.

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