

**AGENDA
PLANNING COMMISSION**

Thursday, July 15, 2021

7:00 PM

**City Hall Council Chambers
232 W. Sierra Madre Boulevard
Sierra Madre, California 91024**



As part of the City of Sierra Madre's COVID-19 transmission mitigation efforts, this meeting will be conducted virtually.

The Brown Act provides the public with an opportunity to make public comments at any public meeting. Public comment may also be made by e-mail before by 5:00PM on the day of the meeting to PublicComment@CityofSierraMadre.com. Emails will be acknowledged at the Planning Commission meeting and filed into public record.

Any member of the public may also call into the meeting to provide their comments. To provide public comment by telephone, please call in when your topic of interest is being discussed by the Planning Commission and provide your name, your property address and the agenda item number. You will be placed in the queue until the Chair opens up the topic for public comment.

To participate in public
comment call:

669-900-9128

Webinar ID: 851 8278 0306

Passcode: 091024

To join from your computer:

<https://bit.ly/CSMPlanning>

Passcode: 911224

To join using Zoom:

www.zoom.com/join

Meeting ID: 851 8278 0306

Passcode: 091024

The meeting will be streamed live on the City's website at www.cityofsierramadre.com, on Foothills Media website at <http://www.foothillsmmedia.org/sierramadre> and broadcast on Government Access Channel 3 (Spectrum).

ROLL CALL

Chair Pevsner, Vice-chair Denison, Commissioners Dallas, Hutt, Spears

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business

APPROVAL OF MINUTES

July 1, 2021 Planning Commission meeting minutes

COUNCIL LIAISON REPORT

Report from City Council Liaison to the Planning Commission

COMMUNITY INPUT

At this time, any person may address the Planning Commission concerning an item that is not on the agenda. The Commission welcomes your attendance and participation. When addressing the Commission, please begin by providing your name and address for the record. Please keep comments to no more than five minutes to assure an orderly and timely meeting.

Copies of the Agenda are available for your convenience on the City's website. State legislation (Govt. Code Section 54954.2) limits the Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

No action or discussion may be undertaken by the Planning Commission on any item if not posted on the agenda, except that Commissioners or staff may briefly respond to statements made or questions posed by the public, or a Commissioner or staff liaison may ask a question for clarification, or make a brief report on his or her own activities. A Commissioner or the Commission itself may provide a reference to staff to report back to the Commission at a subsequent meeting concerning any matter or may direct staff to place a matter of business on a future agenda.

PUBLIC HEARING

Disclosure of Site Visits and Ex-parte Contacts

Disclosure by Commissioners of site visits and Ex-parte Contacts

1. MODIFICATION TO DESIGN REVIEW PERMIT 17-04 (DRP 17-04)

Address: 62 East Carter Avenue

Applicant: John Vandavelde, Architect

Tom and MaryRose Courtney, Property Owners

The Planning Commission will conduct a public hearing to consider a request for modification to Design Review Permit 17-04 to allow construction of a 2,330-square-foot single-family residence with subterranean basement and garage. Pursuant to SMMC Section 17.20.027.C.3, approval of a design review permit is required to allow gross floor area of over 3,500 square feet, either by addition or new construction, on a single lot greater than 11,000 square feet.

PLANNING COMMISSION REPORTS

Reporting of Planning Commissioners activities related to City business.

PLANNING & COMMUNITY PRESERVATION DEPARTMENT REPORTS

Forecast and status of projects for upcoming meetings.

GENERAL INFORMATION

To receive updates regarding The Meadows at Baily Canyon proposed residential development please visit the following webpage: www.cityofsierramadre.com/meadows

ADJOURNMENT

The Planning Commission will adjourn to a meeting to take place on **August 5, 2021**.

INFORMATION TO THE PUBLIC

The Planning Commission will consider the last item at 10:30 p.m. and they will adjourn the meeting by 11:00 p.m. The Planning Commission will continue all unfinished business to an adjourned meeting on the following Thursday at 7:00 p.m. or to a different time and date certain.

Copies of the Agenda are available for your convenience at the rear of the Council Chambers. State legislation (Govt. Code Section 54954.2) limits the Planning Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

No action or discussion may be undertaken by the Planning Commission on any item if not posted on the agenda, except that Commissioners or staff may briefly respond to statements made or questions posed by the public, a Council member or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. A Commissioner or the Planning Commission itself may provide a reference to staff to report back to the Planning Commission at a subsequent meeting concerning any matter or may direct staff to place a matter of business on a future agenda.

REQUIRED FINDINGS

Conditional Use Permit and Variance considerations are "quasi-judicial" decisions made by the Planning Commission. As such, these decisions may be challenged in court. Accordingly, courts require an adequate "record" to exercise judicial review. This means that the documentation supporting the approval or denial of a project must include an explanation of how the Planning Commission processed the raw information and evidence considered in reaching its decision. The California Supreme Court has laid down distinct, definitive principles of law detailing the need for findings when a public agency approves or denies a project while acting in a "quasi-judicial" roll. This decision is based upon the case, *Topanga Assoc. For a Scenic Community V. County of Los Angeles* ("Topanga"). The "Topanga" court outlined the following 5 purposes for making findings:

- Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
- Facilitate orderly analysis and reduce the likelihood the agency will randomly leap from evidence to conclusions;
- Serve a public relations function by helping to persuade the parties that the administrative decision making is careful, reasoned, and equitable;
- Enable the parties to determine whether and on what basis they should seek judicial review and remedies; and,
- Apprise the reviewing court of the basis for the agency's decision.

For more information on the necessary "Findings" that the Planning Commission must make, please contact the Development Services Department at (626) 355-7138.

(Source: Curtin's California Land Use & Planning Law, Daniel)

If you require special assistance to participate in this meeting, please call the City Manager's Office at 626-355-7135 at least 48 hours prior to the meeting.

File Attachments for Item:

1. Approval of the July 1, 2021 Planning Commission Meeting Minutes

1 **CITY OF SIERRA MADRE**
2 **PLANNING COMMISSION MINUTES**

3 Regular Meeting of
4 Thursday, July 1, 2021 at 7:00 p.m.
5 City Council Chambers, 232 W. Sierra Madre Blvd.
6

7 This meeting was conducted utilizing teleconference communications and was recorded for
8 live streaming. In accordance with the State of California Executive Order N-29-20 dated
9 March 17, 2020, all City of Sierra Madre public meetings will be solely available via live
10 streaming and made available on the City's official website.
11

12
13 **CALL TO ORDER**

14
15 Chair Denison called the meeting to order at 7:00 pm

16
17 Present: Chair Denison, Vice Chair Pevsner, Commissioners Dallas, Hutt, Spears

18
19 Staff: Vincent Gonzalez, Director of Planning and Community Preservation
20 Jennifer Peterson, Administrative Analyst
21 Clare Lin, Senior Planner
22 Aleks R. Giragosian, Assistant City Attorney
23

24 **APPROVAL OF AGENDA**

25 Commissioner Spears moved to approve the agenda. Commissioner Dallas seconded.
26 Motion carried unanimously.
27

28 **ROTATION OF CHAIR & VICE CHAIR**

29 Commissioner Dallas nominated Vice Chair Pevsner for Chair, and Chair Denison for Vice
30 Chair. Commissioner Hutt seconded. Motion carried unanimously.
31

32 **APPROVAL OF MINUTES JUNE 17, 2021**

33 Commissioner Dallas noted a typo on Line 109.
34 Commissioner Hutt moved to approve with noted correction. Commissioner Spears
35 seconded. Motion carried 4.0.1 (Vice Chair Denison abstained due to his absence at that
36 meeting).
37

38 **COUNCIL LIAISON REPORT**

39 Council Member Parkhurst noted that at the last City Council meeting he gave a brief
40 summary of discussion on youth commissioners and raised some of the concerns discussed
41 at the last Planning Commission meeting.
42

43 **AUDIENCE COMMENTS**

44 None.
45

46 **Disclosure of site visits and Ex-parte Contacts**

47 Commissioner Dallas stated that she visited the site, spoke to the architect and walked the
48 site.

49 Commissioner Spears did the same.

50 Commissioner Hutt visited the site but did not speak to anyone outside of the emails on record.

Chair Pevsner stated that he drove by, and spoke to no one.
Commissioner Denison stated that he drove by, and spoke to no one.

PUBLIC HEARING

1. DISCRETIONARY DEMOLITION PERMIT 20-02 AND DESIGN REVIEW PERMIT 20-06

Address: 358 North Canon Avenue

Applicant: James V. Coane and Associates

Senior Planner Lin delivered the agenda report and PowerPoint presentation. She also noted seven comments received via email, and forwarded to Commission for their consideration.

The Commission inquired about drainage issues on the site, which Senior Planner Lin stated that the plan submitted is conceptual. The final plan would be addressed in plan check.

Commissioner Hutt noted that this project, which would normally be reviewed at a Staff level, had been referred to the Planning Commission, asked if it was referred by the Director or on appeal. Director Gonzalez stated that it was referred at the Director's discretion.

James Coane
Architect

Mr. Coane spoke wanting to preserve the seclusion and vegetation on site. He stated that he designed the project with an internal courtyard and low profile design. He expressed his intention to use a classic Spanish Colonial material palette.

Mr. Coane stated that in the Arborist report, it was noted that there are 28 trees on site, fighting for access to water and sun. He stated that he is confident in his ability to build near trees, and conditioned the development as such. He also added that the Arborist will be on site during excavation. Mr. Coane stated that of the twenty eight trees on the site, they will remove two.

He also addressed the Commission's drainage concerns, saying that they will do whatever is necessary to accommodate drainage concerns. Including adding features to slow water down, or leave as a natural swale.

Discussion

Commissioner Dallas felt that the project is well designed and sited well. She felt that while it is a large home, it is not out of range for the neighborhood. She stated that she is pleased with the removal of only two oak trees, and is confident that any drainage issues will be addressed in plan check. She also noted that a public comment indicated that the existing buildings to be demolished are constructed of adobe block, and clarified that this is incorrect, the buildings are poured in place concrete construction.

Commissioner Spears stated that the Commission has heard from the public on this project. He felt that the historic concerns were addressed in the report. He stated that it is a large lot (25,096 square feet), and that the massing of the low horizontal building fits well under the canopy of trees. The proposed building will not interfere with neighboring properties. He believes that water runoff from the street and entering the property is unresolved. He requested

that Public Works review the drainage in the area. He believes that the City has the responsibility to prevent storm water from being diverted onto the property. He concluded by stating that he can make the findings for approval of the project.

Commissioner Hutt concurred with the Commissioners on the general design. He stated that he concurred with the findings of the historic preservation report.

Commissioner Hutt expressed concern with the bulk and mass of the building—that it reads larger than it is. He suggested that there is a design opportunity to utilize the existing grade and staggering the internal courtyard to reduce the building mass and to introduce views between buildings. He felt that it would also be helpful if the site plan indicated the footprint of the existing buildings in comparison to the proposed. He also voiced concerns with the safety of the oak trees that are close to the proposed structure, stating that if damage occurs during construction, the loss of trees will be felt more greatly.

He also noted inconsistencies in the plans, noting garden walls, trellis and oak trees to be removed were not accurately depicted on companion sheets.

He referenced that the Planning Commission received a written public comment regarding a property owner tenant dispute. He stated that this is a civil matter and not an issue that could be addressed by the City.

Vice Chair Denison stated that he agrees with Commissioner Spears and Dallas, that the single story fits in well with lot size. He noted that the lot coverage is 22% (40% is allowed), with large property line setbacks. He felt that the design was responsive to the site, and can make the findings.

Chair Pevsner agreed with Commissioner Hutt on his concerns about bulk and mass. He noted that the street facing elevation is the least attractive and that the massing of the building could be improved by removal of the internal courtyard. He agrees that the one-story structure fits the property well, and the project meets all of the zoning requirements and design review findings.

John Coane

Mr. Coane stated that the front of house design was influenced by a Fung Shui Master consultant. He stated that the goal of the shed roofs was to get house as low as possible, and that for the Canon side of house he wanted it to appear more rambling and informal.

Vice Chair Denison agreed with Commissioner Hutt's comment to overlay footprint of existing buildings over proposed would be helpful, but is not sure about where a second-story massing could occur on the site.

Commissioner Dallas wanted to respond to Commissioner Hutt's comments. She stated that this is a relatively flat site; that the sides of the house are well articulated and does not see massing as a problem.

Action: Vice Chair Denison move to approve Discretionary Demolition Permit 20-02 and Design Review Permit 20-06 as presented. Commissioner Dallas seconded. Motion carried 4:1 (Hutt) (Commissioner Hutt stated that he could not make findings 3, 4 & 8)

ORAL COMMUNICATION

Planning Commission

Commissioner Spears questioned Staff about how to get more consistent quality arborist reports and who and who is the reviewing body?

Director Gonzalez stated that we can propose to sole source the reports similar to historic evaluation reports. He will raise this concern to the attention of the City Manager and Public Works Director.

Council Member Parkhurst indicated that the Energy, Environment, and Natural Resources Commission oversees tree removals and directs this authority to Public Works staff.

Staff

Director Gonzalez stated that the July 15th Planning Commission meeting will be on Zoom, as the project had already been noticed. He stated that the Planning Commission will be resuming in person meetings beginning in August.

Chair Pevsner adjourned the meeting at 8:25 pm to July 15, 2021.

Secretary to the Planning Commission

Vincent Gonzalez, Director of Planning & Community Preservation

File Attachments for Item:

1. MODIFICATION TO DESIGN REVIEW PERMIT 17-04 (DRP 17-04) TO ALLOW CONSTRUCTION OF A 2,330-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH SUBTERRANEAN BASEMENT AND GARAGE ON THE PROPERTY LOCATED AT 62 EAST CARTER AVENUE.



Planning Commission **STAFF REPORT**

*William Pevsner, Chair
Thomas Denison, Vice-Chair
Peggy Dallas, Commissioner
John Hutt, Commissioner
Bob Spears, Commissioner*

*Vincent Gonzalez, Director
Planning & Community Preservation*

TO: Chair Pevsner and Planning Commissioners

FROM: Clare Lin, Senior Planner

REVIEWED BY: Vincent Gonzalez, Director of Planning and Community Preservation

DATE: July 15, 2021

SUBJECT: **MODIFICATION TO DESIGN REVIEW PERMIT 17-04 (DRP 17-04) TO ALLOW CONSTRUCTION OF A 2,330-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH SUBTERRANEAN BASEMENT AND GARAGE ON THE PROPERTY LOCATED AT 62 EAST CARTER AVENUE.**

RECOMMENDATION

Staff recommends that the Planning Commission approve the Modification to Design Review Permit 17-04, subject to the conditions of approval in Planning Commission Resolution 21-13.

ALTERNATIVES

The Planning Commission may consider the alternatives listed below:

1. Approve the Modification to Design Review Permit 17-04, subject to the conditions of approval in Planning Commission Resolution 21-13; or
2. Approve the request with modifications made by the Commission; or
3. Deny the request, identifying the findings the Commission thinks cannot be made and the basis for rejecting those findings; or
4. Continue the request, and provide directions to the applicant and staff.

SUMMARY

The applicant, John Vandeveld, and property owners, Tom and MaryRose Courtney, are requesting that the Planning Commission consider a modification to Design Review Permit 17-04 to construct a 2,330-square-foot single-family residence with 1,400-square-foot of subterranean basement and garage—exempt from the gross floor area calculation, and replacing the approved 1,947-square-foot single-family residence with a new 2,330-square foot single-story residence on the property located at 62 East Carter Avenue.

Pursuant to SMMC 17.20.027.C.3, approval of a design review permit is required to allow gross floor area for all structures on a single lot that exceeds, either by addition or new construction, three thousand five hundred square feet of floor area on lot areas from eleven thousand one and up.

BACKGROUND



Aerial View of 62 East Carter (Property in Red)

The subject property, known as the Whalen House, is an approximately 16,667-square foot irregular shaped lot located in the R-1 (Single Family Residential) Zone with a General Plan Land Use Designation of RL (Residential Low Density). The site is bounded by R-1 Zone uses to the north, east, south and west. The neighborhood is a mixture of one and two-story, single-family residences. The property consists of an existing 1,128-

square-foot single-story single family residence constructed in 1922, and an existing 703 square-foot single-story shed-style studio constructed circa 1960 that are currently under rehabilitation to restore to its original character.

In May of 2016, a Historical Resources Evaluation Report (Report) was prepared by Kathryn McGee, architectural historian, included herein as Exhibit F. The Report determined the property is eligible for designation as a historic landmark and listing in the California Register at the statewide level of significance by meeting criterion B/2 for its national importance to Southern California ceramics industry; and meets Sierra Madre Historic Landmark Criterion A: Historic, for a person significant to the history of Sierra Madre. The Report further determined that the existing structures on the property do not appear to be architecturally significant; however, a determination was made that both structures are to be rehabilitated in respect of the renowned Sierra Madre artist and sculptor, Howard Whalen. Both the Whalen house and studio are currently undertaken structural rehabilitation and to be restored and complied with the current building code standard.

On October 18, 2018, the Planning Commission approved Design Review Permit 17-04 for the request to construct a 1,947-square-foot single family residence through Planning Resolution 18-07, attached herein as Exhibit H. Subsequently, the property was sold in October 2020, and the current property owners desire to propose a new design to construct a 2,330-square-foot single family residence with subterranean garage.

PROPOSED PROJECT

The proposed project involves the construction of a new 2,330-square-foot single-story single-family residence with open floor plans that consist of a living room, a kitchen and dining area, two bedrooms, three bathrooms, a pantry, an elevator, subterranean storage, workshop, laundry, and two-car garage access from Carter Avenue to the east. The proposed residence is designed in Mid Century Modern architectural style to complement the shed volume of the Whalen studio. The project also took into consideration the preservation of the mature oak tree as a focal point of the property, where the view is framed through the entrance of the house through a foyer. The Whalen house (Accessory Dwelling Unit) and studio are undergoing rehabilitation as proposed in prior approval. The total proposed gross floor area of all structures is 4,161 square feet. Pursuant to Sierra Madre Municipal Code Section 17.20.027.C.3 total allowable gross floor area for all structures on a single lot that exceeds 3,500 square feet requires approval of a Design Review Permit.

The project exhibits characteristics of the Mid Century Modern architectural style by proposing an asymmetrical low profile flat roof and shed roof with clerestory windows. The architecture demonstrates clean lines, angular composition and horizontal composition, and large expanses of plate glass. The exterior walls feature nickel-gap siding responding to the Whalen studio with vertical panels, and the rear is wrapped with cement board horizontal siding echoes the Whalen house. The fenestration is balanced with floor to ceiling glass in the living sections and horizontal clerestory in the less public area of the house. Exteriors are finished in sage green color in a deep, dark hue, and natural stone color that blends into the surrounding nature landscape.

A neighborhood analysis (Exhibit C) has been conducted on the 24 properties that were notified within a 300-foot radius. The analysis indicates that the proposed square footage is consistent with the average top one third of the neighboring homes. The site plan, building elevations and simulation renderings are attached herein as Exhibit B, and site photographs are also attached as Exhibit E.

Arborist Report

On May 18, 2021, an updated arborist report was prepared by Craig Crotty, a Certified Arborist to assess the viability of a mature 24-inch Coast Live Oak *Quercus agrifolia* (tree #1) located in the center of the parcel, one Coast Live Oak on neighbor's property to the west, and two Coast Live Oaks and one Western Sycamore *Platanus racemosa* in the front yard setback to be protected in place. The new residence is 10.5 and 8 feet south of the base of tree #1's trunk, encroaching by step pads and pavement only, not foundation wall. Four protected trees on site shall be fenced, mulched, and irrigated

during construction. The arborist report provided health conditions and protective measures will be performed during the project, including installing 5-foot-tall protective fencing around each tree on-site; larger roots greater than 2 inches in diameter discovered in excavation should be pruned cleanly with a sharp pruning tool; excavation or trenching within tree dripline should be done in the presence of a project arborist. Public Work requires any pruning should be less than 25% of live branches in any 12-month period, and the arborist should be readily available to document the severity of each incident. The arborist report is attached herein as Exhibit D for reference.

PROJECT SUMMARY

Category	Existing	Proposed	Code Requirement / Allowed	Meets Code
Lot size	16,667 sq. ft.	No Change	11,000 (minimum)	Yes
Lot Coverage	13%	25%	40%	Yes
Building Height	19.5 feet	22'-0" <u>22'-9"</u>	25 feet (measured at 1/3 of the roof pitch)	Yes
Gross Floor Area	2,093 sq. ft.	4,165 sq. ft. <u>4,161 sq. ft.</u>	4,180 sq. ft.	Yes
Building Setbacks:				
<u>Front</u>	83 feet	25 feet	25 feet	Yes
<u>Sides:</u>		Cumulative 42.4 feet <u>26'-3"</u>	Cumulative 24.3 feet based on average lot with of 81 feet with minimum of 8.1 feet at either side	Yes
South	8 feet	8 feet <u>8'-1"</u>		Yes
North	9.4 feet (measured from existing structure to northerly property line)	34.4 feet <u>18'-2"</u> measured from new structure to the northerly property line)		Yes
<u>Rear</u>	5'-5"	No Change	15 feet	Yes
Parking	None	2-car garage	2 spaces per dwelling unit in a garage or carport for dwelling units between 1,000-3,500 sq. ft.	Yes

ANALYSIS/ FINDINGS

DESIGN REVIEW PERMIT FINDINGS

The granting of a design review permit is subject to the following findings pursuant to Code Section 17.60.041.D:

- 1. That the proposed project is consistent with the general plan, zoning code, and any applicable design standards;** in that the proposed use will remain single family residential which is consistent with the current use of the site as well as the goals of the general plan designation of Residential – Low Density and as implemented by the R-1 Zoning Ordinance. The project meets the R-1 Zone standards including setbacks, allowable gross floor area, angle plane requirement, and maximum allowable height and lot coverage.
- 2. The project will not unreasonably interfere with the use, possession, and enjoyment of surrounding adjacent properties;** in that the proposed single-family residence is designed to be a low-profile structure utilizing the grade difference for the tuck under garage and basement. In addition, the proposed project is situated among mature landscaping and trees, which help to block views of the existing and proposed structures from neighboring properties. Moreover, the project also complies with all development standards in the R-1 Ordinance regarding allowable floor area, lot coverage, setbacks, maximum allowable height, and angle plane. Therefore, the proposed project will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties.
- 3. That the height, bulk, scale, mass, and siting of the proposed project be compatible with the existing neighborhood, landforms, and surroundings;** in that the proposed single-story residence addition conforms to all R-1 requirements, including height and maximum floor area, and is compatible with the pattern of development in the surrounding neighborhood of single-family residences; the height, bulk and scale of the addition does not appear uncharacteristic of other properties nearby as the addition has been sized and proportioned to blend with the neighborhood. The total proposed floor area, while above the average for the neighboring properties, is within the top third in terms of size and thus is still generally consistent with the size of homes in the vicinity of the project.
- 4. That the proposed project reflects the scale of the neighborhood in which it is proposed and does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from foothill village setting;** in that the adjacent neighborhood includes a mixture of one-story and two-story homes which range in habitable square footage from 1,064 to 5,024 square feet, and the proposed 4,161-square foot project is within

this range, thereby reflecting the scale of the neighborhood. Furthermore, the 2,330 square-foot new construction will not visually overpower or dominate the neighborhood as it is situated among mature vegetation. The addition is well-proportioned at a height of 22-9" feet from existing grade to one third of the roof pitch, well below the 25-foot maximum allowable height in the R-1 Zone.

5. **That the project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts;** in that the proposed is slightly higher than the adjacent property to the south due to the nature of the landform; however, views are hidden by mature trees and foliage that help preserve the privacy of the adjacent residence. Properties to the north, east and west are at a higher elevation, and will not interfere with views as the northerly side yard setback is well beyond the setback requirements for front and side yards. Finally, the residential use of the single-family residence is not expected to produce unreasonable noise levels, nor cause adverse impacts to the neighborhood.
6. **The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publically visible;** in that the proposed single-story residence addition is designed in a Mid Century Modern style which compliments the existing Craftsman and Mid Century Modern shed architecture style. Also, the proposed architectural materials, wall materials, large expanse of glass doors and windows are compatible with existing structures in order to achieve a coherent project-wide design.
7. **For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height, pursuant to section 17.20.020(A)), that the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publically visible;** this finding is not applicable as the applicant is not seeking relief from the development standards.
8. **For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to Sections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of:**

- a. **Innovative, thoughtful and/or noteworthy architecture that is responsive to the specific site, rather than standard, or generic, or “cookie-cutter” plans;** in that proposed project is responding to the topography of the site to protect the existing Sycamore and Coast Live Oak trees and incorporating the existing structures into project design.
- b. **Where applicable, adaptive reuse or other preservation and restoration of historic structures;** in that the proposed project is preserving and restoring historic structures—Whalen House and Whalen Studio.
- c. **Preservation of the natural landscape to the extent possible by such means as minimizing grade changes and retaining protected specimen trees;** in that the proposed project preserves the natural landform by utilizing the existing grade to minimize earthwork and retaining all protected trees on site.
- d. **Siting of structure in keeping with landforms and so as to maximize open space, public views, and neighbor views and privacy;** in that the proposed structure works with the landform, maximizes open space by only occupying 25 percent of the lot (40 percent is allowed), and the low profile single story residence does not impede views and privacy of adjacent properties.
- e. **High quality architectural details and building materials compatible with the overall project design; and** in that the building material for the new construction is compatible and complementary to the Whalen studio and 1922 residence, with references to the use of a stone foundation and wood siding. The design is further enhanced through the use of angular roof form, clerestory windows, horizontal and vertical lap siding, and stone base. Since the project is located within the high severity fire hazard zone, the use of cement fiber siding is compliant with the fire code standard.
- f. **Sustainable building and landscaping practices, especially water-saving features.** The proposed project is subject to Low Impact Development and Water Efficient Landscape Ordinances.

ENVIRONMENTAL

The proposed project qualifies for a Class 3 Categorical Exemption, pursuant to Section 15303(a) New Construction or Conversion of Small Structures of CEQA as it involves the construction of a new single-family residence.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter, the Sierra Madre Public Library, and on the City’s website.

Attachments:

1. Exhibit A: Planning Commission Resolution 21-10
2. Exhibit B: Plans, Elevations, Sections, and Renderings
3. Exhibit C: Vicinity Map and Neighborhood Property Analysis
4. Exhibit D: Arborist Report by Craig Crotty dated May 18, 2021
5. Exhibit E: Site Photographs
6. Exhibit F: Historical Resource Evaluation Report dated May 2016
7. Exhibit G: Redacted Planning Design Review Application
8. Exhibit H: Planning Commission Resolution 18-07 dated October 18, 2018

PC RESOLUTION 21-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING A MODIFICATION TO DESIGN REVIEW PERMIT 17-04 TO CONSTRUCT A NEW 2,333-SQUARE-FOOT SINGLE FAMILY RESIDENCE WITH SUBTERRANEAN BASEMENT AND GARAGE EXEMPT FROM THE GROSS FLOOR AREA CALCULATION ON THE PROPERTY LOCATED AT 62 EAST CARTER AVENUE

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for a Modification to Design Review Permit were filed by:

**Tom and MaryRose Courtney
62 East Carter Avenue
Sierra Madre, CA 91024**

WHEREAS, the request for a MODIFICATION TO DESIGN REVIEW PERMIT can be described as:

A request for a modification to design review permit to construct a new 2,330-square-foot single-story residence with subterranean basement and garage exempt from the gross floor area calculation to replace the proposed 1,947-square-foot single-family residence approved by Planning Resolution 18-07 on October 18, 2018.

WHEREAS, pursuant to SMMC Section 17.20.027.C.3, approval of a design review permit is required to allow gross floor area for all structures on a single lot that exceeds, either by addition or new construction, three thousand five hundred square feet of floor area on lot areas from eleven thousand one and up; and

WHEREAS, according to a historic resources survey prepared for the property, known as the Whalen House, 1922, is determined to be eligible for designation as a Cultural Historic Landmark in the City's Register of Historic Properties in association with Sierra Madre artist and sculptor Howard Whalen; and

WHEREAS, the proposed project qualifies for a Class 3 Categorical Exemption, pursuant to Section 15303(a) New Construction or Conversion of Small Structures of CEQA as it involves the construction of a new single-family residence; and

WHEREAS, the Planning Commission has received the report and recommendations of staff; and

WHEREAS, a public hearing was held before the Planning Commission on July 15th, 2021, with all testimony received being made part of the public record; and

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission now finds as follows:

FINDINGS FOR DESIGN REVIEW PERMIT FINDINGS

The granting of a design review permit is subject to the following findings pursuant to Code Section 17.60.041.D:

1. **That the proposed project is consistent with the general plan, zoning code, and any applicable design standards;** in that the proposed use will remain single family residential which is consistent with the current use of the site as well as the goals of the general plan designation of Residential – Low Density and as implemented by the R-1 Zoning Ordinance. The project meets the R-1 Zone standards including setbacks, allowable gross floor area, angle plane requirement, and maximum allowable height and lot coverage.
2. **The project will not unreasonably interfere with the use, possession, and enjoyment of surrounding adjacent properties;** in that the proposed single-family residence is designed to be a low-profile structure utilizing the grade difference for the tuck under garage and basement. In addition, the proposed project is situated among mature landscaping and trees, which help to block views of the existing and proposed structures from neighboring properties. Moreover, the project also complies with all development standards in the R-1 Ordinance regarding allowable floor area, lot coverage, setbacks, maximum allowable height, and angle plane. Therefore, the proposed project will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties.
3. **That the height, bulk, scale, mass, and siting of the proposed project be compatible with the existing neighborhood, landforms, and surroundings;** in that the proposed single-story residence addition conforms to all R-1 requirements, including height and maximum floor area, and is compatible with the pattern of development in the surrounding neighborhood of single-family residences; the height, bulk and scale of the addition does not appear uncharacteristic of other properties nearby as the addition has been sized and proportioned to blend with the neighborhood. The total proposed floor area, while above the average for the neighboring properties, is within the top third in terms of size and thus is still generally consistent with the size of homes in the vicinity of the project.
4. **That the proposed project reflects the scale of the neighborhood in which it is proposed and does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from foothill village setting;** in that the adjacent neighborhood includes a mixture of one-story and two-story homes which range in habitable square footage

from 1,064 to 5,024 square feet, and the proposed 4,161-square foot project is within this range, thereby reflecting the scale of the neighborhood. Furthermore, the 2,330 square-foot new construction will not visually overpower or dominate the neighborhood as it is situated among mature vegetation. The addition is well-proportioned at a height of 22-9" feet from existing grade to one third of the roof pitch, well below the 25-foot maximum allowable height in the R-1 Zone.

5. **That the project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts;** in that the proposed is slightly higher than the adjacent property to the south due to the nature of the landform; however, views are hidden by mature trees and foliage that help preserve the privacy of the adjacent residence. Properties to the north, east and west are at a higher elevation, and will not interfere with views as the northerly side yard setback is well beyond the setback requirements for front and side yards. Finally, the residential use of the single-family residence is not expected to produce unreasonable noise levels, nor cause adverse impacts to the neighborhood.
6. **The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publically visible;** in that the proposed single-story residence addition is designed in a Mid Century Modern style which compliments the existing Craftsman and Mid Century Modern shed architecture style. Also, the proposed architectural materials, wall materials, large expanse of glass doors and windows are compatible with existing structures in order to achieve a coherent project-wide design.
7. **For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height, pursuant to section 17.20.020(A)), that the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publically visible;** this finding is not applicable as the applicant is not seeking relief from the development standards.
8. **For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to Sections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of:**
 - a. **Innovative, thoughtful and/or noteworthy architecture that is responsive to the specific site, rather than standard, or generic, or "cookie-cutter" plans;**

in that proposed project is responding to the topography of the site to protect the existing Sycamore and Coast Live Oak trees and incorporating the existing structures into project design.

- b. Where applicable, adaptive reuse or other preservation and restoration of historic structures;** in that the proposed project is preserving and restoring historic structures—Whalen House and Whalen Studio.
- c. Preservation of the natural landscape to the extent possible by such means as minimizing grade changes and retaining protected specimen trees;** in that the proposed project preserves the natural landform by utilizing the existing grade to minimize earthwork and retaining all protected trees on site.
- d. Siting of structure in keeping with landforms and so as to maximize open space, public views, and neighbor views and privacy;** in that the proposed structure works with the landform, maximizes open space by only occupying 25 percent of the lot (40 percent is allowed), and the low profile single story residence does not impede views and privacy of adjacent properties.
- e. High quality architectural details and building materials compatible with the overall project design;** and in that the building material for the new construction is compatible and complementary to the Whalen studio and 1922 residence, with references to the use of a stone foundation and wood siding. The design is further enhanced through the use of angular roof form, clerestory windows, horizontal and vertical lap siding, and stone base. Since the project is located within the high severity fire hazard zone, the use of cement fiber siding is compliant with the fire code standard.
- f. Sustainable building and landscaping practices, especially water-saving features.** The proposed project is subject to Low Impact Development and Water Efficient Landscape Ordinances.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES the modification to Design Review Permit 17-04 (DRP 17-04), subject to the attached conditions of approval in the Attached Exhibit A.

The approval is final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and his counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

APPROVED, the 15th day of July 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Pevsner, Chair
Sierra Madre Planning Commission

ATTEST:

Vincent Gonzalez, Director
Planning & Community Preservation Department

**CONDITIONS OF APPROVAL
DISCRETIONARY DEMOLITION PERMIT 17-06, DESIGN REVIEW PERMIT 17-04
AND SECOND UNIT PERMIT 18-04**

General Conditions:

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
3. Execute and deliver to the City's Department of Development Services an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Planning Department Conditions:

The applicant and property owner shall:

1. All conditions in the Planning Commission Resolution 18-07 shall still be in effect.
2. Construct the project in substantial conformance with all applications and supporting materials presented to the Planning Commission on July 15, 2021. Inaccuracies and

misrepresentations will be grounds for immediate revocation of the Design Review permit.

3. Submit construction plans, for 1st Plan Check within one (1) year of the date of this approval; failure to do so will constitute an abandonment of the entitlement, and shall render this approval null and void.
4. Applicant shall comply with the requirements of the Water Efficient Landscape Ordinance.
5. A commemorate plaque shall be installed on site in recognition of the historic significance for its association with Sierra Madre artist and sculptor, Howard Whalen.
6. Utilities shall be underground.

Public Works Department Conditions

The applicant and property owner shall include for Plan Submittal Completion:

A. REQUIREMENTS FOR TREE PRESERVATION AND PROTECTION

- 1) Prior to issuance of a building permit, applicant shall submit to Public Works a fully executed agreement with the arborist fully describing the arborist's construction monitoring services and preparation of the arborist's final report as to the impacts on the protected trees.
- 2) All tree protective recommendations included in the arborist's report shall be followed throughout the construction process.
- 3) The arborist report shall describe proposed pruning impacts that will be required for the construction of the new structure.
- 4) The arborist's report shall clearly delineate a path of travel for vehicular and construction access to the three buildings. The path of travel shall be respectful of the fenced areas, low branches, and root protection zones of the protected trees.
- 5) Complete the application for review of construction activities in proximity to protected trees.
- 6) Review the mitigation guide for protected trees
- 7) Review the Minimum requirements for construction plans, grading and drainage plans and LID requirements
- 8) List of forms to be filled out and submitted for approval

B. REQUIREMENTS FOR GRADING & DRAINAGE, LOW IMPACT DEVELOPMENT (LID)

- 1) This project is subject to LID requirements, since it is proposing to add more than 500 square feet of impervious surfaces.

- 2) A Private Engineer (or Engineer of record) to prepare a hydrology/LID report to address compliance with the MS4 /NPDES requirements.
- 3) Applicant to retain the services of CA licensed civil engineer. Engineer of record shall design the drainage systems, and provide engineering calculations, in accordance with these directives to retain, and infiltrate the 85th percentile of rainfall for Sierra Madre, which varies between 1.05 and 1.12 inches. Engineer of record shall design the drainage configuration of the development to account for this directive.
- 4) Private Engineer to prepare a grading drainage, LID plan to a scale not less than 1"=10'.
- 5) The engineer of record shall also in addition to the LID design provide a design of the drainage system for a 50 year storm.
- 6) Private engineer to design an infiltration system which conforms with LA County LID Manual, and all permit requirements
- 7) SOILS/GEOTECHNICAL REPORT REQUIRED
 - a. Applicant/owner to retain the services of a geotechnical engineer to obtain an adequate numbers of soil samples from the site, analyze the samples and prepare a soils/geotechnical report and make recommendations on the condition of the soil at the project site. At least one of the sample to be located in the area where the proposed infiltration units will be located. The analysis and report shall conform to CBC requirements, latest edition, and SMMC.
- 8) PERCOLATION RATE STUDY
 - a. Soils engineer for the project to submit a soil percolation rate value based on a study from soil sample taken at the site at the depth of where the infiltration units will percolate the runoff to the soil strata. A soil percolation test for storm water infiltration may not be required, if engineer can determine the type of soil in the area, based on official maps and records, or an existing or new soils report of the property and establish a range of values for the percolation rate of the soil, at the project address, based on soils engineering reference studies. If this record search cannot be established, then a soils percolation test will be required.
 - b. Soils/geotechnical engineer of record shall submit an analysis (in a separate report) on the extent of soil settlement beneath the infiltration units. Soils/geotechnical engineer to make recommendations on measures to be implemented by the Contractor to minimize excessive settlement of the soils strata beneath the infiltration units Report and analysis to be prepared following guidelines included in the LA County LID Manual. Report should

indicate the maximum ground settlement expected with the type of soil on the lot.

- 9) Soils engineer of record to prepare calculations on a separate sheet for the time it will take any runoff to percolate through the soils strata. The maximum time allowed for runoff to percolate is 96 hours.

C. REQUIREMENTS FOR DEMOLITION ACTIVITIES

Applicant has completed demolition activities. Any additional demolition and construction waste must be hauled by the City's franchise hauler, Athens Services.

D. REQUIREMENTS FOR SEWER UTILITY

All buildings and additions shall be connected to the public sewer.

E. REQUIREMENTS FOR PUBLIC IMPROVEMENT

1. Large non-viable street pine (right at the curve of the street) must be removed.
2. Parkway trees shall be raised to meet City Municipal Code standards, crowns thinner per international Society of Arboriculture standards, and trees shall be evaluated by city staff prior to any improvements.
3. New curb and gutter and new driveway approaches must be installed along E. Carter Ave. frontage.
4. All sidewalks to be replaced across the property frontage, PW permit required.
5. Unused driveway approach to be eliminated and replaced with curb and gutter, PW permit required.

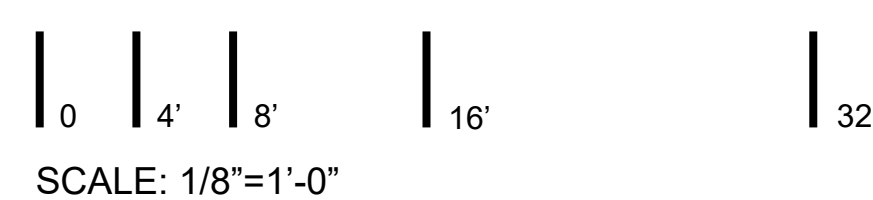
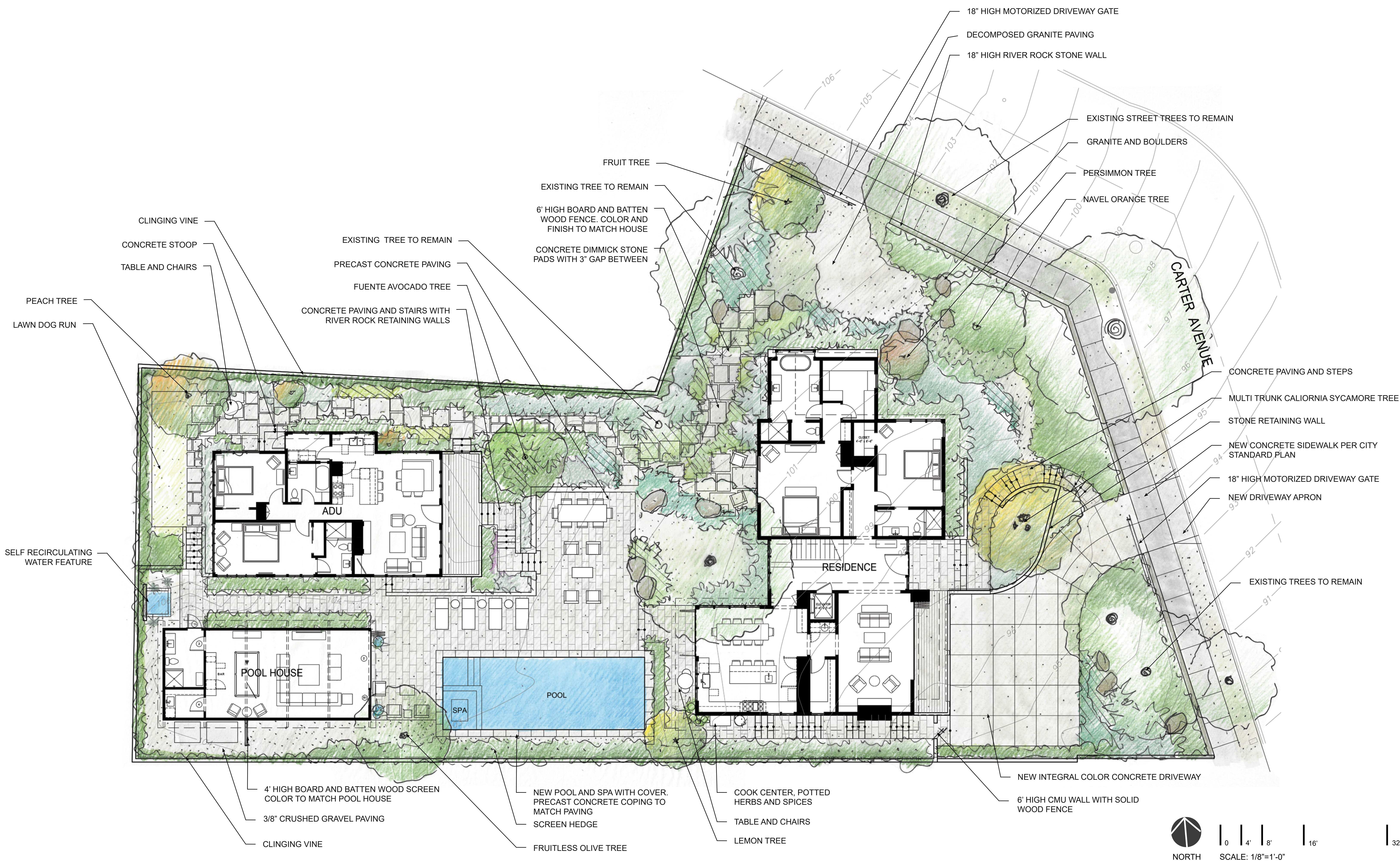
Fire Department Conditions:

The applicant and property owner shall:

1. Install fire sprinklers in all structures;
2. Compliant with CBC 7A Wildland.

(End of conditions)





Courtney Residence | Conceptual Landscape Plan and Design Imagery






March 2021

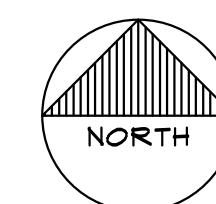
V a n d e v e l d e
r c h i t e c t s
205 N Hermosa Ave, Sierra Madre, CA 91024
Tel: (626) 836-0610 Fax: (626) 836-0612
www.vandevelde-architects.com

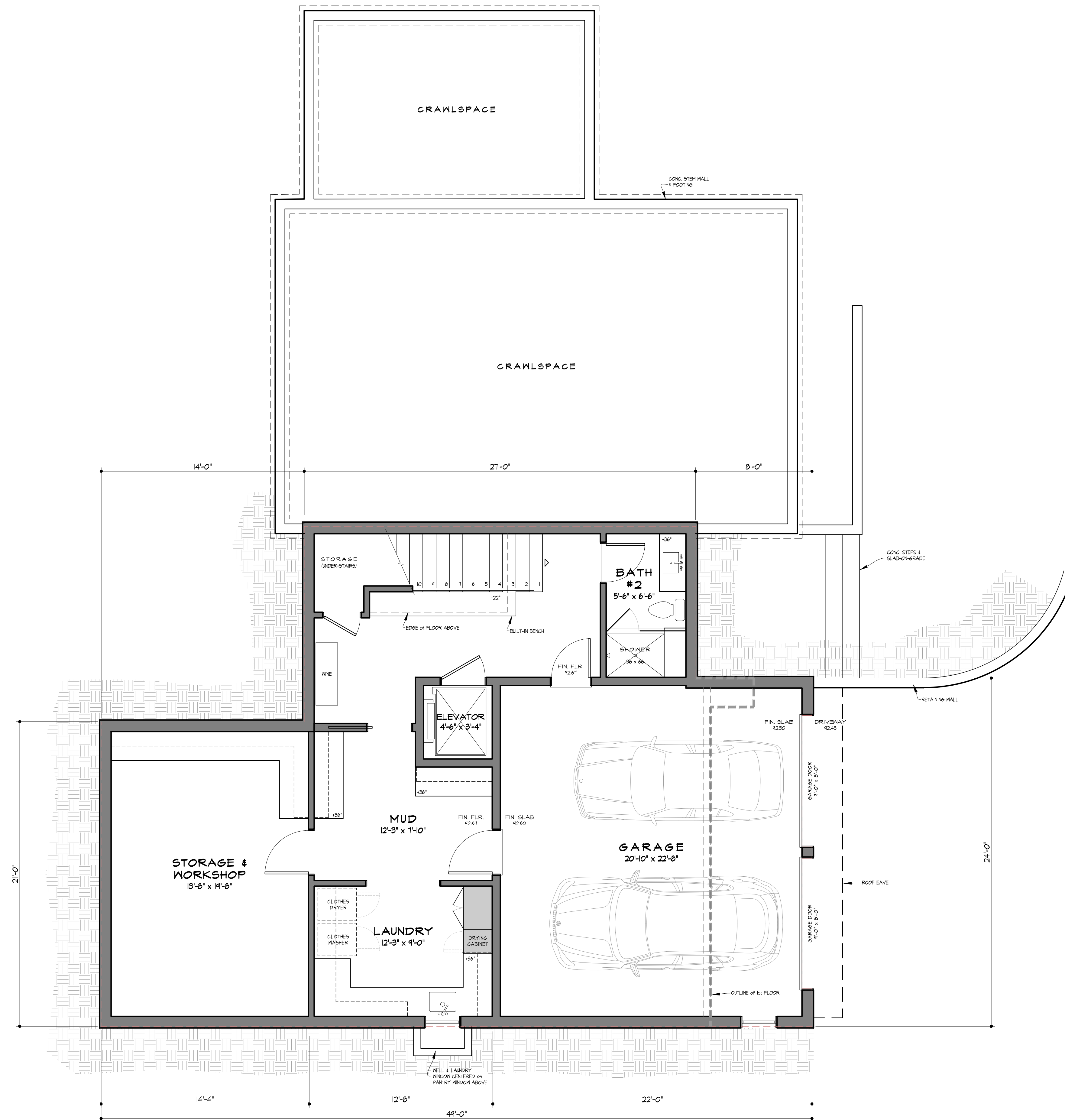
PROJECT NAME

DRAWN	JAY
CHECKED	
DATE	MARCH 17, 2021
SCALE	AS NOTED
JOB NO.	2020-14
SHEET TITLE	
1st FLOOR FLOOR PLAN	
SHEET NO.	
A2.2	

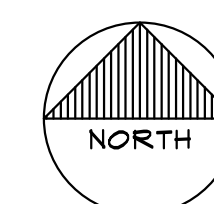


- ## LEGEND
- | | |
|---|------------------------------|
|  | NEW WALL |
|  | OUTLINE of FLOOR ABOVE/BELOW |
|  | ROOF EAVE ABOVE |
|  | UPPER CABINETS or SHELF |
|  | STEP DOWN |





FLOOR PLAN - BASEMENT HOUSE 875 SF + GARAGE 525 SF = 1,400 SF
SCALE: 1/4"=1'-0"



- LEGEND**
- NEW WALL
 - OUTLINE OF FLOOR ABOVE/BELOW
 - ROOF EAVE ABOVE
 - UPPER CABINETS or SHELF
 - STEP DOWN

REVISION	DATE	BY

VANDEVELDE
r c h i t e c t s
205 N Hermosa Ave, Sierra Madre, CA 91024
Tel: (626) 836-0610 Fax: (626) 836-0612
www.vandeveldede-architects.com

APPROVAL

PROJECT NAME

NEW RESIDENCE
TOM & MARYROSE COURTNEY
62 E. CARTER AVE.
SIERRA MADRE, CA 91024
(626) 255-5226

DRAWN	JAV
CHECKED	
DATE	MARCH 17, 2021
SCALE	AS NOTED
JOB NO.	2020-14
SHEET TITLE	BASEMENT FLOOR PLAN
SHEET NO.	

A2.3

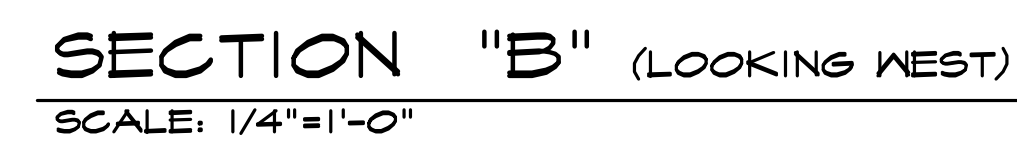
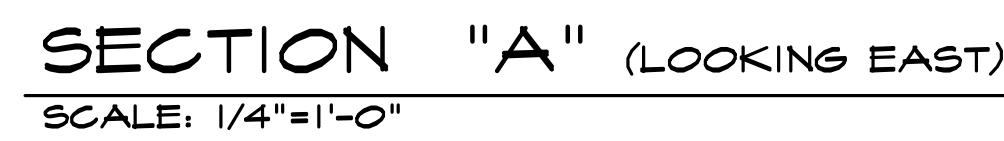
VAN d e V E L D E
a r c h i t e c t s

205 N Hermosa Ave, Sierra Madre, CA 91024
Tel: (626) 836-0610 Fax: (626) 836-0612
www.vandeveld-architects.com

PROJECT NAME

DRAWN	JAY
CHECKED	
DATE	MARCH 17, 2021
SCALE	AS NOTED
JOB NO.	2020-14
SHEET TITLE	
BUILDING SECTIONS	

A5.3





PERSPECTIVE RENDERING - FRONT
(from CARTER - LOOKING SOUTHWEST)



PERSPECTIVE RENDERING - REAR
(from WHALEN STUDIO - LOOKING NORTHEAST)

△	REVISION	DATE	BY

VANDEVELDE

r c h i t e c t s

205 N Hermosa Ave, Sierra Madre, CA 91024
Tel: (626) 836-0610 Fax: (626) 836-0612
www.vandeveldede-architects.com

APPROVAL

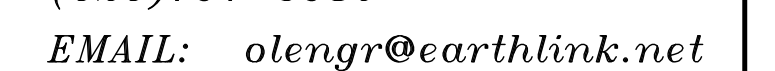
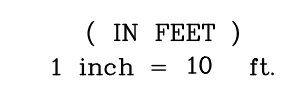
PROJECT NAME

NEW RESIDENCE
TOM & MARYROSE COURTNEY
62 E. CARTER AVE.
SIERRA MADRE, CA 91024
(626) 255-5226

DRAWN	JAV
CHECKED	
DATE	MARCH 26, 2021
SCALE	AS NOTED
JOB NO.	2020-14
SHEET TITLE	PERSPECTIVE RENDERINGS
SHEET NO.	A5.4

DATE OF SURVEY: OCTOBER, 2020

TREE



LID SUSMP

1. NO WORK SHALL BE DONE WITHOUT A PERMIT AND APPROVAL FROM THE CITY. PAYMENT OF ALL FEES AND BONDS. ALL CONTRACTORS PERFORMING WORK SHALL POSSESS THE ADEQUATE STATE LICENSES, APPLICANT TO CHECK WITH STATE BOARD AND CITY ORDINANCES, ON WHAT TYPE OF LICENSE IS REQUIRED TO PERFORM WORK SHOWN ON THESE PLANS.
2. ALL GRADING OPERATIONS AND CONSTRUCTION OF PAVED AREAS CONCRETE , ASPHALT AND PERMEABLE DRIVEWAYS,SHALL BE SUPERVISED AND MONITORED BY THE REGISTERED SOILS ENGINEER OF RECORD WHO PREPARED THE SOILS REPORT FOR THE PROJECT, AND PERIODIC REPORTS SUBMITTED TO THE CITY.
3. NO RUNOFF IS ALLOWED ACROSS PROPERTY LINES IF IT IS INCREASED IN VOLUME, CONCENTRATED WHERE IT WAS NOT BEFORE CONSTRUCTION, REDIRECTED, ACCELERATED, AND IF RUNOFF CREATES A CHANGED CONDITION FROM THE EXISTING DRAINAGE PATTERNS.
4. THE UNDERSIGNED CIVIL ENGINEER HEREBY STATES THAT THESE PLANS WERE PREPARED BY HIM/HER OR UNDER HIS/HER SUPERVISION, AND THAT THE PLANS CONFORM TO ALL PERTINENT PROVISIONS OF THE CBC LATEST EDITION, LATEST CITY LID/NPDES ORDINANCES, LATEST LOS ANGELES COUNTY AND STATE OF CALIFORNIA REGULATIONS PERTAINING TO LID AND STORMWATER RULES.

SOILS REPORT BEFORE POURING FOUNDATION

5. A SOILS COMPACTON REPORT PREPARED BY THE REGISTERED GEOTECHNICAL ENGINEER OF RECORD SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND BUILDING INSPECTOR PRIOR TO POURING OF THE FOUNDATIONS,SLABS STRUCTURES, AND PAVED AREAS. THIS REPORT SHALL INDICATE THAT ALL GRADING OPERATIONS AND COMPACTION OPERATIONS , SPECIALLY IN BUILDING FOUNDATIONS, SLABS, PAVED AREAS AND FOOTPRINTS WERE PERFORMED IN COMPLIANCE WITH THE APPROVED SOILS REPORT PREPARED, AND THE CBC LATEST EDITION. REPORT SHALL ALSO CONTAIN THE SOIL COMPACTION LAB TESTING REPORT.
6. TOTAL HEIGHT OF THE PROPOSED STRUCTURE(S) MEASURED FROM EXISTING NATURAL GRADE SHALL BE APPROVED BY THE PLANNING DEPARTMENT.
7. APPROVED PROTECTIVE MEASURES AND DRAINAGE PROVISIONS SHALL BE PROVIDED TO PROTECT ADJOINING PROPERTIES FROM DEPOSITION OF MATERIAL OR FLOWS ORIGINATING FROM THIS PROPERTY BOTH DURING AND AFTER ALL PHASES OF CONSTRUCTION. EXISTING NATURAL DRAINAGE, EXISTING FLOWS LINES, EXISTING SHEET FLOW RUNOFF, EXISTING DRAINAGE IN PIPES, SWALES, AND CONDUITS ALLOWED TO DISCHARGE ONTO THIS PROPERTY FROM ADJACENT LAND SHALL NOT BE BLOCKED, REDIRECTED, CONCENTRATED OR ACCELERATED.
8. ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY.
9. NO GRADING, SURVEYING WORK OR ANY OTHER WORK SHALL COMMENCE PRIOR TO THE APPROVAL AND SIGNATURE OF THIS PLAN BY THE CITY AND ISSUANCE OF A GRADING/DRAINAGE/LID PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. THESE PLANS HAVE BEEN CHECKED BY THE CITY ONLY IN CONFORMANCE WITH CITY STANDARDS, COMPLIANCE WITH DEVELOPMENT CONDITIONS AND FOR GENERAL CONCEPTUAL APPROVAL OF THE DRAINAGE, LID AND PARKWAY IMPROVEMENTS.SHOWN HEREON, NO DETAILED MATHEMATICAL CHECK OR FIELD SURVEY WAS CONDUCTED BY THE CITY FOR THE ACCURACY OF THE EXISTING OR PROPOSED DIMENSIONS, LINES, SIZES OF PIPES AND STORM DRAIN STRUCTURES OR GRADES SHOWN INCLUDING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN. THESE PLANS WERE CHECKED ON THE ASSUMPTION THAT ALL BUILDING LAYOUTS, SETBACKS AND SITE PLANS WERE INITIALLY APPROVED BY THE APPROPRIATE ENTITIES. ENGINEER/ARCHITECT OF RECORD ARE SOLELY RESPONSIBLE FOR THE SELECTION OF CONSTRUCTION MATERIALS FOR DRAINAGE, GRADING LID OFFSITE IMPROVEMENTS, THE CITY DOES NOT POSSESS THE RESOURCE TO CONDUCT A THOROUGH INVESTIGATION AND RESEARCH OF MATERIALS AND METHODS USED FOR THIS PROJECT.

CIVIL REPORT PRIOR TO POURING FOUNDATIONS

11. THE CIVIL ENGINEER FOR THE PROJECT SHALL SUBMIT TO THE CITY , PRIOR TO POURING OF FOUNDATIONS OR CONSTRUCTION OF STRUCTURES, THE SITE GRADING PLAN, THE GRADING FOR THE SITE AND PAVING PADS TO BE PROVIDED TO THE CITY FOR REVIEW WITHIN ACCEPTABLES LIMITS OF THE GRADES SHOWN ON THE APPROVED GRADING PLAN, SPECIALLY THE PAD ELEVATIONS.
12. THE CIVIL ENGINEER SHALL SET GRADE STAKES FOR ALL GRADING WORK: THIS CERTIFICATE SHALL BE VALID, IN THE ABSENCE OF RAIN, FOR 60 DAYS AFTER COMPLETION OF THE GRADING OPERATIONS.
13. ALL WORK PROPOSED IN PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT OR CONSTRUCTION PERMIT.
14. CONSTRUCTION OF ALL WALLS AND STRUCTURES REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
15. LOT(S) SHALL SLOPE OR DRAIN TO AN ADJACENT PUBLIC STREET AT A MINIMUM RATE OF 2% UNLESS OTHERWISE APPROVED BY THE CITY IN WRITING.
16. ALL GROUND OR PAVED AREA ADJACENT TO ANY STRUCTURE SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE. ALL FLOW LINES WITHIN 5 FEET OF STRUCTURES SHALL BE AT AN ELEVATION OF 4 INCHES BELOW THE FINISHED FLOOR ELEVATION OF THE STRUCTURE, AND THE LONGITUDINAL FLOW LINES SHALL SLOPE AT 2% MINIMUM.
17. CONTRACTOR SHALL IMPLEMENT ALL REGULATIONS AS THEY RELATE TO DUST CONTROL, EQUIPMENT MOVEMENT, NOISE, HOURS OF WORK AND CONSTRUCTION STANDARDS, EXCAVATION, GRADING, TOXIC, DELETERIOUS, CAL OSHA AND HAZARDOUS MATERIALS AND SHALL MINIMIZE ANY INCONVENIENCE TO THE PUBLIC.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF CLEANING AND HAULING ANY HAZARDOUS AND DETRIMENTAL MATERIAL FROM THE SITE, DISCOVERED DURING AND AFTER GRADING.
19. ALL ADJACENT PROPERTY OWNERS TO BE NOTIFIED ABOUT THE PROJECT CONSTRUCTION PHASE PER CA CIVIL CODE #832
20. CONTRACTOR SHALL REMOVE AND REPLACE ALL DAMAGED, CRACKED OR SLOPED SIDEWALK, DRIVEWAY, OR CURB AND GUTTER WITHIN PROPERTY FRONTAGE TO THE SATISFACTION OF THE CITY.
21. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES OR STRUCTURES WHETHER SHOWN OR NOT SHOWN ON THIS PLAN AND SHALL BE RESPONSIBLE FOR PROTECTING THEM FROM DAMAGE. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT TWO WORKING DAYS BEFORE DIGGING.
22. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN APPROVAL FOR BUILDING SETBACKS, LAYOUTS, HEIGHT AND SIZE OF ALL STRUCTURES FROM THE CITY'S PLANNING DEPARTMENT. THIS PLAN DOES NOT GRANT APPROVAL FOR THESE ITEMS.
23. ALL CONCRETE BLOCK AND RETAINING WALLS SHOWN ON THE PLAN SHALL BE CONSTRUCTED AFTER OBTAINING A PERMIT FROM THE BUILDING DEPARTMENT.

PUMPS

24. IN THE EVENT THE HAS APPROVED THE USE OF PUMP PUMPS , THE OPERATION AND MAINTENANCE OF SUCH PUMPS SHALL BE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER(S). THE CITY SHALL BEAR NO LIABILITY FOR ANY DAMAGES FROM FLOODING OR THEIR CAUSES DUE TO INOPERABLE OR IMPROPERLY OPERATING PUMPS.A STAND BY PUMP TO BE PROVIDED IN CASE OF A MALFUNCTION OF A PUMP. OWNER TO PROVIDE A GAS POWERED GENERATOR TO RUN THE PUMPS IN CASE OF A POWER OUTAGE.
25. ALL DRAINAGE SYSTEMS, DRAIN -PIPES, CATCH BASINS, CURB DRAINS, CULVERTS, GUTTERS, SWALES, OPEN CHANNELS AND UNDERGROUND STORM DRAIN PIPES SERVING THE DEVELOPMENT AND LOCATED ON PRIVATE PROPERTY AND PUBLIC RIGHT OF WAY, SHALL BE MAINTAINED BY THE PROPERTY OR BUSINESS OWNERS.

NPDES REQUIREMENTS

26. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. THE FOLLOWING SHOULD BE ADHERED TO:
A. HANDLE, STORE AND DISPOSE OF MATERIALS PROPERLY.
B. AVOIDING EXCAVATION AND GRADING ACTIVITIES DURING WET WEATHER.
C. CONSTRUCT DIVERSION DIKES AND DRAINAGE SWALES AROUND WORKING SITES.
D. COVER STOCKPILES AND EXCAVATED SOIL WITH SECURED TAPPS OR PLASTIC SHEETING.
E. DEVELOP AND MAINTAIN EROSION CONTROL PLANS.
F. CHECK AND REPAIR LEAKING EQUIPMENT AWAY FROM CONSTRUCTION SITE.
G. DESIGNATE A LOCATION AWAY FROM STORM DRAINS FOR REFUELING.
H. COVER AND SEAL CATCH BASINS WHENEVER WORKING IN THEIR VICINITY.
I. USE VACUUM WITH ALL CONCRETE SAWING OPERATIONS.
J. NEVER WASH EXCESS MATERIAL FROM AGGREGATE, CONCRETE OR EQUIPMENT ONTO A STREET.
K. CATCH DRIPS FROM PAVER WITH DRIP PANS OR ABSORBENT MATERIAL.
L. CLEAN UP ALL SPILLS USING DRY METHODS.
M. CONTRACTOR TO COMPLY WITH THESE REQUIREMENTS AND CITY'S DIRECTIONS DURING THE COURSE OF CONSTRUCTION.
N. THE UNDERSIGNED,OWNER/REPRESENTATIVE OF THE CONTRACTING COMPANY CONSTRUCTING THE GRADING/DRAINAGE/LID AND OFFSITE IMPROVEMENTS OPERATIONS, WILL COMPLY WITH THESE NOTES AND ALL OTHER APPLICABLE RULES.

COMPANY NAME :
LICENCE # :
EXP DATE :
SIGNATURE: DATE:
PRINT NAME:

ADDITIONAL NOTICES

27. THE MANUFACTURER OF RECHARGE UNITS MUST MONITOR THE INSTALLATION OF THE UNITS AND PROVIDE A SIGNED STATEMENT TO THE EFFECT THAT THE UNITS WERE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, PROVIDE NAME AND CONTACT INFO OF MANUFACTURER'S REPRESENTATIVE WHO WILL MONITOR THE INSTALLATION OF THE UNITS AND PROVIDE A WRITTEN REPORT UPON INSTALLATION. ALL RETENTION TANKS MUST HAVE A MINIMUM CLEARANCE OF 15' FROM STRUCTURES AND WALLS.UNLESS APPROVED BY SOILS ENGINEER.

NAME: CONTACT INFO:

SOILS REPORT LID

28. THE SOILS ENGINEER SHALL MONITOR THE INSTALLATION OF THE UNITS AND PROVIDE A REPORT UPON INSTALLATION.
29. ALL UNITS MADE OF CONCRETE WITH OPEN BOTTOM WITH GRAVEL PACKS, AND PLASTIC UNITS PLACED UNDER TRAFFIC AREAS MUST HAVE A PERMIT FROM THE CITY'S BUILDING DEPARTMENT. THE MANUFACTURER MAY HAVE STUDIES AND CALCULATIONS ALREADY PERFORMED BY THEIR RESIDENT ENGINEER. THOSE WOULD BE HELFUL IN DECODING WHICH UNITS MEET THE CITY'S REQUIREMENTS FOR PLACEMENT AND MAINTENANCE AND STRUCTURAL INTEGRITY.

MONITORING BY CIVIL AND SOILS

30. CIVIL AND SOILS ENGINEER OF RECORD TO CONSTANTLY MONITOR ALL GRADING AND DRAINAGE IMPROVEMENTS CONSTRUCTION IN THIS PLAN, FROM BEGINNING TO END, AND PREPARE PERIODIC REPORTS TO THE CITY DESCRIBING ALL WORK DONE CHRONOLOGICALLY, AND STATE IN THE REPORT IF WORK COMPLIES WITH THE PLANS.
31. PROPERTY OWNER MUST RECORD A COVENANT AND AGREEMENT PRIOR TO THE PROJECT RECEIVING FINAL APPROVAL. SEE ATTACHED FORM TO BE FILLED OUT , NOTORIZED AND SUBMITTED TO THE CITY.
32. THE LATEST NPDES REGULATIONS REQUIRE THAT THE PROPERTY OWNER MAINTAIN THE RECHARGE UNITS OR ANY OTHER DEVICES INSTALLED FOR THE PURPOSE OF SATISFYING THE STORM WATER DIVERSION AND RETENTION REQUIREMENTS. BY SIGNED THE COVENANT AND AGREEMENT TO MAINTAIN THE UNITS , THE OWNER HAS THE RESPONSIBILITY TO MAINTAIN THE UNITS IN GOOD WORKING CONDITION.
33. ENGINEER OF RECORD TO SUBMIT THE MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE OF THESE UNITS. THE RECOMMENDATIONS SHALL INCLUDE THE FREQUENCY OF MAINTENANCE OF THE UNITS, THE METHODS OF CLEANING AND MAINTAINING THE UNITS , AND THE DATA ON WHERE TO FIND THE CONTRACTORS SPECIALIZED IN MAINTAINING AND CLEANING THESE UNITS . THE CITY WILL THEN SCHEDULE ANNUAL INSPECTION OF THE UNITS AND REQUEST FORM THE PROPERTY OWNER A RECORD THAT THE UNITS WERE MAINTAINED BY A SPECIALIZED CONTRACTOR PER MANUFACTURER'S RECOMMENDATIONS.
34. RECHARGE UNITS SHALL NOT BE INSTALLED UNDER DRIVEWAYS , UNLESS ALLOWED IN WRITING BY GEOTECHNICAL ENGINEER, AND MANUFACTURER'S ENGINEER. CONTRACTOR AND OWNER TO SIGN A STATEMENT THAT HE/SHE TAKES FULL RESPONSIBILITY FOR THE INSTALLATION OF THE UNITS UNDER A DRIVEWAY. SUCH STATEMENT SHALL BE INSERTED IN THE COVENANT AND AGREEMENT WHICH SHALL BE RECORDED.
35. GRADING SHALL NOT TAKE MORE THAN 80 DAYS SMC SECTION 15-048-110 (C) "
36. ANY CHANGES TO THE APPROVED PLAN(S) SHALL BE PRE-APPROVED IN WRITING BY THE CIVIL ENGINEER OF RECORD. FAILURE TO DO SO MAY RESULT IN A DENY OF FINAL APPROVAL.
37. CONTRACTOR MUST HAVE A COPY OF THE APPROVED PLANS AND PERMIT ON THE SITE AT ALL TIMES
38. APPLICABLE PROVISIONS OF TITLE 15 CHAPTER 48 OF THE SMMC SHALL APPLY TO THIS PROJECT.
39. ALL INFORMATION ASSOCIATED WITH BUILDING SETBACKS, AND OTHER FEATURES NOT RELATED TO GRADING , LID AND NPDES IS FOR REFERENCE ONLY.
40. NO PE OR FF ELEVATIONS OF PROPOSED STRUCTURES SHALL BE HIGHER THAN EXISTING NATURAL GRADE, UNLESS THE TOTAL HEIGHT OF STRUCTURE ABOVE EXISTING GRADE DOES NOT EXCEED 25 FEET.
41. CONTRACTOR SHALL CALL FOR AN INSPECTION BY ENGINEER OF RECORD PRIOR TO BACKFILL OF ANY UNDERGROUND PIPE , TANK OR SYSTEM.FAILURE TO DO SO WILL RESULT IN EXPOSING THE COVERED PIPES BY THE CONTRACTOR, PAYING FOR A VIDEO INSPECTION OF THE BURIED PIPES,OR DELAYING THE FINAL APPROVAL. ENGINEER OF RECORD TO NOTIFY THE CITY BY FILING THE ATTACHED INSPECTION FORM THAT HE/SHE CONDUCTED AN INSPECTION OF THE PIPES AND UNDERGROUND STRUCTURES AND ALL WORK CONFORMS TO THE PLANS.

TREES

42. APPLICANT/ENGINEER TO COORDINATE WORK AROUND TREES WITH THE PUBLIC WORKS DEPARTMENT.MR. CHRIS CIMINO OR MR. JAMES CARLSON AND SHALL OBTAIN THEIR WRITTEN (EMAIL OR MEMO SHALL BE ADEQUATE) APPROVAL CONCURRENTLY WITH APPROVAL OF THE PLANS

LANDSCAPE PLANS

43. APPLICANT TO COORDINATE WITH COMMUNITY DEVELOPMENT DEPARTMENT ON THE PREPARATION (IF NECESSARY) AND APPROVAL OF LANDSCAPE PLANS - PLEASE CONTACT MR. VINCENT GONZALES, COMMUNITY DEVELOPMENT DIRECTOR.
44. ALL NEW STRUCTURES SHALL BE EQUIPPED WITH RAIN GUTTERS , AND DOWNSPOUTS. DOWNSPOUTS TO DISCHARGE INTO DRAIN PIPES AND RUNOFF TO BE CARRIED IN A CONTROLLED MANNER TO AN APPROVED DEVICE.
45. ALL RUNOFF TO BE DIRECTED TO A PRE-TREATMENT STRUCTURE/BOX TO CAPTURE DEBRIS AND SEDIMENTS FROM THE RUNOFF PRIOR TO THE RUNOFF ENTERING THE DRY WELL OR INFILTRATION UNITS. THE SIZE OF THE PRE-TREATMENT SEDIMENT CAPTURE BOX OR STRUCTURE SHALL BE AT LEAST 25% OF THE TOTAL VOLUME OF RUNOFF INFILTRATION REQUIRED UNDER THE RULES.
46. SHOW WRITTEN APPROVAL FROM BUILDING DIVISION FOR ALL STRUCTURES SHOWN ON THE PLANS, LIKE WALLS , UNDERGROUND TANKS
47. ENGINEER OF RECORD CERTIFIES THAT HE HAS REVIEWED ALL THE NECESSARY DOCUMENTS REQUIRED TO RESEARCH EASEMENTS ON THE LOT, INCLUDING THE TITLE REPORT AND DEEDS , AND THAT ALL EASEMENTS, IF ANY , ARE SHOWN ON THE PLANS BY A SPECIAL NOTE AND LEGEND.
48. DESIGN ENGINEER TO SHOW EVIDENCE THAT A RESEARCH OF RECORDS WAS CONDUCTED TO DETERMINE THE PRESENCE OF ANY SEPTIC TANKS ON THE PROPERTY.
49. DESIGN ENGINEER CERTIFIES HE/SHE HAS REVIEWED ALL NECESSARY DOCUMENTS, INCLUDING BUILDING AND PLUMBING PERMITS AND CERTIFIES THAT NO SEPTIC TANK EXISTS ON THE SITE, AND THAT IF ANY SEPTIC TANKS ARE DISCOVERED DURING CONSTRUCTION THE APPLICANT WILL BE RESPONSIBLE FOR THE REMOVAL OF THOSE TANKS ACCORDING TO STATE AND LOCAL REQUIREMENTS, AND UNDER THE SUPERVISION OF THE SOILS ENGINEER OF RECORD. THIS IS REQUIRED TO PREVENT ANY SEWAGE SPILL FROM EXISTING SEPTIC TANKS DUE TO DISRUPTION FROM CONSTRUCTION, EXCAVATION AND GRADING OPERATIONS
50. DESIGN ENGINEER TO SHOW EVIDENCE THAT A RESEARCH OF RECORDS WAS CONDUCTED TO DETERMINE THE PRESENCE OF ANY UNDERGROUND UTILITIES ON THE PROPERTY
51. ENGINEER OF RECORD CERTIFIES THAT A THOROUGH AND COMPLETE SEARCH OF ALL UNDERGROUND UTILITIES OR STRUCTURES ON THE SITE WAS CONDUCTED BY HIM/HER AND THAT ALL EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE UTILITY SEARCH INCLUDED RECORD SEARCHES AT THE RESPECTIVE UTILITIES' DATABASE OR PLAN ROOMS.

TEMPORARY P/L STAKES

52. CONTRACTOR/ENGINEER/LAND SURVEYOR TO SET TEMPORARY PROPERTY LINE STAKES AT 25' INTERVALS TO ESTABLISH APPROXIMATE LOCATION OF PROPERTY LINES TO PREVENT GRADING AND CONSTRUCTION WORK FROM ENCRACHING INTO ADJACENT PROPERTIES

EROSION CONTROL

53. APPLICANT TO PROVIDE EQUIPMENT AND PERSONNEL AT THE SITE DURING STORMS TO PREVENT UNCOMPLETE WORK FROM ENDANGERING LIFE OR PROPERTY SMC SECTION 15-048-110 (E4) "ALL EROSION CONTROL MEASURES TO BE IN PLACE PERMANENTLY BETWEEN OCTOBER 1, AND MAY 1, AND AFTER CONSTRUCTION IS COMPLETED, AND SHALL BE ERECTED WHEN THERE IS A 40% CHANCE OF RAIN WITHIN THOSE DATES. CONTRACTOR/OWNER TO PROVIDE SANDBAGS TO PREVENT DEBRIS FROM BEING DEPOSITED INTO STREETS OR ADJACENT PROPERTY. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES, FAILURE TO COMPLY WITH THIS DIRECTIVE WILL RESULT IN A STOP WORK ORDER NOTICE. UPON NOTICE FROM THE PUBLIC WORKS DIRECTOR' STOCKPILES OF DIRT SHALL NOT EXCEED 6' IN HEIGHT , AND SHALL BE REMOVED IN A TIMELY MANNER . STOCKPILES FROM REMOVED OR DEMOLISHED MATERIALS ARE NOT ALLOWED. REPAIR DRIVEWAYS TO BE MADE OF 2" OR 3" GRAVEL , AND EXTEND TO CURB LINE AND 15' INSIDE PROPERTY LINE, AND SHALL BE AT LEAST 10' WIDE. CONTRACTOR /OWNER/APPLICANT RESPONSIBLE FOR CLEANING MUD AND DEBRIS DEPOSITED INTO ADJACENT PROPERTIES AND PUBLIC STREET.
54. CONTRACTOR SHALL REPAIR ANY DAMAGED SIDEWALKS, CURB AND GUTTER , ALREADY DAMAGED OR DAMAGED AS A RESULT OF CONSTRUCTION AND ANY OTHER IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ALONG PROPERTY FRONTAGE TO THE SATISFACTION OF THE CITY, AND AFTER OBTAINING A PERMIT FROM THE CITY.
55. NO CONCENTRATED SURFACE FLOW OVER SIDEWALKS.
56. RAIN GUTTERS AND DOWNSPOUTS ALL STRUCTURES SHALL HAVE RAIN GUTTERS AND DOWNSPOUTS INSTALLED, WITH DOWNSPOUT CONNECTED TO A CATCHER OR 12X12 INCH CATCH BASIN.
57. RECHARGE UNITS NOT TO BE INSTALLED UNDER DRIVEWAYS OR VEHICULAR TRAFFIC AREAS.
58. CONTRACTOR TO KEEP SITE CLEAN, AND CLEAN THE PARKWAY AREA AT LEAST ONCE A DAY. NO DEMO CONSTRUCTION MATERIAL TO BE STOCKPILED ON THE SITE.
59. CONTRACTOR IS RESPONSIBLE FOR SAFETY OF WORKERS, AND VISITORS, AND OWNERS, DURING CONSTRUCTION, AND SHALL HAVE SAFETY MEETINGS DAILY.
60. NO IRRIGATION IN PARKWAY AREA . DROUGHT TOLERANT PLANTS ONLY WITH DRIP IRRIGATION.
61. ENGINEER TO DIRECT CONTRACTOR TO INSTALL 8" CURB AT PROPERTY LINE WHENEVER RUNOFF MAY CROSS THE PROPERTY LINE.
62. CONTRACTOR SHALL NOT EXCAVATE NEAR STRUCTURE TO PREVENT UNDERMINING THE FOUNDATION OF THE STRUCTURE.
63. CONTRACTOR SHALL NOT INSTALL PIPES AND CATCH BASINS, PUMP SUMPS, RECHARGE UNITS IN THE DRUPLINE OF TREES.
64. UNDERGROUND SLOTTED OR PERFORATED PIPE WITH 2" GRAVEL PACK AROUND IT IS ALLOWED AS RECHARGE UNIT. GRAVEL PACK TO BE 2" RIVER ROCK.
65. ALL CONCRETE PAVEMENTS UNDER CAR TRAFFIC SHALL BE 4" THICK , 3200 PS.
66. CONTRACTOR TO INSTALL TEMPORARY FENCE AROUND THE PROPERTY FOR NOISE AND PRIVACY
67. MANDATORY SITE MEETING A MANDATORY SITE MEETING MUST BE HELD BETWEEN ENGINEER OF RECORD AND CITY REPRESENTATIVE PRIOR TO APPROVAL OF THE PLANS.
68. BEFORE POURING FOUNDATIONS, GRADE BEAMS, OR SLAB CONTRACTOR SHALL COMPACT THE SUBGRADE PER CBC AND CITY CODES, AND PROVIDE A GEOTECHNICAL ENGINEER SIGNED AND STAMPED BY A CA LICENSED GEOTECHNICAL ENGINEER CERTIFYING THAT THE PAD AND THE LOCATIONS WHERE THE FOUNDATIONS, GRADE BEAMS OR SLAB WILL BE CONSTRUCTED HAS BEEN COMPACTED PER REQUIREMENTS OF THE CBC LATEST EDITION, CITY CODES, AND INDUSTRY STANDARDS. A SOILS TEST BY A CERTIFIED LAB IS ACCEPTABLE ALSO.
69. PRIOR TO GRADING OPERATIONS , THE CONTRACTOR SHALL REQUEST FROM THE CIVIL ENGINEER OF RECORD TO PROVIDE ELEVATIONS GRADE STAKES CONFORMING TO THE GRADING AND DRAINAGE PLAN. CONTRACTOR, PRIOR TO POURING FOUNDATIONS, GRADE BEAMS OR SLAB, SHALL REQUEST A SITE ELEVATION CERTIFICATION FROM THE CIVIL ENGINEER OF RECORD. SUCH CERTIFICATION SHALL BE BASED ON AN ACTUAL SURVEY OF THE GRADE SETPOINTS. THE GRADE ELEVATIONS OF THE FOUNDATIONS, GRADE BEAMS OR SLAB ARE WITHIN 0.1' OF THE GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN. ALL NEW STRUCTURES SHALL BE CONSTRUCTED WITH A GROUND FLOOR ELEVATION NOT HIGHER THAN THE EXISTING GRADE AND PAD ELEVATIONS OF EXISTING STRUCTURES ON ADJACENT PROPERTIES.
70. ANY IMPORT FILL DELIVERED TO THE SITE SHALL BE TESTED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER THAT IT IS ACCEPTABLE AND CONFORMS TO THE CBC AND INDUSTRY PRACTICE. COMPACTION OF THE FILL SHALL BE CONSTANTLY MONITORED BY THE GEOTECHNICAL AND A REPORT PROVIDED TO THE CITY UPON PROJECT COMPLETION.
71. THE APPLICANT OR CONTRACTOR IS RESPONSIBLE FOR HAVING THE MANUFACTURER MONITOR THE INSTALLATION OF THE UNITS AND PROVIDE A SIGNED STATEMENT TO THE EFFECT THAT THE UNITS WERE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
72. THE APPLICANT OR CONTRACTOR SHALL HAVE SOILS ENGINEER MONITOR THE INSTALLATION OF THE UNITS, AND PREPARE A REPORT DESCRIBING THE INSTALLATION, AND CERTIFYING THAT THE UNITS WERE INSTALLED PER CODES AND SPECIFICATIONS.
73. THE LATEST NPDES REGULATIONS REQUIRE THAT THE PROPERTY OWNER MAINTAIN THE POST CONSTRUCTION BMP UNITS OR ANY OTHER DEVICES INSTALLED FOR THE PURPOSE OF SATISFYING THE STORM WATER DIVERSION AND RETENTION REQUIREMENTS. BY SIGNED THE COVENANT AND AGREEMENT TO MAINTAIN THE UNITS , THE OWNER HAS THE RESPONSIBILITY TO MAINTAIN THE UNITS IN GOOD WORKING CONDITION.
74. ENGINEER OF RECORD TO SUBMIT THE MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE OF THESE UNITS. THE RECOMMENDATIONS SHALL INCLUDE THE FREQUENCY OF MAINTENANCE OF THE UNITS, THE METHODS OF CLEANING AND MAINTAINING THE UNITS , AND THE DATA ON WHERE TO FIND THE CONTRACTORS SPECIALIZED IN MAINTAINING AND CLEANING THESE UNITS . THE CITY WILL THEN SCHEDULE ANNUAL INSPECTION OF THE UNITS AND REQUEST FORM THE PROPERTY OWNER A RECORD THAT THE UNITS WERE MAINTAINED BY A SPECIALIZED CONTRACTOR PER MANUFACTURER'S RECOMMENDATIONS.
75. PROVISIONS OF TITLE 15 CHAPTER 48 AND CHAPTER 58 OF THE SMMC SHALL APPLY TO THIS PROJECT
76. ALL INFORMATION ASSOCIATED WITH BUILDING SETBACKS, AND OTHER FEATURES NOT RELATED TO GRADING , DRAINAGE LID AND NPDES IS FOR REFERENCE ONLY.
77. CONTRACTOR SHALL CALL FOR AN INSPECTION BY ENGINEER OF RECORD PRIOR TO BACKFILL OF ANY UNDERGROUND PIPE , TANK OR SYSTEM.
78. PRIOR TO CONSTRUCTION OF ANY STRUCTURES, AND WALLS, APPLICANT TO OBTAIN A BUILDING PERMIT FROM THE CITY'S BUILDING DEPARTMENT.
79. ENGINEER OF RECORD CERTIFIES THAT HE HAS REVIEWED ALL THE NECESSARY DOCUMENTS REQUIRED TO RESEARCH EASEMENTS ON THE LOT, INCLUDING THE TITLE REPORT AND DEEDS , AND THAT ALL EASEMENTS, IF ANY , ARE SHOWN ON THE PLANS BY A SPECIAL NOTE AND LEGEND.
80. DESIGN ENGINEER HAS REVIEWED ALL NECESSARY DOCUMENTS, INCLUDING BUILDING AND PLUMBING PERMITS AND CERTIFIES THAT NO SEPTIC TANK EXISTS ON THE SITE, AND THAT IF ANY SEPTIC TANKS ARE DISCOVERED DURING CONSTRUCTION THE APPLICANT WILL BE RESPONSIBLE FOR THE REMOVAL OF THOSE TANKS ACCORDING TO STATE AND LOCAL REQUIREMENTS, AND UNDER THE SUPERVISION OF THE SOILS ENGINEER OF RECORD. THIS IS REQUIRED TO PREVENT ANY SEWAGE SPILL FROM EXISTING SEPTIC TANKS DUE TO DISRUPTION FROM CONSTRUCTION, EXCAVATION AND GRADING OPERATIONS.
81. ENGINEER OF RECORD CERTIFIES THAT A THOROUGH AND COMPLETE SEARCH OF ALL UNDERGROUND UTILITIES OR STRUCTURES ON THE SITE WAS CONDUCTED BY HIM/HER AND THAT ALL EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE UTILITY SEARCH INCLUDED RECORD SEARCHES AT THE RESPECTIVE UTILITIES' DATABASE OR PLAN ROOMS."
82. SEWER/LATERAL REQUIRED - ALL PROPERTIES TO BE CONNECTED TO A PUBLIC SEWER SYSTEM THROUGH AN INDIVIDUAL HOUSE CONNECTION, IN COMPLIANCE WITH UPC.

83. SOILS ENGINEER FOR THE PROJECT TO SUBMIT A SOIL PERCOLATION RATE VALUE BASED ON A STUDY FROM SOIL SAMPLE TAKEN AT THE SITE AT THE DEPTH OF WHERE THE INFILTRATION UNITS WILL PERCOLATE THE RUNOFF TO THE SOIL STRATA.
84. GEOTECHNICAL OR SOILS ENGINEER FOR PROJECT SHALL PREPARE A FINAL REPORT DESCRIBING THE EARTHWORK OPERATIONS , AND APPROVING THE CONTRACTOR'S WORK AS IT RELATED TO THE GEOTECHNICAL ASPECTS OF GRADING/DRAINAGE AND LID
85. PRIOR TO CONTRACTOR/OWNER REQUESTING AN INSPECTION, ENGINEER OF RECORD/ARCHITECT SHALL PHYSICALLY VISIT THE SITE AND INSPECT AND OBSERVE THE CONSTRUCTION TO DATE, AND SUBMIT A STATEMENT TO THE CITY TO THE EFFECT THAT HE/SHE VISITED THE SITE AND OBSERVED THE WORK COMPLETED TO DATE, AND THAT THE WORK COMPLIES TO THE PLANS AND ALL LID, MS4 AND NPDES REQUIREMENTS , CITY AND STATE CODES AS THEY RELATE TO GRADING/DRAINAGE AND LID REQUIREMENTS.
86. THE CITY WILL GRANT FINAL APPROVAL OF THE PROJECT , PROVIDED A FINAL REPORT BY CIVIL AND GEOTECHNICAL HAVE BEEN SUBMITTED , AN MCA IS RECORDED, SOR HAS BEEN SUBMITTED, AND CLEARANCE FROM THE COMMUNITY DEVELOPMENT DEPARTMENT , AND THE PUBLIC WORKS DIRECTOR HAS BEEN ISSUED.

SOILS/GEOTECHNICAL REPORT REQUIRED

82. APPLICANT/OWNER TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO OBTAIN AN ADEQUATE NUMBERS OF SOIL SAMPLES FROM THE SITE , ANALYZE THE SAMPLES AND PREPARE A SOILS/GEOTECHNICAL REPORT AND MAKE RECOMMENDATIONS ON THE CONDITION OF THE SOIL AT THE PROJECT SITE. AT LEAST ONE OF THE SAMPLE TO BE LOCATED IN THE AREA WHERE THE PROPOSED INFILTRATION UNITS WILL BE LOCATED. THE ANALYSIS AND REPORT SHALL CONFORM TO CBC REQUIREMENTS , LATEST EDITION, AND SMMC.

PERCOLATION RATE STUDY

83. SOILS ENGINEER FOR THE PROJECT TO SUBMIT A SOIL PERCOLATION RATE VALUE BASED ON A STUDY FROM SOIL SAMPLE TAKEN AT THE SITE AT THE DEPTH OF WHERE THE INFILTRATION UNITS WILL PERCOLATE THE RUNOFF TO THE SOIL STRATA.

GEOTECHNICAL FINAL REPORT

84. GEOTECHNICAL OR SOILS ENGINEER FOR PROJECT SHALL PREPARE A FINAL REPORT DESCRIBING THE EARTHWORK OPERATIONS , AND APPROVING THE CONTRACTOR'S WORK AS IT RELATED TO THE GEOTECHNICAL ASPECTS OF GRADING/DRAINAGE AND LID

PERIODIC REQUEST FOR INSPECTION BY CONTRACTOR/OWNER

85. PRIOR TO CONTRACTOR/OWNER REQUESTING AN INSPECTION, ENGINEER OF RECORD/ARCHITECT SHALL PHYSICALLY VISIT THE SITE AND INSPECT AND OBSERVE THE CONSTRUCTION TO DATE, AND SUBMIT A STATEMENT TO THE CITY TO THE EFFECT THAT HE/SHE VISITED THE SITE AND OBSERVED THE WORK COMPLETED TO DATE, AND THAT THE WORK COMPLIES TO THE PLANS AND ALL LID, MS4 AND NPDES REQUIREMENTS , CITY AND STATE CODES AS THEY RELATE TO GRADING/DRAINAGE AND LID REQUIREMENTS.

FINAL APPROVAL OF PROJECT BY CITY

86. THE CITY WILL GRANT FINAL APPROVAL OF THE PROJECT , PROVIDED A FINAL REPORT BY CIVIL AND GEOTECHNICAL HAVE BEEN SUBMITTED , AN MCA IS RECORDED, SOR HAS BEEN SUBMITTED, AND CLEARANCE FROM THE COMMUNITY DEVELOPMENT DEPARTMENT , AND THE PUBLIC WORKS DIRECTOR HAS BEEN ISSUED.

OFFSITE IMPROVEMENTS

87. OWNER/CONTRACTOR/APPLICANT SHALL REPAIR ANY DAMAGED SIDEWALKS, CURB AND GUTTER , AND ANY OTHER IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ADJACENT TO THE PROPERTY AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT AND TO THE SATISFACTION OF THE CITY. APPLICANT/CONTRACTOR TO OBTAIN A PERMIT FROM THE PUBLIC WORKS DEPARTMENT TO PERFORM ALL WORK IN PUBLIC RIGHT OF WAY.
88. CONTRACTOR , OWNER/APPLICANT AND ENGINEER MUST READ THESE NOTICES AND SIGN BELOW THAT THEY HAVE READ THESE NOTICES AND WILL COMPLY WITH THE REQUIREMENTS CONTAINED HEREIN.
89. THE CITY DOES NOT POSSESS THE ADEQUATE RESOURCES TO CONSTANTLY MONITOR THE OPERATIONS DESCRIBED ON THIS PLAN. THE CITY'S REVIEW AND FINAL INSPECTION AND ACCEPTANCE OF THE GRADING, DRAINAGE, LID IMPROVEMENTS ON THIS PROPERTY ARE DISCRETIONARY AND THE RESPONSIBILITY TO CORRECT ANY DEFICIENCIES OR VIOLATIONS REMAINS WITH THE PROPERTY OWNER. THE CITY , ONLY REVIEWS THE PLANS AND REPORTS SUBMITTED FOR COMPLIANCE WITH CITY CODES , AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO LIFE AND PROPERTY OR MALFUNCTION OF THE LID UNITS , OR SAFE OPERATION OF GRADING/DRAINAGE/LID IMPROVEMENTS SHOWN ON THE PLANS.
91. THE DEVELOPER/CONTRACTOR AND PROPERTY OWNER ARE RESPONSIBLE FOR COMPLIANCE WITH THIS PLAN AND CITY AND STATE ORDINANCES RELATED TO GRADING, DRAINAGE, LID AND OFFSITE IMPROVEMENTS.
92. I NAMED BELOW, AGREE TO COMPLY WITH ALL REQUIREMENTS ON THIS PLAN AND ALL CITY, STATE ORDINANCES AND LAWS RELATED TO GRADING, DRAINAGE LID IMPROVEMENTS AND OFFSITE IMPROVEMENTS, AND AGREE TO CORRECT ANY DEFICIENCIES AND ADDRESS ANY COMPLAINTS RELATING TO GRADING, DRAINAGE AND OFFSITE IMPROVEMENTS ON THE PROPERTY(LES) SHOWN ON THIS PLAN. I ALSO AGREE TO CORRECT ANY DEFICIENCIESON ADJACENT PROPERTY AND PUBLIC RIGHT OF WAY AFFECTED BY THIS PLAN.
93. ALL OF THE ABOVE REQUIREMENTS CONTAINED ON THIS PLAN SHALL REMAIN INTO EFFECT INDEFINITELY AND SHOULD BECOME THE RESPONSIBILITY OF ANY FUTURE OWNER OF THE PROPERTY.

STATEMENTS

WE ARE THE OWNER, APPLICANT, ENGINEERS OF RECORD, AND CONTRACTOR OF THIS PROJECT AND WE CERTIFY THAT WE HAVE READ THE ABOVE INSTRUCTIONS AND PLEDGE TO COMPLY AND TAKE ACTION AS DESCRIBED IN THE NOTES ABOVE :

SIGNATURE OF OWNER: MR & MRS STEARNS DATE:

CONTRACTOR SIGNATURE : PRINT NAME HERE: DATE:

CONTRACTOR'S LICENSE NUMBER AND EXP DATE: DATE:

SIGNATURE OF CIVIL ENGINEER OF RECORD: IVAN CHIU DATE:

CIVIL ENGINEER'S LICENSE : C44672

SHOW LICENSED SURVEYOR, ENGINEER OR ENTITY WHO PREPARED CONTOUR MAP, INDICATE DATE FIELD SURVEY WAS CONDUCTED ENGINEER/SURVEYOR WHO PREPARED TOPO CONTOUR MAP: LICENSE:

DATE MAP WAS PREPARED: DATE:

I SOILS ENGINEER OF RECORD , WHO PREPARED THE SOILS REPORT FOR THIS PROJECT, CERTIFY THAT I HAVE APPROVED ALL IMPORT, EXPORT, OVEREX AND COMPACTION OF THE SOIL FOR THIS PROJECT.

NAME: DATE:

LICENSE NO: DATE:

THE EARTHWORK QUANTITIES SHOWN HERE UNDER ARE FOR PERMIT AND BONDING PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE QUANTITIES. SEE TABLE BELOW

POST CONSTRUCTION IMPERVIOUS SURFACES TOTAL IN SQUARE FEET= SF

VOLUME OF RUNOFF TO BE CAPTURED, RETAINED ONSITE AND INFILTRATED INTO SUBSURFACE SOILS V=(TOTAL PROPOSED IMPERVIOUS AREAS)(X1.05)/12= ()X(1.05)/12= CUBIC FEET

LID DESIGN ENGINEER STATEMENT

I, ENGINEER OF RECORD FOR THIS PROJECT HAVE DESIGNED THE LID SYSTEM FOR THIS PROJECT TO COMPLY WITH ALL MS4, LA COUNTY LID, STATE AND CITY REQUIREMENTS.

NAME: DATE:

LICENSE NO: DATE:

LEGAL DESCRIPTION

A.P.N.: 5762-012-008

SURVEY BASIS

ASUME ELEVATION=100.00, ON TOP OF CURB AS SHOWN ON TOPO MAP

EARTHWORK QUANTITY CALCULATION

62 E. CARTER AVE.
SIERRA MADRE, CALIFORNIA

CUT @ GARAGE/DRWY. CUT @ CONTOURS	CUT @ MAIN FLOOR CRAWL SPACE	FILL @ SIDEYARD FILL @ CONTOURS
101= 84 sf	102= 112 sf	97= 130 sf
100= 237 sf	101= 375 sf	98= 370 sf
99= 459 sf	100= 1,048 sf	99= 381 sf
98= 754 sf	99= 1,048 sf	100= 35 sf
97= 1,038 sf	$2,003 \text{ sf} \times 1' = 75 \text{ c.y.}$	101= 70 sf
96= 1,535 sf	27	102= 611 sf
95= 2,094 sf	CUT @ SIDEYARD	103= 1,184sf
94= 2,387 sf	CUT @ CONTOURS	104= 466 sf
93= 2,377 sf	108= 14 sf	105= 146 sf
92= 818 sf	107= 46 sf	106= 218 sf
	106= 102 sf	107= 203 sf
	105= 182 sf	
	104= 127 sf	
$11,327 \text{ sf} \times 1' = 413 \text{ c.y.}$		
27		
CUT @ ADU CRAWL SPACE	$218 \text{ sf} \times 1' = 8 \text{ c.y.}$	$3,650 \text{ sf} \times 1' = 135 \text{ c.y.}$
$1,080 \text{ sf} \times 2.5' = 100 \text{ c.y.}$	27	27
27		
CUT @ POOL HOUSE		
$630 \text{ sf} \times 0.5' = 12 \text{ c.y.}$		
27		
CUT @ SWIMMING POOL		
$558 \text{ sf} \times 4' = 82 \text{ c.y.}$		
27		

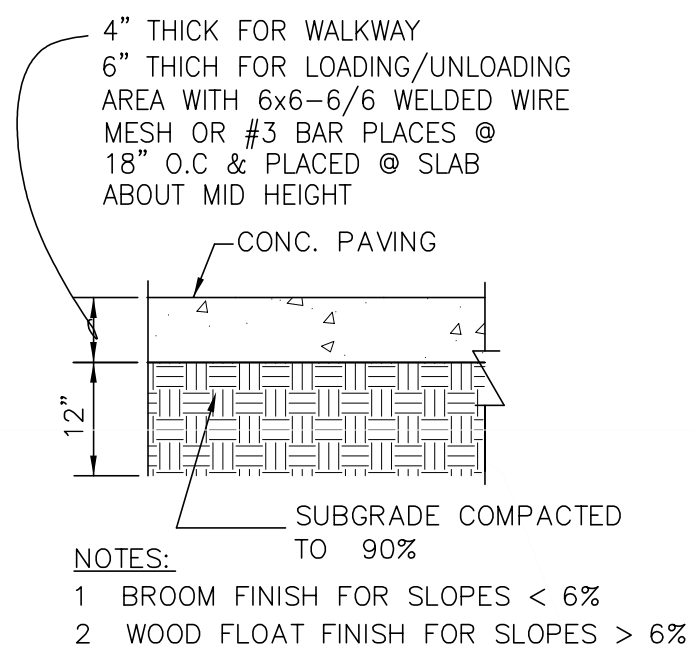
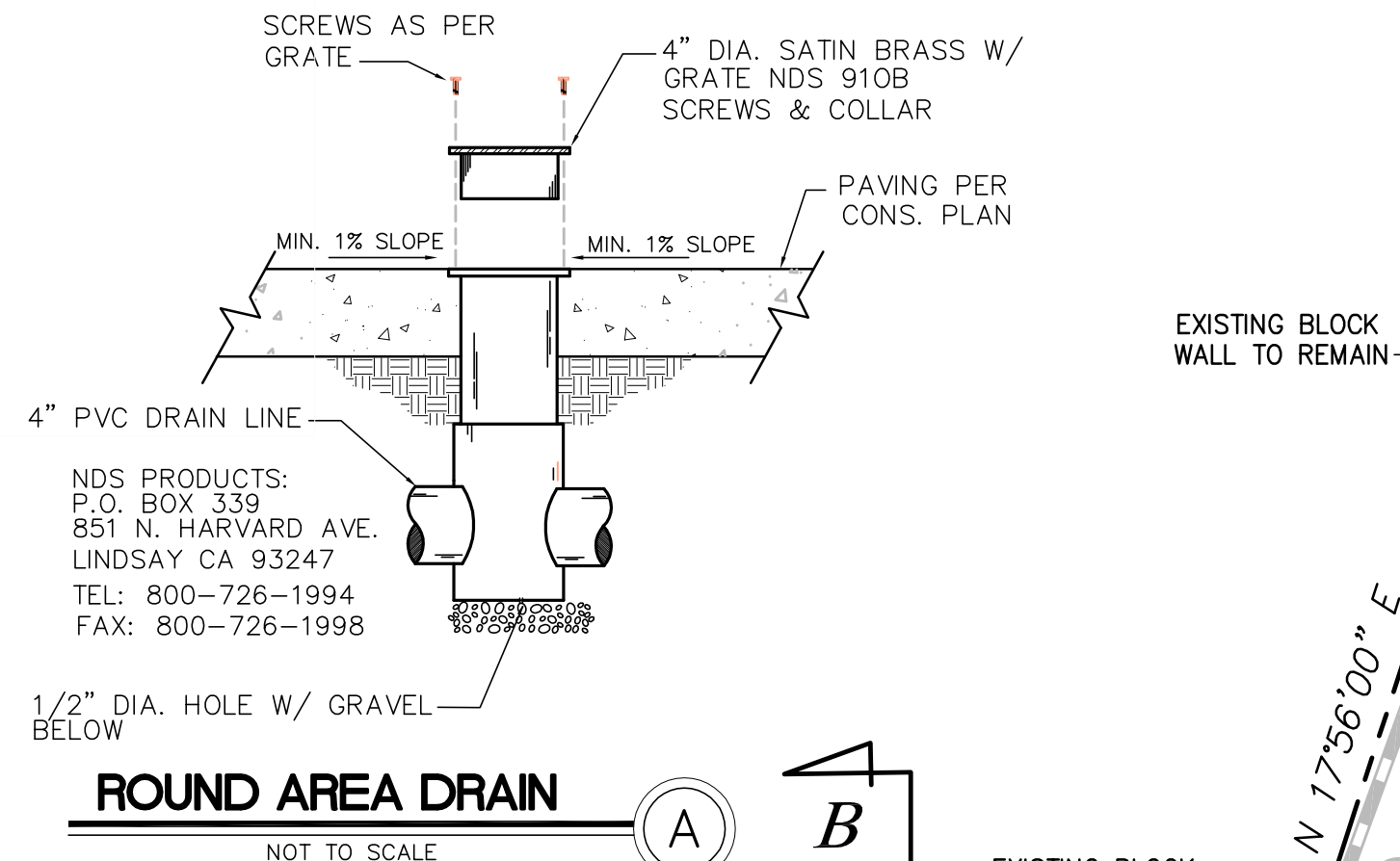
TOTAL

CUT = 690 C.Y

FILL = 135 C.Y

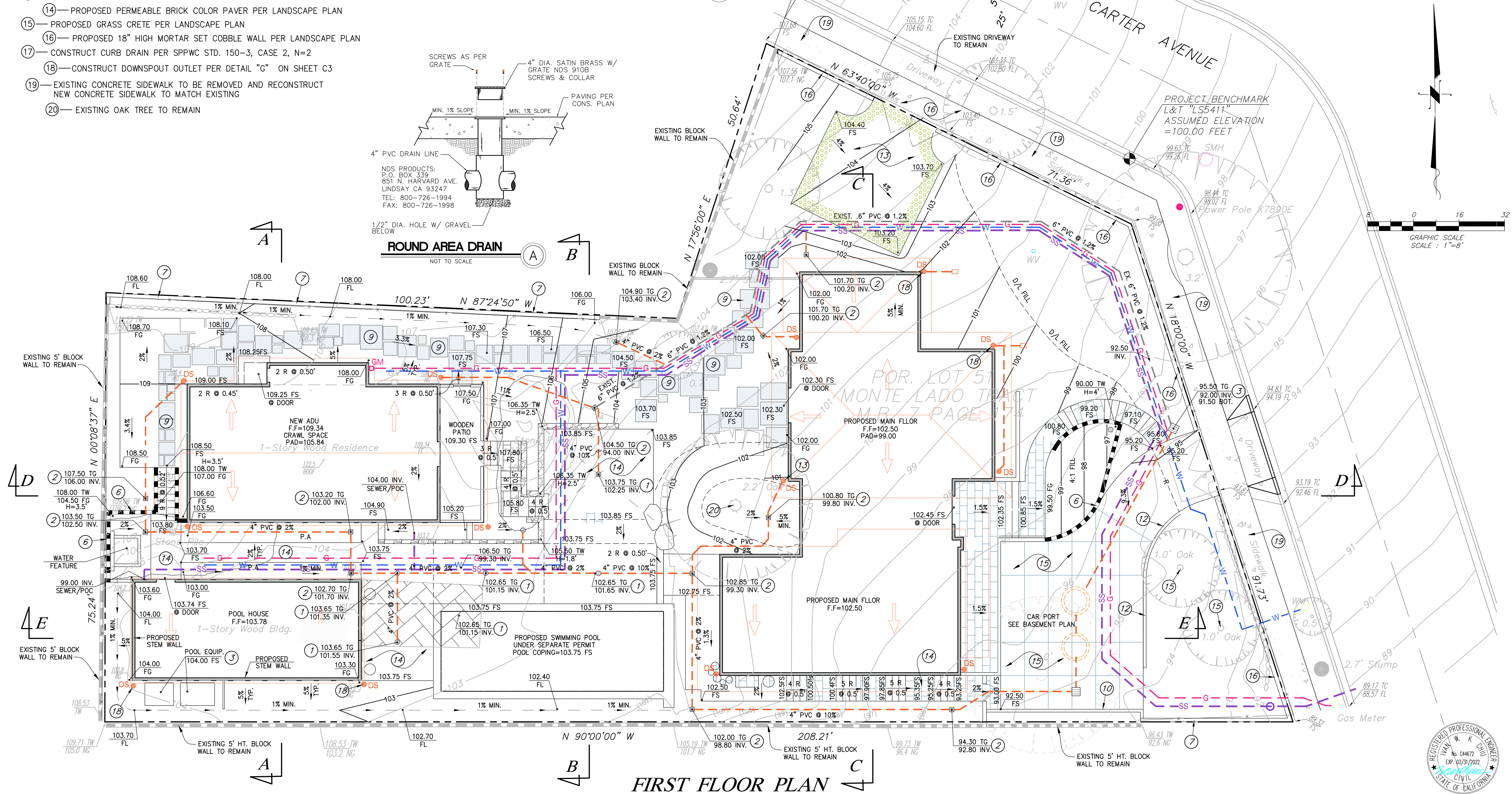
EXPORT = 555 C.Y

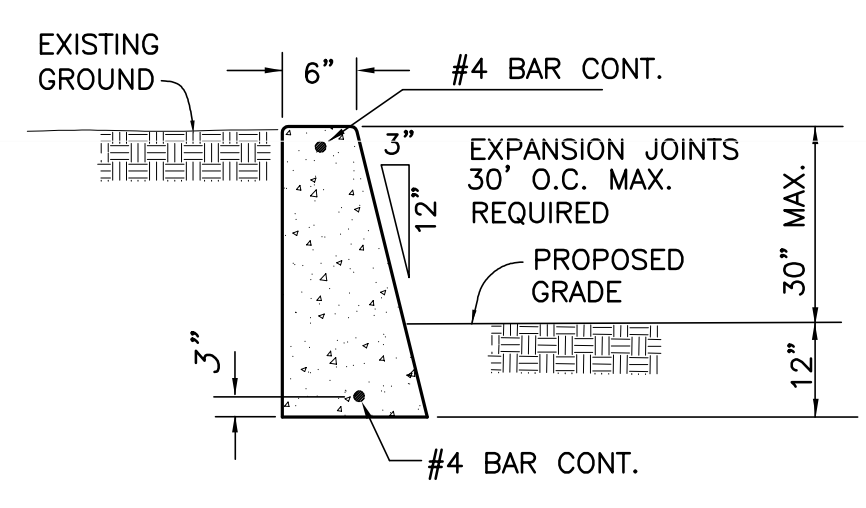
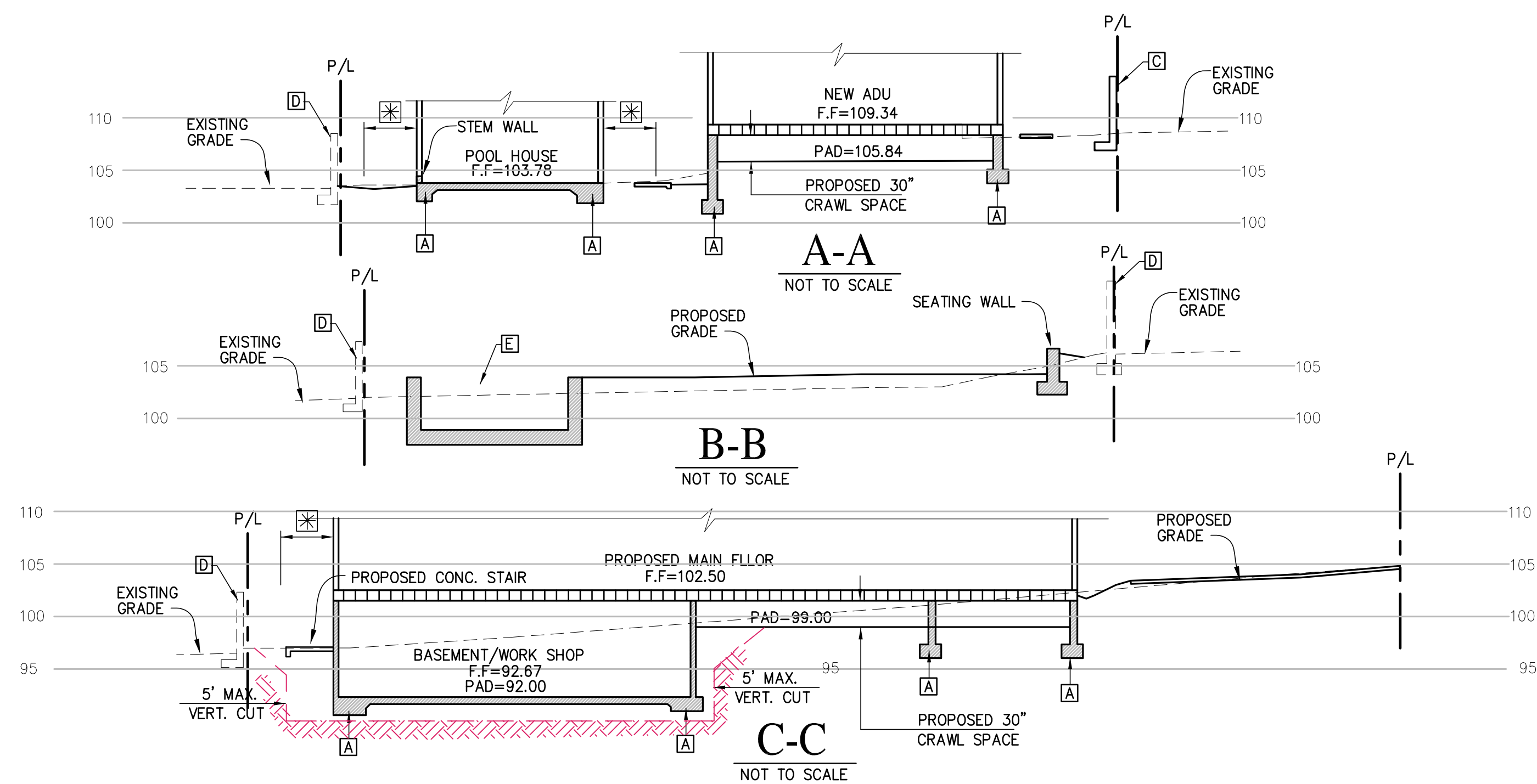
- ①—CONSTRUCT AREA DRAIN PER DETAIL "A" HEREON
- ②—CONSTRUCT 12"x12" NDS CATCH BASIN PER DETAIL "B" HEREON
- ③—CONSTRUCT CONCRETE PAVING PER DETAIL "C" HEREON
- ④—INSTALL 5"x20" PRO SERIES CHANNEL DRAINS, PART NO. 826 FOR DRAINAGE
- ⑤—CONSTRUCT 48" DIA.x 12' DEEP DRY WELL PER DETAIL ON LID PLAN SHEET C4
- ⑥—PROPOSED RETAINING WALL UNDER SEPARATE PERMIT, SEE STRUCTURAL PLAN
- ⑦—PROPOSED 6' HT. BLOCK WALL UNDER SEPARATE PERMIT, SEE STRUCTURAL PLAN
- ⑧—CONSTRUCT 18"x18" CONC. CATCH BASIN PER DETAIL "D" SHEET C3
- ⑨—PROPOSED CONCRETE STEPS PER DETAIL "C" SHEET C3
- ⑩—CONSTRUCT GRAVITY WALL PER DETAIL "E" SHEET C3
- ⑪—CONSTRUCT NEW CONCRETE DRIVEWAY PER SPPWC STD. 110-2, TYPE "B" ,
W=12', Y=5', X=3'
- ⑫—CONSTRUCT 6" CONCRETE CURB PER DETAIL "F" SHEET C3
- ⑬—PROPOSED STABILIZED DECOMPOSED GRAVEL GRANITE PER LANDSCAPE PLAN
- ⑭—PROPOSED PERMEABLE BRICK COLOR PAVER PER LANDSCAPE PLAN
- ⑮—PROPOSED GRASS CRETE PER LANDSCAPE PLAN
- ⑯—PROPOSED 18" HIGH MORTAR SET COBBLE WALL PER LANDSCAPE PLAN
- ⑰—CONSTRUCT CURB DRAIN PER SPPWC STD. 150-3, CASE 2, N=2
- ⑱—CONSTRUCT DOWNSPOUT OUTLET PER DETAIL "G" ON SHEET C3
- ⑲—EXISTING CONCRETE SIDEWALK TO BE REMOVED AND RECONSTRUCT
NEW CONCRETE SIDEWALK TO MATCH EXISTING
- ⑳—EXISTING OAK TREE TO REMAIN



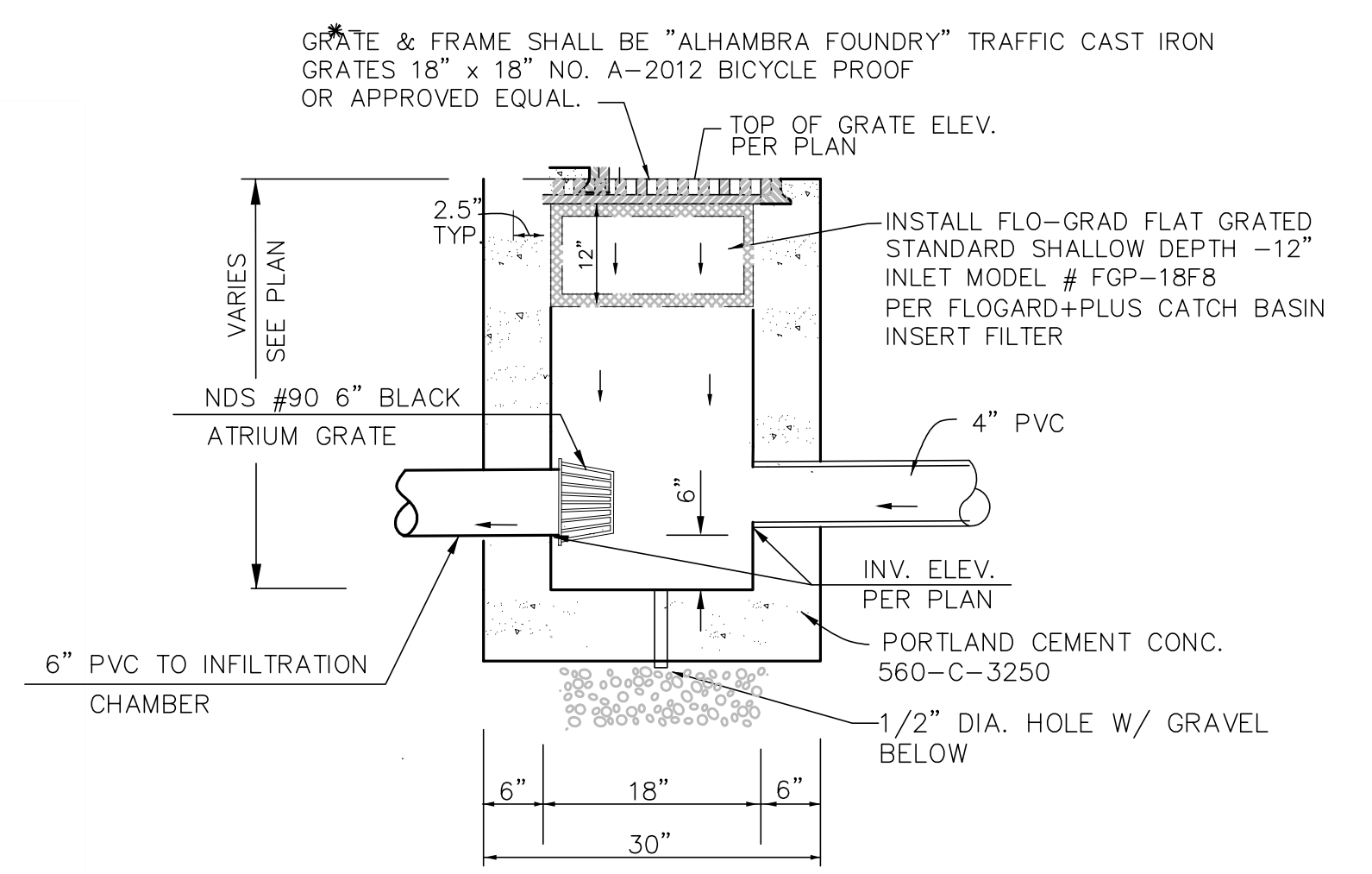
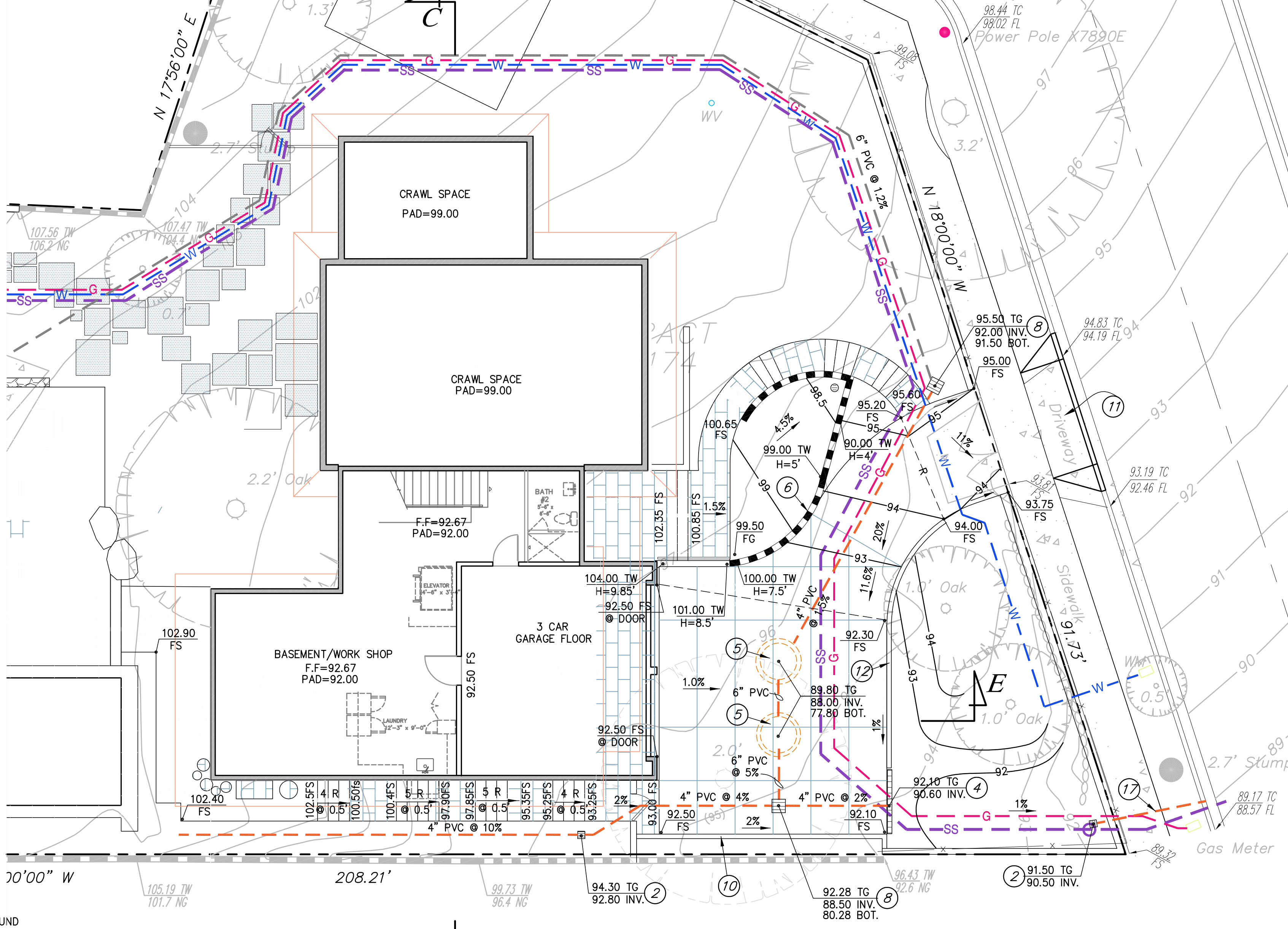
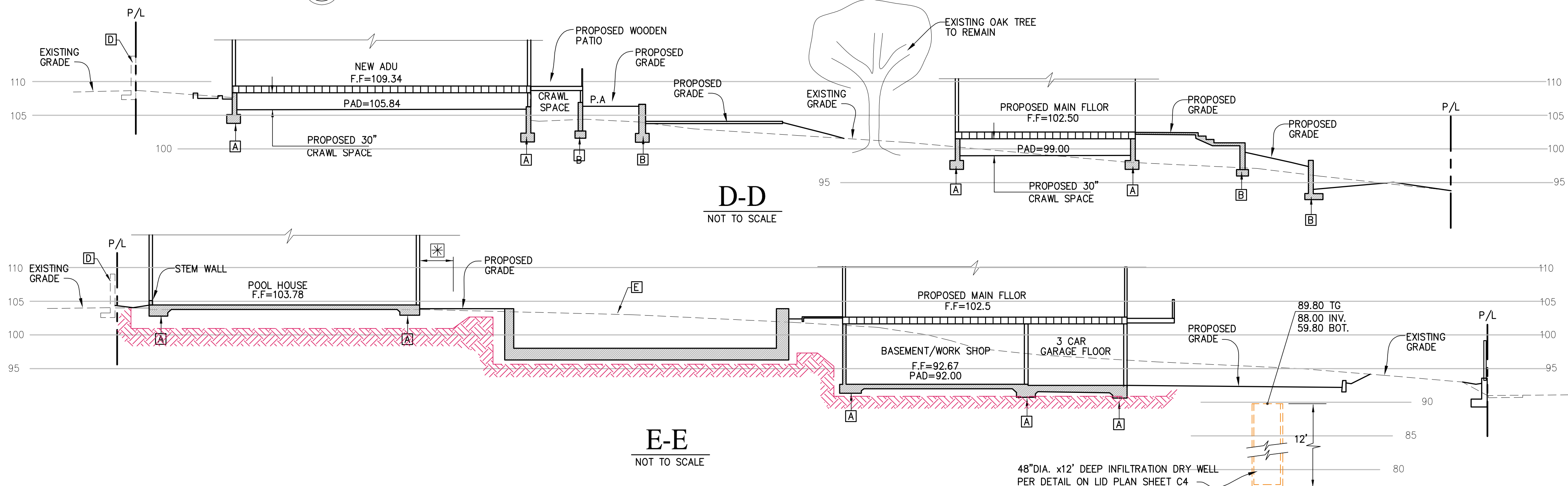
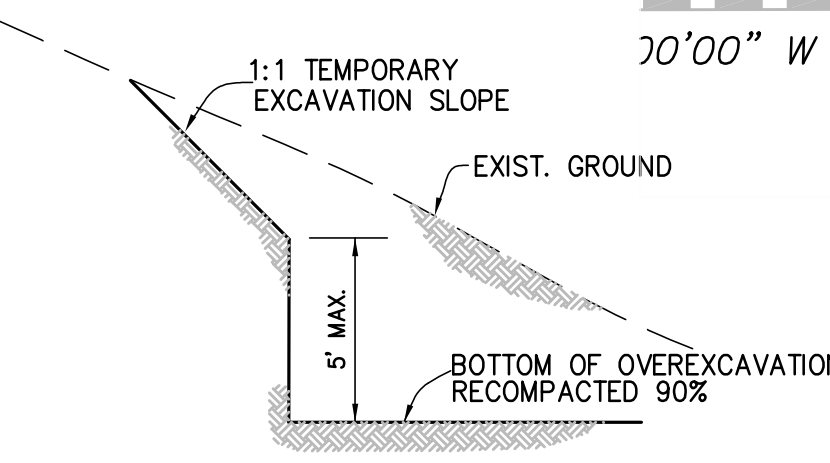
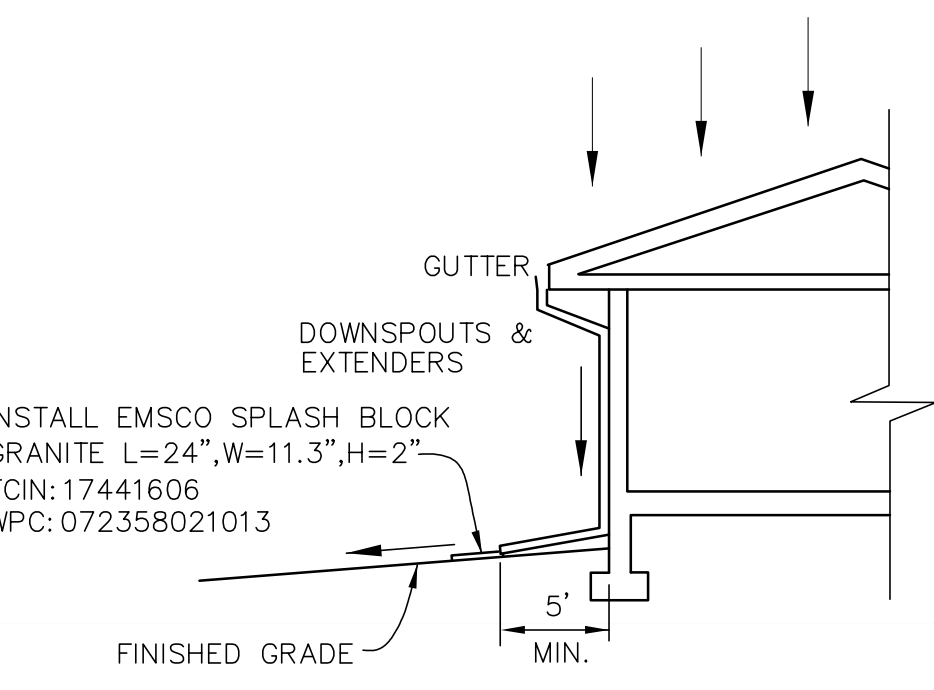
CONC. PAVING DETAIL

NO SCALE





- NOTE:
1. JOINTS AT 25' O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS
 2. BASE OF CURB TO REST ON COMPACTED FILL.



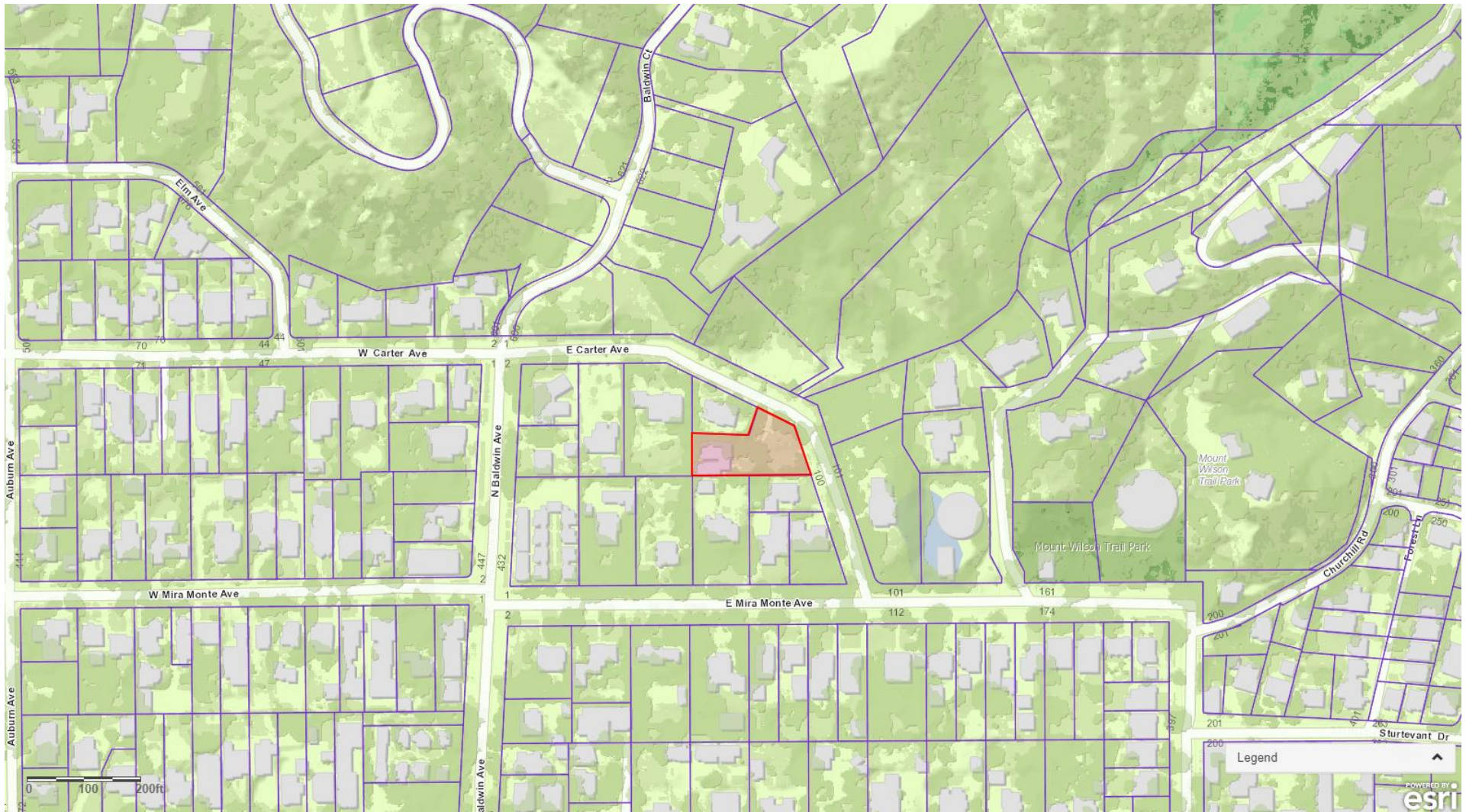
48" DIA. x 12' DEEP INFILTRATION DRY-WELL
PER DETAIL ON LID PLAN SHEET C4



CALCIVIC ENGINEERING GROUP CONSULTING ENGINEERS & LAND SURVEYORS CIVIL / STRUCTURAL / LAND SURVEYING 2160 FARRELL WAY, ALHAMBRA, CALIFORNIA 91001 TEL: (626) 798-2828 FAX: (626) 798-0644 E-MAIL: calcivic@earthlink.net	
CHECKED BY I. C.	DRAWN BY K. H.
PLAN SCALE AS SHOWN	DATE 05/17/2021
JOB NO. 051721	SHEET NO. C3 OF 4 SHEETS

BASEMENT AND DETAILS
62 E. CARTER AVE.
SIERRA MADRE, CALIFORNIA

VICINITY MAP 62 E. CARTER AVE.



62 E. CARTER AVE.

Neighborhood - Floor Area/Lot Area Comparison

Single-family Residences within 300 ft Radius

	Street #	Street Name	Floor Area	Lot Area	Floor Area/Lot Area	
1	30	E. Carter Ave.	2,795	15,810	17.7%	
2	42	E. Carter Ave.	3,889	23,273	16.7%	
3	58	E. Carter Ave.	2,454	8,285	29.6%	immediate NW neighbor
4	118	E. Carter Ave.	1,668	7,620	21.9%	immediate SE neighbor
5	85	E. Mira Monte Ave.	1,445	10,189	14.2%	
6	75	E. Mira Monte Ave.	2,002	8,882	22.5%	
7	65	E. Mira Monte Ave.	1,916	19,080	10.0%	
8	45	E. Mira Monte Ave.	2,474	19,094	13.0%	
9	31	E. Mira Monte Ave.	2,145	19,061	11.3%	
10	38	E. Mira Monte Ave.	2,131	14,041	15.2%	
11	46	E. Mira Monte Ave.	2,217	21,331	10.4%	
12	68	E. Mira Monte Ave.	2,801	21,335	13.1%	
13	86	E. Mira Monte Ave.	1,651	10,669	15.5%	
14	94	E. Mira Monte Ave.	1,151	10,666	10.8%	
15	102	E. Mira Monte Ave.	5,024	10,671	47.1%	
16	110	E. Mira Monte Ave.	1,608	10,668	15.1%	
17	126	E. Mira Monte Ave.	4,274	21,337	20.0%	
18	125	E. Mira Monte Ave.	2,811	30,528	9.2%	
19	445	Mt Wilson Trail	2,841	15,267	18.6%	
20	455	Mt Wilson Trail	1,597	15,194	10.5%	
21	465	Mt Wilson Trail	2,461	15,510	15.9%	
22	650	Baldwin Ct.	3,986	47,060	8.5%	
23	480	N. Baldwin Ave.	1,064	9,778	10.9%	
24	500	N. Baldwin Ave.	2,084	11,090	18.8%	
		Average	2,350	16,622	14.1%	
		Median	2,131	15,194	14.0%	
	62	E. Carter Ave.	2,330	16,666	14.0%	first floor only
	62	E. Carter Ave.	3,205	16,666	19.2%	2,330 first floor + 875 basement = 3,205 SF

**CRAIG CROTTY
ARBOR CULTURE LLC**

May 18, 2021

Courtney Construction
110 E. Montecito Avenue
Sierra Madre, CA 91024
(626) 255-5226
CC@courtneybuilds.com

RE: 62 E. Carter Avenue, Sierra Madre, CA 91024

ARBORIST REPORT

A new single-family residence is proposed for 62 E. Carter Avenue. Two existing historic structures are to remain. There are five City-regulated trees within or near this site.

Coast Live Oak (Oak #1) located in the center of the property. The new residence is to be placed approximately 10.5 feet east and 8 feet south of the base of the trunk. If larger roots (2 inches diameter) are discovered during excavation they should be pruned cleanly with a sharp pruning tool. The north, northwest, west, and southwest root zone is encroached by step pads and pavements only, not foundation walls. The tree should be fenced, mulched and irrigated during construction.

Two of the other four trees (Oak #3 and Sycamore #4) have lesser levels of encroachment due to placement of the new driveway and wall in the frontyard. Oak #2 located in the south east corner of the frontyard is not encroached. Oak #5 is located on the west neighbor's property above a retaining wall and overhanging the historic ceramics studio is not encroached.

Aside from Oak #1 the proposed work is mostly at a reasonable distance from the trees and may be accomplished without significant negative impacts to tree health or structure if tree preservation precautions are taken during construction. The precautions include work procedures and access routes that limit activity such as equipment operation, tree protection fencing, and grading/trenching within the tree protection zones (driplines).

SUMMARY

Tree No.	Species	Trunk Size	Location	Condition	Construction Encroachment
#1	<i>Quercus agrifolia</i> , 24 in. dia.		Center lot	Fair	Encroached E&S DL
#2	<i>Quercus agrifolia</i> , 14 in. dia.		SE corner	Fair	Not Encroached
#3	<i>Quercus agrifolia</i> , 12 in. dia.		N from #2	Good	Encroached @ driveway
#4	<i>Platanus racemosa</i> , 5 in. dia.		NW from #3	Fair	Encroached @ driveway/stair/wall
#5	<i>Quercus agrifolia</i> , 10-9 in. dia.		W Neighbor	Fair	No encroachment

Note: Dripline=DL, Cardinal Directions= NSEW, Protection zone=DL, Property Line=PL

Craig Crotty Arbor Culture LLC
P.O. Box 246, Verdugo City, CA 91046 Tel. 818 636-4917
craigcrotty@arborconsultant.com

#1 Coast Live Oak tree is located in the center of the property. The trunk diameter is 24 inches with overall height estimated at 36 feet. Crown spread is N32-S21-E18-W24-NW16-NE28-SW18-SE20 feet. The tree is in fair condition.

The new residence is to be placed approximately 10.5 feet east and 8 feet south of the base of the trunk. If larger roots (2 inches diameter) are discovered during excavation they should be pruned cleanly with a sharp pruning tool. The north, northwest, west, and southwest root zone is encroached by step pads and pavements only, not foundation walls. Apparently previous owner grading activities removed some roots of Oak #1 as roots are observed strewn around the tree. Fence, mulch, and irrigate during construction.

#2 Coast Live Oak tree is located at the east side in the south quadrant of the lot near the street. The trunk diameter is 14 inches with overall height estimated at 28 feet. Crown spread is N8-S20-E8-W14-NW8-NE10-SW20-SE10 feet. The tree is in fair condition with a cavity at the base, some deadwood, and included bark at primary branch attachment. Fence and irrigate during construction. Not encroached.

#3 Coast Live Oak tree is located at the east side in the south quadrant of the lot, north from Oak #2. The trunk diameter is 12 inches with overall height estimated at 30 feet. Crown spread is N10-S10-E8-W10-NW9-NE9-SW12-SE12 feet. The tree is in good condition with upright form and good structure.

The new driveway is within the outer northwest dripline, 6 feet from the trunk. If larger roots (2 inches diameter) are discovered during excavation they should be pruned cleanly with a sharp pruning tool. Fence and irrigate during construction.

#4 Sycamore tree is located at the east side closer to the center of the lot, north west from Oak #3. The trunk diameter is 5 inches with overall height estimated at 20 feet. Crown spread is N10-S9-E4-W10-NW6-NE6-SW10-SE7 feet. The tree is in fair condition with upright form and good structure.

A new driveway, entry stair, and wall is within the north, northwest, west, and southeast dripline, 4 feet from the trunk at the nearest point. If larger roots (2 inches diameter) are discovered during excavation they should be pruned cleanly with a sharp pruning tool.


#5 Coast Live Oak tree is located on the west neighbor's property above a retaining wall but spreading over the historic Whalen Studio. The trunk diameters are estimated at 10-9 inches with overall height estimated at 24 feet. Crown spread is N6-S15-E18-W10-NW12-NE9-SW15-SE20 feet. The tree is in fair condition with a codominant primary branch attachment and overly wet buried trunk. No encroachment.

Recommendations:

Retain and protect these five regulated trees during construction.

Preservation plan:

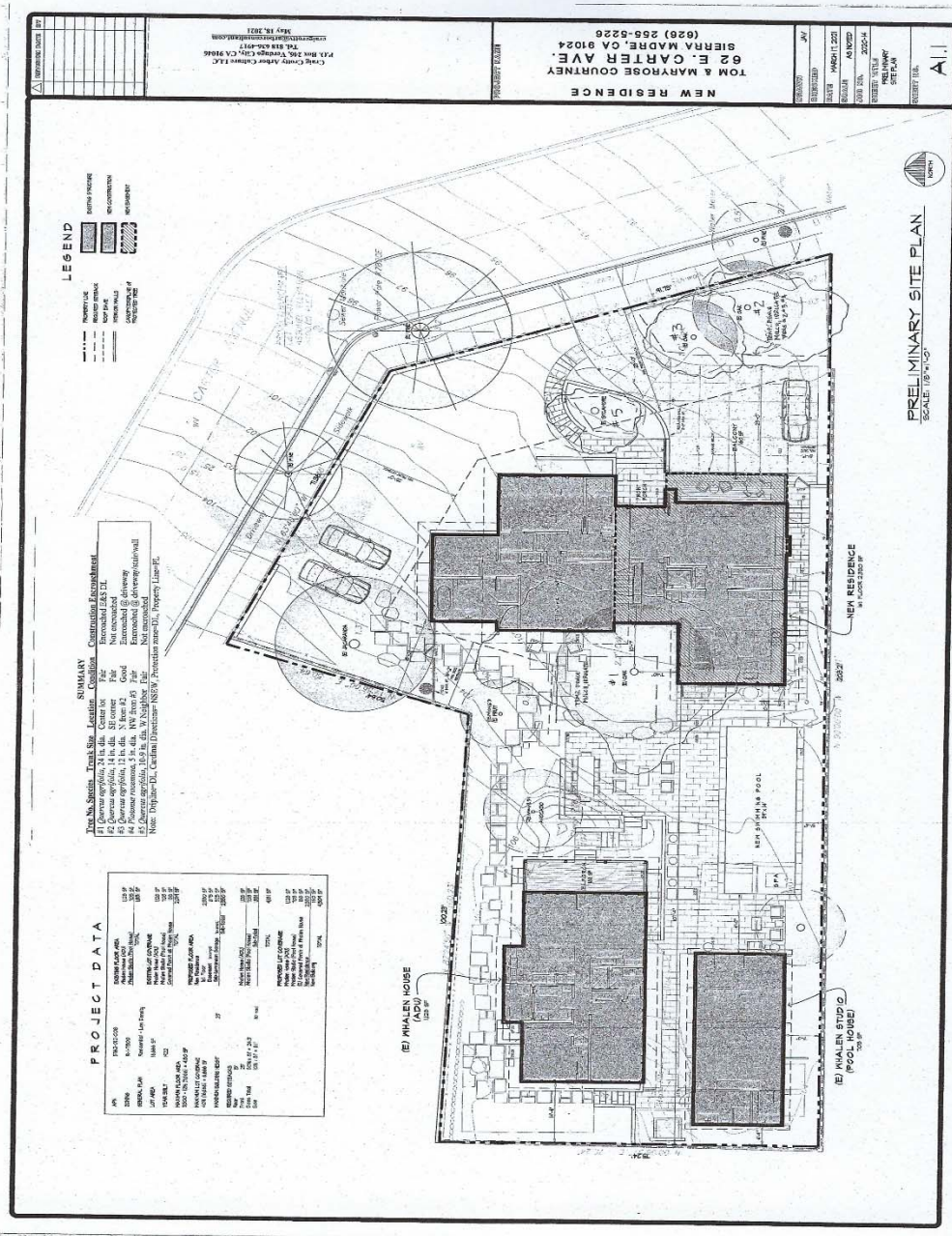
1. Tree protection fences should be placed at the four regulated site trees, approximately as detailed on the Tree Plan. The fence should be placed as far from the trees as possible while allowing reasonable access for workers. The fences should be chain link, 5 or 6 feet in height.
2. New foundations, grading, and trenching may require root pruning depending on discovery. Excavation or trenching within the tree driplines should be done in the presence of a project arborist.
3. A four-inch layer of wood chip mulch should be placed over the soil within tree driplines.
4. The three oaks and one sycamore should be deeply irrigated and washed for dust removal once weekly during construction.



Arbor Culture LLC

Inclusions:

- Tree Plan
- Photos
- Monitoring Agreement





Coast Live Oak #1 is in the center of the site. The new home will be placed approximately 10.5 feet east and 8 feet south of the trunk. Looking south.



Oak #1: Fence, mulch, and irrigate during construction. Looking ENE.

62 E. Carter Avenue

Oaks #2-#3-Sycamore #4



Right to left as shown looking east are Oaks #2-#3 and Sycamore #4.
Fence, mulch, and irrigate during construction.



Oak #2 is located in the south east corner of the front yard.
Fence, mulch, and irrigate during construction. Not encroached. Photo looks north.

Craig Crotty Arbor Culture LLC

May 18, 2021



Oak #3 has encroachment by the new driveway within the northwest dripline. Fence, mulch, and irrigate during construction. Photo looks east.



Sycamore #4 is a smallish tree (5 in. dia.) encroached due to the new wall and driveway. Fence, mulch, and irrigate during construction.

62 E. Carter Avenue

Oak #5



Oak #5 spreads over the ceramics studio and project site from the west neighbor's yard.
Not encroached. Photo looks west.

**CRAIG CROTTY
ARBOR CULTURE LLC**

P.O. Box 246, Verdugo City, CA 91046 T: 818 636-4917
craigcrotty@arborconsultant.com

PROTECTED TREE MONITORING AGREEMENT
for the City of Sierra Madre

_____ (Client) agrees to retain CRAIG CROTTY,
Consulting Arborist for the project located at

The undersigned agrees to notify the arborist at least 48 hours prior to commencement of any work within the tree protected zones. A site visit by the arborist and notification to the City of Sierra Madre is required for each of the following:

1. **Pre-construction meeting regarding fencing, mulch, irrigation, and excavation/grading.**
2. **Check completion of protection fence installation and mulch placement.**
3. **Monitor grading or trenching within tree protection zones.**
4. **If necessary, observe root pruning, roots 2 inches diameter or larger.**
5. **Confirm weekly irrigation applications, deep root, and wash crowns.**
6. **Completion certification letter.**

It is the responsibility of the arborist to notify the City of any unsatisfactory conditions or of any non-compliance with the Indigenous Tree Permit.

Client agrees to retain the Arborist for the above listed tasks:

Client Signature _____

Date _____



Craig Crotty, Arborist Consultant

May 18, 2021



62 E. Carter Ave. – View from N side of property across street (looking north)



62 E. Carter Ave. – View from NE corner of property across street (looking northeast)



62 E. Carter Ave. – View from E side of property across street (looking northeast)



62 E. Carter Ave. – View from E side of property across street (looking southeast)



62 E. Carter Ave. – View from Carter (looking west)



62 E. Carter Ave. – View from E side of Whalen House/ADU (looking northwest)



62 E. Carter Ave. – View from E side of Whalen Studio (looking northeast)



62 E. Carter Ave. – View from middle of property (looking east)



62 E. Carter Ave. – View from S side of property (looking southeast)



62 E. Carter Ave. – View from S side of property (looking southwest)



62 E. Carter Ave. – View from N side of property (looking northwest)



62 E. Carter Ave. – View from N side of property (looking south)



62 E. Carter Ave. – View of restored Whalen House/ADU (looking northwest)



62 E. Carter Ave. – View of restored Whalen Studio (looking west)



View of adjacent neighbor at 118 E. Carter Ave. (looking west)



View of adjacent neighbor at 58 E. Carter Ave. (looking southwest)



View of neighbor at 42 E. Carter Ave (looking south)

Historic Resource Assessment

62 East Carter Avenue
Sierra Madre, CA 91024

Prepared for: James Cadam

Prepared by: Kathryn McGee

May 2016

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Exhibits:

- A: Maps and Aerials
- B: Current Photographs
- C: Historic Photographs

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INTRODUCTION

This document is an historic resource assessment of the property located at 62 East Carter Avenue in the City of Sierra Madre, CA (Assessor Parcel Number 5762-012-008, hereinafter referred to as “subject property”).

The subject property contains one single-family, Craftsman-style home constructed in 1922 and a shed-style studio building constructed circa 1960. The current owner has requested an historic resource assessment in order to determine whether or not the subject property meets eligibility criteria to qualify for listing in the National Register of Historic Places (National Register), in the California Register of Historical Resources (California Register), or as a Sierra Madre City Landmark. This report provides such an evaluation, finding the subject property meets eligibility criteria for listing in the National and California Registers at the statewide level of significance, and as a Sierra Madre City Landmark for its historical association with former owner-tenant and artist Howard Whalen. The subject property therefore qualifies as an historical resource for purposes of the California Environmental Quality Act (CEQA).

The subject property was visited and photographed on March 28, 2016. This report is supported by exhibits, including maps, aerial photographs, current photographs, and historic photographs. There is no historic Sanborn map coverage for the subject property.

CONSULTANT QUALIFICATIONS

This report was prepared by Kathryn McGee with editorial review by Jenna Snow, both of whom meet the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Brief biographies follow.

Kathryn McGee

Ms. McGee is an architectural historian and historic preservation planner based in Los Angeles. She has over seven years of experience in the field of historic preservation consulting and launched an independent practice in 2015. Her educational background includes a Bachelor of Arts degree in architectural history from the University of California, Santa Barbara and a Master of Urban and Regional Planning degree from the University of California, Irvine. She has also completed the Summer Program in Historic Preservation at the University of Southern California and is a LEED Accredited Professional with specialty in Neighborhood Development. Her consulting work entails writing reports for purposes of environmental and local project review; preparation of historic resource assessments and surveys; preparation of technical reports for General Plan Updates; evaluation of properties seeking or complying with Mills Act Contracts; and consultation on adaptive reuse and federal Investment Tax Credit projects.

Jenna Snow

In January 2015, Jenna Snow launched an independent historic preservation consulting practice with offices in Los Angeles. With over fifteen years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. She has worked on a wide range of projects on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for nearly 100 historic preservation projects, including a wide variety of historic resource assessments, National Register nominations, and historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning.

REGULATORY SETTING

The subject property does not appear to have been previously evaluated in any historic resource survey. There is no listing for it in the Los Angeles County Historic Property Data File. There are no survey records for it on file in the Sierra Madre Public Library. The following provides an overview of eligibility criteria for listing in the National and California Registers and locally as a Sierra Madre City Landmark. Also provided is a discussion of the identification of historical resources under the California Environmental Quality Act (CEQA).

National Register of Historic Resources (National Register)

The National Register is an authoritative guide to be used by federal, state, and municipal governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment (Code of Federal Regulations, Title 36, Part 60, Section 60.4). Buildings, districts, objects, structures, and sites may be placed in the National Register. To be eligible for listing in the National Register, a property must generally be over fifty years old and must be significant in American history, architecture, archeology, engineering, or culture. In addition to possessing significance, a property must retain its integrity of location, design, feeling, association, setting, workmanship, and materials. Properties that no longer reflect their historic significance due to damage or alterations are not eligible for listing in the National Register. The National Register is administered by the National Park Service. Nominations are made to the California Office of Historic Preservation and reviewed by the State Historic Resources Commission, and accepted by the Keeper of the National Register. Resources are eligible for the National Register if they:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in or past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.”

Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for “integrity.” Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant under the four basic criteria. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects.

Relationship to this report:

The subject property does not appear to have been previously identified as eligible for listing in the National Register. This evaluation finds that the subject property appears eligible for listing in the National Register at the statewide level of significance.

California Register of Historical Resources (California Register)

The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (Public Resources Code §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria; if the resource:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2) Is associated with the lives of persons important in our past.
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one of the four above criteria, California Register-eligible properties must retain sufficient integrity to convey historic significance. California Register regulations contained in Title 14, Chapter 11.5, §4852 (c), provide that "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." The California Office of Historic Preservation (OHP) has consistently interpreted this to mean that a property eligible for listing in the California Register must retain "substantial" integrity. Anything listed or determined eligible for listing on the National Register is automatically listed on the California Register.

The California Register also includes properties which: have been formally determined eligible for listing in, or are listed in the National Register of Historic Places (National Register); are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by OHP to be consistent with California Register criteria). Public Resources Code §5024.1 states:

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- (1) The survey has been or will be included in the State Historical Resources Inventory.
- (2) The survey and the survey documentation were prepared in accordance with [OHP]... procedures and requirements.
- (3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
- (4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and

those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Relationship to this report:

The subject property does not appear to have been previously identified as eligible for listing in the California Register. This evaluation finds that the subject property appears eligible for listing in the California Register at the statewide level of significance.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) was enacted in 1970 and offers protection for identified historical resources. In general, for purposes of CEQA and environmental review, an “historical resource” is that which has been determined eligible for listing in the California Register, or one that is designated at the local level. The term “historical resource” includes the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub Res Code SS5024.1, Title 14 CCR, Section 4850 et seq).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register including the following (Pub Res Code SS5024.1, Title 14 CCR, Section 4852):

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in the past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical

resources (pursuant to 5020.1 (k) of the Public Resources Code), or identified in an historical survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1.

Relationship to this report:

For the reasons described in this report, the subject property qualifies as an historical resource under CEQA.

City of Sierra Madre

The City of Sierra Madre maintains a local register of historic landmarks and currently has fifty properties designated. According to the City's Municipal Code, "an improvement, natural feature, or site may be designated a historic landmark by the city council upon a recommendation by the commission if it meets at least one of the following criteria:"¹

- A. Historic. It was the site of, or is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
- B. Architectural. It is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.

Relationship to this report:

The subject property does not appear to have been previously identified as eligible for listing as a City Landmark. However, this evaluation finds that the subject property appears eligible as a City Landmark, meeting the historic criterion for its association with artist, Howard Whalen. Reasons for eligibility are described in detail in this report.

¹ Sierra Madre Municipal Code, Chapter 17.82.050.

DESCRIPTION AND HISTORY

Physical Description

Setting

The subject property is located on a residential street in the foothills of the San Gabriel Mountains. The site slopes down from north to south and is bounded by Carter Avenue to the north and east, Mira Monte Avenue to the south and Baldwin Avenue to the west. The parcel is irregularly shaped, oriented east toward Carter Avenue and bordered by a low metal fence. It contains one single-family Craftsman style home set back far from the street by a generous front yard with mature trees and garden, and a shed-style studio building to the south.

Landscaping includes a wide variety of mature trees, grasses, succulents, shrubs, and other plantings, such as Birds of Paradise. In general, the landscape is overgrown, though remnants of a garden are present, including metal fencing, scattered low benches, wood steps, and rocks.

House - exterior

The house is rectangular, with wood clapboard siding. It features a cross-gable roof with exposed rafter tails, and a rectangular vent and wood shingles under the front gable peak. It sits on a raised foundation, which is made of arroyo stone at the east façade under the front porch, and of concrete masonry unit under the west portion of the building. There are brick foundation walls visible in the crawl space under the house.

The east façade is three bays wide, with the main entrance in the center bay, consisting of a single door set within a wood frame. Concrete steps bordered by a low arroyo stone wall lead to the front porch, which provides access to the main entrance in the east façade. The front porch extends across the full width of the elevation, and has a wood floor and wood canopy with exposed rafter tails. The canopy is supported by square wood columns and bordered by a wood railing. Outer bays each contain a trio of double-hung wood sash windows.

The south elevation sits on a raised concrete masonry unit foundation through which a door provides access to a basement level crawl space. The south elevation contains wood sash windows, described here from east to west. The easternmost windows include a trio of openings. The central opening does not have glazing, although there is an intact multi-light wood sash transom above. There are two double-hung wood sash windows on either side. To the west is a small, fixed square wood sash window and a trio of double-hung wood sash windows. Finally, there is a pair of horizontal sliding wood sash at the west end of the elevation.

The rear (west) elevation has venting under the gable peak and contains wood sash windows. There is a pair of horizontal sliding wood sash at the south end of the elevation and a trio of square-shaped wood sash windows at the north end of the elevation.

The north elevation contains wood sash windows and is described here from east to west. There is a trio of double-hung wood sash windows at the east end of the elevation. To the west, the elevation pops out and has a single wood casement window on its east elevation, a trio of wood

casement windows on its north elevation, and a secondary door on its west elevation. West of the pop-out is a trio of double-hung wood sash windows.

House - interior

The interior of the house consists of a living room in the east end of the house, spanning the width of the house. A fireplace is the focal point of the room. The living room leads to a central hallway running east-west, off which the rest of the rooms are organized. There is a kitchen, three bedrooms, and two bathrooms. Hardwood floors are visible in the living room and central hallway. There is little early material at the interior, with exception of wood frames around doorways and windows, and wood baseboards.

Studio - exterior

The shed-style studio is located south of the house. It is connected to the south elevation of the house by a wood canopy that extends south across a patio at the studio's main entrance. Oriented east and constructed with wood board-and-batten siding and paneling, the studio is one-story high with a shed roof, and sits on a concrete slab foundation. At the primary east elevation, there are four fixed clerestory windows, slanted at the tops to accommodate the slope of the roofline. The primary entrance below contains a pair of swinging wood doors in its north half, and tall, rectangular louvered window the full height of the elevation in its south half, extending up in a column with the clerestory window above. The north elevation has a ribbon of clerestory windows, alternating between fixed and multi-light steel sash hoppers, with one additional fixed rectangular window, located roughly in the center of the elevation. The south elevation also has a ribbon of clerestory windows, alternating between fixed and louvered, with an additional rectangular, horizontal sliding window in the west end of the elevation. The west elevation mirrors the east, with a ribbon of clerestory windows slanted under the roofline.

Studio - interior

At the interior, the studio features a main room at its east end, which is an open space with exposed wood walls, and moveable furniture and shelving containing small sculptures and remnants of art materials. A wall divides the main room from two smaller rooms to the west. The northwest and southwest rooms have finished walls and contain shelving and remnants of art materials.

Alterations

Despite damage to some of its materials, the house at the subject property generally looks the way it did when it was constructed in 1922. Part of the original stone foundation was altered with a contemporary, concrete masonry unit foundation, which likely occurred in 1962. However, the original stone foundation remains visible at the primary east façade. The studio building to the south was constructed around 1960. The interior of the studio building, which is described on original plans as being one open space, has been reconfigured with contemporary walls dividing it into three separate rooms. However, the overall sense of space and feel of the original studio building are intact.

History of Construction

Summary

The City of Sierra Madre's Planning and Community Preservation Department files for the subject property were searched. There is no available building permit documenting construction of the house in 1922. However, there are a few files available documenting changes to the property from 1957 through 2008. Those files are referenced as necessary in the following summary of the history of construction at the subject property.

The land of the Monte Lado Tract on which the subject property is located was subdivided by 1902.² The subject property was originally about twice its current size, combined with the parcel to the north (58 East Carter Avenue). According to the website of the Los Angeles County Assessor, the subject property was developed with the existing house in 1922.³ Around 1947, the land was subdivided into two parcels, presumably following the death of longtime property owner, Mattie Lowe (see biography below). The subject property was purchased by artist Howard Whalen in the late 1950s. Whalen constructed a studio south of the existing house around 1960. A building permit for replacement of the foundation of the house was issued to Whalen in 1962.⁴ Following Whalen's death in 1982, a group of local friends and artists created the Howard Whalen Sculpture Garden and that organization created a public art space in the garden at the subject property, exhibiting pieces of Whalen's artwork there. However, it became difficult for the organization to coordinate maintenance and access, and by 2008 the organization was dissolved.⁵ Some of Whalen's sculptures are currently extant in the studio.

History of Owners

The following table provides a history of ownership for the subject property. Biographies are provided for early owners that may have been associated with development of the buildings at the subject property, including Stephen R. Norris, John Lowe, and Mattie Lowe, but are not provided for earlier landowners, as it is unlikely the buildings would be significant for association with them. A biography for Howard Whalen is included in the "Historic Context" section that follows.

Table of Owners

Years Owned	Name
1906-1909	Mary R. Darling
1909-1914	Brewster C. Kenyon
1914-1921	Stephen R. Norris
1921-1927	John Lowe
1927-1948	Mattie Lowe

² Map Book No. 66. 1902-1910. Sheet 59 Los Angeles County Assessor. *Historic Map Book Room, Los Angeles County Hall of Records*. Print.

³ 58 East Carter Avenue was developed with a residence in 1925. "58 East Carter Avenue." Los Angeles County Assessor Property Assessment Information System. <http://maps.assessor.lacounty.gov>. Web.

The historic map books of the Los Angeles County Assessor show that the improvement value of 62 East Carter Avenue increased from \$0.00 to \$1,120.00 in 1923, indicating the house was constructed by 1923. (Map Book No. 66. 1917-1924. Sheet 214. Los Angeles County Assessor. *Historic Map Book Room, Los Angeles County Hall of Records*. Print.)

⁴ City of Sierra Madre, California, Building Department. Memo From Building Inspector to License Clerk. Subject: Permission to Issue Building Permit. No. 7551. 62 East Carter Avenue. 10 Apr 1962. *City of Sierra Madre Planning and Community Preservation Department File for 62 East Carter Avenue*. Print.

⁵ Howard Whalen Sculpture Garden, Inc. was filed 27 Oct 1983 and its current status is dissolved. ("Howard Whalen Sculpture Garden." Business Entity Detail. California Secretary of State Website.)

Years Owned	Name
1948-1952	Edna L. Haight
1952-c.1957	Lucy M. Whitcomb
c.1957-1982	Howard Whalen
c.1982-1987	Descendants of Howard Whalen
1987-2016	Duane W. Waddell, Trustee for Waddell Family Trust
2016-present	James Cadam

Stephen R. Norris (circa 1859-1934)

Stephen R. Norris is described in his obituary in the historic *Los Angeles Times* as a “business man and one of the city’s earliest and most progressive pioneers.”⁶ There are multiple *Los Angeles Times* articles regarding real estate transfers under his name, such as one from 1897 for “lots 4, 5 and 6, block A, Spalding & Pinney’s subdivision in the Sierra Madre tract.”⁷ Thus, his ownership of the subject property appears to have been one of multiple investments. However, his obituary highlights his work at a general store in Sierra Madre: “Fifty years ago he came to Sierra Madre from Milbrook, Canada, taking a position as bookkeeper in the general store. Three years later he opened a store of his own which is still in existence.” Historic city directories provide that this general store was the “S.R. Norris” store at 291 West Central.⁸ He passed away in Sierra Madre, August 3, 1934 at age seventy-five, leaving daughter, Stella Norris Dennison and J. George Norris, and seven granddaughters.⁹

Relationship to this report: The subject property does not appear significant for its association with Stephen R. Norris. While Norris was an early landowner, he does not appear to have developed the building at the subject property. He was described as an early and progressive pioneer in local history. However, lack of information relating his life and work to the subject property suggests the subject property was not of special importance as it relates to his life, and is therefore not significant for association with him.

John Lowe (1851-1920s) and Mattie Lowe (1859-1947)

John Lowe was born in 1851 in England. His parents were both born in England. Mattie L. Lowe was born under the name Martha L. Leachman in April 1859 in Missouri. Her father was born in Virginia and her mother was born in Kentucky. The two were married around 1881. They lived in Texas until at least 1883. By 1886 they moved to California. By 1900 they were living on Pasadena Avenue in Los Angeles and had one son, Jack (born c. 1882), and three daughters, Edna Frances (born c. 1884), Mary (born c. 1887), and Margorie (born c. 1889).¹⁰ John was working as a bookkeeper. By 1910, John was working as an Evangelist in the bible industry and Mattie was working in the same industry and her occupation was “bible woman.”¹¹ By 1920, the family was living on Vine Street in Los Angeles. John was working as a bookkeeper and Mattie was not working.¹² John purchased the subject property in 1921 and purchased an adjacent

⁶ “Last Rites for Norris Set at Sierra Madre.” *Los Angeles Times*. 12 Aug 1934: 20. *Proquest*. Web. 7 May 2016.

⁷ “Real Estate Transaction 1 – No Title,” *Los Angeles Times*. 12 Jun 1897: 3.

⁸ *Sierra Madre City Directory*. Sierra Madre Telephone & Telegraph Company. Aug 1923: 14.

⁹ “Obituary 1 – No Title.” *Los Angeles Times*. 11 Aug 1934: A6. *Proquest*. Web. 7 May 2016.

¹⁰ “John Lowe.” 1900 United States Census. Los Angeles Ward 1, Los Angeles, California; Roll 88; Page 5B; Enumeration District 0001; FHL microfilm 1240088. *Ancestry.com*. Web. 7 May 2016.

¹¹ “John Lowe.” 1910 United States Census. Los Angeles Assembly District 74, Los Angeles, California; Roll: T624_983; Page 4A; Enumeration District 0048; FHL microfilm 1374096. *Ancestry.com*. Web. 7 May 2016.

¹² “John Lowe.” 1920 United States Census. Los Angeles Assembly District 63, Los Angeles, California; Roll: T625_106; Page 6A; Enumeration District 170; Image 1040. *Ancestry.com*. Web. 7 May 2016.

property immediately to the south in 1925.¹³ It appears that he died in the 1920s, as Mattie is identified as widowed on the 1930 United States Census.¹⁴ The subject property was transferred to her in 1927.¹⁵ It should also be noted that the adjacent property to the south was sold to another individual in 1925.¹⁶ Mattie Lowe was living at the neighboring property, 58 East Carter Avenue, and identified as the owner of that property in the 1930 United States Census. As previously noted, it does not appear that the subject property was subdivided until the late 1940s, presumably following Mattie's death. By 1940, Mattie was about eighty years old, and living as a roomer at a property on E. Windsor Road in Glendale, California.¹⁷ Mattie Lowe passed away February 6, 1947.¹⁸ The subject property was subsequently transferred to her eldest daughter, Edna L. Haight in 1948.

Relationship to this report:

The subject property does not appear significant for its relationship with John Lowe or Mattie Lowe. While these individuals were the early landowners who appear to have developed the subject property with the current building, available information on their lives does not suggest they were of substantial importance to the history of Sierra Madre or otherwise. Therefore, the building does not appear significant for association with them.

History of Tenants

In order to identify the history of tenants at the subject property, all historic city directories available in The Sierra Madre Historical Archives at the Sierra Madre Public Library were searched. However, those directories do not contain listings by street address, making it difficult to readily identify historic tenants. Tenants that were identified are included in the table below. Unfortunately, a complete history of tenants was not available. A biography for the earliest known tenant, Mrs. John Lowe is provided above under the above "History of Ownership." Information on Louis B. Ziegler and O.F. Keller could not be found. Lack of available information suggests these individuals were not persons significant to local history. A biography for Howard Whalen is included in the Historic Context section that follows.

Table of Tenants

Year(s) at Property	Name
1928-1929	Mrs. John Lowe ¹⁹
1931	Louis B. Ziegler ²⁰
1953	O. F. Keller ²¹

¹³ Map Book No. 66. 1924-1930. Sheet 214. Los Angeles County Assessor. *Historic Map Book Room, Los Angeles County Hall of Records*. Print.

¹⁴ "Mattie Lowe." 1930 United States Census. Pasadena, Los Angeles, California; Roll 169; Page 6A; Enumeration District 1261; Image 786.0; FHL microfilm 2339904. *Ancestry.com*. Web. 7 May 2016.

¹⁵ Map Book No. 66. 1924-1930. Sheet 214. Los Angeles County Assessor. *Historic Map Book Room, Los Angeles County Hall of Records*. Print.

¹⁶ Map Book No. 66. 1924-1930. Sheet 214. Los Angeles County Assessor. *Historic Map Book Room, Los Angeles County Hall of Records*. Print.

¹⁷ "Mrs. Mattie Lowe." 1940 United States Census. Glendale, Los Angeles, California; Roll T627_231; Page 11B; Enumeration District 19-215.

¹⁸ "Martha L. Lowe." California Death Index, 1940-1997. *Ancestry.com*. Web. 7 May 2016.

¹⁹ "Mrs. John Lowe." Directory. Sierra Madre Telephone and Telegraph Company. 1928: 17. *The Sierra Madre Historical Archives, Sierra Madre Public Library*. Print.

"Mrs. John Lowe." Directory. Sierra Madre Telephone and Telegraph Company. 1929: 14. *The Sierra Madre Historical Archives, Sierra Madre Public Library*. Print.

²⁰ "Louis B. Ziegler." Directory. Sierra Madre Telephone and Telegraph Company. 1931: 28. *The Sierra Madre Historical Archives, Sierra Madre Public Library*. Print.

Year(s) at Property	Name
1954	Vacant ²²
1957-1982	Howard W. Whalen ²³
Current (2016)	Vacant

Historic Context

The following provides relevant historic contexts in which to evaluate potential significance of the subject property. Those contexts that appear most applicable include: development of the City of Sierra Madre; the history of American crafts; the history of ceramics manufacturing in California; the history of ceramics manufacturing in Sierra Madre; the life and works of artist Howard Whalen; and the Craftsman architectural style.

City of Sierra Madre – Early Developmental History

The subject property was developed with the existing house in 1922. It is important to understand how the history of the property fits in with the history of development of Sierra Madre in general. The following brief history is summarized from Michele Zack's book, *Southern California Story: Seeking the Better Life in Sierra Madre*, and focuses on factors and events influencing changes in the built environment.

In 1881, Nathaniel Carter purchased over 1,000 acres and water rights to land in present-day Sierra Madre. By 1882, he had sold half of the land and worked with early landowners to establish the Sierra Madre Water Company in order to manage distribution of the water, among other related objectives.²⁴ A system of gravity irrigation was used to pipe water in from the mountains.²⁵ Early settlers came to Sierra Madre in the ensuing years, many due to illness and the promise of healthy living the area offered.²⁶ By 1980 the town had grown to 200 residents.²⁷ Early industry focused on agriculture, with farmers growing citrus orchards and vineyards. However, the town remained fairly small because early rail options were limited. The local population utilized the nearby Santa Anita Station of the Santa Fe rail line, accessed by a horse-drawn "taxi."²⁸ The lack of efficient early transportation made it difficult for the town to compete with its rapidly growing neighbor, Pasadena. Regional tourism helped sustain the local economy. Construction of the nearby Mount Lowe Railway, a remarkable "mountain elevator" leading up 2,590 feet to the top of Echo Mountain opened in 1893, and was a major draw to the area.²⁹ Another important part of Sierra Madre's early growth was arrival of the Pacific Electric railway in 1906.³⁰ The town officially incorporated one year later in 1907. After this time, city ordinances and local regulations began hindering accessibility

²¹ "OF Keller." Directory. Sierra Madre Telephone and Telegraph Company. 1953: 62. *The Sierra Madre Historical Archives, Sierra Madre Public Library*. Print.

²² "Vacant." Directory. Sierra Madre Telephone and Telegraph Company. Reverse Listing. 1954: 4. *The Sierra Madre Historical Archives, Sierra Madre Public Library*. Print.

²³ "Howard Whalen." Directory. Sierra Madre Telephone and Telegraph Company. 1957: 68. *The Sierra Madre Historical Archives, Sierra Madre Public Library*. Print.

²⁴ Michele Zack, 331.

²⁵ Michele Zack, 82-83.

²⁶ Michele Zack, 76.

²⁷ Michele Zack, 221.

²⁸ Michele Zack, 103-104; 133.

²⁹ Michele Zack, 134-135.

³⁰ Michele Zack, 143.

of those with respiratory diseases. Although the earlier town had appealed to the health-seeking population, the mood of city-dwellers shifted to favor already healthy tourists at restaurants and hotels.³¹ In the early 1900s, Arts and Crafts architecture, Craftsman style bungalows, and Mission Revival style cottages found homes in the city, with examples by noted architects such as Charles and Henry Greene and Irving Gill.³² In 1914, an area of land in the city set in a canyon was sold and subdivided. Known as Sierra Madre Canyon Park, it was developed with idiosyncratic planning and about 400 homes, becoming home to a counter-culture “hippie” population in the 1960s.³³ The economic prosperity of the 1920s resulted in a building boom, with the town’s population reaching 4,922 in 1925.³⁴ Other major factors influencing local development included the second building boom following World War II, as one quarter of the town’s residential buildings were constructed in the 1950s.³⁵

American Crafts

The subject property was owned and occupied by noted artist Howard Whalen from around 1957 through his death in 1982. Due to Whalen’s important role as an artist and especially as a ceramicist, the following history of American crafts is provided in order to offer a broad context in which to evaluate potential significance of the subject property for its association with Whalen. This history is summarized from Janet Koplos and Bruce Metcalf’s book, *Makers: A History of American Studio Craft*.³⁶

The history of American crafts from the 1940s through the 1990s has its origins in the Arts and Crafts movement of the nineteenth and early twentieth centuries. Spawned by the writings and work of A.W.N. Pugin, John Ruskin, and William Morris, the Arts and Crafts movement was largely a reaction against industrialization. It advocated for handcrafted, art-focused design, with a philosophy behind it that good design creates better society.³⁷ The early Arts and Crafts movement declined during World War I, with a preference for colonial revival styles emerging; in 1913, Americans were exposed to European avant-garde art.³⁸ In the 1920s, Native American and folk crafts also became popular, though an “avant-garde sensibility” and newfound interest in Art Deco design was seen as a response to the so-called “primitivism” of those other forms.³⁹ There was also increasing influence of Southeastern design due to increased travel and settlement. The Great Depression of the 1930s caused many artists to go out of business. However, government programs such as the Works Progress Administration offered opportunities for artists to get back to work.⁴⁰

During World War II, shortage of materials caused demand for high-end handmade goods to decline and many imports were unavailable. While crafts and general were not

³¹ Michele Zack, 162.

³² Michele Zack, 167.

³³ Michele Zack, 190.

³⁴ Michele Zack, 200.

³⁵ Michele Zack, 285.

³⁶ Janet Koplos and Bruce Metcalf. *Makers: A History of American Studio Craft*. Chapel Hill: The University of North Carolina Press. 2010.

³⁷ Koplos and Metcalf, 2.

³⁸ Koplos and Metcalf, 105.

³⁹ Koplos and Metcalf, 144.

⁴⁰ Koplos and Metcalf, 180.

flourishing during the war, there was some need for handcrafted goods. Small local potteries were established across the country in order to fill that demand.⁴¹

Conditions changed dramatically near the end and after the war. A major influencing factor was enactment of the Serviceman's Readjustment Act of 1944, known as the GI Bill, which provided free college tuition for veterans. Many veterans who might not have otherwise gone to college went back to school and some focused on crafts.⁴² There was also massive expansion of colleges. Also, in 1943, the first MFA was granted in ceramics in the country, through the College of Ceramics at Alfred University.⁴³ The consumerism of the postwar era also supported the rise of arts and crafts. Further, the development of college programs in the 1950s that were focused on the arts resulted in an academic bias in favor of crafts as exhibition work, as opposed to crafts as everyday objects.⁴⁴ This prompted greater experimentation in artwork.

The growth of imports in the 1960s allowed folk crafts from other countries to become available, and there was a general move toward a worldwide approach to evaluating crafts. The World Crafts Congress was held in the United States in 1964. Given all of the postwar influencing factors, artists in general developed a variety of approaches toward artwork. While some artists continued focus on functional items, American crafts of the 1960s mirrored counterculture movements pervasive during this era, with crafts moving increasingly toward experimentation and invention.⁴⁵

By the 1970s, there was some professionalization of arts and crafts. With galleries opening, craft fairs proliferating, and study of new techniques. Many artists studied abroad to bring new ways of making things back to the United States.⁴⁶ In the 1980s, there was increasing commercialization of crafts and sale of high-end pieces. There was a growth in the number of magazines, books, and conferences available relating to various crafts. By the 1990s, there were museums dedicated to crafts. Information regarding how to make crafts was widely available and a blending of mediums was often employed.⁴⁷

Ceramics in Southern California

Given artist Howard Whalen's focus on making ceramics, the following provides a history of the important ceramics industry in Southern California. This history is summarized from the book, *Common Ground: Ceramics in Southern California 1945-1975*, in which the introductory essay begins with the following text establishing the importance of ceramics-making in Southern California and providing an overview of key factors influencing regional success of this industry:⁴⁸

Southern California has rightly claimed its historical importance as the birthplace of the

⁴¹ Koplos and Metcalf, 181.

⁴² Koplos and Metcalf, 181.

⁴³ Koplos and Metcalf, 182.

⁴⁴ Koplos and Metcalf, 255.

⁴⁵ Koplos and Metcalf, 378.

⁴⁶ Koplos and Metcalf, 378.

⁴⁷ Koplos and Metcalf, 485.

⁴⁸ Elaine Levin. "Millard Sheets and the Impetus for the Ceramic Revolution of the 1950s." Essay in *Common Ground: Ceramics in Southern California 1945-1975*. Letitia Burns O'Connor, Ed. Pomona: American Museum of Ceramic Art. 2012: 13. (Book published for a 2011-2012 exhibition and part of the Getty initiative Pacific Standard Time: Art in L.A. 1945-1980.)

ceramic revolution of the 1950s. The conditions, institutions, and artists that made this area so fertile for a new direction in ceramics began about twenty years before that decade. One man, Millard Sheets, played a remarkable role in supporting and enhancing the emergent ceramic community. As an accomplished artist and art administrator, Sheets encouraged a growing interest in ceramic education and, like a chess master, he moved ceramists into leadership positions. His strategic appointments of William Manker and Richard Petterson for the ceramics department of Scripps College in Claremont and his inclusion of ceramists in local exhibits kept the nascent ceramic development moving forward. By 1954, when Sheets placed Peter Voulkos, then an award-winning production potter from Montana, within the academic environment of a Los Angeles art school, the time was ripe for an artist with a dramatic new vision for clay.

The same essay states that the ceramics industry in Southern California is of both national and international importance, as summarized here:

Major pottery companies, including the J.A. Bauer Pottery Company, the Batchelder Tile Company, and Gladding, McBean & Company, were located in the Los Angeles area, which offered local expertise.⁴⁹ In addition, the region was home to some of the earliest college level ceramics courses. The first such courses taught on the West Coast were initiated in 1933 by Glen Lukens at the University of Southern California. Lukens is known for developing a signature bright blue glaze for use on his ceramics, among other achievements, and also trained an art teacher, Laura Anderson, who went on to teach ceramics at the University of California, Los Angeles. Though it did not have a ceramics program until 1952, the local Chouinard Art Institute educated prolific artists Millard Sheets and William Manker, who were “instrumental in advancing ceramic education in the 1930s.”⁵⁰ Sheets and Manker established a ceramics program at Scripps College in Claremont in 1935. Sheets later became director of Los Angeles County Art Institute (Otis College of Art and Design) and hired noted ceramicist Peter Voulkos to establish a graduate program there in ceramics. It is noted that “Sheets appointment of Peter Voulkos set in motion the catalyst that ultimately nurtured and perpetuated the energy and vivacity for both vessel and sculpture for the southern California ceramic community with implications for ceramics nationally and internationally.”⁵¹

The personal connections between early Southern California ceramicists, as well as other types of artists, appears to have fostered a strong sense of community for Southern California artists, directly influenced regional success of the ceramics industry. In addition to Millard Sheets’ contributions bringing local artists together, the renowned Rancho Cucamonga-based woodworker, Sam Maloof (1916-2009), who called Sheets his mentor, is known for his role in gathering artists of the Pomona Valley, an area just east of Sierra Madre. A book on his life and work underscores the reasons for his success: “His refusal to make furniture for the mass market and his insistence on maintaining a direct relationship with his clients are as much about

⁴⁹ Elaine Levin. “Millard Sheets and the Impetus for the Ceramic Revolution of the 1950s.” Essay in *Common Ground: Ceramics in Southern California 1945-1975*. Letitia Burns O’Connor, Ed. Pomona: American Museum of Ceramic Art. 2012: 13-14.

⁵⁰ O’Connor, 15.

⁵¹ O’Connor, 22.

community as they are about craftsmanship.”⁵² The same book also describes how the Pomona Valley area in which Maloof lived provided “the perfect storm of proximity, isolation and college-town community,” that allowed for the success of Maloof and other local artists.⁵³ Howard Whalen’s role in fostering a similar community nearby in Sierra Madre is described below and mirrors the growth of this type of local artist community.

Ceramics in Sierra Madre

Given that artist Howard Whalen was part of a local community of artists in Sierra Madre and noted for his work in ceramics, the following history of ceramics production in the City is provided. This history is summarized from Michele Zack’s book, *Southern California Story: Seeking The Better Life in Sierra Madre*, in which there are sections focusing on the local ceramics industry and Howard Whalen.⁵⁴

Beginning in the 1940s, production of ceramics boomed in Sierra Madre, with such local manufacturers as Bevan Kilns McCarty Brothers, Stewart McCulloch, and Suman Pottery gaining national exposure and a world market. Potteries created employment opportunities, with Suman Pottery offering at least 200 jobs in the late 1940s. Most potteries were located in a manufacturing area on East Montecito Avenue. Local artist Lee McCarty and his brother Willard McCarty started a ceramic shop on Montecito and enjoyed success due to manufacture of their “China Girl” ceramic figurine as well as their black panther figurine, among other creations. Lee McCarty was otherwise engaged with the local arts scene as a musician, fostering an artistic environment in his pottery studio with other musicians frequently dropping by. The artist Howard Whalen worked for him as a designer following World War II. McCarty encouraged Whalen to go into business as a ceramicist to take advantage of the high demand for decorative items due to the rampant consumerism of the post-war years. The Suman Pottery company also achieved success, making ceramic, pansy-shaped dishes known as “petalware” that was sold nationwide by Marsh-Fairfield-Suman, Inc. The Suman business subsequently expanded into eight buildings in Sierra Madre, and later added a plant in Arizona. Despite the company’s success, the imposition of federal and state labor laws prompted changes to manufacturing methods in what had previously been a more casually run operation. This shift caused the business to shut down in the 1950s, reflecting a trend that occurred all over the country, with small potteries launching business during and immediately following the war, but closing by 1960.

Sierra Madre was perceived as an increasingly liberal “hippie” community in the 1960s and 1970s, seen as a “comfortable place for activists, singles, and even mixed, gay, and other non-traditional families.”⁵⁵ According to Zack, “At or near the center of Sierra Madre’s artistic life for more than three decades was the attractive, robust figure of Howard Whalen – sculptor, cartoonist, actor, writer, and poet—who settled in Sierra Madre with his wife Jo after World War II.”⁵⁶

⁵² Harold B. Nelson. *The House that Sam Built*. San Marino: The Huntington Library, Art Collections, and Botanical Gardens. 6. (Book published for a 2011-2012 exhibition and part of the Getty initiative Pacific Standard Time: Art in L.A. 1945-1980.)

⁵³ Nelson, 6.

⁵⁴ Michele Zack. *Southern California Story: Seeking the Better Life in Sierra Madre*. Sierra Madre: Sierra Madre Historical Preservation Society. 2009: 276-279.

⁵⁵ Zack, 316.

⁵⁶ Zack, 317.

Zack describes how Howard Whalen was of major influence locally, using the subject property as the primary location of his important work:⁵⁷

A multi-talent, Whalen's influence in town and his greatest legacies were as a friend to many, a sculptor, and a ceramics teacher. He gave classes at the studio he built south of his home on East Carter, and his home became an informal center for the arts and site of many gatherings. Whalen had been friends with Lee McCarty since working as a ceramic designer at his Montecito factory, and the two shared a love of jazz that frequently spilled out into whatever environments they inhabited. He also participated in the Creative Arts Group (CAG) that formed in 1960 and first operated from the old Hawks Adobe and adjacent wooden structure at 37 East Montecito. This neighborhood was at the center of Sierra Madre's public art scene as the Studio Players Theater/Impromptu Owl Coffee House was also right there. CAG offered children's workshops in art, drama, dance, guitar, and puppetry in the adobe, and sold art next door in what was called La Tienda. This burned in 1974, and the group moved to its present home at 108 north Baldwin Avenue.

Whalen influenced a generation of budding Sierra Madre ceramic artists whom he didn't simply teach, but truly *inspired*. Along with an influential group of postwar Sierra Madre artists, he helped pick up from where the Art League left off. Potter John Melkonian, painters David Darbyshire, John Allen, David Simpson, DeWayne Harrison, house designer Peter Tarup and others were just a few who followed Alfred Dewey, the McCartys, and the Sumans in nurturing Sierra Madre's reputation as an art colony. In 1963 there were so many people making art around town, that Whalen, Marjorie Barter Parker, and Tommy-Ann Miller worked with friends to establish Sierra Madre's Art Fair, sponsored by Friends of the Library and held at memorial park.

Among the first of such community fairs that became ubiquitous by the mid-1970s, it accommodated the outpouring of individual artistic expression unleashed in this period. Community Art Fairs became democratic showcases and disseminators of art. Formerly this realm belonged to professional artists; it was first squatted by beats and hippies and finally opened to the general public.

Further, a 2008 article in the *Mountain Views-Observer* about the Howard Whalen Sculpture Garden describes the important role of the subject property as a gathering place for local artists, noting, "The salon atmosphere of his home and studio was a hub for appreciative friends to discuss and share ideas art to theater to politics."⁵⁸

Howard W. Whalen (1913-1982)

The life and artistic work of Howard W. Whalen is well documented in the Howard W. Whalen Collection of The Sierra Madre Historical Archives at the Sierra Madre Public Library. The finding aid for that collection includes the following detailed biography for Whalen:

⁵⁷ Zack, 317.

⁵⁸ Chris Bertrand. "One Of A Kind: Featuring unique homes & gardens and the people who create them: Howard Whalen Sculpture Garden." *Mountain Views-Observer*. 25 Feb 2008: 6. Web. mvobserver.com. 8 May 2016.

Howard Whalen was born on April 28 1913 in Detroit, Michigan. He is best known as a sculptor, but exercised his talents as a playwright and poet, illustrator/cartoonist, actor, and set designer.

Whalen's favorite medium for his sculptures was terra cotta, formed and fired directly, without casting in a mold. "Art should be a collaboration between the material and the artist," Whalen noted, as well as, "the way I express myself best is through the medium of terracotta clay, experimenting with the nature and color of the material itself, combined with the effects of oxides." In the early 1930s Whalen was apprentice under Walyande Gregory, the Resident Artist, at the Cranbrook Art Academy in Michigan. Subsequently, Whalen traveled to New Jersey and to New York as Mr. Gregory's assistant. From there (1934) Whalen went to work on a federal art project in Detroit; and from 1937 to 1939, he taught clay modeling and sculpture at the architectural school of the University of Michigan. After a tour of duty as infantryman and a GI cartoonist in the United States Army, in World War II, he moved (1946) to Sierra Madre, California, where he resided until his death.

Whalen came to Sierra Madre as a consequence of some of his artist friends already living in the community. Whalen was part of the 'California school' where a loose expressionist, modernist form of art existed. During his early days in Sierra Madre, Whalen worked as a pottery designer with the McCarty Brothers and the Stewart McCulloch Company.

In 1952 Whalen was included in a group exhibition at the Jack Carr Gallery, South Pasadena, California with painters Wally Hendrick and David Simpson. Subsequently, Whalen's sculpture, "The Mask," won first prize at the Pasadena Art Museum Invitational Show in 1960. In the 1960s Whalen designed and built his studio which served as storage for many of his smaller sculptures. During this time Howard also taught sculpture at the Creative Arts Group and was one of the founders of the Sierra Madre Art Fair sponsored by the Friends of the Sierra Madre Library. In 1967 his sculptural works were featured at the Richmond Art Center in Richmond, California.

In the 1960s, Whalen, who performed with the Pasadena Repertory Company and the West Coast Theatre Company in Los Angeles, helped found the Sierra Madre Studio Players. He was a member of the Screen Actor's Guild, Actor's Repository Workshop, and American Film Institute Alumni Association; and he was a member of the Rolf Forsberg Associates Film Productions in which he acted in a number of films for Forsberg, a Sierra Madre film director/producer. His films include: *Ark* (1970), *King of the Hill* (1972), *Nail* (1973), *The Miracle Goes On* (1976), *The Late Great Planet Earth* (1979), and *Dream On* (1981). He also appeared in television commercials, although he never owned a television. His stage work included designing sets for John Milford's Chamber Theater in Hollywood and crafting playbills for theatrical productions around Los Angeles. In 1973, he was nominated for the prestigious Los Angeles Drama Critic's Award for his lead performance in David Storey's play, "*In Celebration*," produced by Duane Waddell's Pasadena Repertory Company. Whalen's acting performances with the

Pasadena Repertory Company also included “*Balaam*” and “*Orpheus Descending*.”

Writing poetry and plays served as another creative outlet for Whalen. As well, his sculpture work branched out into sculpture tile commissions which included work with Architect John Galbraith and also former Sierra Madrean, Howard Morgridge. At the time of his death, Whalen was assisting local artist, Igor de Kansky, with his huge carved bas relief wood mural for the L.A. Orthopedic Hospital.

On April 2, 1982, following his death, Whalen’s larger sculptures were formally arranged in the front garden of his property by close friends and colleagues who formed a non-profit organization and created the ‘Howard Whalen Sculpture Garden’ on 62 East Carter Avenue in Sierra Madre. During his life, Whalen created over 800 sculptures, of which, approximately 70 of them were displayed in the natural setting of the garden designed by Larry Dolan. They have resided there for over 25 years. Whalen’s abstract sculptures have been described as similar in style to the works of Picasso or Henry Moore. Unfortunately, about 30 sculptures were damaged in the 1991 Sierra Madre earthquake, and as of 2005, there are plans to dismantle the garden and relocate the remaining sculptures to new homes.

Whalen noted that “most of my sculpture is done as a development of my own philosophy and language.” Whalen passed away in his sleep on April 2, 1982.

Following Whalen’s death his home was transferred to his heirs and eventually purchased by his longtime friend, Duane Waddell, because “he and others experienced Whalen’s passing as a great loss, and wanted the garden to be a dedication to his life and his work.”⁵⁹ Much of Whalen’s artwork has been dispersed to local museums, such as the American Museum of Ceramic Art in Pomona and to the Sierra Madre Public Library. The Sierra Madre Historical Archives at the library house an extensive collection of Howard Whalen’s papers in the Howard W. Whalen Collection. In an article about the sculpture garden and collection, Cathy Flammer, director of the garden, notes: “I think the term “awe” is abused these days, but when I look at the archives, I find it difficult to come up with few other terms when I see how much his friends and admirers lovingly built a remembrance to Howard’s spirit and works. It makes me stop and think, ‘What influence have I had?’ Humbling, to be sure.”⁶⁰

Craftsman Architectural Style

The house at the subject property is designed in the Craftsman architectural style. The most popular architectural style in southern California in the decade of the 1910s, and continuing into the 1920s and 1930s, was the Craftsman style. This style has its roots in the Arts and Crafts movement that originated in England in the 1850s in reaction to industrialization and later to the ornate and eclectic decorative and architectural styles of the Victorian-era. The father of the movement, designer William Morris, espoused a return to the supposed simplicity of pre-industrial times when handicrafts displayed personal involvement in the products of a laborer’s work. He believed that all the details of a home or workplace should be designed as a whole, with the style and materials of the furniture and ornamental details in perfect harmony with those

⁵⁹ Bertrand, 6.

⁶⁰ Bertrand, 6.

of the building.

This nostalgia for a pre-industrial past resonated with many Americans who were experiencing a transition to a more urban, technologically-oriented age. Architects and designers from various places across the United States created their own stylistic interpretations appropriate to the local geography and used natural materials specific to the region. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

The Craftsman style was inspired primarily by California brothers Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena, California from 1893 to 1914. The Greenses were influenced by the English Arts and Crafts Movement, Asian wooden architecture, and their early training in manual arts. After their work was featured in a number of magazines, including *Ladies' Home Journal*, demand for the style rapidly spread across the country. Soon pattern books became available and small, one-story Craftsman bungalows became the most popular style in the country for smaller homes.

The following are character-defining features of the Craftsman style:⁶¹

- Broad front entry porches of half or full-width, with square or battered columns, sometimes second-story sleeping porches
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Building forms that respond to the site
- Typically double-hung windows or casement windows situated in groups
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- May have been designed by a prominent architect of the period
- Low-pitched gabled roofs
- One or two stories in height
- Retains most of the essential physical features from the period of significance
- Shingled exteriors, occasionally clapboard or stucco

⁶¹ This list of character-defining features for the Craftsman architectural style was prepared for use of evaluating potential historic properties in SurveyLA, the City of Los Angeles' ongoing citywide historic resources survey. (SurveyLA Historic Context Outline and Summary Tables. Context: Architecture and Engineering 1850-1980; Theme: Arts and Crafts Movement 1895-1930; Sub-Theme: Craftsman 1905-1930; Property Type: Residential; Property Sub-Type Single-Family Residential. Prepared by City of Los Angeles Office of Historic Resources. http://www.preservation.lacity.org/files/Architecture_and_Engineering_1850-1980.pdf. Web. 16 May 2016.)

V. HISTORIC RESOURCE ASSESSMENT

The following evaluates whether or not the subject property meets criteria for listing in the National and California Registers and as a Sierra Madre City Landmark.

National and California Registers

The eligibility criteria for National and California Registers generally align and are therefore described together below. Properties eligible for the National and California Registers may be considered eligible at the local, state, or national levels of significance.

Criterion A/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The subject property does not appear to be associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage. There are no known events of special importance that have taken place at the subject property, nor does the property appear to exemplify any significant pattern of development. The house was constructed in the 1920s when the City of Sierra Madre and other cities in the region, such as Los Angeles, were experienced major increases in population and subsequent growth in development of housing. While the house at the subject property is representative of this period of development and the types of single-family homes being constructed at the time, it is a typical, unremarkable example and does not appear to exemplify any pattern of development. Therefore, the subject property does not appear to meet Criterion A/1.

Criterion B/2: Is associated with the lives of persons important in our past.

The subject property appears to be significant for its association with artist Howard Whalen. The Southern California ceramics industry is of national importance. Whalen's work as an artist and ceramicist in Sierra Madre exemplifies the history of the Southern California ceramics industry. Pottery manufacturing began in Sierra Madre during World War II, mirroring development of such facilities nationwide. While many local pottery studios closed nationwide by 1960, the regional industry flourished. Whalen continued to create sculpture and ceramics until his death in 1982. He built a studio at the subject property where he did his important ceramics work, displaying his sculptures there and in the garden. He regularly collaborated with local artists at the property, fostering an important salon atmosphere and gathering place for local artists to share ideas. Thus, he contributed greatly to the spread of the important ceramics craft and is described as having "influenced a generation of budding Sierra Madre ceramic artists whom he didn't simply teach, but truly *inspired*."⁶² The subject appears to meet Criterion B/ 2 for its association with Howard Whalen and therefore appears eligible for the California and National Registers at the statewide level of significance.

⁶² Michele Zack. *Southern California Story: Seeking the Better Life in Sierra Madre*. Sierra Madre: Sierra Madre Historical Preservation Society. 2009: 317

Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

The subject property does not appear to be significant for embodying any distinctive type, period, region, or method of construction, nor does it represent the work of an important creative individual or possess high artistic values. The Craftsman architecture of the house is representative of that which was used for residential buildings constructed in the 1920s in Sierra Madre. However, execution of the style at the subject property is typical and relatively unremarkable. There are no outstanding features that make the architecture significant, especially when compared with other intact examples of historic Craftsman design extant elsewhere in the City, which is home to excellent examples of the style. The original architect and contractor are unknown. Therefore, the subject property does not appear to meet Criterion D/3.

Criterion D/4: Has yielded, or may be likely to yield, information important in prehistory or history.

The subject properties cannot reasonably be expected to yield information important in prehistory or history. Therefore, the subject property does not appear to meet Criterion D/4.

City of Sierra Madre

City of Sierra Madre eligibility criteria for listing as a City Landmark are described and the subject property is evaluated below.

Criterion A: Historic. It was the site of, or is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

The subject property appears to meet *Criterion A: Historic* for its association with artist Howard Whalen, a person significant to the history of Sierra Madre. The Southern California ceramics industry is of national importance. Whalen's work as an artist and ceramicist in Sierra Madre exemplifies the history of the Southern California ceramics industry. Pottery manufacturing began in Sierra Madre during World War II, mirroring development of such facilities nationwide. While many local pottery studios closed nationwide by 1960, the regional industry flourished. Whalen continued to create sculpture and ceramics until his death in 1982. He built a studio at the subject property where he did his important ceramics work, displaying his sculptures there and in the garden. He regularly collaborated with local artists at the property, fostering an important salon atmosphere and gathering place for local artists to share ideas. Thus, he contributed greatly to the spread of the important ceramics craft and is described as having "influenced a generation of budding Sierra Madre ceramic artists whom he didn't simply

teach, but truly *inspired*.”⁶³ The subject appears to meet *Criterion A: Historic*, and therefore be eligible for listing as a City Landmark for its association with Howard Whalen.

Criterion B: Architectural. It is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.

The subject property does not appear to meet *Criterion B: Architectural*. The Craftsman architecture of the house is representative of that which was used for residential buildings constructed in the 1920s in Sierra Madre. However, execution of the style at the subject property is typical and relatively unremarkable. There are no outstanding features that make the architecture significant, especially when compared with other intact examples of historic Craftsman design extant elsewhere in the City, which is home to excellent examples of the style. The original architect and contractor are unknown. Therefore, the subject property does not appear to meet *Criterion B: Architectural*.

Integrity and Period of Significance

As described in this report, integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association.⁶⁴ To retain its historic integrity, a property must possess several, and usually most, of these aspects. The subject property retains integrity from its period of significance, which extends from 1957, when Whalen first occupied the property, until his death in 1982. A discussion of integrity follows.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The subject property’s buildings and setting are in their original locations. Therefore, the subject property retains integrity of location.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The house, studio building, and setting are generally in their original configuration, and generally retain key qualities of original forms, plans, spaces, and styles, reflective of how the property looked during its period of significance. Therefore, the subject property retains integrity of design.

Setting

Setting is the physical environment of a historic property. Set back far from East Carter Avenue by a long driveway and garden with mature trees and other landscaping, the

⁶³ Michele Zack. *Southern California Story: Seeking the Better Life in Sierra Madre*. Sierra Madre: Sierra Madre Historical Preservation Society. 2009: 317

⁶⁴ Rebecca H. Shrimpton, Ed. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. National Park Service. 1990. Rev 2002. https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm. Web.

house and studio building reflect their configuration on the property during the period of significance. Therefore, the subject property retains integrity of setting.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The house and studio buildings appear to generally retain their materials from their respective dates of construction, and are relatively unaltered. Therefore, the subject property retains integrity of materials.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The methods of construction used to construct the house and studio buildings remain intact, as the buildings are relatively unaltered. Therefore, the subject property retains integrity of workmanship.

Feeling

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. The house at the subject property is generally intact from its date of construction and the studio building is also generally intact, reflecting its historic use as a place for creation of art. Therefore, the subject property retains integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property. The subject property reflects its historic importance for association with artist Howard Whalen. The studio building used by Whalen is generally intact from its date of construction, and the configuration of buildings on the property, set back from the road by a large garden where Whalen often displayed his sculptures, is intact from its period of significance. Therefore, the subject property retains integrity of association.

Character-Defining Features

Character-defining features are those visual and tangible aspects of a historic building that identify a particular architectural style, property type, and/or period of construction. The goals of the *Secretary's Standards* are twofold: preservation of historic materials and preservation of a property's "distinguishing character." The National Park Service publication *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* outlines a three-step process to identifying character-defining elements or features.⁶⁵

1. *Identify the Overall Visual Aspects:* Define general aspects of the building, including its setting, shape, roof, projections, recesses/voids, openings, and materials without focusing on details.

⁶⁵ Lee H. Nelson. *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*. Technical Preservation Services. National Park Service. <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>. Web.

2. *Identify the Visual Character at Close Range:* Focus analysis on quality of materials, color and texture of surfaces, etc.
3. *Identify the Visual Character of the Interior Spaces, Features, and Finishes:* Note how the building configuration creates a pathway through the space and determine which room volumes and passageways feel important. Features and finishes contributing to interior decoration—or an absence of decoration—should also be noted.

Given that the subject property is historically significant for its association with Howard Whalen, the character-defining features are as follows:

Overall Visual Aspects:

- One-story height of house with high foundation.
- One-story height of studio building with shed roof.
- Orientation of house and studio toward East Carter Avenue and positioning of buildings set back far from street by a garden.

Visual Character at Close Range:

- Craftsman style architecture of house, with cross-gable roof, eaves, wood clapboard and shingle siding, arroyo stone foundation under full front porch, primary entrance at east façade, symmetrical composition of east façade, with door at center flanked by windows, wood double-hung and fixed window sash.
- Shed style of studio building, with one-story scale with shed roof, clerestory windows under roofline, wood board and batten exterior walls, and windows arranged in ribbons on north and south elevations, with fixed and hopper steel sash.

Visual Character of the Interior Spaces, Features, and Finishes:

- Open plan of main room in the east portion of the studio building, with ceiling responding to slope of shed roof, and clerestory windows visible.

Any future work on the subject property should strive to retain character-defining features in a manner that conforms with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*.⁶⁶ Conformance with the *Secretary's Standards* generally results in a project that meets current historic preservation best practices and is generally acceptable for purposes of local project and CEQA review.

Recommendation for Art Evaluation and Storage

There are sculptures and art objects by Howard Whalen extant in the studio building at the subject property. It is recommended that a qualified art conservator or other relevant art specialist evaluate these items, and that any important artifacts be carefully cataloged, crated, and stored, and donated to an appropriate repository.

⁶⁶ "Secretary of the Interior's Standards for the Treatment of Historic Properties." Technical Preservation Services. National Park Service. www.nps.gov. Web. 8 May 2016.

CONCLUSION

The subject property appears eligible for listing in the National and California Registers at the statewide level of significance and as a Sierra Madre City Landmark for its association with artist Howard Whalen. Its period of significance is 1957-1982, the time during which Whalen occupied and did his important work at the property. The subject property does not appear to be significant for its Craftsman architecture or other associations. Given its eligibility, the subject property appears to qualify as an historical resource under CEQA.

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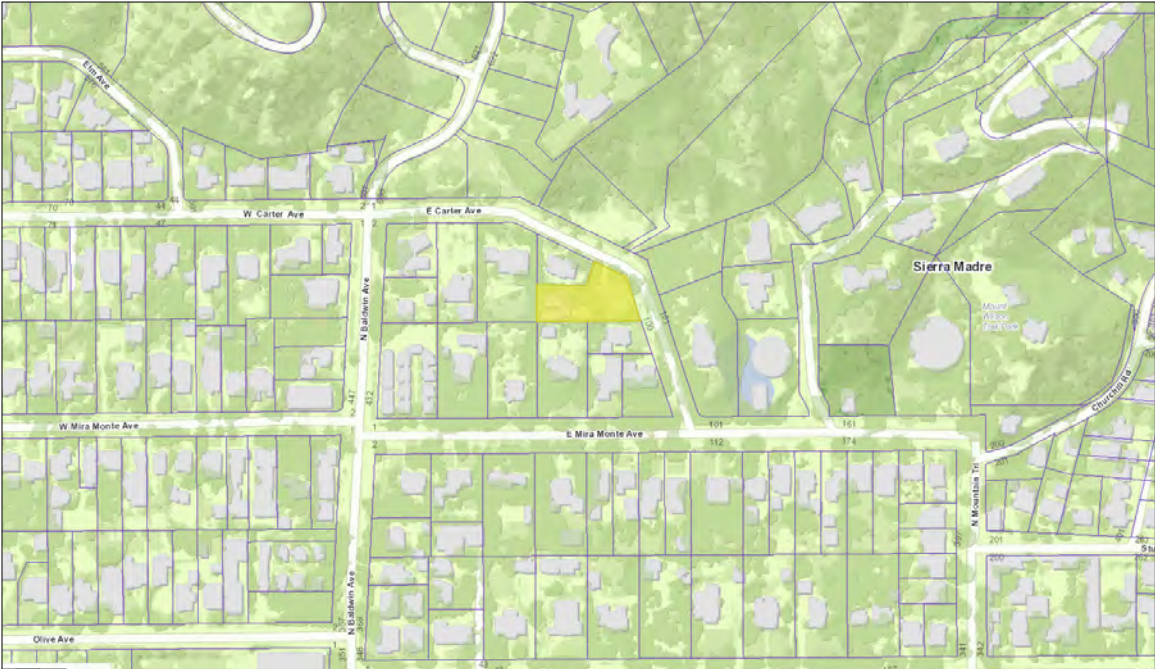
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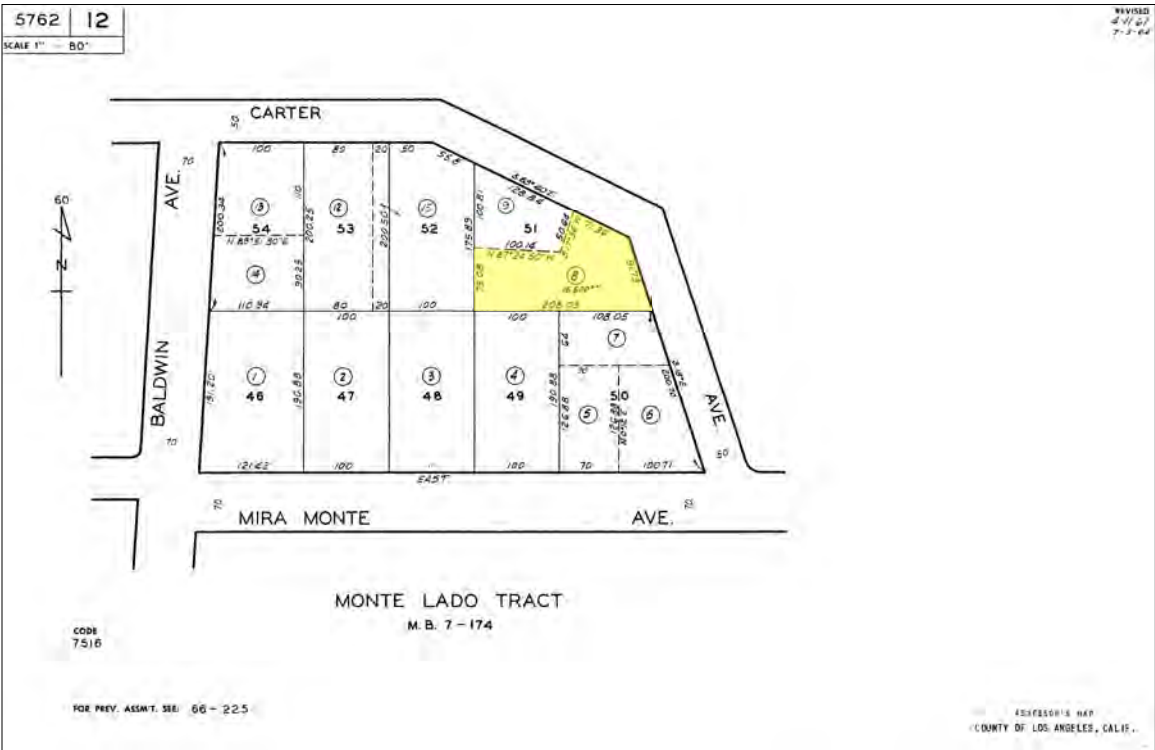
“Mattie Lowe.” 1930 United States Census. Pasadena, Los Angeles, California; Roll 169; Page 6A; Enumeration District 1261; Image 786.0; FHL microfilm 2339904. *Ancestry.com*. Web. 7 May 2016.

“Mrs. Mattie Lowe.” 1940 United States Census. Glendale, Los Angeles, California; Roll T627_231; Page 11B; Enumeration District 19-215.

Attachment A: Maps and Aerials



Map 1: Vicinity Map, with subject property in yellow (Los Angeles County Assessor)



Map 2: Parcel Map, with subject property in yellow (Los Angeles County Assessor)

62 East Carter Avenue, Sierra Madre, California



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Attachment A: Maps and Aerials



Aerial 1: Current aerial with subject property in yellow (Google Maps, 2016)

Attachment B: Contemporary Photographs



Figure 1: East Carter Avenue, view north (McGee, March 2016)



Figure 2: East Carter Avenue, view west looking toward subject property (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 3: 62 East Carter Avenue, east façade, view southwest (McGee, March 2016)



Figure 4: 62 East Carter Avenue, east façade, view west (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 5: 62 East Carter Avenue, east façade (center) and south elevation (left), view northwest (McGee, March 2016)



Figure 6: 62 East Carter Avenue, south elevation (left) and east façade (right), view northwest (McGee, March 2016)



Figure 7: 62 East Carter Avenue, south elevation, view northwest (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 8: 62 East Carter Avenue, north elevation, view southwest (McGee, March 2016)



Figure 9: 62 East Carter Avenue, north elevation, view southwest (McGee, March 2016)



Figure 10: 62 East Carter Avenue, north elevation, view southeast (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 11: 62 East Carter Avenue, west elevation, view southeast (McGee, March 2016)



Figure 12: 62 East Carter Avenue, west elevation, view south with studio in distance (McGee, March 2016)

Attachment B: Contemporary Photographs

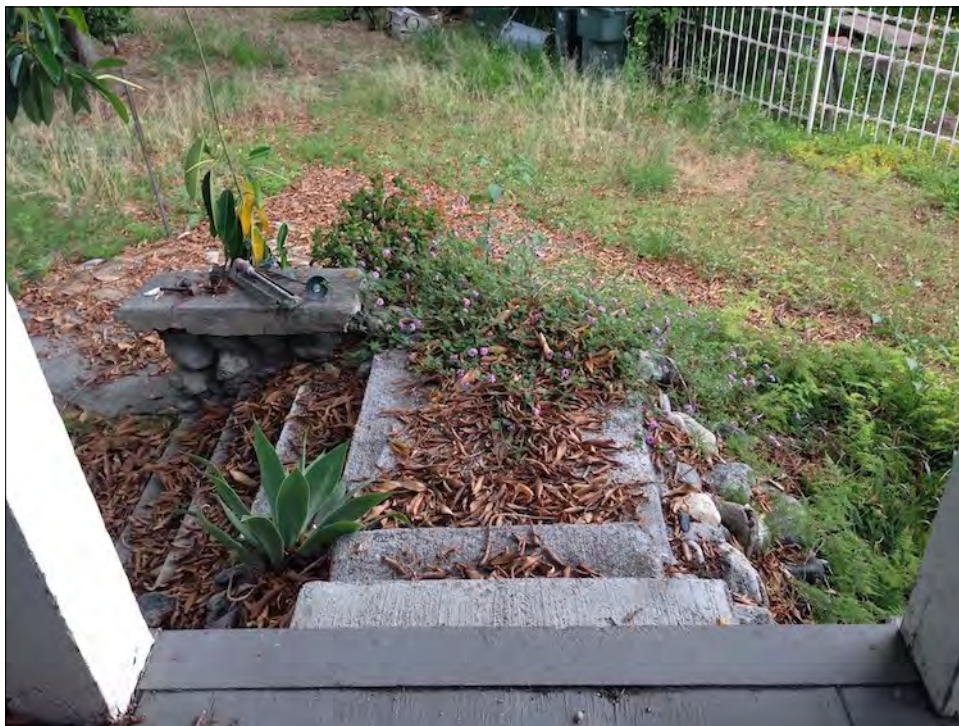


Figure 13: 62 East Carter Avenue, stairs to porch, view east (McGee, March 2016)



Figure 14: 62 East Carter Avenue, front porch, view south (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 15: 62 East Carter Avenue, front porch, window detail, view northwest (McGee, March 2016)



Figure 16: 62 East Carter Avenue, interior, living room, view southwest (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 17: 62 East Carter Avenue, interior, living room, view southwest (McGee, March 2016)



Figure 18: 62 East Carter Avenue, interior, living room, view north (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 19: 62 East Carter Avenue, interior, kitchen, view north (McGee, March 2016)



Figure 20: 62 East Carter Avenue, interior, kitchen, view north of ceiling damage (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 21: 62 East Carter Avenue, interior, view northeast (McGee, March 2016)



Figure 22: 62 East Carter Avenue, interior, bedroom (typical) (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 23: 62 East Carter Avenue, interior, bedroom (typical) (McGee, March 2016)



Figure 24: 62 East Carter Avenue, interior, bedroom (typical) (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 25: 62 East Carter Avenue, interior, bedroom (typical) (McGee, March 2016)



Figure 26: 62 East Carter Avenue, interior, bathroom (McGee, March 2016)



Figure 27: 62 East Carter Avenue, interior, bathroom (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 28: 62 East Carter Avenue, interior, view north (McGee, March 2016)



Figure 29: 62 East Carter Avenue, interior, hallway (McGee, March 2016)

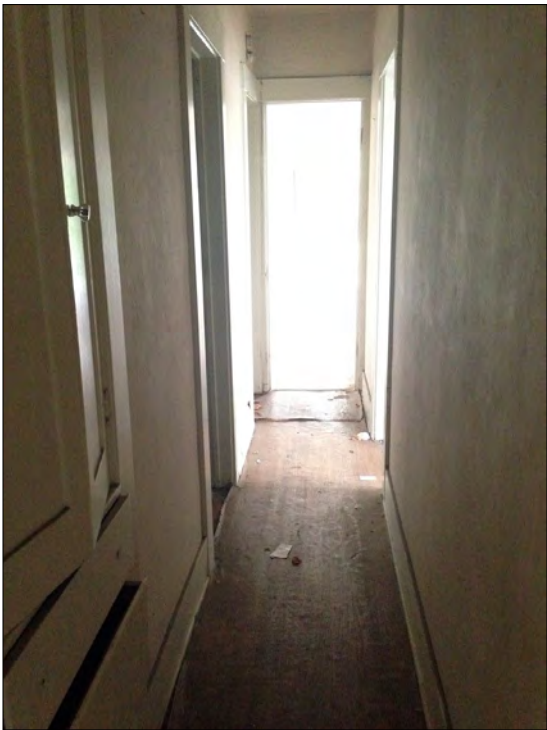


Figure 30: 62 East Carter Avenue, interior, hallway (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 31: 62 East Carter Avenue, basement/crawl space, view southwest (McGee, March 2016)



Figure 32: 62 East Carter Avenue, basement/crawl space, view northwest (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 33: 62 East Carter Avenue, Studio, looking over carport, view southwest (McGee, March 2016)



Figure 34: 62 East Carter Avenue, Studio, view southwest (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 35: 62 East Carter Avenue, Studio, south elevation, view northwest (McGee, March 2016)



Figure 36: 62 East Carter Avenue, Studio, front patio, view east from main entrance (McGee, March 2016)



Figure 37: 62 East Carter Avenue, Studio, front patio, view southwest (McGee, March 2016)



Figure 38: 62 East Carter Avenue, Studio, looking toward main entrance in east elevation, view southwest (McGee, March 2016)



Figure 39: 62 East Carter Avenue, Studio, interior, main room, view northwest (McGee, March 2016)



Figure 40: 62 East Carter Avenue, Studio, interior, main room, view northwest (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 41: 62 East Carter Avenue, Studio, interior, main room, detail of extant sculptures by sculptor Howard Whalen, view northwest (McGee, March 2016)



Figure 42: 62 East Carter Avenue, Studio, interior, interior, main room, detail of extant sculptures by sculptor Howard Whalen, view north (McGee, March 2016)



Figure 43: 62 East Carter Avenue, Studio, interior, northwest room, view northwest (McGee, March 2016)



Figure 44: 62 East Carter Avenue, Studio, interior, northwest room, view east (McGee, March 2016)

Attachment B: Contemporary Photographs



Figure 45: 62 East Carter Avenue, Studio, interior, southwest room, view southwest (McGee, March 2016)



Figure 46: 62 East Carter Avenue, Studio, interior, southwest room, view east (McGee, March 2016)

Attachment C: Historic Photographs



Historic Photo 1: Howard Whalen working in studio building, date unknown
(Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)



Historic Photo 2: Howard Whalen working in studio building, date unknown
(Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)

Attachment C: Historic Photographs



Historic Photo 3: Howard Whalen's sculpture displayed in his studio building, date unknown (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)



Historic Photo 4: Howard Whalen (in back-ground) and his sculpture displayed in the studio building, circa 1980 (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)



Historic Photo 5: Howard Whalen's sculpture displayed in the studio building, date unknown (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)

Attachment C: Historic Photographs



Historic Photo 6: Contact sheet showing Howard Whalen's sculpture displayed in the garden at the subject property, date unknown (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)

Attachment C: Historic Photographs



Historic Photo 7: Howard Whalen displaying his sculpture in the garden at the subject property, with house in background, view northwest, date unknown (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)



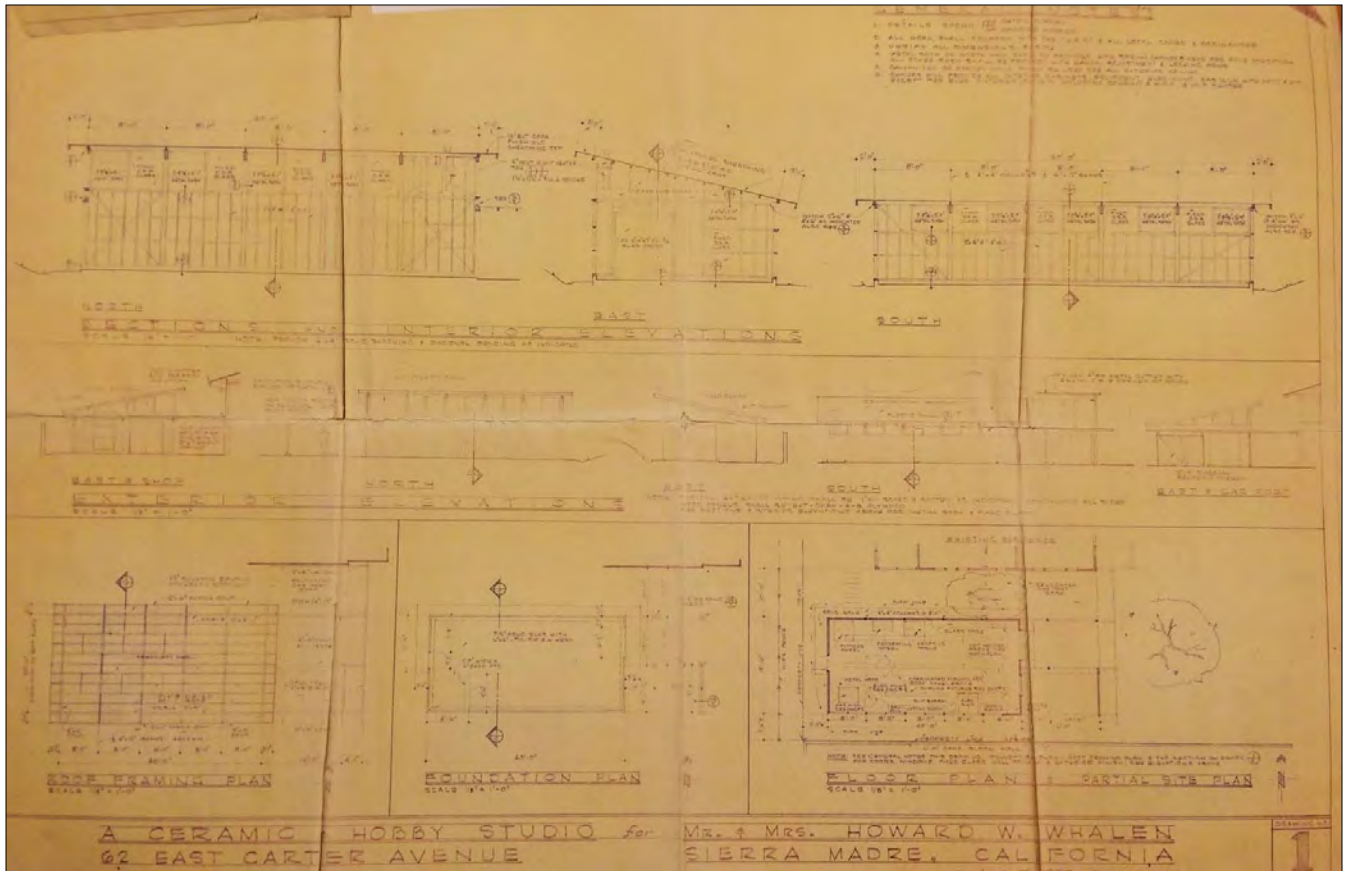
Historic Photo 8: Howard Whalen's sculpture displayed on front steps of house at subject property, July 1970, view west (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)

Attachment C: Historic Photographs

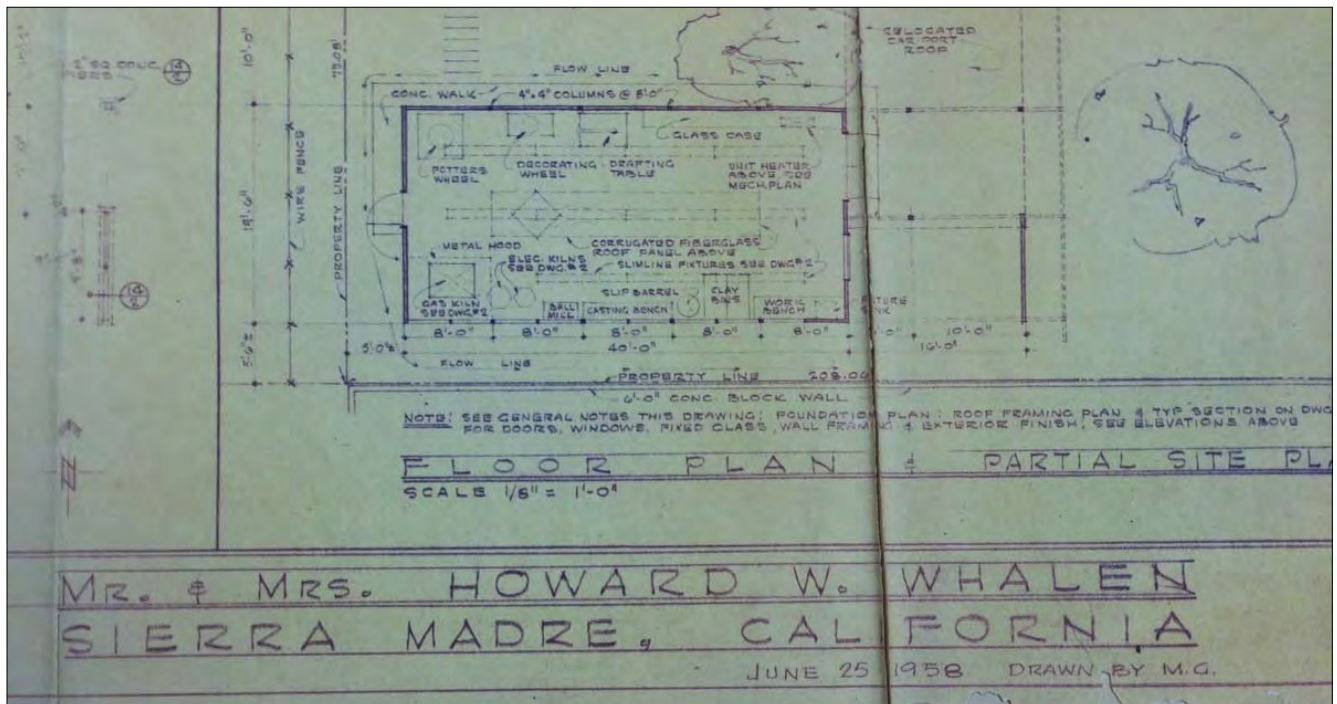


Historic Photo 9: Garden at the subject property, with Howard Whalen's sculpture displayed in the background, and studio at far right, date unknown (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)

Attachment C: Historic Photographs



Historic Photo 10: Hand drawn plan, Ceramic and Hobby Studio for Mr. and Mrs. Howard Whalen, drawn by M.G., 1958, sheet 1 (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)



Historic Photo 11: Detail view of hand drawn plan, Ceramic and Hobby Studio for Mr. and Mrs. Howard Whalen, drawn by M.G., 1958, sheet 1 (Courtesy of The Sierra Madre Historical Archives, Howard W. Whalen Collection)



CITY OF SIERRA MADRE

Planning & Community Preservation Department
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024

EXHIBIT G

Date Received: 3/31/2021

Project No. 209916

PLANNING APPLICATION FORM

Project Address: 62 E. Carter Ave.

APN # 5762-012-008 General Plan & Zoning R-1-7,500

Project site is within the following potential hazards zone(s) (to be completed by staff):

☐ Landslide Zone ☐ Liquefaction Zone ☐ Fault Zone ☒ High Fire Hazard Severity Zone ☐ None

Applicant Requests:

Construction of new single-family residence with partial basement. Dwelling to contain kitchen, dining, living, 2 bedrooms and 2 baths on ground floor (2,330 SF) + 1 bath, laundry, & workshop/storage in basement (875 SF) + 2-car subterranean garage (525 SF). Design Review is required to exempt basement & subterranean garage from floor area calculations

The City will work with one individual, or firm, who is the "applicant." It is expected that the applicant will convey all project related information to the individuals involved in the project.

Applicant: Tom & MaryRose Courtney

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

If required:

COVENANTS, CONDITIONS, AND/OR RESTRICTIONS

SIERRA MADRE MUNICIPAL CODE (Sections) (To be completed by staff)

Refund: Applicants will be entitled to refunds of relevant fees only if an application has been submitted and received in error by City Staff. Fees will not be refunded to an applicant who decides not to pursue a project which has been submitted.

Office Use Only

DRP \$		VAR \$		CUP \$	
ADRP \$		MVAR \$		MCUP \$	
Zone Change \$		Noticing Fee \$		Public Facility Fee \$	
GPA \$		Director \$		Environmental Fee \$	
		PC \$		Total: \$	
		CC \$			

Owner Information

Firm: same as applicant Contact Person: _____
 Address: _____
 Phone: _____ Email: _____

Architect Information

Company: Vandeveld Architects Contact Person: John Vandeveld
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Engineer Information

Firm: _____ Contact Person: _____
 Address: _____
 Phone: _____ Email: _____

Appeal

If any person is aggrieved by a decision, an appeal may be filed to a higher decision-making body. For further information, please contact the Department of Planning & Community Preservation for the procedure and time constraints.

Certification

I certify that I am the duly authorized applicant for this project. Further, I certify that all of the above information is true and correct. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form.)

I have read and agree to comply with the above stated conditions:

Tom Courtney
 Name of Applicant
MaryRose Courtney
 Name of 2nd Applicant

Tom Courtney
 Signature
MaryRose Courtney
 Signature

Please note: the above signature(s) must be notarized.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 3/26/2021
Date

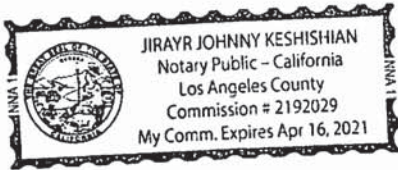
before me,

Jirayr Johnny Keshishian notary
Here Insert Name and Title of the Officer

personally appeared

Mary Rose Courtney and
Tom Courtney
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

[Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Planning Application Form

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Required Submittal Materials:

Due at the time of application submittal:

- ☐ Completed Planning Application Form
- ☐ PROJECT NARRATIVE: On page 12, describe the proposal including current use of the property, demolition (if any), proposed construction, proposed use and any other relevant information to the applicant request. Submit all information listed on the analysis form.
- ☐ SET OF PLANS

<p>TO BE INCLUDED IN ONE (1) BLUEPRINT SIZE (36" X 24") AND ONE (1) LEDGER (17" X 11") SET OF PLANS:</p>	<ul style="list-style-type: none"> <input type="checkbox"/> COLORED RENDERING OF FRONT ELEVATION <input type="checkbox"/> SITE PLAN: Attach a dimensioned site plan including all property lines indicating existing and proposed structures and the current and proposed use of the structures. Indicate the location of any structures within five (5) feet of the abutting site(s). The site plan must indicate a north direction, the architect's name, the owner's name, existing trees and plant materials, internal and external rights-of-way, setback dimensions, and a scale. <input type="checkbox"/> DIMENSIONED FLOOR PLANS: Must include existing and proposed floor plans for all structures on the property as well as indicate the north direction, architect's name, owner's name, and a scale. <input type="checkbox"/> PROJECT DATA: A tabulation summarizing existing, proposed, and required data points including, but not limited to lot size, gross floor area, floor area ratio. If necessary, a tabulation of square footage by structure may be used. <input type="checkbox"/> ELEVATIONS: Dimensioned elevations must be included for each side of the property. Elevations must identify the relevant property lines, natural and finished grade, massing of structures on adjacent properties and existing and proposed building materials. Existing (if appropriate) and proposed elevations must be included. <input type="checkbox"/> SECTIONS: Dimensioned sections demonstrating the interior of the proposed addition and the relationship to the attached structures if applicable. Sections must also identify natural and finished grade. <input type="checkbox"/> THREE-DIMENSIONAL PERSPECTIVES of the project in relation to all adjacent properties. <input type="checkbox"/> CONCEPTUAL LANDSCAPE PLAN: If required by the Department of Public Works <input type="checkbox"/> CONCEPTUAL LOW IMPACT DEVELOPMENT PLAN: For new construction proposing 500 square feet or more of impervious area.
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- ☐ COLORED PHOTOGRAPHS: One (1) set of photos to include pictures of all four (4) directions (N, S, E & W) of existing site and abutting properties looking in and out.
- ☐ FINDINGS*: Complete and adequate description of findings related to the type of planning application.
- ☐ MATERIAL SAMPLE BOARD: One (1) material board size 8.5" x 11" to include all proposed materials.
- ☐ NEIGHBORHOOD ANALYSIS: A tabulated list of properties within a 300-foot radius of the project site comparing lot size and building size data as provided by the Los Angeles County Assessor. Only properties of similar use should be included in the analysis (for example, if the project site is Single Family Residential use, then only properties within a 300-foot radius which are Single Family Residential need to be compared while properties of different uses should be identified as such). The analysis should calculate the median and average values for lot size and building size and identify where the proposed project falls within the properties.
- ☐ ENVIRONMENTAL INFORMATION FORM (page 17-18)
- ☐ TREE REMOVAL PLAN AND ARBORIST REPORT: If required by the Department of Public Works

Required Submittal Materials: (continued)

Due at the time of application submittal:

- ☐ ENTRY ONTO PRIVATE LAND (Page 15). By submitting said form, a property owner grants permission to staff and the Planning Commissioners the right to enter private property to evaluate the request.
- ☐ OWNER'S AFFIDAVIT (Page 16). Signed form must be notarized.
- ☐ HISTORIC RESOURCE EVALUATION REPORT: If required by the Planning Department for modifications to existing structures which are 75 years of age or older.
- ☐ PUBLIC FACILITIES FEE: Please check with Planning and Community Preservation staff if this fee applies to your project (Title 15; Chapter 15.52)
- ☐ NOTIFICATION:
A 300-foot radius map and the names of the property owners within a 300-foot radius required.
Submit a master list and two (2) sets of typed labels listing all property owners and their addresses for purposes of mailing public hearing notices. *Note: A 150-foot-radius is required for Minor Variances or consent of abutting owners and owner directly across the street from the project site.

Required Submittal Materials:

To be completed after the application has been deemed "complete":

☐ NOTIFICATION:

A signboard must be posted on the property in a conspicuous place no more than 10 feet from the front property line to remain a minimum of 14 days prior to Planning Commission hearing. Posted signage shall be placed on the property describing the proposed project in accordance with Sierra Madre Municipal Code Section 17.60.100.B. A template will be provided once staff has deemed the application "complete".

☐ ELECTRONIC COPIES OF PLANS: PDF format. To be submitted a minimum 10 days prior to Planning Commission hearing date.

☐ Twelve (12) copies/sets of the following: 1) 3-hole punched 11"x17" reductions of site plan, floor plans, and elevations; 2) Colored photographs (3-hole punched). These items to be submitted a minimum 10 days prior to Planning Commission hearing date.

☐ REQUIRED PRINTS:

Twelve (12) 3-hole punched copies/sets of the following:

- 1) PROJECT NARRATIVE;
- 2) SET OF PLANS – 11"x17" reductions of the full plan set;
- 3) DIAGRAMS AND PHOTOGRAPHS;
- 4) MATERIAL BOARD – 8.5"x11" paper copy of the material board with catalog cut sheets;
- 5) NEIGHBORHOOD ANALYSIS;
- 6) ARBORIST REPORT;
- 7) TREE REMOVAL PLAN; and
- 8) HISTORIC RESOURCE EVALUATION REPORT

These items to be submitted a minimum 10 days prior to Planning Commission hearing date.

Application Completeness: Only applications that include all of the required documents described above will be deemed "complete." The Department of Planning and Community Preservation retains the right to review documents and determine that they are adequate in their ability to convey the applicant's request to the decision-making body. Applicants will be notified if the application is not complete within 30 days of filling the application and paying all required fees.

*For Conditional Use Permits (page 5), Design Review Permits (page 6), and Variance (page 10) application, a concise description and/or analysis to the attached findings is required in order to be deemed complete. Additional information may be needed to support any of the findings.

☐ **CONDITIONAL USE PERMIT FINDINGS**

Before any conditional use permit is granted, the applicant shall show, to the reasonable satisfaction of the body hearing such matter, the existence of the following facts:

(attach additional sheets as necessary)

1. That the site for the proposed use is adequate in size, shape, topography, and location;

2. That the site has sufficient access to the street which is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

3. That the proposed use is neither detrimental to the public health, safety, and general welfare, nor will unreasonably interfere with the use, possession and enjoyment of surrounding adjacent properties;

4. That there is a demonstrated need for the use requested;

5. That the proposed use is consistent with the general plan, zoning and any applicable design standards;

6. That the use at the location requested would benefit the public interest and convenience;

x ADMINISTRATIVE DESIGN REVIEW AND DESIGN REVIEW PERMIT FINDINGS

Pursuant to Section 17.60.041.D, before an administrative design review permit or a design review permit is granted, the applicant shall show, to the reasonable satisfaction of the reviewing authority, the existence of the following facts:

(attach additional sheets as necessary)

1. The proposed project is consistent with the general plan, zoning code, and any applicable design standards.

Proposed use remains consistent with GP designation (residential low-density) and zoning (R-1-7,500), and proposed design complies with all design standards including setbacks, floor area, lot coverage, building height, angle-plane, etc.

2. The proposed project will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties.

Proposed basement/subterranean garage does not contribute to massing of project. This area was deliberately designed not to extend more than average of 3' above grade or 8' at any point around perimeter to insure it would have no impact on adjacent properties.

3. The height, bulk, scale, mass, and siting of the proposed project be compatible with the existing neighborhood, landforms, and surroundings.

Proposed footprint provides setbacks that match or exceed those on adjacent properties and preserves protected trees. Proposed height complies with 25' limit & 45 degree angle-plane, and overall bulk is consistent with 2-story structures on lots of immediate neighbors.

4. The proposed project reflects the scale of the neighborhood in which it is proposed and that it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architectural or design that detracts from the foothill village setting.

Proposed design reflects scale of neighborhood that includes mix of 1-story & 2-story homes and multiple architectural styles. Its overall massing is compatible with existing 2-story development on adjacent neighbors at 58 Carter (NW) and 118 Carter(SE)

5. The proposed project neither unreasonably interferes with public views or the views and privacy of the neighbors, produces unreasonable noise levels, nor causes material adverse impacts.

Proposed design relates to natural topography and reflects 1-story massing on all sides (with exception of garage doors tucked under SE corner) in order to avoid any impacts on public/private views or privacy of neighbors.

6. The proposed project exhibits a coherent project-wide design, and each structure or portion thereof

Proposed design is inspired by historic accessory structure (studio), but remains distinct. Noted coherent features include roof (slope & standing seam material), arrangement of large clerestory windows, & exterior siding.

☐ **ADMINISTRATIVE DESIGN REVIEW AND DESIGN REVIEW PERMIT FINDINGS**

(Continued from previous page)

7. For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height pursuant to Section 17.20.040(A)), the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publicly visible.

8. For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to Sections 17.20.027(C), 17.30.045(B), or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of the following:

- a. Innovative, thoughtful and/or noteworthy architecture that is responsive to the specific site, rather than standard, generic, or “cookie-cutter” plans;

As evident in exterior elevations, proposed design is unique and modern response to architectural character of historic ceramic studio being preserved in SW corner of lot. Furthermore, the inclusion and layout of subterranean space is informed by lot's topography

- b. Where applicable, adaptive reuse or other preservation and restoration of historic structures;

Given the historic value of both existing accessory structures, they are in process of being restored

- c. Preservation of the natural landscape to the extent possible by such means as minimizing grade changes and retaining protected and specimen trees;

Siting & footprint of proposed home preserves protected trees and minimizes grading by tucking garage under SE corner so it relates to natural topography.

- d. Siting of structure in keeping with landforms and so as to maximize open space, public views, and neighbor views and privacy;

- e. High quality architectural details and building materials compatible with the overall project design;

Exterior materials on home include mix of natural ledge stone, nickel-gap siding (both vertical and horizontal), and standing seam metal roof.

- f. Sustainable building and landscaping practices, especially water-saving features.

New home shall comply with current CALGreen code which includes requirements for low-flow fixtures, and it will be built with resilient, fire-resistive materials in compliance with IWUIC. Rainwater will be captured and conveyed to on site infiltration tank recharging local water supply. Landscaping palette will feature native and drought-tolerant plants/trees with drip irrigation, and there are NO proposed lawn areas.

☐ **ADMINISTRATIVE DESIGN REVIEW AND DESIGN REVIEW FINDINGS**

(Continued from previous page)

As used in this section, compatibility is not interpreted to mean simple repetition of existing form, mass, scale, and bulk. Nor is compatibility interpreted to mean repetition of building style or detailing. Compatibility is based on consideration of a constellation of associated characteristics including building type, the property site plan, building mass and scale, and architectural material and expression. Compatibility comes from an identification of character-defining features of an area, and an applicant's thoughtful response to them within the design.

This section is not meant to be a perfunctory review of projects which comply with other development standards. Rather, it is meant to impose significant, separate, and additional burdens to proposed projects with the understanding that in many cases satisfying such burdens may call for significantly reduced development intensity that is allowed otherwise under this title. By way of illustration and not limitation, (i) so as to not unreasonably interfere with views and privacy, a project proposed on a narrow or irregularly shaped parcel may accommodate significantly less second story floor area than would otherwise be allowed; (ii) so as to not unreasonably interfere with views and privacy, a proposed project with significant second story floor area may need to be set back farther from lot lines than otherwise allowed; (iii) to ensure compatibility with and not to visually overpower or dominate the neighborhood, the floor area of a proposed project in a neighborhood predominated by smaller homes may need to be much lower than allowed by objective criteria; (iv) to ensure compatibility with landforms, a project proposed on a parcel with steep slopes or irregular topography may have much more limited siting options than set back standards would allow and may need reduced height and/or floor area; and (v) to exhibit exceptional design through noteworthy architecture, the floor area of a proposed project may need to be much lower than allowed by objective criteria in order to allow space for articulation, variation in massing, covered porches, and other enhancing architectural features.

Additionally, as standard two-dimensional building elevations and other similar graphic materials typically do a poor job of depicting projects in context, it is recommended that applicants provide materials in addition to those otherwise required in order to demonstrate that their proposed projects satisfy the foregoing burdens. Such materials may include, but are not limited to, three-dimensional perspective renderings from multiple angles; photo simulations showing the sited project in relation to neighboring structures and landforms; comparisons of proposed building size, height, setbacks, etc. to surrounding structures; story poles; material and color boards; information on energy and water saving systems; and colored landscape plans showing protected and specimen trees and illustrating drought-tolerant landscaping, permeable paving and other water-saving features.

☐ **MINOR CONDITIONAL USE PERMIT FINDINGS**

Upon consideration of any comments received, the Director of Planning and Community Preservation may approve, conditionally approve, or deny the proposed minor conditional use permit pursuant to the following findings:

1. That the proposed request will not be detrimental, or otherwise inconsistent with the residential character of the neighborhood

2. That the site of the proposed request is adequate in size, shape and topography to accommodate the request

3. That the proposed request will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent property owners

4. There is a demonstrated need for the use requested

5. That the proposed request will be arranged, designed, constructed, operated and/or maintained so as to be compatible with intended character of the surrounding area and shall not change the essential character of the surrounding area from that intended in the general plan.

☐ **VARIANCE FINDINGS**

Before any zone variance is granted, the applicant shall show, to the reasonable satisfaction of the body hearing such matter, the existence of the following facts:

1. The conditions of the variance will assure that the adjustment thereby authorized will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated

2. The variance will not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

3. The applicant has shown that there are special circumstances applicable to the property involved, such as size, shape, topography, location or surroundings, which do not generally apply to other adjacent properties included in the same zone as the subject property.

4. The special circumstance make the granting of the zone variance necessary in order to facilitate a reasonable use of the property involved.

5. The variance will be consistent with the objectives of the general plan and the zoning ordinance.

☐ **MINOR VARIANCE FINDINGS**

Burdens of Proof and Conditions of Approval. The Director must find or conditions must be imposed that:

1. The project does not adversely impact the public health, safety, and welfare

2. The design of the home is improved with the granting of a minor variance.

PROJECT NARRATIVE: Please print a narrative **summary** of the proposed project within the box.
 Project scope includes 1) construction of new single-family residence with partial basement/subterranean garage, 2) new swimming pool, 3) new hardscape (inc. driveway, walkways, patios, etc.) and 4) new plantings and trees primarily in front yard within south side yard and front yard facing Carter. FYI Under separate permit, existing accessory structures (Whalen house & ceramic studio) have been restored.

Fill in the following information:

Square Footage of Structures

Existing Dwelling (per Assessor Record)	0 SF
Existing Garage	0 SF
Other Structure(s)	Whalen House (ADU) 1,128 SF
	Whalen Studio 703 SF
	1st flr 2,330 SF
Proposed Structure	basement 875 SF
	garage 525 SF

Floor Area

Lot Size (per Assessor Record)	16,666 SF
Maximum Allowable Floor Area	4,180 SF
Existing Floor Area	1,831 SF
Proposed Floor Area	4,161 SF *
	*basement/garage exempt

Permissible Lot Coverage

Permitted Lot Coverage	6,666 SF
Existing Lot Coverage	2,019 SF
Proposed Lot Coverage	4,509 SF

Height

Existing	NA
Proposed	22'-9" from driveway
	19'-9" from natural grade

Front Yard Setback

Required	25'
Existing	NA
Proposed	25' at NE corner of m. closet
	Note: rest of residence is setback much farther

Side Yard Setback

Required	8'-1" & 16'-2"
Existing	NA
Proposed	8'-1" & 18'-2"

Rear Yard Setback

Required	15'
Existing	NA
Proposed	107'-9"

Parking

Existing	none
Proposed	2-car garage
	3 uncovered on-site guest spaces

Any trees, shrubs, or vegetation to be removed?	NO	YES	If YES, please describe type and total numbers
All 4 protected trees on-site to be preserved, and several new trees to be planted as well as substantial hedges along southerly property line.			

Proposed Landscaping includes:
Landscaping palette will feature native and drought-tolerant plants/trees with drip irrigation, and there are NO proposed lawn areas.

Any existing structure(s) to be demolished?	NO	YES	If YES, please describe structure.
Existing Whalen house & studio have been determined to be historical and will be preserved			

Is the site on the Register of Historic Cultural Landmarks?	Historic Whalen house & studio to be preserved	NO	YES
Will the site be graded?	minimal grading is required, but excavation will be necessary to construct basement & pool	NO	YES
Cubic Yards:	Cut	Fill	Import 500 Export
Will a retaining wall/property line wall be constructed?	retaining wall along N side of driveway will be necessary	NO	YES
	5'	Height 20'	Length Concrete/CMU with stone veneer Material

ENTRY ONTO PRIVATE LAND

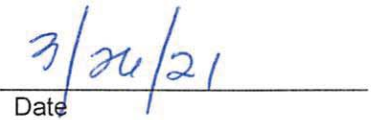
In the performance of their functions, the members of the Planning Commission and the staff of the City of Sierra Madre may enter upon my land located at

62 E. Carter Ave.

Project address

and make examinations provided that the entries and examinations do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.


Signature of Landowner


Date

OWNER'S AFFIDAVIT

I am the owner of the property located at

62 E. Carter Ave., Sierra Madre, CA 91024

Project address

I have read the foregoing application for the planning permits and know the contents thereof and give the City of Sierra Madre permission to process such permit.

I certify under penalty of perjury that the foregoing is true and correct.

Mary Rose Courtney
Signature

3/26/21
Date

Please Print:

Name Tom & Mary Rose Courtney

Address

Sierra Madre, CA 91024

Telephone

Please note: the above signature must be notarized.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 31/26/2021

before me,

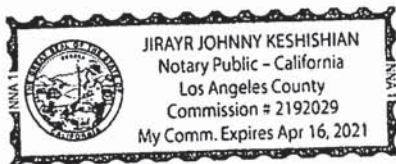
Jirayr Johnny Keshishian Notary
Here Insert Name and Title of the Officer

personally appeared

Maryrose

Courtney
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

[Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Planning Application Form

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

CEQA: California Environmental Quality Act

Appendix G

ENVIRONMENTAL INFORMATION FORM

(To be completed by the applicant if required)

Date Filed _____

General Information

1. Name and address of developer or project sponsor: Tom & MaryRose Courtney
2. Address of project: 62 E. Carter Ave., Sierra Madre, CA 91024
Assessor's Block and Lot Number: 5762-012-008
3. Name, address, and telephone number of person to be contacted concerning this project:
John Vandeveld (architect)

4. Indicate number of the permit application for the project to which this form pertains: TBD
5. List and describe and other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
building(including separate MPE permits), swimming pool, solar
6. Existing District R-1-7,500
7. Proposed use of site (Project for which this form is filed): Single-family Residential

Project Description

8. Site size 16,666 SF
9. Square footage 1st floor 2,330 + basement 875 + subterranean garage 525
10. Number of floors of construction 2 stories including basement/subterranean level
11. Amount of off-street parking provided. 2-car garage + 3 uncovered on-site spaces
12. Attach plans
13. Proposed scheduling NA
14. Associated projects NA
15. Anticipated incremental development NA
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected site remains single-family residence
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities NA
18. If industrial, indicate type, estimated employment per shift, and loading facilities. NA

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. NA

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. Design Review required for partial basement & subterranean garage to be exempt from floor area calculation

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Use of disposal or potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Relationship to a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

lot slopes N to S with 4 protected trees and 2 historic structures to be preserved

34. Describe the surrounding properties, including information on plants and animals and any cultural, historic or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Mix of 1-story & 2-story single-family residential development surrounds property

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 3-15-21

Signature

John Vandeveld

Digitally signed by John Vandeveld
DN: cn=John Vandeveld, o=Vandeveld
Architects, ou, email=john@vandeveld-
architects.com, c=US
Date: 2021.03.30 12:01:26 -07'00'

For

Tom & MaryRose Courtney

PC RESOLUTION 18-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING DISCRETIONARY DEMOLITION PERMIT 17-06, DESIGN REVIEW PERMIT 17-04 AND SECOND UNIT PERMIT 18-04 AT THE PROPERTY LOCATED AT 62 EAST CARTER AVENUE.

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for a Discretionary Demolition Permit, Design Review Permit and Second Unit Permit were filed by:

**James Cadam
1850 East Rancho Grande
Covina, CA 91724**

WHEREAS, the request for a DISCRETIONARY DEMOLITION PERMIT, DESIGN REVIEW PERMIT and a SECOND UNIT PERMIT can be described as:

A request to allow the demolition of an existing 262 square-foot patio at the front façade of the studio. The changes will have no effect on the historic portions of the structures. Pursuant to SMMC 17.60.056, any required demolition for an addition or alternation to the structure that impacts the original front façade of the structure, shall be subject to the granting of a discretionary demolition permit, and the reviewing body for a demolition permit is the Planning Commission; and, to allow the construction of 1,947-square foot single-family residence. Pursuant to SMMC Section 17.20.027.C.3, approval of a design review permit is required to allow gross floor area for all structures on a single lot that exceeds, either by addition or new construction, three thousand five hundred square feet of floor area on lot areas from eleven thousand one and up. Also, to allow the conversion of existing residence to a second dwelling unit.

WHEREAS, according to a historic resources survey prepared for the property, known as the Whalen House, 1922, is determined to be eligible for designation as an Cultural Historic Landmark in the City's Register of Historic Properties in association with Sierra Madre artist and sculptor Howard Whalen; and

WHEREAS, pursuant to Code Section 17.60.056, a discretionary demolition permit is required to allow the removal of the patio at the exterior of the building that is eligible for historic designation; and

WHEREAS, a housing program objective of the 2014-2021 Housing Element is to facilitate the provision of second units for seniors, caregivers, and other lower income households; and

WHEREAS, second units offer a benefit to homeowners by receiving a supplementary income by renting out their second units, which can help many modest income and elderly homeowners afford to remain in their homes; and

WHEREAS, the Planning Commission has received the report and recommendations of staff;

WHEREAS, a public hearing was held before the Planning Commission on July 19, 2018, September 20, 2018 and October 18, 2018, with all testimony received being made part of the public record; and

WHEREAS, the proposed project qualifies for a categorical exemption pursuant to Section 15301 Existing Facilities (l)(4) of the California Environmental Quality Act (CEQA) as it involves the removal of patio. The project also qualifies for a Class 3 Categorical Exemption, pursuant to Section 15303(a) New Construction or Conversion of Small Structures of CEQA as it involves the construction of a new single-family residence.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission now finds as follows:

Discretionary Demolition Permit Findings

Pursuant to Code Section 17.60.056, approval of a Discretionary Demolition Permit requires that the following findings be made:

- 1. The structure proposed for demolition a) has no local, state or natural historic significance as determined by the historic resources survey pursuant to Code Section 17.60.056.D.1; or b) is deemed eligible for local listing or designation under the California Historic Resource Code 1 to 5, or a contributor to an existing or potential district, and all environmental review has been conducted and/or a historical resources evaluation report with identified mitigation measures has been prepared that will allow the project to proceed with a certificate of appropriateness, including, but not limited to construction of a replacement structure in substantially similar architectural style and façade, maintenance of a plaque, photographs and/or publication describing the original structure and its local, state or national historic value, or other mitigation measures described in the environmental review document; in that the historic resources evaluation report prepared by Kathryn McGee in May 2016 concludes that the structure is deemed eligible and meets the merits for local listing or designation for Historical classifications criterion B for its association with a significant individual, Howard Whalen, renown local artist and sculptor.**
- 2. That the proposed demolition activities will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties; in that demolition is being undertaken according to all applicable requirements for demolition, including limitation to construction hours.**

3. **That there is a demonstrated need for the demolition activity requested;** in that demolition of the 262-square foot patio structure is needed as it is deemed unsafe by the Building Official.
4. **That the result of the demolition activity is consistent with the objectives of the General Plan;** in that the demolition complies with all requirements of the R-1 (Single Family Residential) Zone which codifies and implements the objectives of the General Plan with respect to Residential Low Density development.
5. **That the public interest, convenience, and necessity require that the demolition activity be undertaken at the location requested;** in that the demolition is required while meeting all requirements of the California Building Code, the City's Fire Code and Zoning Code.

FINDINGS FOR DESIGN REVIEW PERMIT FINDINGS

The granting of a design review permit is subject to the following findings pursuant to Code Section 17.60.041.D:

1. **That the proposed project is consistent with the general plan, zoning code, and any applicable design standards;** in that the proposed use will remain a single-family residential use which is consistent with the current use of the site as well as the goals of the general plan designation of Residential – Low Density and as implemented by the R-1 Zoning Ordinance. The project meets the R-1 Zone standards including setbacks, allowable gross floor area, angle plane requirement, and maximum allowable height and lot coverage.
2. **The project will not unreasonably interfere with the use, possession, and enjoyment of surrounding adjacent properties;** in that the proposed single-family residence is designed to be a single-story low-profile structure with roof line in the same direction of the slope. In addition, the proposed project is situated among mature landscaping and trees, which help to minimize views of the existing and proposed structures from neighboring properties. The project also complies with all development standards in the R-1 Ordinance regarding allowable floor area, lot coverage, setbacks, maximum allowable height, and angle plane. Therefore, the proposed project will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties.
3. **That the height, bulk, scale, mass, and siting of the proposed project be compatible with the existing neighborhood, landforms, and surroundings;** in that the proposed single-story residence addition conforms to all R-1 requirements, including height and maximum floor area, and is compatible with the pattern of development in the surrounding neighborhood of single-family residences; the height, bulk and scale of the new residence does not appear uncharacteristic of other properties nearby as the addition building been sized and proportioned to blend with

the neighborhood. The total proposed floor area, while above the average for the neighboring properties, is within the top third in terms of size and thus is still generally consistent with the size of homes in the vicinity of the project.

4. **That the proposed project reflects the scale of the neighborhood in which it is proposed and does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from foothill village setting;** in that the adjacent neighborhood includes a mixture of one-story and two-story homes which range in size from 1,445 to 3,889 square feet, and the proposed 3,778-square foot project is within this range, thereby reflecting the scale of the neighborhood. Furthermore, the 1,947 square-foot new construction will not visually overpower or dominate the neighborhood as it is situated among mature vegetation. The addition is well-proportioned low pitched shed roof at a height of 21 feet from existing grade, well below the 25-foot maximum allowable height in the R-1 Zone.
5. **That the project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts;** in that the views from the neighbor from the south will be minimized by the proposed hedge, existing trees and foliage that help preserve the privacy of the adjacent residence. Properties to the north, east and west are at a higher elevation, and will not interfere with views as the northerly side yard setback 28.8 feet is well beyond the setback requirements for front and side yards. Finally, the single-family residential use is not expected to produce unreasonable noise levels, nor cause adverse impacts to the neighborhood.
6. **The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publically visible;** in that the proposed single-story residence is designed in Mid-Century Modern style which compliments the existing Modern shed architectural style of the Whalen art studio. The project design features include flat planes, clean lines, and emphasizes its relationship with nature by incorporating large window walls and open floor plan. Also, the proposed architectural materials, wall materials, doors and windows are compatible with existing structures in order to achieve a coherent project-wide design and compatibility.
7. **For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height, pursuant to section 17.20.020(A)), that the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building,**

regardless of whether the same are publically visible; this finding is not applicable as the applicant is not seeking relief from the development standards.

- 8. For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to Sections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of:**
- a. Innovative, thoughtful and/or noteworthy architecture that is responsive to the specific site, rather than standard, or generic, or “cookie-cutter” plans;** in that proposed project is responsive to the site’s natural landform by conserving the existing Sycamore and Coast Live Oak trees and incorporating the historical structures into project design. The proposed residence is designed with Mid Century Modern architectural style references incorporating a series of saw tooth metal seam metal roof and vertical window glazing that mimics and responds to the slope of site.
 - b. Where applicable, adaptive reuse or other preservation and restoration of historic structures;** in that the proposed project is preserving, restoring and reusing the historic structures—Whalen House and Whalen Studio.
 - c. Preservation of the natural landscape to the extent possible by such means as minimizing grade changes and retaining protected specimen trees;** in that the proposed project is built on existing grade, minimizing earthwork, and retaining all protected trees on site. Landscape Plan with planting specimen details is attached herein as Exhibit B.
 - d. Siting of structure in keeping with landforms and so as to maximize open space, public views, and neighbor views and privacy;** in that the proposed structure works with the landform, maximizes outdoor open space by occupying 25 percent of the lot. The low pitched single story residence does not impede views and privacy of adjacent properties.
 - e. High quality architectural details and building materials compatible with the overall project design; and** in that the project will be constructed in high quality material for the custom Mid-Century Modern style architecture to create a compatible design. The building material is complimentary to the Whalen studio with references to the low profile shed structure, incorporating a slope shed roof on the new residence. The design is further enhanced through the use of clearstory windows and full height, narrow frame and large expanses of glass to bring in natural light to connect to the outdoors.
 - f. Sustainable building and landscaping practices, especially water-saving features;** in that the proposed project will comply with all applicable building codes

to satisfy sustainable building and landscaping practices including the Low Impact Development standards and Water Efficient Landscape Ordinances. The forethought of the project design is to make building solar ready. The property will be landscaped using drought tolerant and native plants and the driveway material will be permeable pavers to reduce water runoff.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES Discretionary Demolition Permit 17-06 (DDP 17-06); Design Review Permit 17-04 (DRP 17-04), and Second Unit Permit 18-04 (SUP 18-04), subject to the attached conditions of approval in the Attached Exhibit A.

The approval is final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and his counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

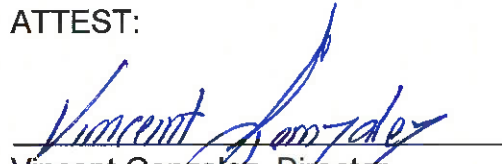
APPROVED, the 18th day of October 2018, by the following vote:

AYES: 6
NOES: 0
ABSTAIN: 0
ABSENT: 1 (Spears)



John Hutt, Chair
Sierra Madre Planning Commission

ATTEST:



Vincent Gonzalez, Director
Planning & Community Preservation Department

**CONDITIONS OF APPROVAL
DISCRETIONARY DEMOLITION PERMIT 17-06, DESIGN REVIEW PERMIT 17-04
AND SECOND UNIT PERMIT 18-04**

General Conditions:

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
3. Execute and deliver to the City's Department of Development Services an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Planning Department Conditions:

The applicant and property owner shall:

1. Construct the project in substantial conformance with all applications and supporting materials presented to the Planning Commission on July 19, 2018, September 20,

2018 and October 18, 2018. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Design Review permit.

2. Submit construction plans, for 1st Plan Check within one (1) year of the date of this approval; failure to do so will constitute an abandonment of the entitlement, and shall render this approval null and void.
3. Applicant shall comply with the requirements of the Water Efficient Landscape Ordinance.
4. A commemorate plaque shall be installed on site in recognition of the historic significance for its association with Sierra Madre artist and sculptor, Howard Whalen.
5. Utilities shall be underground.
6. Execute siding with miter joint at corner without trim.
7. Construction patio trellis with steel posts.

Public Works Department Conditions

The applicant and property owner shall include for Plan Submittal Completion:

8. The arborist report shall describe proposed pruning impacts that will be required for the construction of the new structure.
9. The arborist's report shall clearly delineate a path of travel for vehicular and construction access to the three buildings. The path of travel shall be respectful of the fenced areas, low branches, and root protection zones of the protected trees.
10. Complete the application for review of construction activities in proximity to protected trees.
11. Review the mitigation guide for protected trees
12. Review the procedures for demolition of a building
13. Review the Minimum requirements for construction plans, grading and drainage plans and LID requirements
14. List of forms to be filled out and submitted for approval

Conditions of Approval:

1. Prior to issuance of a building permit, applicant shall submit to Public Works a fully executed agreement with the arborist fully describing the arborist's construction monitoring services and preparation of the arborist's final report as to the impacts on the protected trees.
2. All tree protective recommendations included in the arborist's report shall be followed throughout the construction process.

3. All buildings shall be connected to the public sewer.
4. All sidewalks to be replaced across the property frontage, PW permit required.
5. Unused driveway approach to be eliminated and replaced with curb and gutter, PW permit required.
6. Curb and gutter to be replaced, PW permit required.
7. Parkway trees shall be raised to meet City Municipal Code standards, crowns thinner per international Society of Arboriculture standards, and trees shall be evaluated by city staff prior to any improvements.

Fire Department Conditions:

The applicant and property owner shall:

1. Install fire sprinklers in all structures;
2. Compliant with CBC 7A Wildland.

(End of conditions)