

## **AGENDA PLANNING COMMISSION**

**Thursday, February 20, 2020  
7:00 PM**

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



### **ROLL CALL**

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

### **APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business

### **APPROVAL OF MINUTES**

1. February 6, 2020 Planning Commission Meeting Minutes

### **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 at the rear of the Council Chambers. 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.

### **PRESENTATION**

1. **2020 STATE LEGISLATIVE UPDATE – SENATE BILL 330 HOUSING CRISIS ACT OF 2019 (part two)**

One of the components of the bill would prohibit a county or city from enacting a development policy, standard, or condition, that would have the effect of imposing or enforcing new design standards established on or after January 1, 2020, that are not objective standards. This bill is effective January 1, 2020 through January 1, 2025.

## **PUBLIC HEARING**

### **Disclosure of Site Visits and Ex-parte Contracts**

Disclosure by Commissioners of site visits and Ex-parte Contracts

#### **1. HILLSIDE DEVELOPMENT PERMIT 15-20 (HDP 15-20) AND CONDITIONAL USE PERMIT 15-21 (CUP 15-21)**

**Address: 1 Nathaniel Terrace (Lot 9)**

**Applicant: Robert Ho**

**Continued from November 21, 2019**

The Planning Commission will conduct a public hearing to consider a request for HDP 15-20 and CUP 15-21 to allow the construction of a new two-story single-family residence with an attached two-car garage for a total of 3,956 square feet. Pursuant to City of Sierra Madre Municipal Code Section 17.52.070.C.2, construction of a single-family dwelling unit in the Hillside Management Zone requires approval of a HDP. Pursuant to Condition of Approval No. 159 of Tract Map 54016, any development which can be seen from the location of the Macomber Cabin, Carter Barn or the Willis Estate is subject to a CUP to ensure that the development contrasts with the design of these cultural resources, and to protect these cultural resources by distinguishing them from their non-historic context.

#### **2. DESIGN REVIEW PERMIT 19-06 (DRP 19-06)**

**Address: 1910 Santa Anita Avenue**

**Applicant: PDS Studio Inc.**

The Planning Commission will conduct a public hearing to consider a request for DRP 19-06 to allow the construction of a new two-story single-family residence with an attached two-car garage for a total of 3,462 square feet. Pursuant to SMMC Section 17.20.027.B, any new single-family construction proposed to include a second story requires a design review permit; and pursuant to Section 17.20.027.C.3, a Design Review Permit is required to allow any new construction with allowable gross floor area for all structures on a single lot greater than seven thousand five hundred one to eleven thousand square feet that exceeds 3,000 square feet of floor area.

## **DISCUSSION**

None

## **PLANNING COMMISSION REPORTS**

## **PLANNING & COMMUNITY PRESERVATION STAFF REPORTS**

## **ADJOURNMENT**



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.

### **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)

**Item Attachment Documents:**

1. Review of the minutes of the February 6, 2020 Planning Commission Meeting

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**CITY OF SIERRA MADRE**  
**PLANNING COMMISSION MINUTES**  
Regular Meeting of  
Thursday, February 6, 2020 at 7:00 p.m.  
City Council Chambers, 232 W. Sierra Madre Blvd.

**CALL TO ORDER**

Chair called the meeting to order at 7:02 pm

**ROLL CALL**

**Present:** Chair Hutt, Vice Chair Denison, Commissioners Dallas, Desai,  
Pevsner, Spears

**Absent** Commissioner Catalano

**Staff:** Vincent Gonzalez, Director of Planning and Community Preservation  
Jennifer Peterson, Administrative Analyst  
Aleks R. Giragosian, Assistant City Attorney

**APPROVAL OF AGENDA**

Chair Hutt proposed to move the Parking discussion so that it would be heard first. Vice Chair Denison moved to amend the agenda as proposed, Commissioner Spears seconded. Motion carried unanimously.

**APPROVAL OF MINUTES OF JANUARY 16, 2020**

Vice Chair Denison moved to approve the minutes, Commissioner Spears seconded. Motion carried.  
Commissioner Pevsner abstained.

**AUDIENCE COMMENTS**

Joshua Wolf  
Introduce Dr. So Ra Baek and Cal Poly Planning Students.

Dr. So Ra Baek  
Dr. So Ra Baek shared the student's area of study and how it relates to Sierra Madre.

**DISCUSSION**

**1. DISCUSSION REGARDING AMENDMENTS TO MUNICIPAL CODE CHAPTER 17.36–COMMERCIAL ZONE OFF-STREET PARKING AND CHAPTER 17.68–PARKING**

Chair Hutt explained that tonight's meeting is comprised of discussion items which are less formal than public hearings. He invited the audience to feel free to participate.

The Commission considered amending the residential parking requirements so that it would be determined by a curb to curb storefront width calculation for public parking allowance for tenant space.

The Commission agreed by consensus to also consider calculating parking requirements based on habitable space, with thresholds similar to those for design review.

They also agreed to eliminate language referring to covered or not covered, leaving that specification to the underlying zoning.

They agreed by consensus that they would like to have input from the Police and Fire Departments.

**Action: The existing subcommittee will work on the items above, and return with a draft ready for Public Hearing.**

**The Planning Commission took a 10 minute recess.**

## **PRESENTATION**

### **1. 2020 STATE LEGISLATIVE UPDATE – SENATE BILL 330 HOUSING CRISIS ACT OF 2019**

Presentation by Assistant City Attorney Giragosian.

## **DISCUSSION**

### **2. DISCUSSION REGARDING AMENDMENTS TO MUNICIPAL CODE CHAPTER 17.36 COMMERCIAL ZONE**

The Commission struggled with what they felt was unclear and inconsistent direction from City Council. They also felt that there were revisions to the code presented this evening that they could not recall having discussed earlier.

They considered requesting the City Council for a joint study session.

Chair Hutt stated that he would prefer to review the previous and proposed code in a side by side red-line format.

Chair Hutt noted that in the proposed code, all new residential construction would require a Conditional Use Permit. He expressed concern that the City could run afoul of the department of Housing and Community Development with that requirement.

84 It was also pointed out that if there is no regulation of storefront uses, then residential  
85 uses would be allowed in storefronts.

86  
87 Chair Hutt felt that the changes in 17.36.030 are confusing and contradictory. He also  
88 did not understand the need for Planning Commission review for Tenant Improvement  
89 projects.

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91 Chair Hutt noted that he was also confused by the exclusion of Montecito in this code  
92 revision as he recalls that the only reason to consider them separate was to ensure the  
93 codes cross reference.

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95 **Oral Communication**

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97 **Audience**  
98 None.

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100 **Planning Commission**

101 Commissioner Spears inquired of the amount of anticipated projects in response to the  
102 lifting of the water meter moratorium.

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104 Director Gonzalez expects that the Stonehouse development and a several lot splits  
105 would be submitting applications soon.

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107 **Staff**

108 Director Gonzalez stated that the next Planning Commission meeting is scheduled for  
109 February 20, 2020. The Assistant City Attorney will provide a presentation—part two of  
110 SB 330 legislative update. The Commission will conduct design review on one new  
111 single-family structure and one continued project.

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113 Chair Hutt adjourned the meeting at 10:30 p.m.

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118 Secretary to the Planning Commission  
Vincent Gonzalez, Director of Planning & Community Preservation

**Item Attachment Documents:**

1. The Planning Commission will conduct a public hearing to consider a request for DRP 19-06 to allow the construction of a new two-story single-family residence with an attached two-car garage for a total of 3,462 square feet. Pursuant to SMMC Section 17.20.027.B, any new single-family construction proposed to include a second *story* requires a design review permit; and pursuant to Section 17.20.027.C.3, a Design Review Permit is required to allow any new construction with allowable gross floor area for all structures on a single lot greater than seven thousand five hundred one to eleven thousand square feet that exceeds 3,000 square feet of floor area.



## Planning Commission **STAFF REPORT**

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

*Vincent Gonzalez, Director*  
*Planning & Community Preservation*

DATE: February 20, 2020  
TO: Planning Commission  
FROM: Clare Lin, Associate Planner  
REVIEWED BY: Vincent Gonzalez, Director

**SUBJECT: Design Review Permit 19-06 (DRP 19-06) to allow the construction of a new 3,462-square-foot two-story single family residence with an attached 2-car garage on the property located at 1910 North Santa Anita Avenue**

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### **RECOMMENDATION**

Approve Design Review Permit 19-06 pursuant to Planning Commission Resolution 20-01 with attached conditions of approval.

### **ALTERNATIVES**

The Planning Commission may:

1. Approve the request for Design Review Permit 19-06 pursuant to Planning Commission Resolution 20-01, subject to the conditions of approval;
2. Approve the request for Design Review Permit 19-06 with modifications;
3. Deny the request for Design Review Permit 19-06 citing the reasons and findings for denial;
4. Continue the subject project, and provide direction to staff and applicant.

## **EXECUTIVE SUMMARY**

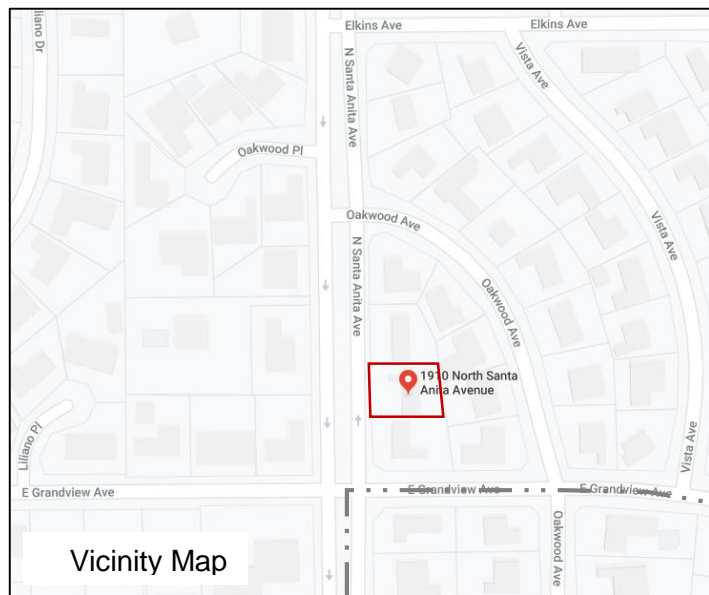
The applicants, PDS Studio, is requesting that the Planning Commission consider Design Review Permit 19-06 (DRP 19-06) to demolish an existing single family structure to accommodate the construction of a new 3,462-square-foot two-story single family residence with an attached 2-car garage. Pursuant to SMMC Section 17.20.027.B and C.2, a Design Review Permit is required: 1) for any new construction proposed to include a second story; 2) to allow any new construction with allowable gross floor area for all structures on lot areas from seven thousand five hundred to eleven thousand square feet that exceeds 3,000 square feet of floor area.

Staff recommends that the Planning Commission approve DRP 19-06 pursuant to Planning Commission Resolution 20-01 with conditions of approval.

## **BACKGROUND**

The subject property is a 10,855 square-foot trapezoid-shaped lot located in the R-1 Zone (Single Family Residential) with a General Plan Land Use Designation of RL (Residential Low Density). The adjacent properties to the north, east, south and west are also zoned R-1, and the property is bounded by one-story single family homes. The neighborhood consists of predominantly single-story, single-family residences. The average top one-third of the homes have an average of 2,913 square feet. This calculation excludes garage floor area. The neighborhood analysis is attached herein as Exhibit E.

The existing property has a single-story 1,696-square-foot structure and a detached 380-square-foot 2-car garage built in 1952. Since the structures are less than 75 years of age, demolition is not subject to the discretionary demolition permit and historical resource evaluation report requirements.



## **ANALYSIS**

### **Criteria for Review of the Proposed Project**

The proposed project involves the demolition of all structures on site for new construction of a house of 3,040 square feet and attached 2-car garage of 422 square feet, totaling a 3,462-square-foot, two-story, single family residence exceeds 3,500 square feet of floor area. Pursuant to SMMC Section 17.20.027.B and C.2, a Design Review Permit is



required for any new construction proposed to include a second story; and, to allow any new construction with allowable gross floor area for all structures on lot areas from 7,500 to 11,000 square feet that exceeds 3,000 square feet of floor area.

### **Proposed Project**

The proposed building is L-shaped with a two-story program on the north side against hillside, and one-story element with covered front porch and exposed trellis for the rear yard on the south side. The main house footprint is rectangular and includes 4 bedrooms, 3 bathrooms, living room, family room, dining room, kitchen, powder room, and 2-car attached garage. The overall height of the primary structure is 21'-10" with a hip and gable roof configuration at 3.5:12 roof pitch. The prevailing front yard setback is 35 feet, and the cumulative side yard setback is 31'-7", greater than 30% of the lot width, and the rear yard is 15'-8" feet. The garage is 37'-6" from the front property line.

### **Architecture, building form, and materials**

The two-story residence is designed in ranch architectural style with an asymmetrical primary elevation facing Santa Anita Avenue. The house exhibits characteristics of ranch style for the suburban lots: ground-hugging with low pitched roof and deep eaves, multiple expanses of glass in horizontal window and sliding glass doors, one-room deep L-shaped to surround the patio and landscape features that integrated into the landscape, and a garage to accommodate cars. The overall massing of the building is compatible and proportional to the neighborhood, and follows the contours of the land. The two-story element is against the hillside next to the two story home to the north, and single-story elements at the lower slope to the south that reduces the bulk of the massing thereby minimizing privacy issues.

The proposed project includes low-pitched hip gable with concrete roof tiles, horizontal wood sidings, fiberglass windows with wood window casing, stacked stone-veneer, wood railings, gabled vents and ranch style garage doors. The design and materials are consistent throughout the entire site. The color palette is primarily earth tone. The exterior walls are finished with sand-finish stucco in bisque color, Hardie Board groove sidings in artic white, window casing and trim woodworks painted in white crest, the stacked stone in beige (Eldorado Stone Alderwood), garage door in white with dark hardware. Window frames are factory finish black, exterior lighting fixtures are in black oxide, and concrete roof tiles in charcoal slate color.

A neighborhood analysis (Exhibit E) has been conducted on the 35 properties that were noticed within a 300-foot radius. The analysis indicates that the proposed 3,040-square-foot residence is 137 square feet greater than 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 D.

### **Arborist Report**

An arborist report has been prepared by Javier Cabral, a Certified Arborist to assess the viability of the new single-family residence in relation to an existing Coast Live Oak. The proposed structure is located approximately 22 feet from the margin of the oak's trunk, and it is the opinion of the Arborist that all trees including the Coast Live Oaks can be protected in place in the context of the proposed design. The tree protection plan indicates, a Tree Protection Zone (TPZ).to avoid damaging the roots, stems, and branches with mechanical and manual equipment, to avoid soil compaction by prohibiting the use of heavy equipment, not to store or park construction equipment, washing equipment, prevent flooding and pooling and avoid cutting tree roots whenever possible, and do not raise or lower the grade as illustrated in the arborist report attached herein as Exhibit C. Conceptual Water Efficient Landscape plan is attached herein for reference as Exhibit B; Sheet L-1.

### **PROJECT SUMMARY**

Category	Existing	Proposed	Code Requirement / Allowed	Meets Code
<b>Lot size</b>	10,855 sq. ft.	No Change	7,500 (minimum)	Yes
<b>Lot Coverage</b>	19.1%	24.2%	Not to exceed 40%	Yes
<b>Building Height</b>	18'-6"	21'-10"	25 feet	Yes
<b>Gross Floor Area</b>	2,076 sq. ft.	3,462 sq. ft.	3,463 sq. ft.	Yes
<b>Building Setbacks:</b>				
<u><b>Front</b></u>	50'-6"	35'-0" (first floor) 42'-0" (second floor)	35 feet	Yes
<u><b>Sides</b></u>		Cumulative 31'-6"	Cumulative 27 feet (30%)	Yes
<b>North</b>	7'- 6"	11'-6" (first floor) 14'-6" (second floor)		
<b>South</b>	6'-0"	20' (first floor) 44'-6" (second floor)		
<u><b>Rear</b></u>	30'- 1"	15'-8" (first floor) 42'-0" (second floor)	15 feet	Yes
<b>Parking</b>	2-car garage	2-car garage	2 spaces per dwelling with maximum of four bedrooms	Yes

### **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. The proposed project is consistent with the general plan, zoning code, and any applicable design standards;** in that the project site has a General Plan Designation of RL (Residential Low Density) and the request for a single family residence is consistent with the City's General Plan as implemented by the R-1 Zoning Ordinance. The project remains its current use and meets R-1 Zone standards including setbacks, allowable gross floor area, angle plane requirement, and maximum allowable height. In addition, the project complies with General Plan Objective L1 to continue the existing pattern of residential housing development; and Objective L6 that development is done in harmony with its neighborhood and preserves and protects the privacy and views of the neighboring properties. Lastly, the overall massing is consistent and sensitive to the contours of the site, neighborhood, and complementary to the surrounding properties.

**2. The project will not unreasonably interfere with the use, possession, and enjoyment of surrounding adjacent properties;** in that the proposed single family residence was specifically designed to work with the contours of the site, and will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties. The project complies with the development standards in the R-1 Ordinance in regards to allowable floor area, lot coverage, setbacks, and angle plane etc. The house has a front setback of 35 feet and the rear yard setback is 15 feet. The side yard setbacks are 11'-6" and 20 feet on the first level, and setback 44 feet from the southerly property line on the second level. The proposed project intends to protect the mature oak trees that further promotes the enjoyment of the surrounding 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, in terms of height, bulk, scale, and mass, the proposed project occupies 24.2% of the lot, complies with gross floor area and height requirements allowed by the Municipal Code. The siting of the proposed project also protects all trees, including the existing Coast live oak tree and is compatible with the existing neighborhood and surroundings.

**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 proposed project remains as a single family residence that is consistent with the residential character of a mixture of one and two-

story homes. The proposed second story massing is positioned to the northern portion of the upward slopping lot, and 44 feet away from the property line to the south so it will not visually overpower or impact the privacy of the neighboring properties. The proposed project sensibly placed the single story element to the south to ensure that the project design is well-proportioned relative to the site as well as to the eclectic architectural style foothill village setting of Sierra Madre, and will not overpower or dominate the neighborhood.

**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 residence does not unreasonably interfere with public views or the views and privacy of neighbors as the 21'-10" height is typical for two-story buildings and below the maximum height allowed by the Municipal Code. Existing trees and foliage in the surrounding neighboring yards will negate the obstruction or privacy issues from north, south and east.

**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 design is inspired by California ranch architectural style and elements are homogenous. The exterior is finished with stucco, horizontal wood siding, stacked stone, and hip roof depicting a structure that is horizontal and grounded. The project achieves an overall coherent design, and the design is consistent throughout the structure in use of design features, details, colors and material finishes.

**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 17.20.027(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;** in that the project is not applicable to this finding as the applicant is not seeking relief from development standards.

**8. For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to Sections 17.20.025(C), 17.30.040(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, the following:**

- 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 a homogeneous design in ranch architecture style, and is responsive to the existing site by retaining all existing trees on site including one Coast Live Oak tree. The proposed design resembles a traditional ranch architectural style design aesthetic incorporating low pitched roof, deep eaves, multiple expanses of glass, and one room deep layout that surrounds the rear yard. The design thoughtfully placed the two-story element on the north side of lot and single-story element wrapped around the front façade and the south elevation.

- b. Where applicable, adaptive reuse or other preservation and restoration of historic structures;** in that the finding is not applicable to the proposed project.
- 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 all trees on site including a Coast Live Oak. A landscape Plan exhibits a tree protection zone and utilizes a drought tolerant plant palette. Furthermore, an arborist report has been prepared with suggested mitigation measures to protect the one Coast Live Oak tree during construction activities.
- 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 and contours of the site by preserving the front yard setback, incorporating a landscape design that wraps around the building from west, to the south, and east of the building to ensure the residence does not impede views and privacy of adjacent properties.
- e. High quality architectural details and building materials compatible with the overall project design;** in that the project will be constructed with high quality materials for the ranch style architecture to create a compatible design. The exterior is finished in warm earth tone stucco, Hardi Board horizontal siding, stack stone, carriage garage door and slate colored concrete roof tiles. The design is further enhanced through the use of a covered front porch and open trellis to connect into nature.
- 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 property will be landscaped using drought tolerant and native plants, and storm water runoff will be captured utilizing the infiltration basin in the front yard.

## **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.

## **ENVIRONMENTAL**

The proposed project qualifies for a Class 1 Categorical Exemption, pursuant to Section 15301 Existing Facilities (I)(1) of the California Environmental Quality Act (CEQA) as it involves the removal of a single-family residence. The project also qualifies a Categorical Exemption pursuant to Section 15303(a) (Class 3, New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), in that it involves a new construction of one single family residence.

### **Attachments:**

1. Exhibit A: Planning Commission Resolution 20-01
2. Exhibit B: Narrative, Plans, Elevations, Renderings
3. Exhibit C: Arborist report
4. Exhibit D: Site Photos
5. Exhibit E: Neighborhood Analysis
6. Exhibit E: Material Board

**PLANNING COMMISSION  
RESOLUTION 20-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA  
MADRE APPROVING DESIGN REVIEW PERMIT 20-01 TO ALLOW THE  
CONSTRUCTION OF A NEW 3,426-SQUARE-FOOT TWO-STORY SINGLE FAMILY  
RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE ON THE PROPERTY  
LOCATED AT 1910 SANTA ANITA AVENUE**

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

WHEREAS, an application for a Design Review was filed by:

**PDS Studio, Inc.  
711 South First Avenue  
Arcadia, CA 91006**

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

A request for a design review permit to allow a new construction of a 3,462-square-foot two-story, single family residence with an attached two-car garage the property located at 1910 Santa Anita Avenue. Pursuant to SMMC Section 17.20.027.B and C.2, a Design Review Permit is required: 1) for any new construction proposed to include a second story; 2) to allow any new construction with allowable gross floor area for all structures on lot areas from seven thousand five hundred to eleven thousand square feet that exceeds 3,000 square feet of floor area.

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

WHEREAS, notice was duly given of the public hearing on the matter, which public hearing was held before the Planning Commission on February 20, 2020, with all testimony received being made part of the public record;

WHEREAS, the proposed project qualifies for a Class 1 Categorical Exemption, pursuant to Section 15301 Existing Facilities (I)(1) of the California Environmental Quality Act (CEQA) as it involves the removal of a single-family residence. The project also qualifies a Categorical Exemption pursuant to Section 15303(a) Class 3, New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), in that it involves a new construction of one 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:

**Burden of proof for permits for certain noted projects pursuant to Code Section 17.20.041.D**

Before a Design Review Permit is granted, the application shall show, to the reasonable satisfaction of the reviewing authority, the existence of the following facts:

- 1. The proposed project is consistent with the general plan, zoning code, and any applicable design standards;** in that the project site has a General Plan Designation of RL (Residential Low Density) and the request for a single family residence is consistent with the City's General Plan as implemented by the R-1 Zoning Ordinance. The project remains its current use and meets R-1 Zone standards including setbacks, allowable gross floor area, angle plane requirement, and maximum allowable height. In addition, the project complies with General Plan Objective L1 to continue the existing pattern of residential housing development; and Objective L6 that development is done in harmony with its neighborhood and preserves and protects the privacy and views of the neighboring properties. Lastly, the overall massing is consistent and sensitive to the contours of the site, neighborhood, and complementary to the surrounding properties.
- 2. The project will not unreasonably interfere with the use, possession, and enjoyment of surrounding adjacent properties;** in that the proposed single family residence was specifically designed to work with the contours of the site, and will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties. The project complies with the development standards in the R-1 Ordinance in regards to allowable floor area, lot coverage, setbacks, and angle plane etc. The house has a front setback of 35 feet and the rear yard setback is 15 feet. The side yard setbacks are 11'-6" and 20 feet on the first level, and setback 44 feet from the southerly property line on the second level. The proposed project intends to protect the mature oak trees that further promotes the enjoyment of the surrounding 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, in terms of height, bulk, scale, and mass, the proposed project occupies 24.2% of the lot, complies with gross floor area and height requirements allowed by the Municipal Code. The siting of the proposed project also protects all trees, including the existing Coast live oak tree and is compatible with the existing neighborhood and surroundings.
- 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 proposed project remains as a single family residence that is consistent with the residential character of a mixture of one and two-story homes. The proposed second story massing is positioned to the northern portion of the upward slopping lot, and 44 feet away from the property line to the south so it will not visually overpower or impact the privacy of the neighboring properties. The proposed project sensibly placed the single story element to the south to ensure that the project design is well-proportioned relative to the site as well as to the eclectic architectural style foothill village setting of Sierra Madre, and will not overpower or dominate the neighborhood.

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 residence does not unreasonably interfere with public views or the views and privacy of neighbors as the 21'-10" height is typical for two-story buildings and below the maximum height allowed by the Municipal Code. Existing trees and foliage in the surrounding neighboring yards will negate the obstruction or privacy issues from north, south and east.
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 design is inspired by California ranch architectural style and elements are homogenous. The exterior is finished with stucco, horizontal wood siding, stacked stone, and hip roof depicting a structure that is horizontal and grounded. The project achieves an overall coherent design, and the design is consistent throughout the structure in use of design features, details, colors and material finishes.
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 17.20.027(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;** in that the project is not applicable to this finding as the applicant is not seeking relief from development standards.
8. **For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to Sections 17.20.025(C), 17.30.040(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, the following:**

- 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 a homogeneous design in ranch architecture style, and is responsive to the existing site by retaining all existing trees on site including one Coast Live Oak tree. The proposed design resembles a traditional ranch architectural style design aesthetic incorporating low pitched roof, deep eaves, multiple expanses of glass, and one room deep layout that surrounds the rear yard. The design thoughtfully placed the two-story element on the north side of lot and single-story element wrapped around the front façade and the south elevation.
- b. Where applicable, adaptive reuse or other preservation and restoration of historic structures;** in that the finding is not applicable to the proposed project.
- 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 all trees on site including a Coast Live Oak. A landscape Plan exhibits a tree protection zone and utilizes a drought tolerant plant palette. Furthermore, an arborist report has been prepared with suggested mitigation measures to protect the one Coast Live Oak tree during construction activities.
- 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 and contours of the site by preserving the front yard setback, incorporating a landscape design that wraps around the building from west, to the south, and east of the building to ensure the residence does not impede views and privacy of adjacent properties.
- e. High quality architectural details and building materials compatible with the overall project design;** in that the project will be constructed with high quality materials for the ranch style architecture to create a compatible design. The exterior is finished in warm earth tone stucco, Hardi Board horizontal siding, stack stone, carriage garage door and slate colored concrete roof tiles. The design is further enhanced through the use of a covered front porch and open trellis to connect into nature.

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**February 20, 2020**

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- 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 property will be landscaped using drought tolerant and native plants, and storm water runoff will be captured utilizing the infiltration basin in the front yard.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES Design Review Permit 18-03, subject to the conditions of approval in Exhibit A, attached herein.

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 20<sup>th</sup> day of February, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

John Hutt, Chairperson  
Sierra Madre Planning Commission

ATTEST:

---

Vincent Gonzalez, Director  
Planning & Community Preservation Department

**EXHIBIT A**

**CONDITIONS OF APPROVAL**  
**DRP 20-01**

**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 Planning & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department prior to submitting construction plans for 1<sup>st</sup> Plan Check to the City. 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 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 February 20, 2020. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Design Review permit.

**Planning Commission Resolution 20-01**  
**February 20, 2020**

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2. Submit construction plans, for 1<sup>st</sup> 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.

**Public Works Conditions:**

The applicant and property owner shall:  
Plan Submittal Completion:

- 1.) The applicant shall describe any proposed removal or pruning impacts (root zone or canopy) that will be required for the construction of the new structure of the existing Oak tree.
- 2.) Plan shall, at a minimum, indicate how the Oak tree will be fenced to protect low branches and root zones, and prevent storage of construction materials under the tree.
- 3.) Review the Procedures for Demolition of a building.
- 4.) Review the requirements for construction plans, grading and drainage plans and LID requirements.
- 5.) List of forms to be filled out and submitted for approval:
  1. Complete the application for review of construction activities in proximity to protected trees;
  2. Review the mitigation guide for protected trees;
  3. All tree protective recommendations included in the arborist's report shall be followed throughout the construction process;
  4. 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;
  5. Review the procedures for demolition of a building;
  6. Review the minimum requirements for construction plans, grading and drainage plans and LID requirements;
  7. List of forms to be filled out and submitted for approval;

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8. Construction fence shall be off set from the property line not to interfere with sidewalk pedestrian traffic during construction.
9. The addition floor space exceeds 500 square feet, therefore Low Impact Development (LID) standards apply to the entire project. A grading and drainage plan will therefore be required.
10. As of today's date, much of the front and rear yard area is loose, disturbed soil which is subject to wind and storm water erosion. An erosion control plan must be prepared by a licensed civil engineer and submitted to the public works department for approval prior to issuance of any permits.
11. The revised site shall not redirect, concentrate or increase drainage across adjoining private properties.
12. Property shall be connected to the public sewer.
13. Additional conditions may be determined following a complete submittal.
14. All tree protective recommendations shall be followed throughout the construction process.
15. All buildings shall be connected to the public sewer.
16. Driveway approach to be added and abandoned drive approaches to be replaced with curb and gutter, separate PW permit required.

**Fire Department Conditions:**

The applicant and property owner shall:

1. Install fire sprinklers in the proposed structures.

(end of conditions)

# EXHIBIT B

## NARRATIVE, PLANS, ELEVATIONS, RENDERINGS

**Project Address: 1910 N. Santa Anita**

**Project Description: New 2-Story Single Family Home**

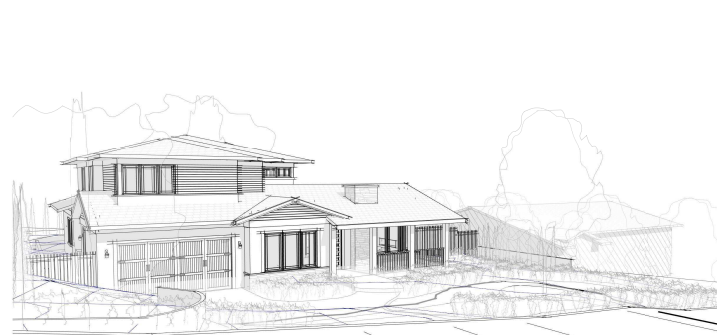
### **Project Narrative:**

The owner of the property at 1910 N. Santa Anita Ave would like to construct a new 2-story ranch style single family home of 3,040 sf living area and an attached 2-car garage of 422 sf. Existing structures on site, including a 1-story single family home and an attached 2-car garage, will be demolished. The new house will be built with 4 bedrooms and 3.5 bathrooms, attached 2-car garage, great room, recreation room, dining room, kitchen, wok room, laundry, cover porch, and elevator (for wheelchair access to 2<sup>nd</sup> floor). The new home ranch style home include design features like a shallow pitch roof (3.5:12) with concrete roof tiles, wood siding (James Hardie lap siding), windows (fiberglass with prairie SDL grids), wood window exterior casing, stone veneer (stacked stones from El Dorado Stone), wood railing, decorative gable vents, ranch style garage doors and other woodwork elements.

The owners have worked with the designer to ensure the new home design not only to fit both their design desires, but also fit into the hillside neighborhood. Because the lot slopes from north to south, the new home design places the 2<sup>nd</sup> floor footprint toward the north side, to provide ample distance (44'-0" to the side property line) to reduce the physical mass on the façade. The use of horizontal designs (siding, roof ridge, eave, stacked stone veneer) helps the new 2-story home blend into the existing topography. The low-pitched roofs and deep overhanging eaves, with the side gable roofs, help reinforce the ranch architectural style horizontal appearance.



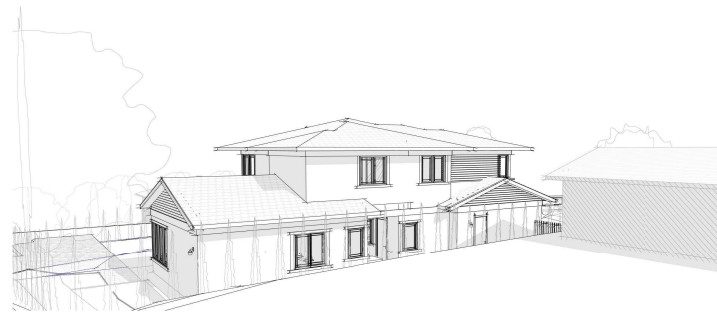




NW FRONT VIEW FROM NW



SW FRONT VIEW FROM SW



NE VIEW AT REAR YARD NE CORNER



SE VIEW AT REAR YARD SE CORNER

## SCOPE OF WORK

CONSTRUCT A NEW 2-STORY 3,462SF SINGLE FAMILY HOME OF RANCH STYLE WITH AN ATTACHED TWO-CAR GARAGE OF 422. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED. EXISTING OAK TREE ON SITE TO BE PRESERVED AND PROTECTED

## PUBLIC WORKS COMMENTS

- REMOVAL OR PRUNING IMPACTS (ROOT ZONE OR CANOPY THAT WILL BE REQUIRED FOR THE NEW STRUCTURE AT THE EXISTING OAK TREE WILL BE SPECIFIED PER ARBORIST REPORT
- OAK TREE WILL BE FENCED TO PROTECT LOW BRANCHES AND ROOT ZONES PER ARBORIST REPORT. STORAGE OF CONSTRUCTION MATERIALS UNDER TREE WILL BE PREVENTED
- REVIEW THE PROCEDURES OF DEMOLITION PER CIVIL PLAN
- REVIEW REQUIREMENTS OF CONSTRUCTION PLANS, GRADING, AND DRAINAGE PLAN AND LID REQUIREMENTS PER CIVIL PLAN
- TREE PROTECTIVE RECOMMENDATIONS SHALL BE FOLLOWED THROUGHOUT CONSTRUCTION PROCESS
- ALL BUILDINGS SHALL BE CONNECTED TO PUBLIC SEWER
- DRIVEWAY APPROACH TO BE ADDED AND ABANDONED DRIVEWAY APPROACHES TO BE REPLACED WITH CURB AND GUTTER, SEPARATE PW PERMIT REQUIRED

PROPOSED PROJECT WILL COMPLY WITH CBC 7A

## SHEET INDEX

- A0 COVER SHEET / PERSPECTIVE
- A0.1 SURVEY
- A1 SITE PLAN / ROOF PLAN
- A2 FLOOR PLANS
- A3 ELEVATIONS
- CG1 CONCEPTUAL GRADING
- L1 LANDSCAPE PLAN (WELO)



# SINGLE FAMILY HOME 1910 SANTA ANITA AVE SIERRA MADRE, CA 91024

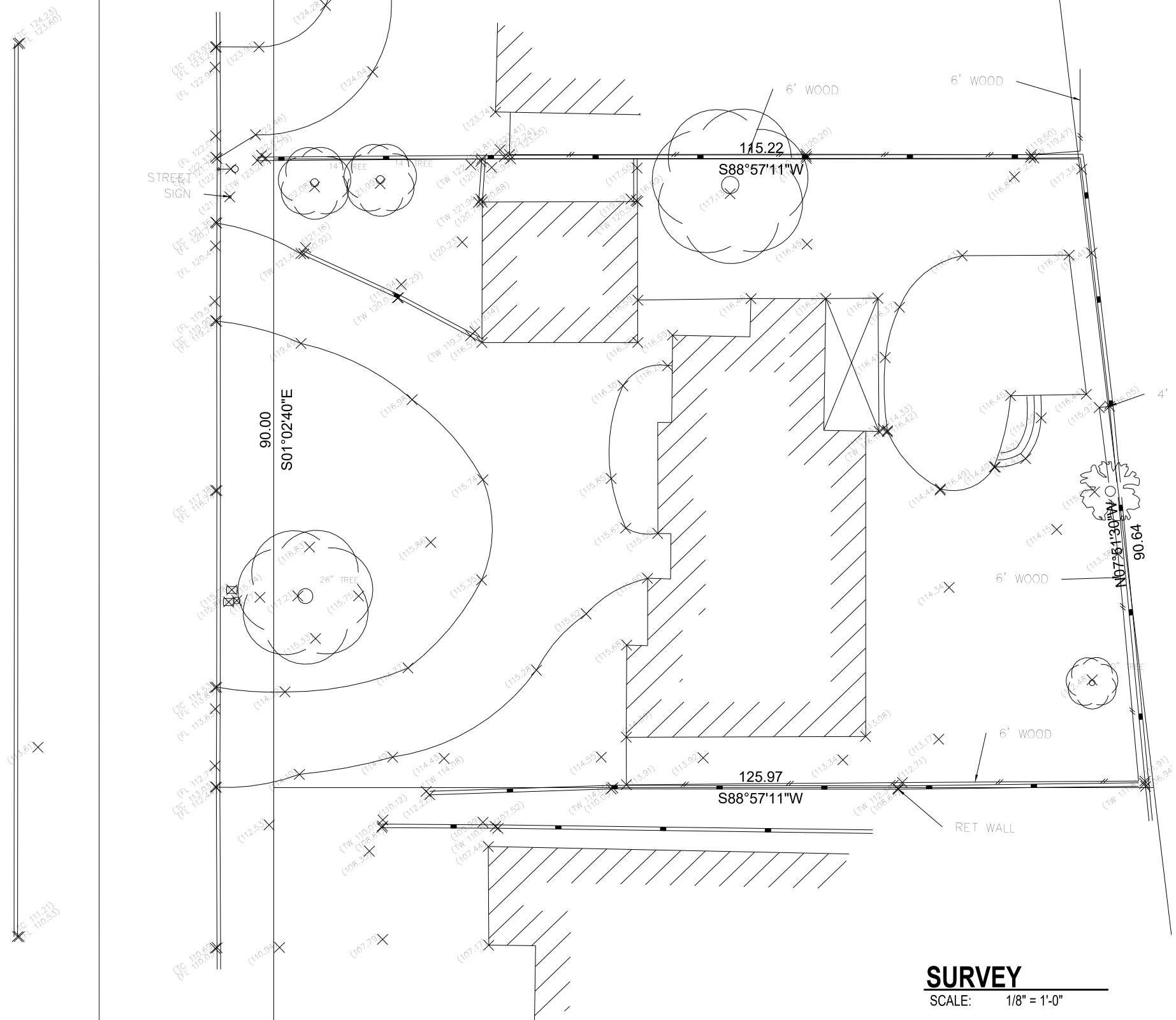
**PLANS**  
PREPARED BY: PDS STUDIO INC

PDS STUDIO, inc.  
LUXURY HOME DESIGNING  
711 S. FIRST AVE  
ARCADIA, CA 91006  
WWW.PDS-STUDIO.COM  
MAIL@PDS-STUDIO.COM  
(626) 294-9402





SANTA ANITA AVE



## SURVEY

SCALE: 1/8" = 1'-0"

[illegible]

**SINGLE FAMILY HOME**  
1910 SANTA ANITA AVE  
SIERRA MADRE, CA 91024

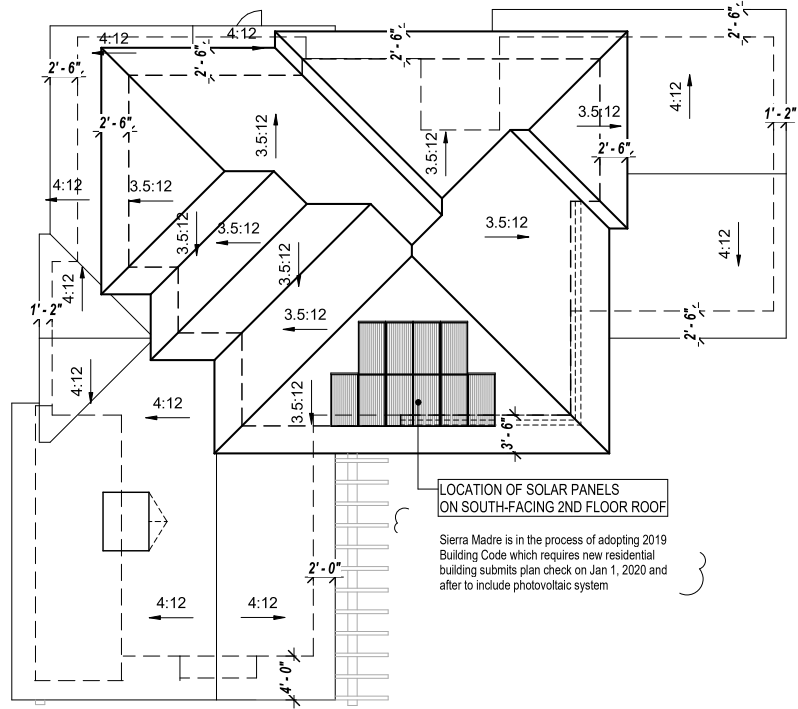
**PDS STUDIO** inc.  
luxury home designing  
711 S. FIRST AVE. ARCADIA, CA 91006  
TEL: 626-294-9402 FAX: 626-574-8693

PLANNER:	
PLOT DATE:	11/4/2019 9:24:45 AM
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## SURVEY

SHEET NO.

## A1.1



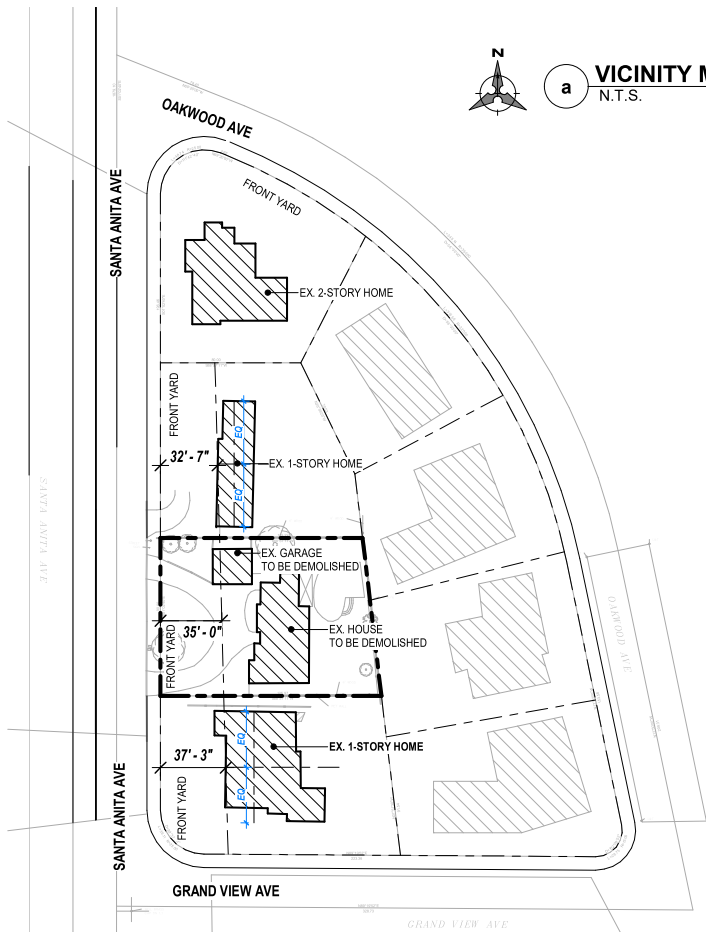
## ROOF PLAN.

SCALE: 1/8" = 1'-0"

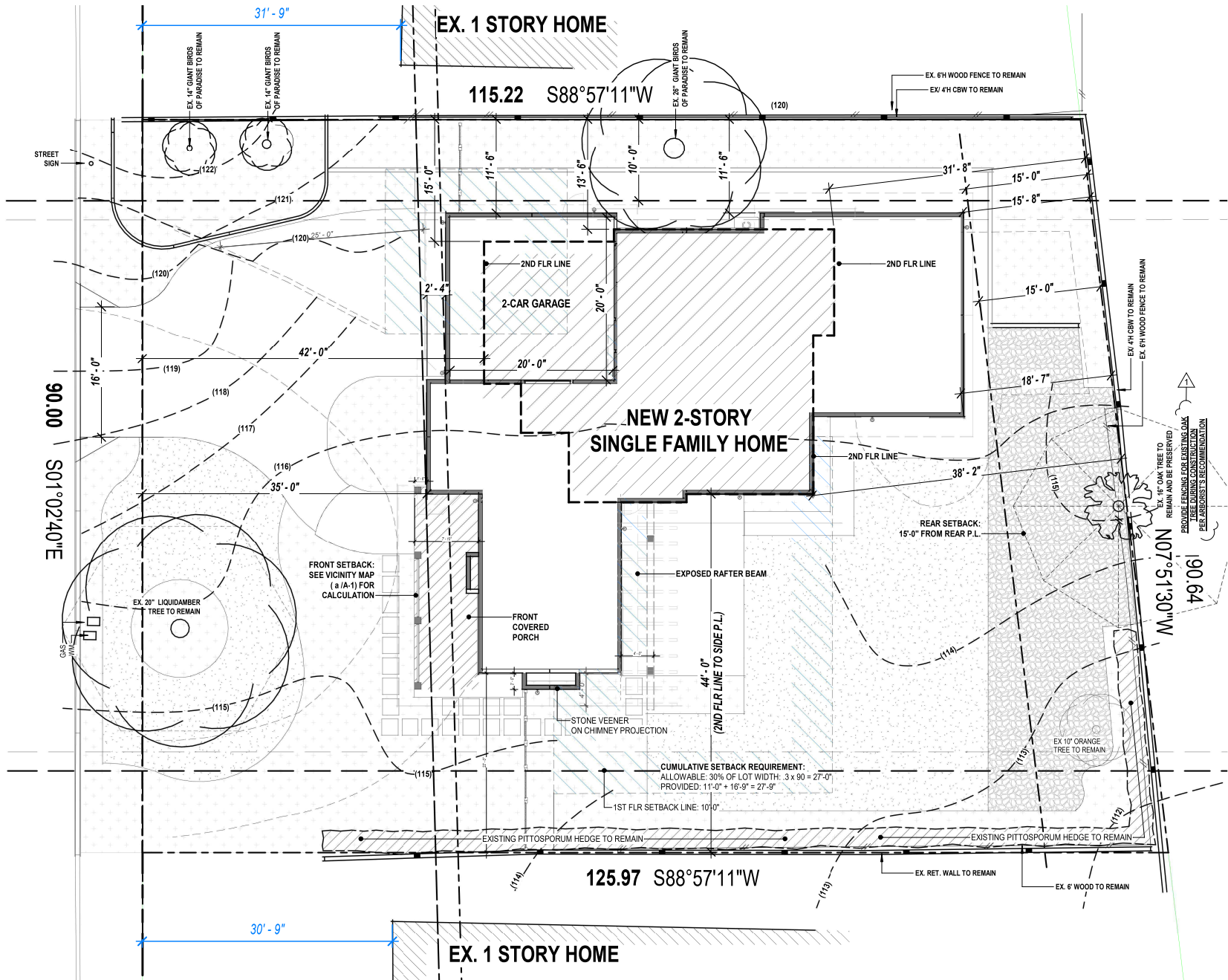


## VICINITY MAP

N.T.S.



SANTA ANITA AVE



## SITE PLAN

SCALE: 1/8" = 1'-0"

### ADDITIONAL NOTES:

- GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF FOUR INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- ALL FIRE HYDRANTS SHALL MEASURE 8" W x 2 1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING APPROVAL.
- ALL ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN BUILDING CODE 1505.1.1 RESIDENTIAL CODE R307.5 AND R602.
- ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 36 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MIN 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO.72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. RESIDENTIAL CODE R307.5.3 AND BUILDING CODE 705A.3
- RAIN GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (R307.5.3, C80705A.4).
- VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENING SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WARE MESH WITH A MIN 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
- DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACES IS WITHIN 10 FEET OF PRIMARY STRUCTURE SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION.

### UNIT SUMMARY

#### LIVING AREA CALCULATION:

1ST FLOOR LIVING AREA:	1,929 SF
2ND FLOOR LIVING AREA:	1,111 SF
<b>TOTAL LIVING AREA:</b>	<b>3,040 SF</b>

#### GROSS FLOOR AREA CALCULATION:

<b>MAX ALLOWABLE GROSS FLOOR AREA:</b> = 2,625 + 25% OF LOT OVER 7,500 = 2625 + 25 (10855 - 7500)	<b>3,463.75 SF</b>
---	--------------------

#### PROVIDED GROSS FLOOR AREA:

LIVING AREA + GARAGE + BALCONY + AREA OVER 16HT CEILING	<b>3,462 SF</b>
---	-----------------

#### LOT COVERAGE CALCULATION:

1ST FLR + GARAGE + COVERED PORCH = 1929 + 422 + 274	<b>2,625 SF</b>
--	-----------------

#### ALL AREA INFO

1ST FLOOR LIVING AREA:	1929 SF
2ND FLOOR LIVING AREA:	1111 SF
GARAGE:	422 SF
COVERED PORCH AT FRONT AREA OVER 16HT CEILING	274 SF
BALCONY AT 2ND FLOOR	0 SF

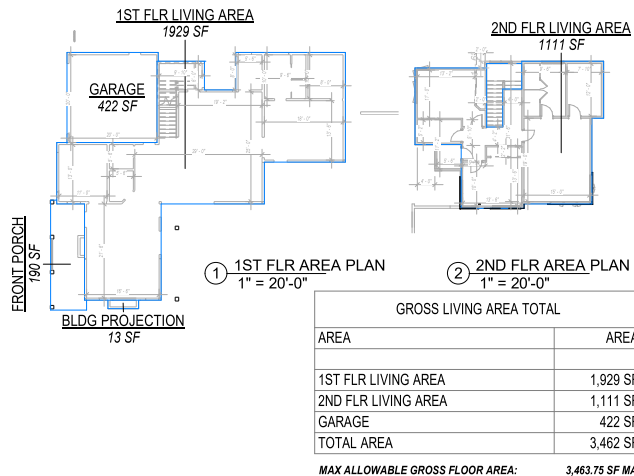
### SCOPE OF WORK

CONSTRUCT NEW 2 STORY RANCH STYLE HOME.  
DEMOLISH ALL EXISTING STRUCTURES ON LOT

### PROJECT DESCRIPTION

PROJECT DESCRIPTION: SINGLE FAMILY HOME  
PROJECT ADDRESS: 1910 SANTA ANITA AVE  
SIERRA MADRE CA 91024  
LOT SIZE: 10,855 SF  
TRACT / LOT NO: 15709 / 4  
ACCESSOR PARCEL NUMBER: 5765-020-002  
ZONING: R-1  
NUMBER OF STORY: 2  
EXISTING SF: 1696 SF (TO BE DEMO.)  
DEMOLITION: ALL EXISTING UNITS  
OCCUPANCY GROUP: R-3/U  
CONSTRUCTION TYPE: V-8  
FULLY SPRINKLER

CODES:  
2016 CALIFORNIA RESIDENTIAL (CRC)  
2016 CALIFORNIA ELECTRICAL (CEC)  
2016 CALIFORNIA ENERGY CODE (ENS)  
2016 CALIFORNIA MECHANICAL (CMC)  
2016 CALIFORNIA PLUMBING (CPC)  
2016 CALIFORNIA FIRE CODE (CFC)  
2016 CALIFORNIA BUILDING CODE (CBC)  
2016 ENERGY (ENS) WITH LOCAL AMENDMENTS  
2016 CALIFORNIA GREEN BUILDING STANDARD CODE  
AND CODES WITH LOCAL AMENDMENTS



GROSS LIVING AREA TOTAL	
AREA	AREA
1ST FLR LIVING AREA	1,929 SF
2ND FLR LIVING AREA	1,111 SF
GARAGE	422 SF
<b>TOTAL AREA</b>	<b>3,462 SF</b>

MAX ALLOWABLE GROSS FLOOR AREA: 3,463.75 SF MAX

REVISION		
No.	Description	Date
1	Revision 1	Date 1



SINGLE FAMILY HOME  
1910 SANTA ANITA AVE  
SIERRA MADRE, CA 91024

PLANNER:  
PLOT DATE: 11/04/2019 9:24:47 AM  
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SITE PLAN / ROOF PLAN

SHEET NO.

A-1

SCOPE OF WORK

CONSTRUCT NEW 2 STORY RANCH STYLE HOME.  
DEMOLISH ALL EXISTING STRUCTURES ON LOT

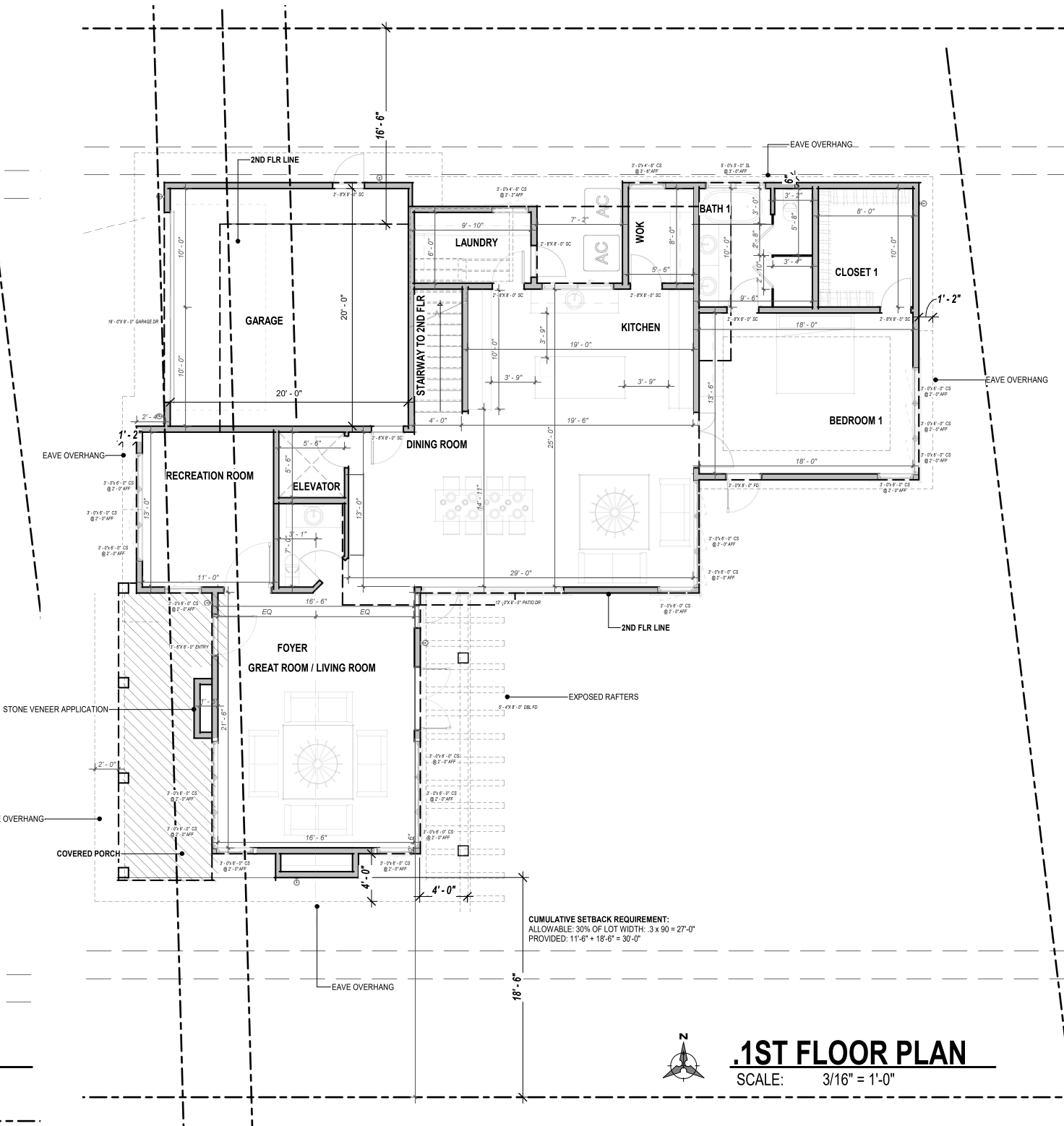
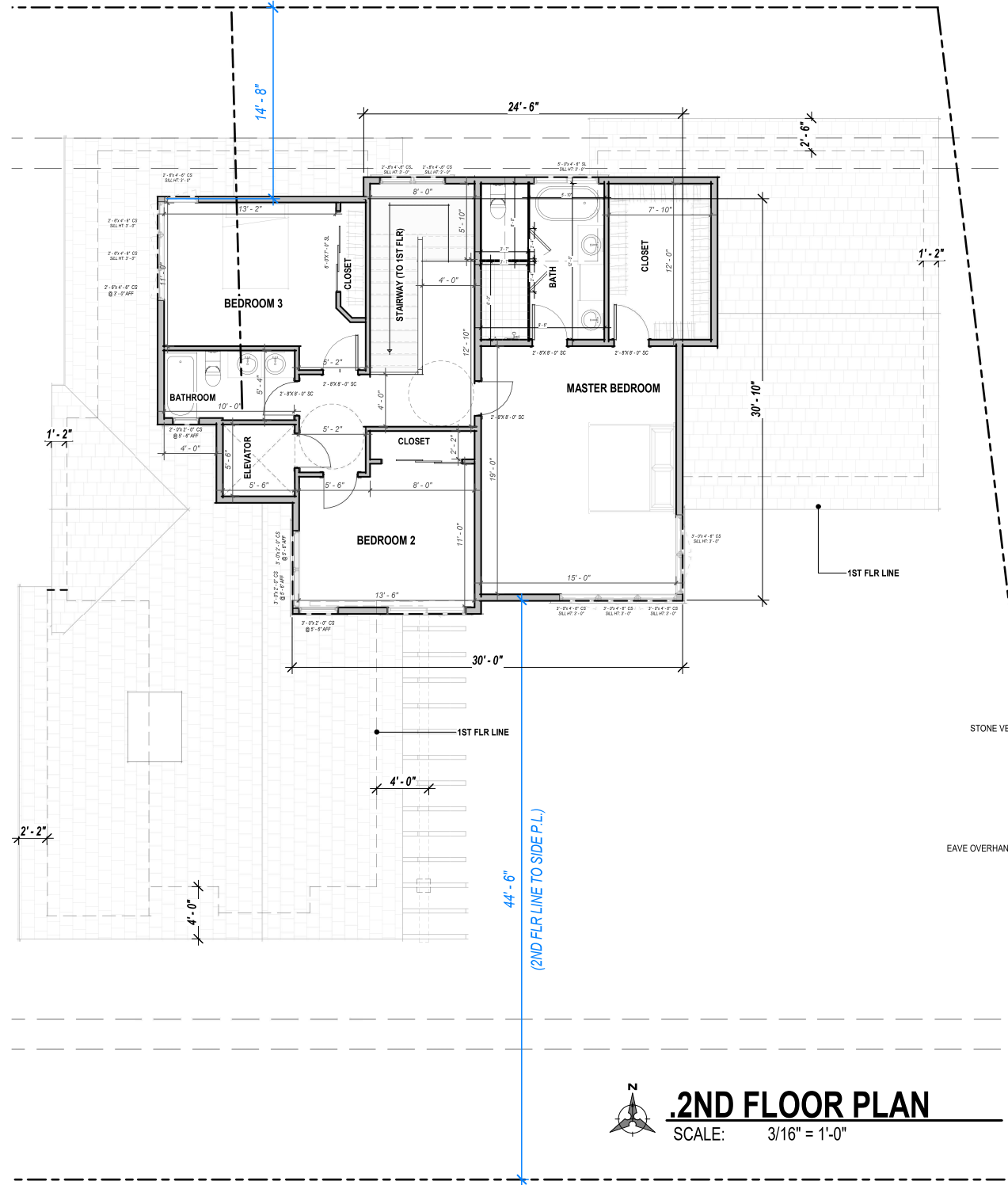
PROJECT DESCRIPTION

PROJECT DESCRIPTION: SINGLE FAMILY HOME  
PROJECT ADDRESS: 1910 SANTA ANITA AVE  
SIERRA MADRE CA 91024  
NEAREST CROSS-STREET: E GRAND AVE  
LOT SIZE: 10,855 SF  
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ACCESSOR PARCEL NUMBER: 5765-020-002  
ZONING: R-1  
NUMBER OF STORY: 2  
EXISTING SF: 1696 SF (TO BE DEMO.)  
DEMOLITION: ALL EXISTING UNITS  
OCCUPANCY GROUP: R-3U  
CONSTRUCTION TYPE: V-B  
FIRE SPRINKLER: FULLY SPRINKLER

CODES:  
2016 CALIFORNIA RESIDENTIAL (CRC)  
2016 CALIFORNIA ELECTRICAL (CEC)  
2016 CALIFORNIA ENERGY CODE (ENSC)  
2016 CALIFORNIA MECHANICAL (CMC)  
2016 CALIFORNIA PLUMBING (CPC)  
2016 CALIFORNIA FIRE CODE (CFC)  
2016 CALIFORNIA BUILDING CODE (CBC)  
2016 ENERGY ENDS WITH LOCAL ADJUDICATIONS  
2016 CALIFORNIA GREEN BUILDING STANDARD CODE  
AND CODES WITH LOCAL ADJUDICATIONS

UNIT SUMMARY

LIVING AREA CALCULATION:		
1ST FLOOR LIVING AREA:	1,929	SF
2ND FLOOR LIVING AREA:	1,111	SF
TOTAL LIVING AREA:	3,040	SF
GROSS FLOOR AREA CALCULATION:		
MAX ALLOWABLE GROSS FLOOR AREA: = 3,825 + 23% OF LOT OVER 7,500 = 2625 + 25 (10855 - 7500)	3,463.75	SF
PROVIDED GROSS FLOOR AREA: LIVING AREA + GARAGE + BALCONY + AREA OVER 16HT CEILING	3,462	SF
LOT COVERAGE CALCULATION:		
1ST FLR + GARAGE + COVERED PORCH = 1929 + 422 + 274	2,625	SF
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1ST FLOOR LIVING AREA:	1929	SF
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GARAGE:	422	SF
COVERED PORCH AT FRONT	274	SF
AREA OVER 16HT CEILING	0	SF
BALCONY AT 2ND FLOOR	0	SF



REVISION		
No.	Description	Date

PDS STUDIO inc.  
luxury home designing  
711 S. FIRST AVE. ANAHEIM, CA 92805  
TEL: 626-294-4402 FAX: 626-274-8883

SINGLE FAMILY HOME  
1910 SANTA ANITA AVE  
SIERRA MADRE, CA 91024

PLANNER:  
PLOT DATE: 11/04/2019 9:24:49 AM  
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ELEVATIONS

SCALE: 1/8" =1'-0"

ELEVATION NOTES

i. ATTACHMENT OF EXTERIOR DECKS TO EXTERIOR WALLS SHALL BE INSPECTED PRIOR TO COVERING

ii. SIMULATED DIVIDED LITES WINDOWS TO BE USED

iii. SEE ROOF PLAN FOR ROOF SLOPE

iv. LIGHTING FIXTURES MUST BE OF A STYLE DIRECTED DOWNWARD TO ENSURE THAT LIGHTING WILL NOT NEGATIVELY AFFECT THE NEIGHBORS FOR SIDE LIGHTING. HAMPTON BAY 180DEGREE OUTDOOR MOTION SENSOR WALL LANTERNS (HB48017) ARE TO BE USED. FOR FRONT AND REAR. QUOIZEL EXTERIOR LIGHTS WILL BE USED.

EXTERIOR FINISH SCHEDULE				
	MATERIAL	FINISH	COLOR	MANUFACTURE
1	CONCRETEROOF TILE	BEL-AIR	SLATE RANGE #287 RANGE OF CHARCOAL	EAGLE ROOFING TILE
2	WOOD SIDING	ARTISAN V-GROOVE SIDING 7" EXPOSURE	ARCTIC WHITE	JAMES HARDIE
3	WINDOW	ULTRA SERIES (FIBERGLASS)	ESPRESSO	MILGARD WINDOWS
4	WINDOW/ DOOR CASING	HOWE'S CASING WOOD, PAINTED	WHITE CREST DEW357 (DUNN EDWARDS PAINT)	WOODWORK BY OTHERS
5	STONE VENEER	STACKED STONES	ALDERWOOD	ELDORADO STONE
6	CROWN MOULDING	3X8 WOOD PAINTED	WHITE CREST DEW357 (DUNN EDWARDS PAINT)	WOODWORK BY OTHERS

7	CEMENT PLASTER	SMOOTH FINISH	BISQUE 141	MERLEX STUCCO
8	WOOD RAILING	WOOD, PAINTED	WHITE, COLOR TO MATCH BLDG	WOODWORK BY OTHERS
9	DECORATIVE GABLE VENT	WOOD, PAINTED	WHITE, COLOR TO MATCH BLDG	MERLEX STUCCO
10	DOWN SPOUT/ RAIN GUTTER	COLOR COATED ALUMINUM	WHITE	IRONWORKS BY OTHERS
11	FASCIA BOARDS	PANTEd, 2X4	WHITE CREST DEW357 (DUNN EDWARDS PAINT)	MILLWORK BY LUMBER YARD
12	EXT. LIGHTING: *HAMPTON BAY 180DEGREE OUTDOOR MOTION SENSOR WALL LANTERN TO BE USED AT SIDES FOR DOWNWARD LIGHTING	BLACK OXIDE SEE NOTES FOR SIZES	DIE CAST ALUMINUM	QUOIZEL LIGHTING
13	GARAGE DOORS	CLASSICA LUCERN COLLECTION W/ NILE WINDOWS	WHITE	AMARR GARAGE DOOR
14	WOOD POST / DECORATIVE RAFTER	PAINT, WOOD	BLACK	ATLANTIC SHUTTERS

REVISION

No.	Description	Date

inc.

PDS STUDIO

luxury home designing

711 S. FIRST AVE. ANACAPITA CA 91008  
TEL: 926-294-9402 FAX: 926-674-6993

SINGLE FAMILY HOME

1910 SANTA ANITA AVE

SIERRA MADRE, CA 91024

PLANNER:

11/14/2019 9:24:52 AM

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ELEVATIONS

SHEET NO.

A-3

CUMULATIVE SIDE SETBACK PROVIDED: 27'-9" (27'-0" MIN)

**REAR (E) ELEVATION**  
SCALE: 1/8" = 1'-0"

LOCATION OF SOLAR PANELS ON 2ND FLOOR SOUTH-FACING ROOF

CUMULATIVE SIDE SETBACK PROVIDED: 27'-9" (27'-0" MIN)

**FRONT (W) ELEVATION**  
SCALE: 1/8" = 1'-0"

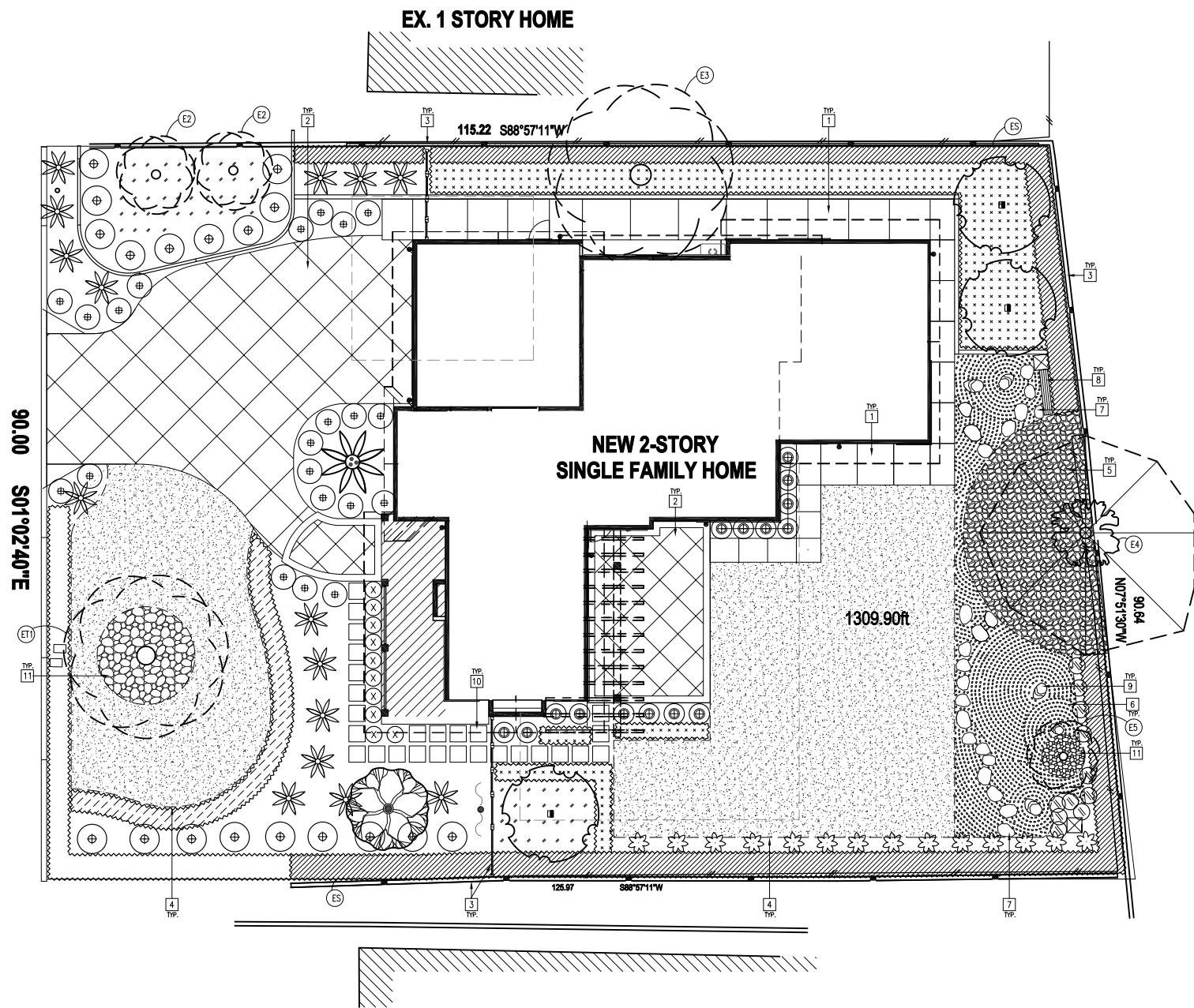
**SIDE (N) ELEVATION**  
SCALE: 1/8" = 1'-0"

LOCATION OF SOLAR PANELS ON SOUTH-FACING ROOF

**SIDE (S) ELEVATION**  
SCALE: 1/8" = 1'-0"



# SANTA ANITA AVE









**1 LANDSCAPE PLAN**  
1/8"=1'-0"





## HARDSCAPE LEGEND

KEY NOTE	SYM.	COLOR /FINISH
1		CONCRETE PAVING, COLOR AND FINISH PER OWNER
2		DRIVEWAY PAVEMENT PER ARCHITECTURAL PLAN
3		BOUNDARY WALL /FENCE /GATE , PER ARCHITECTURAL PLAN
4		6" CONCRETE MOW CURB
5		ROCK MULCH UNDER OAK TREE PER CITY REQUIREMENT
6		RACKING GARDEN, 1 /4" MARBLE
7		STEPPING STONE
8		WOOD SEATING AT ZEN GARDEN, WITH STONE LIGHT TOWER
9		BOULDER IN ZEN GARDEN
10		STEPPING CONCRETE
11		RIVER ROCK PEBBLE UNDER EXISTING TREE

### EXISTING TREE LEGEND

TREE	SYMBOL	QNTY	SIZE	NOTES
E1		1	(20")	EXISTING LIQUIDAMBAR TREE TO REMAIN
E2		2	(14")	EXISTING GIANT BIRD'S OF PARADISE TO REMAIN
E3		1	(26")	EXISTING GIANT BIRD'S OF PARADISE TO REMAIN
E4		1	(16")	EXISTING OAK TREE TO REMAIN AND BE PRESERVED
E5		1	(10")	EXISTING ORANGE TREE TO REMAIN
ES				EXISTING PITTOSPORUM HEDGE TO REMAIN



### PLANTING LEGEND

TREE SYMBOL	QNTY	SIZE	BOTANICAL NAME COMMON NAME	WATER USE PLANT FACTOR
T1 	3	15 GAL.	FRUIT TREES TO BE SELECTED BY OWNER	MODERATE .5
T2 	1	24" BOX	ACER PALMATUM (RED) JAPANESE MAPLE	MODERATE .5



## SHRUB SYMBOL

S1		11	1 GAL	ANIGONAZANTHOS 'GIANT RED' GIANT RED KANGAROO PAW	LOW .2
S2		2'	O.C. 5 GAL	BUXUS X 'GREEN GEM' GREEN GEM BOXWOOD	MODERATE .5
S3		21	5 GAL	PELLARONIA P. 'SOFIE CASCADE' IVY GERANIUM	MODERATE .5
S4		18	5 GAL	ROSE KNOCK OUT 'RED' ROCKOUT ROSE	MODERATE .5
S5		15	5 GAL	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	LOW .2
S6		14	5 GAL	SALVIA LUCANTHA 'SANTA BARBARA' SANTA BARBARA SAGE	LOW .2
S7		10	1 GAL	HEMEROCALLIS X 'RUBY SPIDER' RUBY SPIDER DAYLILY	MODERATE .5
S8		1	15 GAL	PHOENIX ROEBELIEN PYGMY DATE PALM	MODERATE .5
S9		15	5 GAL	ROSE 'ICEBERG' PINK PINK ICEBERG ROSE	MODERATE .5

GROUNDCOVER/ VINE

GC1		TRIANGULAR SPACING	2' O.C. 1 GAL.	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'	LOW .2
GC2		TRIANGULAR SPACING	2' O.C. 1 GAL.	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	MODERATE .5
V1			1 5 GAL.	MANDEVILLA 'RED' RED ROCKTRUMPET VINE	MODERATE .5

## TURF/ OTHER

	WARM SEASON TURF (ST. AUGUSTINE SOD LAWN)	WST .6
	WALK IN BULK MULCH	NONE 0

BID NOTE:

1. CONTRACTOR BID THE QUANTITY AND SIZE OF TREES OR SHRUBS. OWNER AND DESIGNER MAY CHANGE THE TYPE OF SHRUBS AND ARRANGEMENT OF SHRUBS PER ACTUAL SITE CONDITION TO ACHIEVE THE BEST DESIGN APPEARING, ANY SUBSTITUTION TO MATCH WATER USE OF HYDROZONE.

NOTE:

1. PROVIDE 3" THICK BARK MULCH UNDER ALL GROUNDCOVER / SHRUB TYP., SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/ 8"-5/8" DIAMETER.

**STATEMENT:**

**I HAVE COMPLIED WITH THE CRITERIA WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.**

LANDSCAPE ARCHITECT: JENNY YE  
LICENSE: CA 5059

REVISIONS	BY
CONCEPT 10-28-19	

**JYC**  
**LANDSCAPE**  
**ARCHITECTURE**  
PHONE: (951)317-6825  
Email: jennyhye@yahoo.com



# CONCEPTUAL LANDSCAPE PLAN

SHEET TITLE:

PROJECT NAME: **SINGLE FAMILY HOME**  
1910 N. SANTA ANITA AVE.,  
SIERRA MADRE, CA 91024

DATE	10-28-19
SCALE	
DRAWN	
JOB	191020
SHEET	

L-1

OF 1 SHEETS

CONCEPTUAL GRADING PLAN



SCALE: 1"=10'

PROJECT LOCATION:  
NEW SINGLE FAMILY HOUSE  
1910 SANTA ANITA AVE.,  
SIERRA MADRE, CA 91024  
APN: 5765-020-002

These drawings and the accompanying information are prepared for the project described above and are not to be used for any other project without the written consent of the engineer.

REVISIONS BY

RELEASED DATE

PREPARED FOR:  
PHILIP CHEN  
1910 SANTA ANITA AVE.,  
SIERRA MADRE, CA 91024

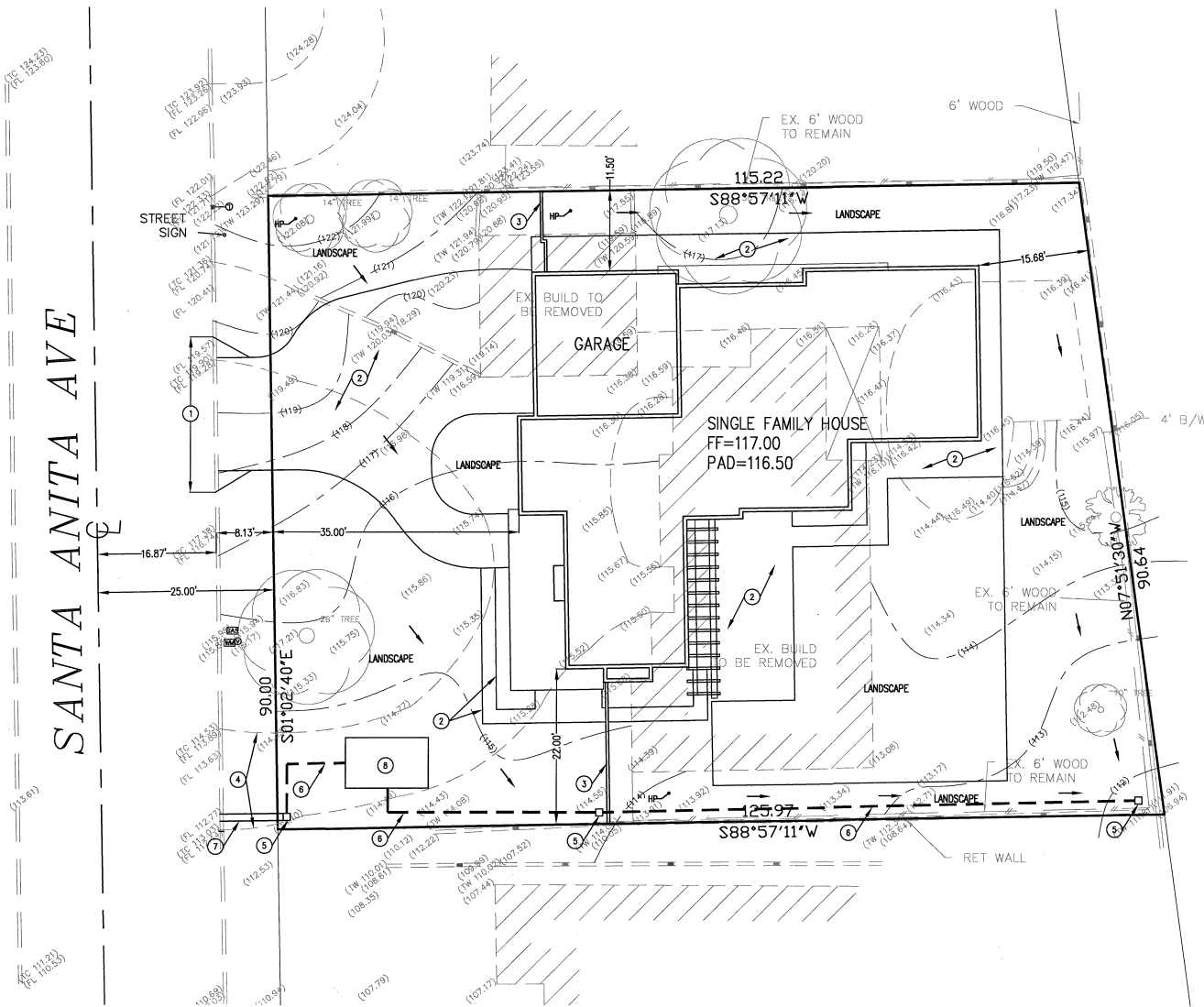
EGL Associates, Inc.

11819 GOLDRING ROAD,  
UNIT A,  
ARCADIA, CA 91006

TEL: (626) 263-3588  
FAX: (626) 263-3599

DRAWN: SW  
CHECKED: HU  
DATE: 05/20/2019  
JOB NO: 18-203-008  
SCALE: 1:10  
FILE: 18203008CG.DWG  
DRAWING: 2 of 2

CG-2



CONSTRUCTION NOTES

1. CONSTRUCT NEW DRIVEWAY APPROACH.
2. CONSTRUCT NEW CONCRETE PAVING.
3. CONSTRUCT BLOCK WALL.
4. REMOVE EX. DRIVEWAY APPROACH.
5. CONSTRUCT CATCH BASIN.
6. CONSTRUCT DRAIN PIPE.
7. CONSTRUCT PARKWAY DRAIN.
8. CONSTRUCT INFILTRATION BASIN.

ABBREVIATIONS/LEGEND:

- C&G..... CURB AND GUTTER  
EX..... EXISTING  
FL..... FLOW LINE ELEVATION  
MH..... MANHOLE  
SMH..... SEWER MANHOLE  
SDMH..... STORM DRAIN MANHOLE  
H.P..... HIGH POINT  
TW..... TOP OF WALL  
FG..... FINISH GRADE  
TG..... TOP OF GRATE  
TC..... TOP OF CURB  
H..... GRADE DIFFERENCE (TW MINUS FG)  
L.S..... LANDSCAPE  
(101.0)..... EXISTING ELEVATION  
101.83..... PROPOSED ELEVATION  
(102)..... EXISTING CONTOURS  
..... EXISTING STRUCTURE  
TOP..... TOP OF CUDO SYSTEM  
BOT..... BOTTOM OF CUDO SYSTEM  
..... PROPERTY BOUNDARY  
..... DRAINAGE PATTERN  
..... PROPOSED CATCH BASIN  
..... PVC DRAIN PIPE  
..... PLANTER WALL/RETAINING WALL

## 1910 Santa Anita Ave Sierra Madre, CA 91024

Prepared for:

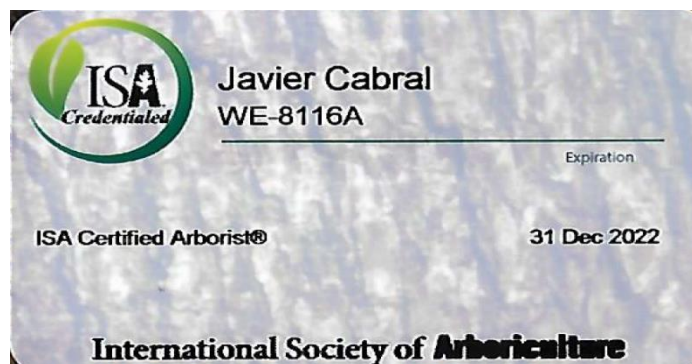
**Philip Chan c/o PDS Studio  
711 First Ave Arcadia, CA 91006  
Arcadia, CA 91006**

January 11, 2020

Prepared by:

***Javier Cabral Consulting Arborist***  
International Society of Arborists # WE- 8116A

1390 El Sereno Ave  
Pasadena, California 91103  
(626)818-8704  
[jctcabral@sbcglobal.net](mailto:jctcabral@sbcglobal.net)



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## Summary

Mr. Chan,

You have retained my consulting arborist services to provide a tree inventory and protection plan for the property described as 1910 Santa Anita Ave Sierra Madre, CA 91024. You are in the planning process of demolishing the existing single-family home and redeveloping the property with a new two-story single-family home.

The proposed demolition and construction is expected to have minimal impact to the protected trees that will remain due to the distance of excavations, trenches, and footings to the tree trunks. A complete tree protection plan will be included to protect above and below ground tree parts from physical damage, soil compaction, and chemical damage.

## Background and assignment

Mr. Chan has requested that I provide the following arboricultural services.

- 1) Identify all significant trees and protected trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Philip Chan.
- 2) Evaluate the current health of the trees and possible impacts of the proposed construction based on the provided site plan and make recommendations.
- 3) Provide a tree protection plan that will help ensure the short and long term health of the protected trees that will remain during and after construction activities are completed.

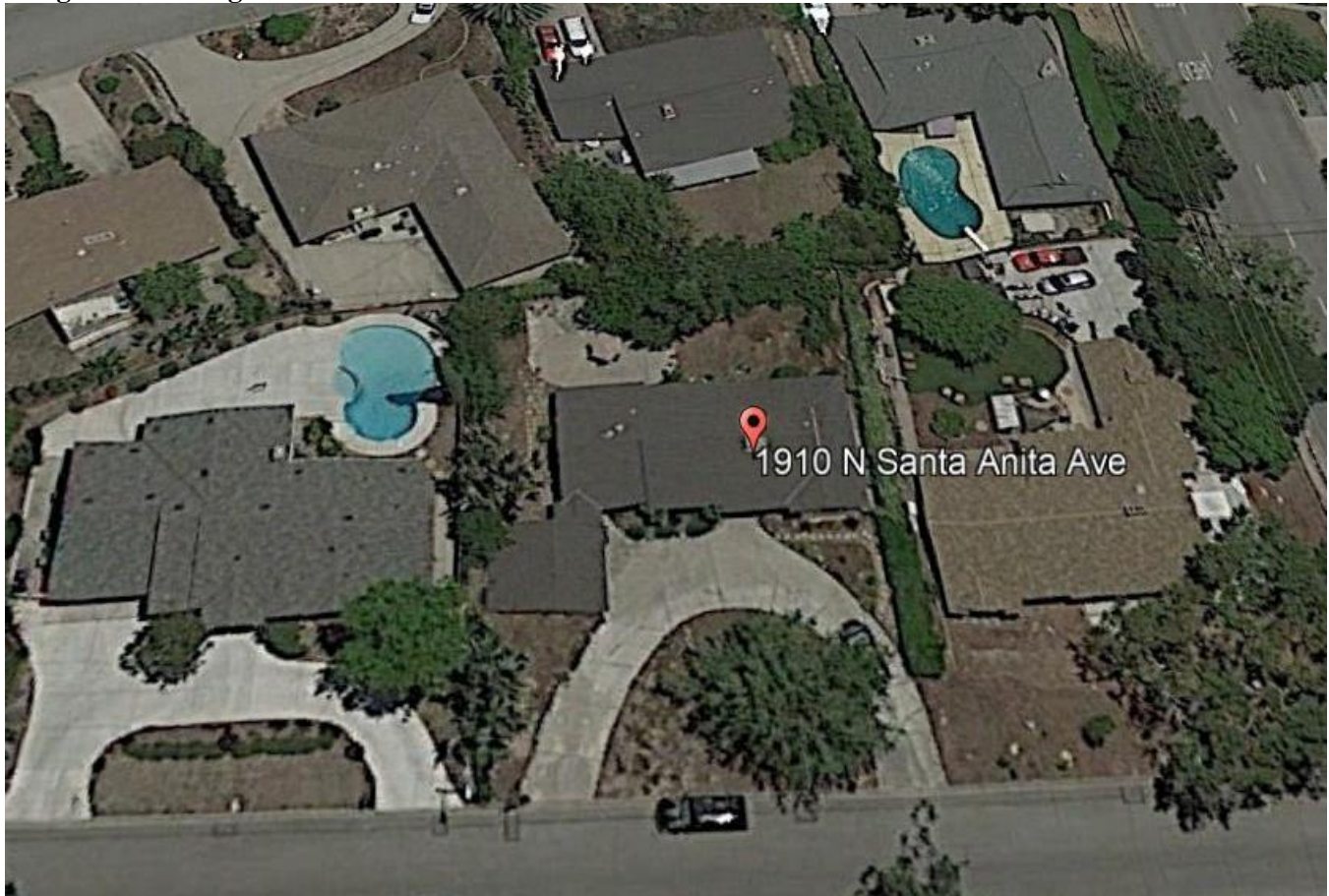
The following report is based on my site visit on January 9, 2020 and my analysis of the trees, site plan, and surrounding landscape. For the purpose of this report I will address these trees as **Trees # 1 thru 6.**

## Site conditions

A one-story single-family home currently exists on this property located 1910 Santa Anita Ave Sierra Madre, CA 91024.

- 1) There are 6 total trees on the subject property of which 1 Coast live oak tree is protected by the City of Sierra Madre Tree Protection Ordinance due to its species.
- 2) There are no trees proposed to be removed for this project and a complete tree protection plan will be provided for the protected Coast live oak tree in the rear yard.

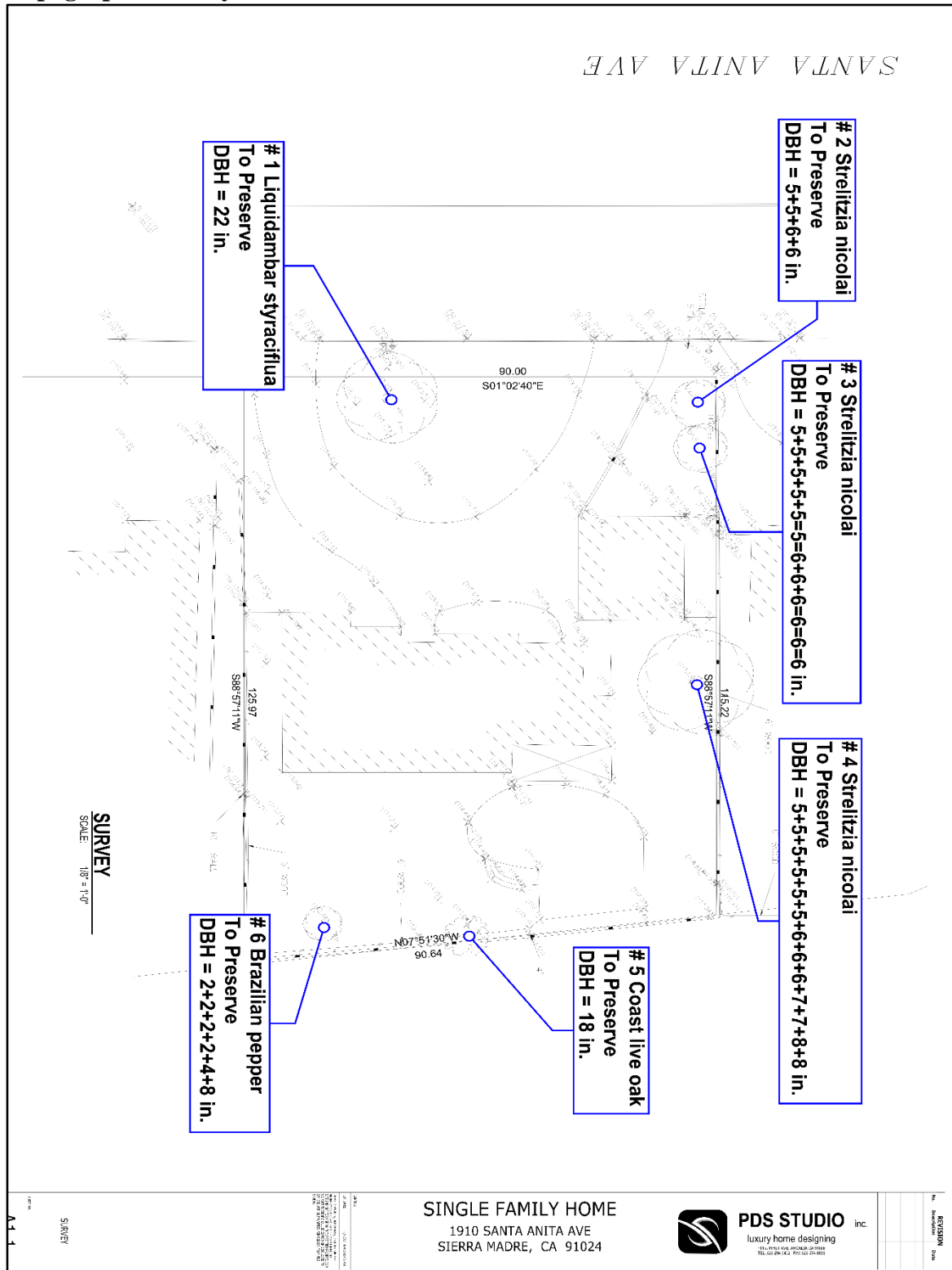
## Google Earth Image



## List Inventory

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (dbh)	Height (in feet)	Spread (in feet)	Physiological Condition	Protection status	Remove or Preserve	Comments
1	American sweetgum	<i>Liquidambar styraciflua</i>	22	40	36	fair / good	no	PRESERVE	Moderately topped
2	Giant bird of paradise	<i>Strelitzia nicolai</i>	multi 5+5+6+6	25	10	good	no	PRESERVE	
3	Giant bird of paradise	<i>Strelitzia nicolai</i>	multi 5+5+5+5+5+5 6+6+6+6+6+6	25	15	good	no	PRESERVE	
4	Giant bird of paradise	<i>Strelitzia nicolai</i>	multi 5+5+5+5+5+5 6+6+6+7+7+8+8	25	25	good	no	PRESERVE	
5	Coast live oak	<i>Quercus agrifolia</i>	18	35	25	fair / good	yes	PRESERVE	trunk pushing adjacent cmu wall, covered in vine, unbalanced canopy
6	Brazilian pepper	<i>Schinus terebinthifolius</i>	multi 2+2+2+2+4+8	14	18	good	no	PRESERVE	8 in. trunk severely sun scalded

# Topographic Survey With Trees





**Tree # 1 (facing east)**





**Trees # 2 & 3 (facing north)**



# 2 Giant Bird of Paradise  
(DBH 5+5+6+6 in.)

# 3 Giant Bird of Paradise  
(DBH 5+5+5+5+5+5+6+6+6+6+6 in.)



**Tree 4 (facing northwest)**



# 4 Giant Bird of Paradise  
(DBH 5+5+5+5+5+5+6+6+6+6+7+7+8+8 in.)



**Tree 5** (facing northeast)





**Tree 5 (facing northeast)**

Oak tree trunk is between an existing wood fence and low cinder block wall. The trunk of the Oak tree is approximately 4 inches from the block wall and the base of the Oak tree is at an elevation difference of approximately 2 ft. from the adjacent property. The block wall is being severely pushed and breaking east away from the Oak tree.





**Tree 5 (facing northeast)**





**Tree 5 (facing canopy)**



# 5 Coast live oak  
(DBH 18 in.)

Creeping fig vine invading the  
upper canopy



**Tree 5 (facing canopy)**



# 6 Brazilian pepper  
(DBH 2+2+2+2+4+8)

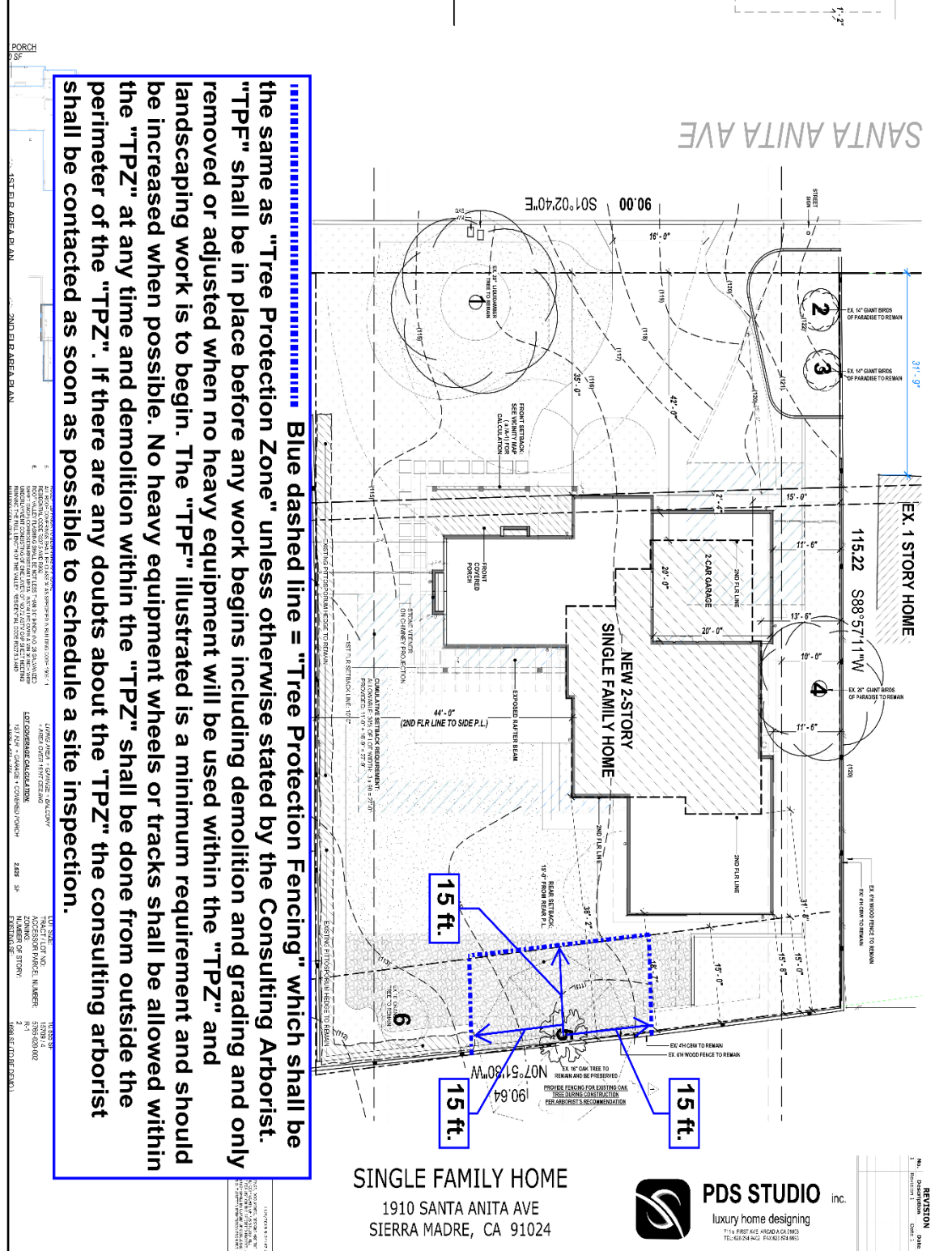
## General Tree Protection Plan

- 1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone “TPZ” which is the same as the area within the Tree Protection Fencing “TPF.” Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.
- 2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6 inch layer of mulch in the TPZ and the area shall be aerated and fertilized at the conclusion of construction.
- 3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.
- 4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.
- 5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.
- 6) **Avoid cutting tree roots whenever possible.** This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.
- 7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards as soon as possible. If any work is required within the TPZ the Arborist shall be consulted previous to beginning. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

- 8) Protection fencing shall be 5 to 6 ft. high chain link freestanding panels or secured to posts driven into the ground. There shall be no entry gates into the protected zones. **The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required.** Fencing can be adjusted or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.
- 9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.
- 10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of it during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.



# Site Plan With Protection Fencing



## Certificate of Performance & Arborists Disclosure Statement

I Javier Cabral certify the following:

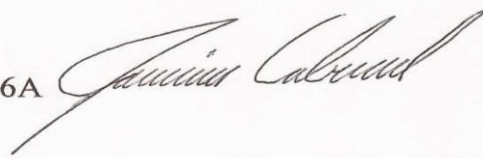
- No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects and assume no responsibility for the correction of defects or tree related problems. The Arborist assumes no responsibility for damage to trees as a result of the construction activities as the Arborist cannot always be present to witness all construction tasks near the subject trees.
- The owner and client of the trees may choose to accept or disregard the recommendations of the Arborist or seek additional advice if the owner decides not to accept the Arborists findings or recommendations.
- The Arborist has no past, present or future interest in the removal or preservation of any tree. The opinions contained in the Arborist report are independent and objective judgements of the Arborist.
- The findings, opinions, and recommendations of the Arborist are based on based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.
- The Arborist shall not be required to provide testimony, provide site monitoring, provide further documentation for changes beyond the control of the Arborist, be deposed, or to attend any meeting without contractual arrangements for additional fees to the Arborist.
- The Arborist assumes no responsibility for verification of ownership or location of property lines, or for any recommendations based on inaccurate information.
- This Arborist report may not be reproduced without the expressed written permission of the Arborist and the client to whom the report was provided to. Any changes or alteration of this report invalidates the entire report.
- Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, make recommendations to prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.
- Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.
- Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



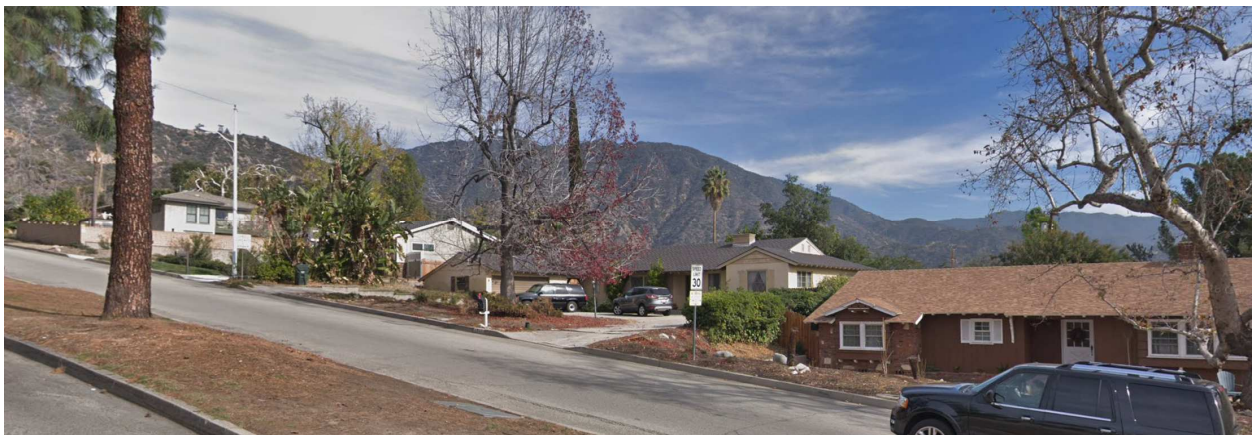
Thank you and feel free to contact me if you have any questions or concerns.

Yours truly,

Javier Cabral / Consulting arborist  
1390 El Sereno Ave Pasadena, Ca 91103  
International Society of Arboriculture # WE 8116A

A handwritten signature in black ink, reading "Javier Cabral", written in a cursive style.

## EXHIBIT D SITE PHOTOS





## EXHIBIT D SITE PHOTOS



NEIGHBORHOOD SIZE COMPARISON								
Property#	2	City	# OF STORY	Lot Size	Built Year	FAR	SM Floor Area	Bar Chart
35	1850 N Santa Anita Ave	Arcadia	1	10,562	1951	15.16%	1,601	<div></div>
39	1863 Oakwood Ave	Arcadia	1	10,849	1949	14.78%	1,603	<div></div>
33	1862 N Santa Anita Ave	Arcadia	1	9,662	1952	17.70%	1,710	<div></div>
16	1915 Oakwood Ave	Sierra Madre	1	8,284	1955	20.86%	1,728	<div></div>
8	1100 Oakwood Pl	Sierra Madre	1	22,088	1960	7.93%	1,752	<div></div>
31	1915 Vista Ave	Sierra Madre	1	10,362	1952	17.51%	1,814	<div></div>
14	1935 Oakwood Ave	Sierra Madre	1	10,190	1957	17.99%	1,833	<div></div>
10	1900 Santa Anita Ave	Sierra Madre	2	11,014	1956	16.72%	1,842	<div></div>
21	1930 Oakwood Ave	Sierra Madre	1	10,680	1953	17.59%	1,879	<div></div>
12	1920 Santa Anita Ave	Sierra Madre	1	11,760	1954	16.14%	1,898	<div></div>
25	1950 Santa Anita Ave	Sierra Madre	1	11,954	1952	16.19%	1,935	<div></div>
9	2121 Santa Anita Ave	Sierra Madre	1	11,041	1962	17.58%	1,941	<div></div>
37	1851 Oakwood Ave	Arcadia	1	10,501	1952	18.49%	1,942	<div></div>
36	1844 N Santa Anita Ave	Arcadia	1	10,497	1953	18.73%	1,966	<div></div>
28	1945 Vista Ave	Sierra Madre	1	10,839	1952	18.26%	1,979	<div></div>
38	1857 Oakwood Ave	Arcadia	1	10,492	1952	19.33%	2,028	<div></div>
15	1925 Oakwood Ave	Sierra Madre	1	10,857	1951	19.01%	2,064	<div></div>
18	1900 Oakwood Ave	Sierra Madre	1	9,527	1954	21.70%	2,067	<div></div>
19	1910 Oakwood Ave	Sierra Madre	1	10,423	1952	20.10%	2,095	<div></div>
24	1960 Oakwood Ave	Sierra Madre	1	11,426	1951	18.54%	2,118	<div></div>
17	1905 Oakwood Ave	Sierra Madre	1	8,482	1957	25.10%	2,129	<div></div>
22	1940 Oakwood Ave	Sierra Madre	1	11,105	1952	19.45%	2,160	<div></div>
32	1905 Vista Ave	Sierra Madre	1	10,100	1952	21.44%	2,165	<div></div>
20	1920 Oakwood Ave	Sierra Madre	1	10,339	1956	20.99%	2,170	<div></div>
34	1856 N Santa Anita Ave	Arcadia	1	9,727	1948	22.87%	2,225	<div></div>
26	1965 Vista Ave	Sierra Madre	1	12,790	1953	18.12%	2,318	<div></div>
27	1955 Vista Ave	Sierra Madre	1	10,978	1951	21.61%	2,372	<div></div>
4	1135 E Grandview Ave	Sierra Madre	1	14,998	1951	15.94%	2,391	<div></div>
7	1120 Oakwood Pl	Sierra Madre	1	14,970	1961	16.51%	2,472	<div></div>
5	1125 E Grandview Ave	Sierra Madre	1	12,824	1956	20.18%	2,588	<div></div>
41	1885 N Santa Anita Ave	Arcadia	1	10,527	1949	24.97%	2,629	<div></div>
30	1925 Vista Ave	Sierra Madre	1	10,741	1954	25.30%	2,718	<div></div>
40	1862 Oakwood Ave	Arcadia	1	10,567	1953	26.63%	2,814	<div></div>
23	1950 Oakwood Ave	Sierra Madre	1	11,557	1951	25.79%	2,981	<div></div>
1	2101 Santa Anita Ave	Sierra Madre	1	36,137	1944	8.39%	3,033	<div></div>
11	1910 Santa Anita Ave	Sierra Madre	1	11,380	1952	26.71%	3,040	<div></div>
29	1935 Vista Ave	Sierra Madre	2	10,582	1953	28.84%	3,052	<div></div>
13	1930 Santa Anita Ave	Sierra Madre	2	10,855	1953	28.63%	3,108	<div></div>
2	2075 Santa Anita Ave	Sierra Madre	1	14,998	1956	20.88%	3,131	<div></div>
6	1130 Oakwood Pl	Sierra Madre	1	14,850	1979	22.77%	3,381	<div></div>
3	1145 E Grandview Ave	Sierra Madre	2	36,137	2016	9.90%	3,577	<div></div>
	Base on a sample of 40 neighboring properties:							
	average floor area of neighboring homies:		2,280	sf				
	average floor area of the top 1/3 is:		2,913	sf				
	Comparison relative to Neighboring Average:							
	Proposed floor area 3,041 sf is:							
	a. Greater than average by		760	sf				
	a. Greater than average of Top 1/3 by		127	sf				





# 1910 N. SANTA ANITA AVE, SIERRA MADRE

## ILLUSTRATION & MATERIAL BOARD

CONCRETE ROOF  
EAGLE ROOFING TILE  
COLOR: SLATE RANGE #297  
RANGE OF CHARCOAL  
FINISH: BEL-AIR



CEMENT PLASTER  
MERLEX STUCCO  
COLOR: P-141 BISQUE  
FINISH: SMOOTH FINISH



WINDOW  
MILGARD WINDOWS  
ULTRA SERIES (FIBERGLASS)  
COLOR: BLACK  
SDL PRAIRIE GRID



WINDOW/DOOR CASING  
CROWN MOULDING  
FASCIA BOARDS  
WOODWORK  
WOODWORKS BY OTHERS  
MILLWORK BY LUMBER YARD  
COLOR: WHITE CREST (DEW357)  
FINISH: PAINTED (DUNN EDWARDS PAINT)



GARAGE DOORS  
AMARR, GARAGE DOOR  
COLOR: WHITE  
FINISH: CLASSICA LUCERN COLLECTION  
W/NILE WINDOWS



EXTERIOR LIGHTING  
QUOIZEL LIGHTING  
COLOR: DEL CAST ALUMINUM  
FINISH: BLACK OXIDE



STONE VENEER  
ELDORADO STONE  
COLLECTION: STACKED STONE  
TYPE: ALDERWOOD



WOOD SIDING  
JAMES HARDIE  
COLOR: ARCTIC WHITE  
FINISH: ARTISAN V - GROOVE SIDING





**Item Attachment Documents:**

2. The Planning Commission will conduct a public hearing to consider a request for HDP 15-20 and CUP 15-21 to allow the construction of a new two-story single-family residence with an attached two-car garage for a total of 3,956 square feet. Pursuant to City of Sierra Madre Municipal Code Section 17.52.070.C.2, construction of a single-family dwelling unit in the Hillside Management Zone requires approval of a HDP. Pursuant to Condition of Approval No. 159 of Tract Map 54016, any development which can be seen from the location of the Macomber Cabin, Carter Barn or the Willis Estate is subject to a CUP to ensure that the development contrasts with the design of these cultural resources, and to protect these cultural resources by distinguishing them from their non-



## Planning Commission **STAFF REPORT**

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

*Vincent Gonzalez, Director*  
*Planning & Community Preservation*

DATE: February 20, 2020

TO: Planning Commission

FROM: Vincent Gonzalez, Director of Planning & Community Preservation

PREPARED BY: John Steinmeyer, Senior Planner

**SUBJECT: Hillside Development Permit #15-20 (HDP 15-20), Conditional Use Permit 15-21 (CUP 15-21), and Minor Conditional Use Permit 20-01 (MCUP 20-01); to allow construction of a new single family residence with an attached two-car garage for a total of 3,932 square feet; and Design Review Permit (DRP at 1 Nathaniel Terrace [(Lot 9, Tract 54016) in the Stonegate development area].**

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### **RECOMMENDATION**

Staff recommends that the Planning Commission approve Hillside Development Permit 14-02 and Conditional Use Permit 14-08, subject to the conditions of approval in Planning Commission Resolution 20-02.

### **ALTERNATIVES**

1. Approve the application for Hillside Development Permit 15-20, Conditional Use Permit 15-21, and Minor Conditional Use Permit 20-01 pursuant to Resolution 20-02, subject to the conditions of approval.
2. Approve with modifications the application for Hillside Development Permit 15-20, Conditional Use Permit 15-2, and Minor Conditional Use Permit 20-01 with modifications pursuant to Resolution 20-02, subject to the conditions of approval.
3. Deny the application for Hillside Development Permit 15-20, Conditional Use Permit 15-21, and Minor Conditional Use Permit 20-01 identifying the findings the Commission feels cannot be made and the basis for rejecting those findings.
4. Continue the subject project, and provide direction to staff and applicant.

## **EXECUTIVE SUMMARY**

At the November 21, 2019 public hearing, the Commission recommended continuance of the application for further design development by the architect. The Commission made comments and addressed several design issues. Based on the Commission's comments, the architect has revised the project as follows:

	<b>Planning Commission Comment</b>	<b>Architect's Response</b>
1.	<b>Relocate building mass toward the rear of the lot and follow natural grade.</b>	The rear massing of the house was moved 6'-8" toward the rear. This was made possible by proposing new and relocated retaining walls. The revised shape and new location of the proposed new retaining wall will enclose the northwest flat portion behind the existing wall increasing the useable rear yard for the house. The massing of the house is in a U-shaped configuration. The two-story and upper massing of the U-shape is concentrated on the northwestern portion of the site where the terrain is rising. The southeastern portion starts as a one story mass stepping up in height towards the north, following the upward direction of the terrain.
2.	<b>Relocate building mass within the hillside by grading and/or considering enlarging the basement.</b>	The rear massing of the house was moved to the rear 6'-8". It was not necessary to enlarge the basement. The new plan has a smaller basement.
3.	<b>Engage the house with the street corner to achieve a more welcoming appearance.</b>	The southeast corner is a low one-story mass to provide a more pedestrian scale. The building entry and approach is also designed not to overpower the overall style of the architecture. The entry/foyer is a low one-story wing between two larger arms of the U-shaped building. A paved stepped pathway leads you to the entry. At the east side yard, along Baldwin Court, a covered porch is proposed, connecting the interior to the exterior.
4.	<b>Consider revising the site plan.</b>	The site plan and landscape plan have been revised to conform to the revised floor plan of the house. The number of site walls are reduced, and the steps at the west side yard are eliminated. A new retaining wall is proposed to replace the existing retaining wall to increase the useable rear yard of the house.
5.	<b>The house lacks architectural identity.</b>	The revised exterior elevation of the house is a contemporary interpretation of Irving Gills' Prairie style houses in Southern California. It is characterized by: simple plaster walls, wood trim, deep overhanging eaves, low-pitched hip roofs, large casement windows with divided lights at the top, horizontal trim separating the heavier base from the lighter top massing, and bay windows with sun-shades.
6.	<b>Address the proportions of the stone entry portal.</b>	The revised design no longer includes a stone entry portal. The revised entry is a plaster-clad low one-story wing between the two arms of the u-shaped mass of the house. Behind the entry/foyer is a courtyard.
7.	<b>Consider a different roof style/configuration.</b>	The revised design proposes mainly low-pitched hipped roofs (2.5:12 slope), with a few gable roofs in a few locations (also 2.5:12 slope). The overall configuration is comprised of simple roof forms and resulted in the elimination of flat roof.



## **BACKGROUND AND PROJECT PROPOSAL**

The applicant, LCRA Architecture & Planning, on behalf of Robert Ho, is requesting that the Planning Commission consider Hillside Development Permit #15-20 (HDP 15-20) and Conditional Use Permit 15-21 (CUP 15-21) to allow construction of a two-story, single family residence and garage for a total of 3,932 square feet. Pursuant to SMMC Section 17.52.070.C.2, construction of a single family dwelling unit on an existing legal lot in the Hillside Management Zone requires approval of a HDP. Pursuant to Condition of Approval No. 159 of Tract Map 54016, any development which can be seen from the location of the Macomber Cabin, Carter Barn or the Willis Estate is subject to a CUP to ensure that the development contrasts with the design of these cultural resources, and to protect these cultural resources by distinguishing them from their non-historic context. In addition, the application requests a Minor Conditional Use Permit (MCUP 20-01) to provide a five-foot side (west) yard setback instead of the required 7'-4" setback required in the Hillside Management Zone.

This project was originally submitted to the Planning & Community Preservation Department on March 5, 2015. On April 2, 2015, the staff deemed the application incomplete. On March 23, 2010, the City of Sierra Madre and the CETT Investments Corporation, the owner of Lots 1-29 of the Stonegate development project, entered into settlement agreement regarding the City's review procedures for development area encompassing the 29 lots. To date, the Planning Commission has approved applications for new single-family residences on Lots 7, 21, 22, 24, and 25. On November 21, 2019, the Commission reviewed the application at a public hearing and continued the application for further design development by the architect.

## **CRITERIA FOR REVIEW OF THE PROPOSED PROJECT**

The project is subject to the requirements of the Hillside Management Zone and the conditions of approval associated with Tract Map 54016. In addition, the project is subject to agreed-upon exceptions to several requirements of the HMZ Ordinance which are identified in a Settlement Agreement approved on March 23, 2010 as resolution to a lawsuit filed against the City by the predecessor of the current property owner, CETT Investments Corporation. These exceptions include maximum allowable floor area, placement of buildings over slopes, parking, and height restrictions of the Settlement Agreement.

The Settlement Agreement states that the maximum permissible gross floor area of 3,956 square feet for Lot 9 is not a guarantee of the floor area that will be authorized in the discretionary review process, but that such floor area shall be considered in good faith together with the lot size and configuration and the design, layout and architectural treatment of the proposed residence in a manner consistent with the Settlement Agreement. The Settlement Agreement further states that the maximum permissible gross floor area shall not be reduced arbitrarily, and that any reduction thereof must be based on guidelines, findings and criteria articulated in the Settlement Agreement or in the HMZ Ordinance.

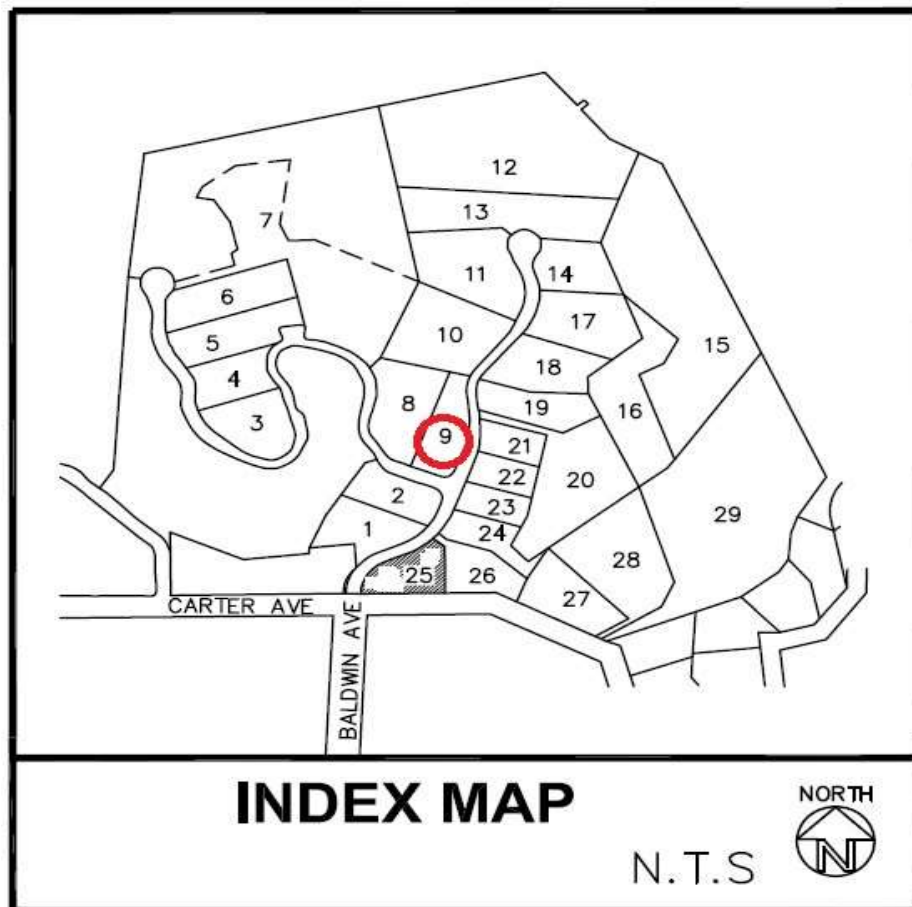
The project design is also subject to review for its compliance with the Stonegate Design Guidelines, adopted by the City Council on July 15, 2010.

### **STONEGATE DEVELOPMENT AREA AND THE PROJECT SITE**

Lot 9 is located on the northwest side of Baldwin Court and Nathaniel Terrace in the center of the Stonegate development area (formerly known as One Carter). The other lots, which are currently vacant, are located to the north, west, and east of the subject site.

The subject property is a 17,562 square-foot vacant lot that is zoned H (Hillside Management) and has a General Plan Land Use designation of H (Hillside). The lot is split into two previously graded building pads. The site is an irregular and roughly square-shaped lot contoured by the abutting streets with a building pad on its south side. All of the adjacent properties are zoned H (Hillside Management) and are also located within the Stonegate development area.

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**Lot 9 - Vicinity Map**

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## **PROPOSED PROJECT**

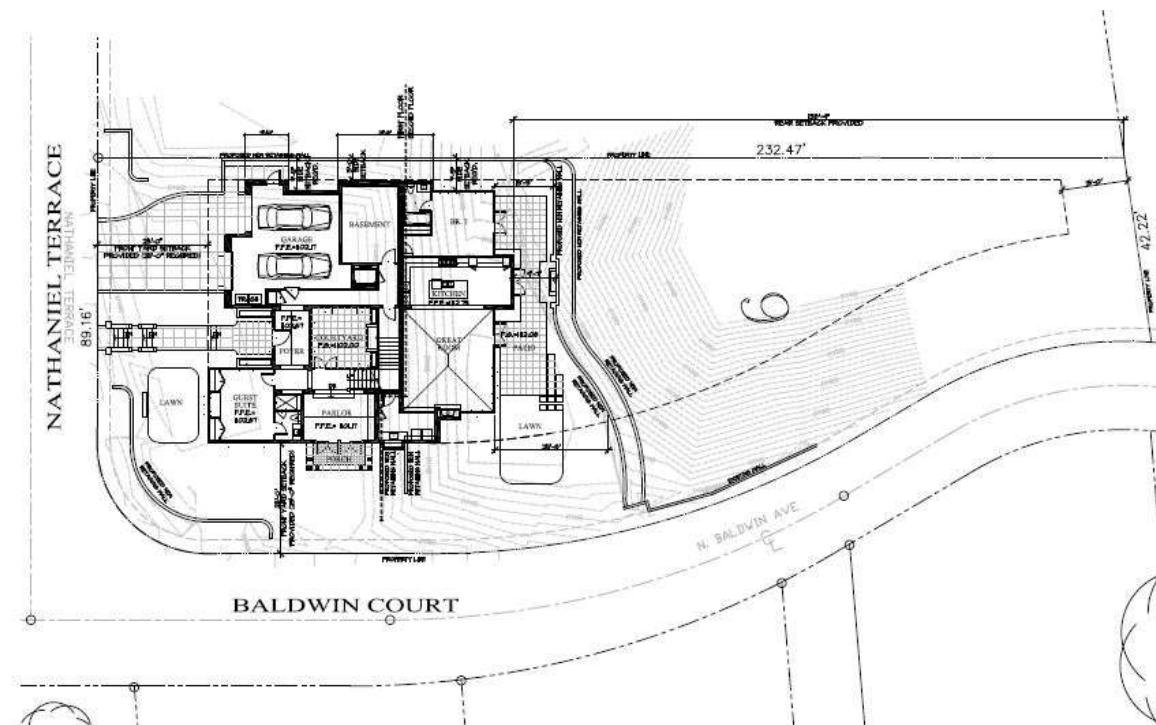
### **DESIGN ANALYSIS:**

#### **Site plan and floor plan**

The house footprint is U-shaped with a small central courtyard. The house is a split-level design with two stories, an attached garage, and a basement. The ground floor includes a foyer; parlor/library with a porch; guest suite with bathroom; storage area; and two-car garage. The second floor includes three bedrooms; three bathrooms, kitchen; and great room combined with living and dining areas.

Vehicular access to the attached two-car garage is from a sloped driveway from Nathaniel Terrace. Due to the irregular property line configuration, the house has multiple setbacks. The front setbacks from Nathaniel Terrace and Baldwin Court are 25'-0", respectively. The rear setback from the northern property line is 138'-4"; and the west side yard setback is 5'-0" instead of the 7'-4" setback required in the Hillside Management Zone. The application requests a Minor Conditional Use Permit (MCUP) for the proposed 5'-0" side yard setback. The applicant asserts the reduced side yard setback is necessary in order to provide a successful site plan for the house on the corner lot, which requires two respective 25'-0" street setbacks. Within the setbacks are several retaining walls and landscaped areas.

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**Lot 9 – Site Plan.**

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### **Architecture, building form, and materials**

The two-story house is a contemporary interpretation of the domestic Prairie architectural design style. It has multiple hipped roofs, asymmetrical façades and fenestration, and substantial modulation on both floors. The windows are generally large and are arranged in groups or are single lights. Architectural details include bay windows, a side yard porch, exposed rafter tails, balconies, a chimney, and traditional style wall sconces. The walls are predominantly fine sand stucco. The secondary materials of the house are aluminum clad windows and doors, wood frame members, Hardie fiber cement trim board, and an asphalt shingle roof.

### **Colors and finishes**

The house color palette is brown earth tones. The plaster walls are two shades of beige (DE 6128 and DE 6129, respectively). The wood features are taupe brown (DE 6060). The aluminum clad doors and windows are painted bronze-colored brown (Sierra Pacific Colorstay Antique Bronze). The asphalt shingle roof is a blend of brown tones.

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DE 6128 - SANDHILL WHITE



DE 6128 - SANDHILL WHITE



DE 6128 - SANDHILL WHITE

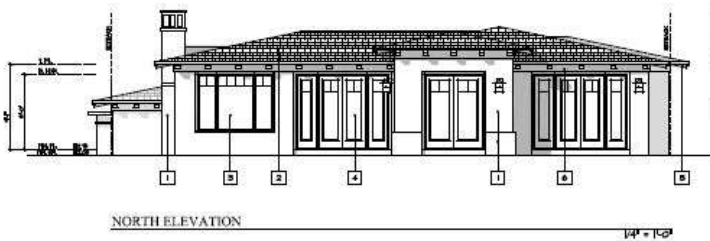
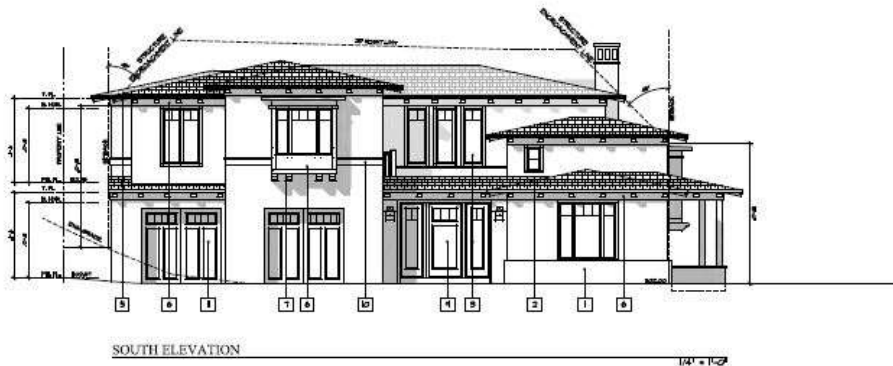


DE 6128 - SANDHILL WHITE

### **Lot 9 – Perspective Illustrations.**

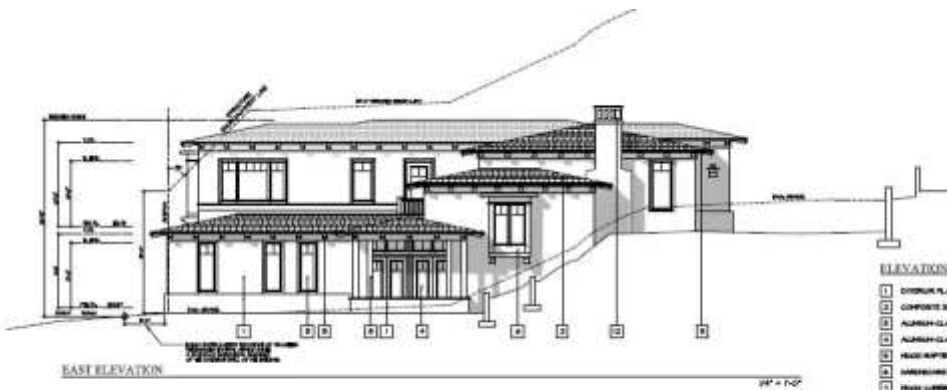
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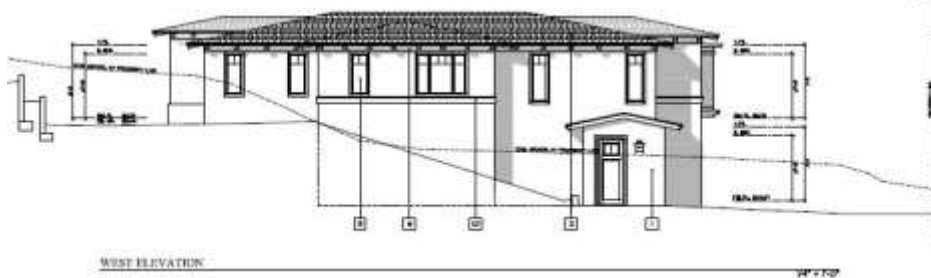
#### ELEVATION NOTES

- 1 EXTERIOR PLASTER W/ SAND FINISH
- 2 COMPOSITE SHINGLE ROOF
- 3 ALUMINUM-CLAD MOOD WINDOWS
- 4 ALUMINUM-CLAD FRENCH DOORS
- 5 MOOD RAFTER TAILS
- 6 HANDICAPPED TRIMBOARD/PANEL
- 7 MOOD GUMBELS
- 8 MOOD POST
- 9 MOOD ENTRY DOOR
- 10 PAINTED PLASTER TRIM W/ SMOOTH FINISH
- 11 PAINTED RECTANGULAR GARAGE DOOR
- 12 PAINTED METAL CHIMNEY BRICK

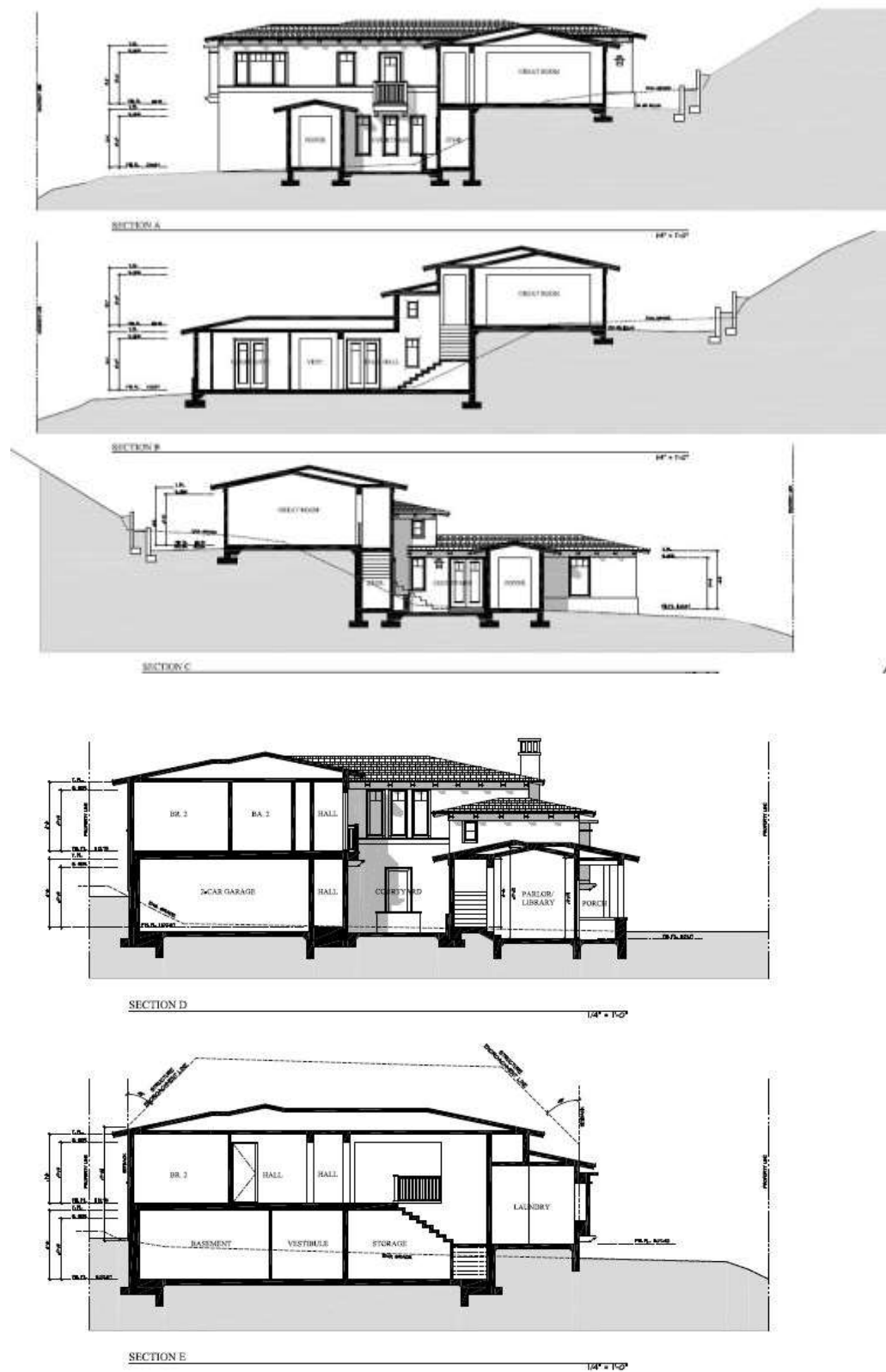


#### ELEVATION NOTES

- 1 EXTERIOR PLASTER W/ SAND FINISH
- 2 COMPOSITE SHINGLE ROOF
- 3 ALUMINUM-CLAD MOOD WINDOWS
- 4 ALUMINUM-CLAD FRENCH DOORS
- 5 MOOD RAFTER TAILS
- 6 HANDICAPPED TRIMBOARD/PANEL
- 7 MOOD GUMBELS
- 8 MOOD POST
- 9 MOOD ENTRY DOOR
- 10 PAINTED PLASTER TRIM W/ SMOOTH FINISH
- 11 PAINTED RECTANGULAR GARAGE DOOR
- 12 PAINTED METAL CHIMNEY BRICK



Lot 9 – Noted Elevations.



**Lot 9 – Building Sections.**

## **Landscape, Hardscape, and Lighting**

The Stonegate Design Guidelines include a recommended plant palette (trees, shrubs, vines, ground cover, and perennials) for properties located in the tract. The recommended palette consists of plant types with low water consumption that are adaptable to hillside/mountainous environments. The landscape plan for the project proposes Jacaranda, Lilac Vine, Strawberry Tree, Hollyleaf Cherry, Sugar Bush, Prostrate Rosemary, Manzanita, Starn Baccharis, California Lilac, Bougainvillea, Chaparral Honeysuckle, Toyon, California Coffeeberry, California Polypody, Gazania, Howard McMinn Manzanita, and Toyon. The existing Coast live oaks will be retained and incorporated into the landscape plan. The landscape palette is rich in color and texture and includes several flowering plants. The planting scheme responds to the topography of the site and will have a natural appearance that is compatible with the hillside setting. The lighting plan consists of up-lights, well lights, and wall lights on the house and perimeter of the yards. All lighting is required to comply with objectives and policies of the Dark Sky chapter of the General Plan.



**Lot 9 - Landscape Plan.**

### PROJECT SUMMARY

Category	Existing	Proposed	Code Requirement or Allowed by Settlement Agreement	Complies with HMZ or Settlement Agreement
<b>Lot size</b>	17,562 s.f.	No Change	17,562 s.f.	Yes <sup>1</sup>
<b>Lot Coverage</b>	N/A	3,781 s.f. (building + impervious areas)	4,351 s.f. (110 % of allowable gross floor area)	Yes <sup>2</sup>
<b>Building Height</b>	N/A	24'-3"	25'	Yes <sup>3</sup>
<b>Gross Floor Area</b>	N/A	3,932 sf.	3,956 sf.	Yes <sup>4</sup>
<b>Building Setbacks:</b>  <u>Front</u>  <u>Sides</u> (property is a corner lot)  <u>Rear</u>	N/A	25'  5'-0", 25'-0"  138'-4"	25'  22'-3" (30% of cumulative width of 77.4' with a minimum 10% of lot width on either side)  15'	Yes, if approved by Commission <sup>5</sup>
<b>Parking</b>	N/A	2 car garage	2 spaces per dwelling unit in a garage or carport	Yes <sup>6</sup>

<sup>1</sup> Complies with Section 5.2 of the Settlement Agreement.

<sup>2</sup> Complies with HMZ Section 17.52.120.A.6

<sup>3</sup> Complies with HMZ Section 17.52.160.C.b

<sup>4</sup> Complies with Exhibit H of Settlement Agreement.

<sup>5</sup> Complies with HMZ Section 17.52.120.A.4, which requires lots in the HMZ to comply with the setback requirements found within Section 17.20.060 of the Municipal Code (R-1 Zoning standards).

<sup>6</sup> Complies with HMZ Section 17.52.120.A.9, which requires lots in the HMZ to comply with parking requirements found within Section 17.68.020 of the Municipal Code (Parking Spaces Required).



### **LINE OF SIGHT STUDY**

A Line of Sight Study was prepared on September 27, 2019 to determine if the proposed house is designed and sited so as to protect the views of prominent ridgelines from the twenty-five (25) designated viewpoints in the City identified in the Hillside Management Zone ordinance.

The Study uses two criteria to determine if the new house will comply with the City's ridgeline view protection requirements: 1) if the line of sight from an intersection to the a prominent ridgeline is unobstructed by the new structure; or 2) if the line of sight is obstructed by the new structure, there is another feature (existing construction, trees, or hillside protrusion) in the foreground that blocks the view of the new house, and therefore, the sightline is already impacted, and there is no new impact from the new structure. The study included sightline views from 25 locations. Based on the results, all of the viewpoints passed Criteria 1. Therefore, the project complies with the applicable line of site requirement.

### **SUITABILITY ANALYSIS**

A Suitability Analysis was prepared for the project on September 27, 2019. The Suitability analysis surveys the following existing conditions of the property: Category 4 slopes, riparian areas, drainage areas, flood plains, vegetation types, and prominent ridgelines. The Analysis shows that a small portion of the house and retaining walls on the north side of the property will be located in the Category 4 slope. The analysis concludes that there are no sources of vegetation, riparian areas, drainage areas, or flood plains on the subject site.

### **PARKING REQUIREMENT**

The project requires a minimum of two on-site parking spaces in a garage or carport. The house will have an attached, two-car garage in the front yard with access from Baldwin Court.

### **DESIGN COMPLIANCE REVIEW REGARDING WILLIS ESTATE**

Condition of Approval (COA) No. 159 of Tract Map 54016 (the Stonegate area) "requires that any development on a lot created by the Map which can be seen from the location of the Macomber Cabin, the Carter Barn or the Willis Estate shall contrast with the design of these historic resources." Sapphos Environmental Inc. conducted a design compliance review of the project subject to COA No. 159. On October 25, 2019. Sapphos submitted a Memorandum for the Record stating that the proposed project is sufficiently differentiated from the existing historic structures in that it is a contrasting contemporary design with references to Prairie and Craftsman Style architecture. The new project will use modern materials (plaster, aluminum windows, fiber cement board, asphalt roof shingles, etc.), it will have different building massing, and it will have a different site orientation to the street and environs.

## **ENVIRONMENTAL REVIEW**

The proposed project qualifies for a Categorical Exemption (Class 3), pursuant to Section 15303(a) New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) because it proposes the construction of one new single family residence in a residential zoning district.

## **ANALYSIS/ FINDINGS**

### **Hillside Development Permit**

In approving a Hillside Development Permit, the Planning Commission shall make all of the following findings:

- a. **The proposed development is consistent with and serves to implement the General Plan and specifically, those General Plan goals and policies that pertain to hillside development;** in that the project site has a General Plan Land Use Designation of H (Hillside) and the request for a HDP is consistent with the following Objectives and Policies of the City's General Plan:

Objective L12: Facilitate hillside preservation through development standards and guidelines which provide direction and encourage development sensitive to the unique characteristic found in the hillside area of the city.

Policy L12.1: Determine that development density of sites based on a calculation that uses slope as a primary factor, that is, the steeper the slope, the more restrictive the density.

Policy L12.2: Ensure that development in the hillside areas is located in those areas resulting in the least environmental impact.

Objective L13: Ensure that hazards are minimized in the hillside.

Policy L13.1: Minimize the amount of grading and removal of natural vegetation allowed to prevent creation of land instability or fire hazards.

Objective L14: Protect the views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

Policy L14.1: Require the use of natural materials and earth tone colors for all structures to blend with the natural landscape and natural chaparral vegetative growth.

- b. **The proposed development is consistent with the purposes of Chapter 17.52;** in that it complies with all applicable development standards including setbacks,

height, floor area, lot coverage, and parking. The house would be located on an existing building pad and the project minimizes impacts to the sloped areas and natural undisturbed hillside.

- c. **The design of the development minimizes exposure of persons to natural hazards and maximizes access to public open space areas;** in that the proposed residence would be constructed in compliance with all building and fire code provisions concerning exposure to natural hazards. The majority of the house and garage would be located on the flat pad on the property in order to avoid impact sloped areas. The project would not affect access to public open space areas.
- d. **The design and location of structures or uses avoids, eliminates, or adequately mitigates each of the environmental constraints described in this chapter and other significant environmental impacts identified upon environmental review of the application;** in that the majority of the proposed house with a basement would be constructed on an existing flat building pad, thereby preserving natural features of the property. Most of the house and garage construction will be limited to an area categorized as Slope Category 1 (0 to 14.9 percent). Vegetation removal will be limited to those species identified by the City's Fire Marshal as having potential for moderate to high flammability and which are not listed as sensitive or critical habitat.
- e. **The proposed development complies with the standards set forth in this chapter, including Section 17.52.120 (Design and development standards for uses requiring hillside development permits) and Section 17.52.160 (Architectural and site design standards);** in that one single family dwelling unit is proposed for the lot. The project complies with all applicable development standards including setbacks, height, floor area, lot coverage, and parking. The siting, massing, landscaping, and earth tone colors of the house are compatible with the hillside setting.

### **Conditional Use Permit Findings**

The CUP is required to ensure that the design of the proposed residence, which can be seen from the Macomber Cabin, Carter Barn and Willis Estate, contrasts with the design of these structures. Pursuant to Municipal Code Section 17.60.040, before any conditional use permit is granted, the application shall show to the reasonable satisfaction of the Planning Commission the existence of the following facts:

- a. **That the site for the proposed use is adequate in size, shape and topography;** in that the site is sufficiently large to accommodate the proposed residence while meeting all requirements set forth in the City's Municipal Code, including setbacks, lot coverage and parking. The size, shape and topography of the site do not affect the design of the residence in terms of its contrast with the design of the Macomber Cabin, Carter Barn and Willis Estate.

- b. **That the site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** in that Baldwin Court was built to serve the levels of traffic generated by the lots in the subdivision.
- c. **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the design of the house will use modern materials (plaster, metal clad windows), it will have different building massing, and it will have a different site orientation to the street and environs. These features and materials will distinguish the new construction from existing historic structures in the vicinity. The proposed single-family residential use is consistent with existing and future single-family residential development in the vicinity.
- d. **That there is a demonstrated need for the use requested;** in that the subject lot was created through a subdivision map so as to allow construction of new residences such as the one proposed in the application.
- e. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;**

Objective L12: Facilitate hillside preservation through development standards and guidelines which provide direction and encourage development sensitive to the unique characteristic found in the hillside area of the city.

Policy L12.2: Ensure that development in the hillside areas is located in those areas resulting in the least environmental impact.

Objective L14: Protect the views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

- f. **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** in that the proposed residential use is a permitted use in the H (Hillside Management) Zone and is meeting the intent of the City's General Plan and Zoning Ordinance's development standards pursuant to the subject zone as prescribed by Chapter 17.52. The project site contains an existing building pad intended for single-family residential development. The project's design and contemporary materials distinguish it from existing historic structures in the vicinity, which complies with Condition of Approval No. 159

### **Minor Conditional Use Permit Findings for Reduced Side Yard Setback**

Pursuant to SMC 17.60.028, the Planning Commission may grant a modification of a required yard as follows:

1. **That the proposed request will not be detrimental, or otherwise be inconsistent with the residential character of the neighborhood;** in that the west side yard setback of five feet is in character with the single family residential development in area. The Stonegate development area has a variety of unique lot conditions in which a modified setback is appropriate for a new development.
2. **That the site of the proposed request is adequate in size, shape and topography to accommodate the request;** in that lot is 17,652 square feet and the two-story house will have two, 25'-0" street setbacks and a rear setback of 138'-4". The project meets all other applicable development standards including height, floor area, and lot coverage.
3. **That the proposed request will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent property owners;** in that the two story house will have sufficient setbacks and suitable site plan and architectural design to not interfere with the use, possession, and enjoyment of surrounding and adjacent property owners.
4. **That there is a demonstrated need for the use requested;** in that the subject site is a corner lot that is fronted by two streets that require 25-foot setbacks, respectively. The reduced west side yard setback is needed in order to achieve a successful site plan for the project.
5. **That the proposed request will be arranged, designed, constructed, operated and/or maintained so as to be compatible with the intended character of the surrounding area and shall not change the essential character of the surrounding area from that intended in the general plan;** in that the two-story single-family residence will be consistent with the hillside setting and the single-family residential development in the neighborhood.



## **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:**

- Exhibit A: Planning Commission Resolution 20-02
- [Attachment A: Revised Project Narrative, Plans, Elevations, and Illustrations](#)
- Attachment B: Neighborhood Analysis\*
- Attachment C: Site Photographs\*
- Attachment D: Prominent Ridgeline Map\*
- Attachment E: Site Suitability Analysis\*
- Attachment F: Line of Sight Analysis\*
- Attachment G: List of Intersections Code Section 17.52.120(A)(10)\*
- Attachment H: Historic Resource Memorandum of Record (October 25, 2019)\*
- [Attachment I: Project Application of HDP 15-20\\*, CUP 15-21\\*, MCUP 20-02](#)
- [Attachment J: Colors, Materials, Catalog Cut Sheets](#)

*Attachments noted with an asterisk (\*) are unchanged and they can be referenced in the previous application submittal packet.*

## **PC RESOLUTION 20-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING HILLSIDE DEVELOPMENT PERMIT #15-20 (HDP 15-20), CONDITIONAL USE PERMIT 15-21 (CUP 15-21), AND MINOR CONDITIONAL USE PERMIT 20-01 (MCUP 20-01); TO ALLOW CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE FOR A TOTAL OF 3,932 SQUARE FEET; AND DESIGN REVIEW PERMIT (DRP AT 1 NATHANIEL TERRACE [(LOT 9, TRACT 54016) IN THE STONEGATE DEVELOPMENT AREA].**

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

WHEREAS, an application for Hillside Development Permit and Conditional Use Permit were filed by:

**Lim Chang Rohling & Associates  
35 Hugus Alley  
Pasadena, CA 91103**

WHEREAS, the request for HILLSIDE DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT can be described as:

A request to allow construction of a new single family residence with an attached two-car garage for a total of 3,932 square feet at 1 Nathaniel Terrace (Lot 9 of Tract 54016) in the Stonegate development area.

WHEREAS, Pursuant to SMMC Section 17.52.070.C.2, construction of a single family dwelling unit on an existing legal lot in the Hillside Management Zone requires approval of a Hillside Development permit;

WHEREAS, Pursuant to Condition of Approval No. 159 of Tract Map 54016, any development which can be seen from the location of the Macomber Cabin, Carter Barn or the Willis Estate is subject to a Conditional Use Permit to ensure that the development contrasts with the design of these cultural resources, and to protect these cultural resources by distinguishing them from their non-historic context.

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

WHEREAS, a public hearing was held before the Planning Commission on February 20, 2020 with all testimony received being made part of the public record;

WHEREAS, the project qualifies for a Categorical Exemption (Class 3), pursuant to Section 15303(a) New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) because it proposes the construction of one new single family residence in a residential zoning district; 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:

**Hillside Development Permit Findings**

In approving a Hillside Development Permit, the Planning Commission shall make all of the following findings pursuant to Municipal Code Section 17.52.090.E.3:

- a. **The proposed development is consistent with and serves to implement the General Plan and specifically, those General Plan goals and policies that pertain to hillside development;** in that the project site has a General Plan Land Use Designation of H (Hillside) and the request for a HDP is consistent with the following Objectives and Policies of the City's General Plan:

Objective L12: Facilitate hillside preservation through development standards and guidelines which provide direction and encourage development sensitive to the unique characteristic found in the hillside area of the city.

Policy L12.1: Determine that development density of sites based on a calculation that uses slope as a primary factor, that is, the steeper the slope, the more restrictive the density.

Policy L12.2: Ensure that development in the hillside areas is located in those areas resulting in the least environmental impact.

Objective L13: Ensure that hazards are minimized in the hillside.

Policy L13.1: Minimize the amount of grading and removal of natural vegetation allowed to prevent creation of land instability or fire hazards.

Objective L14: Protect the views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

Policy L14.1: Require the use of natural materials and earth tone colors for all structures to blend with the natural landscape and natural chaparral vegetative growth.

- b. **The proposed development is consistent with the purposes of Chapter 17.52;** in that it complies with all applicable development standards including setbacks, height, floor area, lot coverage, and parking. The house would be located on an existing building pad and the project minimizes impacts to the sloped areas and natural undisturbed hillside.
- c. **The design of the development minimizes exposure of persons to natural hazards and maximizes access to public open space areas;** in that the proposed residence would be constructed in compliance with all building and fire

code provisions concerning exposure to natural hazards. The majority of the house and garage would be located on the flat pad on the property in order to avoid impact sloped areas. The project would not affect access to public open space areas.

- d. **The design and location of structures or uses avoids, eliminates, or adequately mitigates each of the environmental constraints described in this chapter and other significant environmental impacts identified upon environmental review of the application;** in that the majority of the proposed house with a basement would be constructed on an existing flat building pad, thereby preserving natural features of the property. Most of the house and garage construction will be limited to an area categorized as Slope Category 1 (0 to 14.9 percent). Vegetation removal will be limited to those species identified by the City's Fire Marshal as having potential for moderate to high flammability and which are not listed as sensitive or critical habitat.
- e. **The proposed development complies with the standards set forth in this chapter, including Section 17.52.120 (Design and development standards for uses requiring hillside development permits) and Section 17.52.160 (Architectural and site design standards);** in that one single family dwelling unit is proposed for the lot. The project complies with all applicable development standards including setbacks, height, floor area, lot coverage, and parking. The siting, massing, landscaping, and earth tone colors of the house are compatible with the hillside setting.

### **Conditional Use Permit Findings**

The CUP is required to ensure that the design of the proposed residence, which can be seen from the Macomber Cabin, Carter Barn and Willis Estate, contrasts with the design of these structures. Pursuant to Municipal Code Section 17.60.040, before any conditional use permit is granted, the application shall show to the reasonable satisfaction of the Planning Commission the existence of the following facts:

- a. **That the site for the proposed use is adequate in size, shape and topography;** in that the site is sufficiently large to accommodate the proposed residence while meeting all requirements set forth in the City's Municipal Code, including setbacks, lot coverage and parking. The size, shape and topography of the site do not affect the design of the residence in terms of its contrast with the design of the Macomber Cabin, Carter Barn and Willis Estate.
- b. **That the site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** in that Nathaniel Terrace was built to serve the levels of traffic generated by the lots in the subdivision.

- c. **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the Italian Renaissance Revival Style house will use modern materials (plaster, metal windows), it will have different building massing, and it will have a different site orientation to the street and environs. These features and materials will distinguish the new construction from existing historic structures in the vicinity. The proposed single-family residential use is consistent with existing and future single-family residential development in the vicinity.
- d. **That there is a demonstrated need for the use requested;** in that the subject lot was created through a subdivision map so as to allow construction of new residences such as the one proposed in the application.
- e. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;**

Objective L12: Facilitate hillside preservation through development standards and guidelines which provide direction and encourage development sensitive to the unique characteristic found in the hillside area of the city.

Policy L12.2: Ensure that development in the hillside areas is located in those areas resulting in the least environmental impact.

Objective L14: Protect the views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

- f. **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** in that the proposed residential use is a permitted use in the H (Hillside Management) Zone and is meeting the intent of the City's General Plan and Zoning Ordinance's development standards pursuant to the subject zone as prescribed by Chapter 17.52. The project site contains an existing building pad intended for single-family residential development. The project's design and contemporary materials distinguish it from existing historic structures in the vicinity, which complies with Condition of Approval No. 159.



## **Minor Conditional Use Permit Findings**

Pursuant to SMC 17.60.028, the Planning Commission may grant a modification of a required yard as follows:

1. **That the proposed request will not be detrimental, or otherwise be inconsistent with the residential character of the neighborhood;** in that the west side yard setback of five feet is in character with the single family residential development in area. The Stonegate development area has a variety of unique lot conditions in which a modified setback is appropriate for a new development.
2. **That the site of the proposed request is adequate in size, shape and topography to accommodate the request;** in that lot is 17,652 square feet and the two-story house will have two, 25'-0" street setbacks and a rear setback of 138'-4". The project meets all other applicable development standards including height, floor area, and lot coverage.
3. **That the proposed request will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent property owners;** in that the two story house will have sufficient setbacks and suitable site plan and architectural design to not interfere with the use, possession, and enjoyment of surrounding and adjacent property owners.
4. **That there is a demonstrated need for the use requested;** in that the subject site is a corner lot that is fronted by two streets that require 25-foot setbacks, respectively. The reduced west side yard setback is needed in order to achieve a successful site plan for the project.
5. **That the proposed request will be arranged, designed, constructed, operated and/or maintained so as to be compatible with the intended character of the surrounding area and shall not change the essential character of the surrounding area from that intended in the general plan;** in that the two-story single-family residence will be consistent with the hillside setting and the single-family residential development in the neighborhood.

**PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES** Hillside Development Permit 15-20 and Conditional Use Permit 15-21, subject to the 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 20th day of February 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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John Hutt, Chair  
Sierra Madre Planning Commission

ATTEST:

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Vincent Gonzalez, Director  
Planning & Community Preservation Department

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL HDP 15-20 and CUP 15-21**

#### **General Conditions:**

The applicant 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 Planning & Community Preservation 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 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 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 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 February 20, 2020. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Hillside Development Permit and Conditional Use Permit.
2. Submit construction plans, for 1<sup>st</sup> 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. Pay Development Impact Fees to the City's Planning and Community Preservation Department prior to issuance of building permits for new development.
4. The applicant or property owner will not be granted a building permit unless all requirements in the Deferred Improvement Agreement entered into on or about August 2, 2007, between One Carter, LLC and the City of Sierra Madre and recorded against the property on or about August 22, 2007 ("DIA") have been completed, except that a building permit (but not a certificate of occupancy) may be issued prior to compliance with section 3.5 of the DIA. No building permit may be issued unless such issuance would be consistent with the requirements of the Deferred Improvement Agreement and any document incorporated by the Deferred Improvement Agreement.
5. Provide appropriate screening/temporary fencing of the construction areas and equipment during grading and construction to the satisfaction of the Director of Planning and Community Preservation. (MM 4.8-2a)
6. Prior to the issuance of building permits, prepare siting studies for the review and approval by the Planning and Community Preservation Department that conclusively demonstrates that all proposed structures are set back at least 15 feet from the toe of any ascending slope, or that demonstrate that through the construction of retaining walls, which have minimum freeboards of two feet, unconsolidated soils mantling natural slopes near proposed structures are adequately retained. (MM 4.2-2b and 4.2-7a)
7. Prior to the issuance of building permits, provide a letter to the Planning and Community Preservation Department certifying that the grading was accomplished in accordance with the approved set of plans and that the grading complies with his or her recommendations for site grading.
8. Prior to the issuance of a building permit for a residence on any individual lot, the Applicant shall ensure that the licensed landscape architect prepares a landscaping plan for the review and approval of the Director of Planning and

Community Preservation.

9. All Utilities are underground.
10. Ensure that project elevations and materials of proposed structures and facilities shall not produce excessive glare and shall be appropriately screened from views off site.
11. Ensure that all security light fixtures and standards shall be either shielded or directed away from neighboring properties and streets. Exposed bulbs shall not be permitted. All fixtures shall have glare control shields.
12. Require compliance with Water Efficient Landscape Ordinance.
13. The exterior stucco walls, fence and retaining walls shall be painted an earth tone color. Under no circumstances shall any paint color selected for the exterior of the house, stucco fences or retaining walls exceed a light reflective value of 70.
14. Applicant shall pay for an arborist of the City's choice to observe the on-site construction of infrastructure structures and ensure the integrity and health of the roots and canopy of the oak tree located on the adjacent lot at the south east corner of the property.
15. The project shall comply with California Energy Code (CEC) 150.1(b)14. All solar equipment shall be integrated with the project design to minimize any aesthetic impacts.

#### **Public Works Department Conditions**

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

1. Arborist report is accepted and all recommendations for tree protection shall be followed.
2. Project must be in compliance with the City's Water Efficient Landscape Ordinance. All buildings must be connected to public sewer.
3. Ensure that the type and location of lighting standards and the intensity of lighting shall be approved by the City Public Works Director. (MM 4.6-5c and 4.8-4).
4. Satisfy all of the following conditions prior to the issuance of a building permit:
  - Los Angeles County Flood Control District has accepted the transfer of the entire storm drain system to its jurisdiction for operation and maintenance; and



- Owner to confirm that the issuance of and compliance with all regulatory permits associated with the debris basins for Los Angeles County maintenance program for the 1 Carter Debris Basin; and
  - The Community Facilities District established January 10, 2012 under City Council Resolutions 11-94, 11-95, and 12-05 shall be modified to have its per parcel assessment amounts increased to cover all costs of the maintenance and operation of the entire storm drain system, including the debris basins, catch basins, clarifier, and underground piping. Such costs shall include all costs associated with issuance of and compliance with all regulatory permits associated with the debris basins and drainage system.
5. Submit a final precise grading, low impact development plan and drainage plan for review and approval by the Public Works Department prior to issuance of building permit.
  6. Demonstrate that each subsequent application for a phase of development includes a conceptual grading plan to indicate at a minimum:
    - Preliminary quantity estimates for grading.
    - Techniques and methods which will be used to prevent erosion and sedimentation during and after the grading process in compliance with the City Standards and NPDES requirements.
    - Preliminary pad and roadway elevations.
    - Designation of any borrow or stockpile site location for import/export material (including, but not limited to, soil, rock, and various construction materials)
    - No material shall be stockpiled for more than 30 days. Stockpiles shall be covered when is in place for more than ten days or when the five-day weather forecast calls for a greater than 60% chance of rain.
    - Approximate time frames for development including the identification of areas, which will be graded between October 15th and April 15th.
    - Hydrology and hydraulic concerns and mitigations.
  7. Ensure that all provisions of the Tree Ordinance (SMMC 12.20) shall apply to the construction of infrastructure and to future construction on individual residential lots, prior to first plan check submittal.
  8. Ensure that the type and location of lighting standards and the intensity of lighting shall be approved by the City Public Works Director. (MM 4.6-5c and 4.8-4)

#### **Conditions of approval for Grading and Low Impact Development (LID)**

1. Applicant to retain the services of CA licensed civil engineer. The Private Engineer of record (or Engineer of record) shall design the drainage systems, and provide engineering calculations, in accordance with these directives to retain, and infiltrate the 85<sup>th</sup> 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.

2. Private Engineer to prepare a grading drainage, LID plan to a scale not less than 1"=10'.
3. Engineer of record to prepare a hydrology/LID report to address compliance with the MS4 /NPDES requirements.
4. The engineer of record shall also in addition to the LID design provide a design of the drainage system for a 50 year storm.
5. This project is subject to LID requirements, since it is proposing to add more than 500 square feet of impervious surfaces. Private engineer or architect to design a runoff infiltration system, to retain onsite and infiltrate onsite a volume of runoff equal to the total area of new impervious areas proposed multiplied by 85<sup>th</sup> percentile rainfall. The retention and infiltration volume shall be calculated in cubic feet.
6. Private engineer to design an infiltration system which conforms with LA County LID Manual, and all permit requirements
7. **SOILS/GEOTECHNICAL REPORT REQUIRED** 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 on a separate sheet calculations 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.

**Fire Department Conditions:**

The applicant and property owner shall:

1. Install fire sprinklers in all structures per NFPA 13D or CRC R313.
2. Compliant with CBC 7A Wildland.
3. Prior to issuance of building permits, submit fire sprinkler plans to the Fire Department for review and approval. (CFC Article 10, CBC Chapter 9).
4. Prior to issuance of building permits, submit plans for structural protection from vegetation fires to the Fire Department for review and approval, and provide fuel modification zones. (CFC Appendix II-A).
5. Prior to issuance of a building permit, submit to the Fire Department a simple plot plan or map in an electronic file of the .DWG format or another format acceptable to the Fire Department.

(end of conditions)

**ATTACHMENT B**  
**Neighborhood Analysis**





# Neighborhood Size Comparison

## 1 Nathaniel Ter - Lot 9

No.	Property Address	Height	FAR	Year Built	Floor Area (SF)	Lot Size (SF)
1	5762-030-009	0	0	0	VACANT LAND	26,866
2	5762-030-011	0	0	0	VACANT LAND	35,591
3	5762-030-012	0	0	0	VACANT LAND	35,230
4	5762-030-014	0	0	0	VACANT LAND	12,760
5	5762-030-013	0	0	0	VACANT LAND	16,420
6	5762-030-015	0	0	0	VACANT LAND	16,561
7	5762-030-018	0	0	0	VACANT LAND	26,331
8	5762-030-019	0	0	0	VACANT LAND	23,029
9	5762-030-020	0	0	0	VACANT LAND	18,673
11	5762-030-022	0	0	0	VACANT LAND	10,089
12	5762-030-023	0	0	0	VACANT LAND	10,090
13	5762-030-024	0	0	0	VACANT LAND	10,089
14	5762-030-025	0	0	0	VACANT LAND	13,031
15	5762-030-027	0	0	0	VACANT LAND	15,646
16	5762-030-026	0	0	0	VACANT LAND	14,834
17	5762-030-038	0	0	0	VACANT LAND	18,690
18	5762-030-003	0	0	0	VACANT LAND	16,216
19	5762-030-033	0	0	0	VACANT LAND	167,270
20	5762-030-004	0	0	0	VACANT LAND	20,960
21	5762-030-005	0	0	0	VACANT LAND	16,746
22	5762-030-006	0	0	0	VACANT LAND	22,100
23	5762-030-007	0	0	0	VACANT LAND	22,103
24	5762-030-039	0	0	0	VACANT LAND	43,996
25	5762-030-040	0	0	0	VACANT LAND	139,392
26	5762-030-016	0	0	0	VACANT LAND	97,575
27	5762-030-017	0	0	0	VACANT LAND	35,826
28	5762-030-036	0	0	0	VACANT LAND	28,490
29	5762-030-037	0	0	0	VACANT LAND	19,260
30	5762-030-028	0	0	0	VACANT LAND	22,128



36	480 N BALDWIN AVE	1	0.107	1948	1,064	9,790
38	501 N BALDWIN AVE	1	0.197	1925/1941	1,124	5,703
31	62 E CARTER AVE	1	0.068	1922/1925	1,128	16,600
46	25 W CARTER AVE	1	0.170	1950	1,338	7,890
45	37 W CARTER AVE	1	0.125	1949/1952	1,343	10,770
43	59 W CARTER AVE	1	0.204	1945/1950	1,715	8,400
47	15 W CARTER AVE	1	0.246	1960	1,825	7,420
44	49 W CARTER AVE	1	0.196	1945/1966	1,831	9,331
35	500 N BALDWIN AVE	1	0.184	1958/1960	2,084	11,331
42	531 ELM AVE	1	0.242	1950/1960	2,412	9,985
32	58 E CARTER AVE	1	0.299	1925/1927	2,454	8,200
39	22 W CARTER AVE	2	0.259	1947/1965	2,693	10,400
34	30 E CARTER AVE	2	0.174	1946/1965	2,795	16,020
40	32 W CARTER AVE	2	0.187	1988	3,027	16,226
48	3 W CARTER AVE *	2	0.245	1916 & 1919	3,102	12,660
41	38 W CARTER AVE	2	0.274	1993	3,534	12,912
37	477 N BALDWIN AVE	2	0.283	1988	3,783	13,373
33	42 E CARTER AVE	2	0.166	1993	3,889	23,445
	1 NATHANIEL TER	2	0.225		3,956	17,562
10	650 BALDWIN CT	2	0.085	1941-42	3,986	47,045

\*Two properties: 1754 SF and 1,348 SF

**NOTE: Based on a sample of 19 neighborhood properties, excluding multifamily and vacant land,**

**The average floor area of neighborhood homes is 2,375 SF,**

**The average floor area of the top 1/3 is 3,554 SF, and**

**The median floor area of neighborhood homes is 2,412 SF**

**Comparison relative to Neighborhood Average**

**Proposed floor area 3,956 SF is:**

- a. Greater than average by 1,581 SF
- b. Greater than average of top 1/3 by 402 SF
- c. Greater than the median by 1,544 SF

**The size of the proposed project is to be consistent with the top 1/3 of the neighboring properties**



Proposed home



Median home



Top 1/3 homes

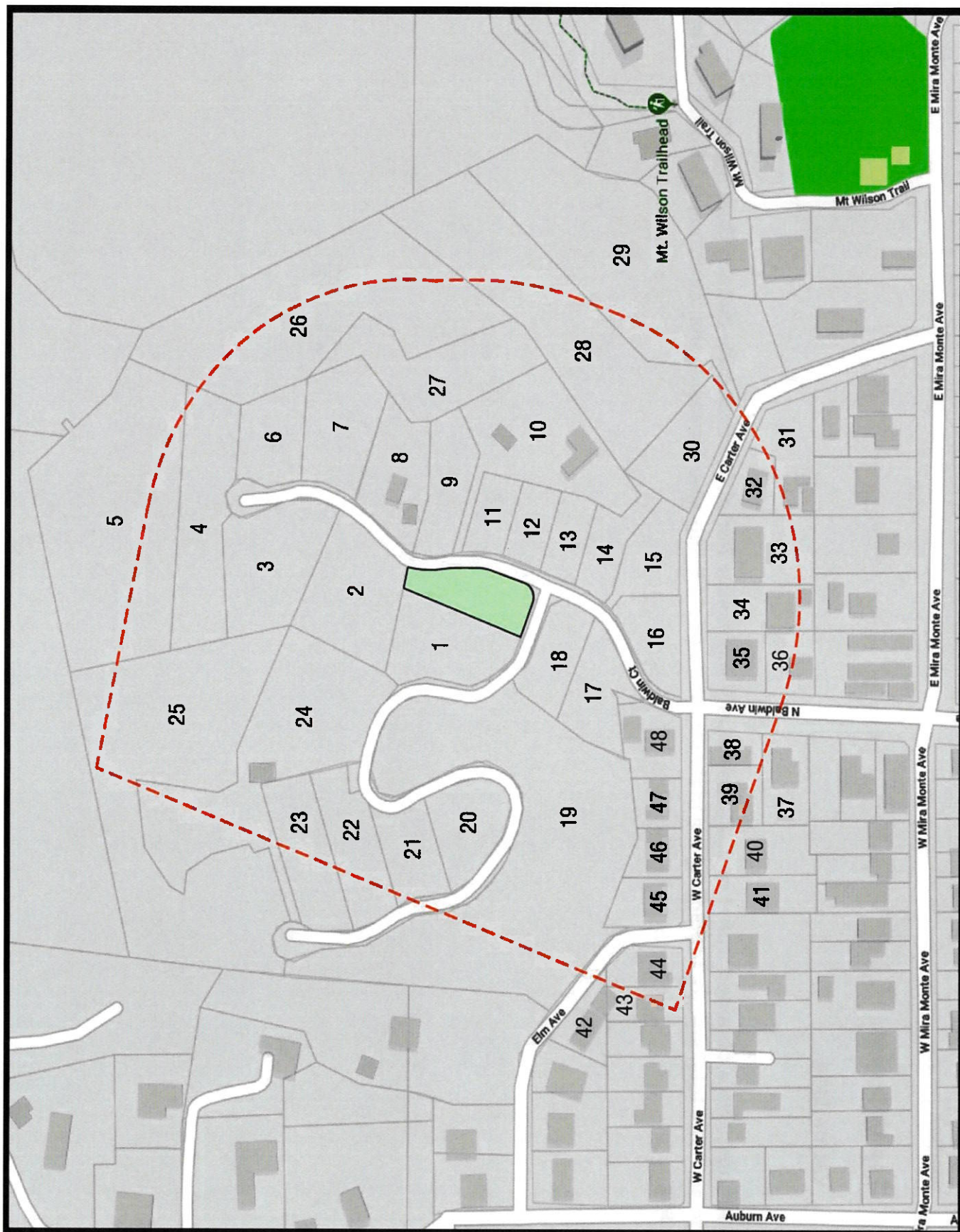


Vacant land

**NOTE:**

Square footage data obtained from Los Angeles County Assessor Portal. Their website defines Building square footage as: "The total square footage of the main structure (main living area for residential structures)." Confirmed by Assessor





Properties within 500 feet

**ATTACHMENT E**  
**Site Suitability Analysis**





EGL ASSOCIATES

11819 Goldring Road, Unit A, Arcadia, CA 91006

Tel.: 626-263-3588; Fax: 626-263-3599; E-mail: [mail@egl88.com](mailto:mail@egl88.com)

## Suitability Analysis

Building Address: Lot 9, Tract 54016  
Sierra Madre, CA 91024  
APN: 5762-030-010

EGL JOB NO. 12-114-014

DATE: 09/27/2019



#### CATEGORY 4 SLOPES

The location of all category 4 slopes within the subject site are provided in Exhibit A, Survey Map (with Slope Analysis) for the subject site prepared by EGL Associates, Inc., dated February 19, 2015.

#### RIPARIAN AREAS

There are no known existing riparian areas within the boundaries of the subject site.

#### DRAINAGE AREAS

There are no known existing drainage areas within the boundaries of the subject site.

#### FLOOD PLAINS

There are no known existing flood plains within the boundaries of the subject site.

#### VEGETATION TYPES

There are no known existing sources of vegetation on the subject site.

#### PROMINENT RIDGELINES

There are no known existing prominent ridgelines within the boundaries of the subject site.

# Exhibit A

# LEGEND:

- TREE
- PROPERTY LINE
- EX. BUILDING LINE
- STREET CENTER LINE
- EX. BLOCK WALL
- EX. FENCING
- TO...TOP OF CURB
- TO...FLOW LINE
- EX. WATER METER
- EX. SEWER MANHOLE

## EASEMENTS:

- (A) EASEMENT TO THE CITY OF SIERRA MADRE FOR SANITARY AND WATER INFRASTRUCTURE AND FOR PROVISIONS OF PUBLIC SERVICES PURPOSES.
- (B) EASEMENT TO THE CITY OF SIERRA MADRE FOR COVERED STORM DRAIN, APARTMENT STRUCTURES, AND INGRESS AND EGRESS PURPOSES.
- (C) EASEMENT FOR PUBLIC USE FOR PUBLIC UTILITY PURPOSES.

# SURVEY MAP

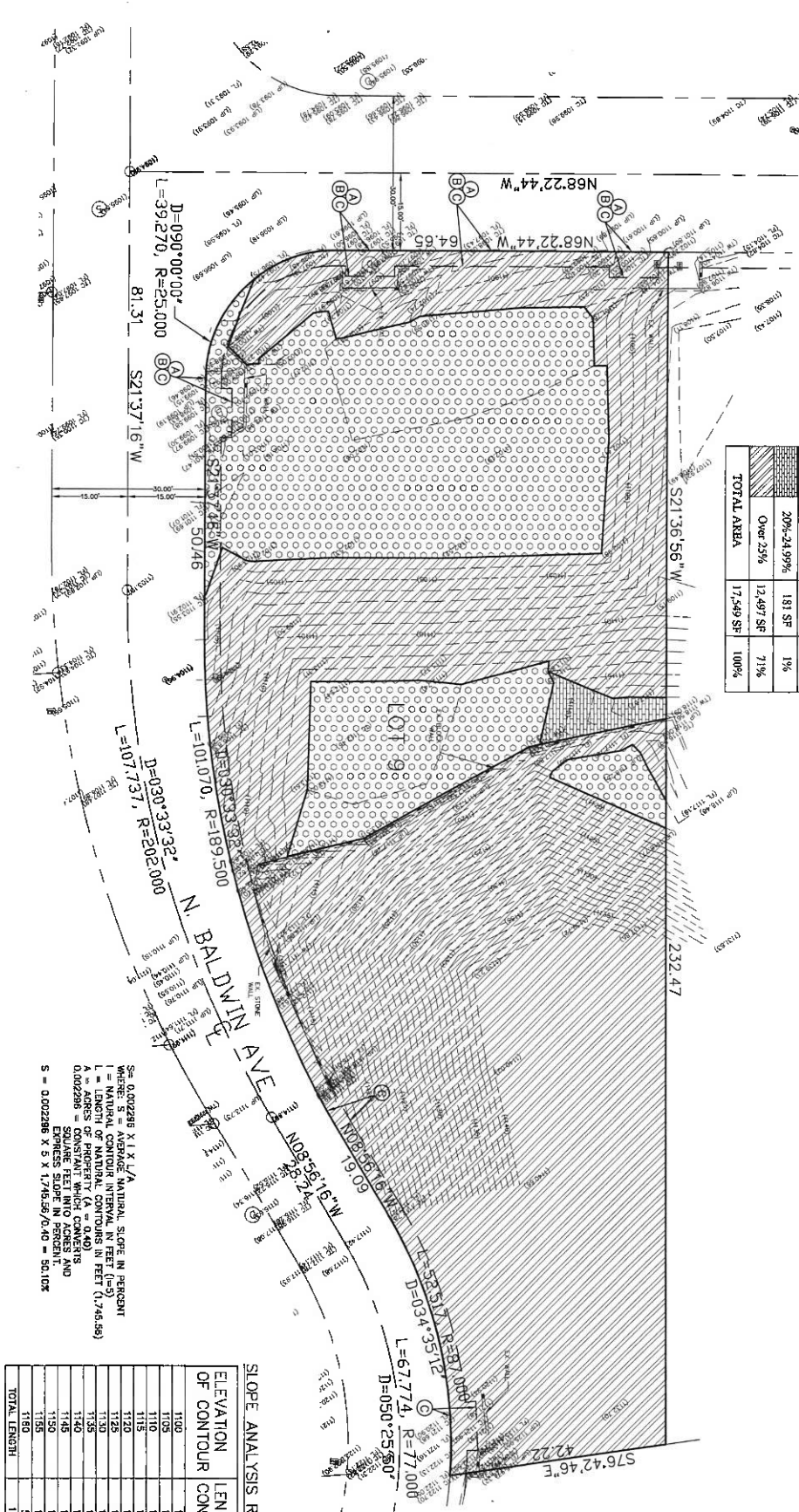
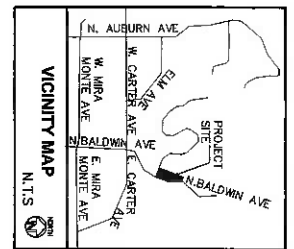
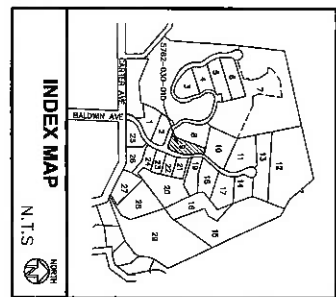
## BENCH MARK:

LOPPED BM #6-0200  
QUAD-TEAR PASADENA (1998)  
ELEV = 770.199'  
BENCH MARK IN E 33 BALDWIN AVE BM E/O C/L  
& 2.0M S/O C/L FROM W BORDA AVE  
BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE  
CENTERLINE OF BALDWIN AVE BEING  
NORTH 21°37'16" EAST PER TRACT NO.  
54019, M.B. 1337/20

## LEGAL DESCRIPTION

LOT 9 OF TRACT NO. 084019, IN THE  
CITY OF SIERRA MADRE, COUNTY OF  
DALLAS, TEXAS, BEING PART OF  
AS PER MAP FILED ON AUGUST 22,  
2007, IN BOOK 1337, PAGE 16  
OF RECORD, IN THE OFFICE  
OF THE COUNTY RECORDER OF DALLAS  
COUNTY, TEXAS.  
APN: 5762-030-010  
THIS SURVEY WAS CONDUCTED BY AL  
THEWELL, LS 6998 ON JULY 31, 2012.

TYPE	SLOPE	AREA	LOT %
Grass	0% - 14.99%	4,571 SF	28%
Asphalt	15% - 19.99%	0 SF	0%
Concrete	20% - 24.99%	181 SF	1%
Over 25%		12,497 SF	71%
TOTAL AREA		17,549 SF	100%



### SLOPE ANALYSIS RESULTS

ELEVATION OF CONTOUR	LENGTH OF CONTOUR
1100	117.77
1110	113.92
1120	127.92
1130	148.21
1140	145.68
1150	173.91
1160	161.24
1170	172.81
1180	148.58
1190	138.15
1200	128.93
1210	115.69
1220	100.42
1230	51.23
TOTAL LENGTH	17,745.56

$S = 0.002296 \times L \times L/A$   
 WHERE: S = AVERAGE NATURAL SLOPE IN PERCENT  
 L = LENGTH OF NATURAL CONTOURS IN FEET (1,745.56)  
 A = ACRES OF PROPERTY (A = 0.40)  
 0.002296 = CONSTANT WHICH CONVERTS  
 EXPRESSED SLOPE IN PERCENT  
 S = 0.002296 X 5 X 1,745.56 / 0.40 = 50.10%

PREPARED FOR:

**EGL Associates, Inc.**

11819 GOLDRING ROAD, Unit A  
ARCADIA, CA 91006

Tel: (626) 263-3598  
Fax: (626) 263-3599

PREPARED FOR:

**MR. ROBERT HO**

2633 S. BALDWIN AVE  
ARCADIA, CA 91007  
TEL: 828-757-8811

PROJECT LOCATION:

**LOT 9, TRACT 51046  
SIERRA MADRE, CA 91024  
APN: 5762-030-010**

DRAWING: SU-2



**ATTACHMENT F**  
**Line of Sight Analysis**



EGL ASSOCIATES

11819 Goldring Road, Unit A, Arcadia, CA 91006

Tel.: 626-263-3588; Fax: 626-263-3599; E-mail: [mail@egl88.com](mailto:mail@egl88.com)

## Line of Sight Study

Building Address: Lot 9, Tract 54016  
Sierra Madre, CA 91024  
APN: 5762-030-010

EGL JOB NO. 12-114-014  
DATE: 09/27/2019



## PURPOSE

The purpose of this study is to investigate if the proposed new single-family house at Lot 9 of Tract 54016 is designed and sited so as to protect the views of prominent ridgelines from the designated viewpoints in the City identified in the HMZ ordinance. Elevation data used for our analysis is based upon USGS topographical maps.

## PHOTOGRAPHY

Photographs to support our conclusion were taken on February 19, 2015. Two photos were taken from each hillside viewpoint, each taken facing the direction of the proposed structure.

## CRITERIA & DEFINITIONS

### Criteria 1

Es: street elevation at hillside viewpoint

Ee: eye level elevation at hillside viewpoint

- $Ee = Es + 6'$

Eh: proposed structure height elevation at project site

- pad elevation (1102) + building height (25') = 1127

Er: prominent ridgeline elevation in direct line of sight between eye level elevation at hillside viewpoint and proposed structure height elevation at project site

Hh: difference between proposed structure elevation at project site and eye level elevation at hillside viewpoint

- $Hh = Eh - Ee$

Hr: difference between prominent ridgeline elevation and eye level elevation

- $Hr = Er - Ee$

Lh: horizontal distance from hillside viewpoint to proposed structure

Lr: horizontal distance from hillside viewpoint to prominent ridgeline in direct line of sight with proposed structure

Angle H: Viewing angle between eye level at hillside view point and proposed structure height

Angle R: Viewing angle between eye level at hillside viewpoint and prominent ridgeline

If Angle R is greater than Angle H, we can conclude that the proposed structure will not block the view of the prominent ridgeline from the hillside viewpoint. Please see Figure 1 for a visual explanation.

#### Criteria 2

If there are any protruding elevation points located in-between the eye level elevation and the prominent ridgeline elevation that will block the view to the proposed structure, we can conclude that the proposed structure would not be visible at all, and therefore the structure would not block the view of the prominent ridgeline from the hillside viewpoint. Please see attached Figure 2 for a visual explanation.

#### CONCLUSION

Based on the results in Table 1, we see that all the viewpoints pass Criteria 1, therefore we conclude that the proposed new single family house at Lot 9, Tract 54016 will not obstruct the view of prominent ridgelines from the designated hillside viewpoints.



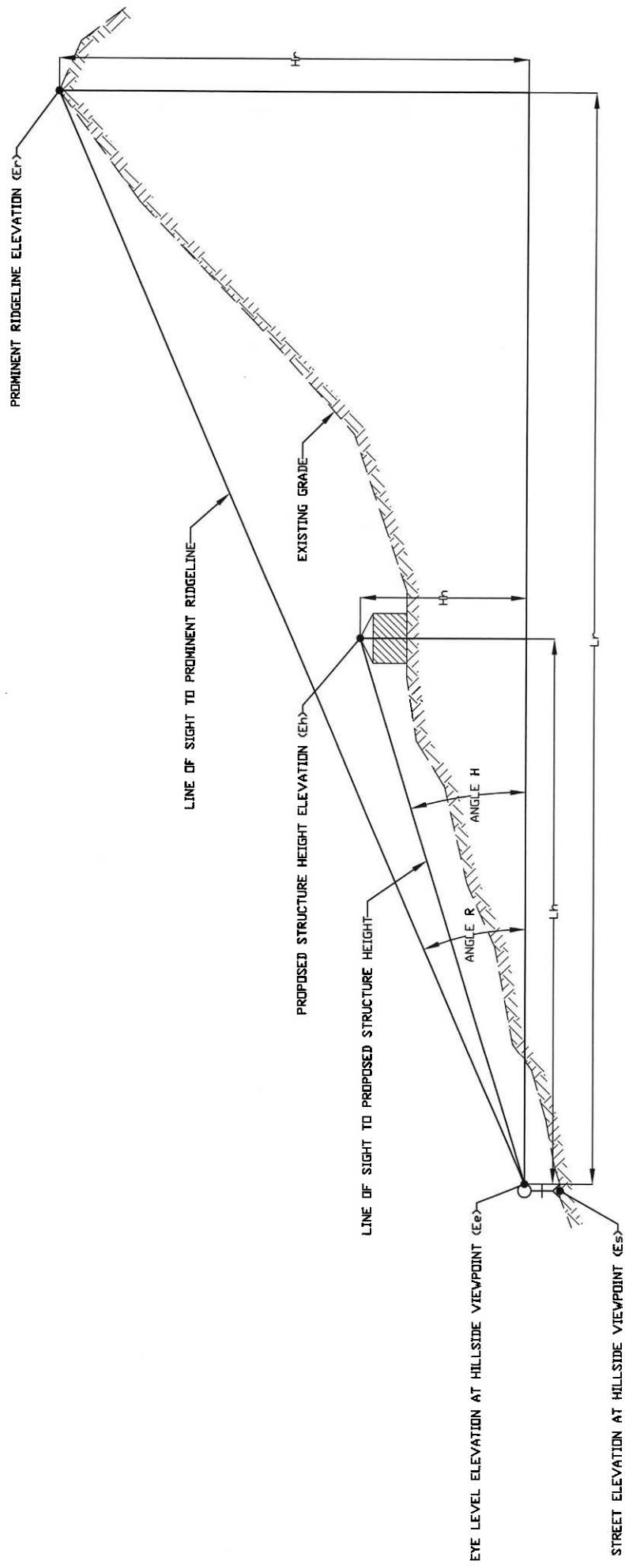


FIGURE 1 (NOT TO SCALE)

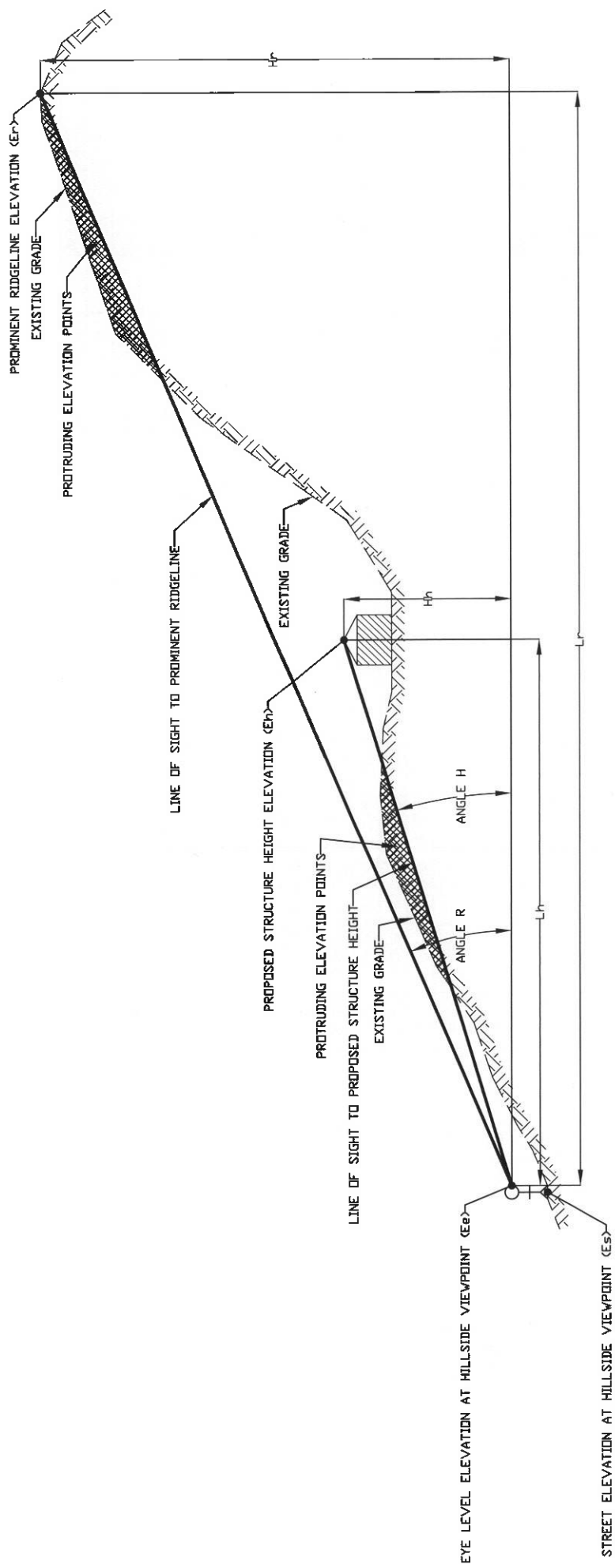


FIGURE 2 (NOT TO SCALE)

Table 1  
Criteria 1

Line of Sight Study  
Lot 9, Tract 54016  
Sierra Madre, CA 91024

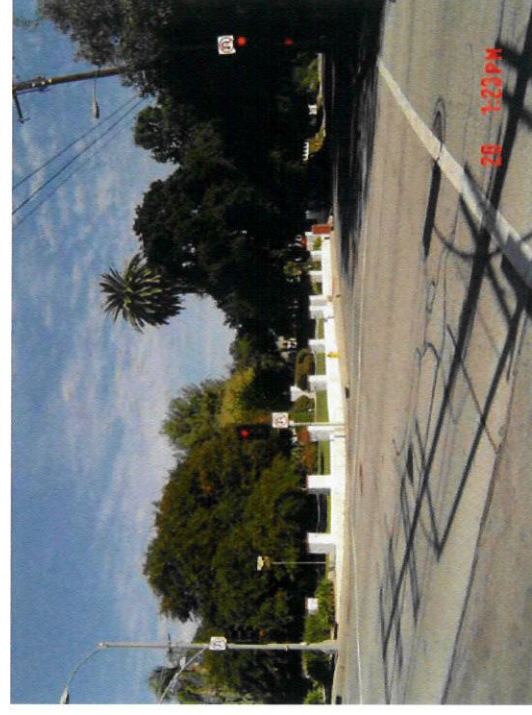
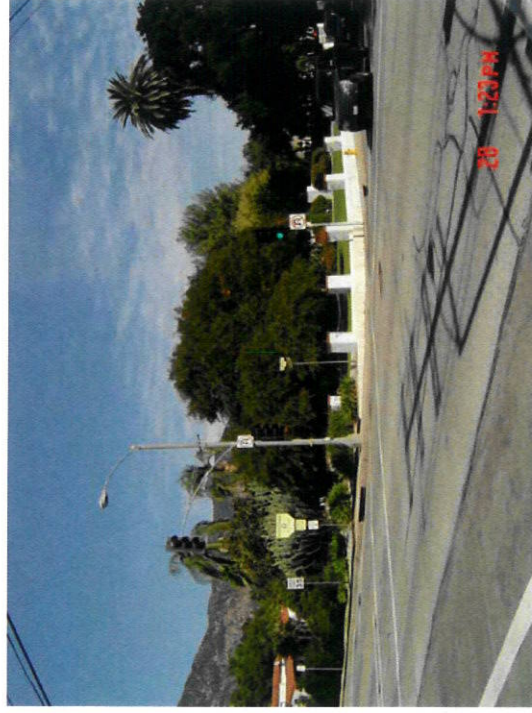
EGL Job No. 12-114-014  
Prepared By: JY  
Date: February 19, 2015

VIEWPOINT	STREET 1	STREET 2	Es	Ee	Eh	Lh	Hh	ANGLE H	Er	Lr	Hr	ANGLE R	RESULT
1	W Orange Grove	S Michillinda	793	799	1127	7331	328	2.56	1324	8149	525	3.69	NOT VISIBLE
2	W Orange Grove	S Sunnyside	798	804	1127	6679	323	2.77	1551	8216	747	5.20	NOT VISIBLE
3	W Orange Grove	S Lima	785	791	1127	5893	336	3.26	N/A	N/A	N/A	N/A	NOT VISIBLE
4	W Orange Grove	Baldwin	787	793	1127	5326	334	3.59	1283	6107	490	4.59	NOT VISIBLE
5	W Orange Grove	S Mountain Trail	700	706	1127	5385	421	4.47	1345	6055	639	6.02	NOT VISIBLE
6	W Orange Grove	Rancho	630	636	1127	6141	491	4.57	1426	7268	790	6.20	NOT VISIBLE
7	Sierra Madre	Rancho	696	702	1127	4744	425	5.12	1364	5719	662	6.60	NOT VISIBLE
8	Sierra Madre	Canon	743	749	1127	4065	378	5.31	1432	5216	683	7.46	NOT VISIBLE
9	Sierra Madre	Mountain Trail	772	778	1127	3686	349	5.41	1248	4063	470	6.60	NOT VISIBLE
10	Sierra Madre	Baldwin	829	835	1127	3565	292	4.68	1278	4340	443	5.83	NOT VISIBLE
11	Sierra Madre	Hermosa	861	867	1127	3943	260	3.77	N/A	N/A	N/A	N/A	NOT VISIBLE
12	Sierra Madre	Lima	875	881	1127	4355	246	3.23	1477	5782	596	5.89	NOT VISIBLE
13	Sierra Madre	Sunnyside	895	901	1127	5340	226	2.42	1335	6227	434	3.99	NOT VISIBLE
14	Sierra Madre	Michillinda	902	908	1127	6139	219	2.04	1260	6919	352	2.91	NOT VISIBLE
15	Grandview	Michillinda	1022	1028	1127	5322	99	1.07	1214	6254	186	1.70	NOT VISIBLE
16	Grandview	Sunnyside	1003	1009	1127	4367	118	1.55	1237	5331	228	2.45	NOT VISIBLE
17	Grandview	Lima	982	988	1127	3082	139	2.58	1259	3857	271	4.02	NOT VISIBLE
18	Grandview	Baldwin	941	947	1127	1784	180	5.76	1263	2543	316	7.08	NOT VISIBLE
19	Grandview	Mountain Trail	889	895	1127	2034	232	6.51	1428	3175	533	9.53	NOT VISIBLE
20	Grandview	Canon	844	850	1127	2663	277	5.94	1285	3436	435	7.22	NOT VISIBLE
21	Grandview	Camillo	784	790	1127	3632	337	5.30	1437	6493	647	5.69	NOT VISIBLE
22	Grandview	Santa Anita	804	810	1127	6180	317	2.94	N/A	N/A	N/A	N/A	NOT VISIBLE
23	Highland	Canon	793	799	1127	3571	328	5.25	1414	4650	615	7.53	NOT VISIBLE
24	Highland	Auburn	899	905	1127	2860	222	4.44	1287	4037	382	5.41	NOT VISIBLE
25	Foothill	Baldwin	636	642	1127	7694	485	3.61	1285	8479	643	4.34	NOT VISIBLE

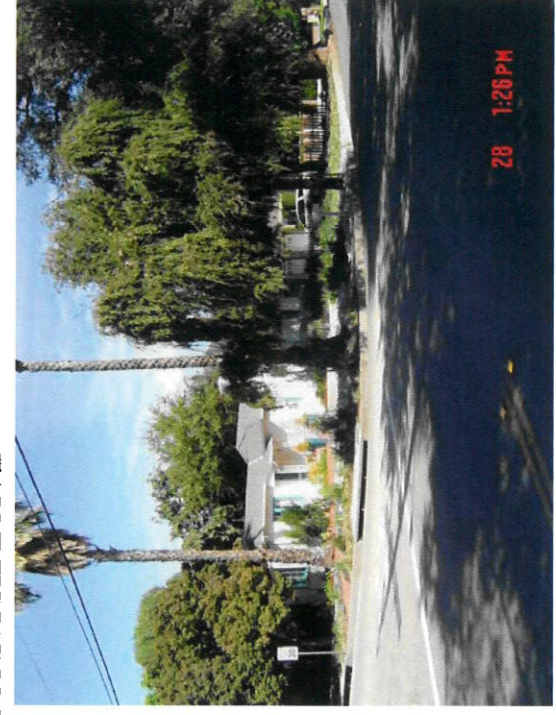
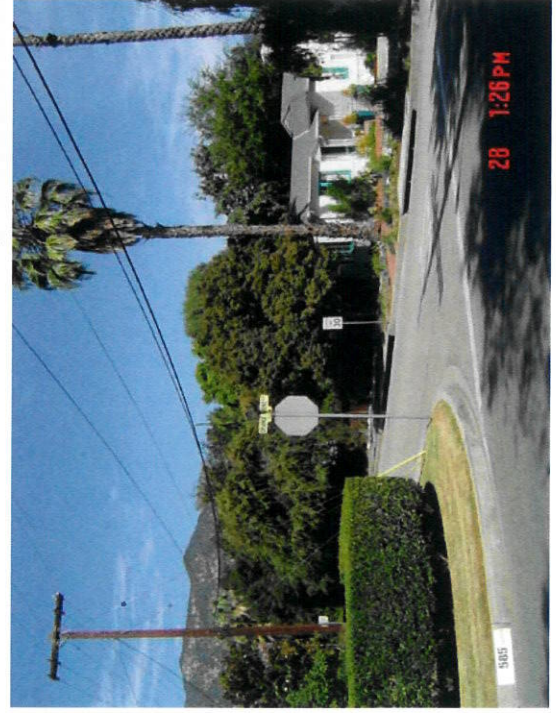
\* - Angle R not greater than Angle H, but satisfies Criteria 2, see study for explanation



LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024  
HILLSIDE VIEWPOINT 1:  
W ORANGE GROVE AVE & S MICHELINDA AVE



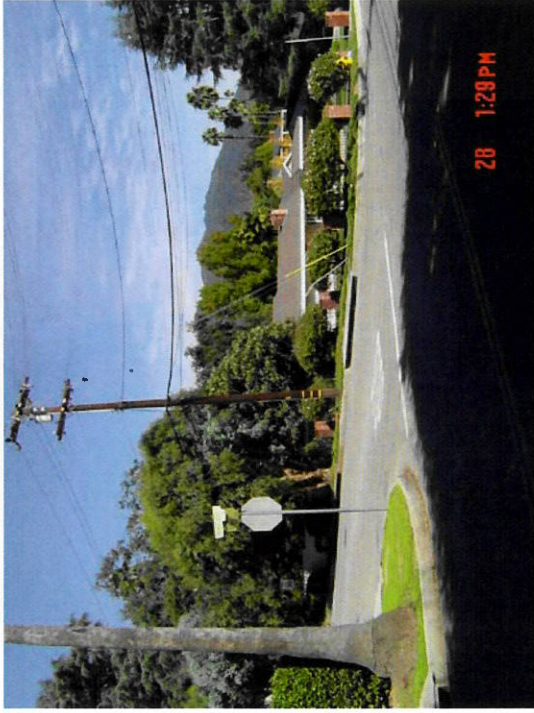
HILLSIDE VIEWPOINT 2:  
W ORANGE GROVE AVE & S SUNNYSIDE AVE





LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 3:  
W ORANGE GROVE AVE & S LIMA ST



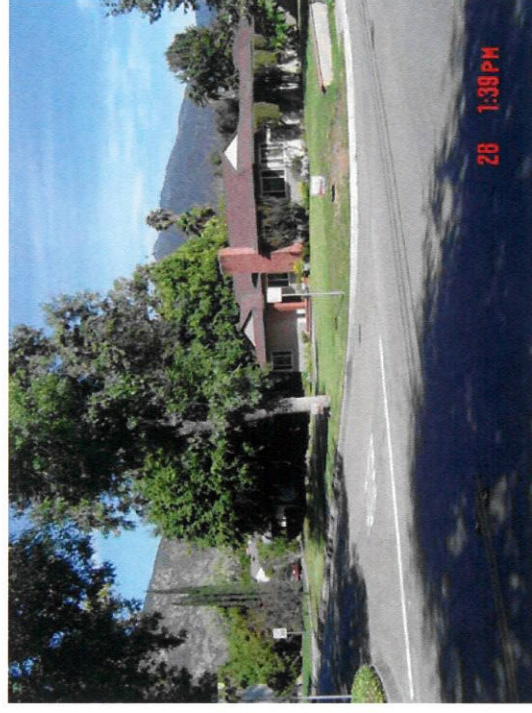
HILLSIDE VIEWPOINT 4:  
ORANGE GROVE AVE & S BALDWIN AVE



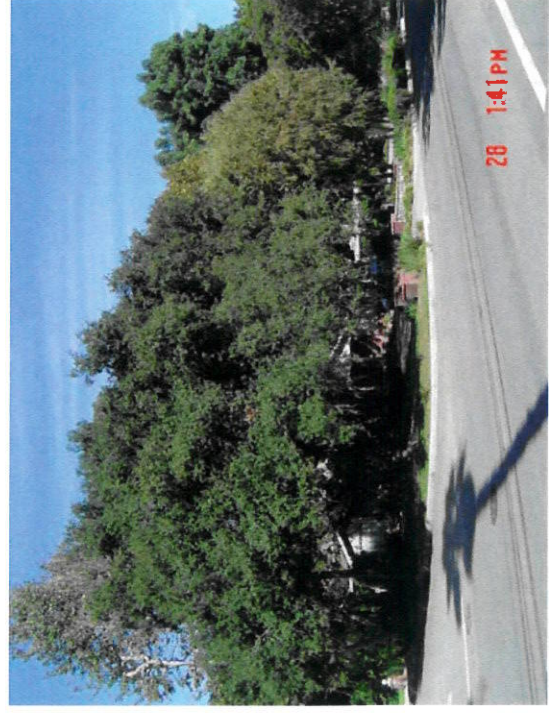


LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 5:  
ORANGE GROVE AVE & S MOUNTAIN TRAIL AVE



HILLSIDE VIEWPOINT 6:  
E ORANGE GROVE AVE & RANCHO RD



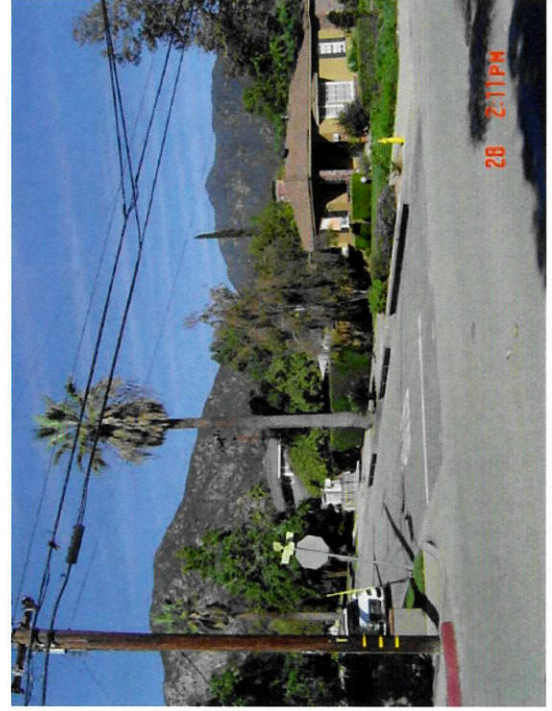


LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 7:  
SIERRA MADRE BLVD & RANCHO RD

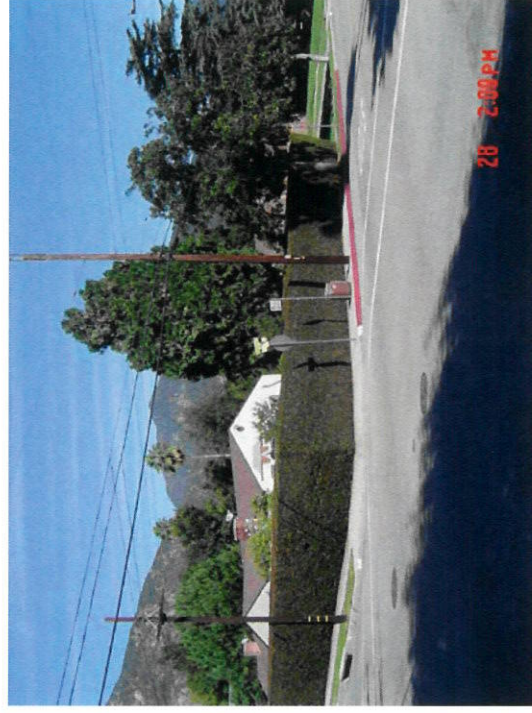


HILLSIDE VIEWPOINT 8:  
E SIERRA MADRE BLVD & CANON AVE

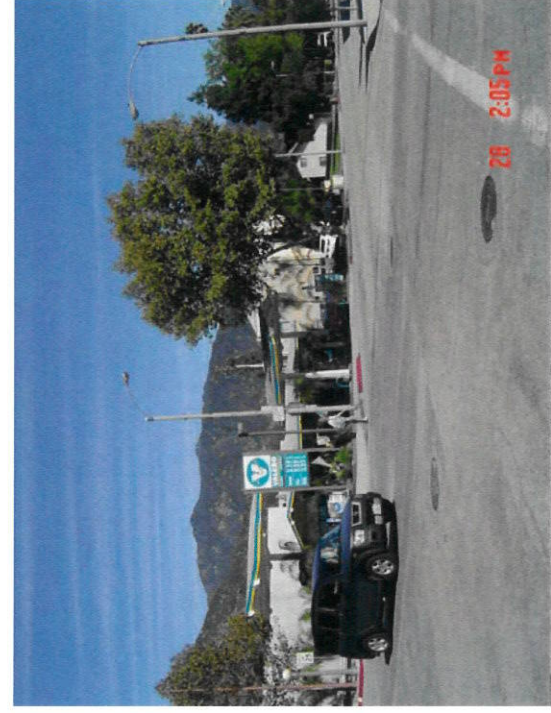
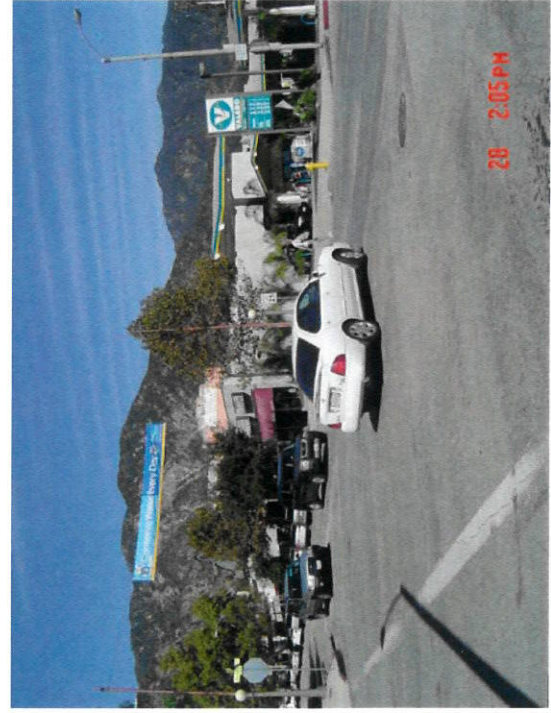




LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024  
HILLSIDE VIEWPOINT 9:  
E SIERRA MADRE BLVD & MOUNTAIN TRAIL AVE



HILLSIDE VIEWPOINT 10:  
SIERRA MADRE BLVD & BALDWIN AVE

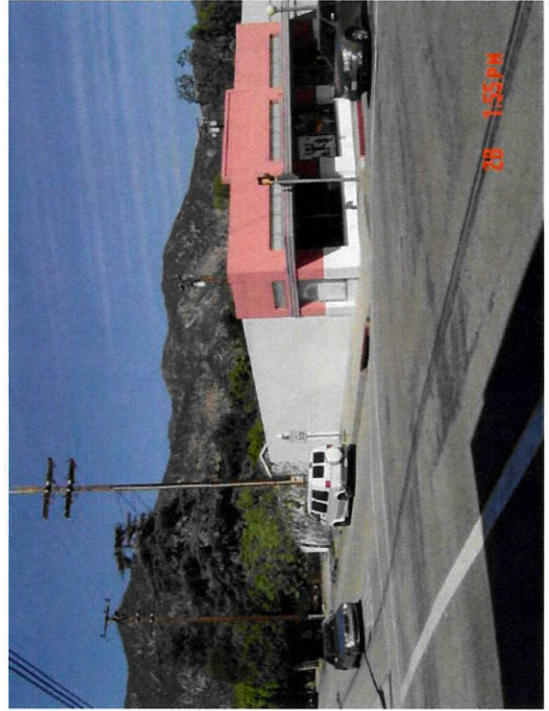




LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024  
HILLSIDE VIEWPOINT 11:  
W SIERRA MADRE BLVD & HERMOSA AVE



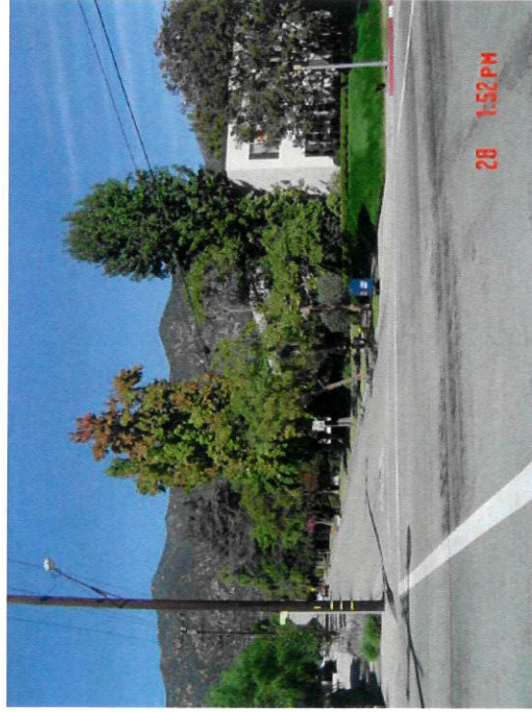
HILLSIDE VIEWPOINT 12:  
W SIERRA MADRE BLVD & LIMA ST



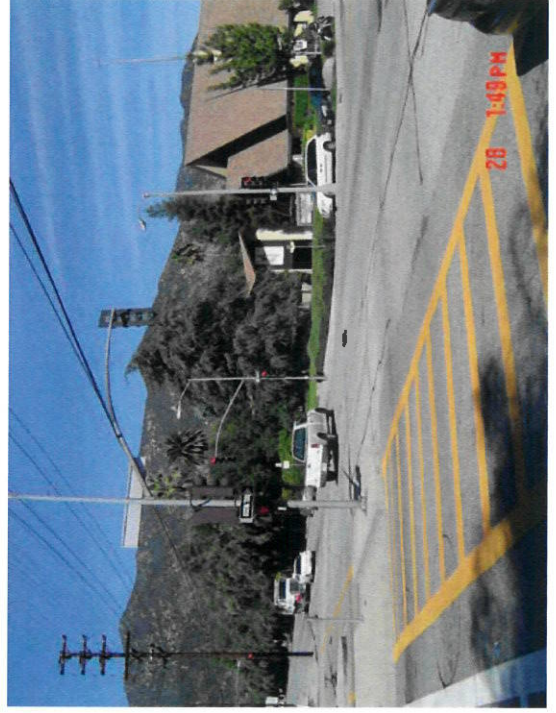
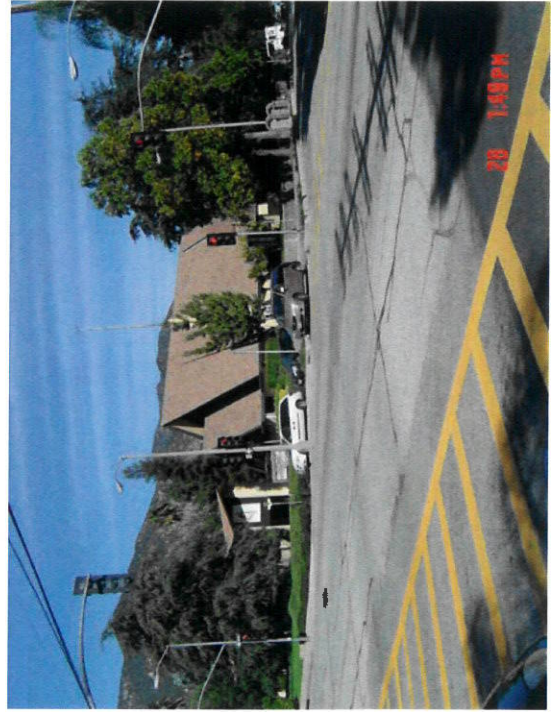


LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 13:  
W SIERRA MADRE BLVD & SUNNYSIDE AVE



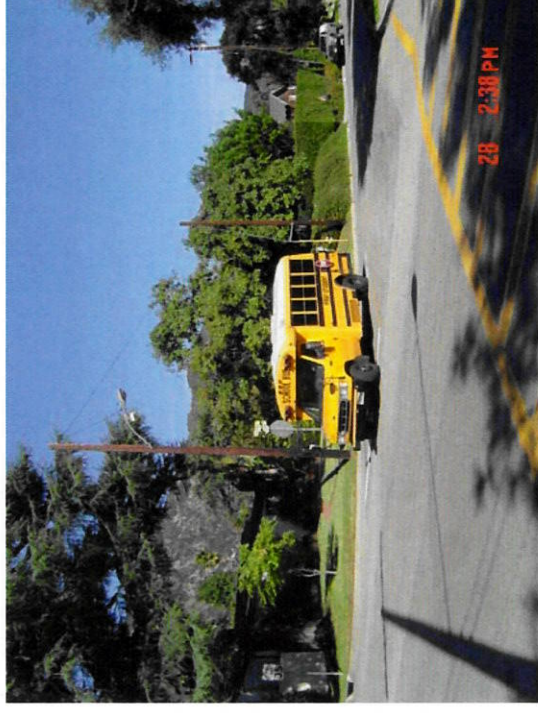
HILLSIDE VIEWPOINT 14:  
W SIERRA MADRE BLVD & MICHILLINDA AVE



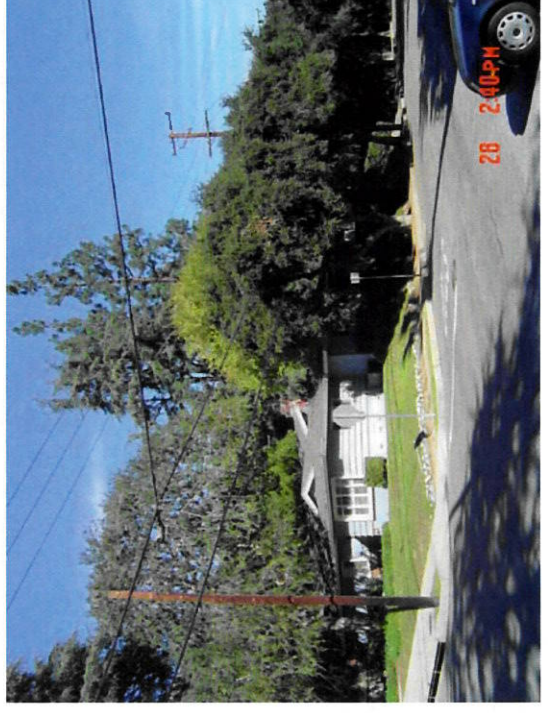
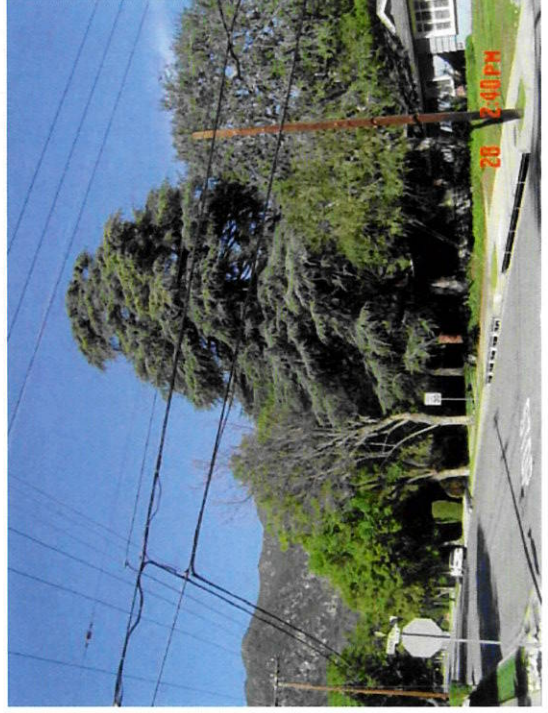


LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 15:  
N MICHILLINDA AVE & W GRANDVIEW AVE



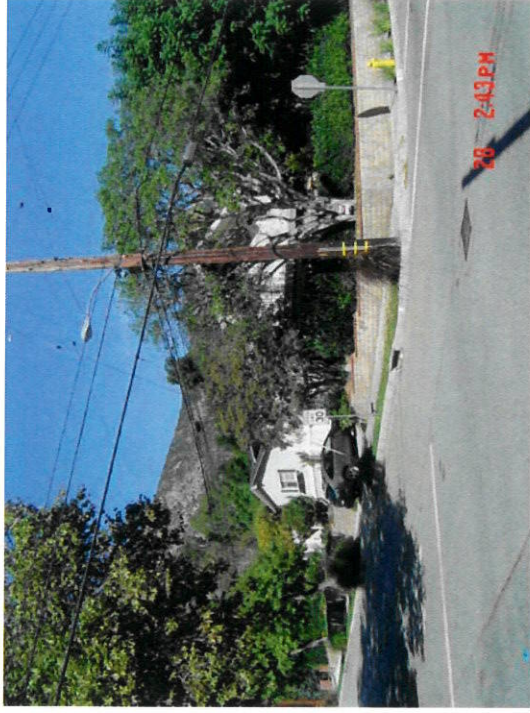
HILLSIDE VIEWPOINT 16:  
W GRANDVIEW AVE & N SUNNYSIDE AVE



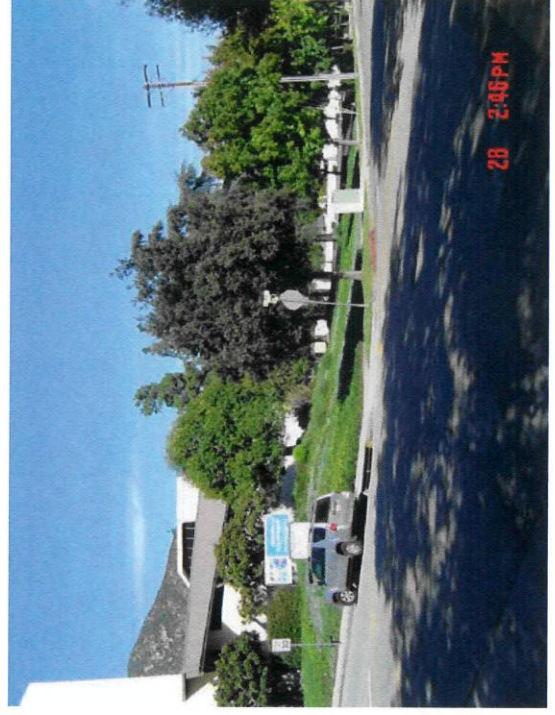
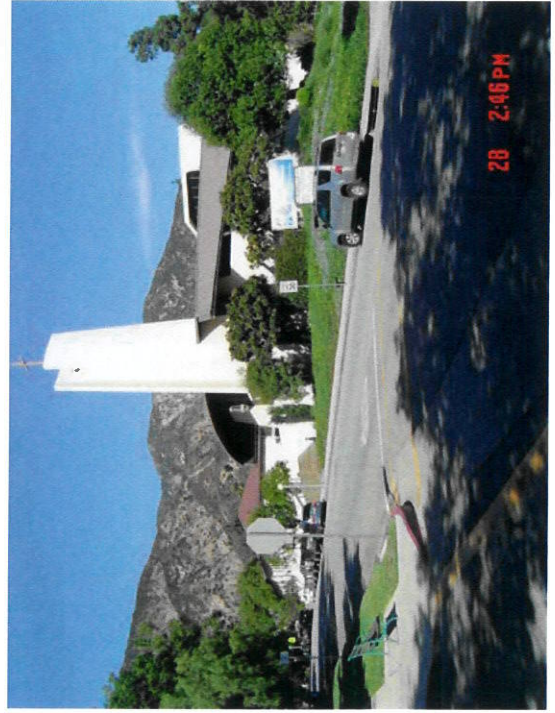


LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 17:  
W GRANDVIEW AVE & N LIMA ST



HILLSIDE VIEWPOINT 18:  
N BALDWIN AVE & GRANDVIEW AVE

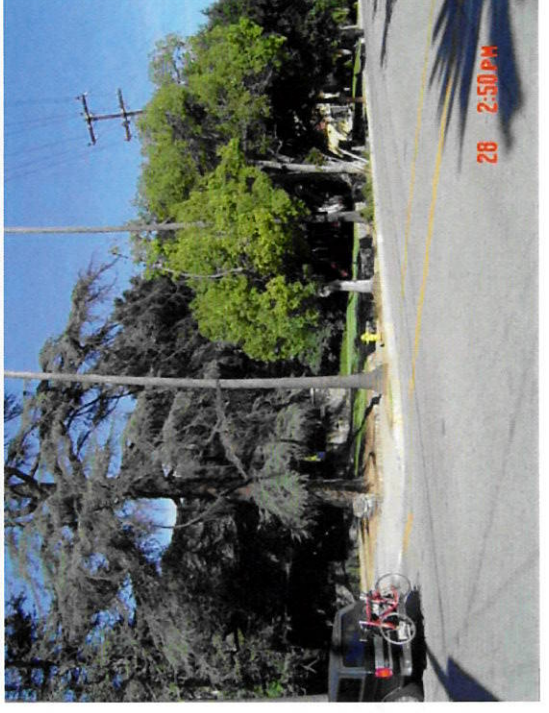
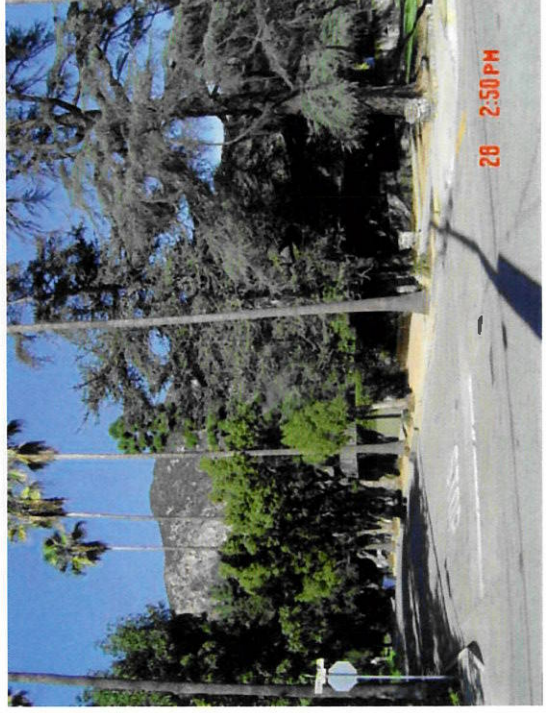




LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024  
HILLSIDE VIEWPOINT 19:  
E GRANDVIEW AVE & N MOUNTAIN TRAIL AVE



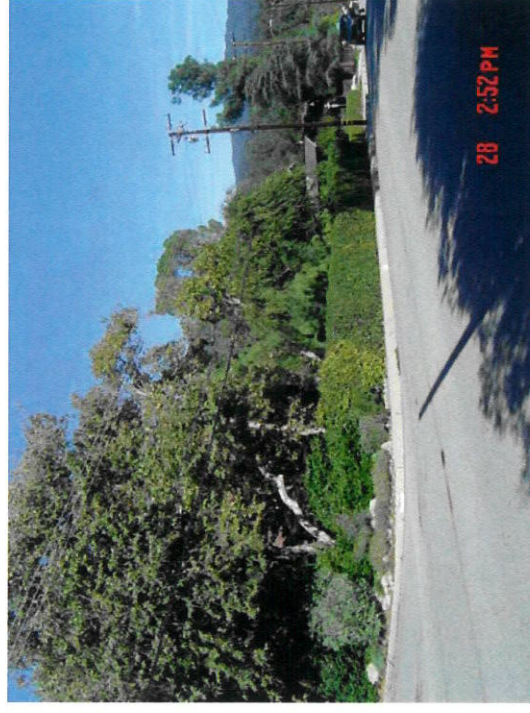
HILLSIDE VIEWPOINT 20:  
E GRANDVIEW AVE & N CANON AVE



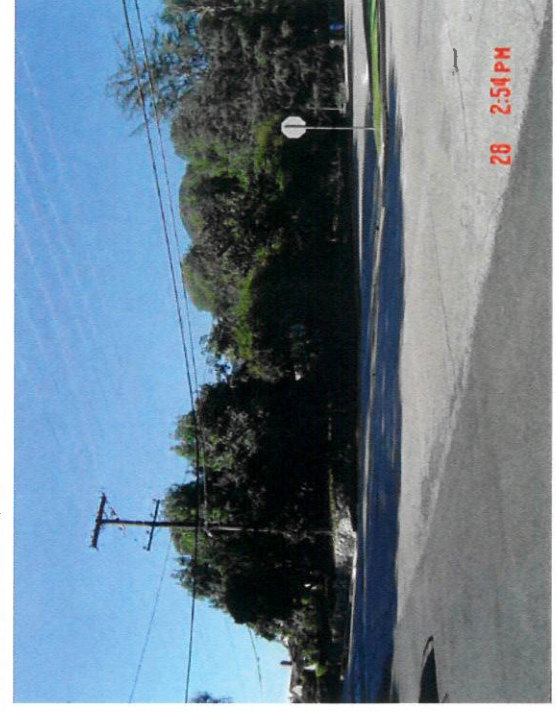


LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 21:  
E GRANDVIEW AVE & CAMILLO ST



HILLSIDE VIEWPOINT 22:  
E GRANDVIEW AVE & SANTA ANITA AVE



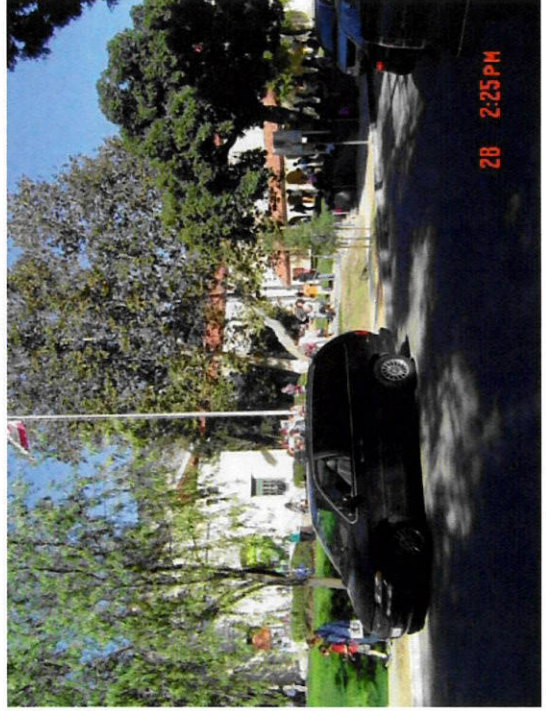


LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 23:  
HIGHLAND AVE & CANON AVE



HILLSIDE VIEWPOINT 24:  
HIGHLAND AVE & AUBURN AVE



LINE OF SIGHT STUDY  
LOT 9 OF TRACT 54016  
SIERRA MADRE, CA 91024

HILLSIDE VIEWPOINT 25:  
BALDWIN AVE & FOOTHILL BLVD







**ATTACHMENT I  
PROJECT APPLICATION**





# ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: PLANNING APPLICATION FORM

Date of Document: JUNE 14, 2019

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 ) ss.

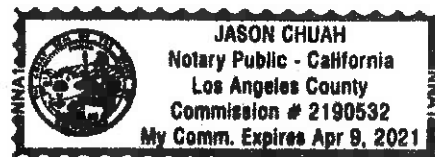
On JUNE 14, 2019 before me, JASON CHUAH, Notary Public,  
personally appeared ROBERT HU

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.

Signature [Signature]



FOR NOTARY STAMP



**Application Completeness:** Only applications that include all of the required documents described on the following page 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.

**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.

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.



## 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:

ROBERT HO

Name of Applicant

  
Signature

Name of 2nd Applicant

Signature

## Design Review,

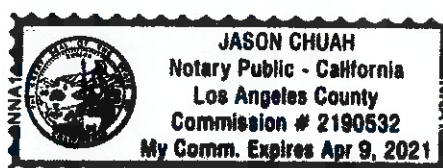
## Variance and

## Conditional Use

## Permit applications must include:

Descriptions and/or analysis to the required attached findings, in order to be deemed complete.

**PLEASE NOTE: THE ABOVE SIGNATURE(S) MUST BE NOTARIZED.**





## City of Sierra Madre

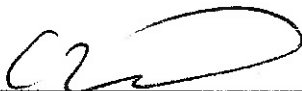
**ENTRY ONTO PRIVATE LAND**

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 1 Nathaniel Terrace

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 Land Owner



Date



## City of Sierra Madre

OWNER'S AFFIDAVIT

I am the owner of the property located at 1 Nathaniel Terrace

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 permits.

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



Signature

Please print: Name

Robert Ho

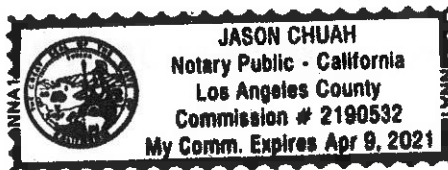
Address

51 W. Palm Dr.ARCADIA, CA 91007

Telephone

626-757-6611

**PLEASE NOTE: THE ABOVE SIGNATURE MUST BE NOTARIZED.**



City of Sierra Madre

**OWNERSHIP LIST**

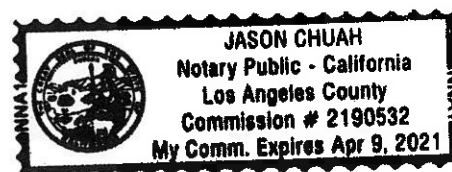
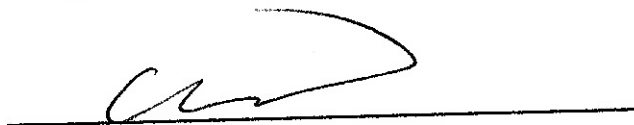
I, ROBERT HO, hereby certify that the attached list contains the Names, Complete Addresses, and Zip Codes of all persons to whom all property is assessed as they appear on the LATEST AVAILABLE ASSESSMENT ROLL OF THE LOS ANGELES COUNTY ASSESSOR\*, within the area described and for a distance of three hundred (300) feet from the exterior boundaries of the property described as:

Legal Description:

LOT 9 OF TRACT NO. 054016 IN THE CITY OF SIERRA MADRE,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Assessor's Pin: 5762 — 030 — 010  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature



**PLEASE NOTE: THE ABOVE SIGNATURE MUST BE NOTARIZED.**

\*Ownership information from other sources is not acceptable. Ownership roles may only be used for six months.

# ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: HILLSIDE DEVELOPMENT PERMIT APPLICATION FORM

Date of Document: JUNE 14, 2019

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 ) ss.

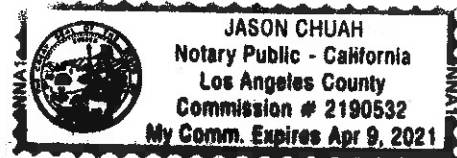
On JUNE 14, 2019 before me, JASON CHUAH, Notary Public,  
personally appeared ROBERT HO

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.

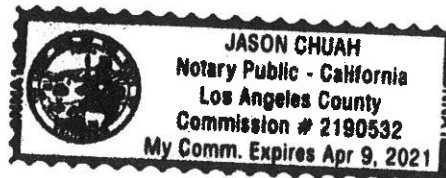
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



FOR NOTARY STAMP





**Application Completeness:** Only applications that include all of the required documents described on the following page will be deemed "complete." The Department of Development Services 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.

**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.

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.



### Certification

I certify that I am presently the duly authorized applicant for the proposed project. Further, I acknowledge the filling of this application and 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:

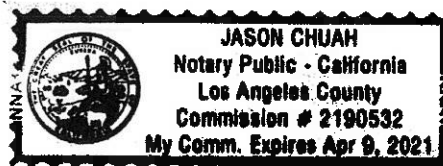
ROBERT HO

Name of Applicant

Signature

Name of 2nd Applicant

Signature



**PLEASE NOTE: THE SIGNATURE(S) ABOVE MUST BE NOTARIZED.**



City of Sierra Madre

**ENTRY ONTO PRIVATE LAND**

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

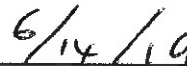
1 Nathaniel Terrace

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 Land Owner



Date



City of Sierra Madre

**OWNER'S AFFIDAVIT**I am the owner of the property located at 1 Nathaniel Terrace.

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 permits.

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



Signature

Please print: Name

Robert Ho

Address

51 W. Palm Dr.ARCADIA, CA 91007

Telephone

626-757-6611Subscribed and sworn to me this 14 day of JUNE, 2019.**PLEASE NOTE: THE SIGNATURE ABOVE MUST BE NOTARIZED.**

City of Sierra Madre

**OWNERSHIP LIST**

I, ROBERT HO, hereby certify that the attached list contains the Names, Complete Addresses, and Zip Codes of all persons to whom all property is assessed as they appear on the LATEST AVAILABLE ASSESSMENT ROLL OF THE LOS ANGELES COUNTY ASSESSOR\*, within the area described and for a distance of one thousand (1000) feet from the exterior boundaries of the property described as:

## Legal Description:

LOT 9 OF TRACT NO. 054016 IN THE CITY OF SIERRA MADRE,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Assessor's Pin (APN #): 5762-030-010  
\_\_\_\_\_  
\_\_\_\_\_

Signature

**PLEASE NOTE: THE SIGNATURE ABOVE MUST BE NOTARIZED.**

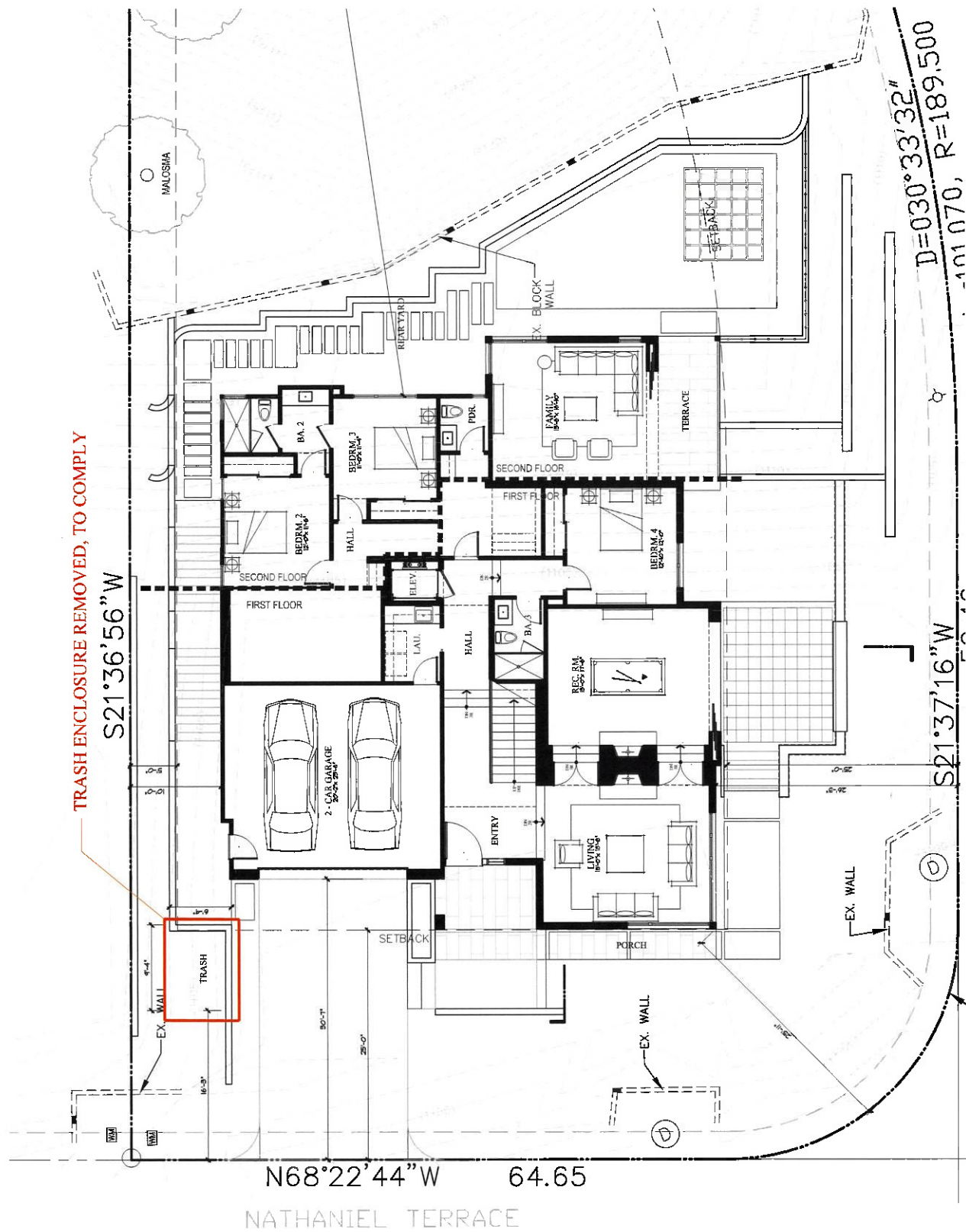
\*Ownership information from other sources is not acceptable. Ownership roles may only be used for six (6)





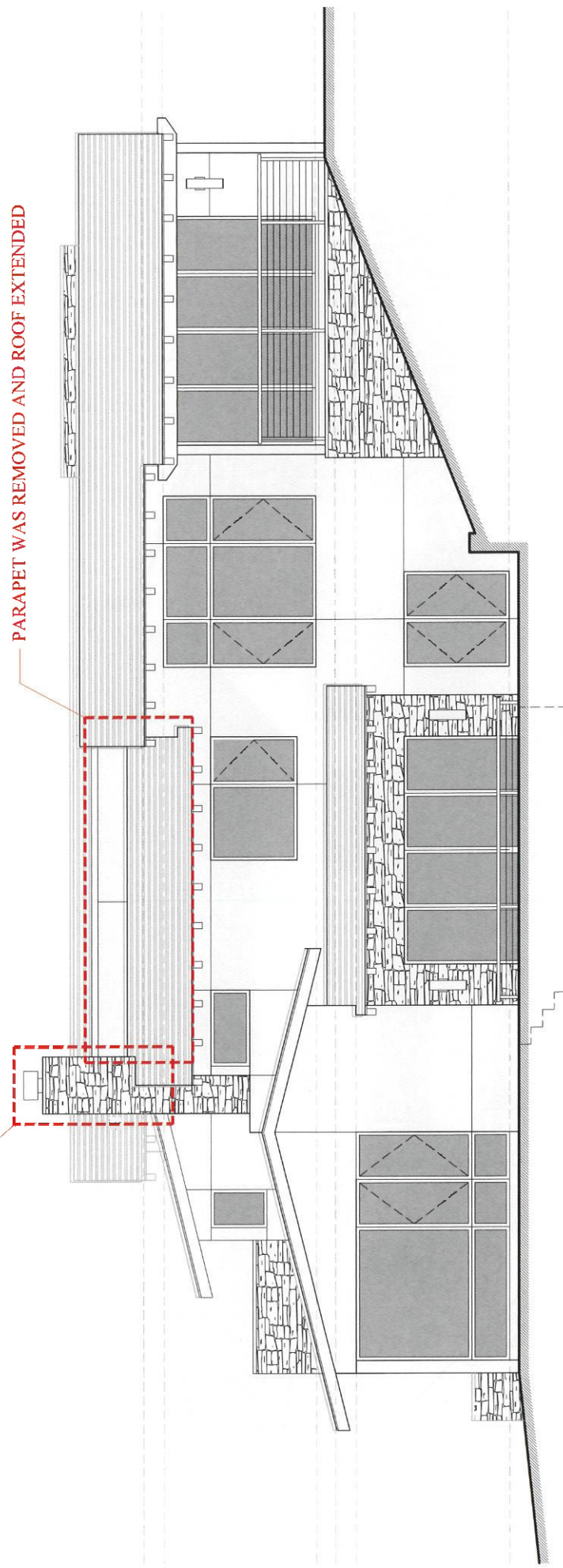
***ATTACHMENT C***  
***LOT 9 CHANGE PLANS***

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CHIMNEY HEIGHT WAS LOWERED, TO COMPLY

PARAPET WAS REMOVED AND ROOF EXTENDED

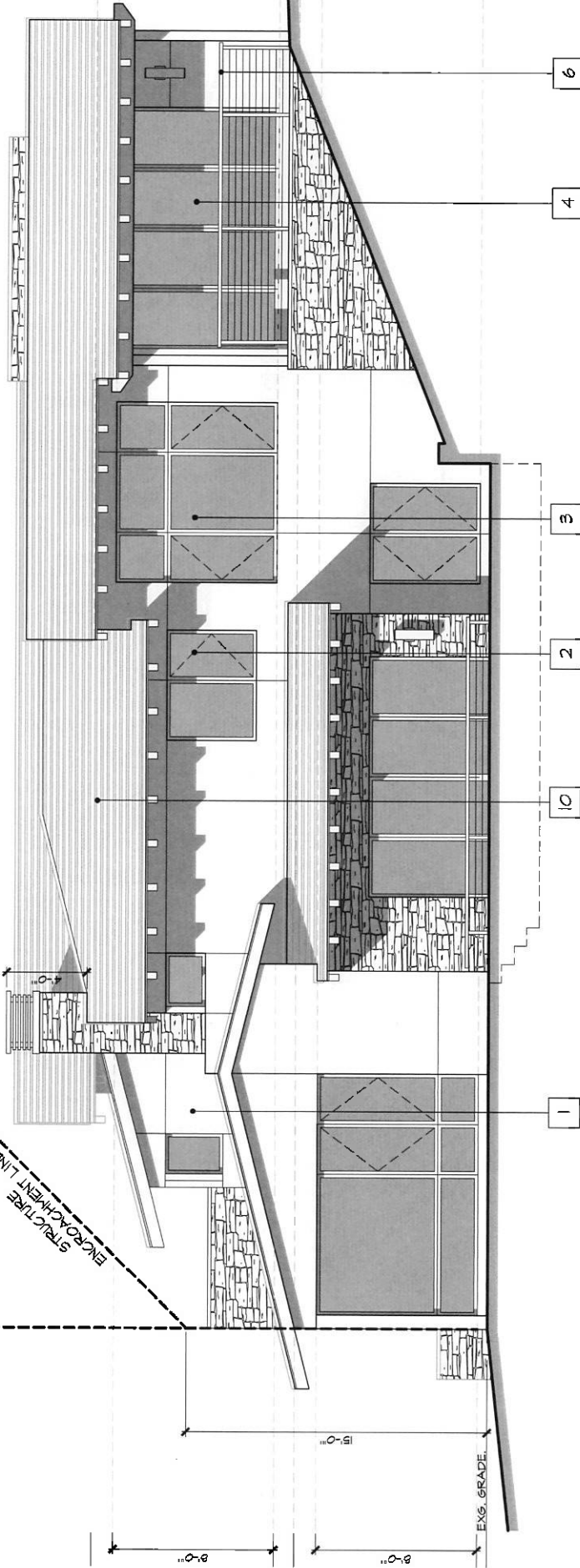


RIGHT ELEVATION

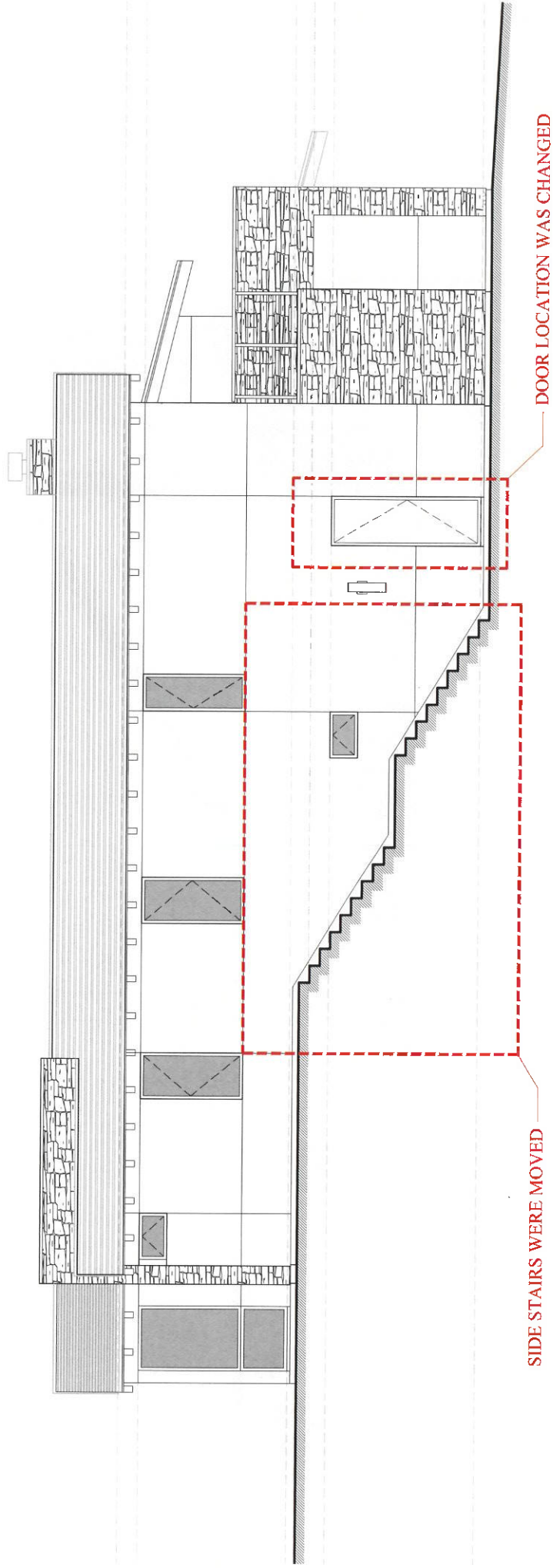


25'-0"  
TO EMBANKMENT LINE

STRUCTURE  
EMBANKMENT LINE



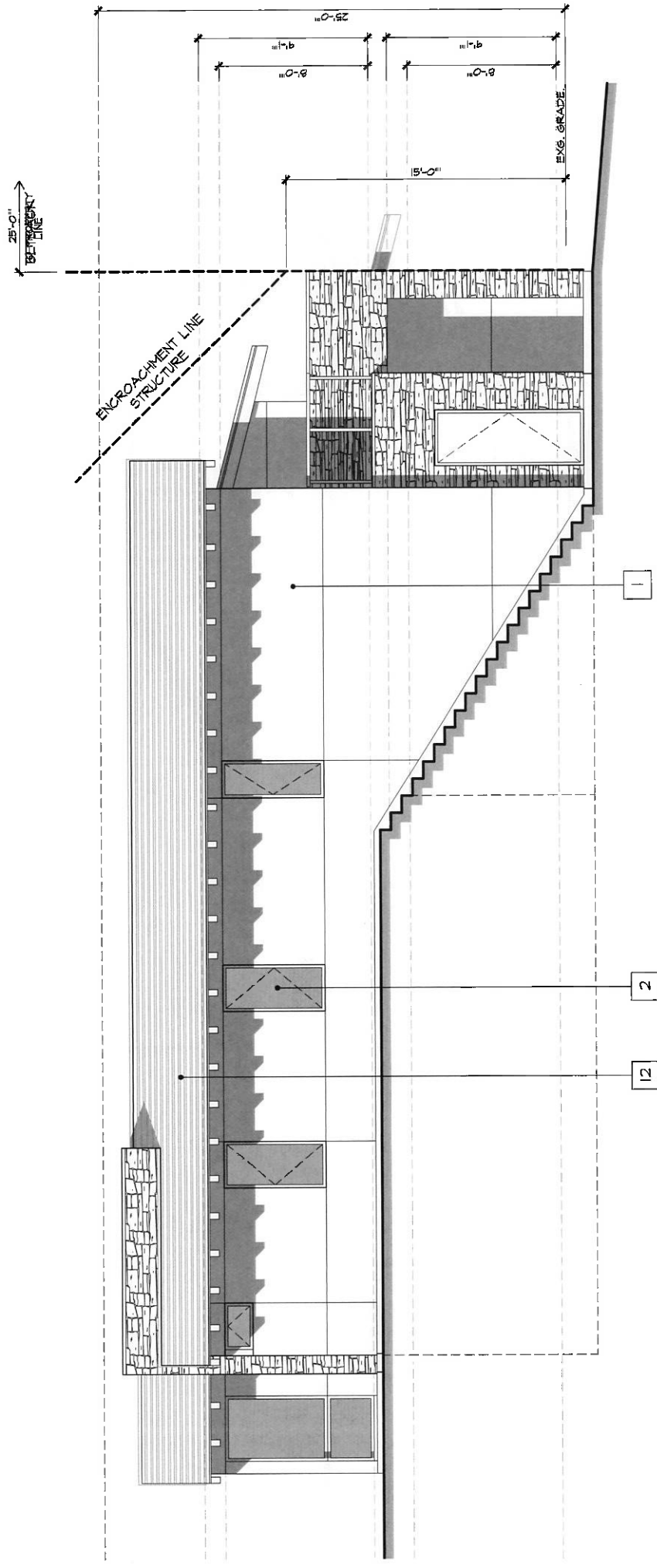
AST ELEVATION



SIDE STAIRS WERE MOVED

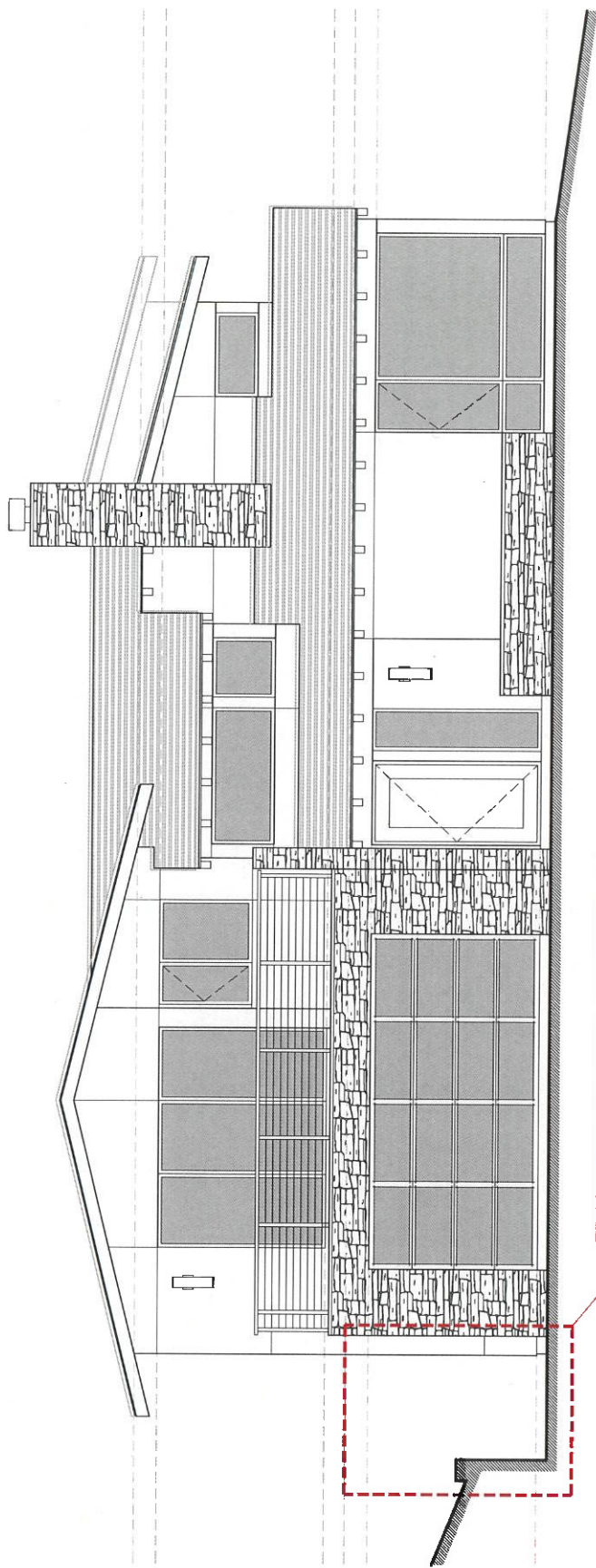
DOOR LOCATION WAS CHANGED

# LEFT ELEVATION



SECTION

1/4" = 1'-0"



TRASH ENCLOSURE WAS REMOVED. TO COMPLY

## FRONT ELEVATION





## **Lot 9 Project Narrative**

Lot 9 of tract number 054016 is an empty split pad graded lot, additional grading at the upper pad and new retaining walls are proposed to increase the useable rear yard for the house. The proposed project is a construction of a single family residence on the lower and upper pad areas of the property. At 3,932 square feet, this 2 story SFD is a contemporary interpretation of Irving Gill's Prairie houses in Southern California. Building height is 23'-7" feet measured from datum (the lowest elevation of adjoining pre-existing natural grade within a five foot horizontal distance of the exterior wall of the building).

The massing of the house is in a u-shaped configuration with a small one-story wing entry/foyer enclosing a small courtyard at the ground floor. The house includes a 2 car garage, storage; foyer, courtyard, a guest suite with a private bathroom, a parlor/library with porch on the first floor. The space adjacent to the garage is a basement, which is partially buried and below the sloping plane between the upper and lower pad. The laundry room is located at mid-level, aligned with the intermediate landing of the stair.

On the second floor, there are a total of 3 bedrooms, including a master suite with bathroom and walk-in closet, a bedroom with en-suite bath a third bedroom shares a hall bath/powder room, a kitchen with adjacent nook, and a great room. The great room, nook and bedroom 3 is provided with access to the upper pad patio/rear yard.

**RECEIVED**  
FEB 06 2020  
CITY OF SIERRA MADRE  
PLANNING & BUILDING

The required setbacks per zoning ordinance are as followed: front - 25ft, side (corner lot) -25ft, side – 5ft, and rear yard 15ft. The lot is a corner lot at the intersection of Nathaniel Terrace and Baldwin Court. The maximum height limit of 25ft measured from datum to top of ridge shall be maintained. The proposed project allows for the following setbacks: front – 25ft, side (corner lot) Baldwin Court -25ft, side – 5ft, and rear yard of 138ft. 4inches.

#### Stonegate Design Guidelines

(B-1.1) Building is sited to minimize silhouettes against the skyline.

(B-1.2) Doors and windows are visible from the street yet still provide privacy.

(B-1.3) The bulk of the building is situated on the graded flat pads of the lot.

(B-1.4) Building siting minimizes impacts to significant views from neighboring properties.

(B-2.1) Building follows topography. The u-shape mass with the eastern half stepping up in height follows the upward direction of the terrain.

(B-2.2) No private gate proposed.

(B-2.3 B-2.4) By pushing the garage further back from the front setback, and having two small garage doors instead of one big door, with second door pushed even further back., the design avoids establishing the garage as a prominent feature of the front elevation.

(B-2.7) As suggested, the garage door is recessed 16 inches

(D-1.1) The massing is appropriate for a contemporary Irving Gill Prairie inspired 2-story house, with its' low pitched roofs, horizontally emphasized and stepped volumes.

(D-1.2, D-1.3, D-1.4, D-1.5, D-1.6) The bulk of the proposed structure will be placed on flat pads. The structure is placed on the lot with increased setbacks to provide greater distance to adjacent neighbors. Landscaping techniques have been used throughout the design to minimize the impact of visible areas. Per the D.G. (Section D), the massing of the building is broken down vertically and horizontally to create a softer look. This is accomplished with a number of architectural features, including 1) breaking up the mass of the building into smaller components at the south east portion and following the contours of the site, the bulk of the two story portion is visually concentrated onto the northwest portion following the rising terrain 2) offsetting and stepping back the vertical planes of the façade, 3) providing single story roofs and porch at the perimeter of the residence, and 4) by adding deep overhanging eaves at the perimeter of the roofline. The building entry and approach is also designed to not overpower the overall style of architecture. The entry/foyer is a low one-story wing between the two larger arms of the u-shaped building.

(D-1.7) Window locations have been determined by studying daylighting, views, elevation composition as well as privacy to adjacent neighbors.

(D-1.8, D-1.9) The details of the elevation have been carried out throughout all four sides of the building and are in proportion to the building massing.



(D-2.1, D-2.2, D-2.4, D-2.6, D-2.7) A combination of single story, 1-1/2 story and two-story stepping hipped roofs with broad overhangs are proposed on all sides to be consistent with the overall Prairie design style. Roof material colors are to mimic the colors of the surrounding landscape.

(D-4.1, D-4.2, D-4.3, D-4.4, D-4.5, D-4.6, D-4.7) – Durable, low maintenance materials have been selected to compliment the contemporary style proposed (plaster & painted composite material). There are limited materials used consistently applied to all the sides. Changes of materials occur where it is recommended and none of the materials deemed inappropriate by the design guidelines have been used.

(D-5.1, D-5.2, D-5.3, D-5.4, D-5.5, D-5.6) The colors and materials selected are durable, non-reflective, complementary to one another, appropriate for the architectural style. The design guideline recommendations have been followed regarding the number and selection of colors / finishes for both the main house as well as the trims.

(D-6.1) Windows are designed to match the Prairie style of the architecture.

(D-6.2, D-6.3, D-6.4) Complementary single casement, ribbons of casement windows with clear glass and simulated divided lites are proposed for all elevations to create a balanced design.

(D-6.6) Large windows with deep overhangs are proposed for all sides.

(D-6.7) Per design guidelines, highly-reflective glass will not be used.

(D-6.9) Large windows and use of glass will maximize natural daylight and reduce reliance on electrical lighting.

(D-6.10) Traditional Prairie style doors are proposed to compliment the architectural style.

(D-6.11, D-6.14) Window and door sizes and locations are related to the overall scale and proportion of the building elevation. The proportion of solid to open elements is balanced on all sides.

(D-7.1) All mechanical equipment will be screened off from off-site views by the use of architectural features such walls or landscaping.

(D-7.2) The trash area will be inside the garage, not visible from exterior.

(D-7.3) Gutters and downspouts will be integrated into the exterior design and finished to blend in with the background material.

(D-8.2) Small courtyard surrounded by the u-shaped massing of the house and a small porch on the east side connects the interior to the exterior. They are designed to match the overall style of the house.

(D-8.4) Porch proposed at the east of the house with roof covering provided to compliment and integrate into the overall massing of the home.

(E-9.1) Landscape has been designed to be an integral component of overall design (please see landscape narrative for more detailed information).

(E-9.2) Water efficient landscaping is proposed.

(E-9.3) Plantings have been designed to reduce the visual impact of the residence while providing a vegetated screen from the neighbors.

(E-9.4) Plants have been selected to compliment the community landscape pallet.

(F-1.1, F-1.2, F-1.3) Paving materials and patterns have been selected to compliment the contemporary architectural style. The design follows the natural topography and encourages gradual transition from man-made to natural elements.

(F-1.4, F-1.6) Concrete and pavers are selected to have muted tones to blend with the landscape. Permeable pavers are integrated into the hardscape design.

(G-1.1) Wall and fence heights have been kept low per design guidelines.

(G-1.2, G-1.3, G-1.4) Finishes, colors and materials for the site walls and fencing are consistent and complimentary to the house. Durable materials, (stucco, stone, steel), that are appropriate for exterior use have been selected.

(G-2.1) Retaining walls have been designed to blend into the natural contours and are designed to reflect the contemporary style of the architecture.

(G-3.1) Plant materials have been selected to screen and transition the walls into the natural landscape.

(H-1.1) Exterior lights are placed, shielded and / or directed away from neighboring properties.

(H-1.2) The lighting fixtures selected match the architectural style of the house.

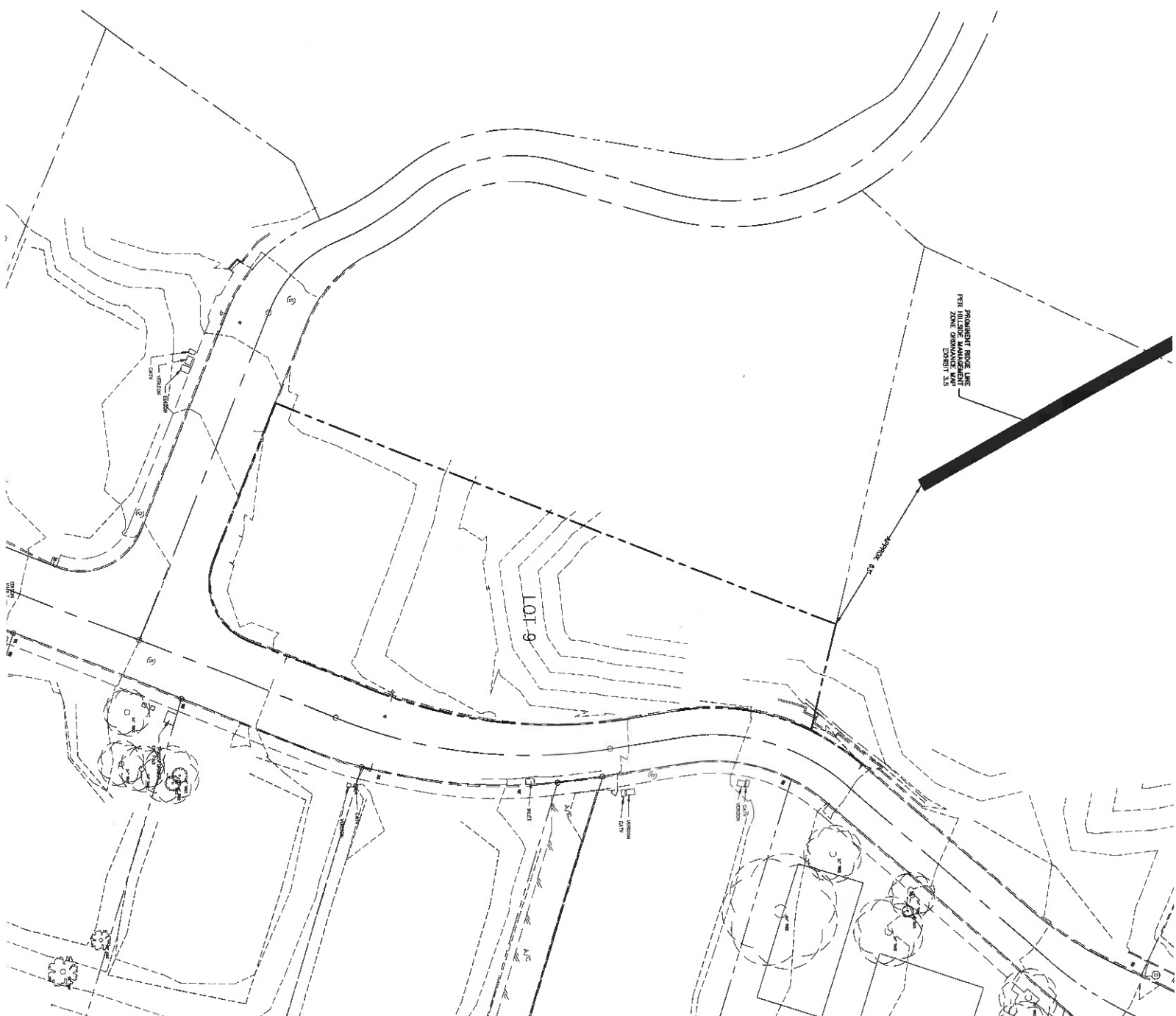
(H-1.4) Exterior night lighting is kept to a minimum and all light are activated for short term use only.

(J-1.1, J-1.2) The building is sited to take advantage of solar orientation and natural daylighting.

(J-1.3, J-1.4) Water conservation features that are incorporated into the landscape include a state of the art irrigation system that complies with the State

Model Water Efficient Ordinance, drought-tolerant plant species, minimal use of cultured lawn and grouping of plantings into irrigation zones.

(J-1.5) Energy efficient features such as energy-efficient appliance, dual paned windows, etc. will be incorporated into the design.





ATTACHMENT H  
HISTORIC RESOURCE MEMORANDUM OF RECORD



October 25, 2019  
Job Number: 2083-012  
Design Compliance Review in Support of Stonegate Lot 9

**MEMORANDUM FOR THE RECORD**

2.6 2083-012.M01

**TO:** Mr. Robert Ho  
LCRA (Mr. Jay Baliwag)

**FROM:** Sapphos Environmental, Inc.  
(Ms. Carrie Chasteen)

**SUBJECT:** Design Compliance Review for Stonegate Lot 9

**FIGURE:**

1. Map of Stonegate Lots
2. Aerial View Indicating Locations and Directions of Photographs
- 3A. View of Macomber Cabin and Carter Barn (Lot 18) from Lot 9
- 3B. View of Willis Estate (Lot 20) from Lot 9
- 3C. Views of Lot 9 from Macomber Cabin

**ATTACHMENT:**

- A. Resume of Project Personnel
- B. Plans and Designs for Lot 9
- C. Lot 9 Change Plans

**EXECUTIVE SUMMARY**

This Memorandum for the Record (MFR) documents the design compliance review, as required by the City of Sierra Madre, of Stonegate Lot 9, designed by LCRA (Mr. Jay Baliwag).

The design compliance review has concluded that the plans for the single-family house proposed for Lot 9 at 1 Nathaniel Terrace, City of Sierra Madre, California, are sufficiently differentiated from the historic structures, Macomber Cabin and the Carter Barn on Lot 18, and the Willis Estate on Lot 20 to meet the requirement set forth in City of Sierra Madre Conditions of Acceptance (COA) 159 for Tract Map 54016. COA No. 159 requires that any development on a lot that can be seen from the location of the specified historic structures be of contrasting design.

**Corporate Office:**  
430 North Halstead Street  
Pasadena, CA 91107  
**TEL** 626.683.3547  
**FAX** 626.628.1745

**Billing Address:**  
P.O. Box 655  
Sierra Madre, CA 91025  
**Web site:**  
[www.sapphosenvironmental.com](http://www.sapphosenvironmental.com)



## BACKGROUND

Sapphos Environmental, Inc. contracted with Mr. Robert Ho (Client) in February 2015 to conduct a design compliance review of a single-family house designed by LCRA (Mr. Jay Baliwag) for Lot 9 of the Stonegate development in the City of Sierra Madre (City), Los Angeles County, California. The design compliance review, conducted by a qualified cultural resources consultant, is required in order for the Client to receive Hillside Development and Conditional Use Permits from the City for the construction of a single-family residence at 1 Nathaniel Terrace, City of Sierra Madre, California.<sup>1</sup> The design compliance review is stipulated by Condition of Approval (COA) No. 159 for Tract Map 54016, which “requires that any development on a lot created by the Map which can be seen from the location of the Macomber Cabin, the Carter Barn, or the Willis Estate shall contrast with the design of these historic resources.” The design was refined following the 2015 design review, and this Memorandum for the Record (MFR) documents the refined design meets the Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings* (Standards).

The COA is based on the Standards. Standard 9 states, “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”<sup>2</sup>

## METHODS

On February 19, 2015, Sapphos Environmental, Inc. (Ms. Diana Gray and Mr. Eugene Ng) visited the Stonegate development (Figure 1, *Map of Stonegate Lots*) and photographed the site (Figure 2, *Aerial View Indicating Locations and Directions of Photographs*; Figure 3A, *View of Macomber Cabin and Carter Barn [Lot 18] from Lot 9*; Figure 3B, *View of Willis Estate [Lot 20] from Lot 9*; and Figure 3C, *Views of Lot 9 from Macomber Cabin*), paying particular attention to the relationship of Lot 9 to the Macomber Cabin and Carter Barn on Lot 18 and the Willis Estate on Lot 20.

Sapphos Environmental, Inc. (Ms. Marilyn Novell and Ms. Stephanie Cisneros) reviewed the project plans for compliance with COA No. 159 in 2015. The 2019 refined design was reviewed by Ms. Carrie Chasteen. Ms. Novell, Ms. Cisneros, and Ms. Chasteen meet the Secretary of the Interior’s *Professional Qualifications Standards* for Architectural History (Attachment A, *Resume of Project Personnel*).

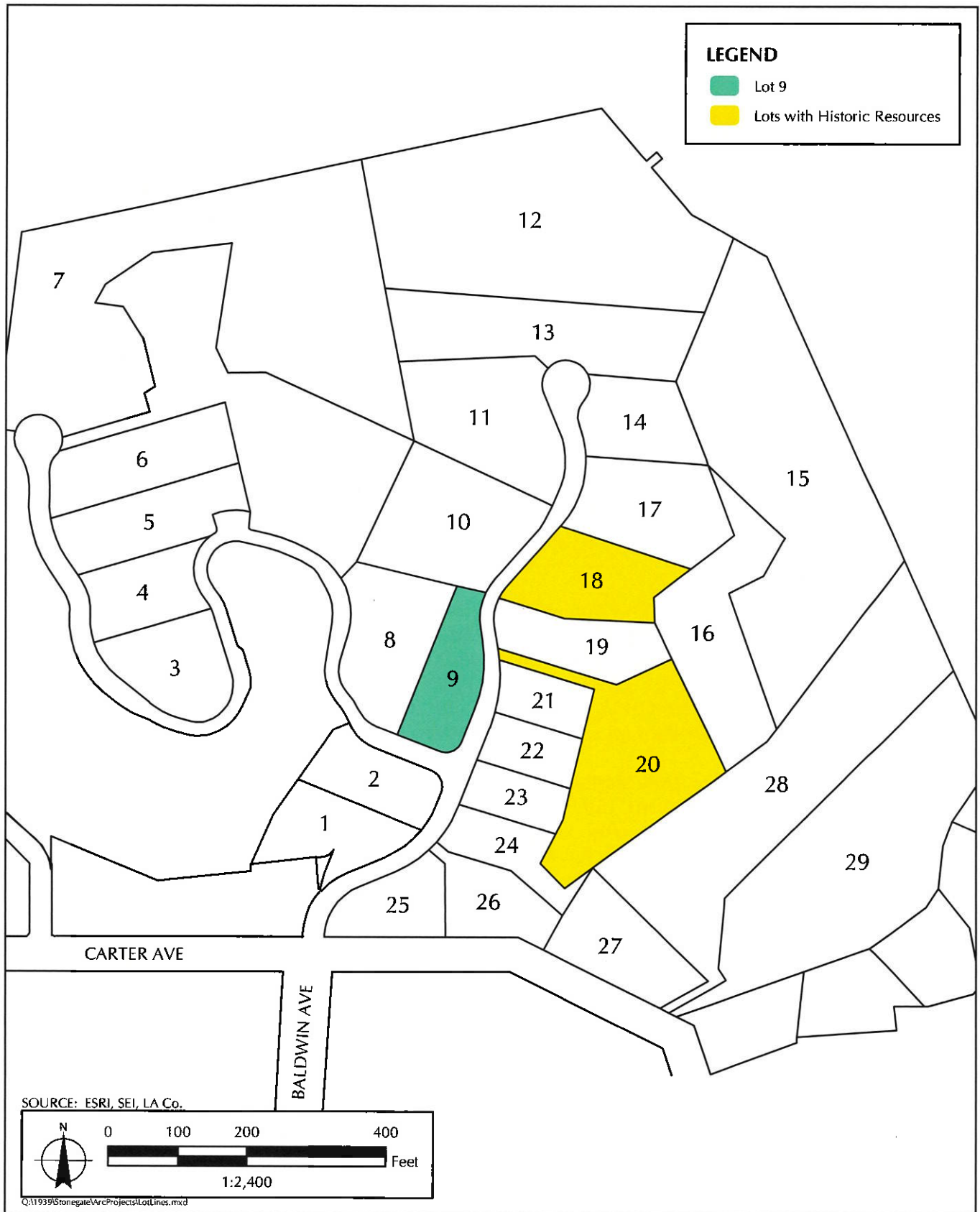
## DESIGN COMPLIANCE REVIEW

The proposed development will be visible from the historic buildings on Lot 18 and Lot 20. Lot 18, the site of the Macomber Cabin and Carter Barn, includes late-1800s era structures. The Macomber Cabin and Carter Barn are single-story buildings with vertical wood cladding and surrounded by lawn and greenery. The Macomber Cabin includes varying degrees of pitched gable roofs, exposed rafter ends, overhanging eaves, and a rustic stone chimney; while the Carter Barn is defined by its moderately pitched roof with gabled ventilator and dovecote, mortared stone foundation, and wood and stone steps.

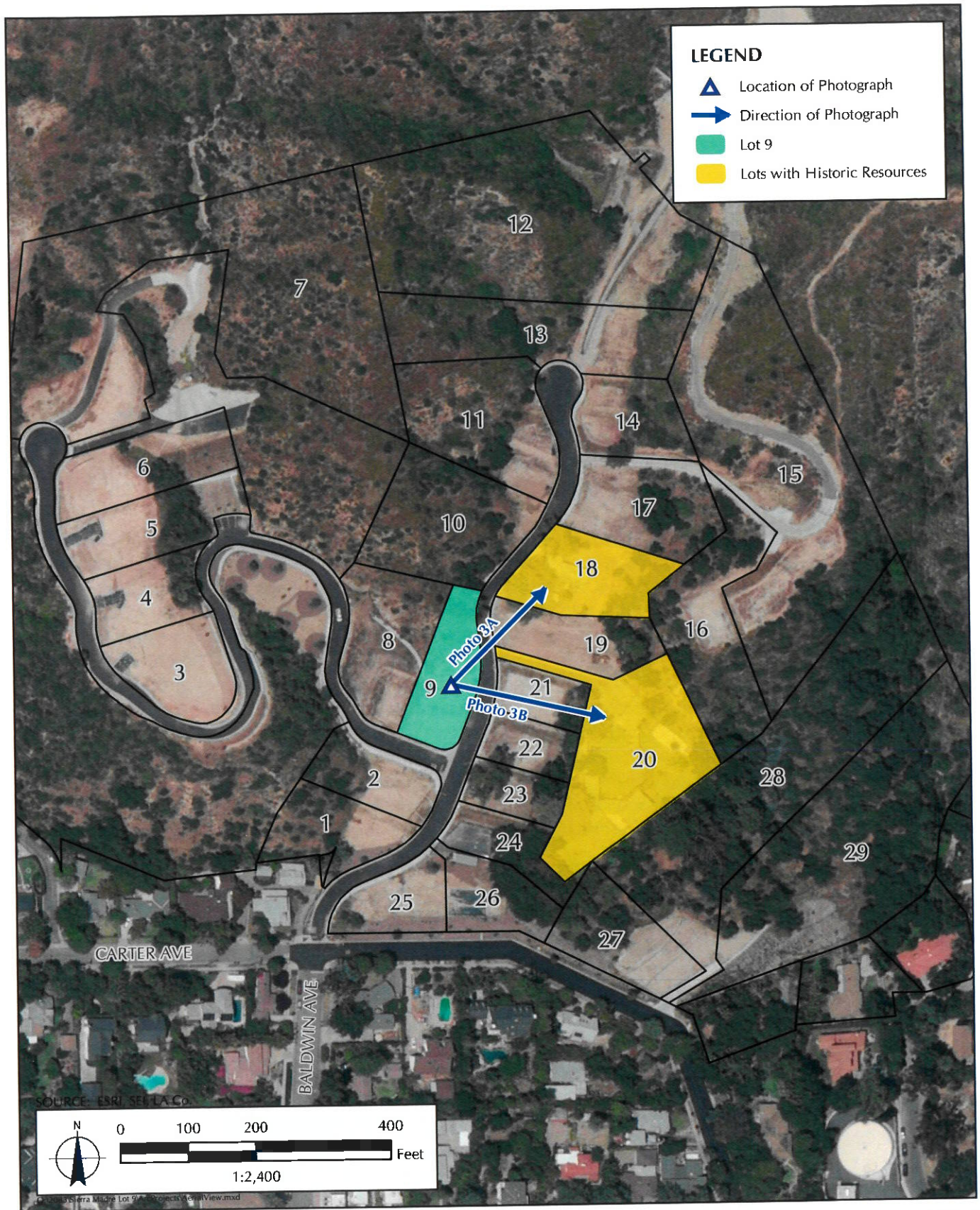
<sup>1</sup> October 2014. E-mail to Ms. Adele Chang, Lim Chang Rohling & Associates, Pasadena, CA.

<sup>2</sup> National Park Service. n.d. *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings*. Available at: [http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_standards.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm)





**FIGURE 1**  
Map of Stonegate Lots



**FIGURE 2**

Aerial View Indicating Locations and Directions of Photographs



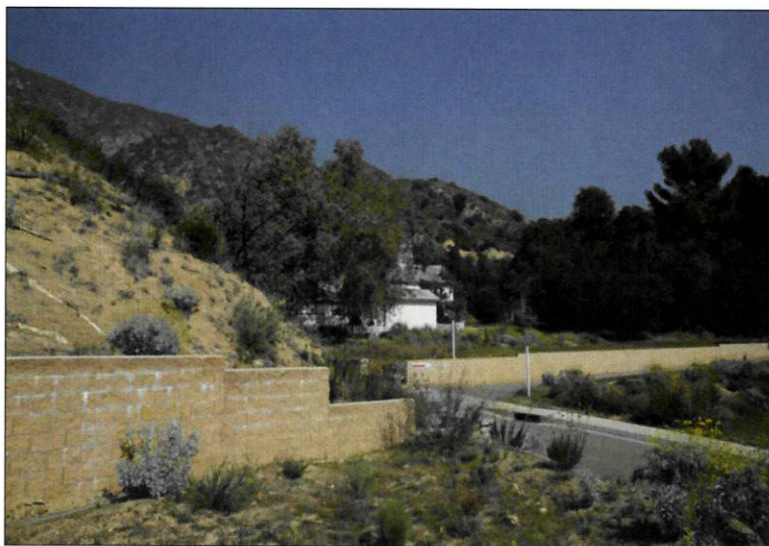
Lot 20, the site of the Willis Estate, includes a 1940s modern ranch-style house, which is a rambling redwood-clad one- and two-story building oriented around an expanse of lawn and landscaping and capped with low gabled roofs and wide overhanging eaves. In style, materials, size, and massing, the house under review sufficiently contrasts with the historic buildings to make it clear that it is of a different period of construction.

The proposed house on Lot 9 is a single-family house of contemporary design (Attachment B, *Plans and Designs for Lot 9*).

The following changes were made to the 2015 design:

- The parapet adjacent to the chimney was removed and the roof extended.
- The chimney was lowered to 4 feet above roof penetration
- The trash enclosure was removed
- Side garage entrance was moved forward
- Side awning window (near garage entrance door) was removed
- Stairs leading to backyard were changed (Attachment C, *Lot 9 Change Plans*)

The house is two stories in height. The massing contrasts the Macomber Cabin and Carter Barn, which are both single-story structures, and is in contrast with the Willis Estate, which varies in height between one and two stories. The proposed house sits in the middle of the parcel and is surrounded by lawn and landscaping. This is also in contrast to the Willis Estate, which is oriented around an expanse of lawn and landscaping. Although the Macomber Cabin and Carter Barn and the Willis Estate feature wood cladding, the proposed development uses textured plaster, creating a different and more contemporary look and feel from that of the other two properties. The main mass of the proposed house is capped with a gently hipped roof with overhanging eaves and exposed rafters, which contrasts with the gabled roofs of the Macomber Cabin and Carter Barn and the Willis Estate. Portions of the proposed house have metal standing-seam roofs, there are wood handrails around balconies, and the chimney is finished in textured plaster, incorporating industrial materials that create further contrasts with the rustic character of the Macomber Cabin and Carter Barn and the Willis House. Therefore, the proposed project is sufficiently differentiated from the historical resources and meets Standard 9.



**Figure 3A. View of Macomber Cabin and Carter Barn (Lot 18) from Lot 9, Southwest Perspective**  
SOURCE: Sapphos Environmental, Inc. (February 19, 2015)



**Figure 3B. View of Willis Estate (Lot 20) from Lot 9, Northwest Perspective**  
 SOURCE: Sapphos Environmental, Inc. (February 19, 2015)



**Figure 3C. View of Lot 9 from Macomber Cabin, Northeast Perspective**  
 SOURCE: Sapphos Environmental, Inc. (February 19, 2015)

## CONCLUSION

The design compliance review conducted in support of the permitting of Stonegate Lot 9 concluded that the proposed design is sufficiently distinguished from the historical context of the Willis Estate to meet the requirement set forth in City of Sierra Madre COA No. 159 for Tract Map 54016 that any development that can be seen from the location of the historical resources be of contrasting design.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

## REFERENCES

National Park Service. n.d. *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings*. Available at:  
[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_standards.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm)

Purificacion, Dereck, City of Sierra Madre, Sierra Madre, CA. 2 October 2014. E-mail to Ms. Adele Chang, Lim Chang Rohling & Associates, Pasadena, CA.



***ATTACHMENT A***  
***RESUME OF PROJECT PERSONNEL***

---

## Carrie E. Chasteen, MS

### Historic Resources Manager

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida

- Cultural resource management and legal compliance
- History of California
- Architectural History
- Cultural History
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta National Honor Society

Years of Experience: 17 +

### Relevant Experience:

- Historic Evaluation for 54 Parks, Golf Course, and Arboreta Project
- Historic Evaluation and Design Review for Fries Avenue Elementary School
- Los Angeles Union Station Forecourt and Esplanade Project
- Los Angeles Music Center

Ms. Carrie Chasteen has more than 17 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) sections, Mitigated Negative Declaration (MND) and Initial Study (IS) sections, peer review, and regulatory compliance. She has served as Principal Investigator / Principal Architectural Historian on projects throughout Los Angeles County. Ms. Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. She has extensive experience with the City of Los Angeles Office of Historic Resources (OHR), California Office of Historic Preservation, California Department of Transportation (Caltrans), County of Los Angeles Department of Parks and Recreation, and various other state, county, and local government agencies.

On behalf of the County of Los Angeles (County) Department of Parks and Recreation, Ms. Chasteen is managing the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the standards provided in CEQA, and the County Register of Landmarks and Historic Districts. The results documented in the historic evaluations were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training.

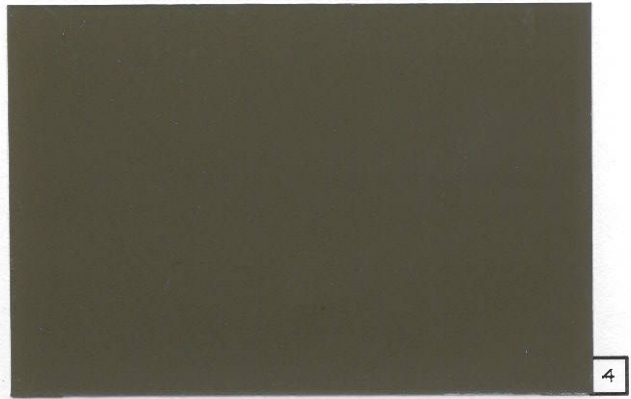
On behalf of the Los Angeles Unified School District (LAUSD), Ms. Chasteen prepared a historical evaluation of the Fries Avenue Elementary School. The evaluation tiered off the historic context and registration criteria developed for the award-winning LAUSD Historic Context Statement, 1870 to 1969. The property was determined to be a historical resource pursuant to CEQA. As a result, Ms. Chasteen also reviewed the design of the proposed campus revisions to determine if the proposed project complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

On behalf of the County of Los Angeles, Ms. Chasteen reviewed plans for the proposed renovation of the plaza at the Los Angeles Music Center. Design refinements were suggested and implemented in order to reduce impacts to the plaza and its character-defining features.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust, California Preservation Foundation, Los Angeles Conservancy, Pasadena Heritage, and currently serves as a City of Pasadena Historic Preservation Commissioner.



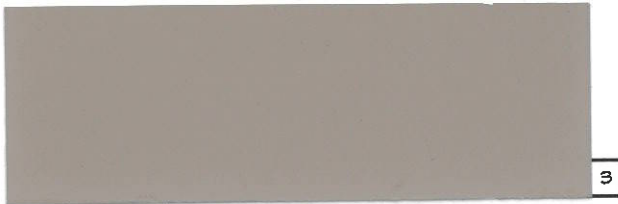
1



4



2



3



5



6

## LEGEND

- 1 EXTERIOR PLASTER 1, FINE SAND FINISH (DE6128 SAND DUNE)
- 2 EXTERIOR PLASTER 2, FINE SAND FINISH (DE6129 RUSTIC TAUPE)
- 3 WOOD RAFTER TAILS, HARDIE BOARD TRIM AND PANELS, SMOOTH PLASTER TRIM (DE6060 TWILIGHT TAUPE)
- 4 SIERRA PACIFIC DOORS AND WINDOWS (COLORSTAY COLLECTION, ANTIQUE BRONZE)
- 5 ROOF (CERTAINTED, PRESIDENTIAL SHAKE TL., SHADOW GRAY)
- 6 LIGHTING, KICHLER, CAPANNA SERIES, WALL LIGHT, OLDE BRONZE (499240Z)

# 1 NATHANIEL TERRACE

(STONEGATE LOT 9)

COLORS & MATERIALS BOARD

ROBERT HO

LCRA

**ATTACHMENT G**

**List of Intersections Code Section 17.52.120(A)(10)**



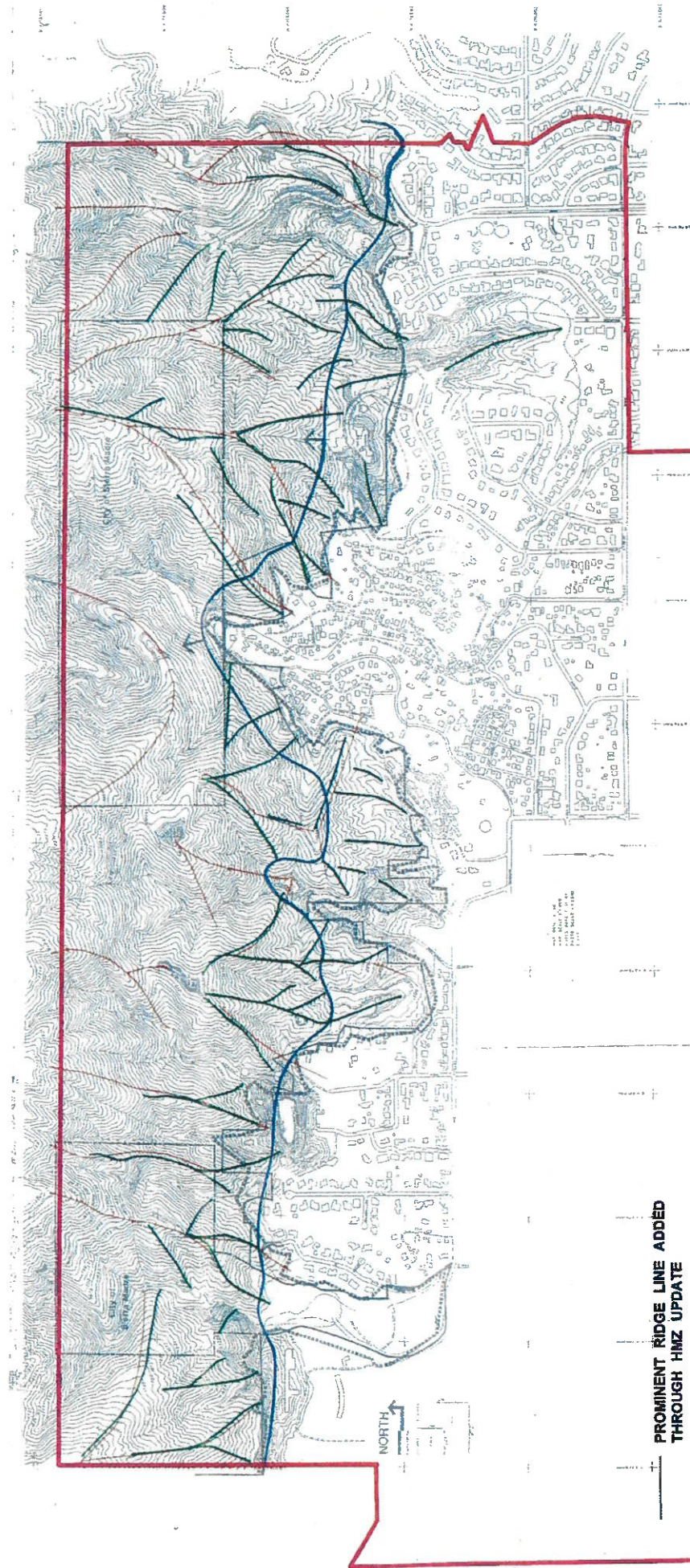


10. No portion of any building or structure on any R-H-zoned lot shall be located closer to a prominent ridge than the lesser of (i) one hundred feet, measured horizontally on a topographic map or (ii) fifty feet measured vertically on a cross-section. No portion of any building or structure shall extend above the line of sight between a prominent ridge and any of the following points of reference or intersections which are five hundred feet or more from the proposed building or structure:

- A. West Orange Grove Avenue and South Michillinda Avenue;
- B. West Orange Grove Avenue and South Sunnyside Avenue;
- C. West Orange Grove Avenue and South Lima Street;
- D. Orange Grove Avenue and South Baldwin Avenue;
- E. Orange Grove Avenue and South Mountain Trail Avenue;
- F. East Orange Grove Avenue and Rancho Rd.;
- G. West Sierra Madre Boulevard and Michillinda Avenue;
- H. West Sierra Madre Boulevard and Sunnyside Avenue;
- I. West Sierra Madre Boulevard and Lima Street;
- J. West Sierra Madre Boulevard and Hermosa Avenue—Memorial Park;
- K. Sierra Madre Boulevard and Baldwin Avenue;
- L. East Sierra Madre Boulevard and Mountain Trail Avenue;
- M. East Sierra Madre Boulevard and Canon Avenue;
- N. 611 East Sierra Madre Boulevard—Sierra Vista Park;
- O. 141 West Highland Avenue—Sierra Madre School;
- P. 160 North Canon Avenue—Sierra Madre School;
- Q. North Michillinda Avenue and West Grandview Avenue;
- R. West Grandview Avenue and North Sunnyside Avenue;
- S. West Grandview Avenue and North Lima Street;

- T. North Baldwin Avenue and Grandview Avenue;
- U. East Grandview Avenue and North Mountain Trail Avenue;
- V. East Grandview Avenue and North Canon Avenue;
- W. East Grandview Avenue and Camillo Street;
- X. East Grandview Avenue and Santa Anita Avenue;
- Y. The westerly intersection of Baldwin Avenue and Foothill Boulevard (adjacent to the west bound entrance and exit to the 210 freeway);

**ATTACHMENT D**  
**Prominent Ridgeline Map**



☐ **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

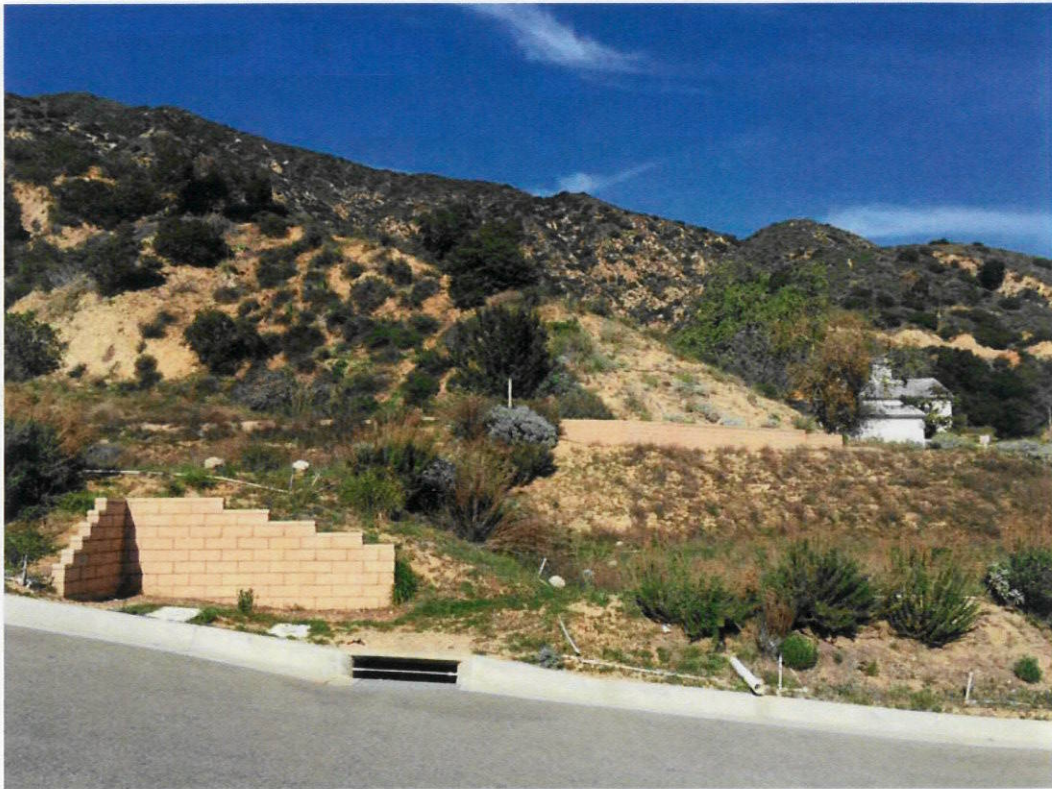
4. There is a demonstrated need for the use requested

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.



ATTACHMENT C  
Site Photographs





1. Looking North, from Nathaniel Terrace



2. On site, looking East (Towards Baldwin Court)





3. On site, looking east (Towards Baldwin Court)



4. On Baldwin Court (Towards Nathaniel Terrace)



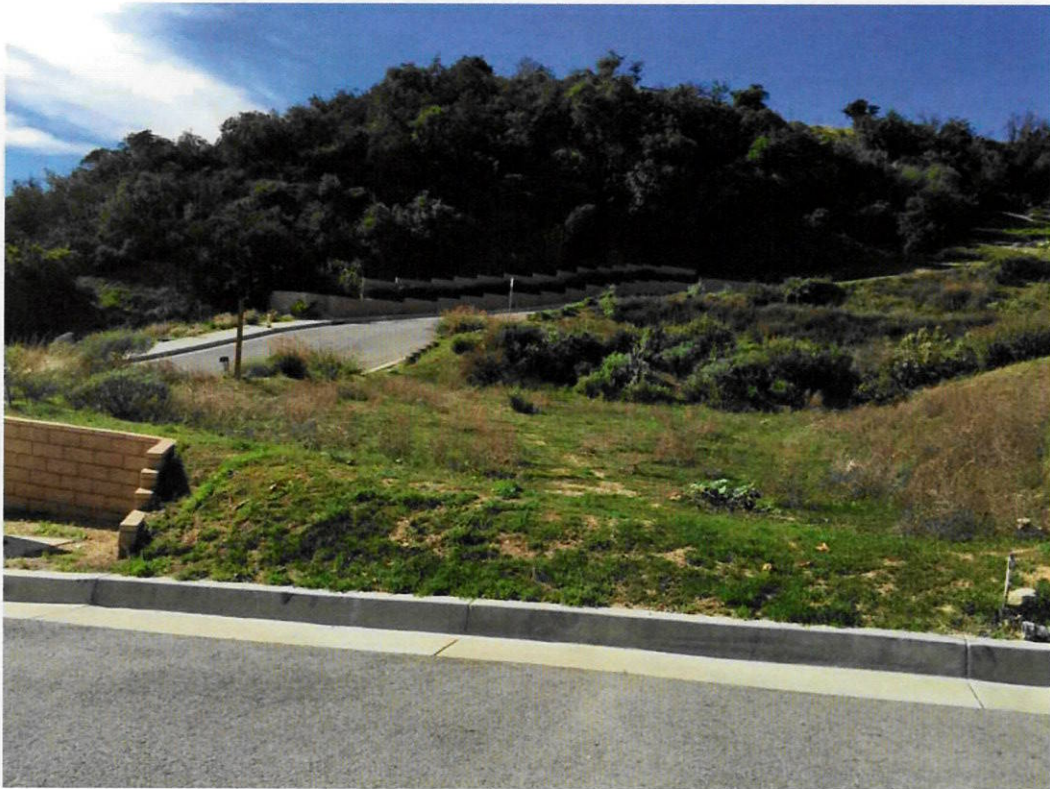


5. On the site, looking South (Towards front yard)



6. On site, looking West (Towards Nathaniel Ter.)



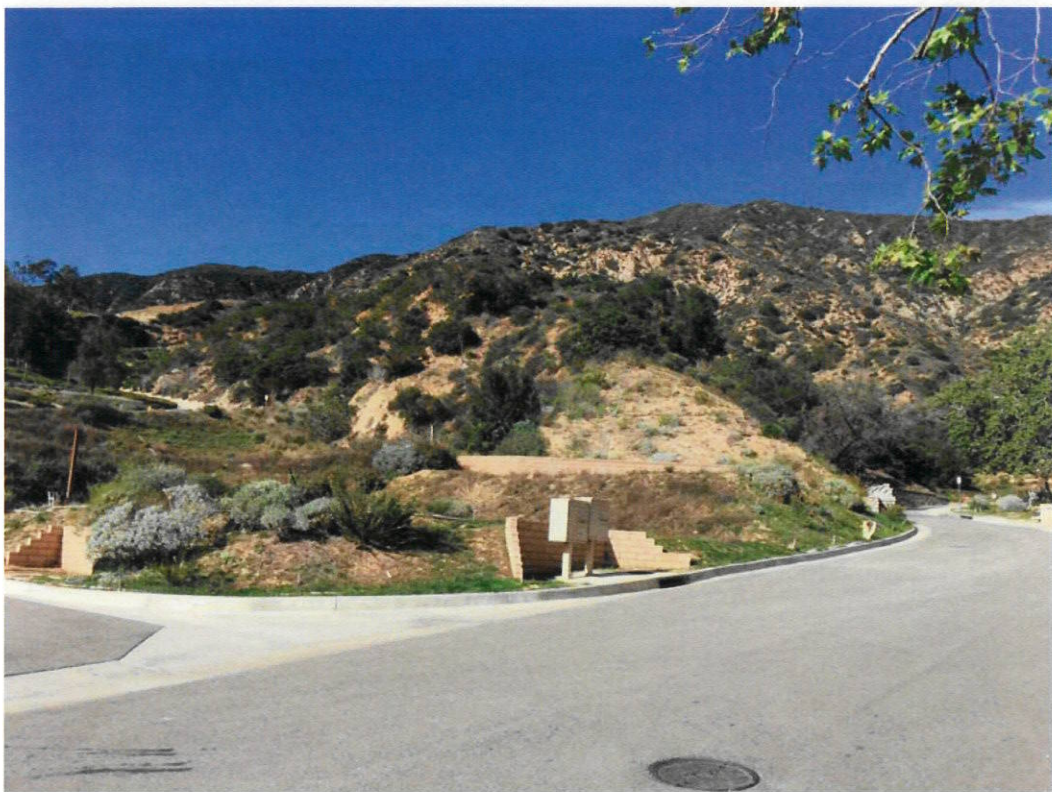


7. On Baldwin Ct., looking West (Towards Nathaniel Ter.)



9. On Baldwin Court, looking North





9. On Baldwin Ct. and Nathaniel Ter. looking North

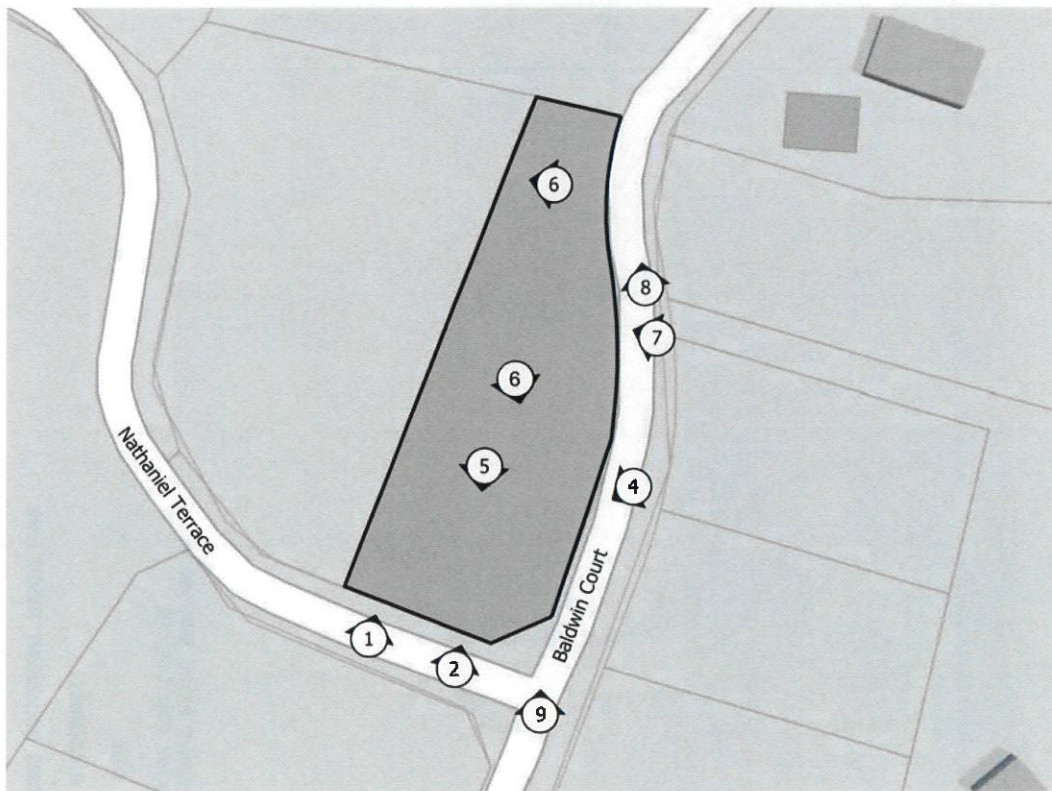


Photo Map





PROMINENT RIDGE LINE ADDED  
THROUGH HMZ UPDATE

VIEW LINE

CITY BOUNDARY

EXISTING PROMINENT RIDGE LINE

0' 500' 1,000'



**REF**  
CONSULTING





1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO  
February 11, 2020





PROJECT DIRECTORY

Owner/Developer	Robert Ho
2633 S. Baldwin Ave. Arcadia, CA 91107	
Architect:	Adele Chang
Lim Chang Rohling & Associates 35 Hugus Alley, Suite 220 Pasadena, CA 91103	
Landscape Architect:	Gary Fishbeck
Gary Fishbeck 35 Hugus Alley, Suite 220 Pasadena, CA 91103	
Civil Engineer:	Hank Jong
EGL Associates, Inc. 11819 Goldring Road, Unit A Arcadia, CA 91006	

PROJECT DATA

Project Address	1 Nathaniel Terrace
Tract No.	054016
Lot No.	9
Project Description	Single Family Residence
APN	5762-030-010
Building Height Limit	24'-3" Measured from datum
Parking	2
Lot Size	17,562 sf

PROJECT SUMMARY

First Floor Area	1,068 sf
Second Floor Area	2,304 sf
Total	3,372 sf
Garage	560 sf
Total Floor Area	3,932 sf
Max Allowable Floor Area	3,956 sf
Basement Floor Area (732 sf -not counted per HMZ)	

Maximum Lot Coverage: 110% of Maximum Lot FAR  
(Structure and impervious ground coverage)  
3,956 sf Lot FAR X 1.10 = **4,351 sf (max. lot coverage)**

(17,52,120 sec. A-6.)

Structure Footprint	3,317 sf
Permeable Paving (686+415+224+34)	1,359 sf
Site Walls (123+58+40+8+8+6+6+5+4+3+3)	264 sf
Impermeable Paving	200 sf
Total Hardscape	5,140 sf

Lot Coverage (Structure+Impervious grnd. coverage) **3,781 sf**

Impervious coverage:  
Maximum coverage to be no more than 60% of graded pad area.  
Impervious surfaces include building footprints, concrete driveways, walkways, patios, swimming pools, spas and other features that do not allow percolation of water into the ground.  
6,621 sf pad area X 0.60 = **3,973 sf (max. impervious coverage)**  
(C.O.A. 40b)

Impervious Coverage **3,781 sf < 3,973 sf**

BUILDING SETBACKS:

Front Setback Required	25'-0"
Front Setback Provided	25'-0"
Rear Setback Required	15'-0"
Rear Setback Provided	138'-4"

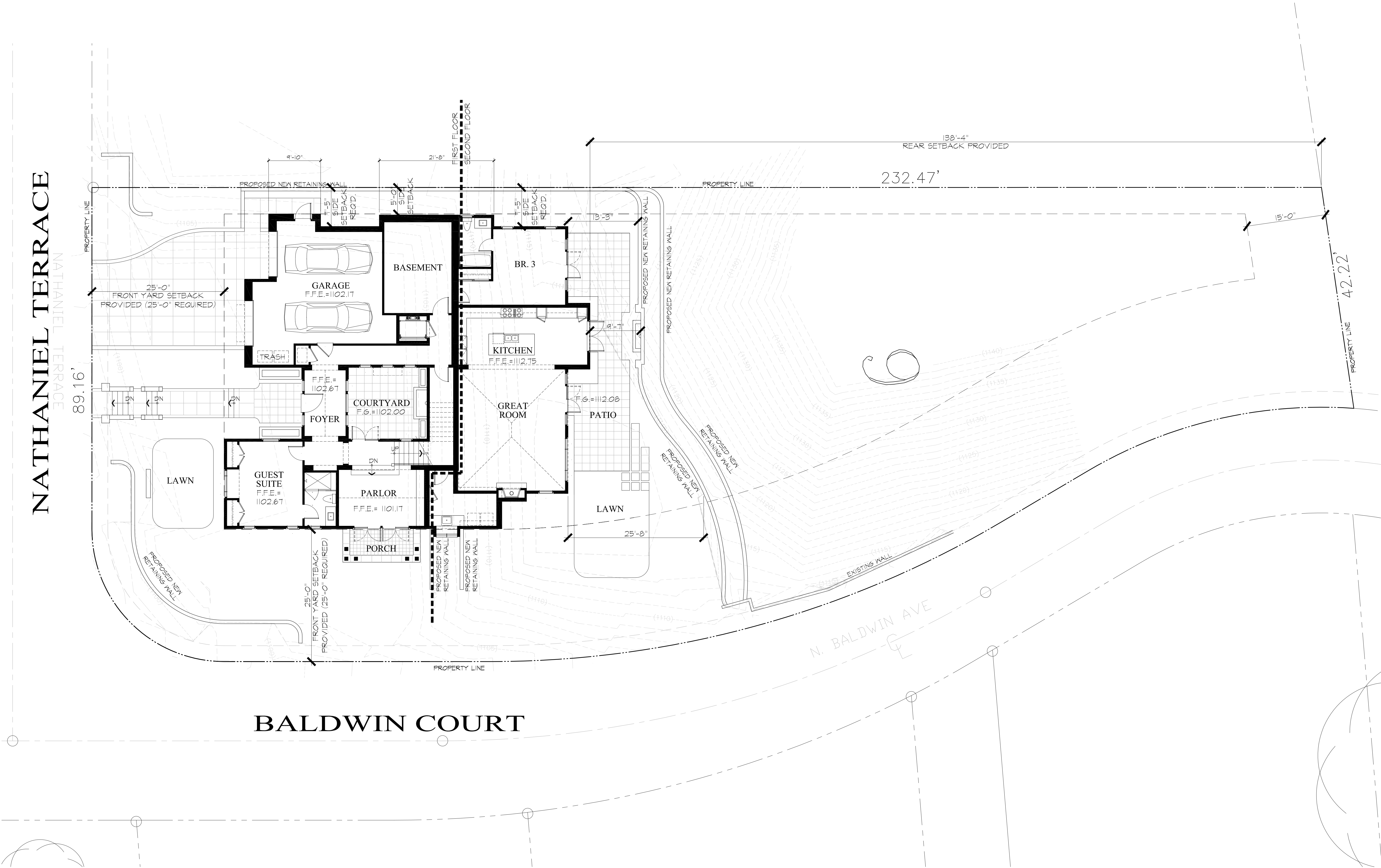
Side Yard Setback Required (East/Baldwin Court)	25'-0"
Side Yard Setback Provided (East/Baldwin Court)	25'-0"
Side Yard Setback Required (West)	7'-5"
Side Yard Setback Provided (West)*	5'-0"

Side Yard Setback Required: 30% cumulative (of Lot width),with a minimum 10% lot width on either side)

Lot width at Front= 74.61'  
Based on width of 74.61', 0.3X74.61' = 22.38'  
=22'-5"cumulative side setback required,  
with a minimum 7'-5" on either side, 15'-0" for one side

Side Yard Setback Provided\* 5'-0" West, 25'-0" East/Baldwin Ct. = 30'-0"

\*Cumulative Side Yard Setback provided exceeds requirement due to site being a corner lot which requires setbacks along streets to be 25'-0".  
A request for reduction of the West side yard setback is submitted through MCUP application.



1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO

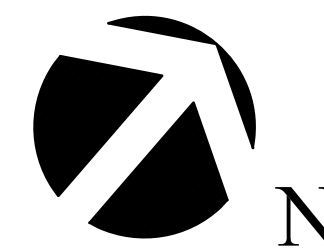
February 5, 2020

A.1  
CONCEPTUAL SITE PLAN

SCALE: 1/8" = 1'-0"







PROJECT DIRECTORY

Owner/Developer	Robert Ho
2633 S. Baldwin Ave. Arcadia, CA 91107	
Architect:	Adele Chang
Lim Chang Rohling & Associates 35 Hugus Alley, Suite 220 Pasadena, CA 91103	
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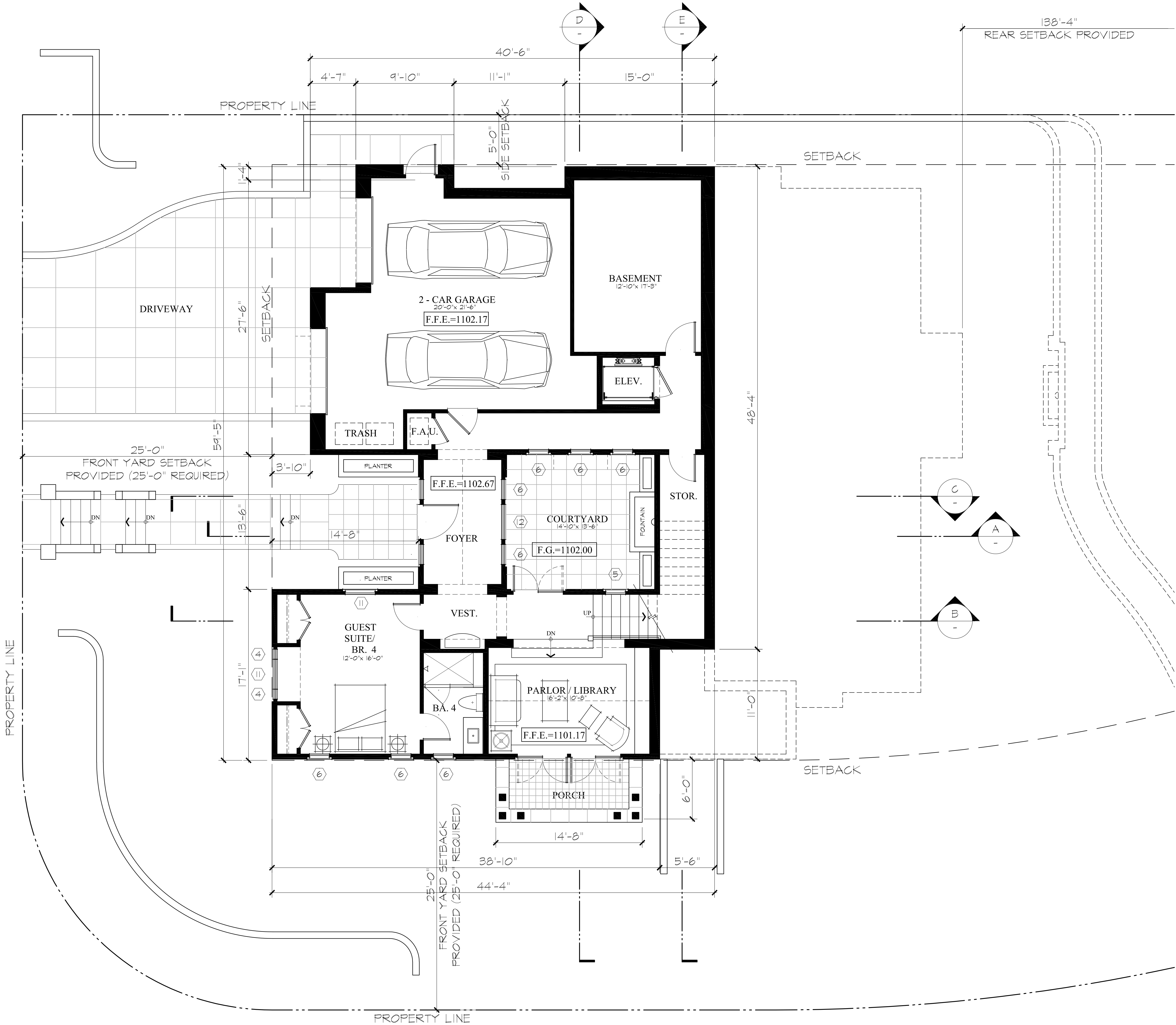
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Total	3,372 sf
Garage	560 sf
Total Floor Area	3,932 sf
Max Allowable Floor Area	3,956 sf
Basement Floor Area (732 sf -not counted per HMZ)	

WINDOW SCHEDULE

(SIERRA PACIFIC  
ALUMINUM-CLAD WINDOWS)

- ① (1'-6" X 2'-6") CASEMENT WINDOW
- ② (1'-6" X 5'-0") CASEMENT WINDOW
- ③ (1'-6" X 5'-6") CASEMENT WINDOW
- ④ (1'-6" X 6'-0") CASEMENT WINDOW
- ⑤ (2'-0" X 5'-0") CASEMENT WINDOW
- ⑥ (2'-0" X 6'-0") CASEMENT WINDOW
- ⑦ (2'-6" X 5'-0") CASEMENT WINDOW
- ⑧ (2'-6" X 5'-6") CASEMENT WINDOW
- ⑨ (2'-6" X 6'-0") CASEMENT WINDOW
- ⑩ (3'-0" X 5'-0") CASEMENT WINDOW
- ⑪ (3'-0" X 6'-0") CASEMENT WINDOW
- ⑫ (3'-6" X 6'-0") FIXED WINDOW
- ⑬ (4'-0" X 5'-0") FIXED WINDOW
- ⑭ (4'-0" X 6'-0") FIXED WINDOW



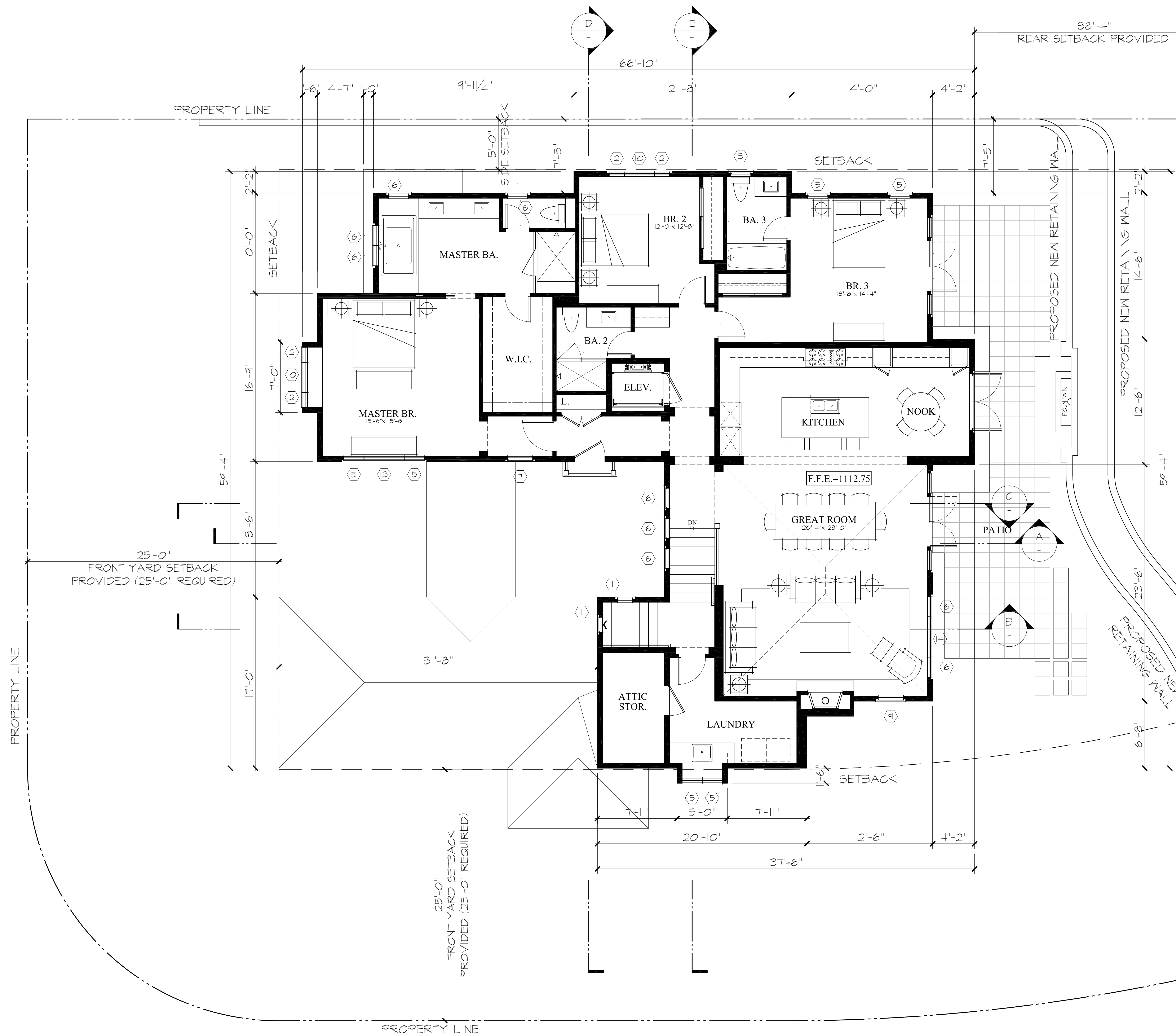
1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO  
February 5, 2020

A.2  
CONCEPTUAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"





## WINDOW SCHEDULE

(SIERRA PACIFIC  
ALUMINUM-CLAD WINDOWS)

- ① (1'-6" X 2'-6") CASEMENT WINDOW
- ② (1'-6" X 5'-0") CASEMENT WINDOW
- ③ (1'-6" X 5'-6") CASEMENT WINDOW
- ④ (1'-6" X 6'-0") CASEMENT WINDOW
- ⑤ (2'-0" X 5'-0") CASEMENT WINDOW
- ⑥ (2'-0" X 6'-0") CASEMENT WINDOW
- ⑦ (2'-6" X 5'-0") CASEMENT WINDOW
- ⑧ (2'-6" X 5'-6") CASEMENT WINDOW
- ⑨ (2'-6" X 6'-0") CASEMENT WINDOW
- ⑩ (3'-0" X 5'-0") CASEMENT WINDOW
- ⑪ (3'-0" X 6'-0") CASEMENT WINDOW
- ⑫ (3'-6" X 6'-0") FIXED WINDOW
- ⑬ (4'-0" X 5'-0") FIXED WINDOW
- ⑭ (4'-0" X 6'-0") FIXED WINDOW

1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO

February 5, 2020

A.3  
CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

LCRA

# 1 NATHANIEL TERRACE (StoneGate Lot 9)

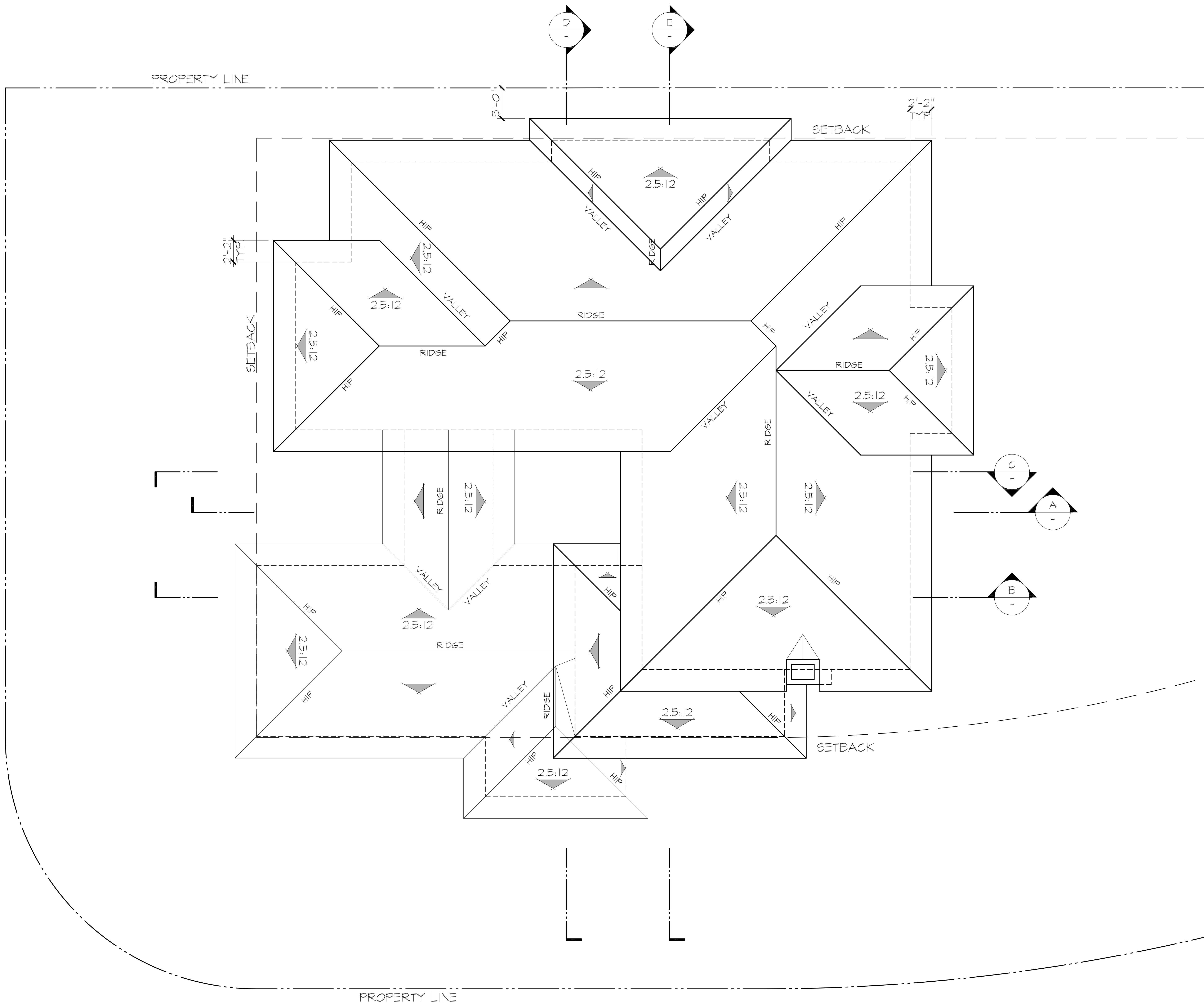
ROBERT HO

February 5, 2020

## A.4 CONCEPTUAL ROOF PLAN

SCALE: 1/4" = 1'-0"

LCRA







SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

**1 NATHANIEL TERRACE** (StoneGate Lot 9)

**ROBERT HO**

January 29, 2020

**A.5**  
ELEVATIONS

LCRA





EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

# 1 NATHANIEL TERRACE (StoneGate Lot 9)

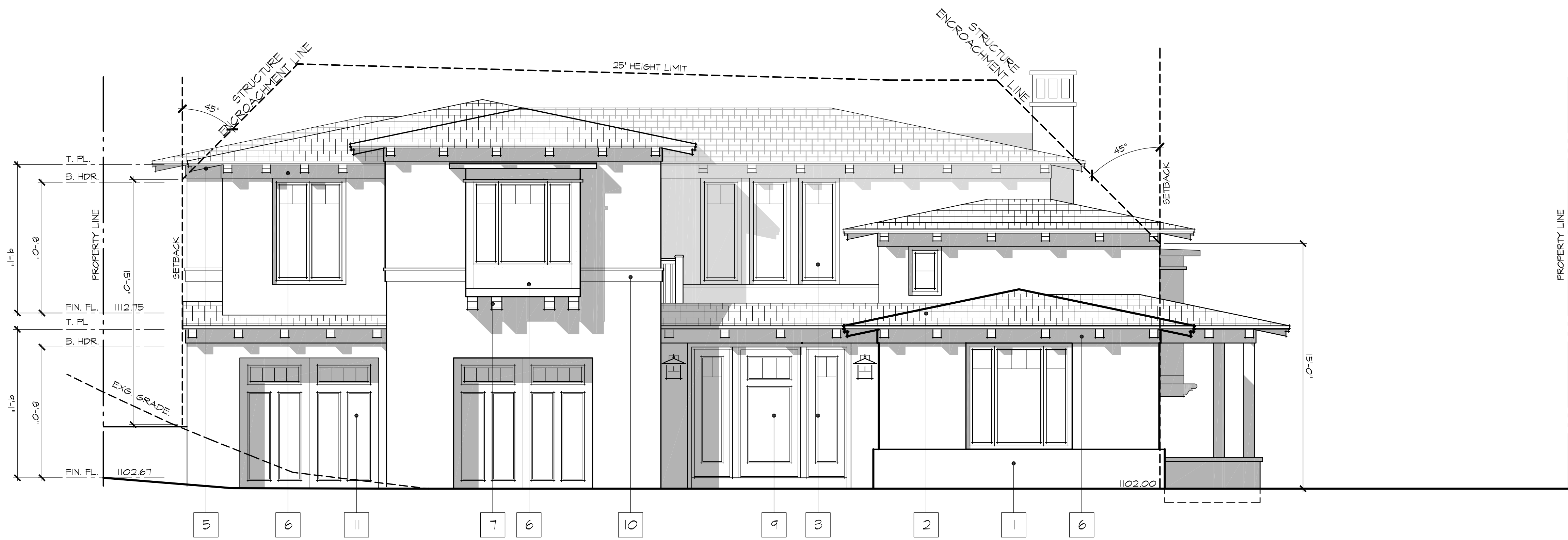
A.6  
SIDE ELEVATIONS

ROBERT HO

January 9, 2020

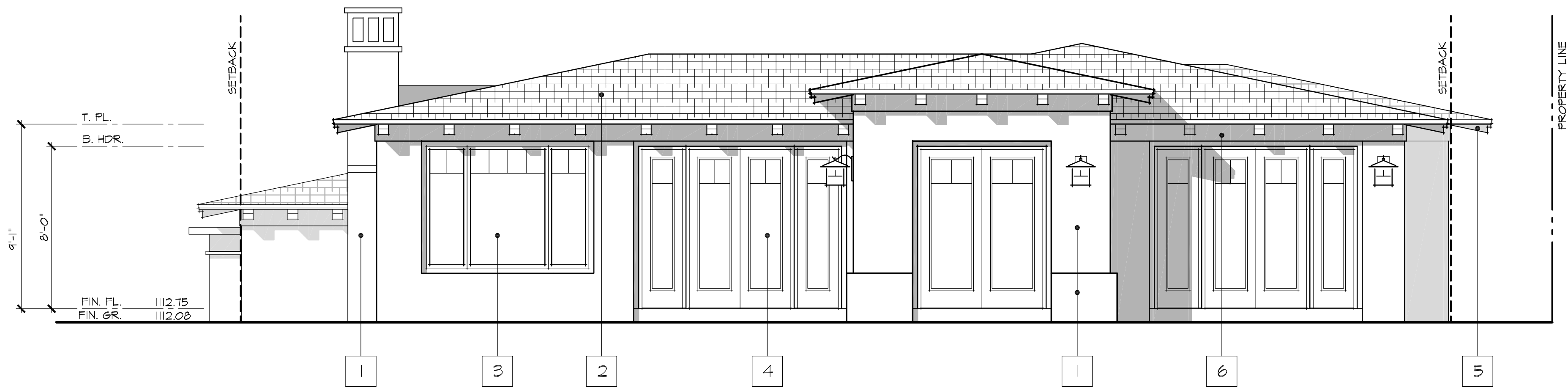
LCRA





SOUTH ELEVATION

1/4" = 1'-0"

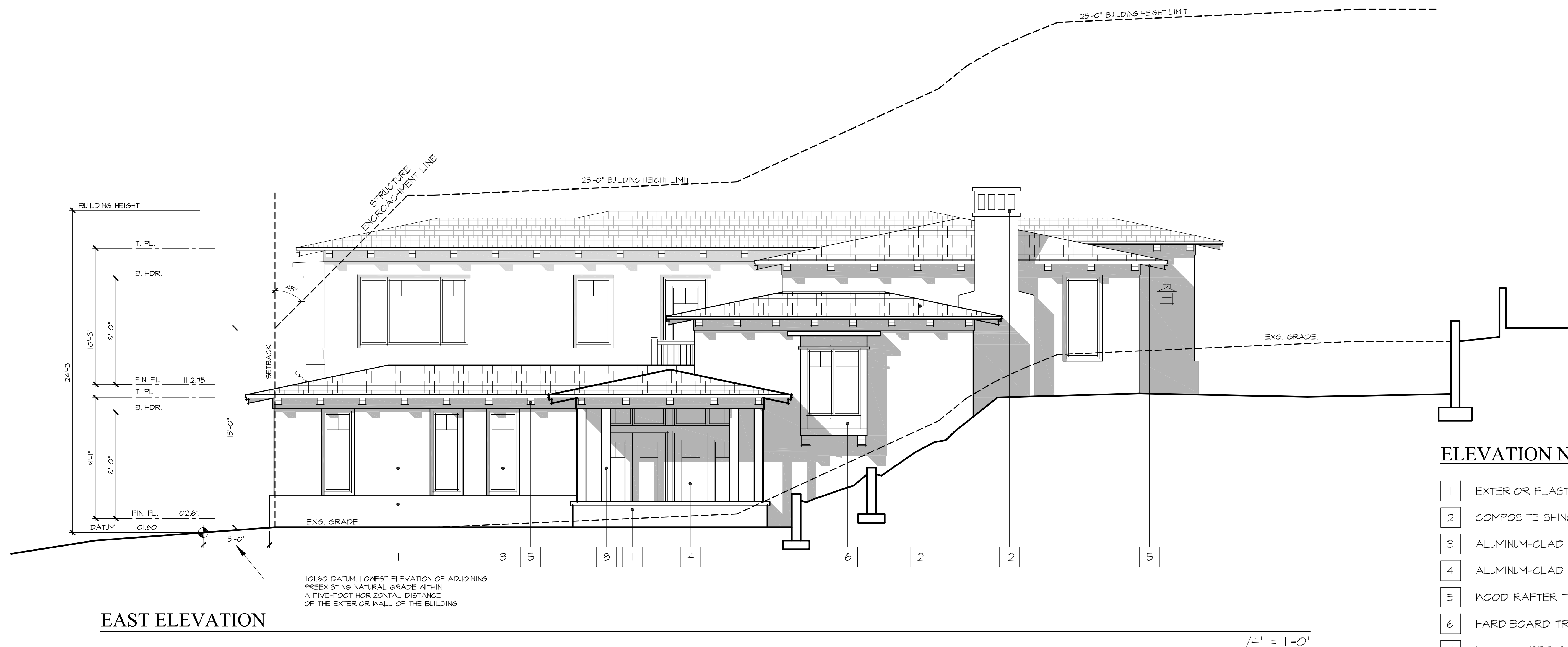


NORTH ELEVATION

1/4" = 1'-0"

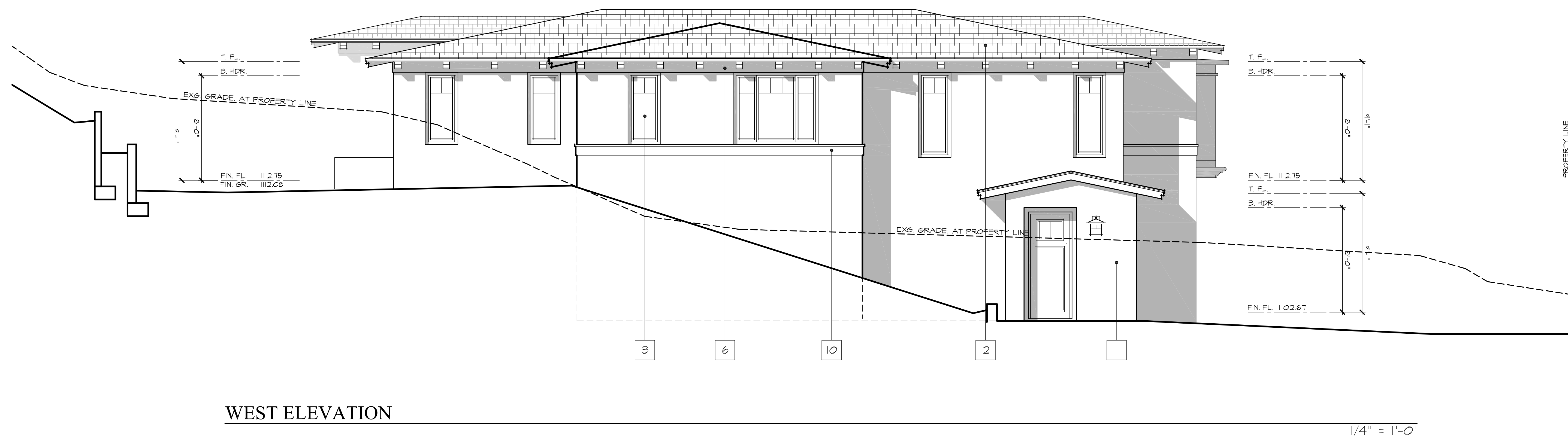
ELEVATION NOTES

- 1 EXTERIOR PLASTER W/ SAND FINISH
- 2 COMPOSITE SHINGLE ROOF
- 3 ALUMINUM-CLAD WOOD WINDOWS
- 4 ALUMINUM-CLAD FRENCH DOORS
- 5 WOOD RAFTER TAILS
- 6 HARDIBOARD TRIM/BOARD/PANEL
- 7 WOOD CORBELS
- 8 WOOD POST
- 9 WOOD ENTRY DOOR
- 10 PAINTED PLASTER TRIM W/ SMOOTH FINISH
- 11 PAINTED SECTIONAL GARAGE DOOR
- 12 PAINTED METAL CHIMNEY SHROUD



#### ELEVATION NOTES

- 1 EXTERIOR PLASTER W/ SAND FINISH
- 2 COMPOSITE SHINGLE ROOF
- 3 ALUMINUM-CLAD WOOD WINDOWS
- 4 ALUMINUM-CLAD FRENCH DOORS
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- 6 HARDIBOARD TRIM/BOARD/PANEL
- 7 WOOD CORBELS
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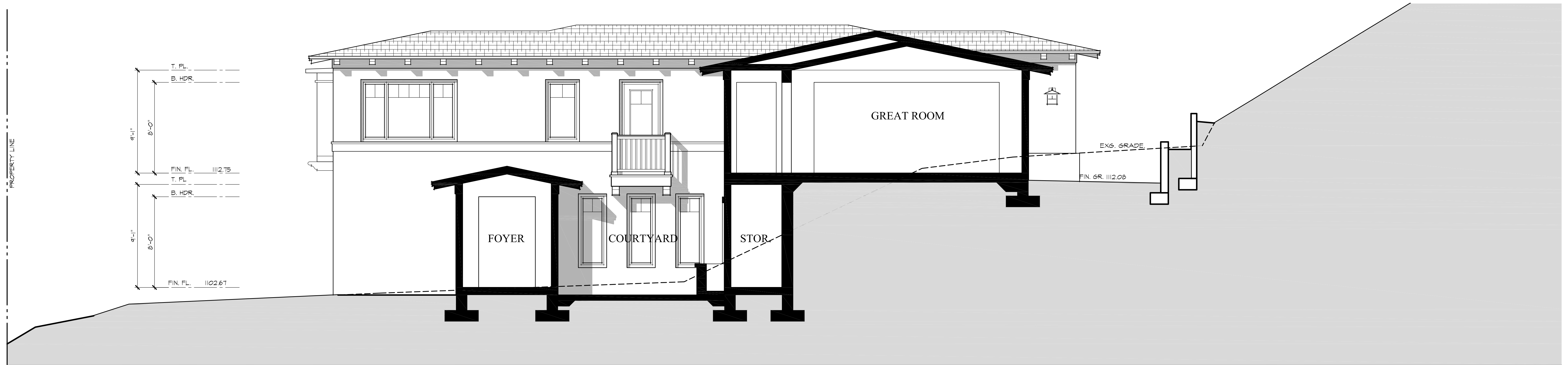
1 NATHANIEL TERRACE (StoneGate Lot 9)

A.6  
SIDE ELEVATIONS

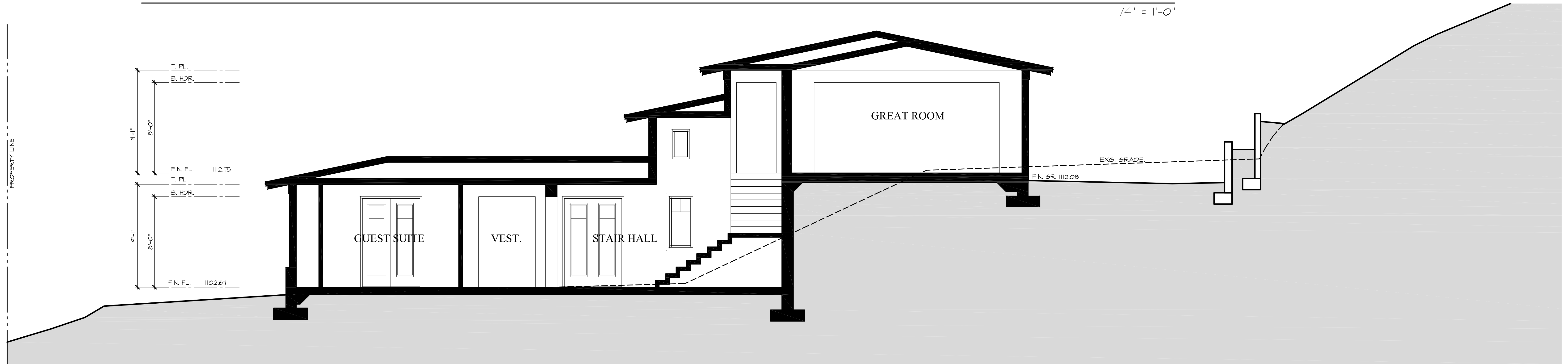
ROBERT HO

February 5, 2020

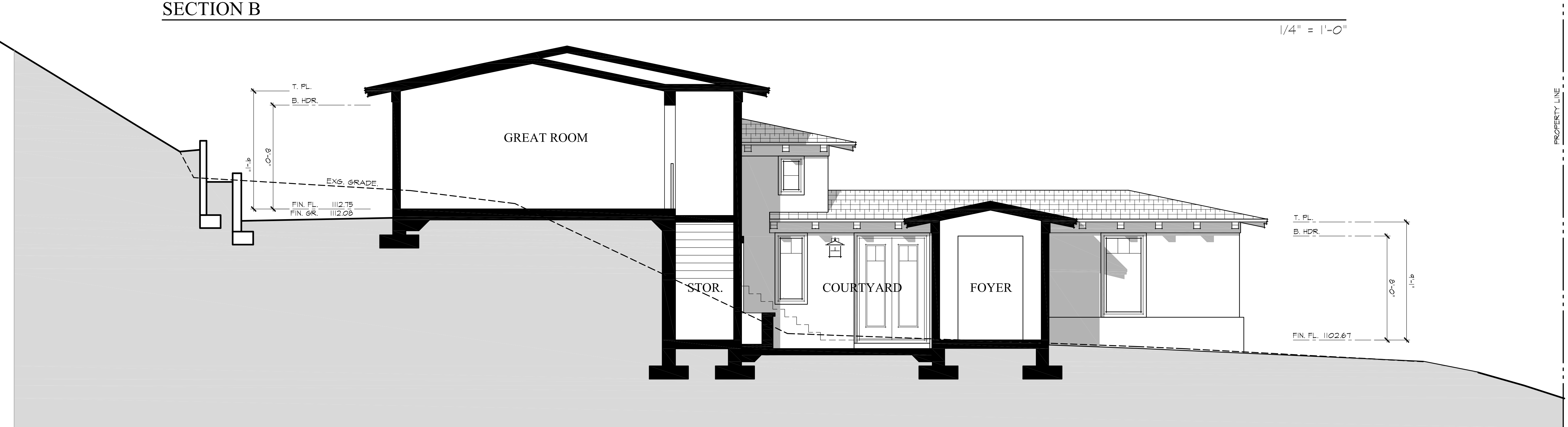
LCRA



SECTION A



SECTION B



SECTION C

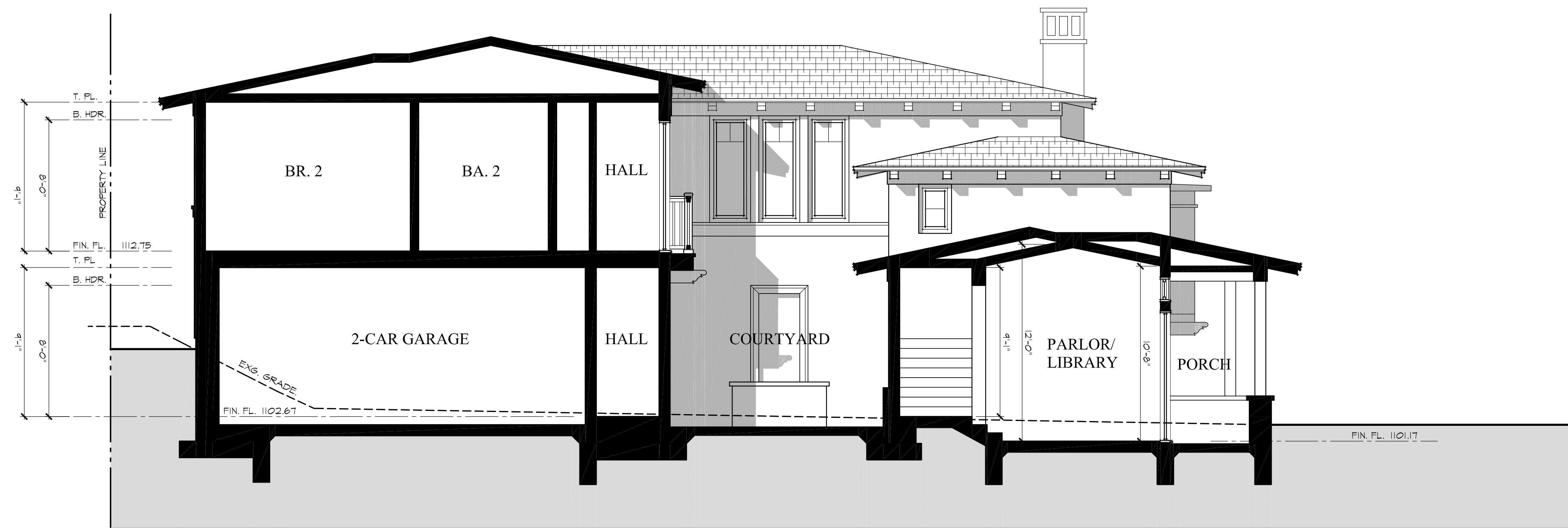
1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO

February 5, 2020

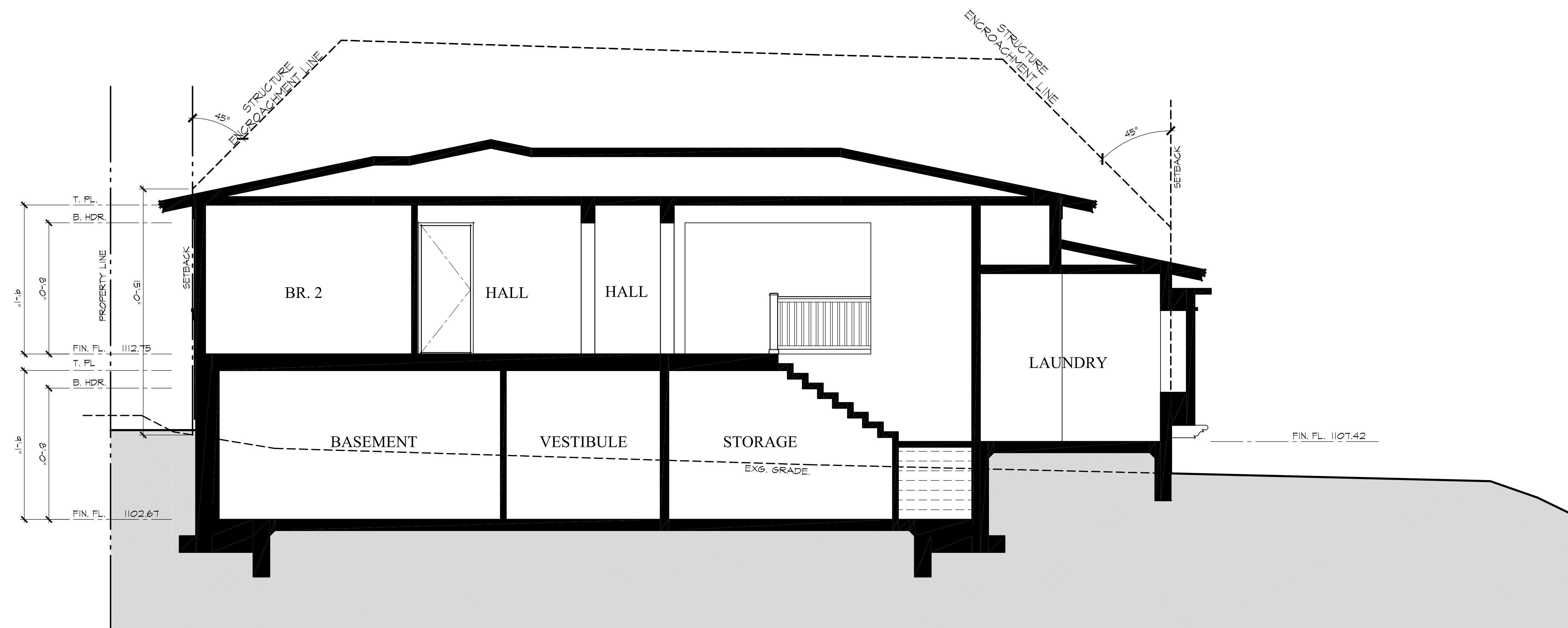
A.7  
CONCEPTUAL BUILDING SECTIONS





SECTION D

1/4" = 1'-0"



SECTION E

1/4" = 1'-0"

# 1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO

February 5, 2020

## A.8 CONCEPTUAL BUILDING SECTIONS

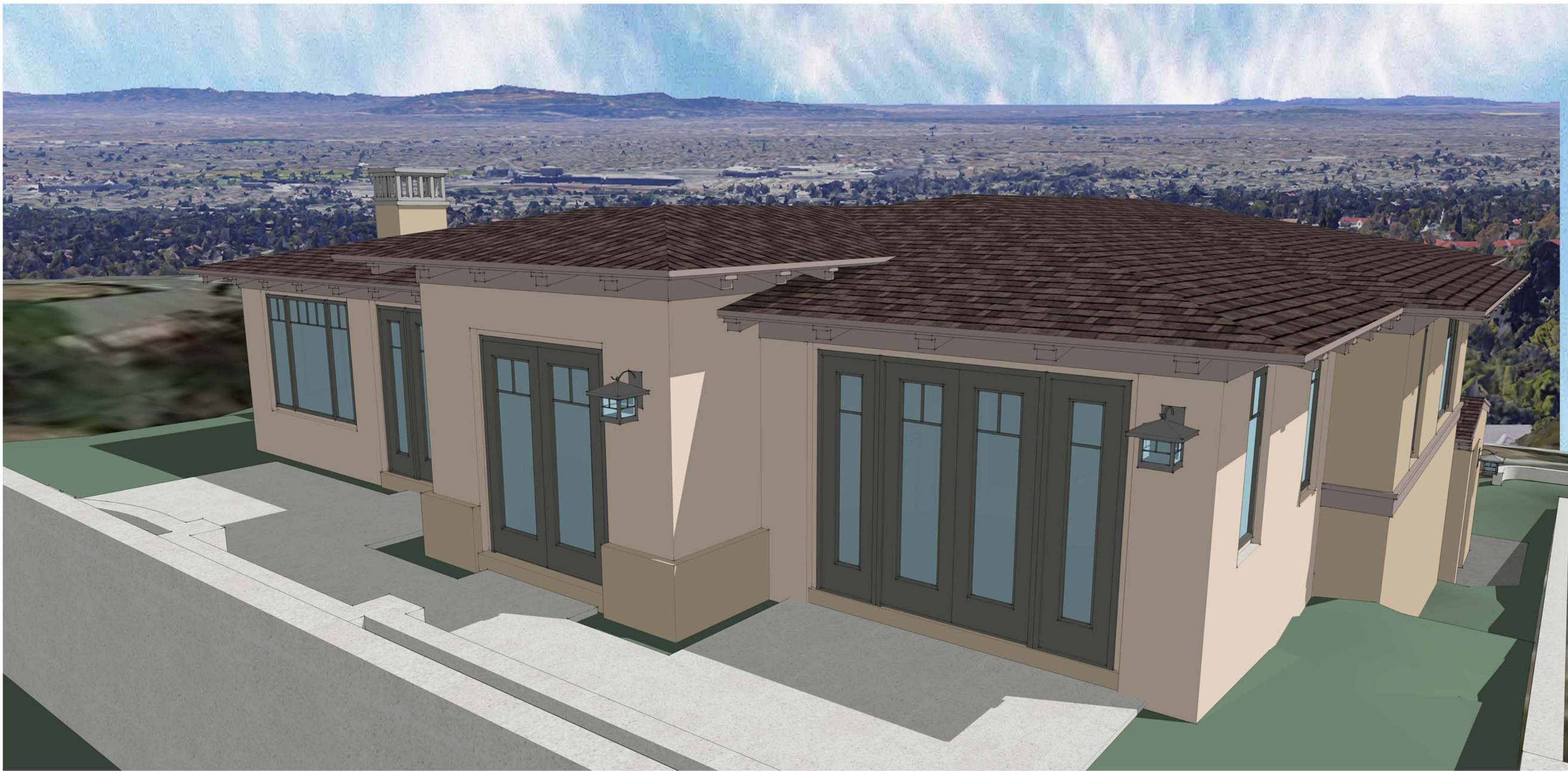




3D MODEL - LOOKING NORTHEAST



3D MODEL - LOOKING NORTH



3D MODEL - LOOKING SOUTH



3D MODEL - LOOKING SOUTHWEST

# 1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO

February 5, 2020

A.9  
3D MODEL VIEWS





1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO  
February 5, 2020

A.10  
PHOTOMONTAGE



# 1 NATHANIEL TERRACE (StoneGate Lot 9)

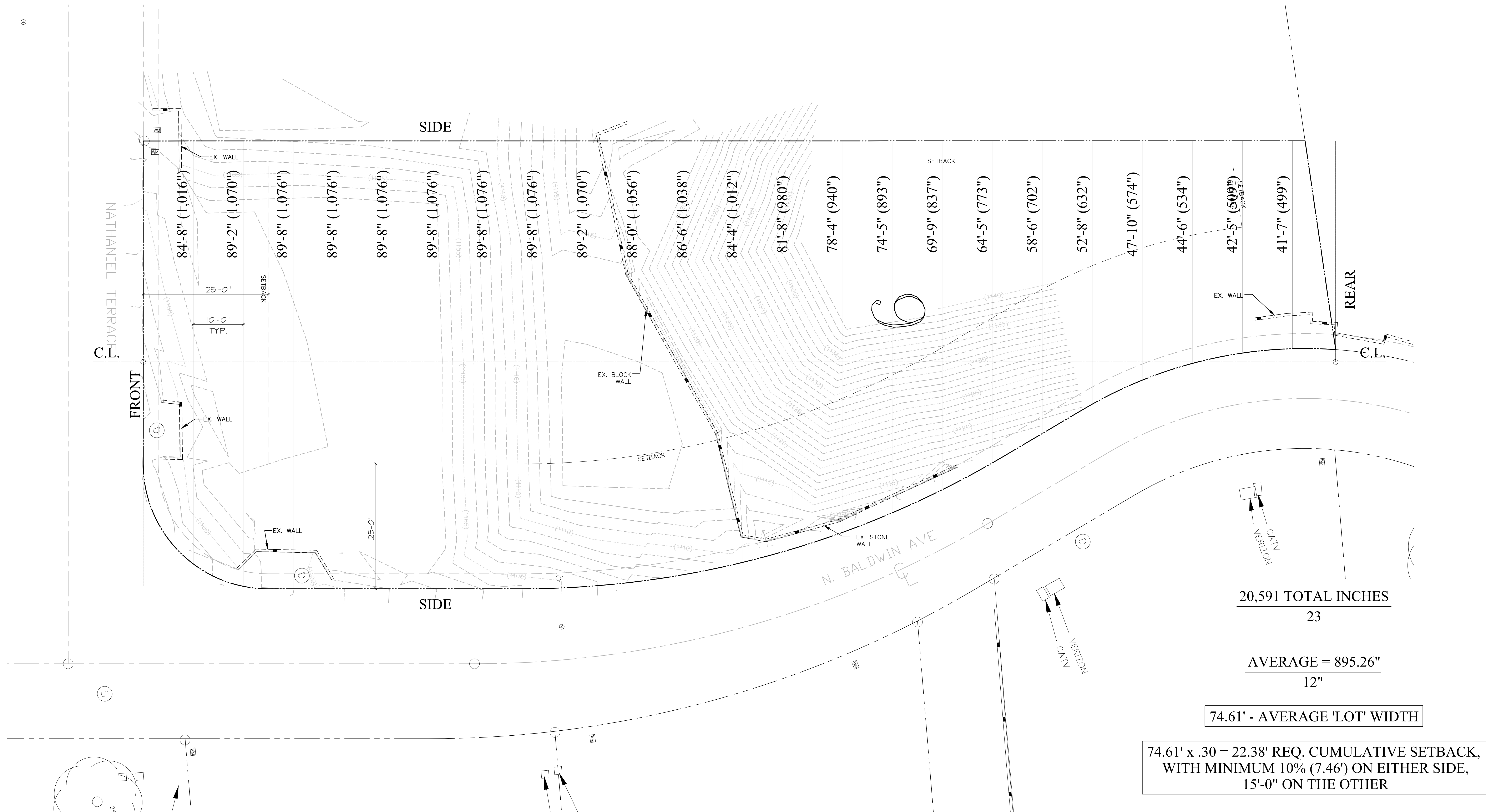
ROBERT HO

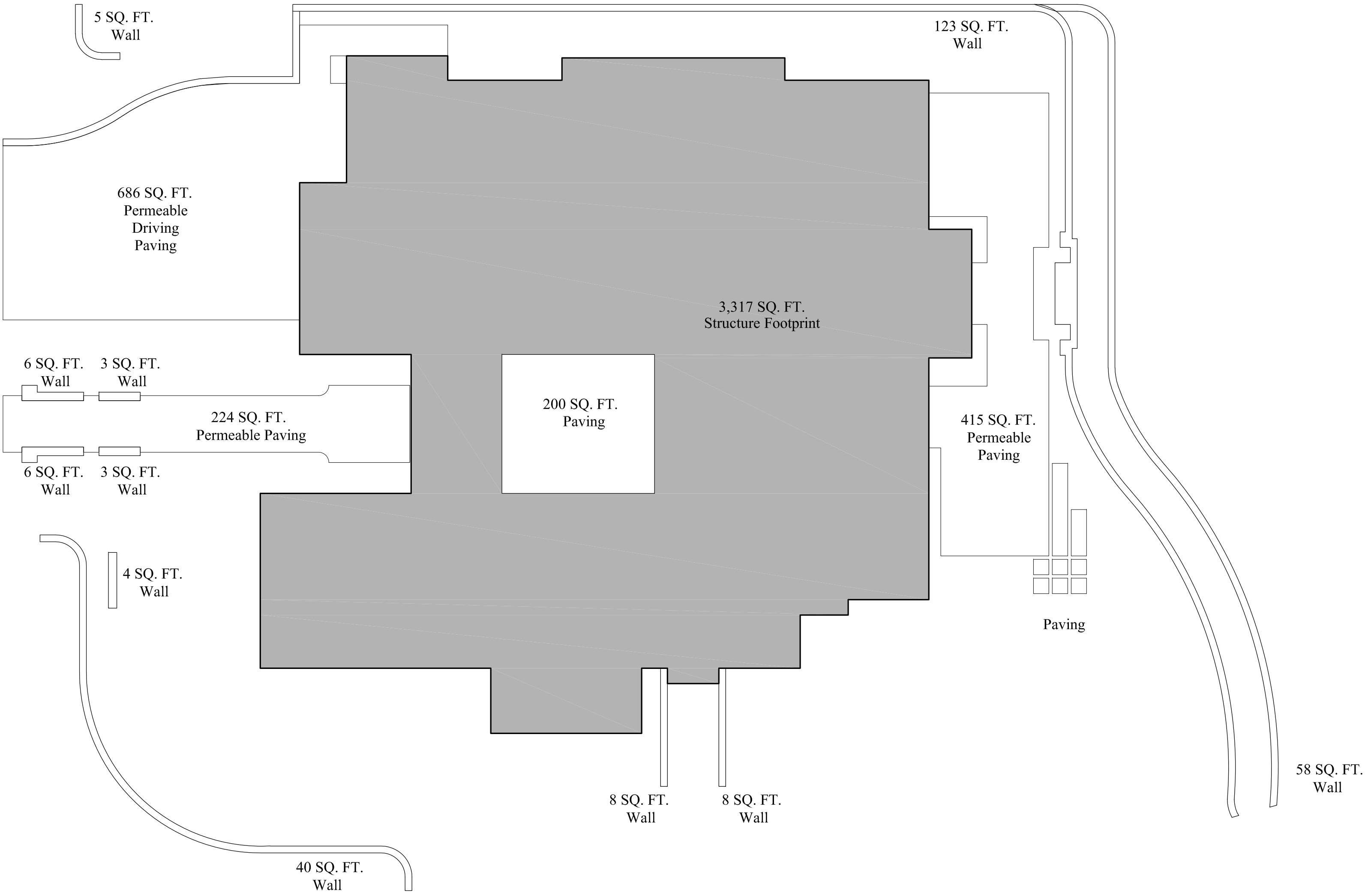
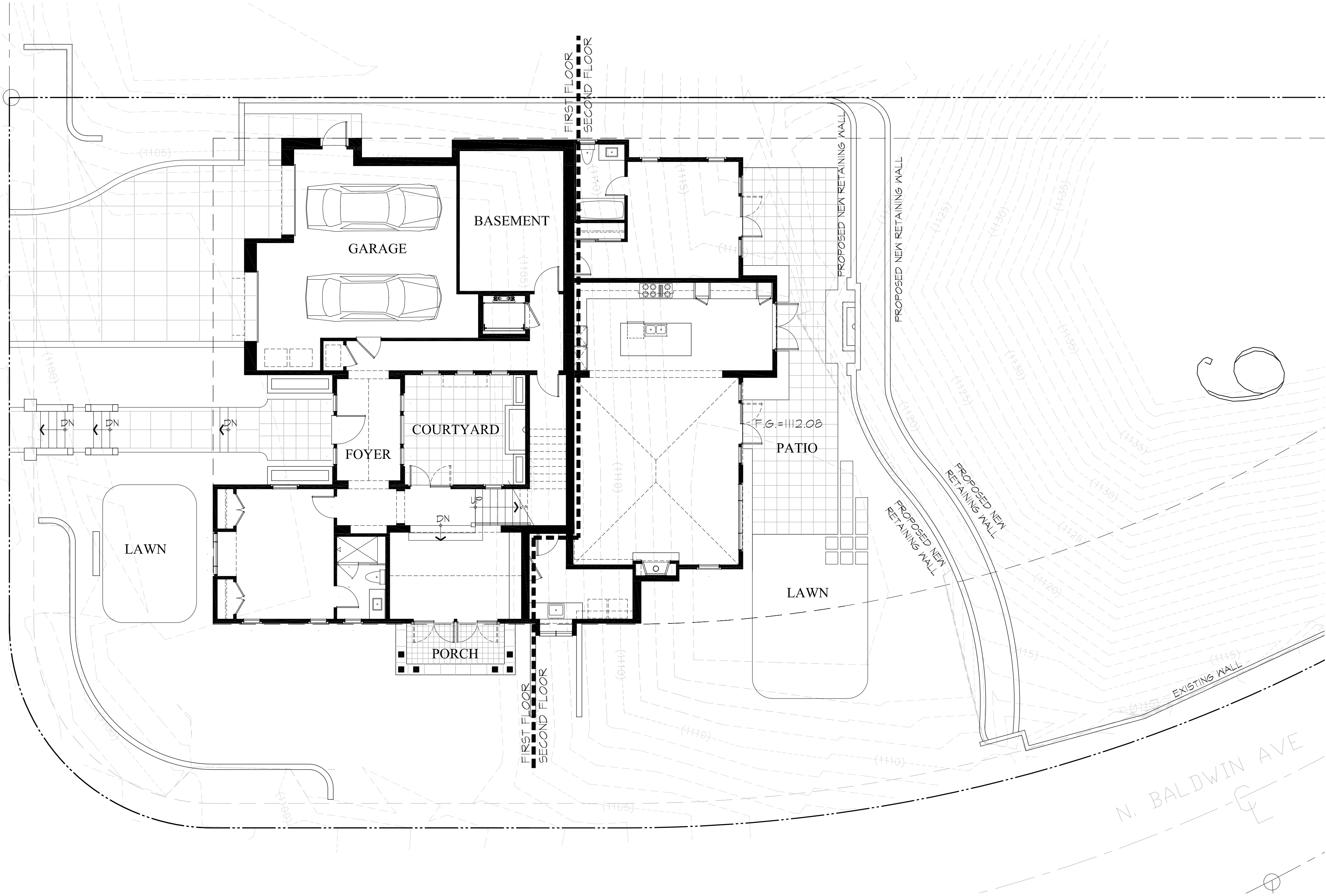
February 5, 2020

## A.11 AVERAGE LOT WIDTH CALCULATION

SCALE: 1/8" = 1'-0"

LCRA





SEE SHEET L-5 FOR ADDITION SITE WALLS INFORMATION

Maximum Lot Coverage: 110% of Maximum Lot FAR  
(Structure and impervious ground coverage)  
3,956 sf Lot FAR X 1.10 = **4,351 sf (max. lot coverage)**

(17.52.120 sec. A-6.)

Structure Footprint	3,317 sf
Permeable Paving (686+415+224+34)	1,359 sf
Site Walls (123+58+40+8+8+6+5+4+3+3)	264 sf
Impermeable Paving	200 sf
Total Hardscape	5,140 sf

Lot Coverage (Structure+Impervious grnd. coverage) **3,781 sf**

Impervious coverage:  
Maximum coverage to be no more than 60% of graded pad area.  
Impervious surfaces include building footprints, concrete driveways, walkways, patios, swimming pools, spas and other features that do not allow percolation of water into the ground.  
6,621 sf pad area X 0.60 = **3,973 sf (max. impervious coverage)**  
(C.O.A. 40b)

Impervious Coverage **3,781 sf < 3,973 sf**

1 NATHANIEL TERRACE (StoneGate Lot 9)

ROBERT HO

February 5, 2020

A.12  
PRELIMINARY WALL PLAN & LOT COVERAGE DIAGRAM

SCALE: 1/8" = 1'-0"



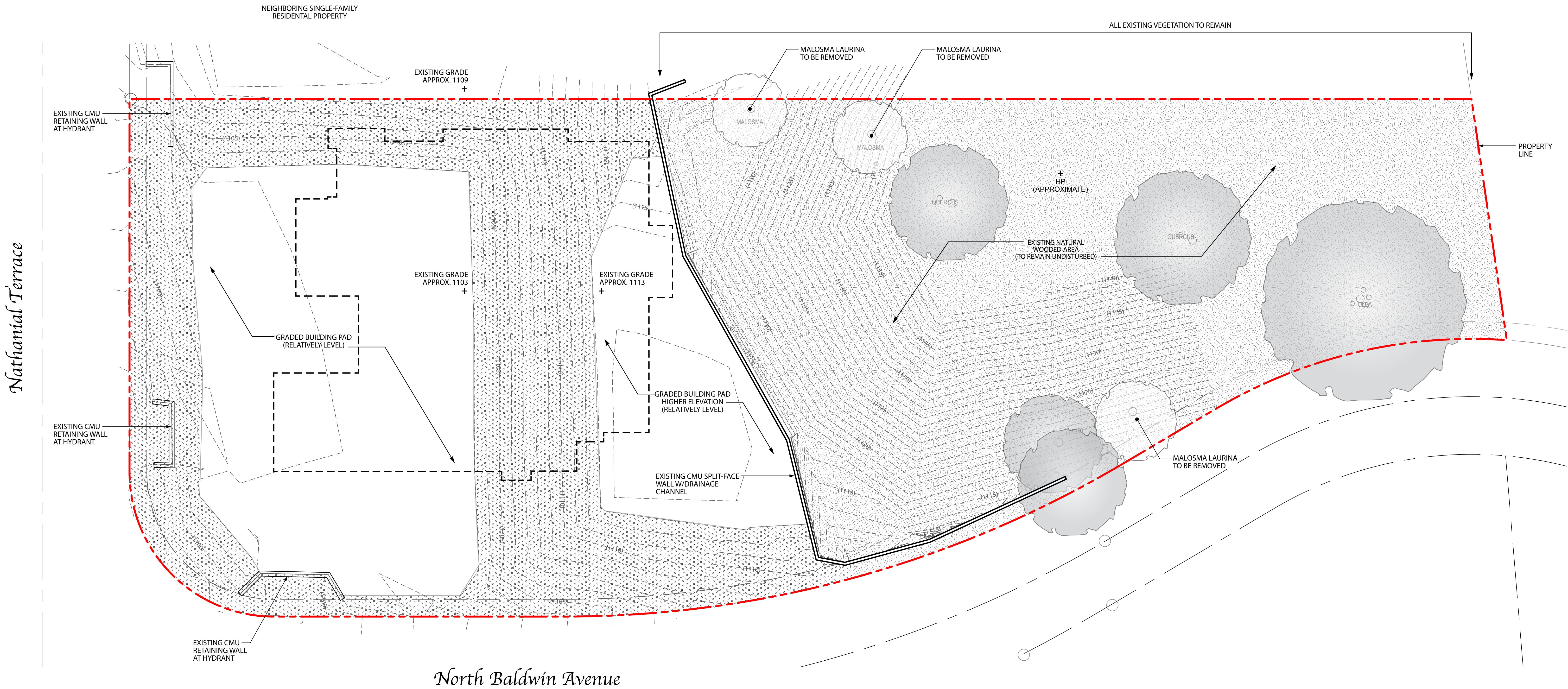


# City Submittal

ROBERT HO  
1 Nathaniel Terrace (Stonegate Lot 9)  
Sierra Madre, California 91024

## HO RESIDENCE (Stonegate Lot 9) - *Existing Conditions Plan*

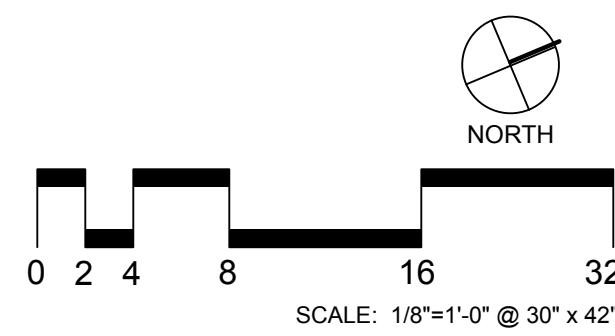
06 February 2020



### LEGEND

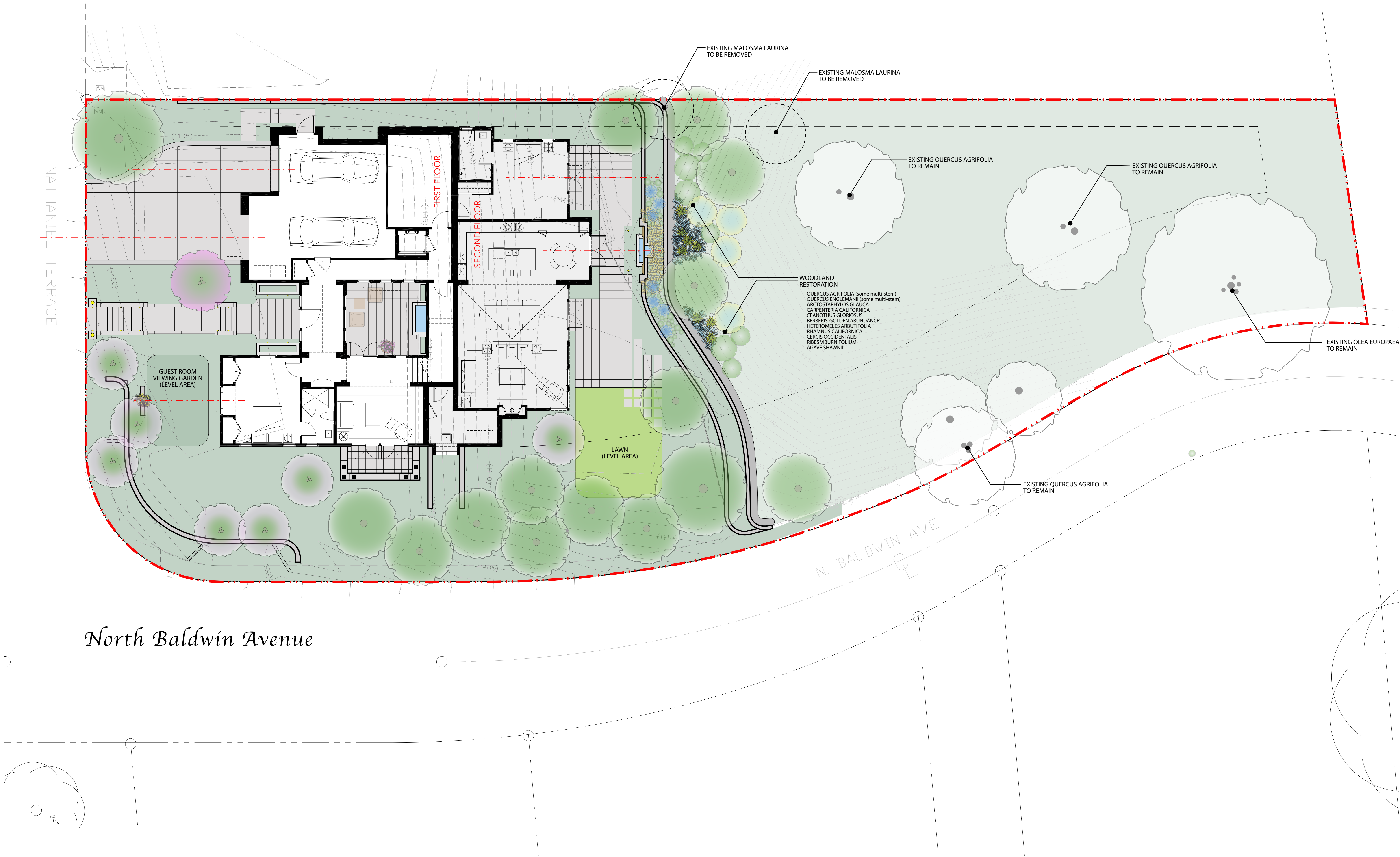
- FRONT & REAR MANUFACTURED SLOPE ZONE - ALL THE EXISTING SCRUB TO BE REMOVED AND REPLACED BY DROUGHT TOLERANT, NON-INVASIVE, LOW FUEL SPECIES.
- NATURAL EXISTING SLOPE ZONE - EXISTING TREES AND SHRUBS TO REMAIN (E.G., *Heteromeles arbutifolia*, *Baccharis pilularis*, *Malosma laurina*, *Encelia farinosa*).
- CLEARED AND GRADED BUILDING PAD
- TREES TO BE REMOVED
- TREES TO REMAIN
- PROPOSED BUILDING FOOTPRINT

- NOTES:**
- REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND REMOVAL OF DEAD OR DYING LANDSCAPING ON NATURAL SLOPE TO MEET MINIMUM BRUSH CLEARANCE REQUIREMENTS.
  - PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY OF FUELS.
  - FUEL LOADS SHALL BE REDUCED BY PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/3 OF THEIR HEIGHT, OR 6 FEET FROM LOWEST HANGING BRANCHES TO THE GROUND, TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER.
  - TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST THREE TIMES THE HEIGHT OF THE UNDERLYING VEGETATION OR UP TO A HEIGHT OF 40 FEET, WHICHEVER IS LESS, TO HELP PREVENT FIRE FROM SPREADING UPWARD TO THE CROWN.
  - ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHOULD BE REMOVED FROM THE SITE OR CHIPPED AND EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF 6 INCHES.
  - ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.



SHEET  
L-1





## REPRESENTATIVE PLANT PALETTE



## City Submittal

ROBERT HO  
1 Nathaniel Terrace (Stonegate Lot 9)  
Sierra Madre, California 91024

## HO RESIDENCE (Stonegate Lot 9) - Illustrative Site / Planting Plan (Entire Property)

06 February 2020

### Lot 9 Narrative - Proposed Landscape Design

The site design and planting for Stonegate Lot 9 is conceived in response to several important factors, including the functional needs and aesthetic desires of the Owner, the contemporary style of the architecture, local geology, topography, microclimate, soil type, water conservation, ecology and aesthetic characteristics of the surrounding natural context.

Important programmatic requirements of the Owner include use of native, drought tolerant, and low fuel plants, a small lawn area, a degree of privacy from the road and neighbors, a contemporary garden, and views of the mountains.

Geology is also a factor regarding plantings. Given the shallow depth to bedrock (fractured granitic material), plant pits may need to be deeper than normal to accommodate the plants, and some shallow excavations may be necessary to replace existing materials with granular soils to facilitate stormwater infiltration.

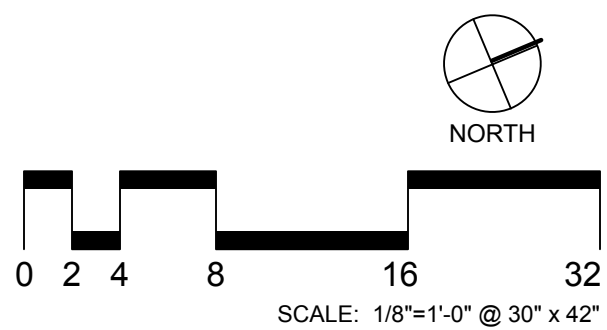
Topography has been considered regarding the appearance of the house from the street and in relation to neighbors.

Given the steep Category 4 slopes on the north side of the property, all plants with strong soil-holding ability will be specified. Select clearing of fuel material will be undertaken with care and as little disturbance to the Category 4 slope to reduce potential or excessive erosion.

Soil texture has been considered in terms of plant selection and drainage. Given the relatively fine-textured soils, an attractive uniform groundcover will be employed in lieu of bare soil to help minimize surface run-off from the front yard to the street. Underdrainage of planting areas and of pervious pavement might be necessary despite the fact that the underlying bedrock may facilitate internal drainage.

Water conservation is achieved by proposed use of a state-of-the-art irrigation system, broad use of drought-tolerant plant species/cultivars, and minimal use of cultured lawn. All plantings are carefully organized into irrigation zones according to seasonal water needs. Plantings and irrigation will comply with the City's Water Efficient Landscape Ordinance pursuant to Chapter 15.60 of the Sierra Madre Municipal Code.

Low impact development is addressed by measures stated above (plant selection, irrigation, ecological sensitivity, etc.) and by broad use of pervious paving. Impervious paving is minimized not only because of the maximum impervious requirement on the lot, but also because of the Owner's desire to be environmentally responsible in terms of stormwater management. The underlying objective of pervious pavement, which is to minimize run-off beyond property lines and to recharge groundwater, is also achieved by directing stormwater to infiltration areas on the property. The limited amount of stormwater that is directed either to the street or to the rear of the property is first treated via infiltration and/or planted areas.





# City Submittal

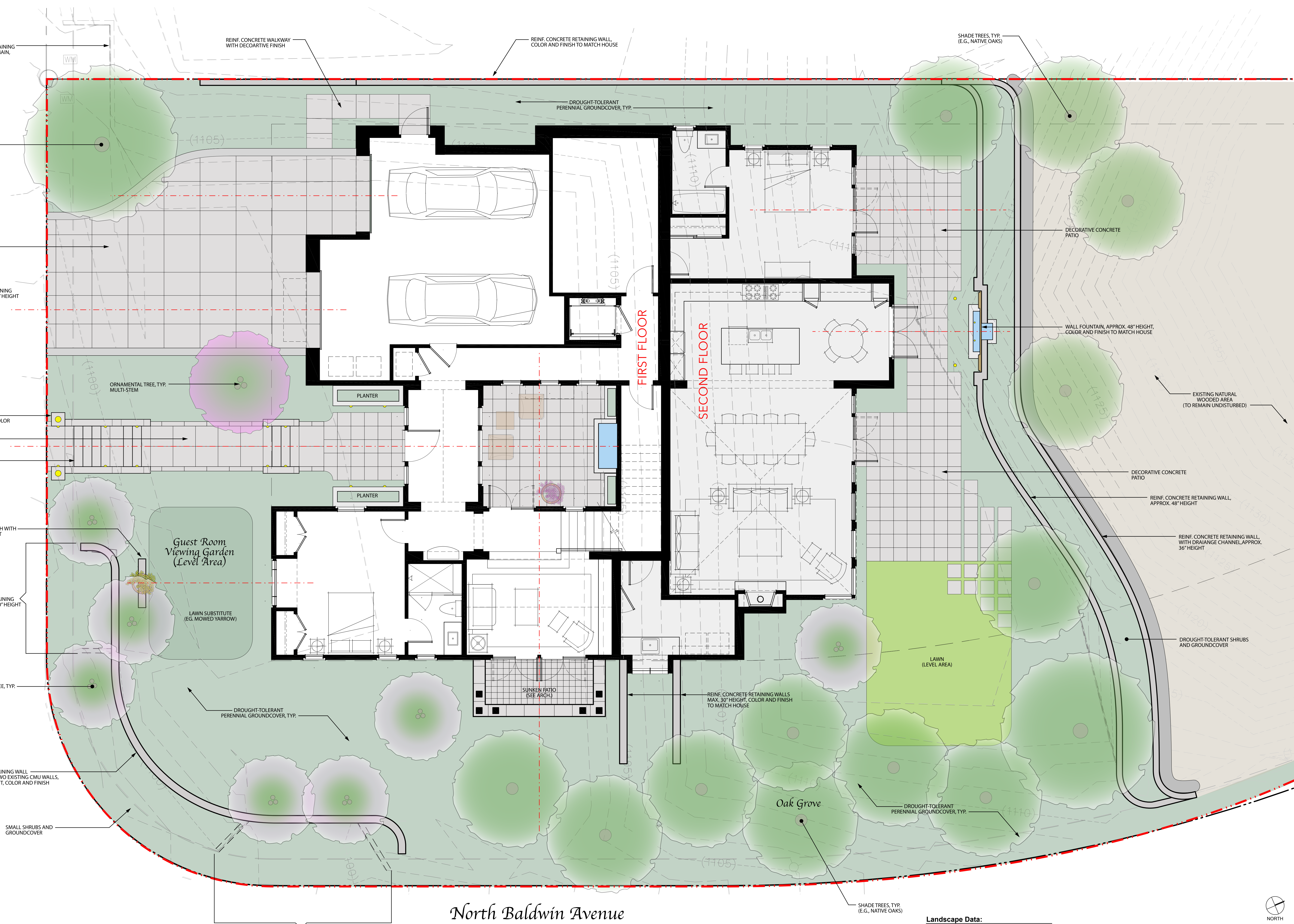
ROBERT HO  
1 Nathaniel Terrace (Stonegate Lot 9)  
Sierra Madre, California 91024

## HO RESIDENCE (Stonegate Lot 9) - Enlarged Illustrative Site / Planting Plan

06 February 2020

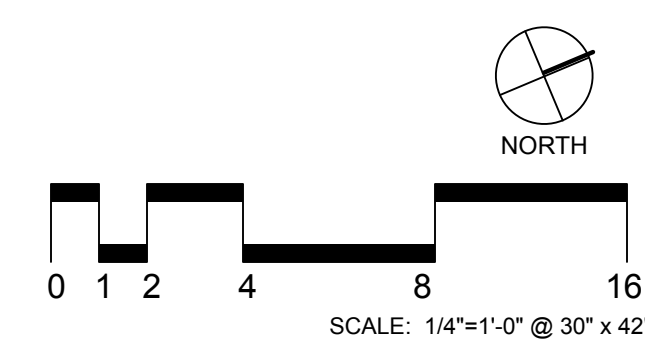
Nathaniel Terrace

North Baldwin Avenue



**Landscape Data:**  
New Landscape Area: 6219 sf  
Existing Natural Area to Remain: 8211 sf  
Total Landscape Area: 14430 sf

**Paving Data:**  
Permeable Paving: 620 sf  
Impermeable Paving: 946 sf



SHEET  
L-3



NOTES:

1. ALL FX LUMINAIRE FIXTURES TO BE EQUIPPED WITH "AMBER FILTERS" (2,700K), AND 60-DEGREE BEAM SPREADS, UNLESS NOTED OTHERWISE. CONSULT WITH FX LUMINAIRE REPRESENTATIVE TO DETERMINE BEST NUMBER OF LEDS AND BEAM SPREADS.
2. CONSULT WITH THE LANDSCAPE ARCHITECT AND ELECTRICIAN REGARDING PROPOSED LOCATION(S) OF TRANSFORMER(S).
3. VERIFY ZONING (CIRCUITS) WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND PROGRAMMING.
4. LIGHT FIXTURE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE, AND MAY NEED TO BE ADJUSTED IN THE FIELD PER DIRECTION FROM THE LANDSCAPE ARCHITECT TO ACHIEVE DESIGN OBJECTIVES. PROVIDE A MINIMUM OF 36" EXTRA COILED WIRE AT EACH MOVABLE FIXTURE TO ACCOMMODATE POSSIBLE NEED FOR MINOR ADJUSTMENTS OF FIXTURE LOCATION.
5. PROVIDE HIGHEST QUALITY GROUND STAKES BY FX LUMINAIRE.
5. VERIFY THAT THE WATTAGES LISTED IN THE FIXTURE SCHEDULE ARE ACCURATE, AND ENSURE THAT THE PROPOSED TRANSFORMER(S) ARE ADEQUATELY SIZED TO ACCOMMODATE PROPOSED LIGHTING AND THE POSSIBILITY OF ADDITIONAL LIGHTING IN THE FUTURE (I.E., PROVIDE APPROXIMATELY AN ADDITIONAL 25% CAPACITY FOR FUTURE ADDITIONAL LIGHT FIXTURES).
6. ENSURE THAT ALL NECESSARY UNDERGROUND SLEEVING IS PROVIDED PRIOR TO INSTALLATION OF CONCRETE PADS, PAVING AND OTHER STRUCTURES.
7. ENSURE THAT TRANSFORMERS AND WIRING MEET OR EXCEED REQUIREMENTS AND APPLICABLE ELECTRICAL CODES.
8. ENSURE THAT ALL LIGHT FIXTURES ARE DIMMABLE.
9. ASSUME THAT THE THAT ENTIRE SITE LIGHTING SYSTEM WILL BE CONTROLLED BY SMART HOME TECHNOLOGY. CONSULT WITH THE LANDSCAPE ARCHITECT AND SMART HOME CONSULTANT PRIOR TO THE PURCHASE OF SITE LIGHTING PRODUCTS TO REFINE SELECTIONS, ACCESSORIES AND CIRCUITRY IF NECESSARY.

ARCHITECTURAL FIXTURE (2)  
(PLASTER-MOUNTED, LINE  
VOLTAGE (SEE ARCH SPECS))

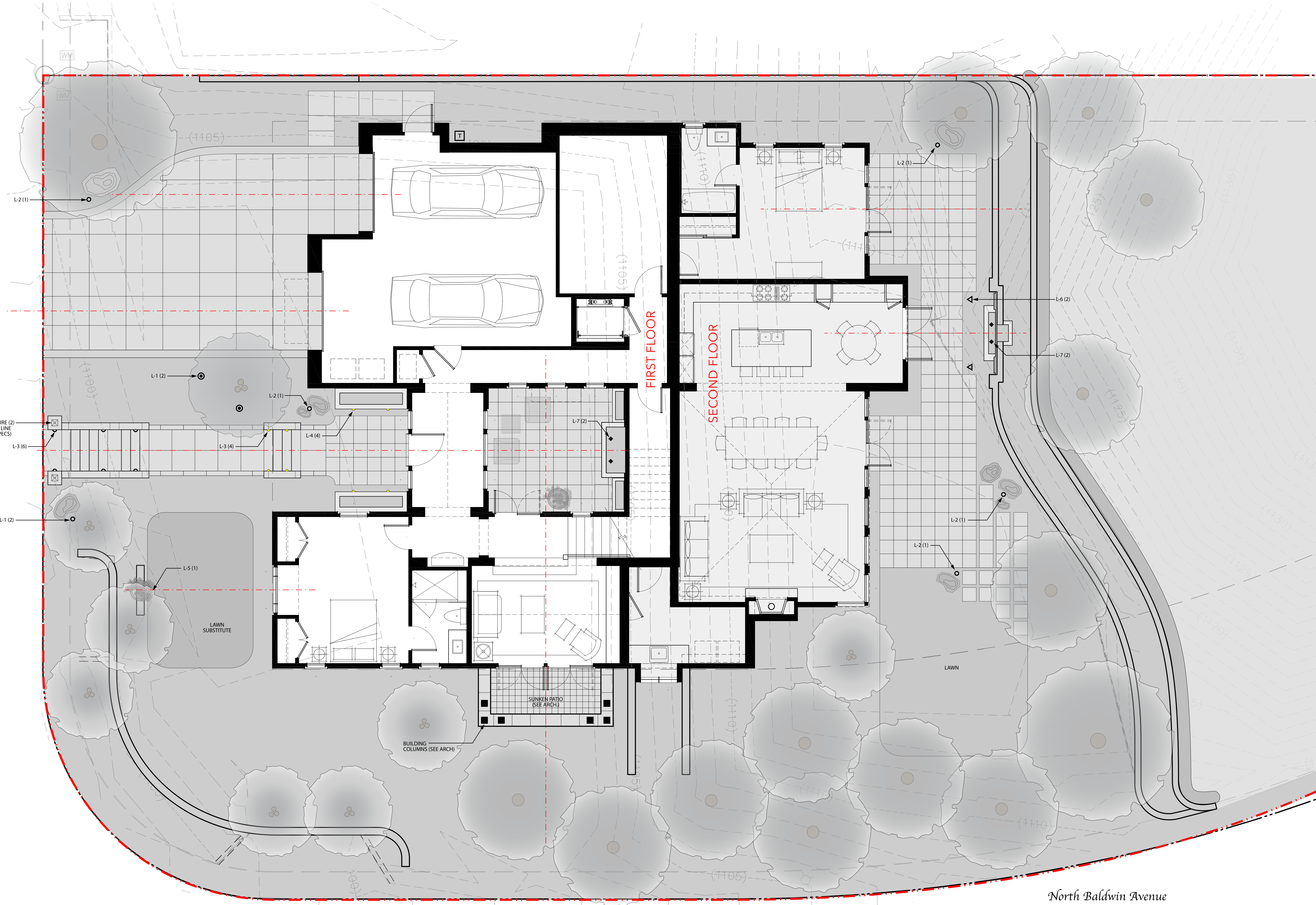
Nathaniel Terrace

City Submittal

ROBERT HO  
1 Nathaniel Terrace (Stonegate Lot 9)  
Sierra Madre, California 91024

HO RESIDENCE (Stonegate Lot 9) - Site Lighting Plan

06 February 2020



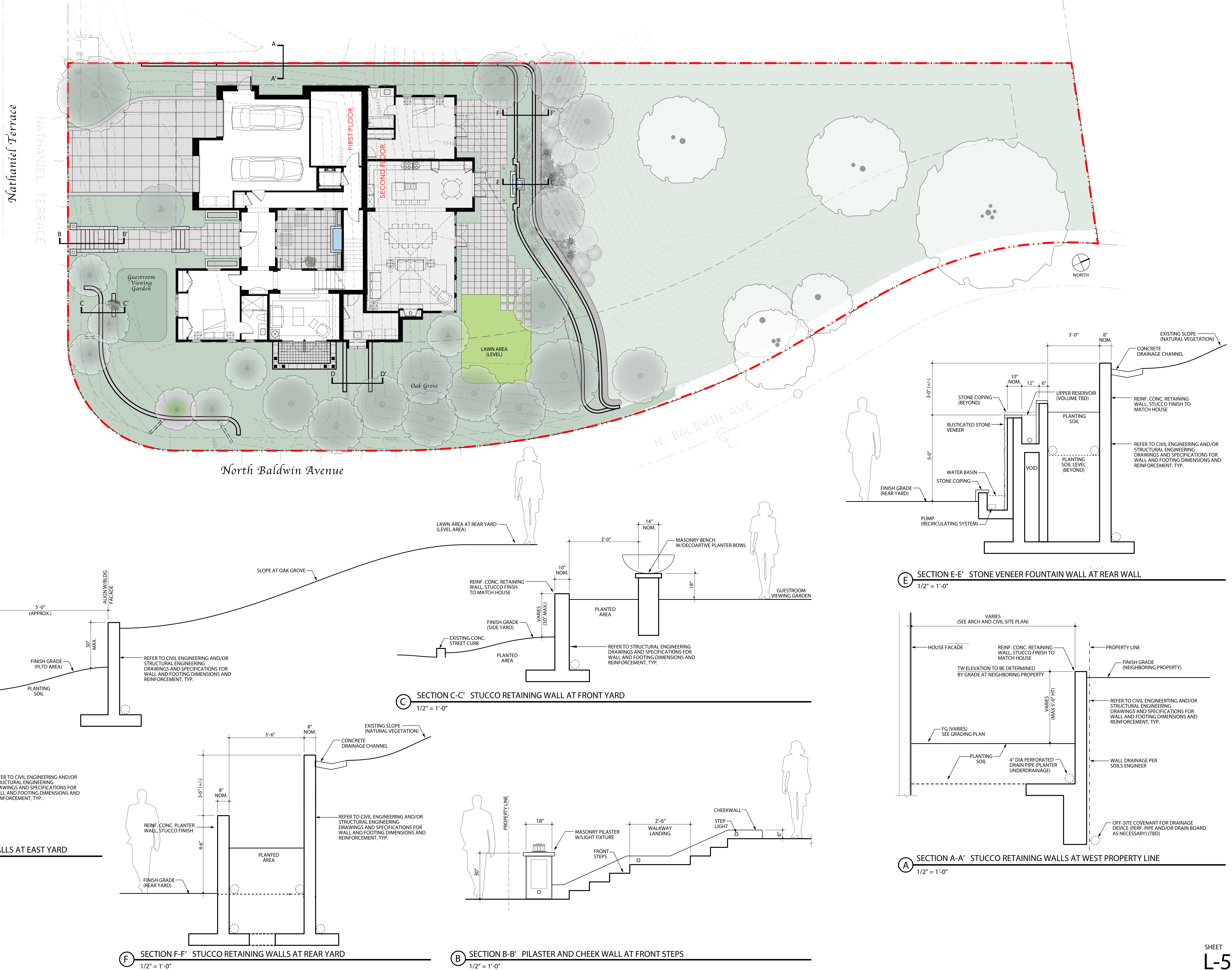


# City Submittal

ROBERT HO  
1 Nathaniel Terrace (Stonegate Lot 9)  
Sierra Madre, California 91024

## HO RESIDENCE (Stonegate Lot 9) - Preliminary Wall Details

06 February 2020



SHEET  
L-5

SCALE: AS SHOWN

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**GARYFISHBECK**  
Landscape Architecture

940 Dale Street  
Pasadena, CA 91106  
garyfishbeck.com  
626.864.0038



GENERAL NOTES

- A. SUPERVISION OF CONSTRUCTION SHOWN ON THIS PLAN, INCLUDING GRADES, EARTHWORK OPERATION, PAVING AND DRAINAGE FACILITIES, WILL BE PERFORMED BY MR. ROBERT HO
- B. A COPY OF THE GRADING PERMIT AND THE APPROVED GRADING PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES WHEN WORK IS IN PROGRESS.
- C. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
- D. AFTER COMPLETION OF THE GRADING OPERATION, AND PRIOR TO REQUEST FOR FINAL INSPECTION THE SOILS ENGINEER SHALL SUBMIT TO THE UNDERSIGNED REGISTERED CIVIL ENGINEER A COPY OF DENSITY REPORTS, TOGETHER WITH HIS WRITTEN VERIFICATION THAT THE COMPLETED WORK CONFORMS TO THE INTENT OF THE PLANS, SPECIFICATIONS AND SOILS REPORT RECOMMENDATIONS.
- E. ALL FILL SLOPE FACES SHALL BE COMPACTED. IF THE SLOPE IS TO BE LANDSCAPED, THE SURFACE SIX INCHES MAY BE LEFT UNCOMPACTED FOR PLANTING.
- F. CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES AND TEMPORARY DRAINAGE AND DESILTING FACILITIES TO PROTECT ADJOINING PROPERTIES FROM STORM WATERS ORIGINATING ON OR DIVERTED FROM CONSTRUCTION SITE.
- G. GRADE SHEETS FOR ALL CONCRETE CURB AND GUTTERS, CURBS, "V" GUTTERS, SLABS, STORM DRAINS AND SEWERS SHALL BE PREPARED BY THE UNDERSIGNED ENGINEER. COPIES OF THE GRADE SHEETS SHALL BE MAINTAINED AT THE JOB SITE FOR THE CITY ENGINEER'S REVIEW.
- H. GRADE STAKES SHALL BE SET AT 12.5' INTERVALS FOR ALL "V" GUTTERS, CURB AND GUTTER, AND DRAINAGE SYSTEMS WITH FLOW LINE SLOPES OF LESS THAN 0.4%. CONTRACTOR SHALL PROVIDE GRADE SHEETS TO CITY ENGINEER'S OFFICE FOR ACCEPTANCE 48 HOURS PRIOR TO POURING CONCRETE.
- I. EXISTING CONTOURS AND OTHER EXISTING TOPOGRAPHIC FEATURES ARE A TRUE REPRESENTATION OF SITE CONDITION ON MARCH 28, 2012, PROVIDED BY AL THELWELL, LS 5999.
- J. THE CONTRACTOR SHALL KEEP ALL ADJACENT STREETS AND HAUL ROUTES CLEAR OF DIRT AND DEBRIS ORIGINATING FROM THE CONSTRUCTION SITE OR RESULTING FROM THE PROJECT WORK.
- K. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING LOW LEVELS OF NOISE AND DUST.
- L. THE CONTRACTOR SHALL SECURE ALL NECESSARY EXCAVATION AND CONSTRUCTION PERMITS FROM THE CITY OF SIERRA MADRE FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ASSOCIATED EASEMENTS.
- M. RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
- N. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED TO AND ACCEPTED BY THE CITY OF SIERRA MADRE PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15.
- O. ANY MODIFICATIONS OF OR CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO THE INSTITUTION OF SAID MODIFICATION OR CHANGE.
- P. THE UNDERSIGNED REGISTERED CIVIL ENGINEER CERTIFIES THAT HIS PLAN WAS PREPARED UNDER HIS SUPERVISION AND THAT THE PLAN DOES COMPLY WITH CITY OF SIERRA MADRE ORDINANCES. HE WILL, UPON COMPLETION OF THE PROJECT AND PRIOR TO REQUEST FOR FINAL ACCEPTANCE, SUBMIT TO THE CITY ENGINEER WRITTEN VERIFICATION THAT THE COMPLETED WORK DOES CONFORM TO THIS PLAN.

LID MAINTENANCE GUIDELINES

A. DISCONNECT IMPERVIOUS SURFACES

EACH ROOF DOWNSPOUT SHALL OUTLET TOWARD PERVIOUS LANDSCAPE AREA VIA CONCRETE SPLASH PAD. THE PROPOSED PERVIOUS AREA IS GREATER THAN THE REQUIRED X OF THE LOT OPEN SPACE AND SHALL BE MAINTAINED PER LANDSCAPING AND LANDSCAPING IRRIGATION SECTION.

B. LANDSCAPING AND LANDSCAPE IRRIGATION

a. MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING OF THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED OR APPROVED BY THE COUNTY. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.

b. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.

c. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.

d. WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.

e. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.

f. CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.

g. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

h. PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.

i. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

j. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.

k. PLANT REPLACEMENT: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.

l. OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.

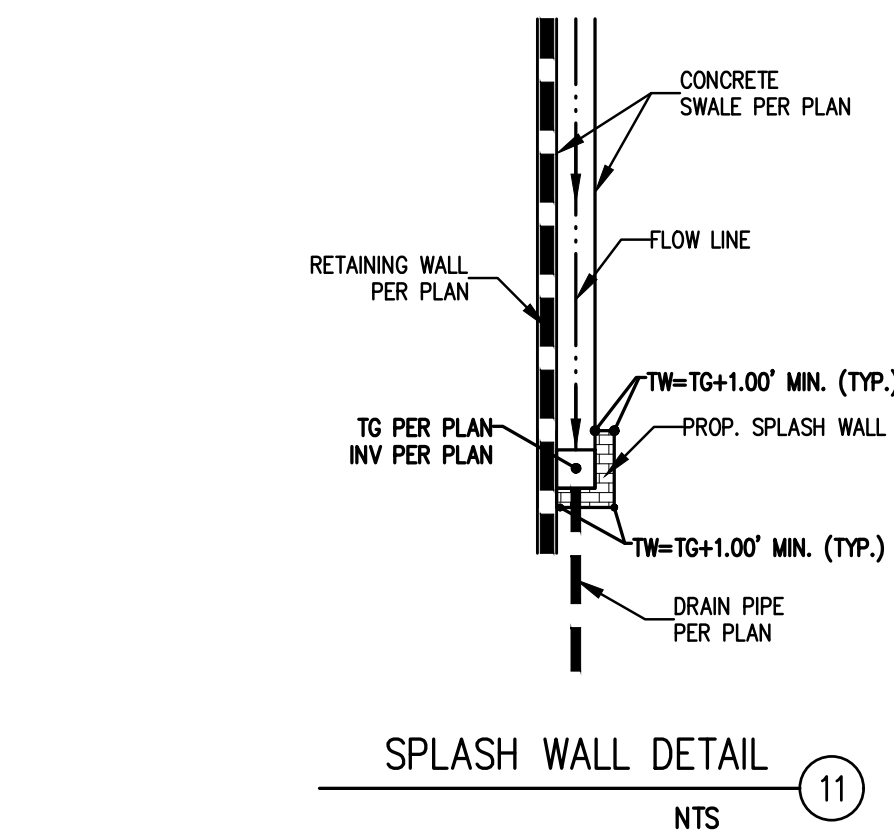
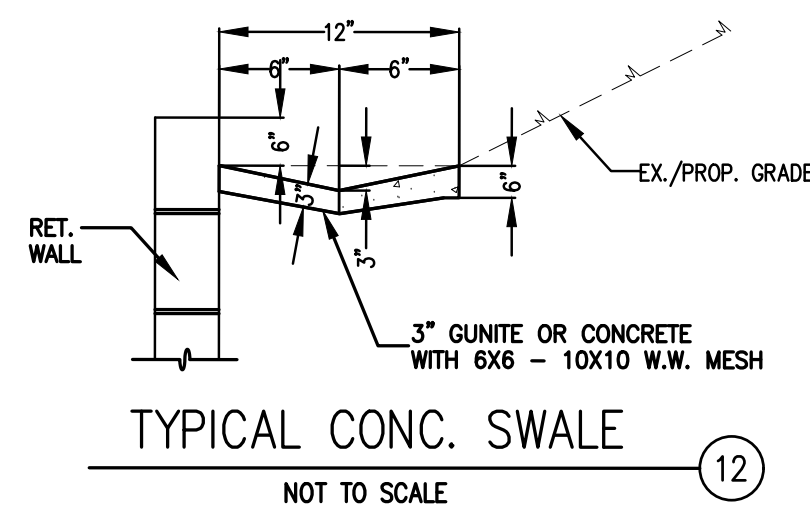
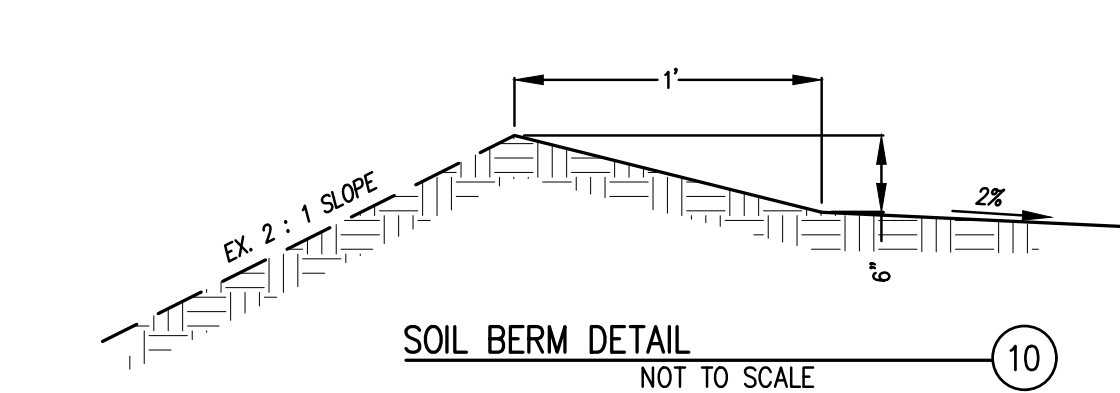
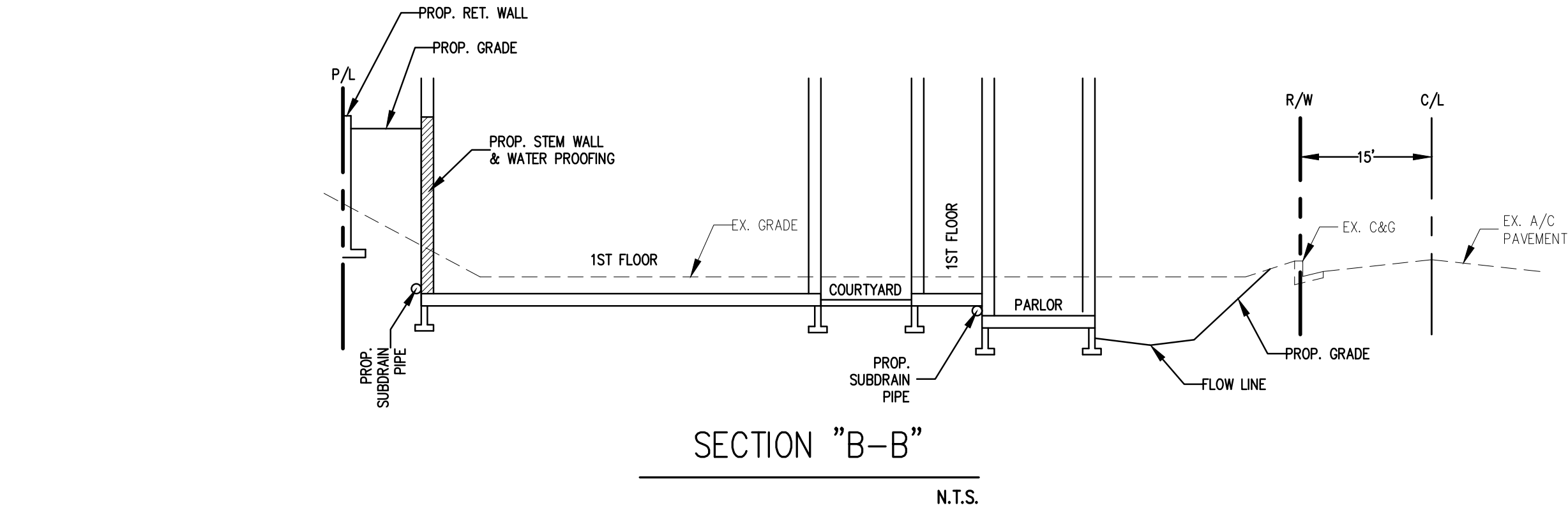
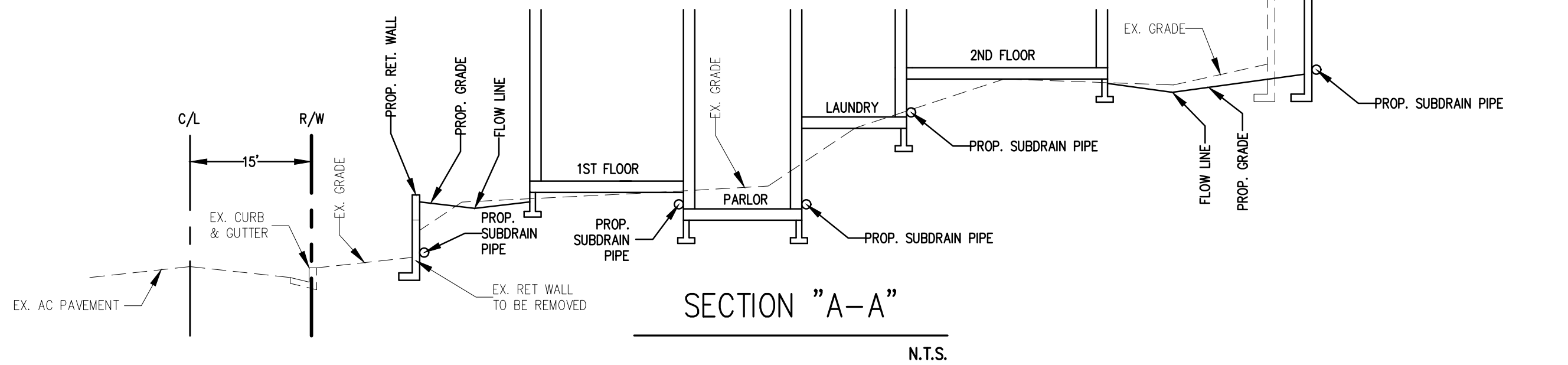
m. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.

n. GUARANTEE: THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL MATERIALS USE SHALL CARRY A MANUFACTURER'S GUARANTEED OF MINIMUM ONE YEAR. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER-INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ESTIMATED PROJECT START DATE: 06/01/2021  
ESTIMATED COMPLETION DATE: 06/01/2022



EASEMENTS:

- A. EASEMENT TO THE CITY OF SIERRA MADRE FOR MAINTENANCE OF SANITARY SEWER AND WATER INFRASTRUCTURE AND FOR PROVISIONS OF PUBLIC SERVICES PURPOSES.
- B. EASEMENT TO THE CITY OF SIERRA MADRE FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES.
- C. EASEMENT FOR PUBLIC USE FOR PUBLIC UTILITY PURPOSES.

CONCEPTUAL GRADING & DRAINAGE PLAN

LEGAL DESCRIPTION

LOT 9 OF TRACT NO. 054016, IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED ON AUGUST 22, 2007, IN BOOK 1337, PAGES 16 THROUGH 26, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5762-030-010

BENCH MARK:

LACPWSD BM #G-4020  
QUAD-YEAR: PASADENA (1995)  
ELEV = 770.199'

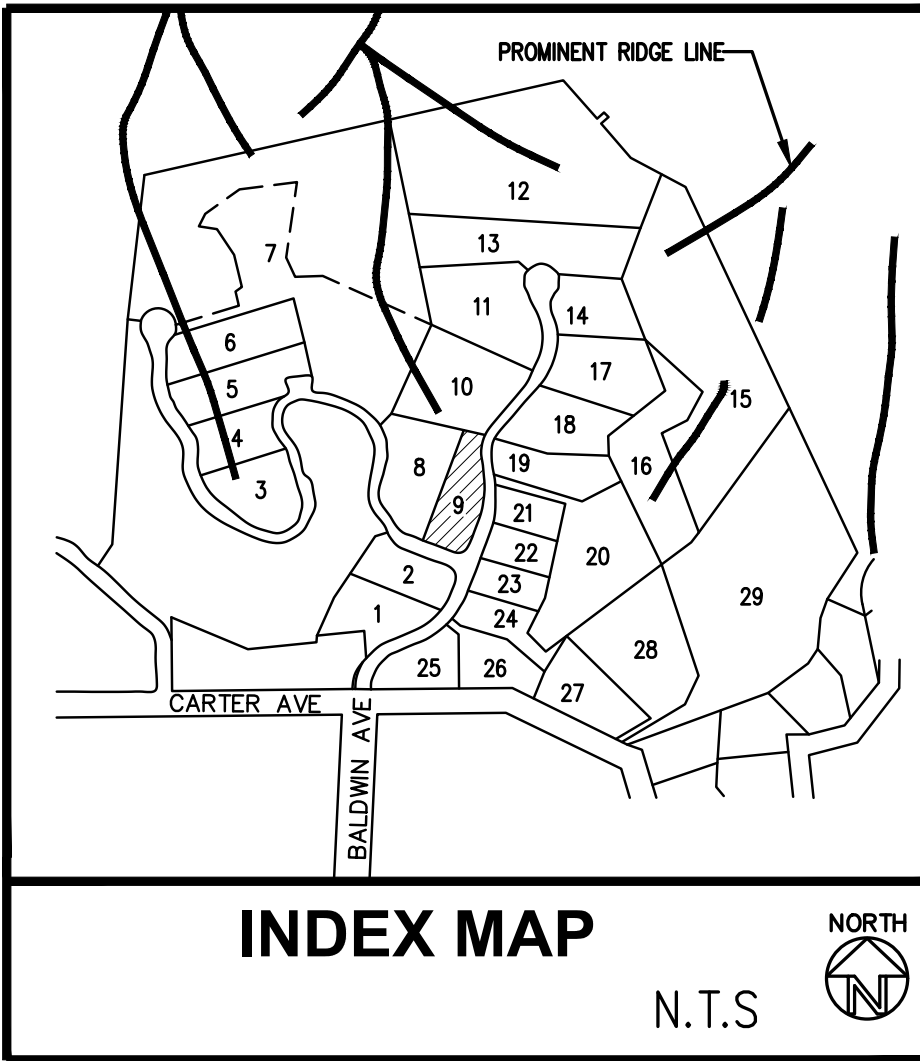
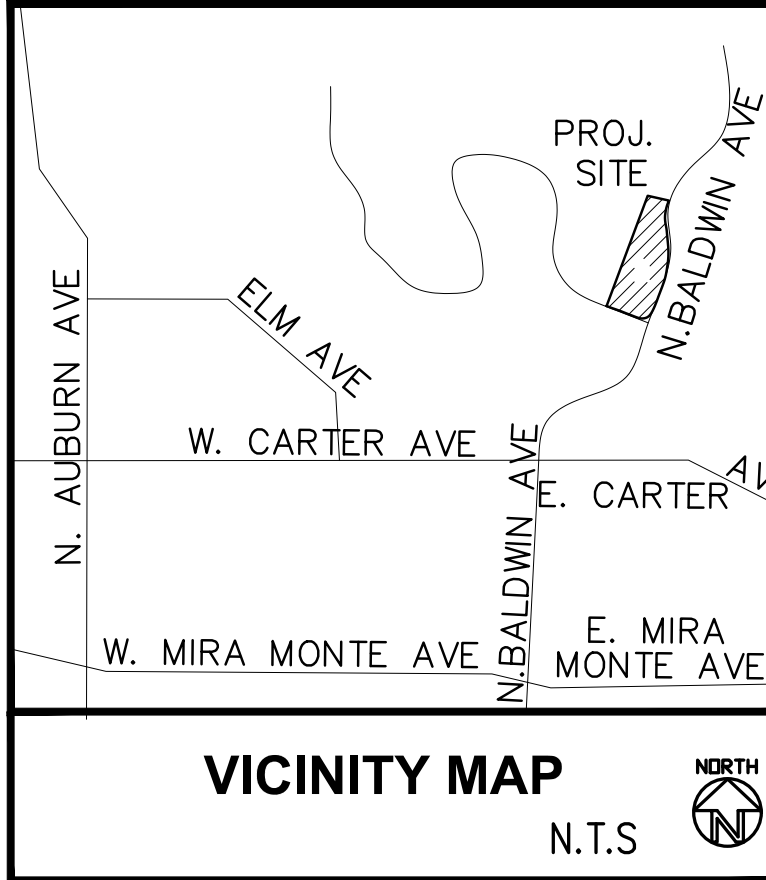
RDBM TAG IN E CB BALDWIN AVE 8M E/O C/L  
& 2.6M S/O C/L PROD W BONITA AVE

SURVEY WAS CONDUCTED BY AL THELWELL, LS 6999

EARTHWORK

CUT.....500 CY.  
FILL.....100 CY.

SPECIAL NOTE:  
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING



SHEET INDEX

- C-1 TITLE SHEET  
C-2 CONCEPTUAL GRADING AND DRAINAGE PLAN

LID NOTES

A. DISCONNECT IMPERVIOUS SURFACES

SHOW DRIVEWAY OR OTHER IMPERVIOUS SURFACE TO DRAIN TOWARD PERVIOUS LANDSCAPED AREAS. THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE NO LESS THAN 2:1. THIS RATIO MUST BE IDENTIFIED ON PLANS FOR EACH AFFECTED AREA. A MINIMUM OF 90% OF THE UNTREATED PERVIOUS AREA SHALL BE ROUTED TOWARD VEGETATED AREAS OR WATER QUALITY BMPs.

B. LANDSCAPING AND LANDSCAPE IRRIGATION

SHOW A MINIMUM OF TWO 15 GALLON TREES TO BE PLANTED AND MAINTAINED. TREES SHALL BE LOCATED NEAR IMPERVIOUS SURFACES (10 FOOT MAXIMUM DISTANCE). ONE OF THE TREES MAY BE ON THE DROUGHT-TOLERANT PLANT LIST AS REQUIRED UNDER THE COUNTY'S GREEN BUILDING ORDINANCE. IN VERY HIGH FIRE HAZARD SEVERITY ZONES, APPLICANT SHOULD VERIFY COMPLIANCE WITH FIRE DEPARTMENT'S REQUIREMENTS.

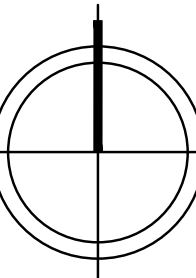
INSTALL SMART IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL BE INSTALLED AT THE TIME OF FINAL INSPECTION AND SHALL COMPLY WITH THE FOLLOWING:

- a. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
- b. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRE OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

LOT DIMENSION PLAN

SCALE : 1"=30'-0"

NORTH



REVIEWED BY:

PUBLIC WORKS DIRECTOR

DATE

CITY ENGINEER

DATE

PROJECT LOCATION:

SINGLE FAMILY HOUSE  
LOT 9, TRACT 54016  
SIERRA MADRE, CA 91024  
APN: 5762-030-010

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REVISIONS	BY
092619	AL
021020	JT

RELEASED DATE

PREPARED FOR:

MR. ROBERT HO  
2633 S. BALDWIN AVE  
ARCADIA, CA 91007

EGL Associates, Inc.

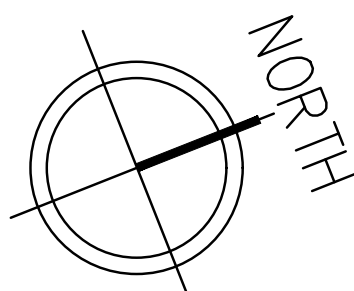
11819 GOLDRING ROAD, UNIT A  
ARCADIA, CA 91006  
TEL: (626)-263-3588  
FAX: (626)-263-3599  
E-mail: mail@egl88.com

DRAWN	JT
CHECKED	HJ
DATE	02/19/15
JOB NO.	12-114-014
SCALE	
FILE	LOT 9 CG.dwg
DRAWING	1 of 2

C-1

CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE : 1"=10'-0"



CONSTRUCTION NOTES

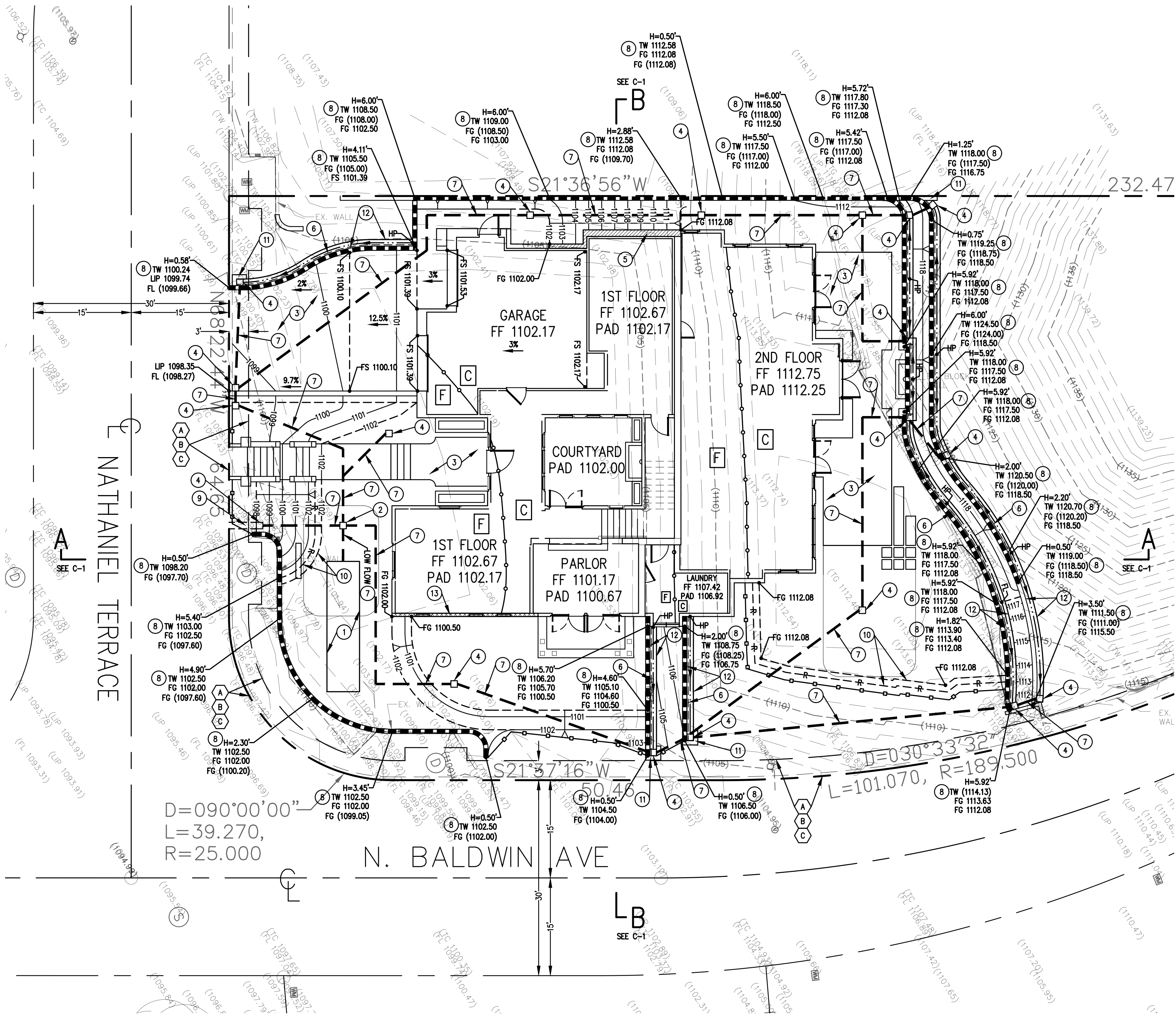
1. CONSTRUCT UNDERGROUND INFILTRATION BASIN.
2. CONSTRUCT JUNCTION BOX WITH DRAIN INSERT.
3. CONSTRUCT CONCRETE PAVING.
4. CONSTRUCT CATCH BASIN W/ NON-TRAFFIC GRATE.
5. CONSTRUCT STEM WALL AND WATER PROOFING.
6. CONSTRUCT PERFORATED SUBDRAIN PIPE.
7. CONSTRUCT PVC DRAINAGE PIPE.
8. CONSTRUCT RETAINING WALL PER SEPARATE PLAN.
9. CONSTRUCT PARKWAY DRAIN.
10. CONSTRUCT SOIL BERM PER DETAIL ON SHEET C-1.
11. CONSTRUCT SPLASH WALL PER DETAIL ON SHEET C-1.
12. CONSTRUCT CONCRETE SWALE PER DETAIL ON SHEET C-1.
13. CONSTRUCT DEEP FOOTING UNDER SEPARATE PERMIT.

EASEMENTS:

- A EASEMENT TO THE CITY OF SIERRA MADRE FOR MAINTENANCE OF SANITARY SEWER AND WATER INFRASTRUCTURE AND FOR PROVISIONS OF PUBLIC SERVICES PURPOSES.
- B EASEMENT TO THE CITY OF SIERRA MADRE FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES.
- C EASEMENT FOR PUBLIC USE FOR PUBLIC UTILITY PURPOSES.

LEGEND

- (182.63) ... EXISTING ELEVATION  
184.00 ... PROPOSED ELEVATION  
---(185)--- ... EXISTING CONTOUR  
--- ... DRAINAGE PATTERN  
--- ... PROPOSED STRUCTURE  
--- ... PROPERTY LINE  
--- ... EX. WALL  
\* \* \* ... EX. FENCE  
□ ... CATCH BASIN  
FS ... FINISH SURFACE  
T.C. ... TOP OF CURB  
F.L. ... FLOW LINE  
F.G. ... FINISH GRADE  
F.F. ... FINISH FLOOR  
H.P. ... HIGH POINT  
INV. ... INVERT ELEVATION  
EX. ... EXISTING  
TG. ... TOP GRATE  
EH. ... EXPOSE HEIGHT  
TW. ... TOP OF WALL  
TF. ... TOP OF FOOTING



PROJECT LOCATION:

SINGLE FAMILY HOUSE  
LOT 9, TRACT 54016  
SIERRA MADRE, CA 91024  
APN: 5762-030-010

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REVISIONS	BY
092619	AL
021020	JY

RELEASED DATE

PREPARED FOR:

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E-mail: mail@egl88.com



REVIEWED BY:

PUBLIC WORKS DIRECTOR

DATE

CITY ENGINEER

DATE

DRAWN	JY
CHECKED	HJ
DATE	02/19/15
JOB NO.	12-114-014
SCALE	1"=10'
FILE	LOT 9 CG.dwg
DRAWING	2 of 2

C-2