This naturally leads to my view regarding the Madison application which, as might be expected, is one that supports it. Yes, Mrs. Frank and I have known Chris and Lois Madison for many years and consider them to be gracious and reasonable individuals, but that alone would not be sufficient to elicit our support for the proposal.

Mr. Madison has shown me his proposed plans and I find no fault with their objectives. I can understand the preference of some of the neighbors for a more traditional approach, but I feel the essential quality should be that of a residence resulting from the collaboration between the owner and a good architectural firm and leading to a noteworthy addition to the existing distinguished and varied architecture of the area. I also understand that neither the time nor construction details are finalized.

It is my firm belief that the neighbors opposing the Madison proposal have greatly exaggerated potential problems. In my own situation, it was necessary to remove approximately eighty truckloads of excess soil and it was accomplished in one week's time and without harm to neighbors' property or to the street. Like the Madison proposal, as well as most of the immediate residences, our home has used a hillside location with imagination and sensitivity, for level sites just aren't available.

Unfortunately, Mrs. Frank and I will be unable to attend the City Council meeting on September 26, but trust the Council will continue to look favorably on the Madison application and deny the appeal.

Sincerely,

Richard N. Frank

Richard N Frank

RNF:gc

B

CHARLES DUNN COMPANY, INC.
800 West Sixth Street, Fifth Floor
Los Angeles, California 90017-2709
213 481-1800 • FAX 213 481-0758
www.charlesdunn.com

August 3, 2005

Paul Beard
Zoning Hearing Officer
City of Pasadena
175 North Garfield Avenue
Pasadena, California 91105

RE: **Tentative Parcel Map No. 061676**
720 South San Rafael Avenue
725 South Hillside Terrace
Hillside Development Permit 4595

Dear Mr. Beard:

My wife and I live at 999 Buckingham Place (NEC San Rafael and Buckingham Place), and we are very familiar with the Madison property and the proposed development. While much of the San Rafael area have seen "flag lots" cut out of large estates, this proposal to me make sense in that the property has two (2) street frontages and the lot in question has over a half acre.

The architect for the proposed development is Buff, Smith & Hensman who did our home, and has great hillside technique as well as scale and proportion on their homes. Hillside Terrace has very little traffic and the construction inconvenience will be minimum compared to the street waterline construction we have endured on Avenue 64, La Loma Road, and San Rafael.

As some of the homes of the 1920s and 1930s age, it is good to see a new stock of homes emerge to keep the neighborhood values stable. Both my wife and I heartily approve this parcel map and hillside development permit, as we feel it will improve the neighborhood.

Very truly yours,

Richard C. Dunn

Richard C. Dunn

RCD:vof

cc: D. Sinclair (VIA Facsimile)
D. Smith (VIA Facsimile)

C

Recommendation of City Manager

1. Adopt the draft Initial Environmental Study and Negative Declaration that the proposed project will not create any significant adverse effects on the environment
2. Direct the City Clerk to file a Notice of Determination with the County Clear and
3. Affirm the decision of the Zoning Hearing Officer to approve Tentative Parcel Map No. 061676 to allow:
   a. Tentative Parcel Map – Subdivide one land lot into two land lots;
   b. Hillside Development Permit – Subdivision of land within the Hillside Overly District;

c. Hillside Development Permit – Construction of single-family house; and

d. Private Tree Removal – Removal of one Toyon (heteromeles Arbutifolia) tree

ROBERT D. COUSINEAU
Consulting Geotechnical Engineer
5924 Temple City Boulevard
TEMPLE CITY CA 91780
626 287 9675 FAX 287 0560

September 23, 2005

Project No. 04-138

Mr. & Mrs. Christopher Madison
720 South San Rafael Avenue
Pasadena, CA 91105

RE Addendum Report to Report of June 21, 2004
720 South San Rafael Avenue

Dear Mr. and Mrs. Madison,

The following is an addendum to the report of June 21, 2004, as requested for you by Dennis Smith, Architect. The reason for the addendum is to respond to the "Review of Soils Report dated June 21, 2004 by Robert D. Cousineau_____", prepared by Sassan Geosciences, Inc., dated August 23, 2005

This review states that a Geology report is necessary to support such development ------- due to the fact that the property is located within a seismically induced landslide zone" (Presumably as defined by Alquist-Priolo Maps)
Please refer to my letter of July 3, 2004, which refutes this statement.

At the time of the investigation a preliminary survey and development plan was used for the report. Since that time, a complete survey and development plans have been prepared by Buff, Smith and Hensman, Architects for the project as shown on their Plates C-1, A-3 and A-4, which accompany this report

An analysis of surficial stability has been prepared and is shown on Plate H, attached. This indicates a factor of safety of 1.75 which exceeds the generally accepted value of 1.5

Shoring design is generally a factor addressed when final plans have been prepared. In any case, calculations shown on Plates I and J indicate that the proposed vertical cuts up to 9 feet would be stable. However, to preclude any requirements by governing agencies, it is recommended that cuts over 5 feet in height be sloped back on a 45 degree angle above 5 feet.

The review report states that the Geotechnical Report indicates that footings can be placed in the colluvium, which is not true. The report recommends that all footings be founded in bedrock. Furthermore I disagree with their statement that industry standards dictate that footings must not be placed in such material.

It is recommended that the horizontal distance from the lowest edge of any footing to the sloping face of the bedrock be at least 5 feet.

Seismic design parameters recommendations in the report for the completion of structural engineering is not required, since in this case Building Code requirements cover this item.

The direct shear tests do not classify the colluvium as silty sand but rather, silty clay. Their statement to the contrary is not correct.

No geology report has been required by the Building Department and therefore none is required and in my professional opinion none is necessary

No out of slope bedding was observed.

The passive resistance of 400 pounds per cubic foot applies to footings founded in bedrock and all footings will be so founded.

The following lateral forces on retaining walls are recommended:

Angle of Slope	Active Pressure – lb/cuft
Level	30
3 : 1	36
2 : 1	43

A freeboard of at least 24 inches is recommended for all retaining walls.

No subdrains are considered necessary.

Since all grading will consist of cuts, no recommendations for compaction are necessary.

Slabs on grade should be at least 4 inches thick and reinforced with 3/8 inch bars, spaced 24 inches each way.

Recommendations for the construction of driveways will be furnished upon request of the Architect.

In order to clarify questions regarding topography and building details, please refer to the architectural drawings mentioned above. To aid in review by City officials, copies of the plates given in the report are attached, together with the calculation sheets, Plates H, I and J.

Site drainage is a responsibility of the civil engineer for the project.

A minimum width of footings of 12 inches is recommended.

Friction between the base of footings and the underlying bedrock may be assumed as 0.4 times the dead load.

The bedrock is considered non-expansive.

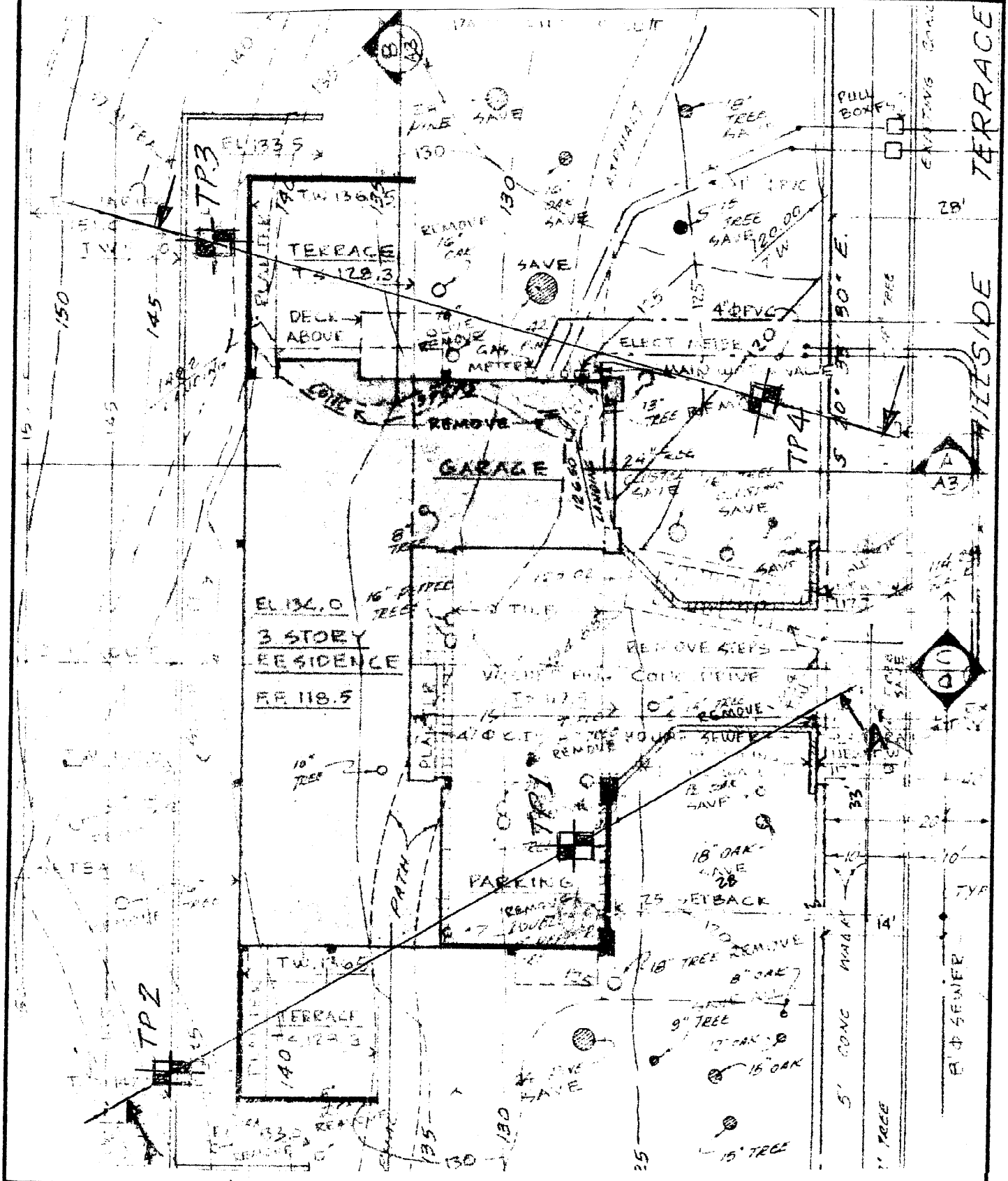
Design of reinforcement of footings is a function of the structural engineer.

Any other questions raised by the architect or City personnel regarding design or other factors related to foundation conditions will be furnished upon request.

Respectfully submitted,

Robert D. Cousineau, P.E.
Registered Geotechnical Engineer

TEST PIT LOCATION PLAN



PROJECT NO.	04-138
PLATE	A

ROBERT D. COUSINEAU CONSULTING GEOTECHNICAL ENGINEER

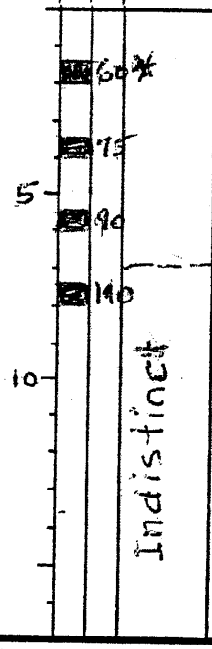
LOG OF TEST PITS

TEST PIT 1

Date Excavated 06-04-04 | Pit Dimension - Length 4' Width 2'

Equipment Hand Tools | Surface Elevation ≅ 127

Driving Wt. 36lb Avg. drop 12" | Field Engr. MARK LAI



CLASSIFICATION AND DESCRIPTION	Moisture Content %Dry Wt	Dry Density Lb/cuft	COLOR	MOISTURE	CONSISTENCY
COLLUVIUM Silty CLAY occ. fragments of bedrock	18.3	100			
	18.6	97	Dark Brn	moist	mod firm
	20.6	95			
SILTSTONE/SANDSTONE BEDROCK-POORLY BEDDED	21.0	91			
			Lt. Brn to Grey	moist	mod Hard

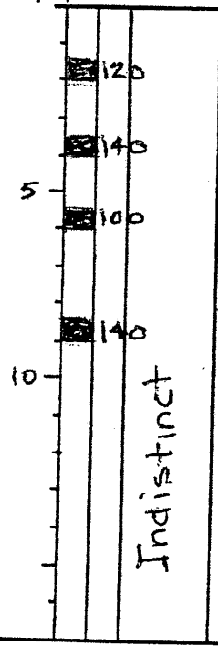
End of Pit @ 8.5'

*Blows per Foot

TEST PIT 2

Date Excavated | Pit Dimension - Length Width

Equipment | Surface Elevation 121



CLASSIFICATION AND DESCRIPTION	Moisture Content %Dry Wt	Dry Density Lb/cuft	COLOR	MOISTURE	CONSISTENCY
FILL	9.8	88	Dark & Yel Brn	moist	med firm
COLLUVIUM Sl. Sandy Silty CLAY occ. frag's Bedrock	15.3	102			
SILTSTONE/SANDSTONE BEDROCK-POORLY BEDDED	18.8	84	Lt. Brn	moist	mod Hard

End of Pit @ 8'.

Note: Horiz. Scale 1" = 2.5'

PROJECT No. 04-138

PLATE B

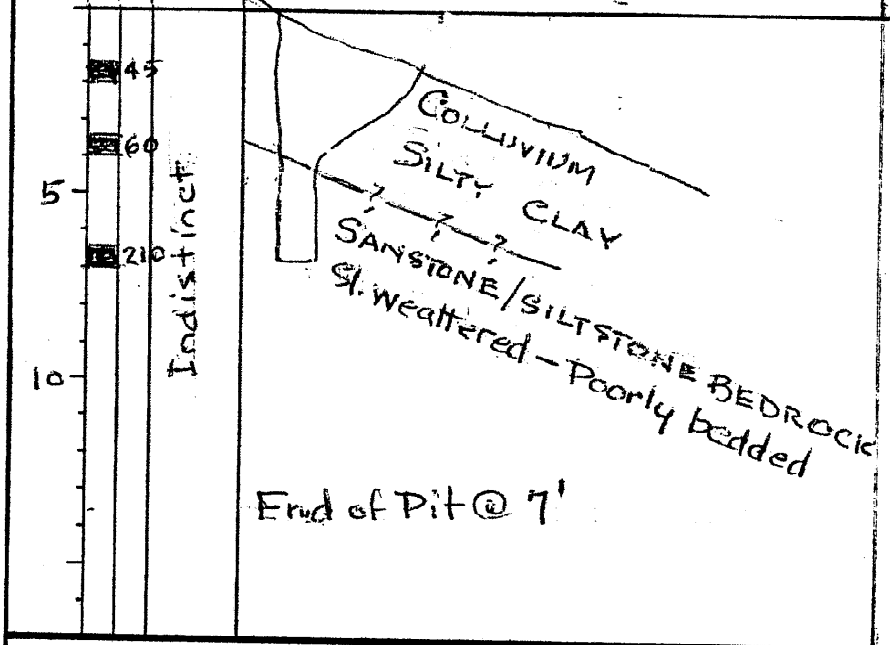
ROBERT D. COUSINEAU – Consulting Geotechnical Engineer

LOG OF TEST PITS

Date Excavated 06-04-04 | Pit Dimension - Length 4' Width 2' | **TEST PIT 3**

Equipment Hand Tools | Surface Elevation 143

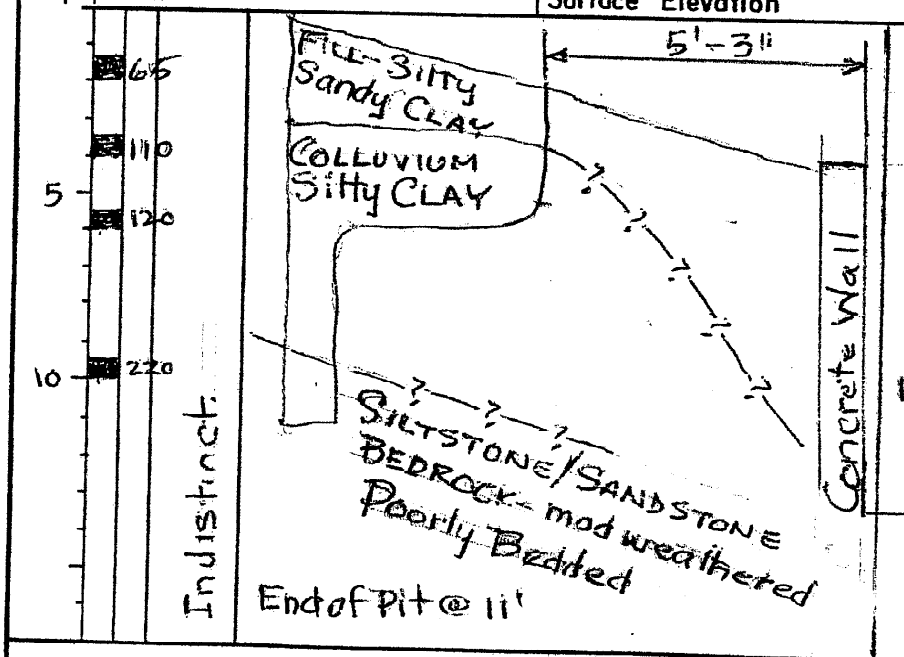
Driving Wt. 36 lb Avg. drop 42" | Field Engr. MARK LAI



CLASSIFICATION AND DESCRIPTION	Moisture Content % DryWt	Dry Density lb/cuft	COLOR	MOISTURE	CONSISTENCY
	18.2	85	Dark Brn	moist	mod firm
	19.6	92			
	21.0	87	Lt. Brn	moist	mod Hard

Date Excavated | Pit Dimension - Length Width | **TEST PIT 4**

Equipment | Surface Elevation



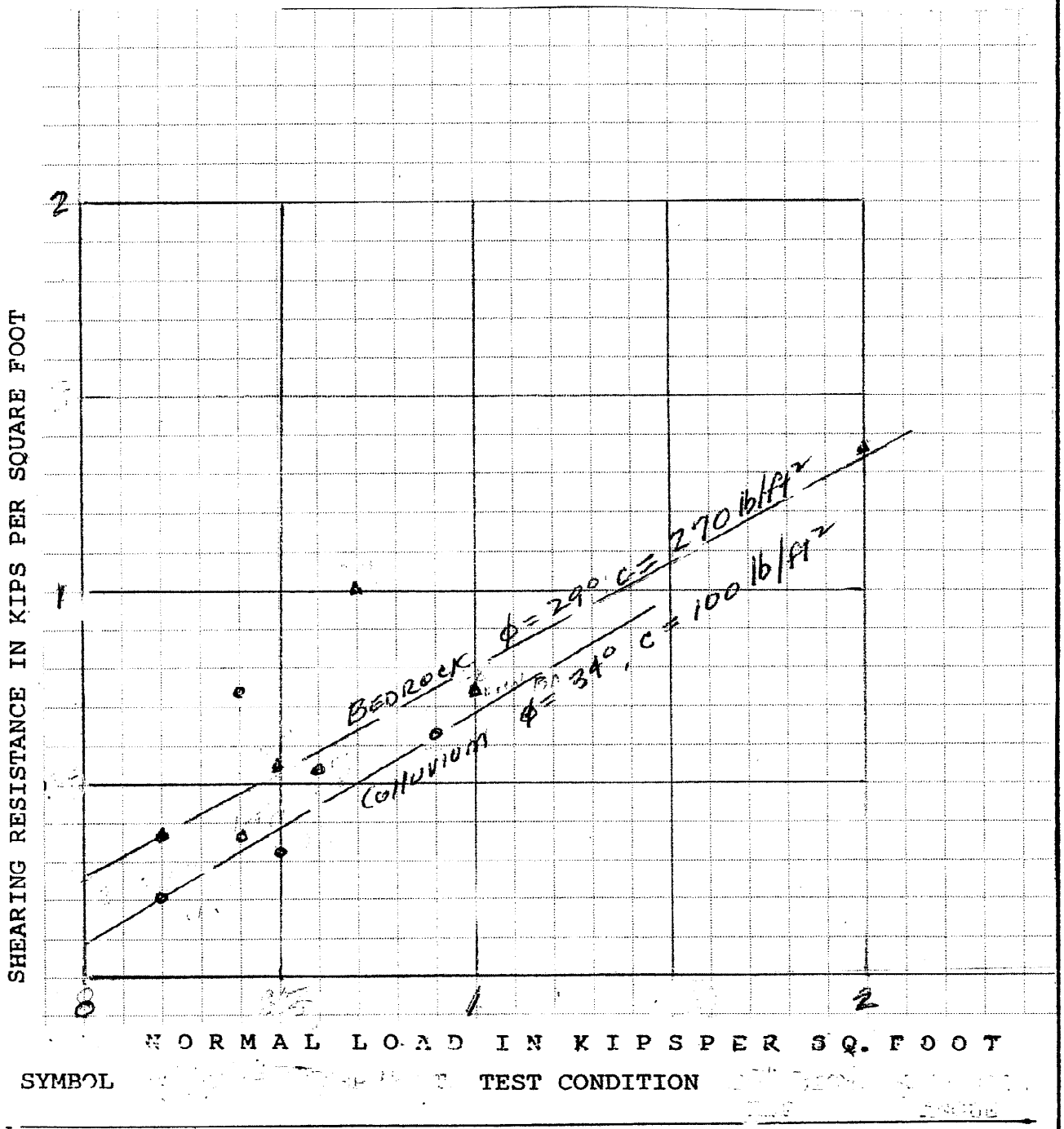
CLASSIFICATION AND DESCRIPTION	Moisture Content % DryWt	Dry Density lb/cuft	COLOR	MOISTURE	CONSISTENCY
	15.8	83	DK Brn	moist	mod firm
	17.1	88			
	18.3	100	DK. Brn To Blk	moist	firm
	18.9	85			
			Brn	moist	Hard

PROJECT No. 04-138

PLATE C

ROBERT D. COUSINEAU – Consulting Geotechnical Engineer

DIRECT SHEAR

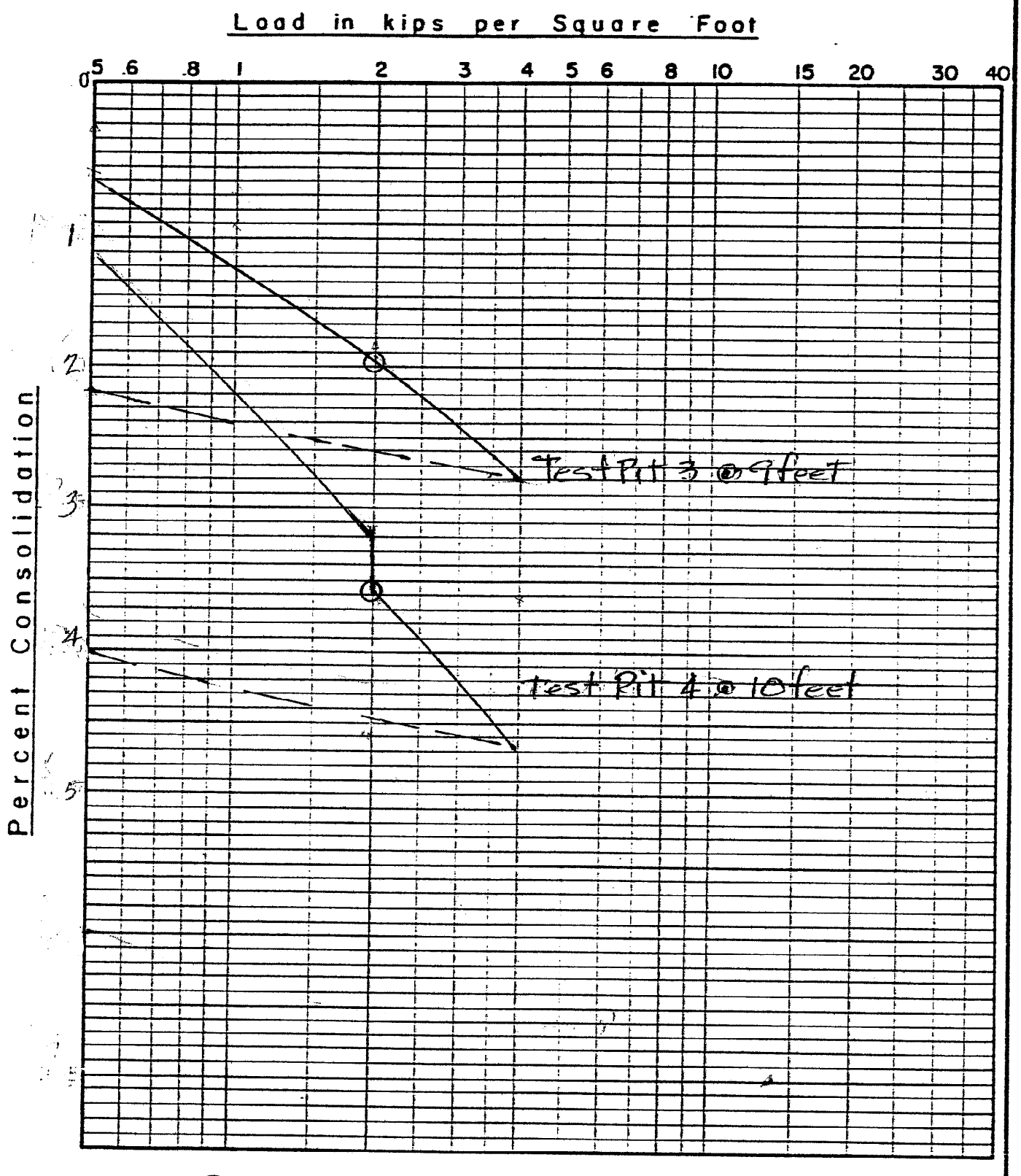


SYMBOL		TEST CONDITION
●	COLLUVIUM	Saturated
▲	BEDROCK	"

PROJECT NO.	04-138
PLATE	D

ROBERT D. COUSINEAU Consulting Geotechnical Engineer

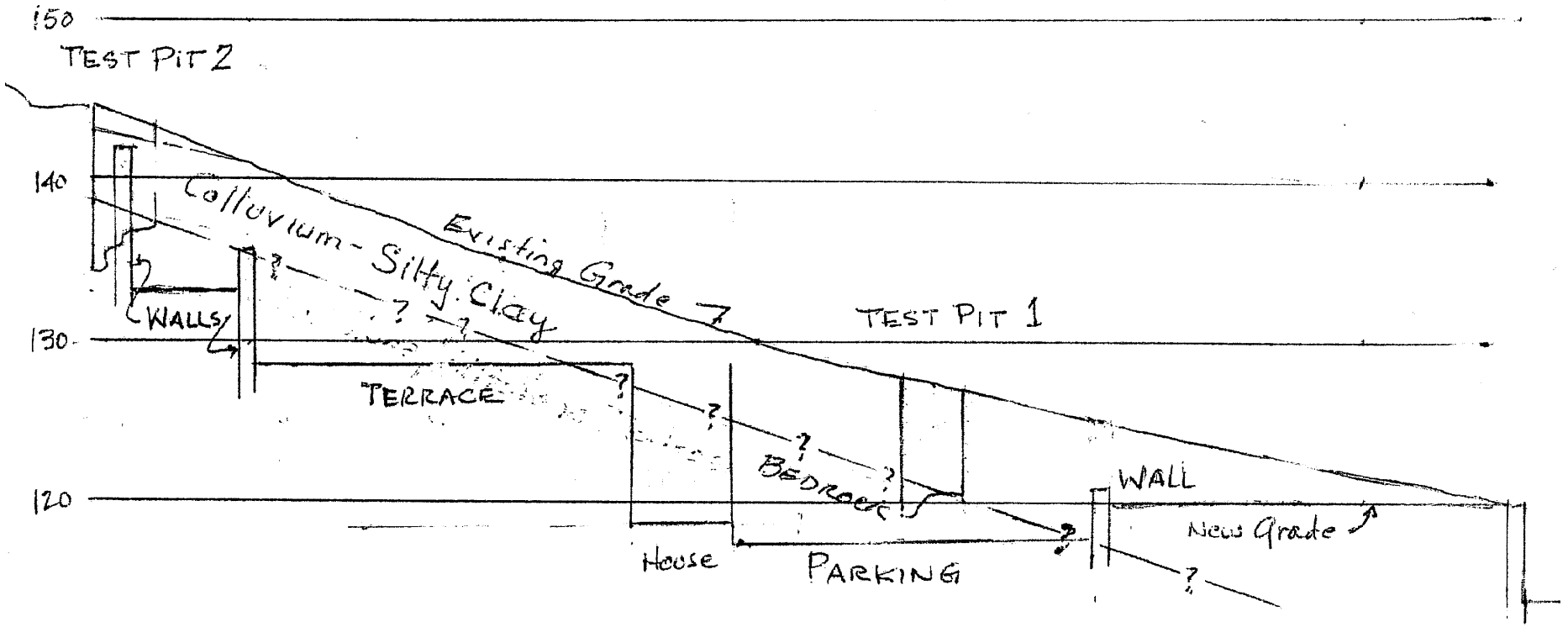
CONSOLIDATION TESTS



○ WATER PERMITTED TO CONTACT SAMPLE

PROJECT No.	04-138
PLATE	E

ROBERT D. COUSINEAU – Consulting Geotechnical Engineer



SECTION A-A

Scale 1" = 10'

PLATE F