

ATTACHMENT B:  
Revised Plans for Design Review, dated October 3, 2014



# DEL MAR / LOS ROBLES

245 S. Los Robles Ave., Pasadena CA 91101

**OWNER:**  
KW 245 Los Robles, LLC  
94701 Wilshire Blvd., Suite 700  
Beverly Hills, CA 90212  
Tel: 310 887 90212

**ARCHITECT:**  
VTBS ARCHITECTS  
1738 Berkeley St.  
Santa Monica, CA 90404  
Tel: 310 394 0273

**LANDSCAPE:**  
L.A. Group Design Works, Inc.  
24013 Ventura Blvd, Suite 201  
Calabasas, CA 91302  
Tel: 818 251 9718

Contact: Dave Eadie

Contact: Brion Moran

Contact: Bob Yamashita, ASLA

## UNIT MATRIX

Type	Flr.1	Flr.2	Flr.3	Total	%	Area
1 BR	8	9	0	17	22.7%	15,325 sf
2 BR	8	10	18	36	67.9%	45,839 sf
3 BR	0	0	2	2	9.4%	6,380 sf
<b>Total</b>	<b>16</b>	<b>19</b>	<b>20</b>	<b>55</b>	<b>100%</b>	<b>67,544 sf</b>

## PARKING REQUIREMENTS

Replacement Annex Parking  
Replace 116 Annex Parking Stalls  
118 P1 Annex Parking Stalls Provided

### Residential

Units ≥ 650 sf      2 stalls/unit x 55 units = 110 stalls  
Guest Parking      1 space/10units = 6 guests stalls

116 parking stalls required  
125 parking stalls provided  
\*All Direct Stalls

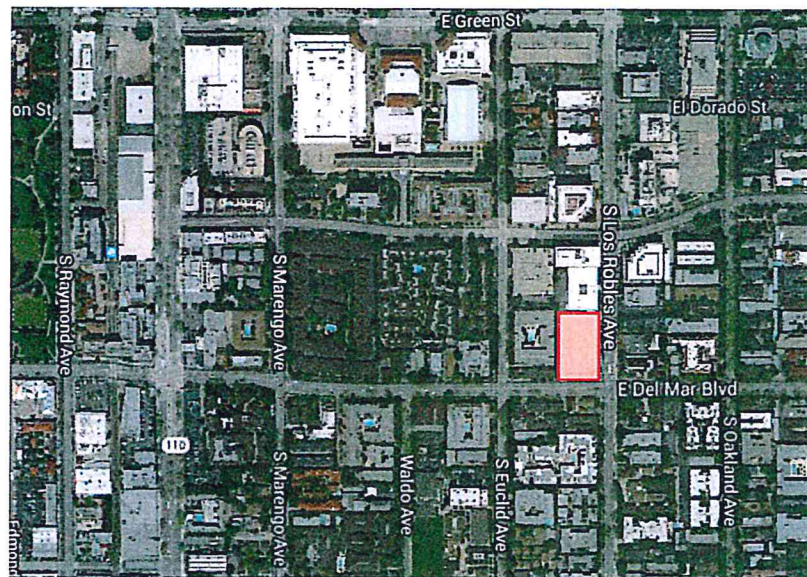
### Bicycle Parking

1 bicycle space/6 units  
55units/6= 9 bicycle spaces provided

Lot Area: 50,229 sf = 1.15 acres  
1.19 acres x 48 du/ac = 55 units  
Type of Construction: V  
Existing Zoning: RM 48

## LIST OF DRAWINGS

A00	Coversheet
A0.1	Survey
A0.2	Topography
A0.3	Tree Survey
A0.4	Site Photos
A0.5	Design Narrative
A0.6	Precedent Images
A0.7	Design Evolution
A0.8	Massing Study
A1.0	Site Plan
A1.1	Ground Floor
A1.2	Second Floor
A1.3	Third Floor
A1.4	Fourth Floor
A1.5	Roof Plan
A1.6	Parking P1
A1.7	Parking P2
A2.0	Elevations
A2.1	Elevations
A2.2	Elevations
A2.3	Render
A2.4	Render
A3.0	Sections
A3.1	Sections
L-1	Landscape



COVERSHEET  
A00

OCTOBER 3, 2014

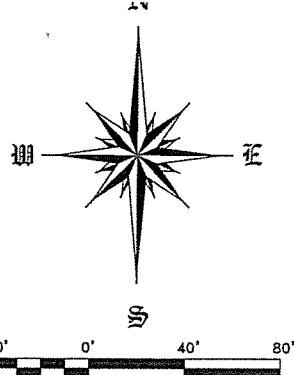
KENNEDY WILSON  
DEL MAR / LOS ROBLES  
PASADENA, CALIFORNIA

1738 BERKELEY STREET  
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#13081

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SCALE: 1" = 40'

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD (EXTERIOR)	134
STANDARD (STRUCTURE)	340
HANDICAP (EXTERIOR)	5
HANDICAP (STRUCTURE)	8
<b>TOTAL</b>	<b>487</b>

LINE DATA		
LINE	DIRECTION	LENGTH
L1	N86°44'46"W (N86°43'29"W)	144.75 (150.06')
L2	N89°55'57"E (N89°57'15"E)	168.53' (168.56')
L3	N89°59'24"W (N89°58'57"W)	171.42' (172.28')
L4	N89°56'14"W (N89°55'20"W)	195.32' (195.34')

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	3-19-17 (3-19-16)	R = 740	42.90' (42.89')
C2	90-03-52 (90-02-55)	R = 10	15.72'
C3	90-00-47 (89-06-23)	R = 15	23.57' (23.33')
C4	93-15-37 (93-16-54)	R = 15	24.42'

**LEGEND:**

- AC - ASPHALTIC CONCRETE
- BW - BLOCK WALL
- CG - CONCRETE GUTTER
- DI - DRAIN INLET
- E - EAST
- EST - ESTABLISHED
- EV - ELECTRIC VAULT
- FD - FOUND
- FG - FINISH GRADE
- FS - FINISH SURFACE
- GA - GATE ARM
- GSW - GLASS SCREEN WALL
- KP - KEY PAD
- L&T - LEAD AND TACK
- LP - LIGHT POST
- LS - LAND SURVEYOR
- LT&T - LEAD TIE AND TACK
- N - NORTH
- PA - PLANTER AREA
- P.L. - PROPERTY LINE
- PM - PARCEL MAP
- P.S. - PARKING STALL
- PSN - PARKING SIGN
- S - SOUTH
- S&W - SPIKE AND WASHER
- SPN - SEARCH FOUND NOTHING
- SW - STAIR WELL
- TC - TOP OF CURB
- V - VENT
- WIF - WROUGHT IRON FENCE
- (XXX) - RECORD DATA PER PM 13356
- C - CENTER LINE
- ☆ - LIGHT POST

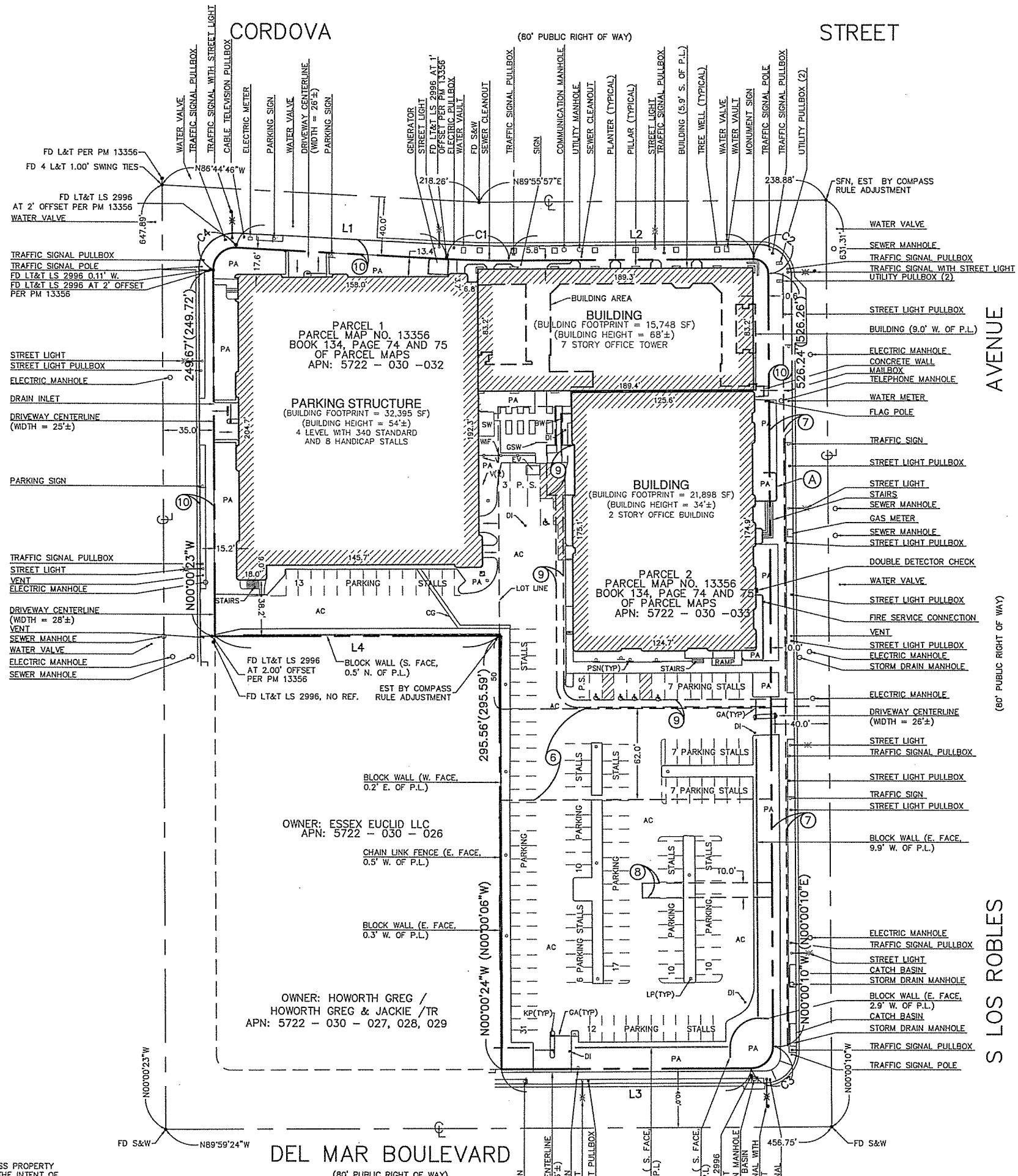
**STATEMENT OF ENCROACHMENTS:**

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A) - BLOCK WALL LIES 5.0' EAST OF PROPERTY LINE.

AVENUE

EUCLID



**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 13356, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED NOVEMBER 26, 1980 IN BOOK 134, PAGE(S) 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5722-030-033 (AFFECTS PARCEL 2) AND 5722-030-032 (AFFECTS PARCEL 1)

**ITEMS CORRESPONDING TO SCHEDULE "B":**

BY: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-524586-SF  
100 SPEAR STREET, SUITE 1500 DATED: JANUARY 26, 2012  
SAN FRANCISCO, CA 94105

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 5 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE, AND IS NOT PLOTTED HEREON.
  - 6 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 24, 1962 AS INSTRUMENT NO. 3872 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - 7 AN EASEMENT FOR PUBLIC STREET AND ROAD PURPOSES OVER THE EASTERLY 10 FEET OF LAND LYING WITHIN THE LINES OF LOS ROBLES, AS NOW ESTABLISHED AND AS CONTAINED IN VARIOUS DEED OF RECORD. THIS ITEM LIES WITHIN LOS ROBLES AVENUE ADJACENT TO SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON.
  - 8 A DRIVEWAY AGREEMENT BETWEEN DOROTHY VOORHIES STEVER AND GEORGE M. AND LOIS L. REX, WHICH PROVIDES FOR A COMMON DRIVEWAY OVER THE NORTHERLY 10 FEET OF THE SOUTHERLY 17 FEET OF THE EAST 89 FEET OF LOT 19 AS PROVIDED IN AN INSTRUMENT RECORDED IN BOOK 39499, PAGE 100, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - 9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 16, 1980 AS INSTRUMENT NO. 80-899729 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON PER PM NO. 13356.
  - 10 LICENSE AGREEMENT NO. 11,039 BY AND BETWEEN THE CITY OF PASADENA AND UNITED CALIFORNIA BANK TO INSTALL DECORATIVE SIDEWALK ALONG PORTIONS OF EUCLID AVENUE, CORDOVA STREET AND LOS ROBLES AVENUE RECORDED AUGUST 7, 1981 AS INSTRUMENT NO. 81-794537. THIS ITEM LIES WITHIN LOS ROBLES AVENUE, CORDOVA STREET AND EUCLID AVENUE ADJACENT TO SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON.
  - 11 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE" RECORDED JULY 30, 2008 AS INSTRUMENT NO. 20081365328 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

**NOTES:**

- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."
- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
- THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREE'S AND SHRUBS.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- THIS ALTA/ACSM LAND TITLE SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY. THIS ALTA/ACSM LAND TITLE SURVEY IS ALSO NOT TO BE USED FOR ASSESSING PROPERTY VALUE-PER TERMS AND CONDITIONS OF JRN CIVIL ENGINEERS CONTRACT WITH CLIENT (ACKNOWLEDGMENTS/REPRESENTATIONS SECTION).
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE.

**SURVEY A0.1**

REVISIONS

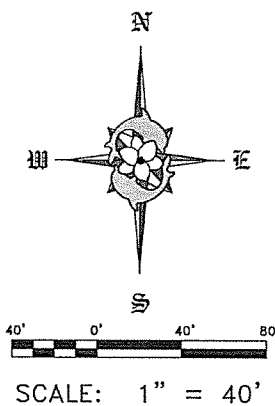
JRN CIVIL ENGINEERS

ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 40' DATE: 2/17/2012

237 AVENIDA FARRICANTE, STE. 107

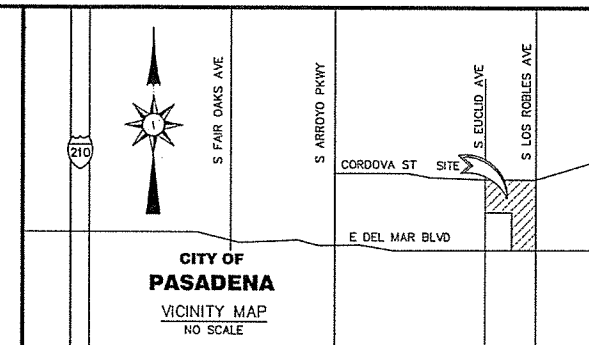
380 CORDOVA ST., & 245 S. LOS ROBLES AVE.,



**BENCH MARK**  
 ID#: CV82-46  
 DESCRIPTION: LEAD & CONC. NAIL IN MID CURB RETURN.  
 LOCATION: MONTE VISTA DRIVE & SOUTH SANTA FE AVENUE  
 ELEVATION: 414.30

# TOPOGRAPHIC SURVEY

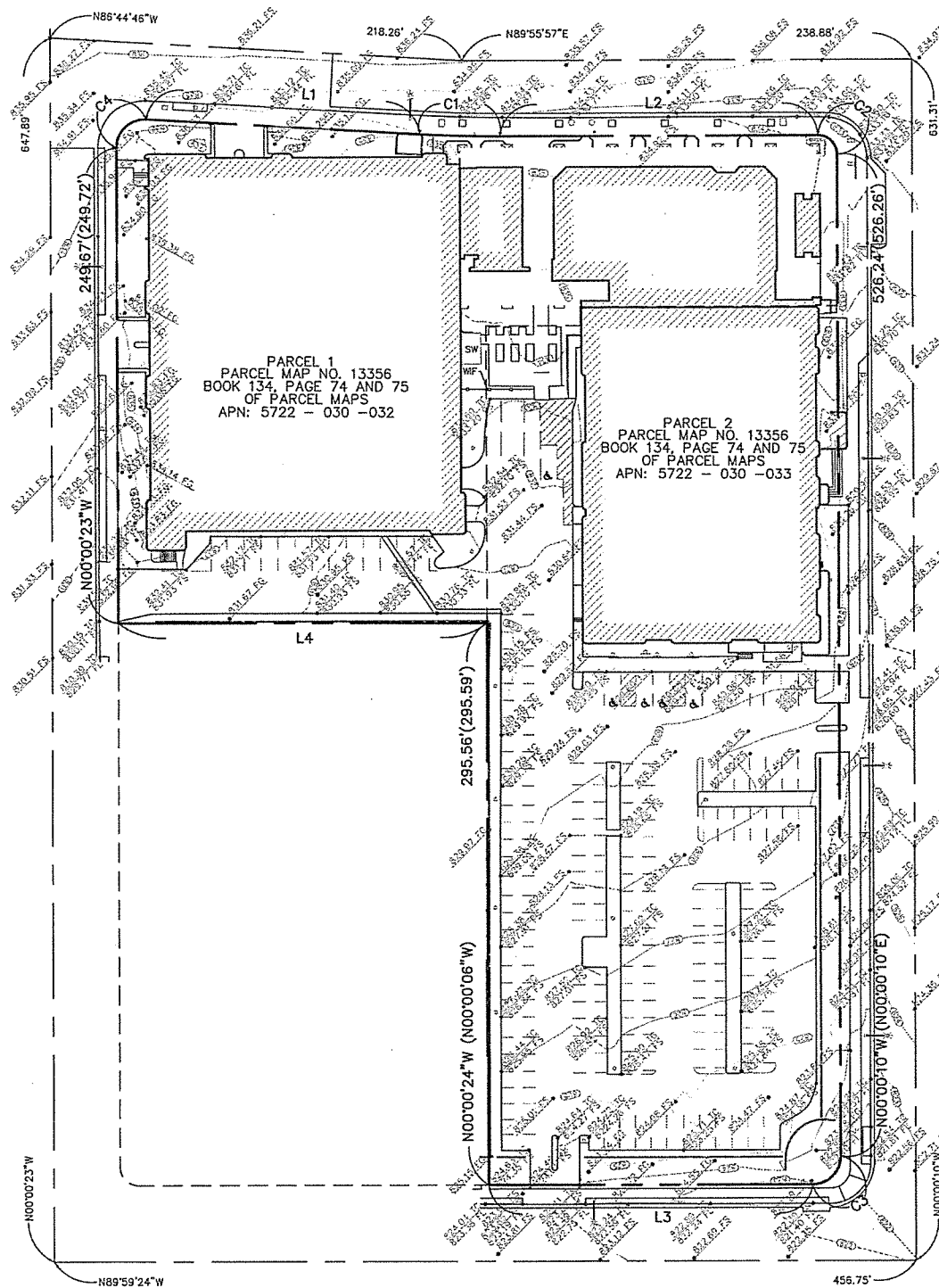
380 CORDOVA ST., & 245 S. LOS ROBLES AVE.,  
 PASADENA, CA



**CORDOVA STREET**  
 (80' PUBLIC RIGHT OF WAY)

**EUCLID AVENUE**  
 (70' PUBLIC RIGHT OF WAY)

**S LOS ROBLES AVENUE**  
 (80' PUBLIC RIGHT OF WAY)



PARCEL 1  
 PARCEL MAP NO. 13356  
 BOOK 134, PAGE 74 AND 75  
 OF PARCEL MAPS  
 APN: 5722 - 030 - 032

PARCEL 2  
 PARCEL MAP NO. 13356  
 BOOK 134, PAGE 74 AND 75  
 OF PARCEL MAPS  
 APN: 5722 - 030 - 033

**DEL MAR BOULEVARD**  
 (80' PUBLIC RIGHT OF WAY)

**LEGAL DESCRIPTION:**

PARCELS 1 AND 2 OF PARCEL MAP NO. 13356, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED NOVEMBER 25, 1980 IN BOOK 134, PAGE(S) 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5722-030-033 (AFFECTS PARCEL 2) AND 5722-030-032 (AFFECTS PARCEL 1)

**BASIS OF BEARINGS:**

THE BEARING OF N00°00'23"W ALONG THE CENTERLINE OF EUCLID AVENUE PER PARCEL MAP NUMBER 13356 IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LINE DATA		
LINE	DIRECTION	LENGTH
L1	N88°44'46"W (N88°43'29"W)	144.75' (150.06')
L2	N89°55'57"E (N89°57'15"E)	168.53' (168.55')
L3	N89°59'24"W (N89°58'57"W)	171.42' (172.28')
L4	N89°56'14"W (N89°55'20"W)	185.32' (185.34')

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	3-19-17 (3-19-16)	R = 740	42.90' (42.68')
C2	90-03-52 (90-02-56)	R = 10	15.72'
C3	90-20-47 (89-05-23)	R = 15	23.57' (23.33')
C4	93-15-37 (93-16-84)	R = 15	24.42'

**LEGEND:**

- FG = FINISH GRADE
- FL = FLOW LINE
- FS = FINISH SURFACE
- TC = TOP OF CURB
- (XXX) = RECORD DATA PER PM 13356

*Jeffery L. Mays*  
 JEFFERY L. MAYS  
 EXP: 12/31/14



**TOPOGRAPHICAL SURVEY**  
 A0.2

REVISIONS

**JRN CIVIL ENGINEERS**

232 AVENIDA FABRICANTE, STE. 107  
 SAN CLEMENTE, CALIFORNIA 92672  
 (949) 248-4685 FAX (949) 248-4687

**TOPOGRAPHIC SURVEY**

ADDRESS: 380 CORDOVA ST., & 245 S. LOS ROBLES AVE., PASADENA, CA  
 CLIENT: VAN TILBURG, BANVARD & SODERBERGH, AIA, INC.

SCALE: 1" = 40'

DATE: 8/20/14

DRAWN BY: TVE

CHKD. BY: JRN

SHEET 1

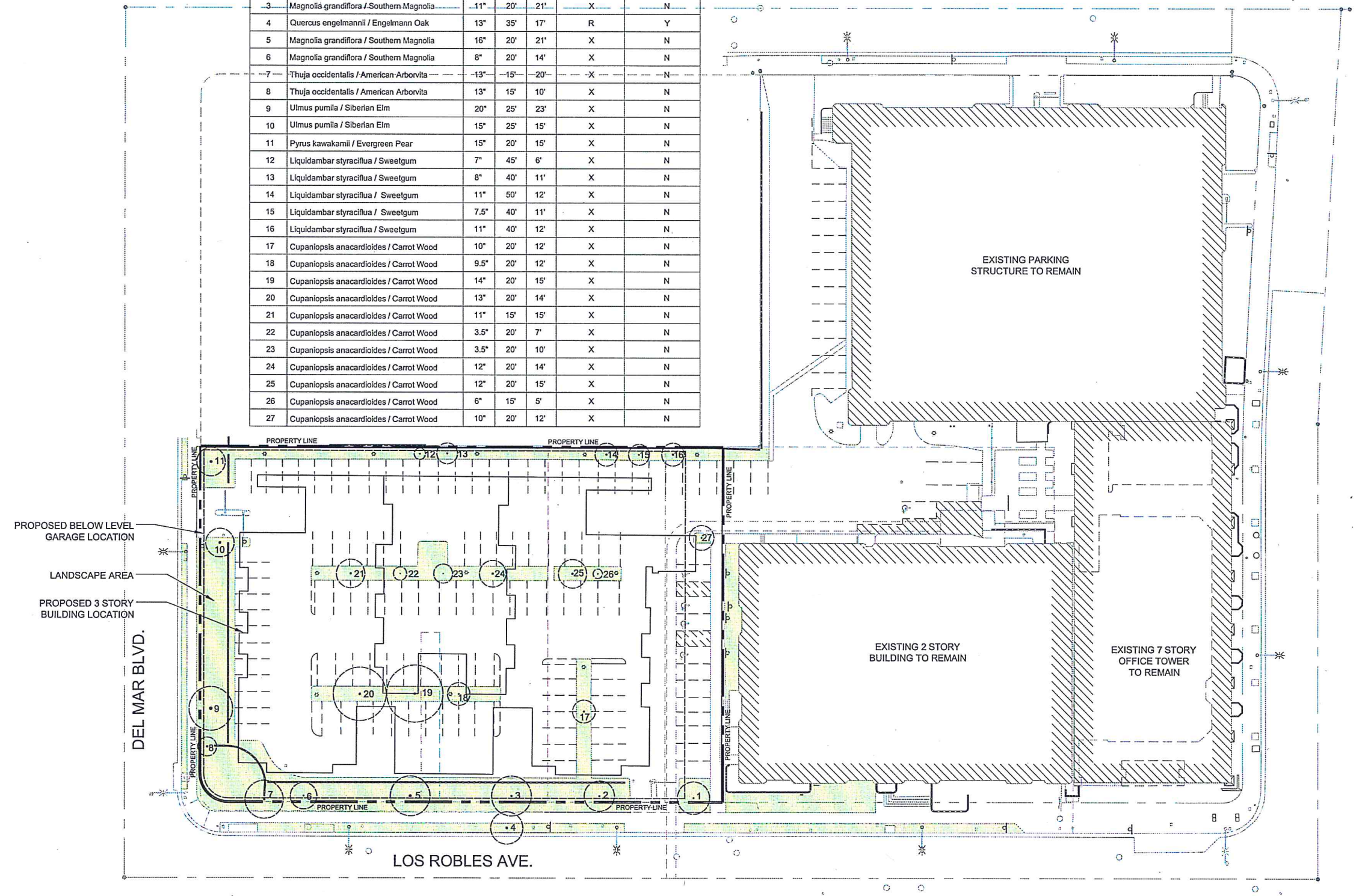
OF 1

FILE NO.

13947



TREE INVENTORY						
TREE #	BOTANICAL NAME / COMMON NAME	DHB	Height	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N= No, U= Unknown
1	Magnolia grandiflora / Southern Magnolia	6"	20'	17'	X	N
2	Magnolia grandiflora / Southern Magnolia	9"	20'	16'	X	N
3	Magnolia grandiflora / Southern Magnolia	11"	20'	21'	X	N
4	Quercus engelmannii / Engelmann Oak	13"	35'	17'	R	Y
5	Magnolia grandiflora / Southern Magnolia	16"	20'	21'	X	N
6	Magnolia grandiflora / Southern Magnolia	8"	20'	14'	X	N
7	Thuja occidentalis / American Arborvitae	13"	15'	10'	X	N
8	Thuja occidentalis / American Arborvitae	13"	15'	10'	X	N
9	Ulmus pumila / Siberian Elm	20"	25'	23'	X	N
10	Ulmus pumila / Siberian Elm	15"	25'	15'	X	N
11	Pyrus kawakamii / Evergreen Pear	15"	20'	15'	X	N
12	Liquidambar styraciflua / Sweetgum	7"	45'	6'	X	N
13	Liquidambar styraciflua / Sweetgum	8"	40'	11'	X	N
14	Liquidambar styraciflua / Sweetgum	11"	50'	12'	X	N
15	Liquidambar styraciflua / Sweetgum	7.5"	40'	11'	X	N
16	Liquidambar styraciflua / Sweetgum	11"	40'	12'	X	N
17	Cupaniopsis anacardioides / Carrot Wood	10"	20'	12'	X	N
18	Cupaniopsis anacardioides / Carrot Wood	9.5"	20'	12'	X	N
19	Cupaniopsis anacardioides / Carrot Wood	14"	20'	15'	X	N
20	Cupaniopsis anacardioides / Carrot Wood	13"	20'	14'	X	N
21	Cupaniopsis anacardioides / Carrot Wood	11"	15'	15'	X	N
22	Cupaniopsis anacardioides / Carrot Wood	3.5"	20'	7'	X	N
23	Cupaniopsis anacardioides / Carrot Wood	3.5"	20'	10'	X	N
24	Cupaniopsis anacardioides / Carrot Wood	12"	20'	14'	X	N
25	Cupaniopsis anacardioides / Carrot Wood	12"	20'	15'	X	N
26	Cupaniopsis anacardioides / Carrot Wood	6"	15'	5'	X	N
27	Cupaniopsis anacardioides / Carrot Wood	10"	20'	12'	X	N



DEL MAR / LOS ROBLES  
 PASADENA, CA

for  
 KENNEDY WILSON  
 18401 Von Karman, Suite 350, Irvine, CA 92612

Issue	Description	Date
1	00000 00000	00-00-0000

Date

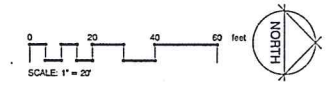
Drawn By

Sheet Title

Job No. 4306

Sheet No.

**LT-1**

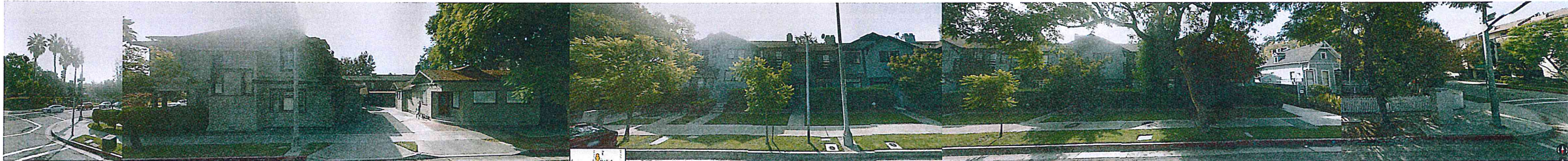






Del Mar Blvd. viewing North, towards site

site



Del Mar Blvd. viewing South, opposite site



Los Robles Ave. viewing West, towards site

site



Los Robles Ave. viewing East, opposite site

SITE PHOTOS  
A0.4

OCTOBER 3, 2014

KENNEDY WILSON  
DEL MAR / LOS ROBLES  
PASADENA, CALIFORNIA

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#13081



**1) How does the proposed building relate to its site and to its neighbors in terms of setbacks, height, massing, scale, frontage, open space, landscape, solar orientation, topography?**

The proposed project is at the North West corner of Del Mar Boulevard and Los Robles Avenue. It is currently a surface parking lot for the adjacent office highrise to the north. The site has a 2% slope from south to north along Los Robles with a total of 6' elevation change over the site. The proposed project will remove this surface lot and build a 3-4 story residential building with 2 levels of sub-terranean parking. To the north of the site is an existing 2 - 8 story office building with a parking structure to its west. Directly west of the project is an existing 3 story apartment building. South of the apartment building and west of the proposed project are a series of small bungalows facing Del Mar Blvd. To the east of the site across Los Robles is the the Throop Church. South of the project across Del Mar blvd. is a 2 story residential building.

**Setbacks:** The project setbacks follow the zoning code with a 20' frontyard setback on Del Mar Boulevard, 15' setbacks along Los Robles Avenue and a 15' setback on the west of the property adjacent to the apartment buildings. The adjacent apartment building setback is approximately 10'.

**Massing:** The proposed projects massing varies from a 2-3-4 story building over the project. The 2 story section is along Del Mar Blvd. adjacent to the bungalows to the west. The 2 story massing extends 15' into the building before becoming a 4 story building. Along Los Robles the massing varies from 4 stories at the corner to 3 stories along the street to the north. The project utilizes the height bonus of having 30% of the buildings footprint be 4 stories.

The building massing has been broken down in scale by the inclusion of courtyards along Del Mar and Los Robles. All building faces are limited to 60' in length with a minimum 20' x 20' courtyard set in between.

Pedestrian scale of the project is enhanced by the inclusion of stoops and walkways from the public sidewalk to ground floor units. The stoops and porches break down the massing on the street with the inclusion of shade trellises.



Vehicular traffic will be located on Del Mar Blvd. for the residential portion of the project. Office replacement parking will be accessed through the existing parking lot from Euclid Street.

Landscape features proposed for the project include: street trees, raised planters along Del Mar and Los Robles, planted courtyards along Los Robles, low plants and trees planted along the perimeter of the main garden courtyard. The main garden is landscaped with planters, resident amenities including a pool and spa.

**Solar orientation:** The project is orientated on the north south axis. Windows will be recessed to protect late afternoon sun exposure with extensive use of shade trellises on the southern exposures.

**2. If the proposed building is immediately adjacent to a lower - density zone, what measures have been employed to ensure that the proposed building is appropriate to and not a visual nuisance to existing, smaller scale buildings in the lower density zone.**

Not Applicable: Zoning to the direct north is CD-2 all surrounding zoning is RM-48.

**3. What style has been chosen for the proposed buildings and why?**

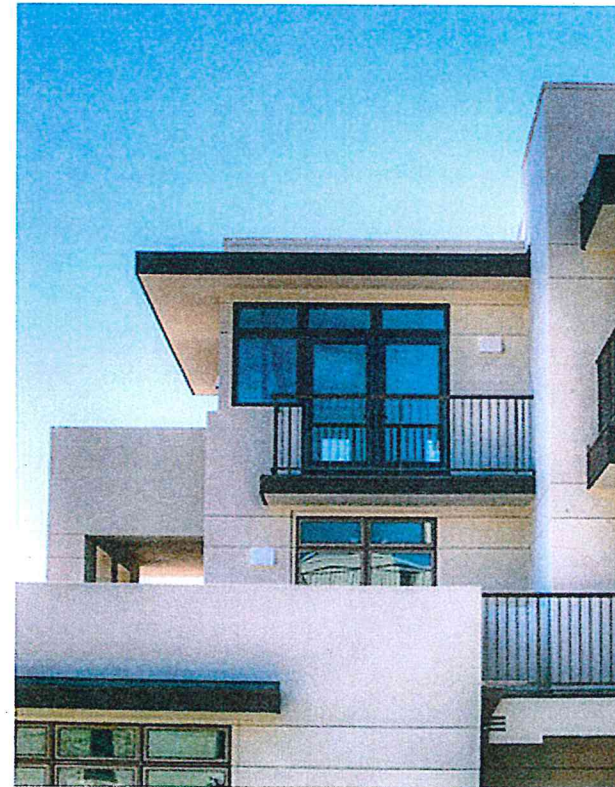
A clean, simple modern residential building that bridges the gap between the primarily contemporary office buildings to the north of the project and the more traditional residential styles to the south of Del Mar. Elements of early mid century overhangs, wood trellises, recessed windows and tile.

**4. What is the design concept or architectural logic of the design presented?**

The concept of the project was to create a combination public / private courtyard building. The project is centered around a private main courtyard that supplies multiple amenities to the residents. The street elevations along Los Robles and Del Mar were broken down into smaller 60' building elements. These smaller buildings segments are separated by courtyards that are visible to the public. These courtyards begin to break down the scale and massing of the facade from the commercial buildings to the north. This creates a transition to the smaller residential scale to the south. Along Del Mar Blvd. the building massing has been similarly modulated to relate to the scale of the adjacent residential buildings.

**5. What materials and finishes are proposed and how will they be employed to express the permanence of the building and to reinforce the design concept?**

We are proposing to use a primary finish of stucco/ exterior plaster in off white and earth tones. Accents will primarily be seen in the use of wood trellis, overhangs, metal and glass railings. These elements are combined to create a varied and cohesive modern building.



**6. What makes the proposed building particular to Pasadena? How does it contribute and respond to Pasadena's architectural legacy and climate?**

The project is designed as a courtyard / garden building which is a historic style in Pasadena that is replicated in many different styles around the city. The building also takes advantage of the walkability of Pasadena and the Light rail. The project activates the street with the use of stoops and at grade access to units. The courtyards along with large patios / loggias takes advantage of Pasadena's mild climate and year round weather. The extension of indoor outdoor living space.

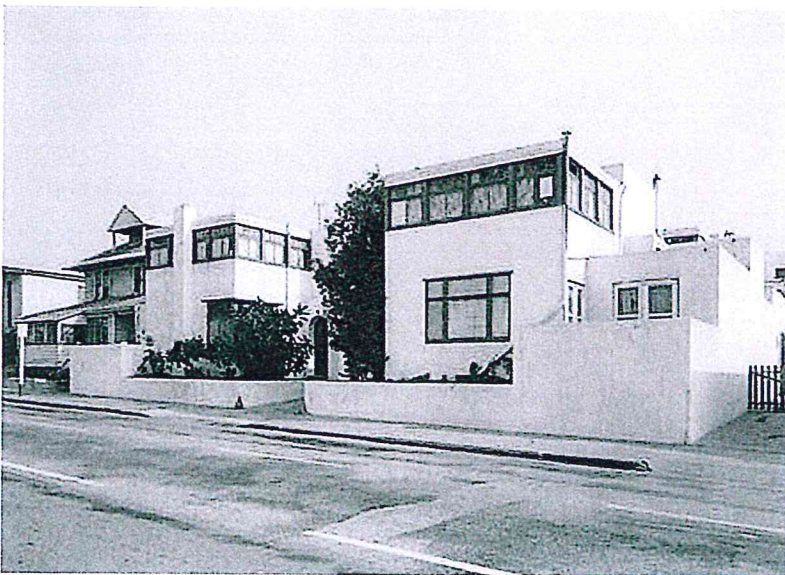
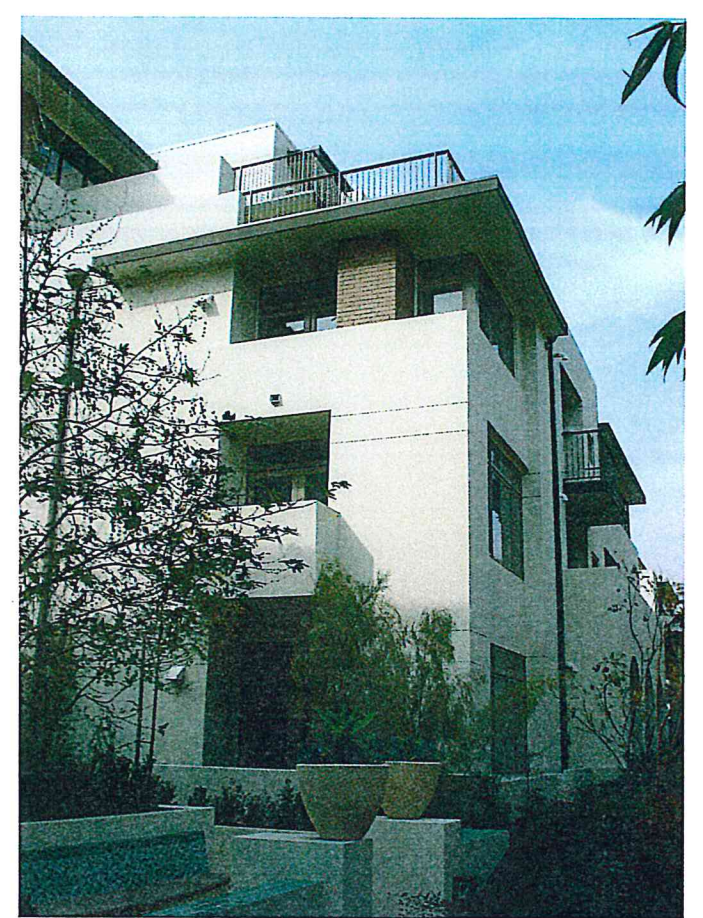
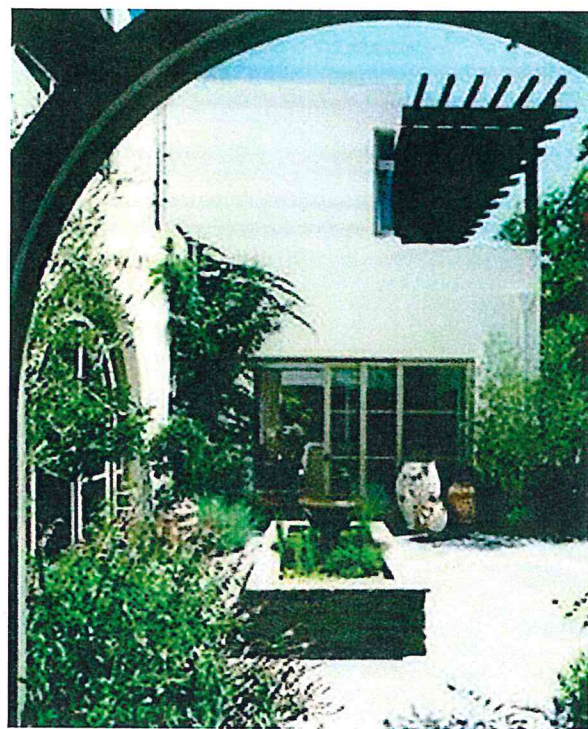
**7. If the proposed building is adjacent to a designated or eligible historic resource, what measures have been employed to insure that the proposed building responds to or enhances the historic resource?**

Not Applicable

**8. What green building measures, including passive environmental control strategies and / or active environmental control systems, does the buildings incorporate into its design.**

This project will comply with all Green Buildings Ordinances and Codes for the city of Pasadena.





PRECEDENT IMAGES  
A0.6

OCTOBER 3, 2014

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Los Robles Elevation Study 1



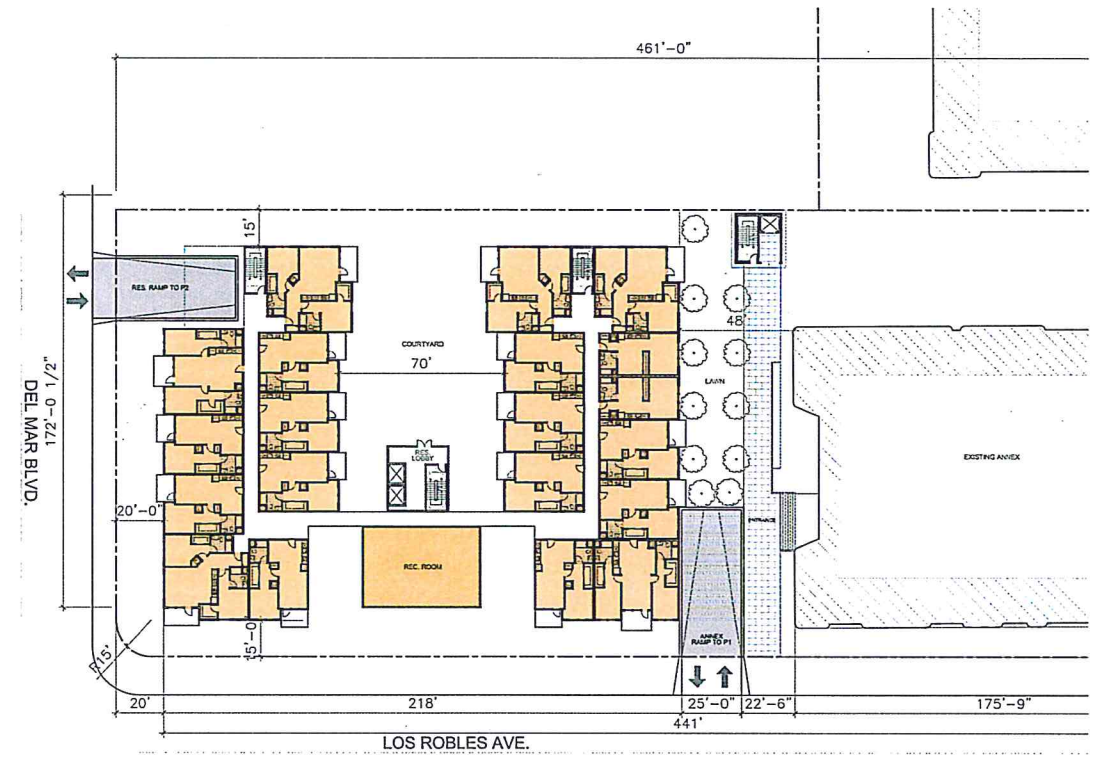
Del Mar Elevation Study 1



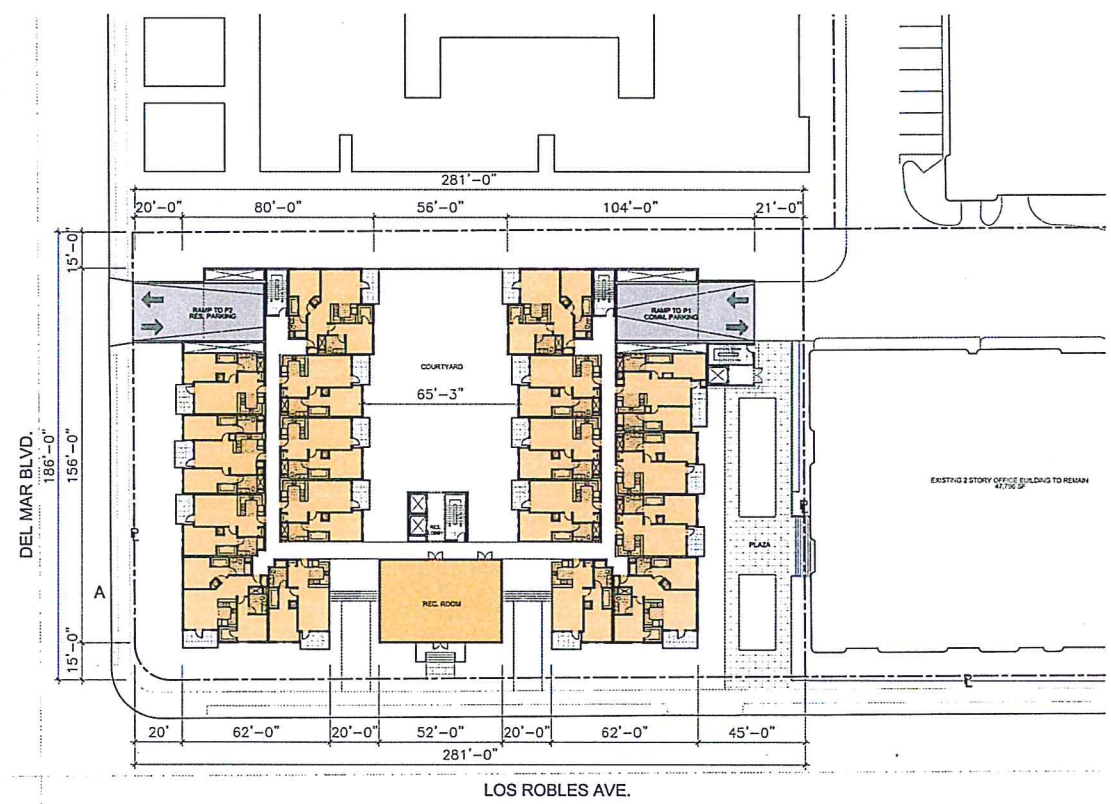
Los Robles Elevation Study 2



Los Robles Elevation Study 2



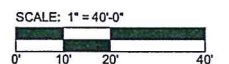
Study 1



Study 2

DESIGN EVOLUTION  
A0.7

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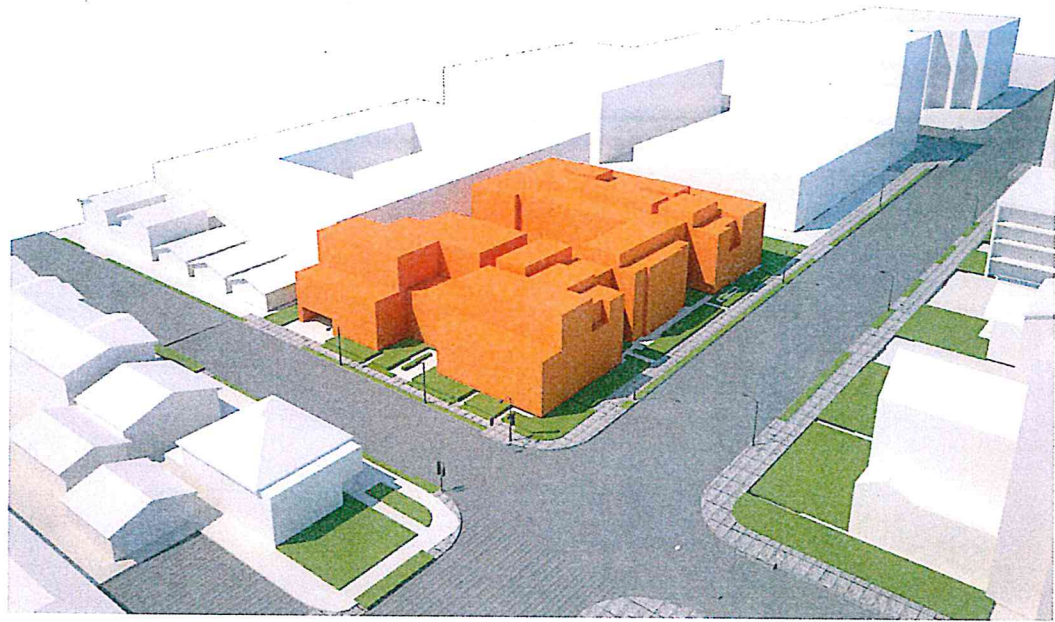
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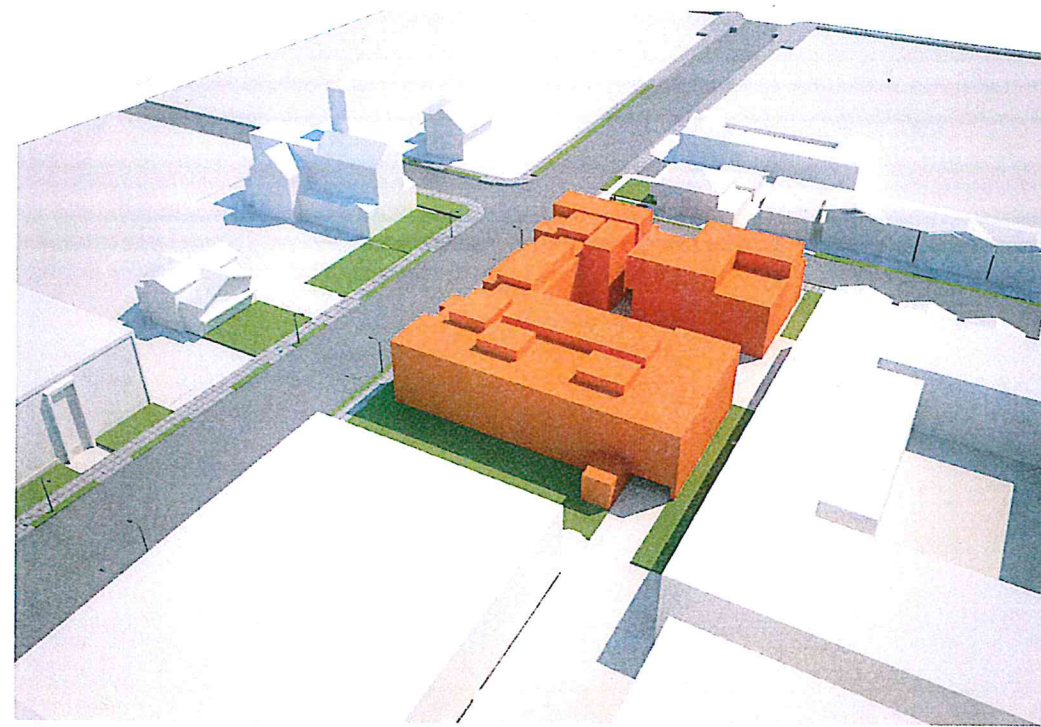
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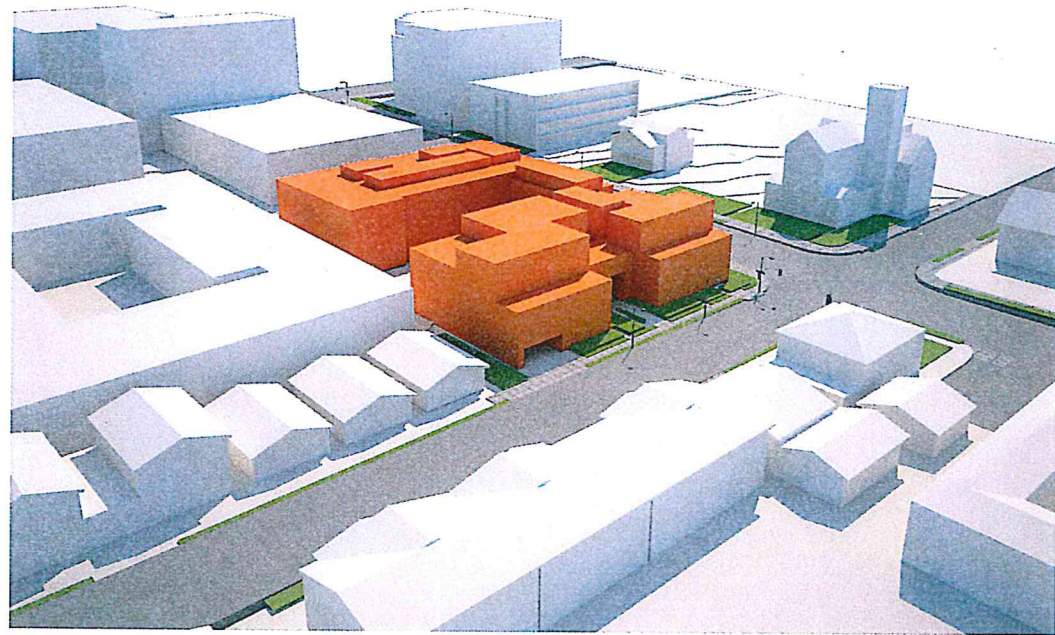




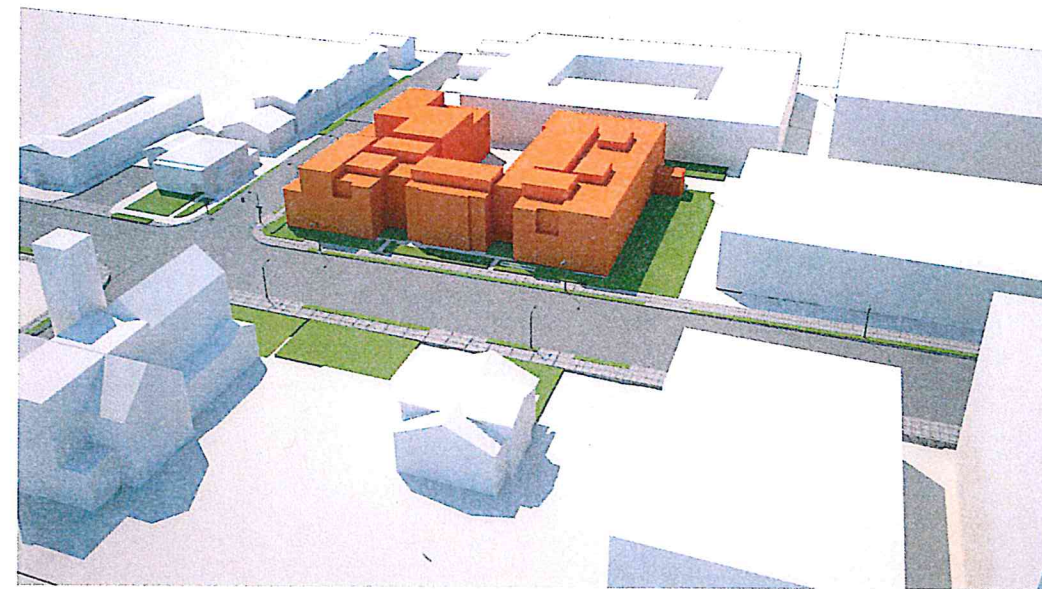
View from Southeast - Del Mar Blvd.



View from North - Cordova St.



View from Southwest - Del Mar Blvd.



View from East - Los Robles Ave.

**MASSING STUDY**  
**A0.8**

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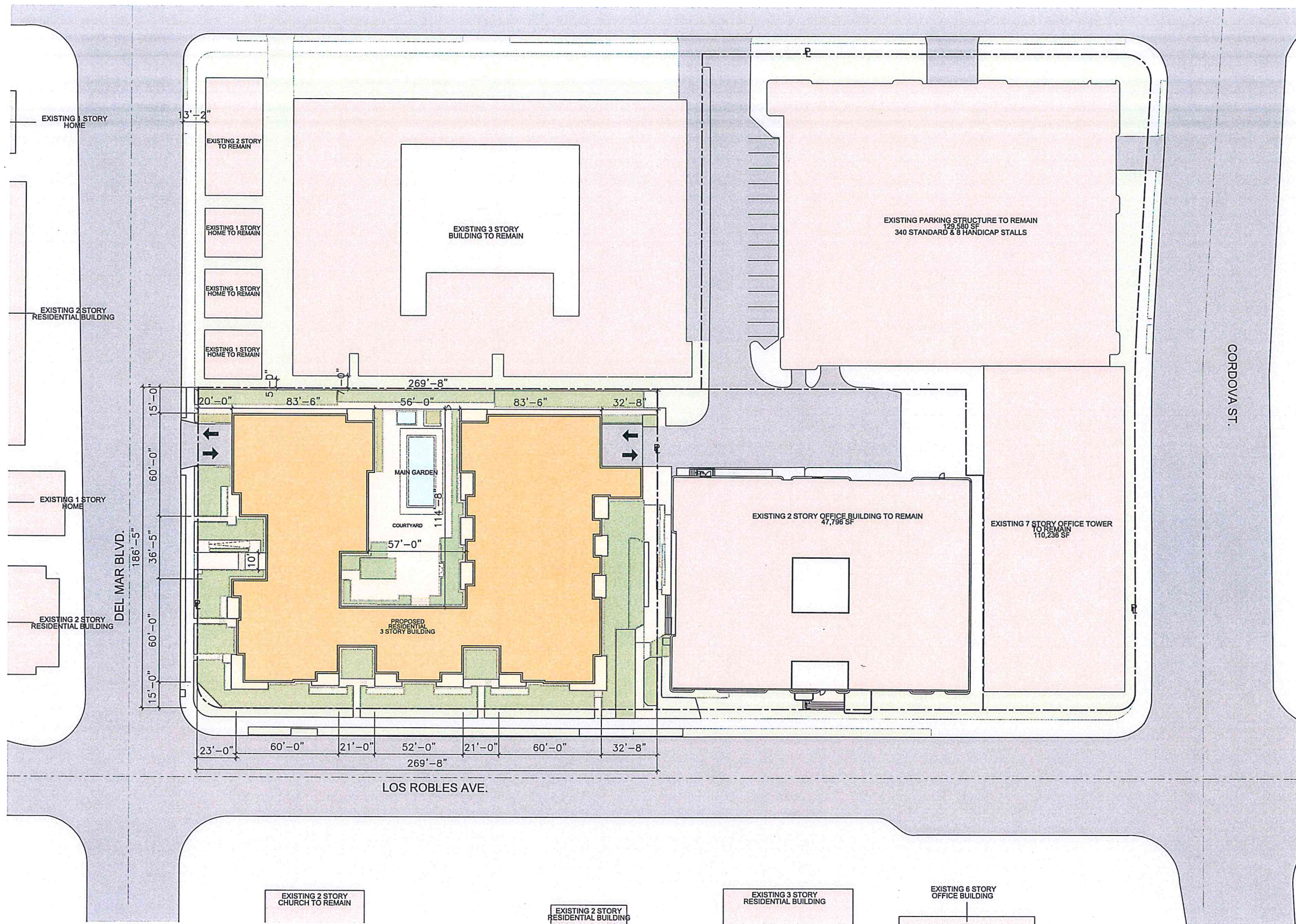
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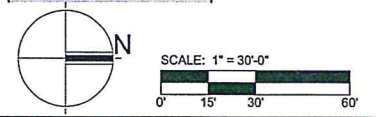
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**SITE PLAN**  
**A 1.0**

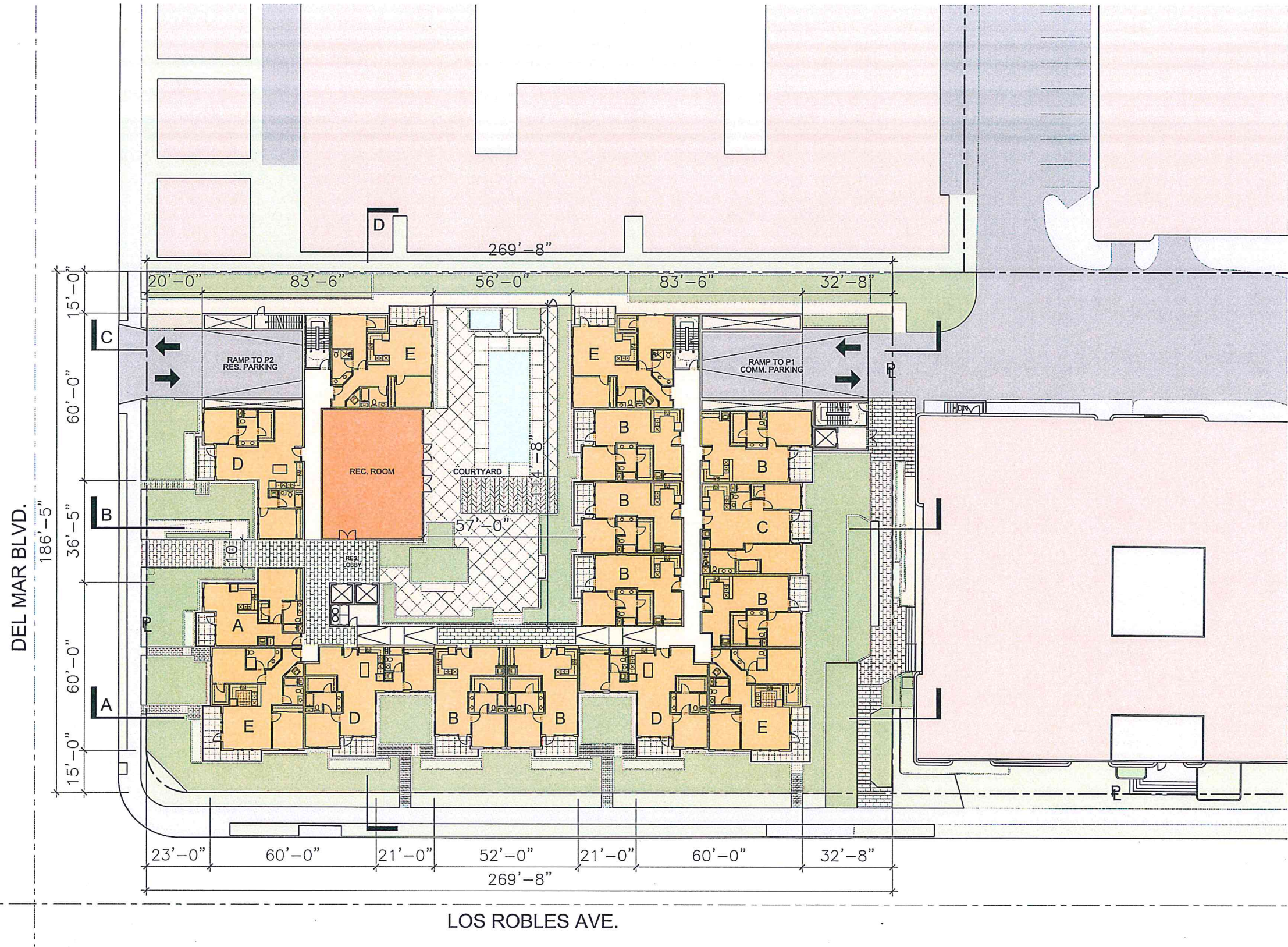
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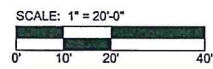
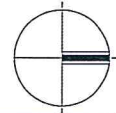
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**GROUND FLR  
A1.1**

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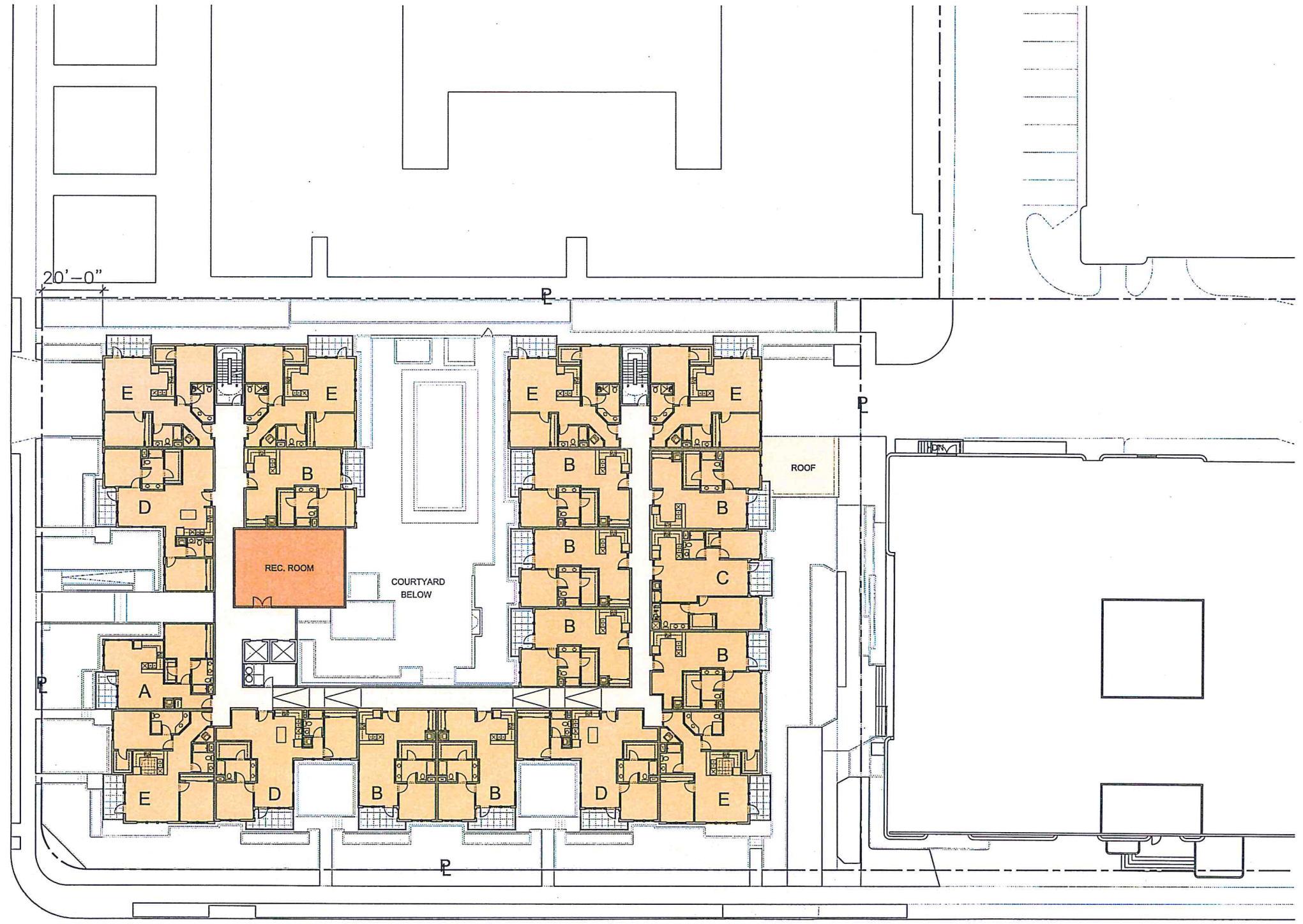
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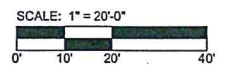
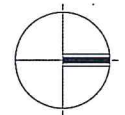
DEL MAR BLVD.



LOS ROBLES AVE.

SECOND FLR  
A1.2

OCTOBER 3, 2014



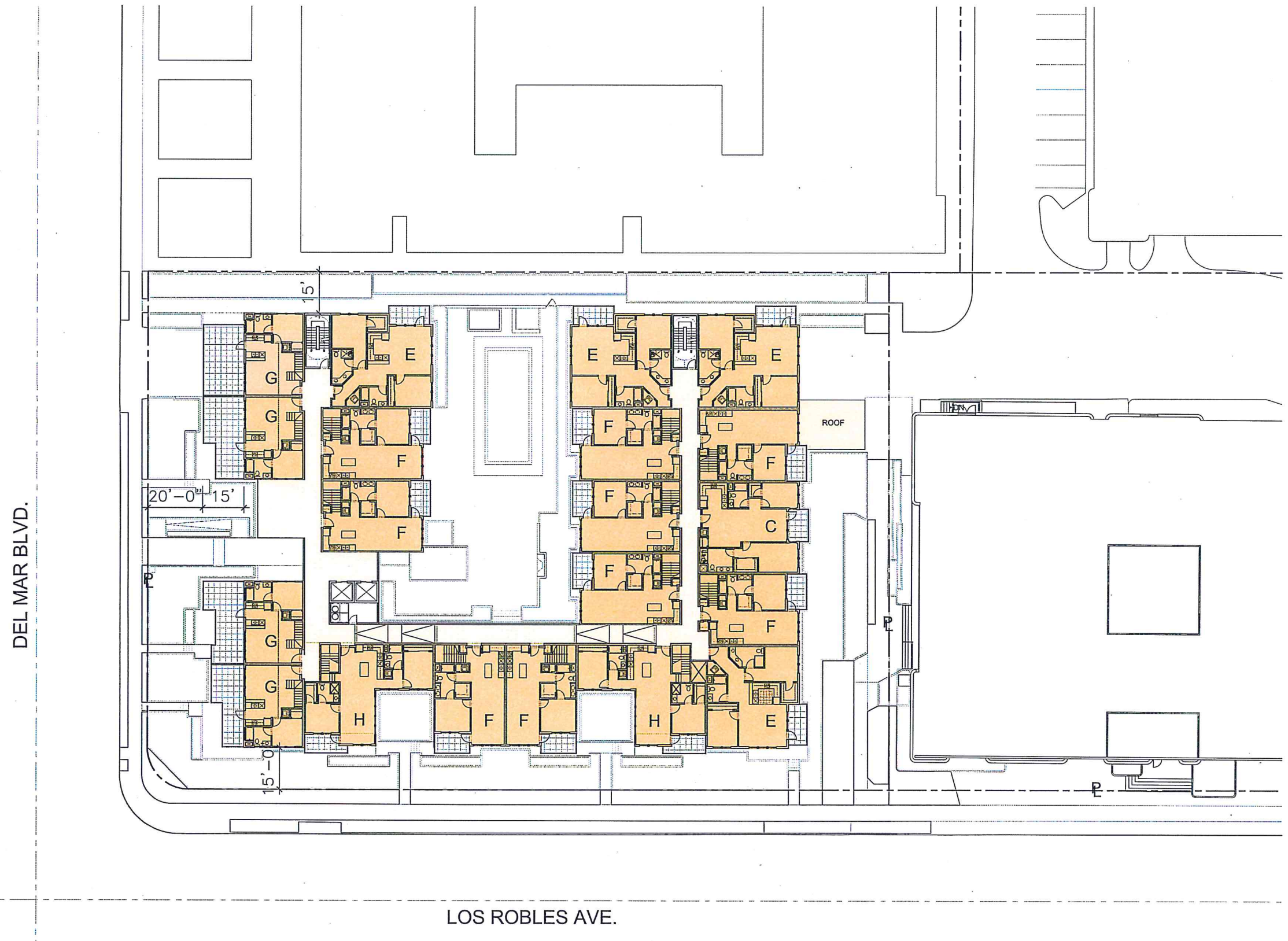
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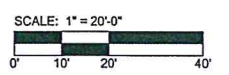
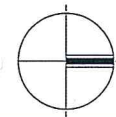


DEL MAR BLVD.

LOS ROBLES AVE.

THIRD FLR  
A1.3

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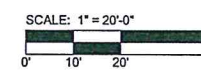
DEL MAR BLVD.



LOS ROBLES AVE.

FOURTH FLR  
A1.4

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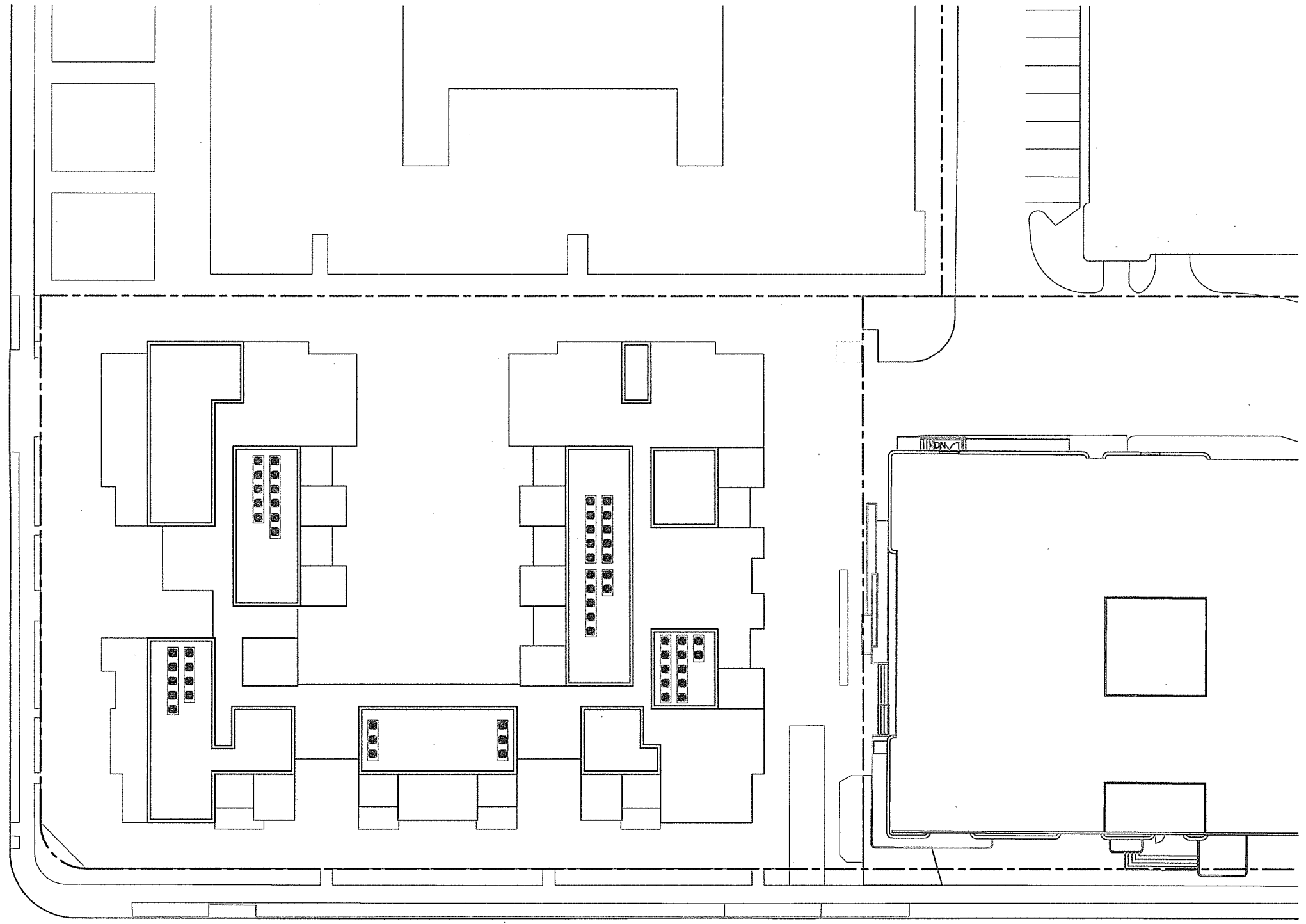
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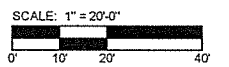
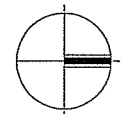
DEL MAR BLVD.



LOS ROBLES AVE.

**ROOF PLAN  
A1.5**

OCTOBER 3, 2014



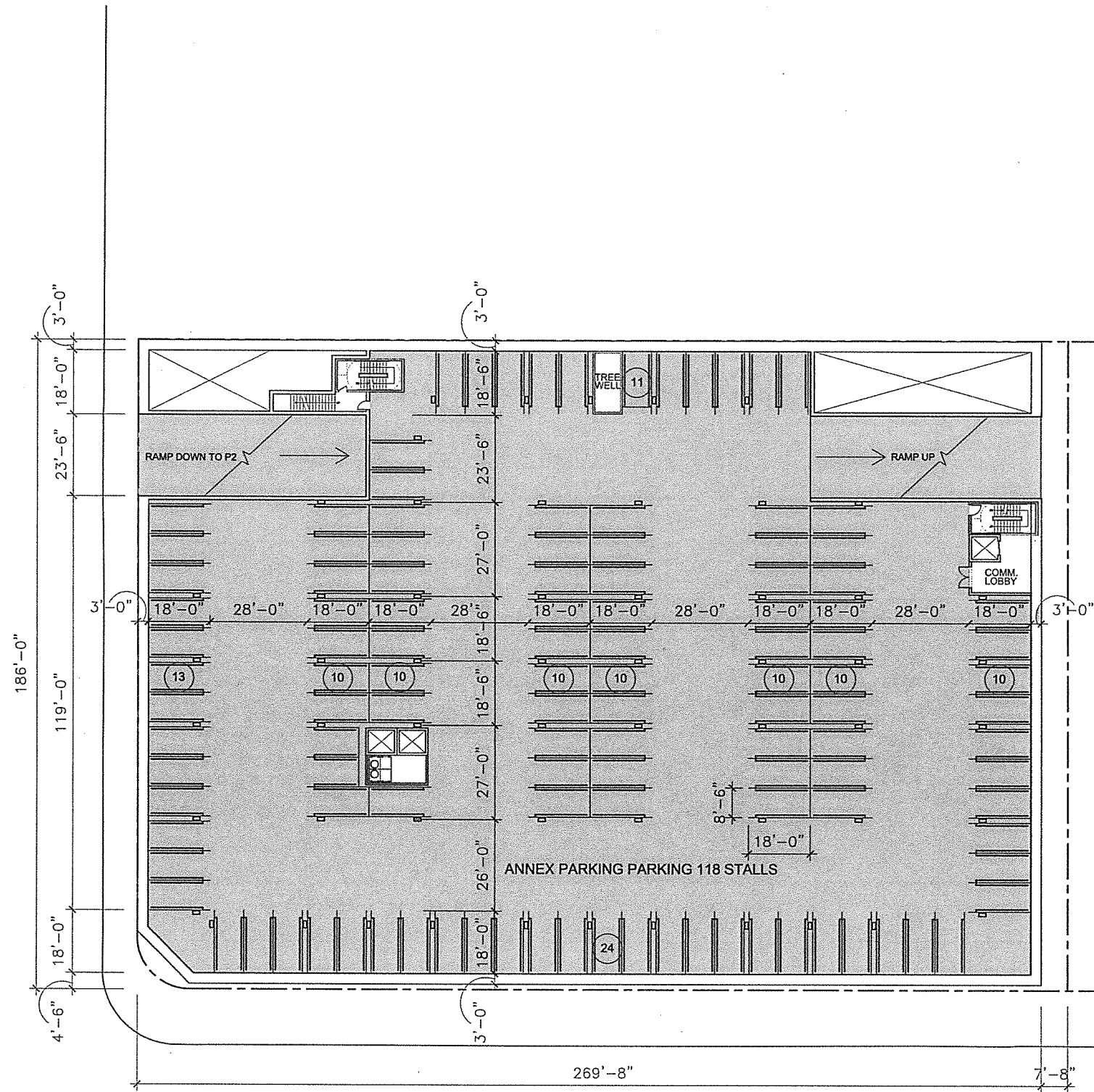
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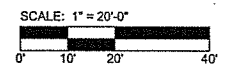
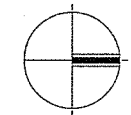
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**P1 COMMERCIAL PARKING  
SUBTERRANEAN  
A1.6**

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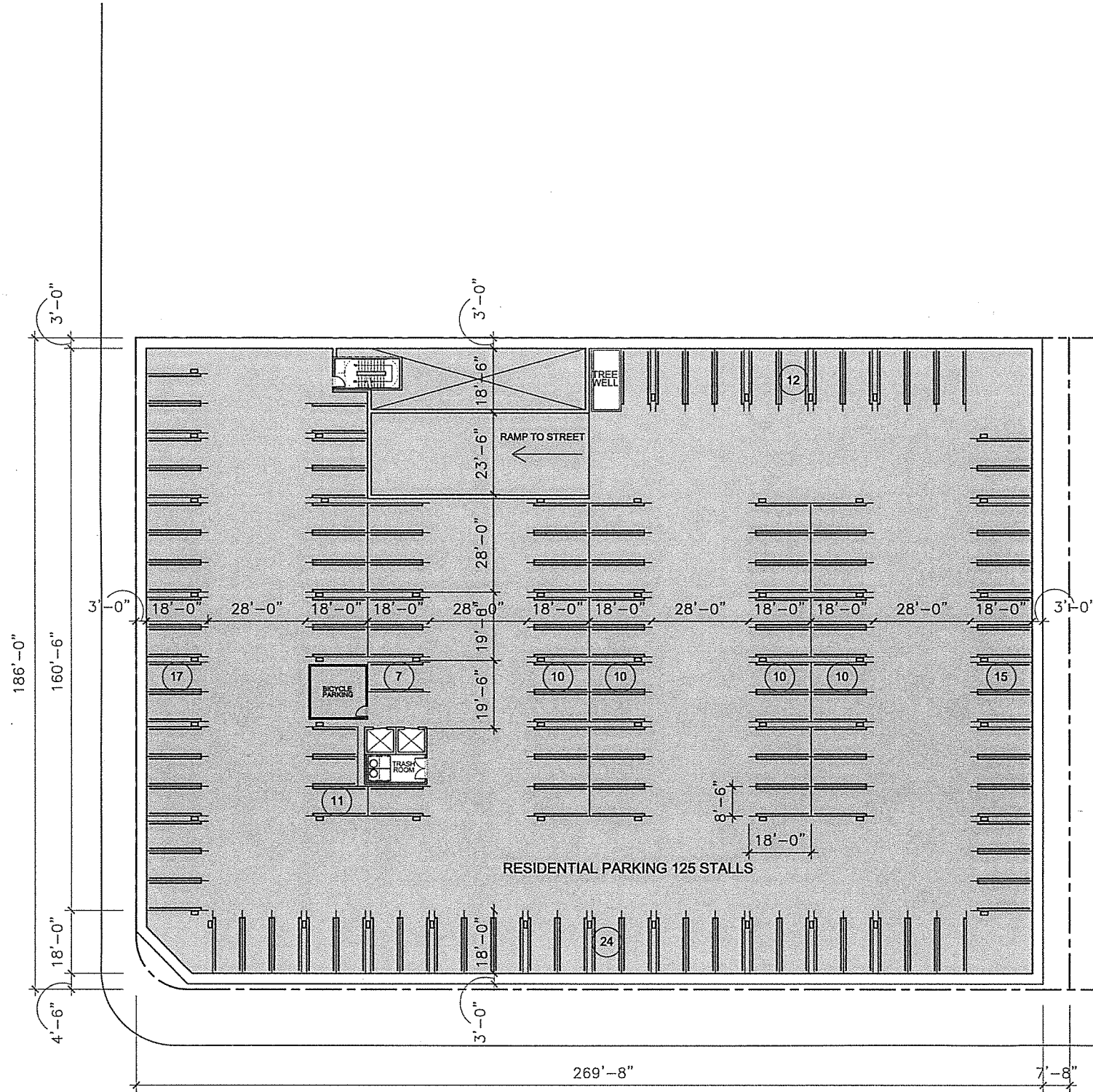
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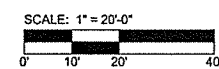
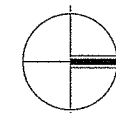
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**P2 RESIDENTIAL PARKING  
SUBTERRANEAN  
A1.7**



OCTOBER 3, 2014

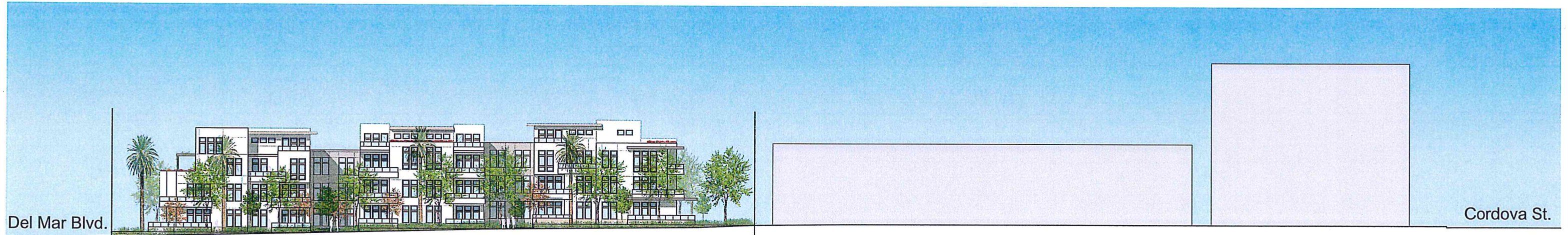
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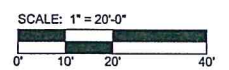
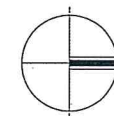
East Elevation - Los Robles Ave.



South Elevation - Del mar. Blvd.

**ELEVATIONS  
A2.0**

OCTOBER 3, 2014



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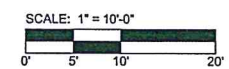
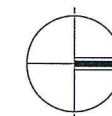
East Elevation - Los Robles Ave.



Del Mar Blvd. - South Elevation

**ELEVATIONS**  
**A2.1**

OCTOBER 3, 2014



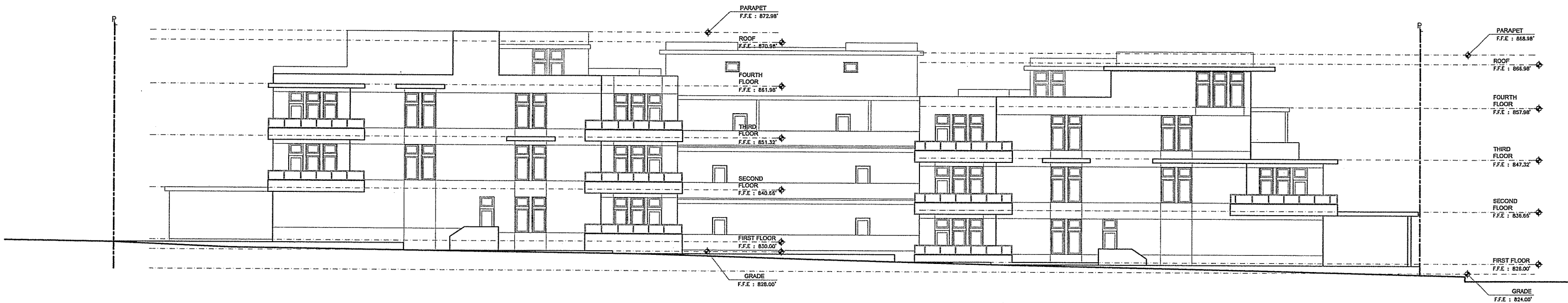
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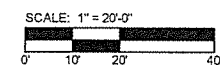
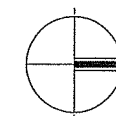
West Elevation



North Elevation

**ELEVATIONS  
A2.2**

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CORNER OF DEL MAR AND LOS ROBLES

RENDERING  
A2.3

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DEL MAR BOULEVARD



LOS ROBLES AVENUE

RENDERING  
A2.4

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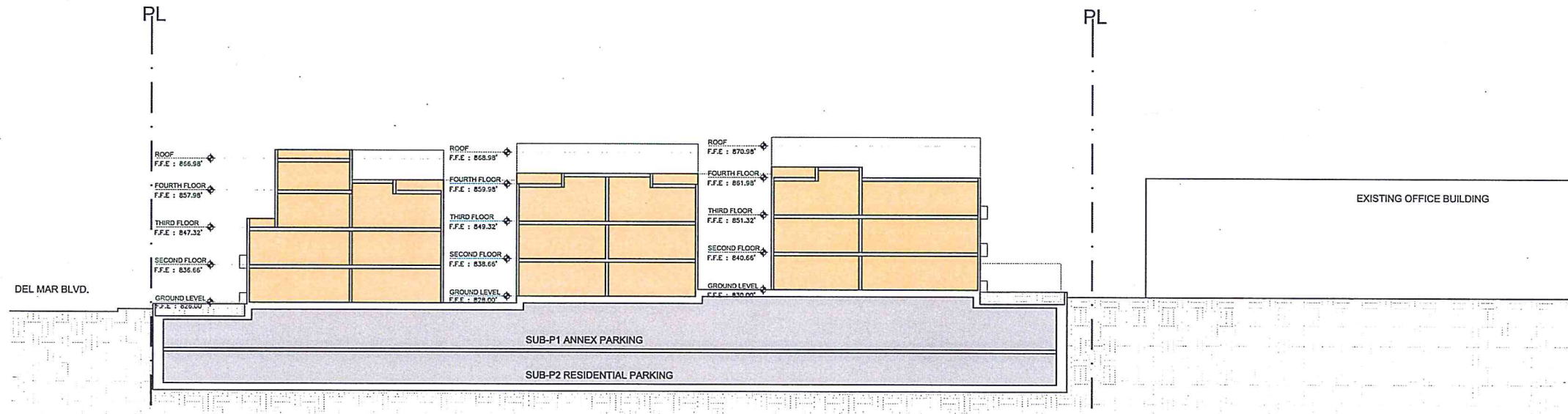
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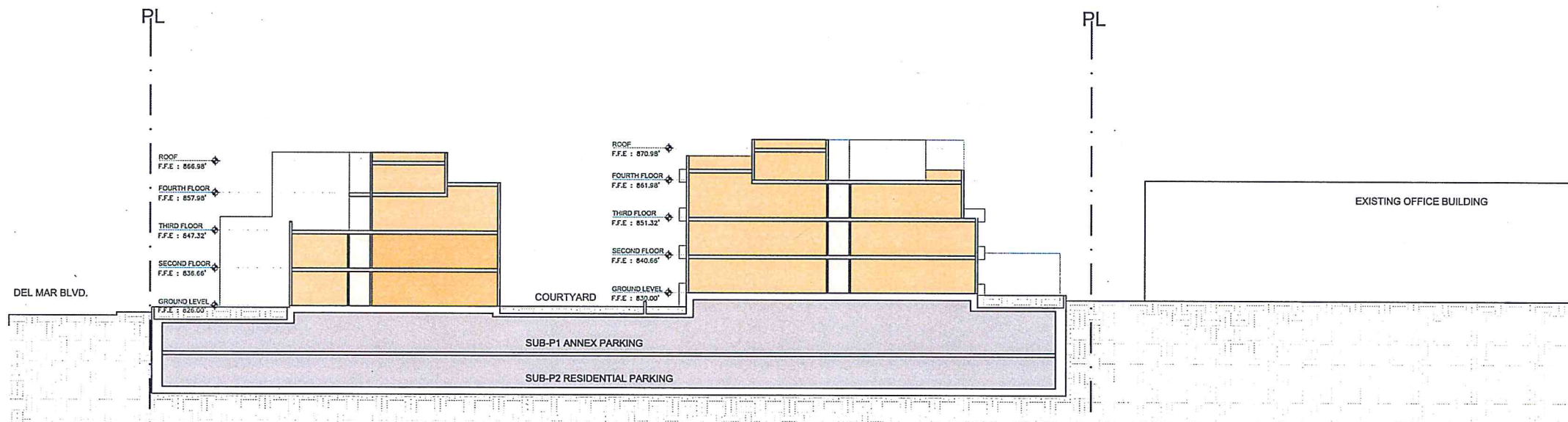
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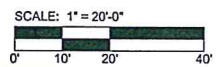
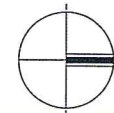
Section A



Section B

SECTIONS  
A3.0

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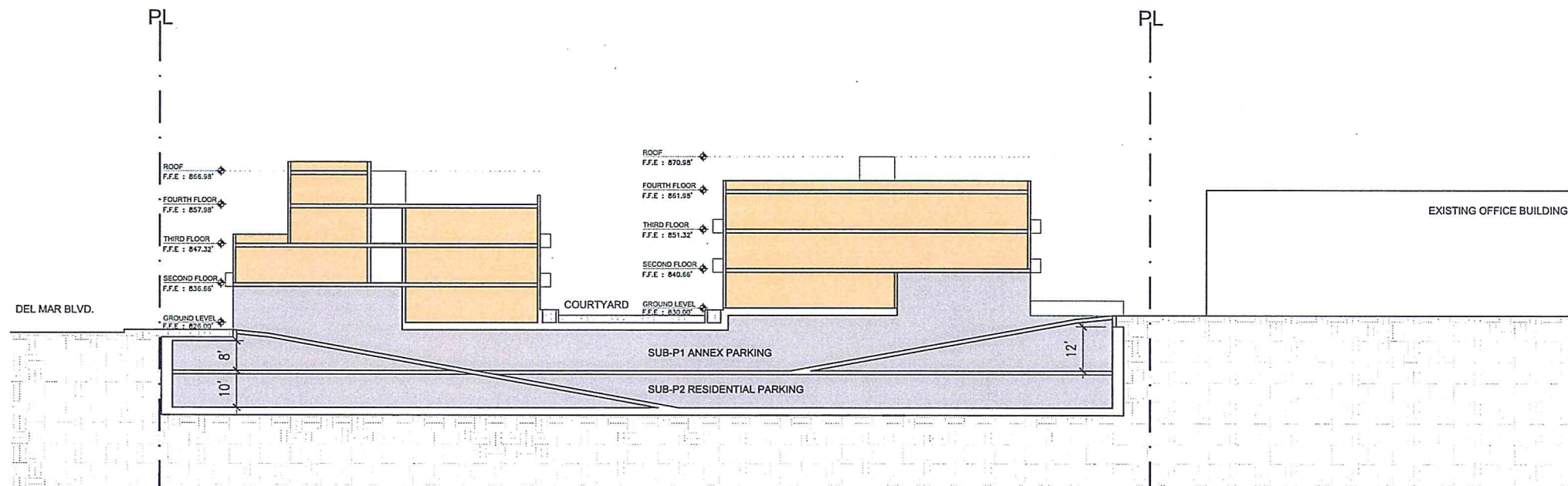
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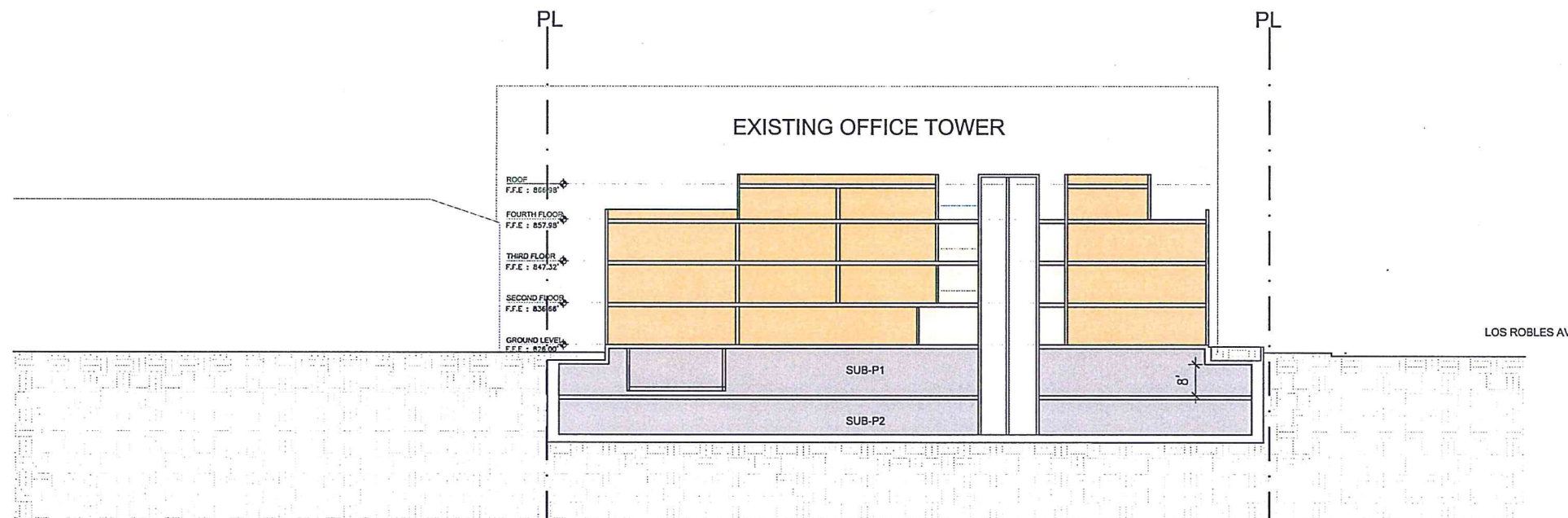
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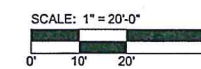
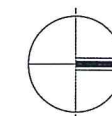
Section C



Section D

SECTIONS  
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OCTOBER 3, 2014



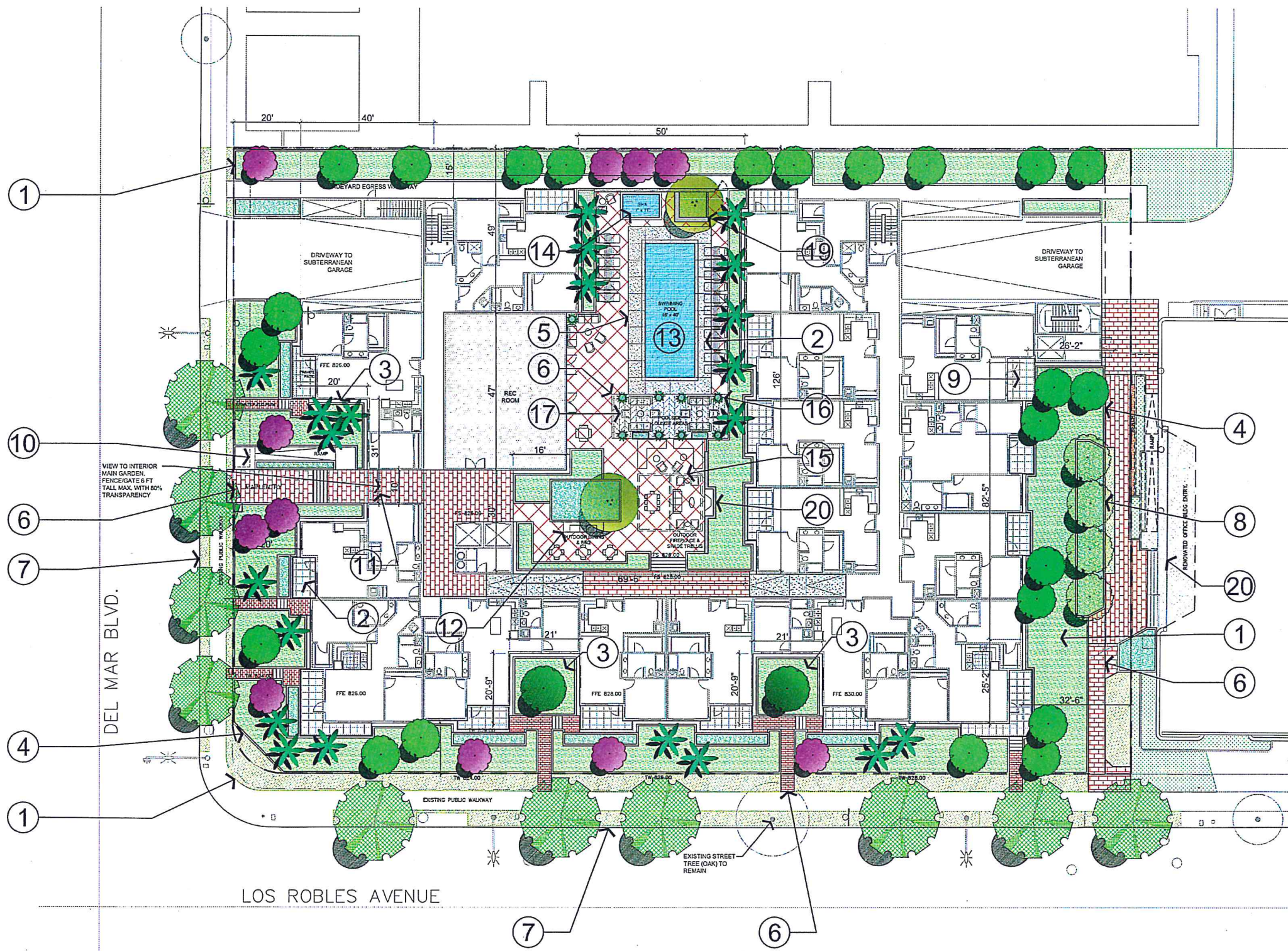
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**LANDSCAPE PLAN KEY:**

1. PLANTING AREA
2. MAIN GARDEN - INTERIOR COURTYARD
3. ANCILLARY GARDEN AREAS
4. RAISED PLANTER WALL with SMOOTH PLASTER FINISH
5. DECORATIVE ARCHITECTURAL COLOR CONCRETE PAVING with EXPOSED AGGREGATE FINISH
6. COLOR CONCRETE UNIT PAVERS
7. LANDSCAPED PARKWAY WITH STREET TREES
8. SCREEN PLANTING
9. PRIVATE PATIO
10. DISABLED ACCESS RAMP
11. MAIN COURTYARD ENTRY WITH 6FT TALL DECORATIVE IRON FENCE/GATE
12. OUTDOOR KITCHEN WITH BBQ
13. SWIMMING POOL
14. SPA WITH DECORATIVE TILED WALL
15. SHADE TRELLIS
16. DECORATIVE CONTAINER PLANTER with ACCENT PLANTS
17. POOLSIDE SITE FURNISHING
18. OUTDOOR FIREPLACE
19. TREE WELL TO NATURAL SOIL with TREE with MATURE HEIGHT OF 25 FT.
20. ENTRY PLAZA AT RENOVATED OFFICE BUILDING

**L.A. GROUP**  
Design Works

Landscape Architecture  
24013 Ventura Blvd. Suite 201  
Calabasas, CA 91302  
p 818.251-9718 f 818.251-9719  
email: DesignWorks@lagroupinc.net

245 S. Los Robles Avenue  
Pasadena, CA

245 South Los Robles Avenue, Pasadena, CA  
for  
KW 245 Los Robles, LLC LLC  
Kennedy Wilson

Issue	Description	Date
1	CITY SUBMITTAL	10-3-2014

Date . . . . .

Drawn By . . . . .

Sheet Title  
**PRELIMINARY  
LANDSCAPE  
SITE PLAN**

Job No. 4321

Sheet No.

**L-1**

**LANDSCAPE SITE PLAN**

