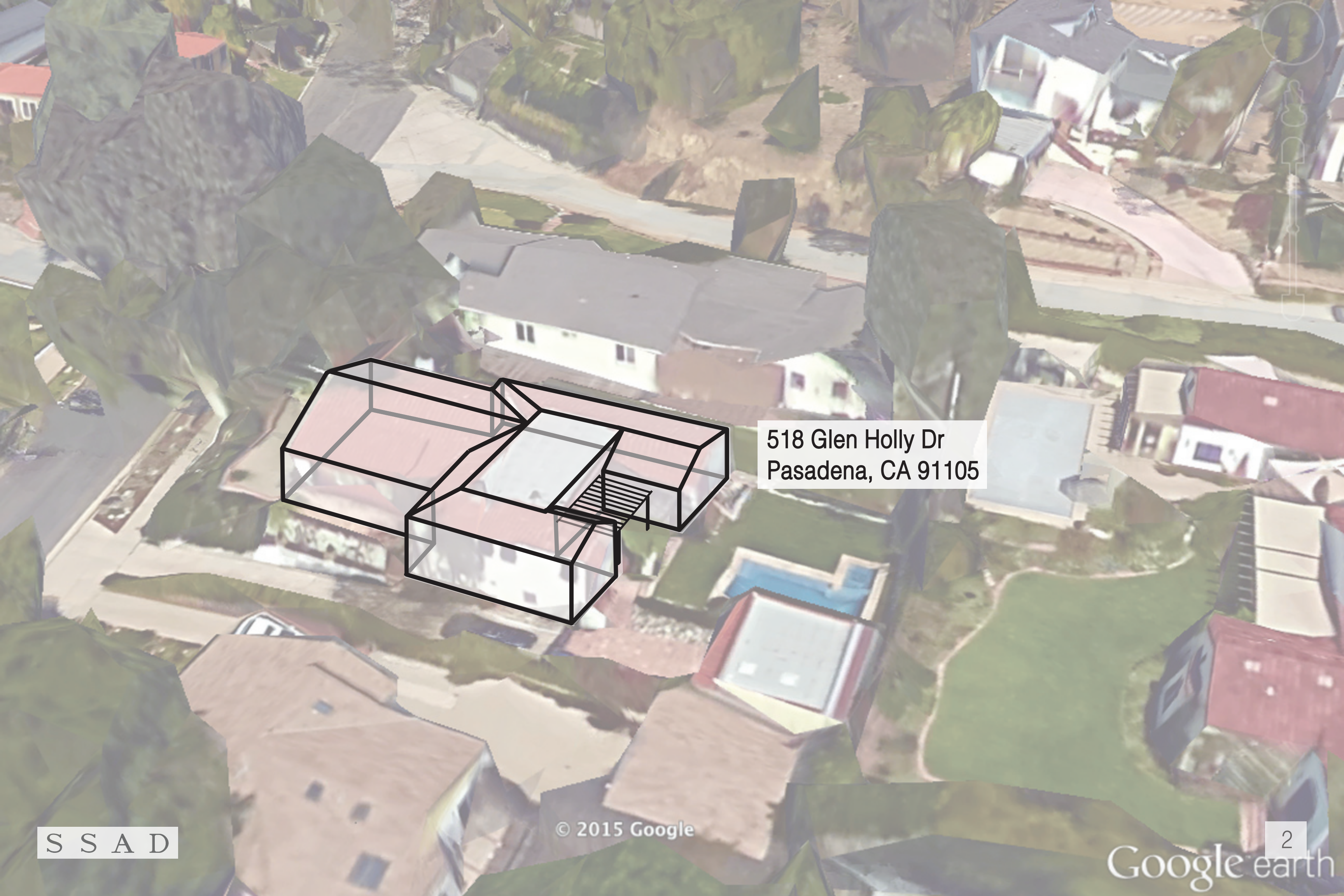




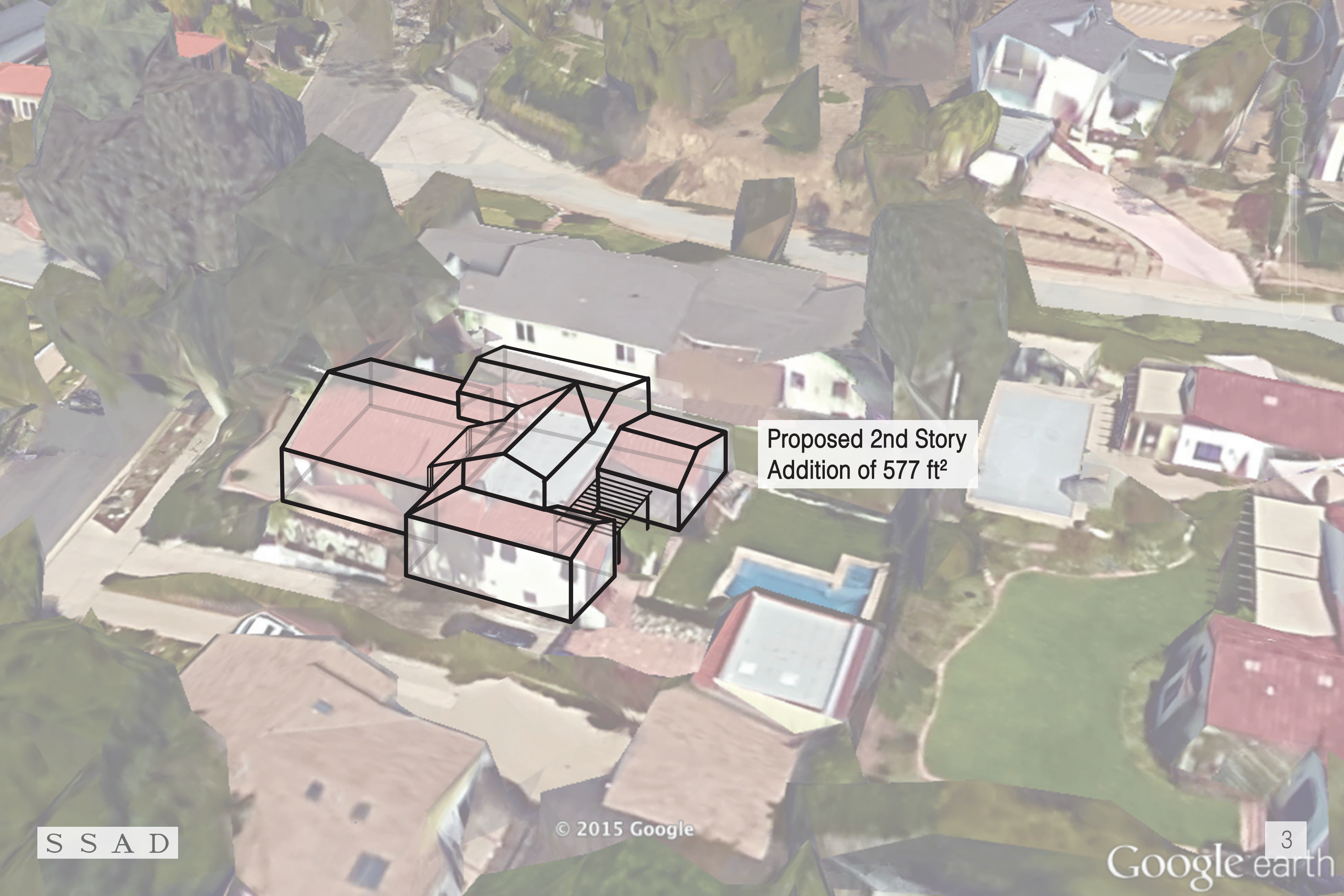
**518 Glen Holly Drive**  
Massing and View Protection Diagrams





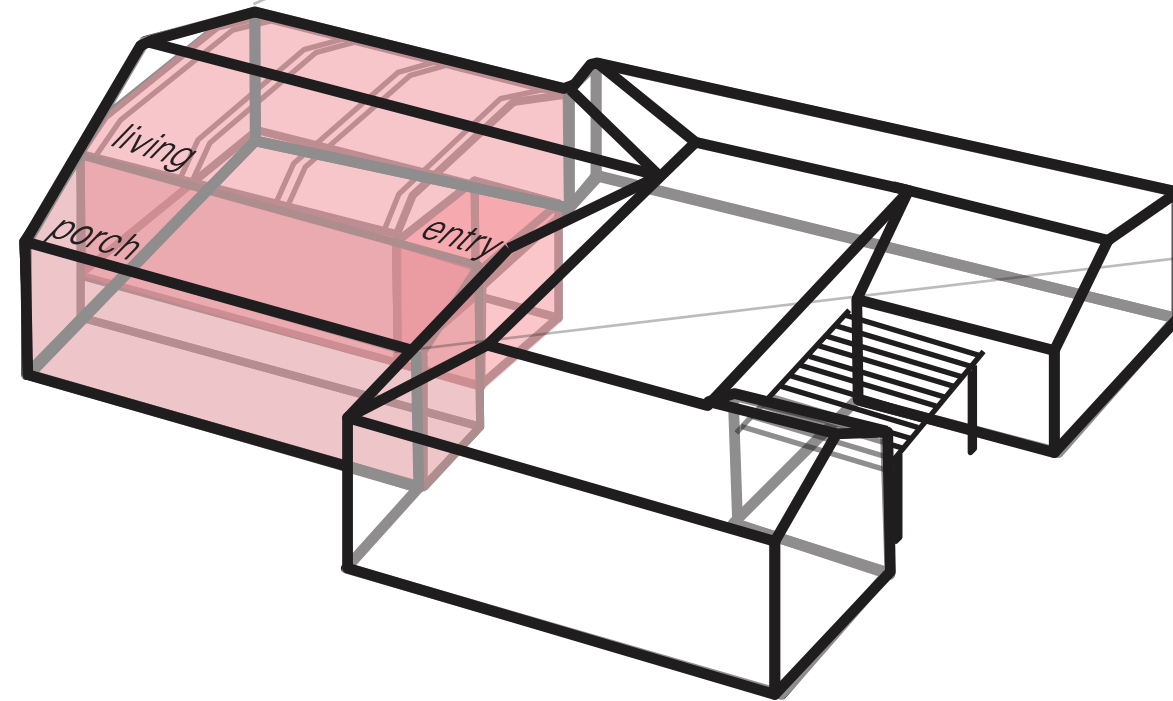
518 Glen Holly Dr  
Pasadena, CA 91105





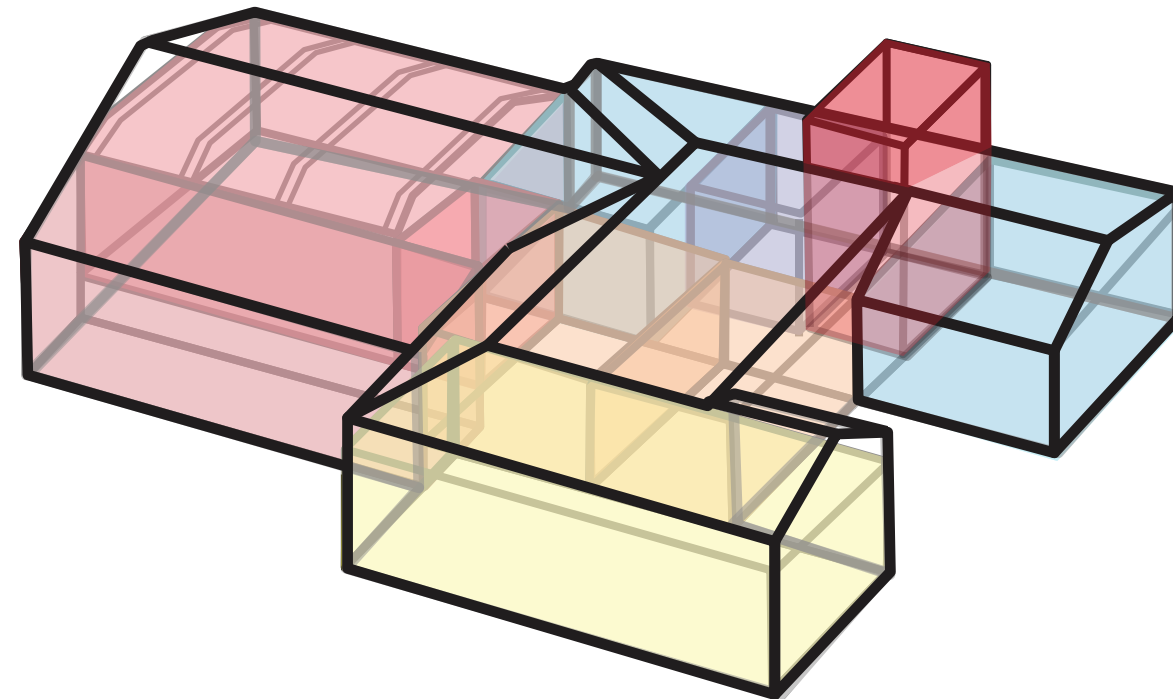
Proposed 2nd Story  
Addition of 577 ft<sup>2</sup>





In order to maintain the character of the existing property, any alterations and additions could not impose on the most vital architectural features of the house. These features include but are not limited to: the living room vaulted ceiling and chimney, arched openings in the entryway, the front porch space, and backyard pergola.

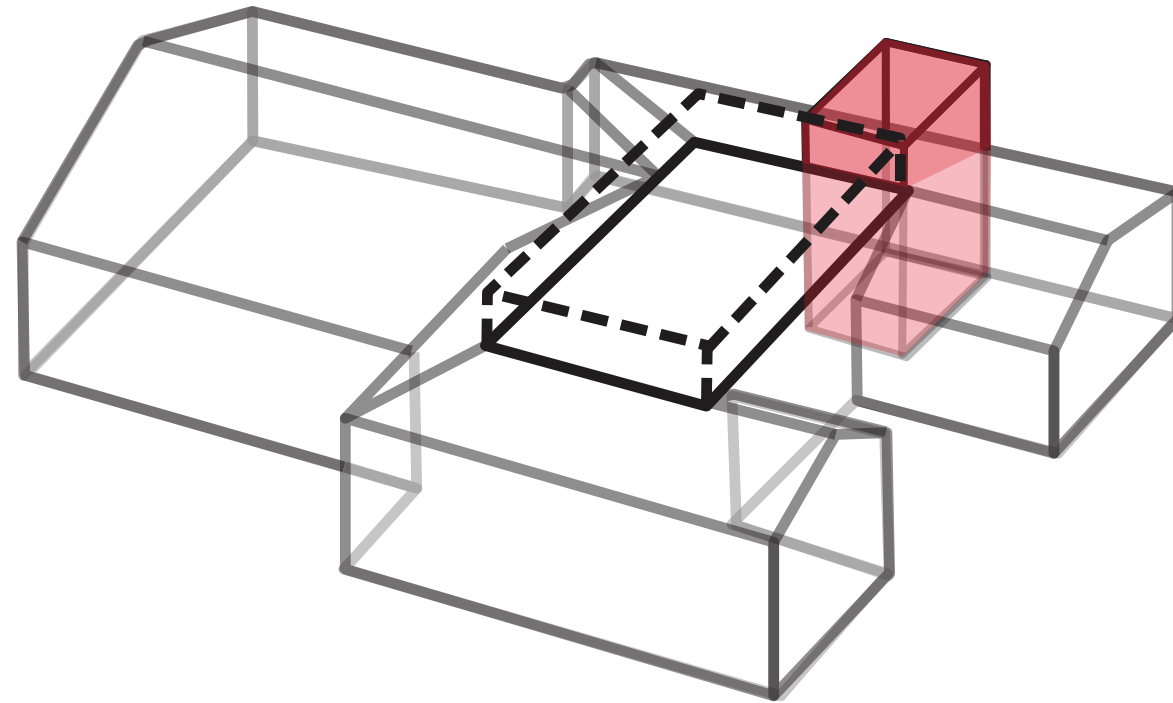




Taking into account the placement of the stair is the first major design decision when constructing a second story. This decision ultimately drives and confines the layout of the proposed second story addition.

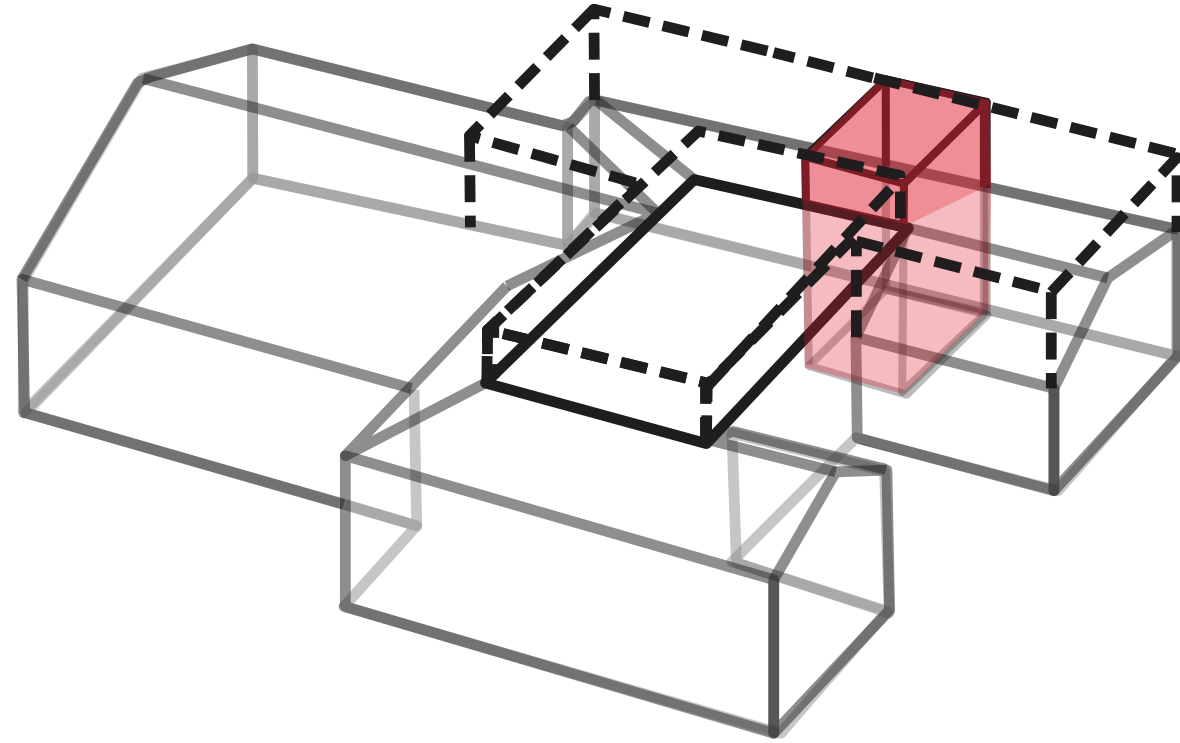
Our main goal in designing any addition is to incorporate the new space into the existing in a way that looks completely premeditated, as if the second story has always been a part of the house. This can be executed in a number of ways, but most importantly for a second story, this means making a minimal impact on an existing pitched roof.





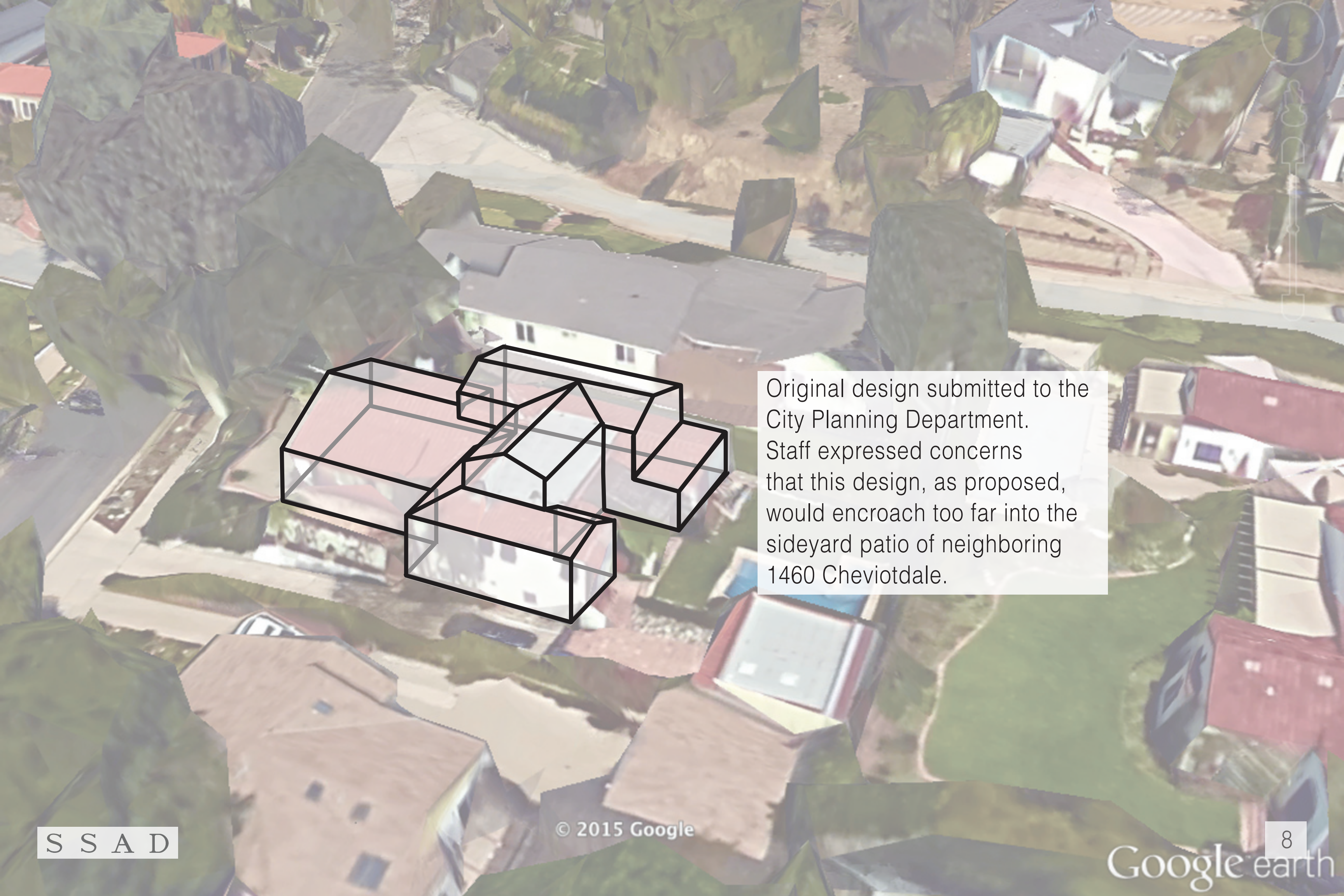
The first obvious choice of where to build a second story space is on top of the only existing flat roof space. This decision has many structural and aesthetic implications, but only accounts for so much of our maximum allowed squarefootage.





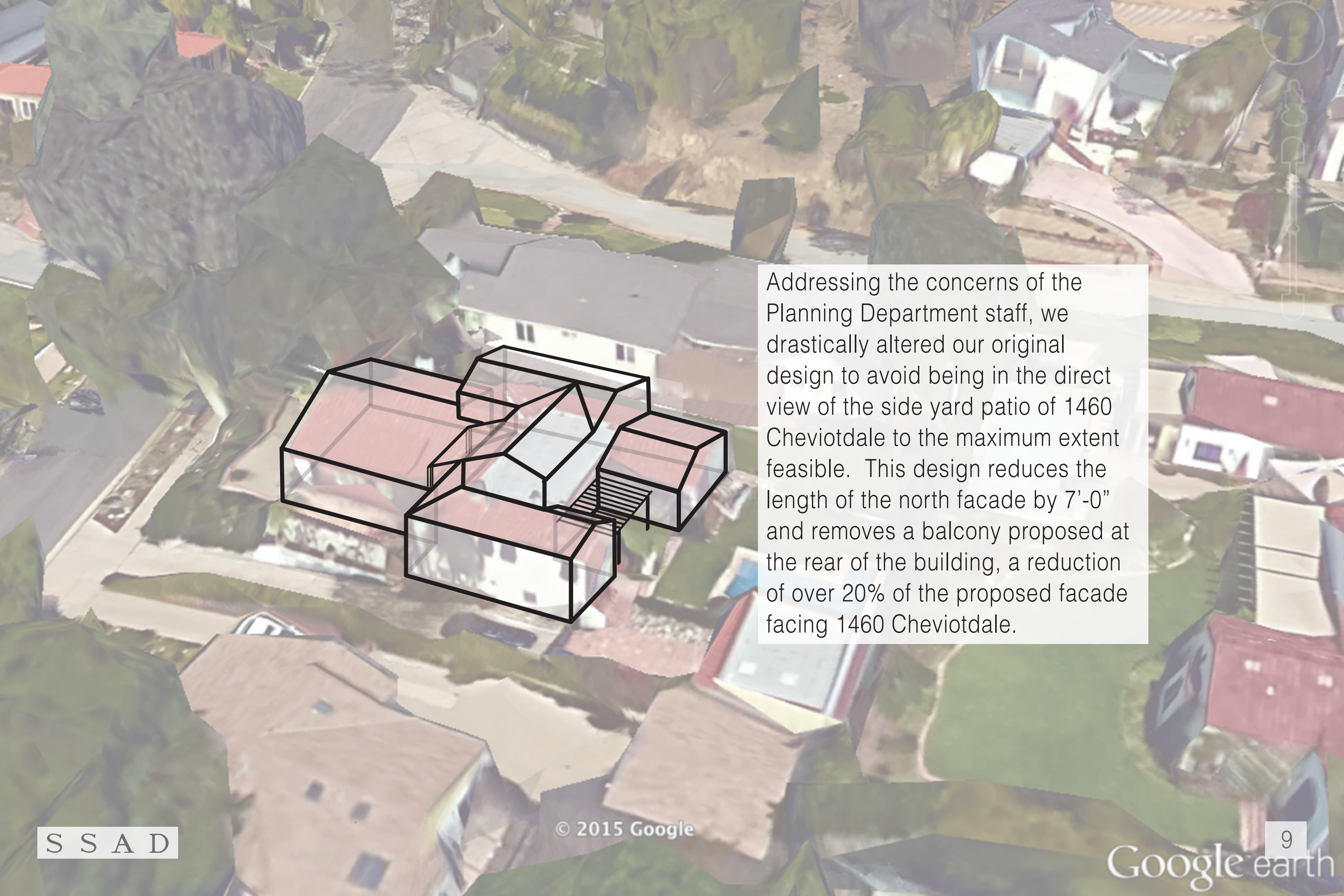
Naturally, in following the shape of the existing building's footprint and by surrounding the proposed staircase, space above the existing master bedroom was considered to meet our maximum allowed squarefootage.





Original design submitted to the City Planning Department. Staff expressed concerns that this design, as proposed, would encroach too far into the sideyard patio of neighboring 1460 Cheviotdale.

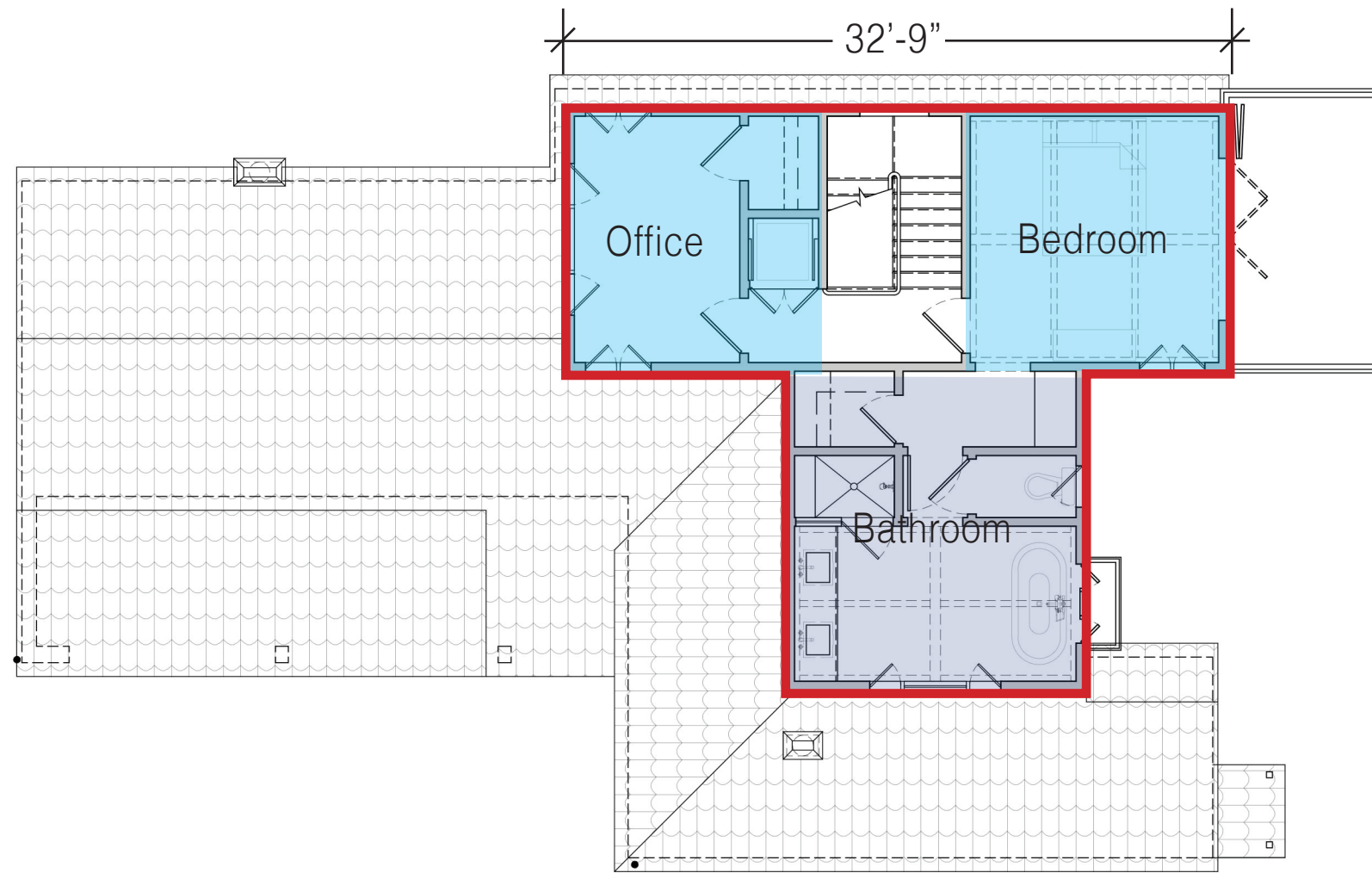




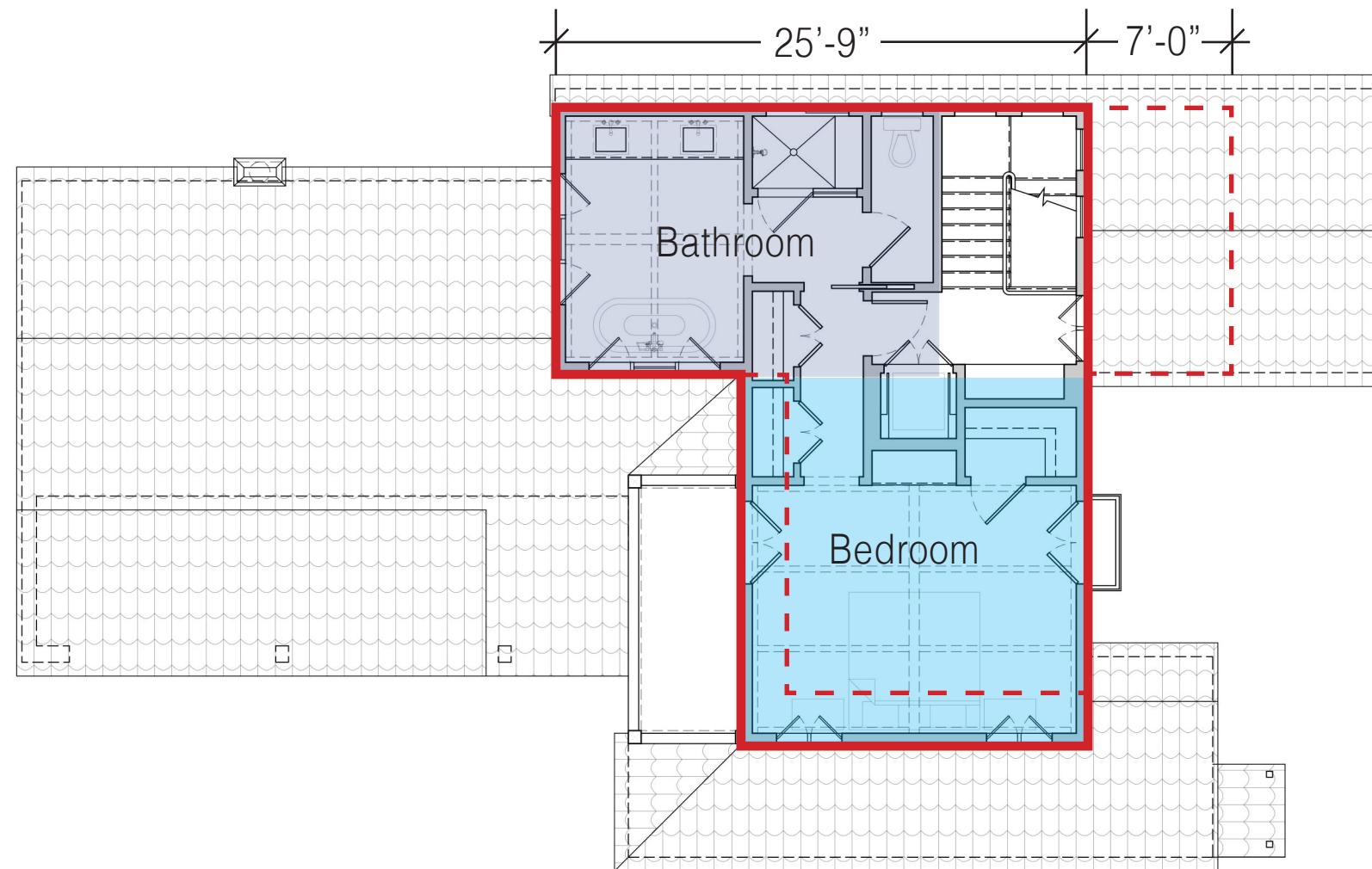
Addressing the concerns of the Planning Department staff, we drastically altered our original design to avoid being in the direct view of the side yard patio of 1460 Cheviotdale to the maximum extent feasible. This design reduces the length of the north facade by 7'-0" and removes a balcony proposed at the rear of the building, a reduction of over 20% of the proposed facade facing 1460 Cheviotdale.



**Previous Design**  
Second Floor Plan

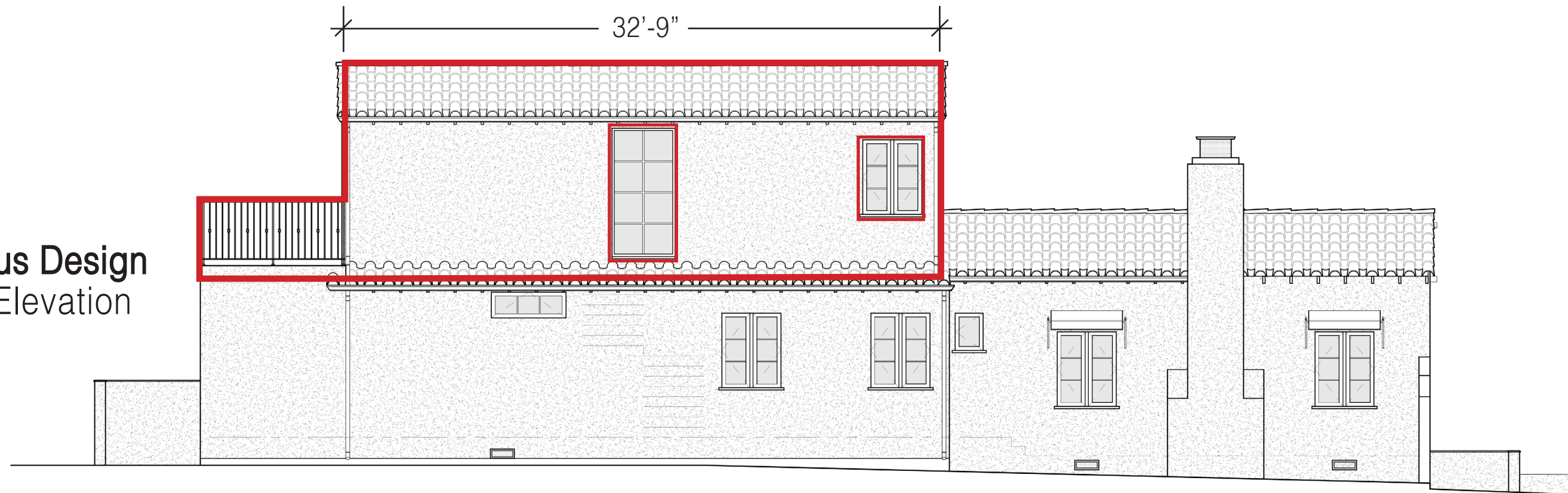


**Current Design**  
Second Floor Plan

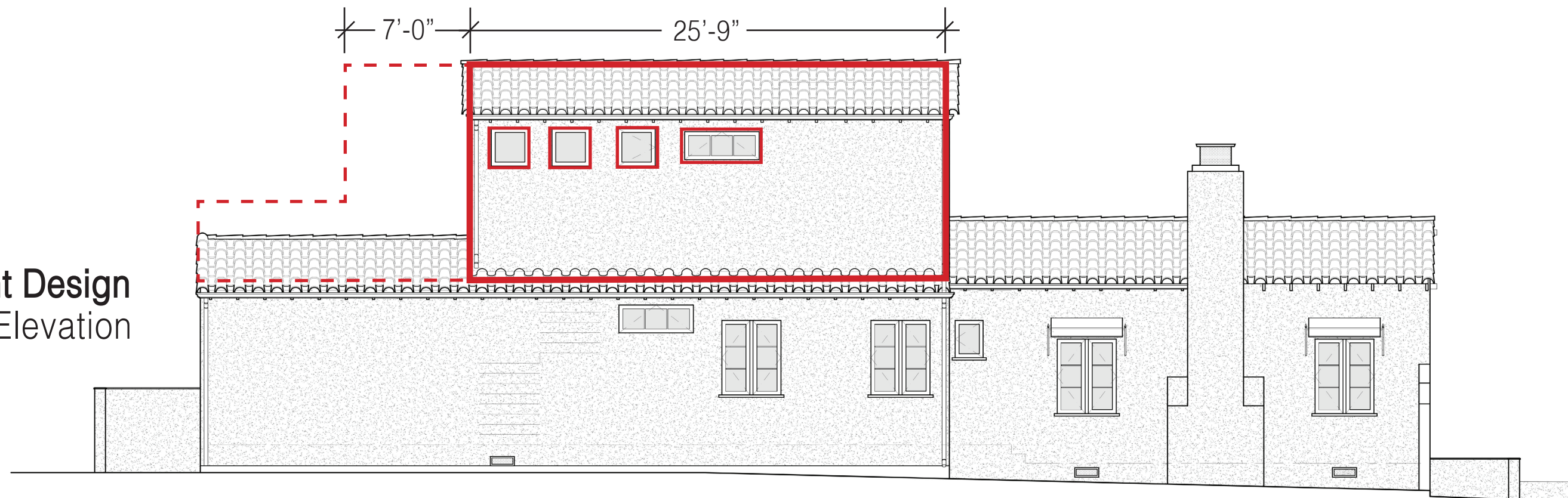




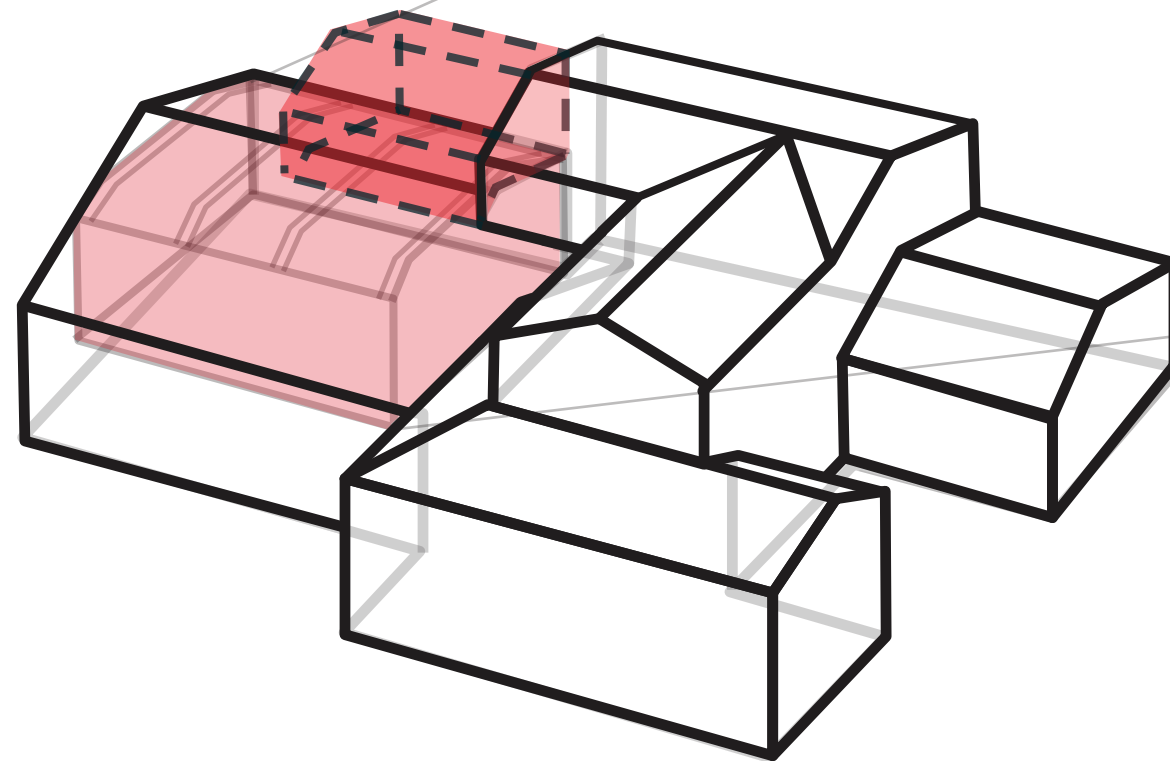
**Previous Design**  
North Elevation



**Current Design**  
North Elevation

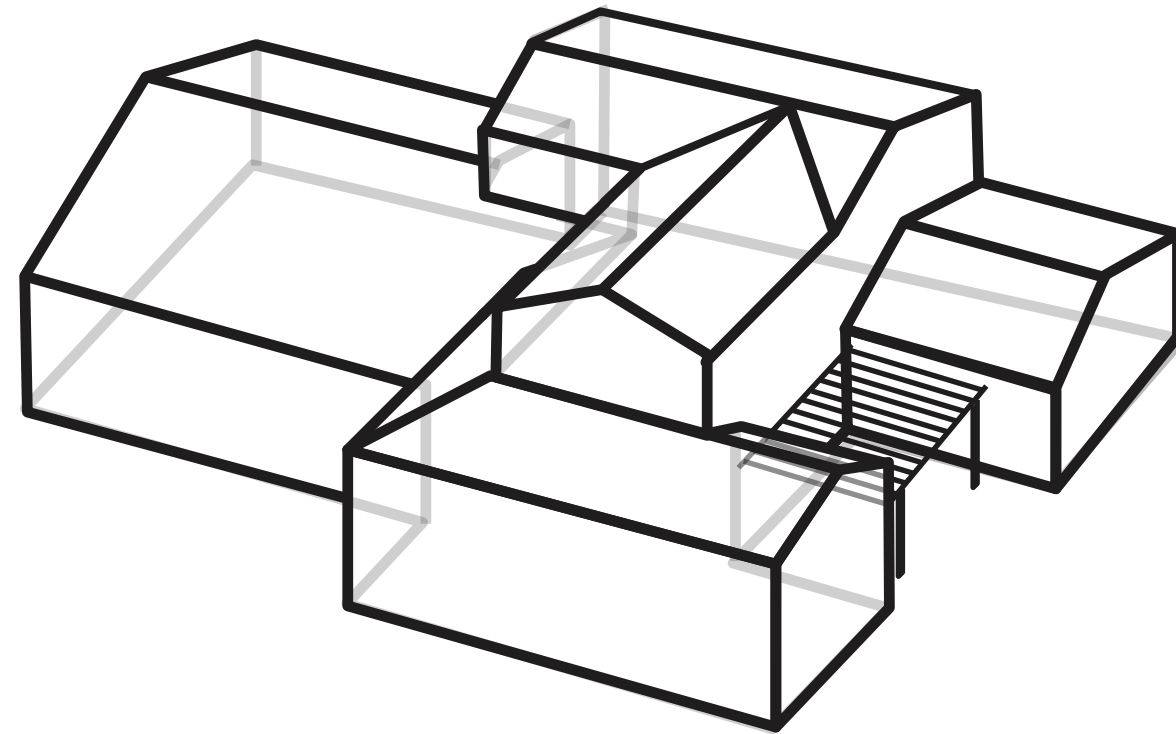






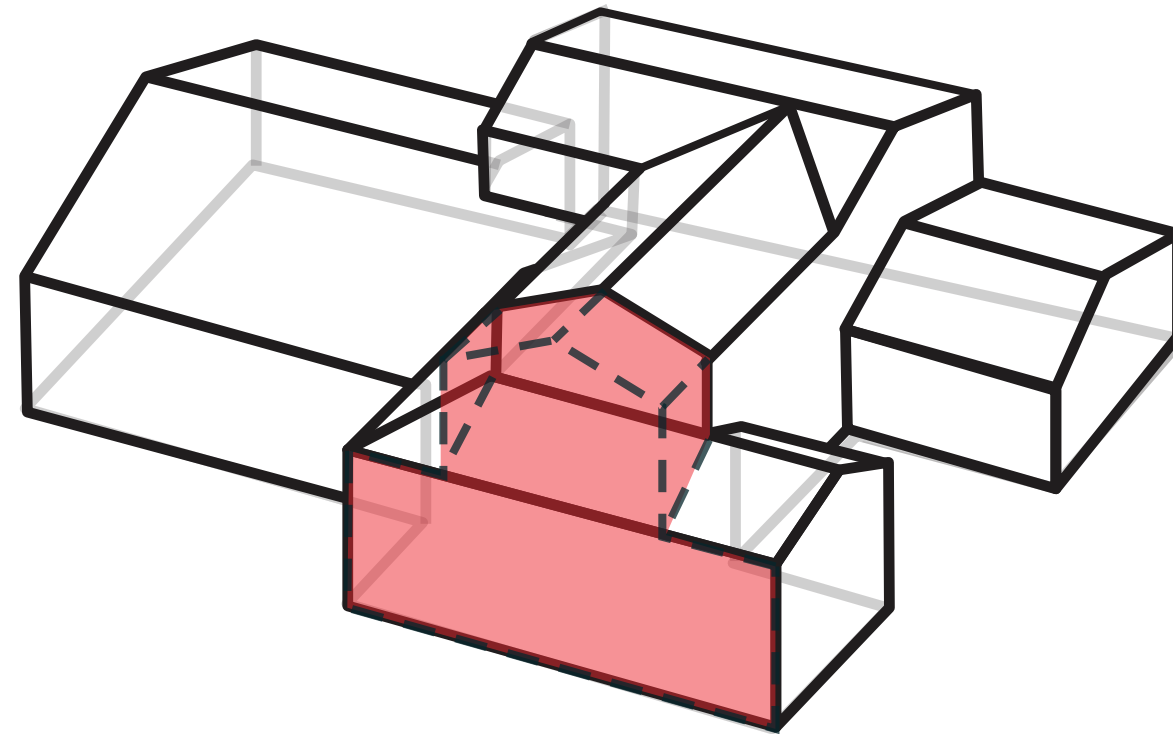
Massing cannot be proposed any farther west of the proposed addition without compromising some of the most vital architectural features of the 518 Glen Holly, such as the living room and entry spaces.





Building to the east of the property is not feasible due to the very small back yard, patio, and small pool.





Building further to the south of the current addition is not feasible due to the location of the driveway and lack of square footage. This massing would result in a large, two-story exterior wall that would be an eyesore from the street, imposing upon other neighbors' views of the hillside.



# NOTICE OF PUBLIC HEARING

Authority: HEARING OFFICER  
Applicant: STAKE MATHEWS & PAUL WATSON  
Address: HOLLY DRIVE  
Permit: HILLSIDE DEVELOPMENT PERMIT # 63715  
Description: HILLSIDE DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SECOND STORY ADDITION TO AN EXISTING 1,547 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 329 SQUARE FOOT DETACHED GARAGE. A HILLSIDE DEVELOPMENT PERMIT IS REQUIRED FOR SECOND STORY ADDITIONS EXCEEDING 500 SQUARE FEET IN THE HILLSIDE DISTRICT. NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.  
FOR INFORMATION PLEASE CONTACT:  
Planner: BEILYN WU Phone: (626) 744-4774  
SSAD

Great consideration was taken in how the proposed structure would look from across the street and from the surrounding neighborhood. High exterior walls are minimized in favor of a more stepped design that incorporates the existing pitched roof and helps the addition blend into the hillside area. The following image was taken on site, where a temporary silhouette has been built to show the extent of the proposed mass. This clearly shows how little a visual impact the addition poses from the street.





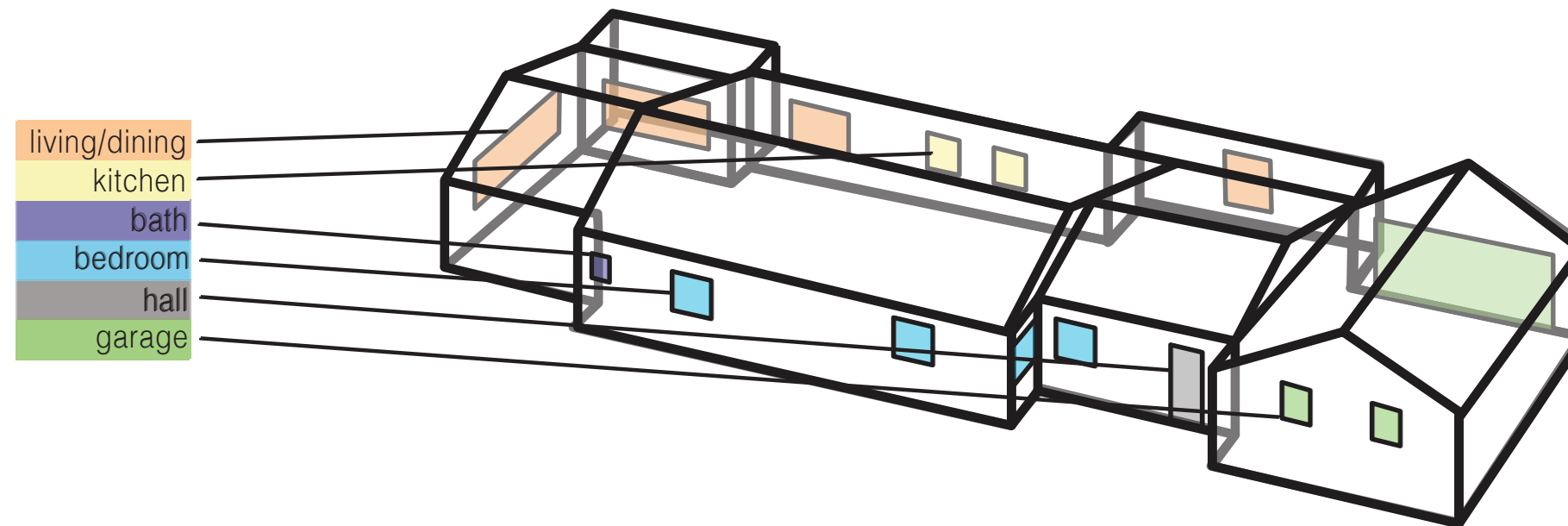
### **View Protection**

Extreme care was taken in delineating protected views from all sides of the property, especially from the northern uphill property.

The following slides show how the proposed building completely complies with the view protection guidelines of the City of Pasadena.



## Defining “primary living areas” in the City of Pasadena Zoning Code

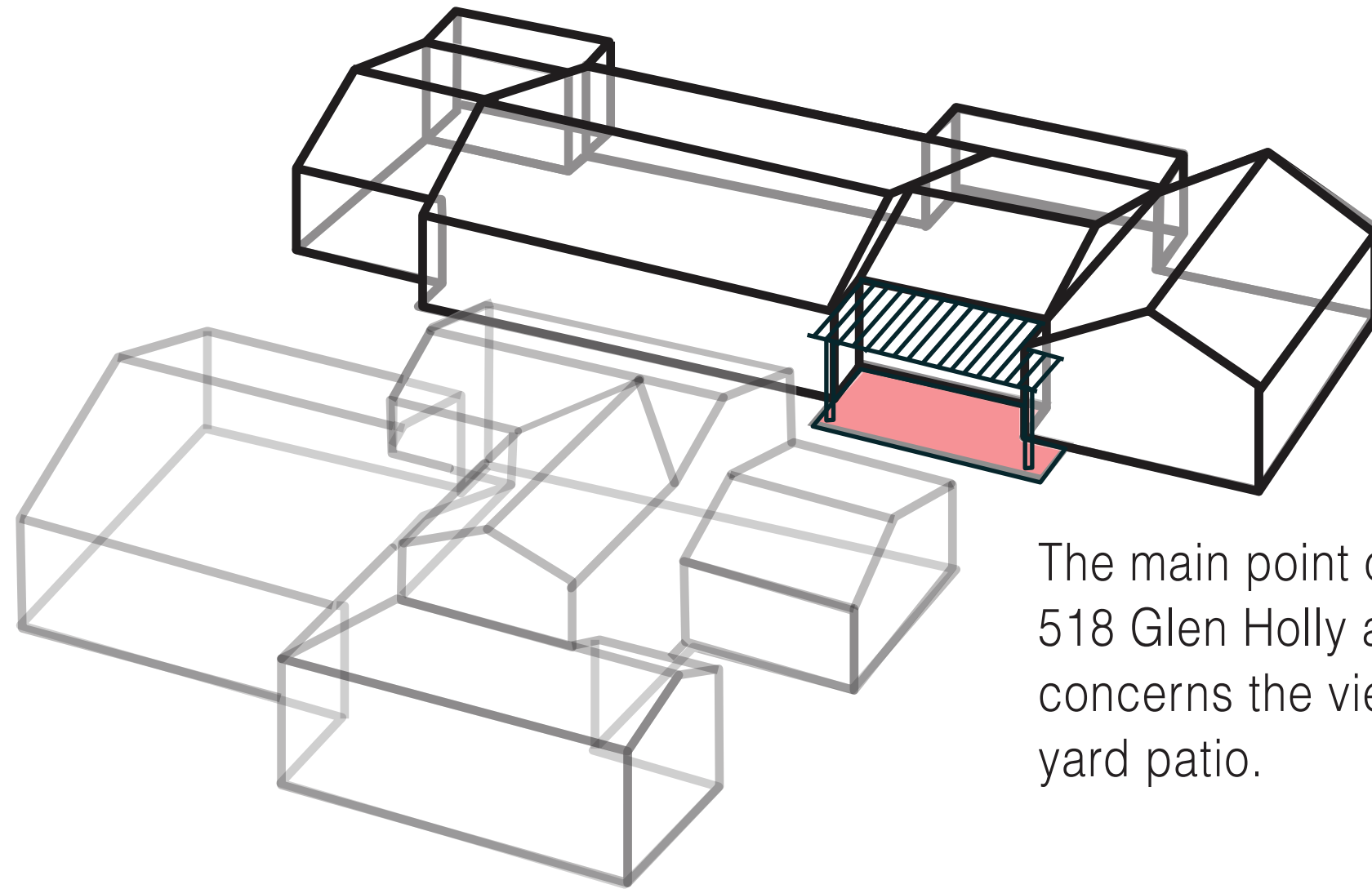


Hillside Overlay Districts

17.29.060

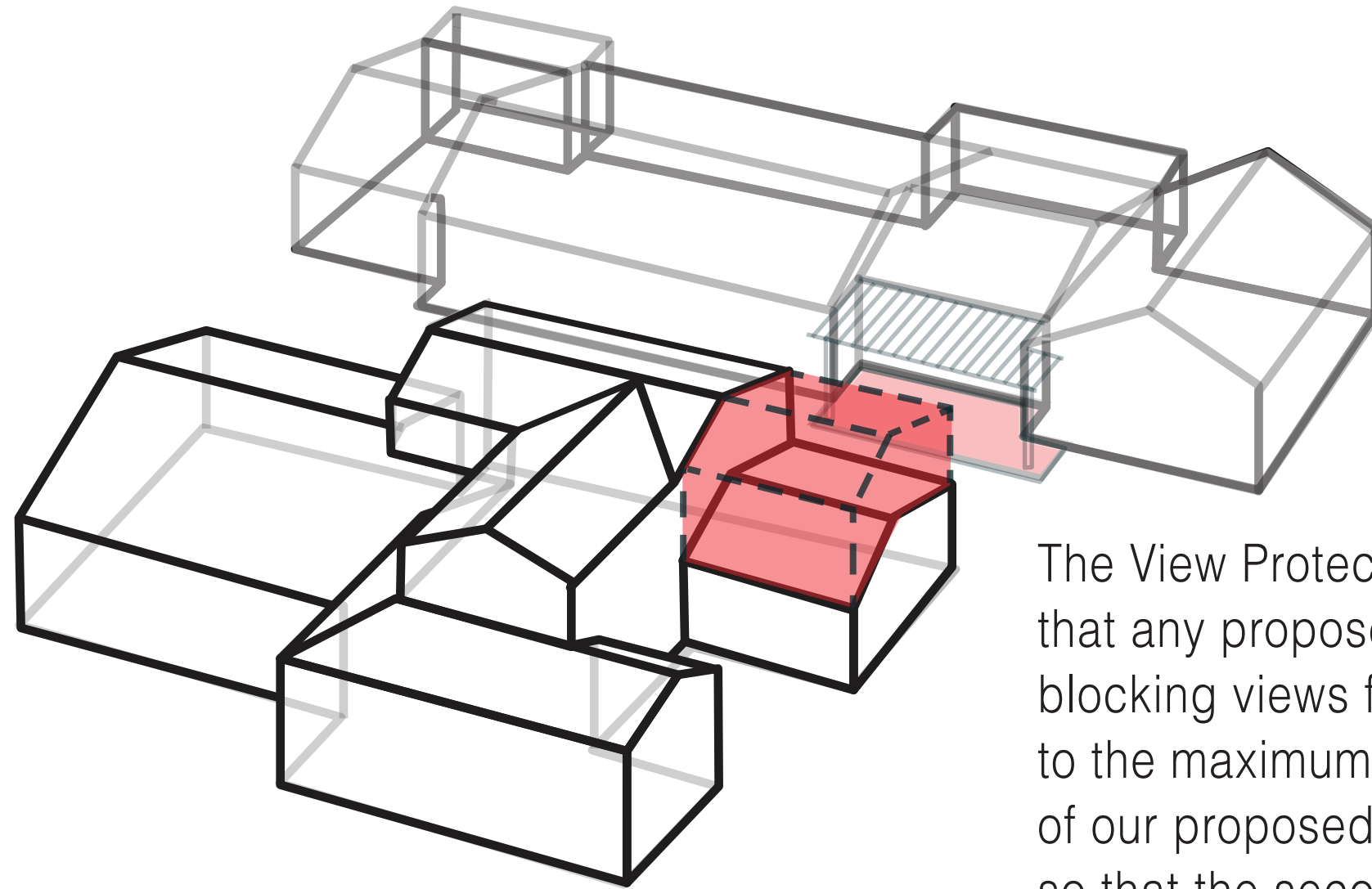
- E. View protection.** A proposed structure shall be designed and located so that it avoids blocking views from surrounding properties to the maximum extent feasible, as determined by the review authority, and as follows. See Figures 2-6 and 2-7. For purposes of this Chapter, “surrounding” properties refers to all abutting properties as well as properties directly across a street from the subject property.
1. New structures and tall landscaping shall not be placed directly in the view of the primary living areas on a neighboring parcel. For purposes in this Chapter, “primary” living area refers to living rooms, family room, patios, but not a kitchen, bedroom, or bathroom.





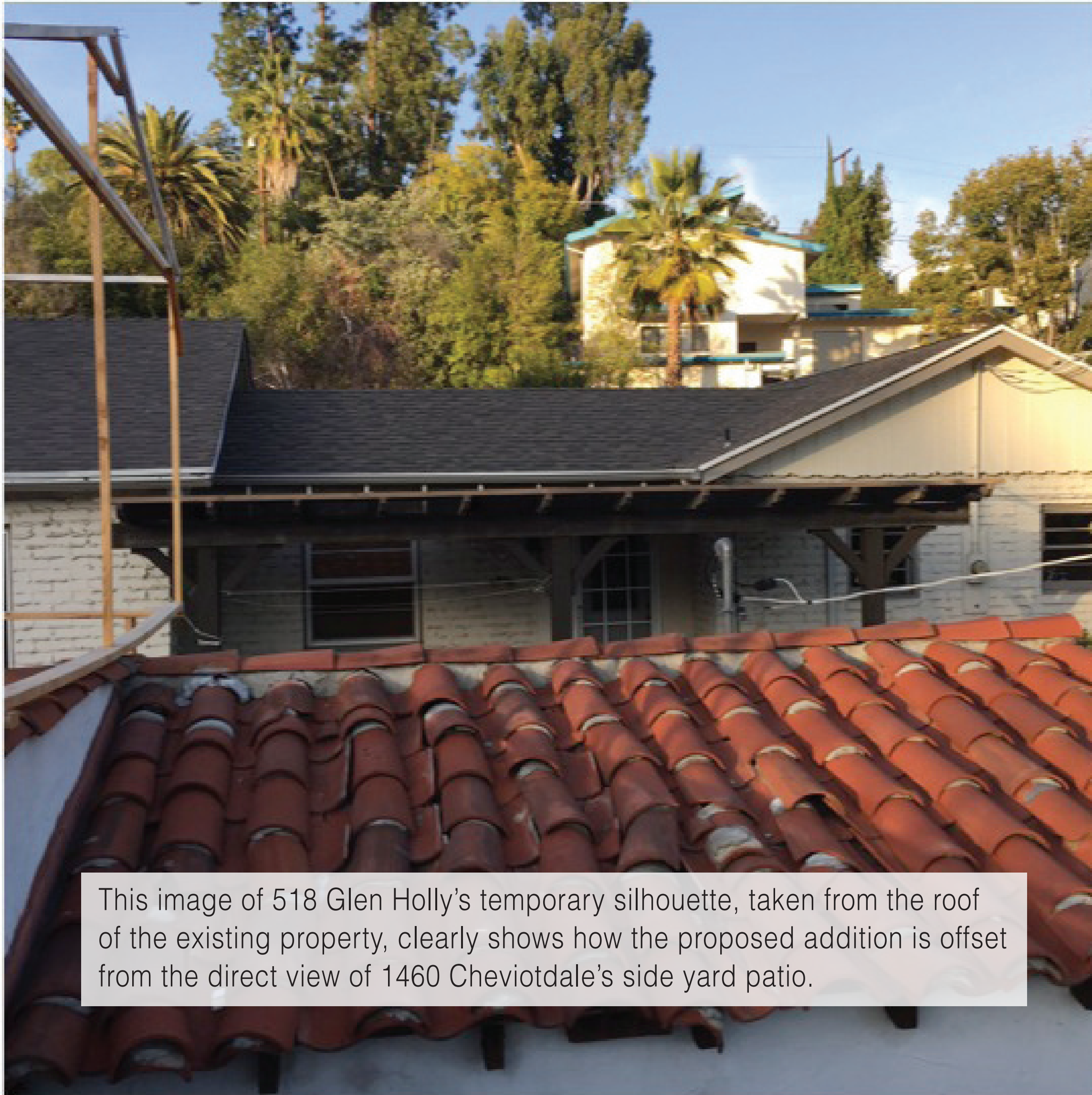
The main point of contention between 518 Glen Holly and 1460 Cheviotdale concerns the view from Cheviotdale's side yard patio.





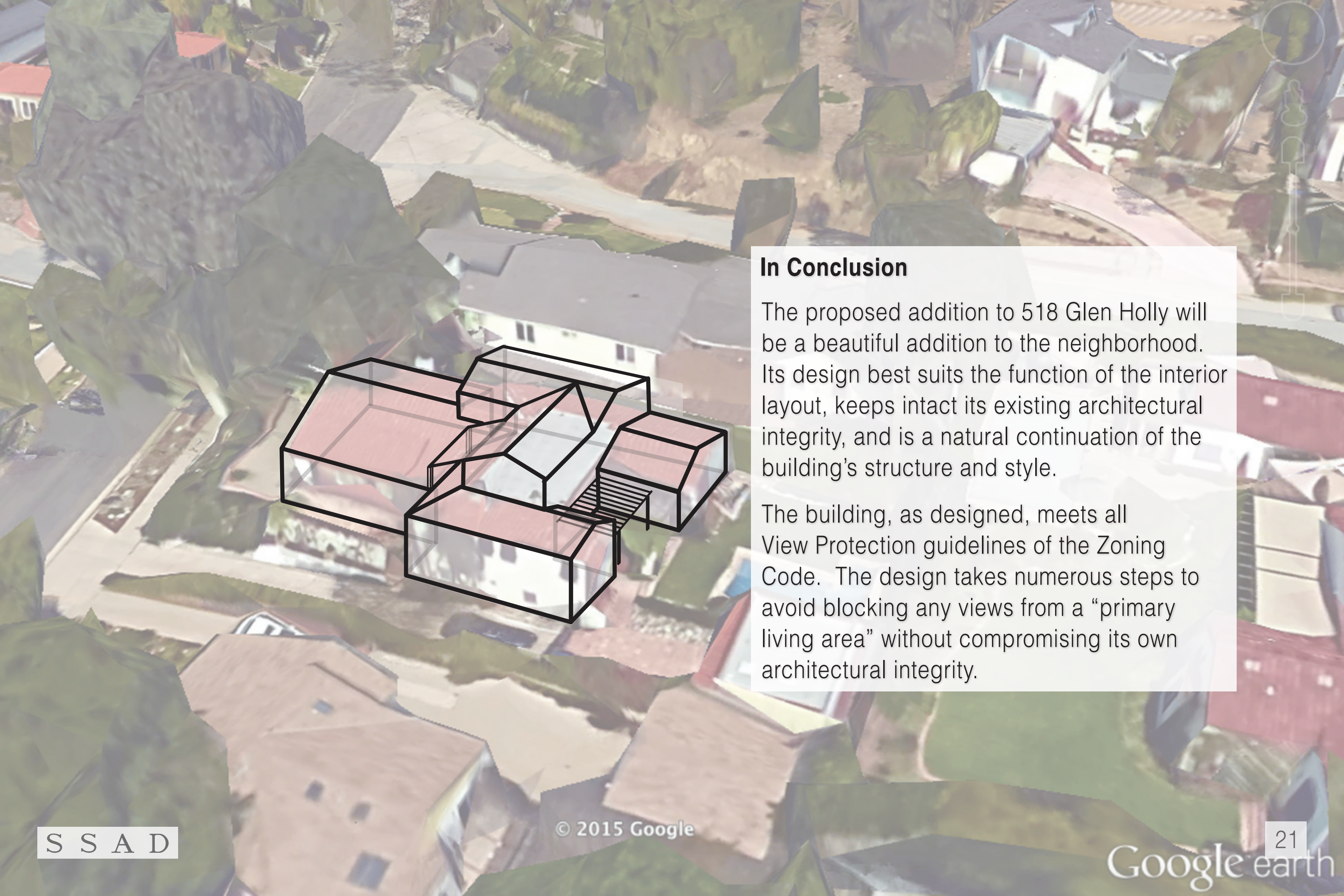
The View Protection guidelines mandate that any proposed structure must “[avoid] blocking views from surrounding properties to the maximum extent feasible”. The layout of our proposed addition has been designed so that the second story is pushed out of the direct view of the neighboring patio as much as possible. The red area shown here demonstrates possible second story massing that was avoided due to view protection.





This image of 518 Glen Holly's temporary silhouette, taken from the roof of the existing property, clearly shows how the proposed addition is offset from the direct view of 1460 Cheviotdale's side yard patio.





### **In Conclusion**

The proposed addition to 518 Glen Holly will be a beautiful addition to the neighborhood. Its design best suits the function of the interior layout, keeps intact its existing architectural integrity, and is a natural continuation of the building's structure and style.

The building, as designed, meets all View Protection guidelines of the Zoning Code. The design takes numerous steps to avoid blocking any views from a "primary living area" without compromising its own architectural integrity.