

Rodriguez, Jane

From: Tyler, Sid
Sent: Thursday, September 22, 2005 3:35 PM
To: Rodriguez, Jane
Subject: Notice of Decision, 635-647 So. Lake Ave., 9/13/05

Jane: Will you please agendaize for the next Council meeting the above Notice of Decision, for consideration of a possible call-up for review. Thank you.

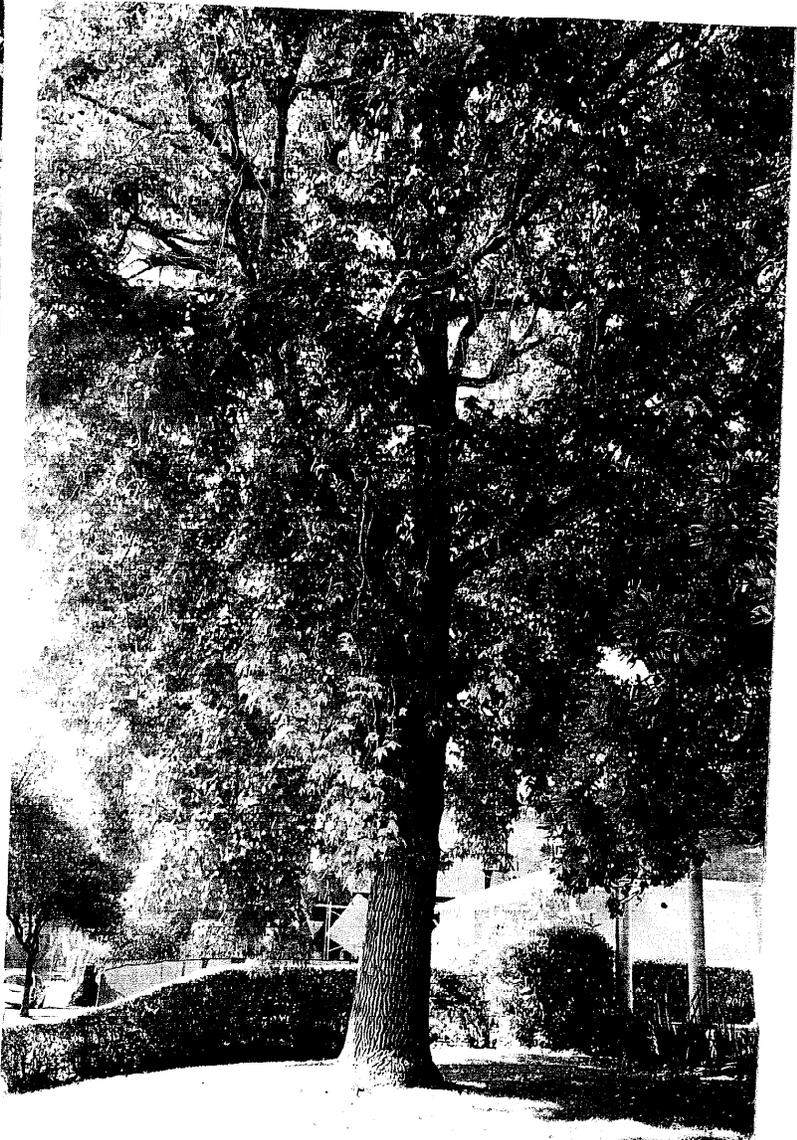
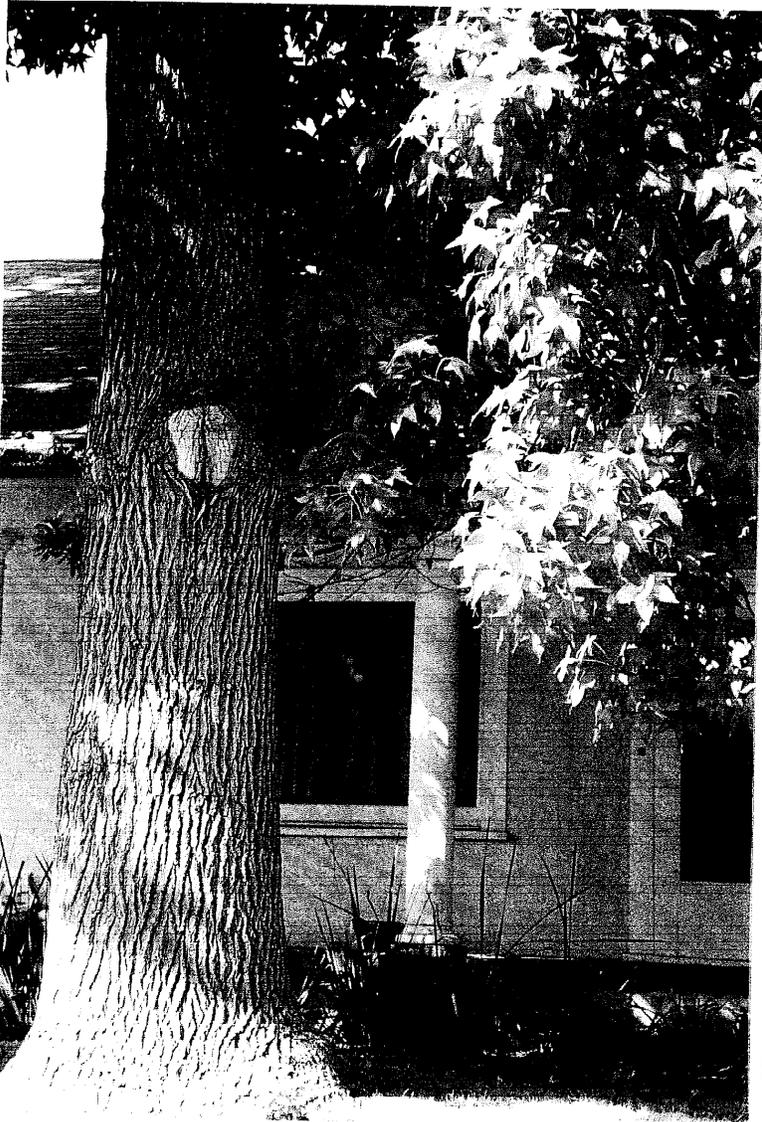
Sid Tyler
City Councilmember, District 7
Pasadena, Ca.
(626) 395-9515

Sid Tyler
9/22/05

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CITY CLERK
CITY OF PASADENA

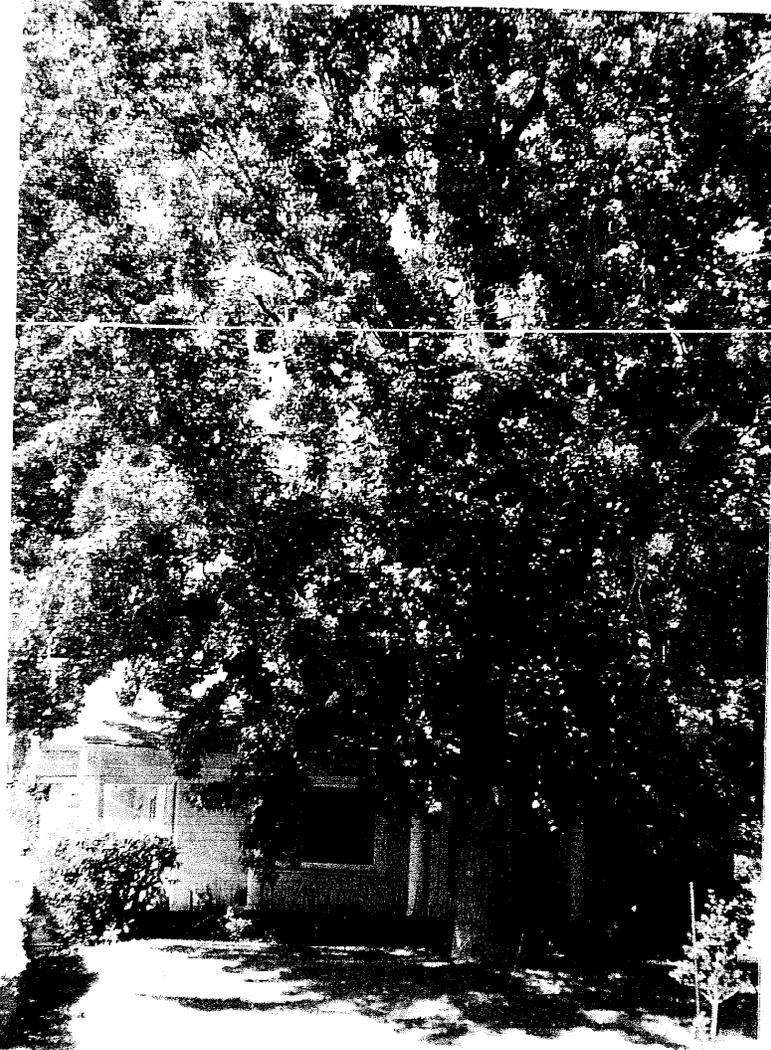


635 – 647 South Lake Ave. – Liquid Amber Tree



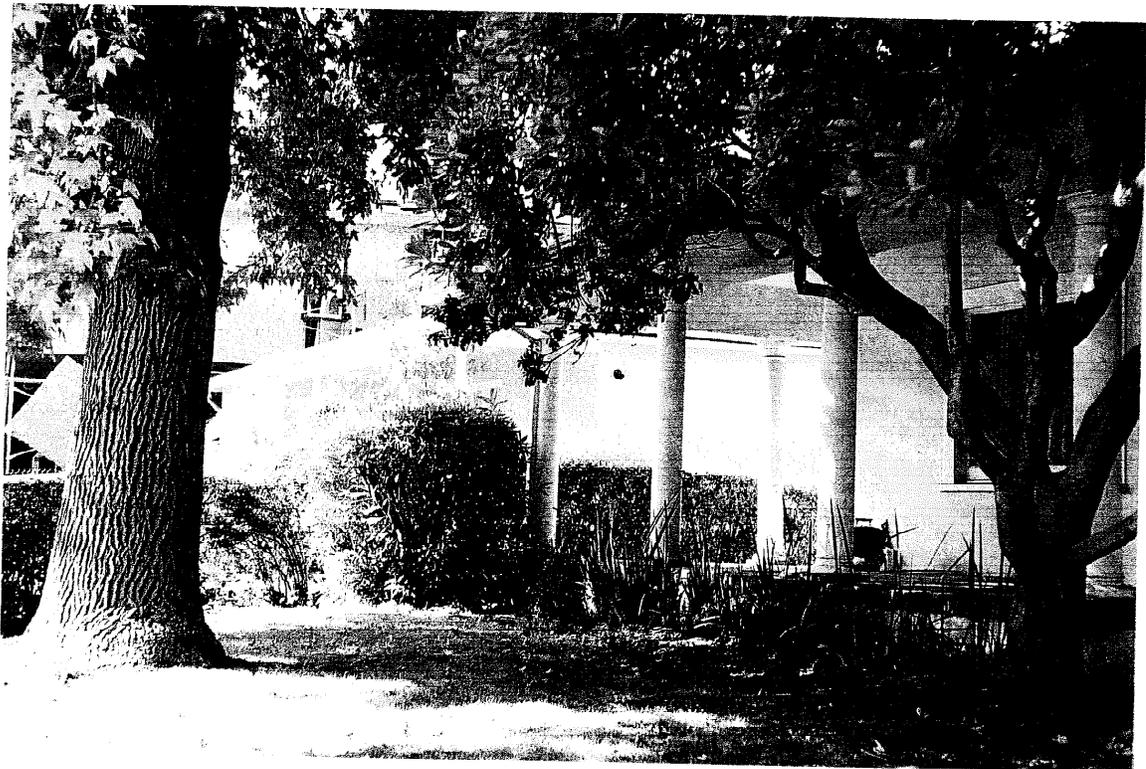


635 – 647 South Lake Ave. – Liquid Amber Tree





635 – 647 South Lake Ave. – Liquid Amber Tree





PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

September 13, 2005

Michael Hajar
277 Pleasant Street #204
Pasadena, CA 91101
Fax [626-577-6014]
E-mail [cdlllc@aol.com]

NOTICE OF DECISION

635-647 South Lake Avenue Chateau de Lis Condominium Project
Application for Consolidated Design Review—Case No. PLN2004-00497

Demolition of Seven Units and Garage Structures on Two Lots; Construction of 12
Townhouse-Style Residential Units (RM32 City of Gardens Zoning District)
Council District No. 7

Dear Mr. Hajar:

On September 12, 2005, at a public hearing in the Pasadena Conference Center, the Design Commission reviewed an application for Consolidated Design Review for the demolition of seven units and construction of a 12-unit condominium flanking a main garden at 635-647 S. Lake Avenue. The revised application consists of project plans, elevations, photographs and material samples submitted on August 26, 2005. In accordance with Section 17.61.030 of the *Pasadena Municipal Code*, the Commission:

Environmental Determination

1. Found that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the site, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services.
2. Found that approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality.
3. Acknowledged that none of the buildings on the property meet the criteria for designation as landmarks, historic monuments, or for listing in the California or National Registers.
4. Concluded, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Findings under Tree Protection Ordinance (Ch. 8.52 P.M.C.)

Acknowledged that none of the trees identified for removal on the project site qualify as native, landmark, or specimen trees and are therefore, exempt from the findings for tree removal.

Findings of Consolidated Design Approval

1. Found that the design of the project complies with the City-wide Design Principles in the Land-use Element of the General Plan; City of Gardens Architectural Standards, and the Design Guidelines for Windows in Multi-unit Residential Projects and includes:
 - a. highly visible and distinctively unique street elevations (*Citywide Design Criteria, residential street environment*);
 - b. visual appeal and a domestic scale for the enjoyment of its inhabitants (*Citywide Design Criteria, residential dwelling design*);
 - c. rich visual detail and a craftsmanship feature constructed with unusual skill and care (ornamental metalwork on front fence and gate) (*Pasadena Design Qualities, building design; City of Gardens section S.1*);
 - d. at least two "Pasadena" building elements with local references (the crafted ironwork, the garden gazebo, and water gardens) (City of Gardens section S.2).
 - e. Outdoor Rooms: A site should have places amenable to outdoor activity and use. Human Occupation: A site should include amenities for comfortable social interaction. (Courtyard is accessible to all residents). *Citywide Design Criteria*.
 - f. Neighborly Streets: A residential street should be a sociable place that offers a sense of security, with a layered transition from dwelling to street. (Building entrances and orientation toward street. Public views into courtyard).
2. Based on these findings **approved** the revised design with the condition that the roofing material consist of the previously proposed combination slate tile roof.

Commission Statement

Commission is disappointed that the applicant did not follow the Commission's recommendation to retain a significant non-protected tree on the site.

Effective Date • Appeals • Call for Review

This decision becomes effective on Friday, **September 23, 2005**. Before the effective date, the City Council or Design Commission may call for review of this decision. If the City Council or Design Commission calls for a review of your application, the staff decision becomes void, and the application will be considered as a new item. In addition, you or any person affected by this decision may appeal this decision to the City Council **before the effective date** by filing an application for an appeal in writing with

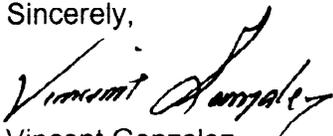
NOTICE OF DECISION – CONSOLIDATED DESIGN APPROVAL w/ conditions
635-647 S. Lake Avenue

the City Clerk (6th floor, 117 E. Colorado Boulevard) with a fee equal to 65% of the original application. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal.

This approval expires **two** years from the effective date. The approval may be renewed for a one additional year by filing a written request with the Planning Director prior to the expiration date (along with the fee for renewal of an approval). Any **changes to the approved final design** for the project should be submitted to City staff for review and approval. Minor changes, that are consistent with the intent of the approved design, may be approved by City staff. Major changes, involving substantial deviations in the project's approved design or conditions of approval, require a separate application. As many as two applications for major changes to the project—including the conditions of approval—may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

Please contact me if you have any questions or concerns about this decision.

Sincerely,



Vincent Gonzalez

Senior Planner, Design and Historic Preservation Section

T 626.744.6750 F 626.396.8588 E vgonzalez@cityofpasadena.net

Address File; Chron File; Tidemark; Design Commission; City Clerk; City Council; City Manager; Director of Planning & Development; Aram Alajajian, F 818.551.1613

REVISED STAFF REPORT

TO: Design Commission
FROM: Richard J. Bruckner, Director, Planning & Development Department
SUBJECT: Application for Consolidated Design Approval
635-647 South Lake Avenue (Château De Lis)
Case #PLN 2004-00497
Council District 7

DATE: Meeting of September 12, 2005 (Continued from July 11, 2005)

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

1. Find that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the site, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services.
2. Find that approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality.
3. Acknowledge that none of the buildings on the property meet the criteria for designation as landmarks, historic monuments, or for listing in the California or National Registers.
4. Conclude, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Findings under Tree Protection Ordinance (Ch. 8.52 P.M.C.)

Acknowledge that none of the trees identified for removal on the project site qualify as native, landmark, or specimen trees and are therefore, exempt from the findings for tree removal.

Findings of Consolidated Design Approval

1. Find that the design of the project complies with the City-wide Design Principles in the Land-use Element of the General Plan; City of Gardens Architectural Standards, and the Design Guidelines for Windows in Multi-unit Residential Projects and includes:
 - a. highly visible and distinctively unique street elevations (*Citywide Design Criteria, residential street environment*);
 - b. visual appeal and a domestic scale for the enjoyment of its inhabitants (*Citywide Design Criteria, residential dwelling design*);
 - c. rich visual detail and a craftsmanship feature constructed with unusual skill and care (ornamental metalwork on front fence and gate) (*Pasadena Design Qualities, building design; City of Gardens section S.1*);
 - d. at least two "Pasadena" building elements with local references (the crafted ironwork, the garden gazebo, and water gardens) (*City of Gardens section S.2*).
 - e. Outdoor Rooms: A site should have places amenable to outdoor activity and use. Human Occupation: A site should include amenities for comfortable social interaction. (Courtyard is accessible to all residents). *Citywide Design Criteria*.

- f. Neighborhood Streets: A residential street should be a sociable place that offers a sense of security, with a layered transition from dwelling to street. (Building entrances and orientation toward street. Public views into courtyard).

2. Based on these findings **approve** the revised consolidated Design Review as submitted.

STAFF RECOMMENDATION

Coordinate with the adjoining property owner to remove the Eucalyptus globulus along the west property line and replace with four to five 36-inch box California Sycamore trees to match the existing landscape, or others as agreed upon by the tree owners. A progress report of this request shall be submitted to staff during building plan check.

BACKGROUND

The application received Preliminary Plan Check approval with corrections from the Current Planning Section on September 17, 2003. The Department of Transportation reviewed and accepted the traffic and parking analysis prepared by Linscott, Law & Greenspan Engineers on November 22, 2004. The traffic and parking analysis revealed no significant traffic impacts are generated from this project (see *Attachment C*). A Predevelopment Plan Review meeting was held with the development team and City staff on January 17, 2004. In addition, a Vested Tentative Tract Map was approved on March 9, 2005.

Staff worked extensively with the applicant and his architect to simplify the design. The staff of the Design and Historic Preservation Section approved with conditions toward this direction, the application for Consolidated Design Review on February 4, 2005. The Design Commission, on February 14, 2005, called for review the application for concept design.

The Design Commission, on February 28, 2005, at a public meeting held in the Pasadena Conference Center, reviewed and continued the project after citing several concerns. Since the Commission's last review on June 6, 2005, the applicant modified the design to address these concerns identified in the following table. Interim advisory reviews of the project with the Design Commission were also held on **seven** occasions to evaluate the progress of the revised project design (see *Attachment A* at the conclusion of this report).

DEVELOPMENT TEAM

Developer: Michael Hajar

Architect: Alajajian Marcoosi, Architects

Landscape Architect: Famous Garden, Inc.

CODE COMPLIANCE

The project is compliant with the newly adopted Zoning Code, effective 2/26/2005.

Zone: RM-32

Lot Size: 19,473 SF

Setback: Front yard—20'-0" Side yard—3'-8" to 7'-8" Rear yard—5'-0" to 6'-6"

Allowable Height: 60% of the site permits 24'-0" and rear 40% permits 36'-0"

Unit Size: 1,891 SF to 2,456 SF

Unit Type: 12-Units; Eight 3-bedroom; Four 2-bedroom; 3-1/2 baths each

Private elevator in half of the units

Parking Type: Semi-subterranean 24-spaces plus 1-guest space

Total Garden Area Provided: 6,311 SF (6,231 SF required)

STAFF EVALUATION

Surroundings

The 0.45-acre site is located along South Lake Avenue, south of California Boulevard. Existing land uses include retail uses to the north, multi-family and single family residential uses to the south, east, and west. The buildings in the surrounding area are eclectic and there is no dominant architectural style. A retail commercial building is located immediately to the north of the site. A two-story Craftsman Style building (to be demolished) is located to the south. The replacement project is a five-unit Spanish Revival two-story condominium. Directly across the street are three-story apartment buildings. The proposed design is in scale with the majority of the block including the existing three-story apartment building across the street.

Architecture

French Renaissance Revival (Second Empire) architectural detailing.

Siting and Orientation

As required by code, the proposed building has a 20-foot front setback similar to the existing buildings in the area. The building also maintains a side yard setback ranging from 3'-8" to 7'-8", and a rear yard setback ranging from 5'-0" to 6'-6." These setbacks are appropriate to the character of this setting and allow the residents a greater sense of privacy than the zero setback permitted for side and rear yards. Pedestrian access occurs from the main garden and perimeter walkways. All units have private street-facing balconies and/or courtyard entrances.

The subterranean parking level is developed to the northerly and southerly property lines of the site, while maintaining a 5' setback along the rear yard and a 20' setback along South Lake Avenue, allowing for the installation of at-grade plant material. A single lane driveway allows access into the 25-space subterranean parking garage from the southerly most edge of the site along South Lake Avenue.

Height, Massing and Modulation

The height and massing of the building complies with the intent of the City of Gardens Ordinance. In particular, the building volume along the west elevation (rear yard) is setback from the property line, is modulated with seven bays, and detailed with windows and two residential entrances. The elevation is primarily two-stories tall and bracketed at each end of the building with a three-story module. This approach visually mediates the appearance of a three-story volume across the entire length of the building.

Solid-to-Void Relationships

The arrangement and proportion of window and door openings enhance the level of articulation and detail of the building. The windows allow for a high degree of transparency throughout the project; in addition, the window openings are expansive within the courtyard elevations. Staff believes this degree of articulation contributes depth and shadow to the wall surfaces.

Materials

Finish materials include high quality aluminum-clad wood windows, brick cladding, steel trowel cement plaster wall surfaces, flat-slate roof tiles, and decorative cast concrete trim.

Landscaping

The landscaped courtyard is detailed as a viewing garden with contemplative seating areas including a garden gazebo, meandering paths, metal arbor, water-cascade and pond. Two 24-inch box ornamental pears are planted within tree wells, allowing the trees to fully mature.

Tree Removal

At the request of City staff, an arborist report and opinion statement was submitted on January 27, 2005 to evaluate the impact of the new development on two existing non-protected trees, an American Sweetgum, located within the front yard; and a Blue Gum straddling the west property line (see attachment, Arborist Report). As designed, the new development will encroach within three feet of the tree trunk of the American Sweetgum within the front yard. Major root loss is unavoidable and will likely lead to structural instability and health problems. The arborist recommends removal of the tree and replacement with new trees of appropriate species. The landscape design proposes four 24" box Jacaranda trees to be planted within the 20-foot setback. The replacement canopy volume will meet or exceed the canopy volume of the tree to be removed in approximately five to ten years.

Due to the declining health of the Blue Gum, the arborist report recommends removal of the tree (see Recommendation (b) at the conclusion of the arborist report—*Attachment D*).

CONCLUSION

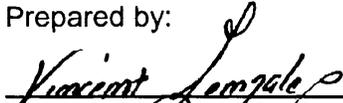
Staff believes that the project successfully addresses concerns raised by the Design Commission at the June 6, 2005 meeting and subsequent meetings with the applicant. Staff finds that the proposed design has architectural features that *add visual interest along the street frontage*. The variety of balconies and terraces provide *pleasant amenities* for the residents and exhibit a *good solid to void relationship*. The *modulation* of the building, both horizontally and vertically is effective at breaking down the massing of the building. The architect has made a conscious effort to use *high-quality materials and finishes*. The project complies with density and height requirements for the area and is consistent with several Design Principles and Criteria in the General Plan. The staff, therefore, recommends approval of the revised project as submitted.

Respectfully submitted,



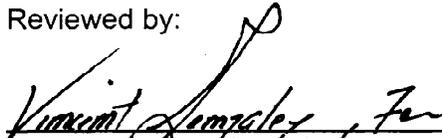
Richard J. Bruckner, Director
Planning and Development Department

Prepared by:

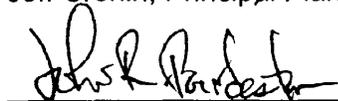


Vincent Gonzalez, Senior Planner
Design & Historic Preservation Section

Reviewed by:



Jeff Cronin, Principal Planner



John Poindexter, Planning Division Manager

W/Design-HP/2005 Staff Reports/City of Gardens/Lake_S635_082205_cons_sr.doc

Attachments: A. Design Commission Comments
 B. Revised Plans and Elevations
 C. Department of Transportation Acceptance Letter Dated November 22, 2004
 D. Arborist Report (dated January 27, 2005)

ATTACHMENT A

Design Commission Comments February 28, 2005	Response To Comments March 14, 2005
Articulate a true mansard roof (possibly by lowering the plate-line) to engage the windows to create interior dormers. Consider changing the style of roof and material i.e., barrel tile.	Changed roof style and material.
Reararticulate front entrance and consider removing the roof at the entry gate.	Redesigned entry gate as well as front elevation.
Reduce the overall height and integrate the chimneys with the architecture.	Reduced height of chimneys and changed style to simplify and harmonize with architecture.
Introduce more smooth plaster wall surfaces.	Done.
Reduce the use of stone. The application of stone should be limited to accent uses.	Considered and eliminated the use of stone altogether, and replaced with brick accents. Reduced overall quantity used as well.
Explore the viability of modifying the building footprint to retain the Liquid Amber in the front yard.	Explored, and determined it to not be viable. Retaining the Liquid Amber will be detrimental to the front units and overall project design.
Introduce horizontal detailing verses vertical articulation along the three-story building volumes.	Done.
Use true quoins (staggered) on corners where the building walls are modulated; no quoins elsewhere.	Removed quoins completely.

Additional Design Commission Comments March 14, 2005	Response to Comments March 28, 2005
Create more informality.	Changed design to reflect more informality.
Emphasize the main entrances (the street facing entry doors appear too small).	Changed design. Entry doors are emphasized by cast stone element.
GFRC quoins should be upgraded to lime stone or other natural stone.	Removed completely.
Study the adequacy of the water depth in the ponds and cascade to insure proper water recirculation.	Consulted with landscape architect, who determined that depth of the ponds is adequate to achieve proper water circulation.

<p align="center">Design Commission Comments March 28, 2005</p> <p align="center">Spanish Colonial Architectural Solution</p>	<p align="center">Response To Comments April 11, 2005</p>
<p>RECOMMENDATIONS: Granada Building Model (appropriate scale); Wallace Neff; Myron Hunt; Image board for reference.</p>	<p>Returned to French Renaissance Revival style</p>
<p>Select an architectural direction</p>	
<p>Move mass forward – pursue deviations from the zoning code.</p>	
<p>Lacks transition between neighborhood and commercial.</p>	
<p>Increase pitch in roof (appears thin)</p>	
<p>Tree in front setback should remain.</p>	
<p>Introduce a base element. Unify the entire elevation with a base/middle/top.</p>	
<p>Too much wall surface</p>	
<p>Break up symmetry of street facing elevation.</p>	
<p>Awkward solid-to-void opening, particularly the elliptical windows.</p>	
<p>Gate is to articulate for architectural style.</p>	

<p align="center">Additional Design Commission Comments April 11, 2005</p>	<p align="center">Response to Comments May 23, 2005</p>
<p>Incorporate full mansard roof along the second floor.</p>	<p>Full mansard roof incorporated along second floor.</p>
<p>The massing of the tree brick modules appear too tall. Consider lowering height of the brick.</p>	<p>The applicant retained the full brick application.</p>
<p>Consider retaining the Liquid Amber in the front yard.</p>	<p>Would render the project unfeasible.</p>
<p>Consider moving the mass of the third floor forward to provide an increased step back.</p>	<p>Would require a variance.</p>

Additional Design Commission Comments May 23, 2005	Response to Comments June 6, 2005
Create more informality.	Changed design to reflect more informality.
Emphasize the main entrances (the street facing entry doors appear too small).	Changed design. Entry doors are emphasized by cast stone element.
GFRC quoins should be upgraded to lime stone or other natural stone.	Removed completely.
Study the adequacy of the water depth in the ponds and cascade to insure proper water recirculation.	Consulted with landscape architect, who determined that depth of the ponds is adequate to achieve proper water circulation.

Additional Design Commission Comments June 6, 2005	Response to Comments September 12, 2005
Incorporate full mansard roof along street facing elevations.	A full mansard roof and dormer windows incorporated at the second story street facing elevation.
Restudy three-brick modules along the north and south building elevations. Consider lowering the height of the brick application. Brick placement appears arbitrary. Brick should be used only where needed (all elevations).	All brick is omitted from the building elevations.
The faux chimney at the stairwell (north and south elevations) appears to thin.	The chimney is redesigned with wider proportions.
Articulate the stair towers to minimize the mass of this wall plane (north and south elevations).	A full mansard roof at third floor, a belt course between the second and third floor plate-line, and a cornice-line (bulk-head) at ground floor articulate the stair towers.



DEPARTMENT OF TRANSPORTATION

November 22, 2004

Ms. Clare M. Look-Jaeger, P.E.
Linscott, Law & Greenspan Engineers
234 East Colorado Boulevard
Pasadena, California 91101

**CASE: Chateau de Lis Condominium Project
635 South Lake Avenue**

Dear Clare:

This letter is to inform you that the Department of Transportation has reviewed and accepted your findings for the project located at 635 South Lake Avenue contained in an e-mail sent November 17, 2004. The site is currently developed with seven dwelling units. The proposed project will add five units to the site. No significant changes to ingress/egress are proposed, and no improvements to pedestrian, transit, or bicycle facilities are recommended. In concurrence with your professional opinion, a full traffic study is not needed for the project.

Per your findings, the proposed addition of five dwelling units will add a nominal amount of traffic to the area, including four AM and four PM peak hour trips. In accordance to the City's established ADT impact thresholds for street segments, an increase in ADT due to the Project of 0.0% - 2.4% requires staff review and conditions as appropriate traffic mitigation. Thus, the Project will be conditioned to pay \$5,000 traffic mitigation as part of the neighborhood traffic management program prior to the issuance of a building permit.

This acceptance is based on the project scope contained in the Predevelopment Plan Review application dated January 6, 2004. Any additional changes to the project scope during the approval process may require additional traffic analysis. Should you have any questions or for more information, please contact me at (626) 744-7208.

Sincerely,

ERIC C. SHEN, P.E.
Transportation Planning & Development
Manager

CC: Joyce Y. Amerson, Director of Transportation
Norman Baculiniao, Traffic Engineering Manager
John Orolfo, Engineer, Department of Public Works
Michael Huntley, Department of Planning & Development

**CRAIG CROTTY
ARBOR CULTURE**

P.O. Box 246
Verdugo City, CA 91046
Tel. 818 957-8824
Fax 818 957-8834
Cell 818 636-4917

January 27, 2005

To: Mr. Michael Hajar
Chateau De Lis, LLC
277 Pleasant St., #204
Pasadena, CA 91101
Tel. 626 577-6065

Re: Chateau De Lis, Condos
647 South Lake Ave., Pasadena

Subject: 1) West Neighbor's Eucalyptus
2) Frontyard Liquidambar

1) Blue Gum, *Eucalyptus globulus*

Assignment: I was asked to identify and evaluate a Eucalyptus tree located near the west property line of 647 South Lake Avenue, Pasadena.

Observations: A very large, two-trunk Blue Gum, *Eucalyptus globulus*, is located on or very near the west property boundary of 647 South Lake Ave. This tree is in a non-irrigated and un-maintained landscape setting. The upper crown has significant dead branches. Evidence of significant damage from insects was observed, Eucalyptus Longhorned Borer and Tortoise Beetle (see Field Data Sheet).

The tree is situated near targets of frequent human-use areas and property. Proposed construction of condominium units with subterranean parking are to be placed within the tree dripline, close to the trunk.

Discussion: This tree is in poor condition. It is in poor health due to extended drought and insect invasion. It is a severe risk tree due to condition and location near targets. It is not on the list of City-protected species.

The tree may be wholly owned by the neighbor to the west, or jointly owned with property owners at 647 South Lake.

Proposed excavation for subterranean parking would certainly impact tree roots in a negative manner, causing destabilization of tree structure (possibly causing catastrophic failure) and degrading health (possibly killing the tree).

Since this tree is currently in poor condition, obviously un-maintained, a heightened risk to nearby persons and property, not a City-protected species, and in conflict with proposed construction, a good solution would be to remove and replace this tree with new tree of appropriate species.

If the tree is approved for removal and replacement by the City of Pasadena, written permission of any and all owners of the tree is necessary prior to removal.

Recommendation: Remove and replace this Blue Gum tree with new trees. Replacement trees could be offered to the tree owner on the west adjoining property. Appropriate replacements could include four to five 36-inches-box California Sycamore trees to match existing landscape, or others as agreed upon by the tree owners.

2) American Sweetgum, *Liquidambar styraciflua*

Assignment: I was to evaluate impact of proposed construction on the health and structure of a Liquidambar tree located in the front yard at 635 South Lake Avenue in Pasadena.

Observation and Discussion: A mature, large stature Sweetgum tree, *Liquidambar styraciflua*, is located in the front yard setback of a proposed condominium project (see Field Data Sheet for individual characteristics). Evidently, excavation for subterranean parking will occur 20 feet west of the City sidewalk. The approximate center of the tree trunk is 17 feet west of the sidewalk. Thus, construction will be placed within three feet of the tree trunk on the west side.

This Liquidambar will sustain major root loss due to proposed construction. Large structural roots will be cut. Wounds on large roots located near the base of the tree, structural roots, will open routes of decay that can undermine structural stability. Disease organisms are invited to enter through root wounding. The wounds to roots created at this distance from the trunk are likely to lead to structure and health problems.

Recommendation: If construction is approved as proposed, this tree should be removed and replaced with new tree of appropriate species for allowed growing space.



Craig Crotty, Consulting Arborist

Supplemental Information:

Two Field Data Sheets
Photos A and B

JAN / 25 / 05

CRAIG ROTTY, CONSULTING ARBORIST

411 SOUTH LAKE
Pasadena

FIELD DATA SHEETS / VISUAL INSPECTION FROM GRADE

TREE NUMBER	1								
TRUNK DIAMETER (INCHES)	34, 22								
CROWN SPREAD (NS X EW) (FEET)	55 X 50								
HEIGHT (ESTIMATED) (FEET)	85								
PHYSICAL CONDITION									
TRUNK LEAN									
TRUNK CAVITY									
TRUNK WOUND									
EXPOSED STRUCTURAL ROOTS									
DAMAGED / DEAD STRUCTURAL ROOTS									
FILL SOILS AT ROOT CROWN									
WEAK TRUNK / BRANCH ATTACHMENTS	X								
PREVIOUS FAILURES									
BRANCH CAVITY									
BRANCH WOUND									
POOR TAPER									
EXCESSIVE END WEIGHT	X								
DEAD & BROKEN BRANCHES / HANGERS	X								
THIN FOLIAGE									
TIP DECLINE									
LEAF COLOR									
PRUNING DAMAGE									
INSECT DAMAGE IN CROWN	X								
BORERS / TERMITES									
MUSHROOMS / CONKS									
CANKERS / GALLS									
TRUNK BLEEDING / OOZING	X								
RECOMMENDATIONS									
REMOVE	X								
CONSTRUCTION IMPACTED	X								
RELOCATE ON SITE									
UNSUITABLE FOR RELOCATION									
PEST / DISEASE TREATMENT									
RESTORE ORIGINAL GRADE									
ADJUST IRRIGATION / UNDERSTORY PLANT									
AERATE / APPLY MULCH									
MAINTENANCE PRUNING									
RISK LEVEL									
RISK									
SEVERE RISK	X								
CRITICAL RISK									
RATING									
HEALTH	D								
STRUCTURE	C-D								
AESTHETICS	C-D								
OVERALL RATING	D								
SPECIES / COMMENTS A-EXCELLENT B-GOOD C-FAIR D-POOR/DECLINING F-DEAD									
TREE NO. 1 BLUE GUM, <i>Eucalyptus globulus</i> Two-trunks 34" N, 22" S									
TREE NO. ° this is a severe risk tree located near people and property targets									
TREE NO. ° large amounts of dead wood in upper crown									
TREE NO. ° suspected drought damage (un-irrigated) weakened this									
TREE NO. tree, followed by insect attack by Euc. Longhorned Borer									
TREE NO. and Tortoise Beetle									
TREE NO. ° No regular maintenance pruning (other than line clearing)									
TREE NO. NOTE: Base and roots of tree were not observed and are not included in this evaluation.									

JAN. 27, 2005

CRAIG COTTY, CONSULTING ARBORIST

FIELD DATA SHEETS / VISUAL INSPECTION FROM GRADE

TREE NUMBER	2								
TRUNK DIAMETER (INCHES)	27								
CROWN SPREAD (NS X EW) (FEET)	52 X 45								
HEIGHT (ESTIMATED) (FEET)	58								
PHYSICAL CONDITION									
TRUNK LEAN									
TRUNK CAVITY									
TRUNK WOUND									
EXPOSED STRUCTURAL ROOTS	X								
DAMAGED / DEAD STRUCTURAL ROOTS	X								
FILL SOILS AT ROOT CROWN									
WEAK TRUNK / BRANCH ATTACHMENTS									
PREVIOUS FAILURES									
BRANCH CAVITY									
BRANCH WOUND	X								
POOR TAPER									
EXCESSIVE END WEIGHT									
DEAD & BROKEN BRANCHES / HANGERS									
THIN FOLIAGE									
TIP DECLINE									
LEAF COLOR									
PRUNING DAMAGE	X								
INSECT DAMAGE IN CROWN									
BORERS / TERMITES									
MUSHROOMS / CONKS									
CANKERS / GALLS									
TRUNK BLEEDING / Oozing									
RECOMMENDATIONS									
REMOVE	X								
CONSTRUCTION IMPACTED	X								
RELOCATE ON SITE									
UNSUITABLE FOR RELOCATION									
PEST / DISEASE TREATMENT									
RESTORE ORIGINAL GRADE									
ADJUST IRRIGATION / UNDERSTORY PLANT									
AERATE / APPLY MULCH									
MAINTENANCE PRUNING									
RISK LEVEL									
RISK	X								
SEVERE RISK									
CRITICAL RISK									
RATING									
HEALTH	B								
STRUCTURE	C								
AESTHETICS	B								
OVERALL RATING	B								
SPECIES / COMMENTS	A-EXCELLENT B-GOOD C-FAIR D-POOR/DECLINING F-DEAD								
TREE NO. 2	Liquidambar styraciflua - American Sweetgum								
TREE NO.									
TREE NO.	• 20 ft setback west of SW requires excavation within								
TREE NO.	3 ft of tree trunk west side								
TREE NO.	• pruning damage - previously topped								
TREE NO.	• wounds w/ decay in surface structural roots								
TREE NO.									
TREE NO.									

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS.



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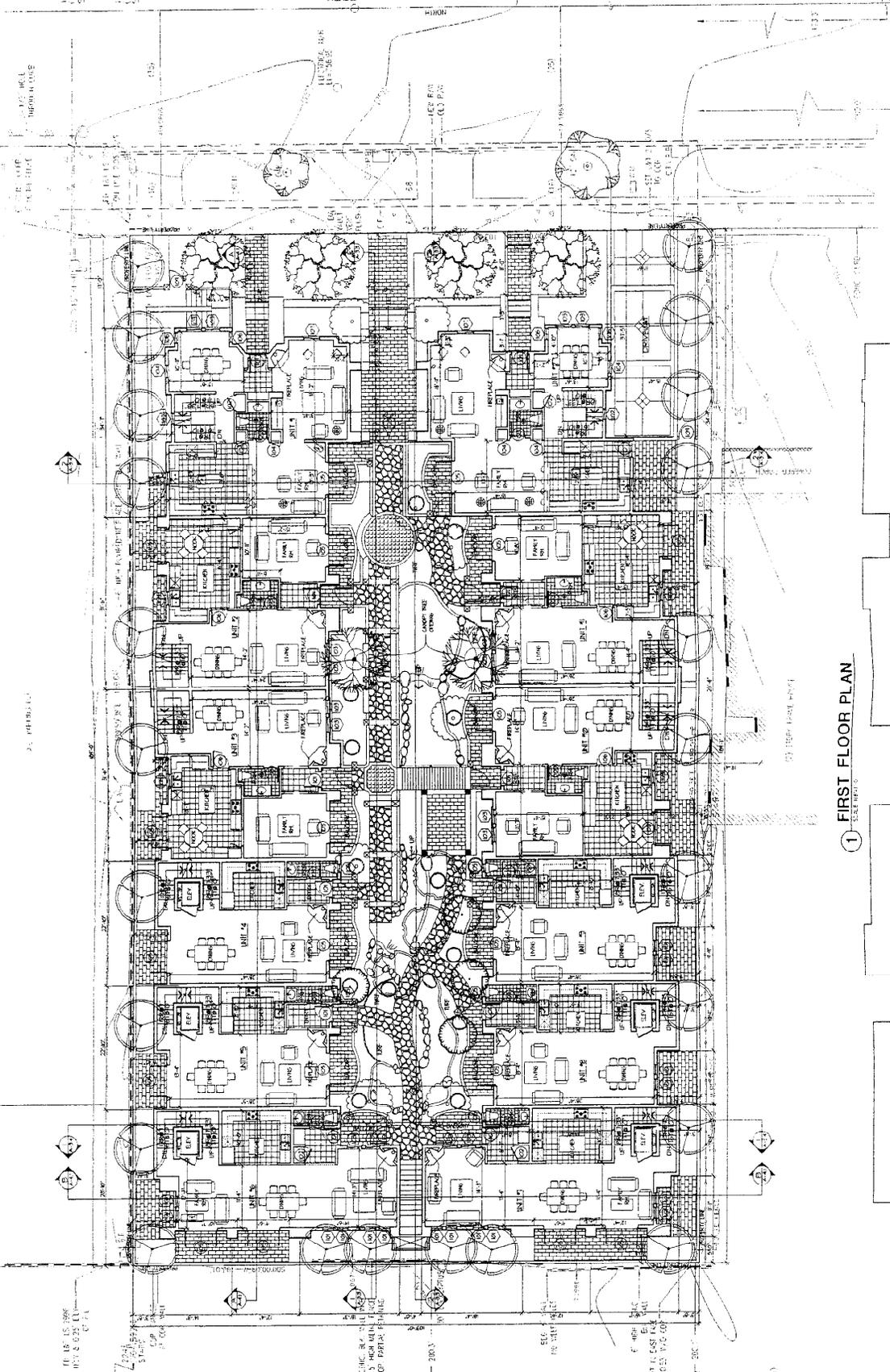
Chateau De Lis LLC
 835 Galt Lake Ave.
 Pasadena, CA

FIRST FLOOR PLAN

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

- UNFINISHED
- FINISHED
- GLASS
- METAL
- WOOD
- STONE
- BRICK
- TILE
- CONCRETE
- OTHER

A-2.1



1 FIRST FLOOR PLAN

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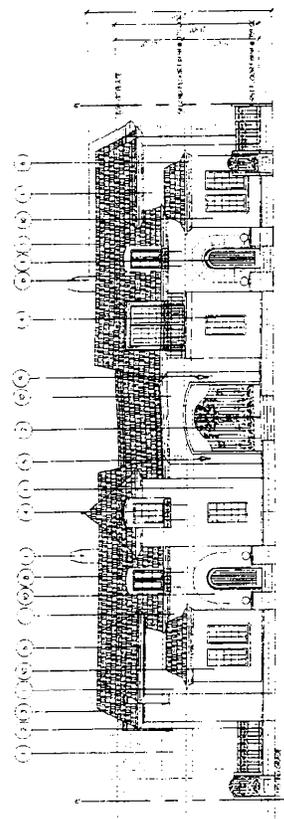
**Chateau
De Lis
LLC**

Project Name:
Chateau De Lis

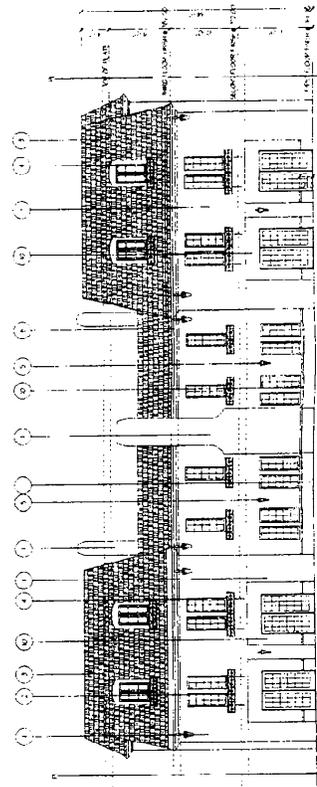
Address:
5311 E. 14th Ave
Pasadena, CA

**BUILDING
ELEVATIONS**

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



① EAST ELEVATION



② WEST ELEVATION

- NOTES:**
1. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
 2. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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 12. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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Chateau De Lis LLC

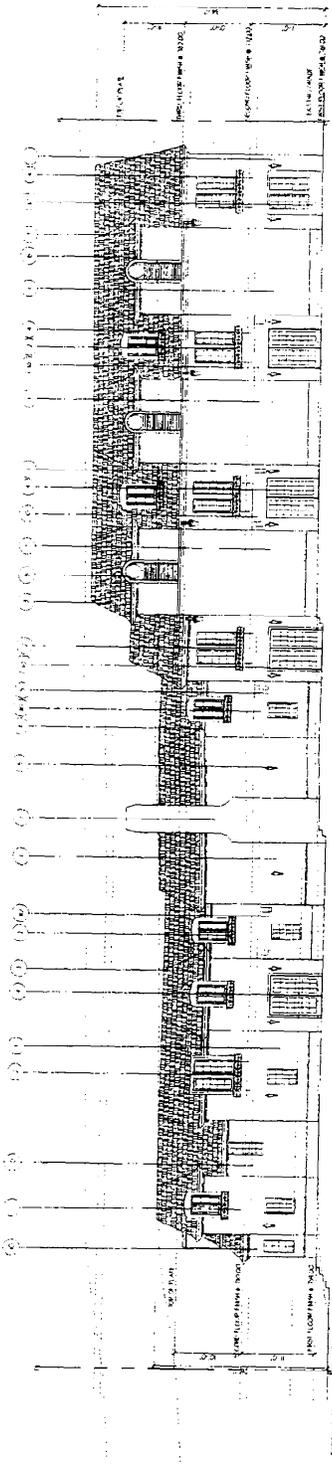
PROJECT NO.:
Chateau De Lis
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 Pasadena, CA

BUILDING ELEVATIONS

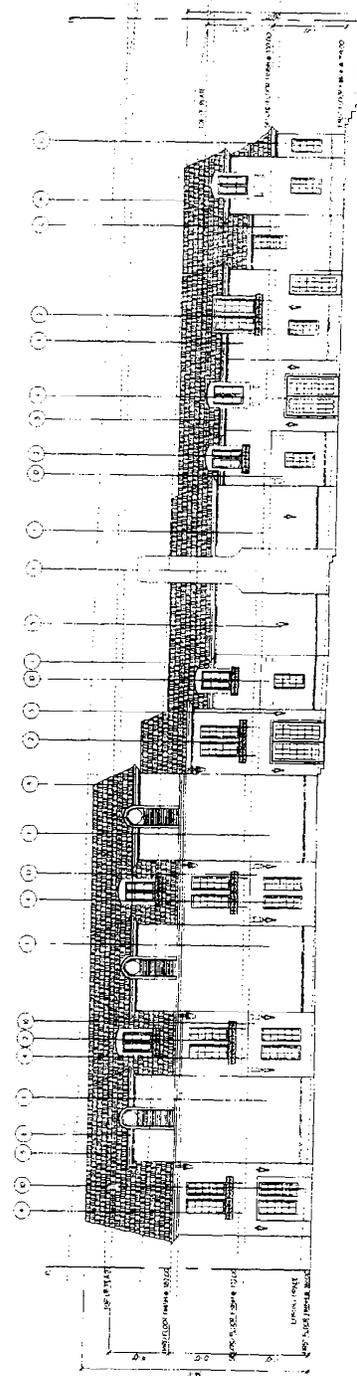
Scale: 1/8" = 1'-0"

- EXTERIOR WALLS
- ROOFING
- FLOORING
- PAINT
- FINISHES
- LIGHTING
- FURNITURE
- PLANTING
- LANDSCAPE
- MATERIALS
- NOTES

A-3.2



1 SOUTH ELEVATION



2 NORTH ELEVATION

- EXTERIOR WALLS**
1. EXTERIOR WALLS - ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO AND PAINTED WITH EXTERIOR PAINT.
 2. ROOFING - ALL ROOFING TO BE FINISHED WITH ASPHALT/FLY SHINGLES.
 3. FLOORING - ALL FLOORING TO BE FINISHED WITH CARPET.
 4. PAINT - ALL INTERIOR WALLS TO BE FINISHED WITH PEARL EXTERIOR PAINT.
 5. FINISHES - ALL FINISHES TO BE FINISHED WITH HIGH QUALITY FINISHES.
 6. LIGHTING - ALL LIGHTING TO BE FINISHED WITH HIGH QUALITY LIGHTING.
 7. FURNITURE - ALL FURNITURE TO BE FINISHED WITH HIGH QUALITY FURNITURE.
 8. PLANTING - ALL PLANTING TO BE FINISHED WITH HIGH QUALITY PLANTING.
 9. LANDSCAPE - ALL LANDSCAPE TO BE FINISHED WITH HIGH QUALITY LANDSCAPE.
 10. MATERIALS - ALL MATERIALS TO BE FINISHED WITH HIGH QUALITY MATERIALS.
 11. NOTES - ALL NOTES TO BE FINISHED WITH HIGH QUALITY NOTES.

PROJECT: CHATEAU DE LIS
 ARCHITECT: ALTAJIAN MARCOOSI ARCHITECTS INC.
 DATE: 08/15/11
 DRAWING NO: A-33



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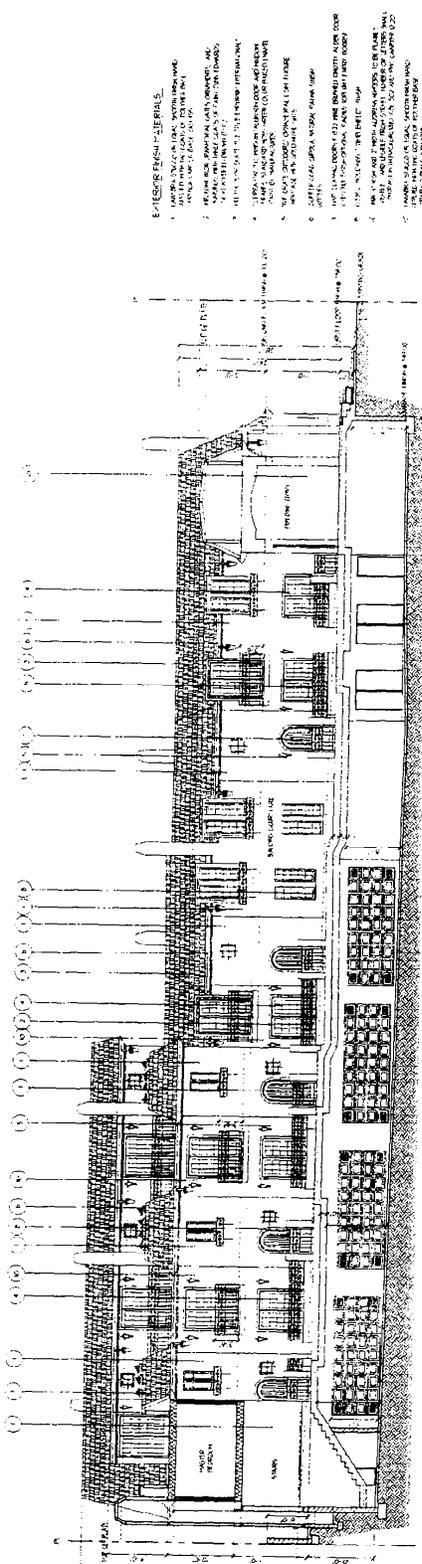
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**BUILDING
 ELEVATIONS**

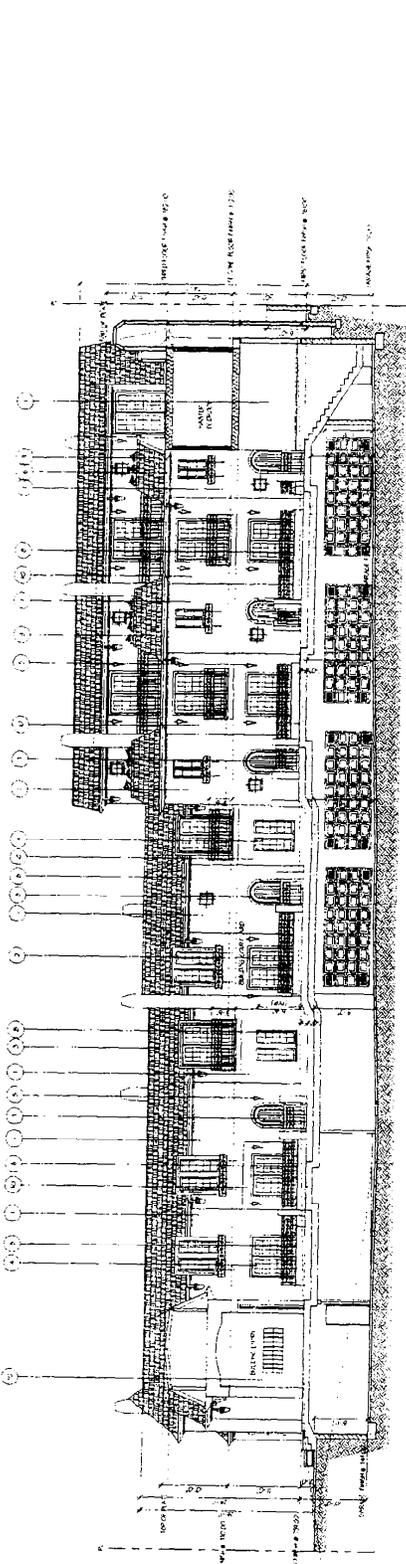
GROUP 16 1/8

1. EXTERIOR FINISH MATERIALS	1. EXTERIOR FINISH MATERIALS
2. WINDOW AND DOOR FINISH MATERIALS	2. WINDOW AND DOOR FINISH MATERIALS
3. ROOF FINISH MATERIALS	3. ROOF FINISH MATERIALS
4. PAINT FINISH MATERIALS	4. PAINT FINISH MATERIALS
5. FLOOR FINISH MATERIALS	5. FLOOR FINISH MATERIALS
6. CEILING FINISH MATERIALS	6. CEILING FINISH MATERIALS
7. INTERIOR PARTITION WALL FINISH MATERIALS	7. INTERIOR PARTITION WALL FINISH MATERIALS
8. INTERIOR PARTITION CEILING FINISH MATERIALS	8. INTERIOR PARTITION CEILING FINISH MATERIALS
9. INTERIOR PARTITION FLOOR FINISH MATERIALS	9. INTERIOR PARTITION FLOOR FINISH MATERIALS
10. INTERIOR PARTITION DOOR FINISH MATERIALS	10. INTERIOR PARTITION DOOR FINISH MATERIALS
11. INTERIOR PARTITION WINDOW FINISH MATERIALS	11. INTERIOR PARTITION WINDOW FINISH MATERIALS
12. INTERIOR PARTITION STAIR FINISH MATERIALS	12. INTERIOR PARTITION STAIR FINISH MATERIALS
13. INTERIOR PARTITION BALCONY FINISH MATERIALS	13. INTERIOR PARTITION BALCONY FINISH MATERIALS
14. INTERIOR PARTITION TERRACE FINISH MATERIALS	14. INTERIOR PARTITION TERRACE FINISH MATERIALS
15. INTERIOR PARTITION PORCH FINISH MATERIALS	15. INTERIOR PARTITION PORCH FINISH MATERIALS
16. INTERIOR PARTITION PATIO FINISH MATERIALS	16. INTERIOR PARTITION PATIO FINISH MATERIALS
17. INTERIOR PARTITION DRIVEWAY FINISH MATERIALS	17. INTERIOR PARTITION DRIVEWAY FINISH MATERIALS
18. INTERIOR PARTITION GARAGE FINISH MATERIALS	18. INTERIOR PARTITION GARAGE FINISH MATERIALS
19. INTERIOR PARTITION PORCH FINISH MATERIALS	19. INTERIOR PARTITION PORCH FINISH MATERIALS
20. INTERIOR PARTITION PATIO FINISH MATERIALS	20. INTERIOR PARTITION PATIO FINISH MATERIALS
21. INTERIOR PARTITION DRIVEWAY FINISH MATERIALS	21. INTERIOR PARTITION DRIVEWAY FINISH MATERIALS
22. INTERIOR PARTITION GARAGE FINISH MATERIALS	22. INTERIOR PARTITION GARAGE FINISH MATERIALS

A-33



1 SOUTH YARD ELEVATION



2 NORTH YARD ELEVATION

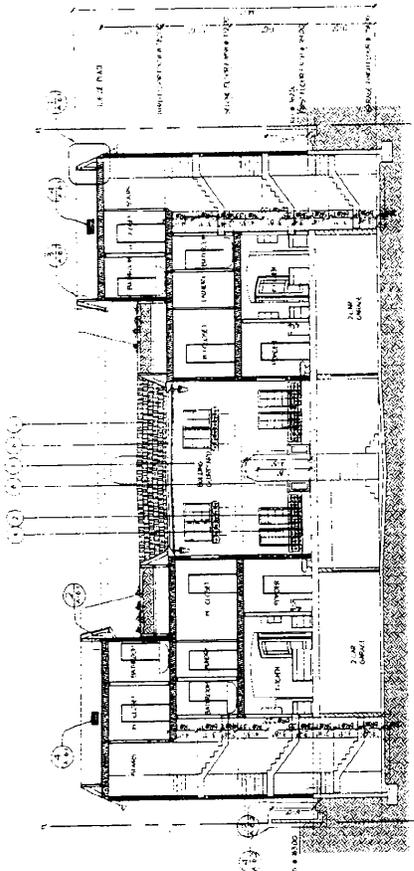


1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. FINISH FLOOR IS INDICATED BY A DOTTED LINE.
 3. FINISH GRADE IS INDICATED BY A DASHED LINE.
 4. FINISH CEILING IS INDICATED BY A DOTTED LINE.
 5. FINISH WALL IS INDICATED BY A DOTTED LINE.
 6. FINISH ROOF IS INDICATED BY A DOTTED LINE.
 7. FINISH STAIR IS INDICATED BY A DOTTED LINE.
 8. FINISH ELEVATION IS INDICATED BY A DOTTED LINE.
 9. FINISH CURB IS INDICATED BY A DOTTED LINE.
 10. FINISH DRIVE IS INDICATED BY A DOTTED LINE.
 11. FINISH DRIVE IS INDICATED BY A DOTTED LINE.
 12. FINISH DRIVE IS INDICATED BY A DOTTED LINE.
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 14. FINISH DRIVE IS INDICATED BY A DOTTED LINE.
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 17. FINISH DRIVE IS INDICATED BY A DOTTED LINE.
 18. FINISH DRIVE IS INDICATED BY A DOTTED LINE.
 19. FINISH DRIVE IS INDICATED BY A DOTTED LINE.
 20. FINISH DRIVE IS INDICATED BY A DOTTED LINE.

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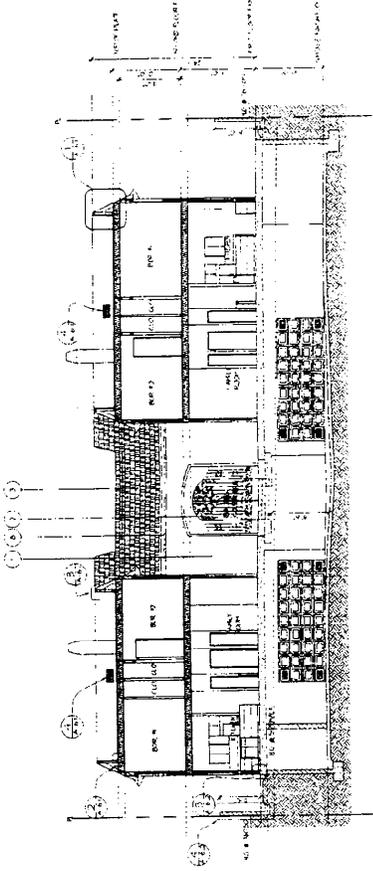
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BUILDING ELEVATIONS



① WEST YARD ELEVATION

- EXTERIOR FINISH MATERIALS**
1. SANDY SILICO GRANITE (MATERIAL NAME) - 12" X 24" RECTANGULAR
 2. BROWN OAK (MATERIAL NAME) - 1 1/2" THICK
 3. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK
 4. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK
 5. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK
 6. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK
 7. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK
 8. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK
 9. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK
 10. 1/2" X 1/2" X 1/2" (MATERIAL NAME) - 1/2" THICK



② EAST YARD ELEVATION