

CARLSON & NICHOLAS, LLP
Attorneys at Law

www.carlsonnicholas.com

Scott Carlson, Partner
Frank Nicholas, Partner
Richard A. McDonald, Counsel

140 South Lake Avenue
Suite No. 251
Pasadena, California 91101
(626) 356-4801

Scott@carlsonnicholas.com
Frank@carlsonnicholas.com
RMcDonald@carlsonnicholas.com

VIA E-MAIL & HAND DELIVERY

February 16, 2016

Chair Greg Jones
Hon. Commissioners Cohen, Farhat, Nelson, and Williamson
Board of Zoning Appeals of and for the City of Pasadena
100 North Garfield Avenue
Pasadena, California 91109

Re: 518 Glen Holly Drive – HDP No. 6315

Dear Chair Jones and Honorable Commissioners:

Thank you for hearing this appeal. We understand you have received a letter from the neighbor's attorney and an e-mail from the San Rafael Neighborhood Association ("SRNA") stating their opposition to the Watson's proposed addition. Unfortunately, the SRNA held a meeting and voted to oppose the project without talking to the Watsons. The Watsons also were not invited to be present at the SRNA meeting on their project, nor asked to provide any facts or information to the SRNA about it. The SRNA also has not visited the Watson's home, nor toured the site with them. As such, their letter, like the Chilingirian's attorney's letter, is replete with inaccuracies and misrepresentations.

Letter to BOZA
City of Pasadena
February 15, 2016

First, the proposed gross floor area does not exceed the gross floor area allowed under the Code. The difference of 55 – 59 square feet they reference is simply the basement, which does not count as part of gross floor area under the Code.

Second, the Chilingirian's "family room" is not impacted at all by the addition. *See* Exhibit "A." Rather, as shown on Exhibit "A", their family room fronts Cheviotdale Drive, not the backyard. When they bought their home, the MLS Listing for it also expressly stated that its views were oriented towards the foothills and otherwise did not exist. *See* Exhibit "B."

Third, according to the City's records, the "patio" (as they have called it in their Request for Appeal and testified before the Hearing Officer), has been referred to as the rear yard and interior side yard. *See* Exhibit "C." Regardless of which it is, that deck and trellis were constructed illegally without the required permits, which the Chilingirian's acknowledged and agreed to fix but never did. *See* Exhibit "D." As such, they are asking for view protection from a spot where none legally exists.

Fourth, the Petition circulated by the neighbors was deliberately false in showing the original design, not the revised design, and in failing to show the direct southern view from the rear bedroom. *See* Exhibit "E." That is why we have submitted letters from some of the people who signed the Petition, but now recanted based upon the actual location and design of the addition.

In fact, the proposed addition complies with Section 17.29.060 on view protection. *See* Exhibit "F."¹ 1460 Cheviotdale Drive also faces north, not south. Its patio is thus on the north side of the house where it serves its primary living areas, i.e., its living room, kitchen, dining and

1 . Photographs of the bedrooms will be presented as part of our power point presentation.

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family rooms. *See* Exhibit "A." Conversely, the south side of the house is a sloping side yard on which the illegal deck and trellis have been constructed adjacent to the bedrooms and bathrooms. *See* Exhibits "A," "C," and "D." Its primary view areas, therefore, would not be blocked by the addition. *See* Exhibit "F", pp. 4 – 5.

Fifth, the original plan for the addition was to have a balcony on the back of it and a flat roof. However, to address the neighbor's concerns, the Watsons removed the deck and balcony at the back and left the roof as it is today. In so doing, they left the direct south view from the neighbors to the north from their patio as it is today. They also protected the neighbor's privacy to the north and east. *See* Exhibit "F", pp. 4 – 5.

Nevertheless, the neighbors still object based upon their unfounded belief that they have the right to an unobstructed 180-degree view from that area of their property illegally constructed and not protected under Section 17.29.060. The neighbor's claim that they are entitled to a protected view along their entire side or rear yard property line also means it is impossible to avoid impacting "their view" because regardless of where the addition is placed it will be visible.

As staff correctly explains in their staff report, however, Section 17.29.060 provides no such right. Rather, under Zoning Code Section 17.29.060(E), only views from primary living areas are protected. As stated therein, "primary living areas" refer only to a living room, family room, and patio, but not a kitchen, bedroom, or bathroom. Here, there is no evidence, let alone any substantial evidence, that any of the neighbors' primary living areas are negatively impacted.

Moreover, under California law, there is no such sweeping, all-encompassing right to any such view. *Wolford v. Thomas*, 190 Cal. App. 3d 347, 358 (1987). California landowners simply do not have a right of access to air, light and view over adjoining property. *Porterville*

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Citizens for Responsible Hillside Development v. City of Porterville, 157 Cal. App. 4th 885, 902 (2007). As such, the only protection the neighbors have is under Section 17.29.060(E), which is limited either to the north view from their front yard patio; or, if we are going to ignore the illegality of their rear patio, the direct southerly view from the paved area which the City's recommendation supports and the Watsons have revised their plans to accommodate.

Sixth, as the Hearing Officer correctly concluded, the neighbor's direct southerly view is actually and only a view of the Watson's roof, electrical lines, and top of trees. The Hearing Officer thus correctly concluded that they have no view.

Seventh, the proposed addition should not have to accommodate an illegal deck and trellis. Moreover, even if it did, it cannot be moved forward. As the Hearing Officer concluded, and reiterates in Point 1 of his January 20, 2016 Addendum, the vaulted ceiling in the living room of the Watson's 1931 Spanish style house is their primary living area and an integral part of character of the house. The Watsons also have a very small back yard, which prevents an addition from being added to the first floor, as the Hearing Officer found. And, there is simply nowhere else to put it because there is not enough square footage over the kitchen area on the south side of the house.

Eighth, the proposed addition is entirely consistent with the General Plan and has nothing to do with the policies cited by the neighbor's attorney. The current house is a modest two-bedroom, one and a quarter bath home. The addition does nothing more than make it a three bedroom, two bath home. The proposed addition fully complies with the neighborhood compatibility protections under the Code and does not seek nor require any variances. There

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also are many two story homes in the neighborhood, which is why many of the neighbors support the project as demonstrated by the submittal of their letters.

Ninth, although the Chilingirians have stated on multiple occasions that they plan to move in the next two years, and thus are concerned about a potential loss in property value, the reality is that property values are based upon comparable homes with the larger sizes that can command higher prices. *See* Broker Analysis by C. McIntosh-Behr. Further, the illegality of their deck and trellis is likely to impact their sales prices far more than anything anyone builds in the neighborhood.

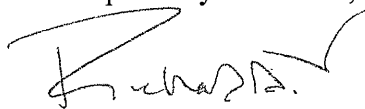
Tenth, and lastly, we will be presenting a power point that shows why the addition can only go where it is planned, how the measurements presented on page four (4) of the Staff Report visually appear, and how the addition does not impact any primary or protected views of anyone. The SRNA's and attorney's points are thus irrelevant as they have no basis in fact.

In sum, the proposed addition fully complies with the Code and the Hearing Officer correctly concluded that substantial evidence supported the findings for the HDP.

We, therefore, ask the Board to affirm the Hearing Officer's December 2, 2015 decision and approve the revised zero front yard setback design for HDP No. 6315.

Thank you again for your consideration.

Respectfully Submitted,



Richard A. McDonald, Esq.
Of Counsel, Carlson & Nicholas, LLP

EXHIBIT A

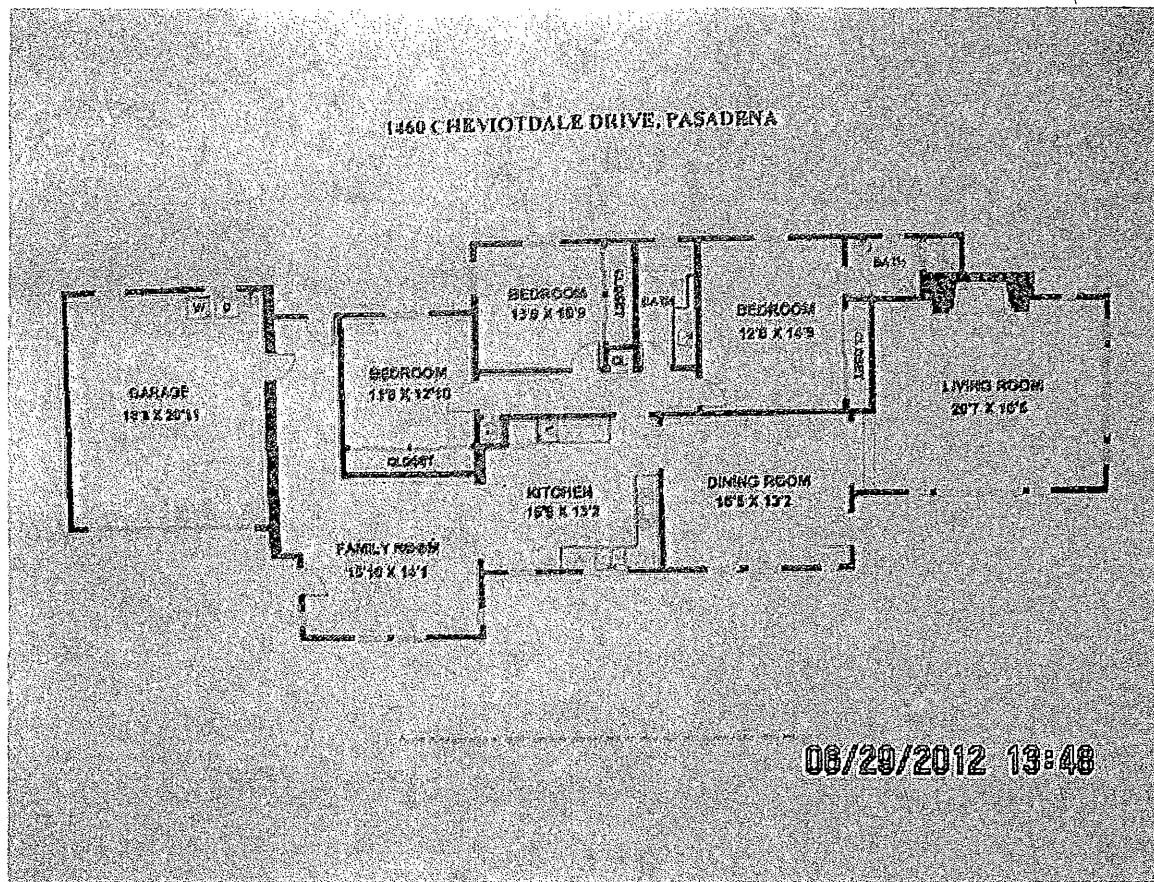
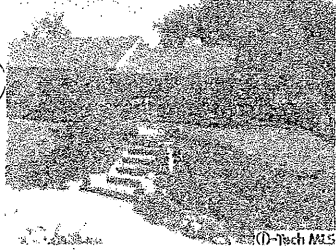


EXHIBIT B

Agent Detail Report

Ings as of 11/30/15 at 8:47pm

08/29/12 Listing # 12164697 1460 Cheviotdale Dr Pasadena, CA 91105-2191 Listing Price: \$799,900
Multiple Offers County: Los Angeles Cross St: Ave. 64 Map: 565, E6 Original Price: \$799,900



Property Type	Residential	Property Subtype	Single Family
Area	Pasadena SW	Approx Square Feet	1992 Public Records
Beds	3	Price/Sq Ft	\$401.61
Baths(FTHQ)	2 (1 1 0 0)	Lot Sq Ft (approx)	8693 ((Public Records))
Year Built	1949	Lot Acres (approx)	0.1996
APN/Tax ID	5709028011	Phone to Show	626-524-7864
Occupant	Owner		

Additional Pictures DIM 66 **Showing Instr.** Call First, then Go Direct, Supra.

Actions North of La Loma, West off Ave 64
Marketing Remark This Traditional single level Gem is located in the desirable San Rafael Hills without the long drive up a narrow or winding road. Built in 1949 with brick and mortar architecture and sited on a rise, it is ready to move in and enjoy now. The charming front porch is a wonderful extension of the home and a great place to relax. There are 3 bedrooms including a master suite, and 1 3/4 baths in 1992 square feet. The picture window in the living room is oriented to the views of the foothills. The home features an inviting living room with a vintage fireplace, a raised formal dining room, and a bright and spacious kitchen that opens to the large family room with tiled ceiling. There is new carpet and the home has been freshly painted. The kitchen and baths are tastefully remodeled. The backyard features an attractive covered patio and a two level deck, ideal places for sunning or to enjoy entertaining in your backyard. There is a 2 car attached garage opening into the home.
Important-Only Rmrks No showings until Thursday caravan. Open House: Sunday June 24, 2:00 - 4:00 PM

Listing Agent Jennie Manders (ID:G80597) Primary:818-949-7830 Secondary:818-949-7833 Other:818-949-7683, FAX: 818-790-8967
Listing Office Dilbeck Real Estate (ID:G6543) Phone: 818-790-6774, FAX: 818-790-8967
Listing Type Excl Rt Sell/Lease **Listing Date** 06/18/12

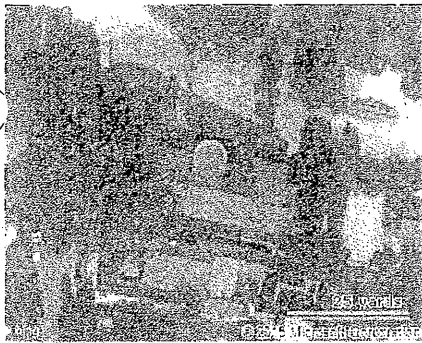
Commission Amount 3.00% **Variable Rate** No
Listing Date 08/23/12 **Estimated Selling Date**

Listing Price 800,000 **Selling Date** 08/29/12
Original Price 799,900 **SP % LP** 100.01
Listing Agent Hovig Dimejian (ID: P2754) Phone: 626-204-2338 **Selling Office** Century 21 Golden Realty (ID: P030) Phone: 626-797-7622
Listing Co-Agent **Selling Co-Office**
Financing Cash to New Loan **Selling Comments**

Financing	Cash to New Loan	State	CA
Country	USA	Selling Office Comp	3,000
Commission Type	Percent	Variable Rate/SCA	No
Year Built Source	Assessor	CrossStreets	Ave. 64
Property Directions	North of La Loma, West off Ave 64	Service Level	Full Service
Special Conditions	Standard Sale	Terms	Cash To New Loan
Included in Sale	All built-in appliances	Will Consider Lease	No
School District	Pasadena USD	Showing Access	Call First, Call Owner, Go Direct, Keybox
Show Information	RemarCall First, then Go Direct, Supra.	Showing Contact Name	Mr. Lingo
Showing Contact	Phone(626) 524-7864	Showing Contact Type	Owner
Lock Box Type	Supra	Lock Box Location	Front Door
Sign On Property	Yes	Tax Mello Roos	No
Lot Description	Street Asphalt, Fenced, Landscaped, Lot-Level/Flat	Lot Location	Corner Lot
View	No	Other Prop Features	Full Copper Plumbing
Sprinklers	Front, Rear, Sprinkler System, Sprinkler Timer	Building Style	Traditional
Unit Floor in Bldg	1	Entry Location	Foyer (N)
Appliances	Dishwasher, Garbage Disposal, Refrigerator	Cooking Appliances	Built-In Gas, Microwave, Oven-Gas, Range
Kitchen Features	Ceramic Counters, Open to Family Room, Tile Counters	Eating Areas	Area, Eat in Kitchen, Formal Dining Rm
Bedroom Features	Master Suite	Bathroom Features	Shower Over Tub, Shower Stall
Front of House Faces	Faces North	Cooling Type	Central A/C
Pool Y/N	No	Spa Y/N	No
Spa Descriptions	None	Heating Type	Forced Air
Fireplace Y/N	Yes	Fireplace Location	Living Room
Fireplace Fuel	Gas & Wood	Rooms	Dining Room, Family Room, Living Room, Master Bedroom
Interior Features	Built-Ins, Crown Moldings	Laundry Locations	In Garage
Garage Location	In Garage	Security/Safety	Fire & Smoke Det Sys, Sec Sys-Owned
Roofing	Composition	Patio Features	Concrete Slab, Deck(s)
Sewer	In, Connected & Paid	Water	Private, Public
Number of Remotes	0	Parking Type	Garage Attached
Parking Features	Driveway, Garage Door Opener		

Presented By: Cindi A McIntosh-Behr CalBRE: 01395250 / Hall & Chambers Phone: 323-448-8366 Office Lic.:
 Featured properties may not be listed by the office/agent presenting this brochure.
 All information herein has not been verified, is not guaranteed, and is subject to change.

1460 Cheviotdale Dr, Pasadena, CA 91105-2191, Los Angeles County



3	1,992	8,736	\$800,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
1	1949	SFR	08/29/2012
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Chilingirian Greg (Te)	Tax Billing City & State:	Pasadena, CA
Owner Name 2:	Chilingirian Nora A (Te)	Tax Billing Zip:	91105
Mail Owner Name:	Greg & Nora A Chilingirian	Tax Billing Zip+4:	2191
Tax Billing Address:	1460 Cheviotdale Dr	Owner Occupied:	Yes

Location Information

Zoning:	PSR6	Census Tract:	4638.00
Waterfront Influence:	Corner	Carrier Route:	C020
Location Influence:	Corner	Subdivision:	7
Tract Number:	7	Old Map:	26-D5
School District:	Pasadena		

Tax Information

APN:	5709-028-011	Lot Number:	12
% Improved:	20%	Block #:	2
Tax Area:	7500	Exemption(s):	Homeowner
Legal Description:	TRACT NO 7012 LOT 12		

Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$819,687	\$803,631	\$800,000
Assessed Value - Land	\$655,750	\$642,905	\$640,000
Assessed Value - Improved	\$163,937	\$160,726	\$160,000
YOY Assessed Change (\$)	\$16,056	\$3,631	
YOY Assessed Change (%)	2%	0.45%	

Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$7,154		
2013	\$9,305	\$2,152	30.08%
2014	\$9,301	-\$5	-0.05%

Jurisdiction	Tax Type	Tax Amount
Cnty San Dist 1685	Actual	\$142.00
Mwd Standby #9 86	Actual	\$11.72
County Park Dist21	Actual	\$21.16
Pasadena Library62	Actual	\$36.24
Storm Drain Use 62	Actual	\$46.45
Trauma/Emerg Srv86	Actual	\$84.46
Flood Control 62	Actual	\$37.60
Total Of Special Assessments	Actual	\$379.63

Characteristics

County Use Code:	Single Family Resid	Sewer:	Type Unknown
Universal Land Use Code:	SFR	Heat Type:	Central
Lot Frontage:	64	Patio Type:	Covered Patio

Courtesy of Prescinda McIntosh-Behr, member of DAMLS, i-Tech MLS or VCRDS MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 11/30/2015

Page 1 of 3

Lot Depth:	135	Garage Type:	Parking Avail
Lot Acres:	0.2005	Garage Capacity:	2
Lot Area:	8,736	Parking Type:	On Site
Lot Shape:	Irregular	Roof Material:	Gravel & Rock
Building Sq Ft:	1,992	Roof Shape:	Gable
# of Buildings:	1	Interior Wall:	Plaster
Stories:	1	Floor Cover:	Softwood
Style:	Conventional	Foundation:	Slab
Total Rooms:	6	Year Built:	1949
Bedrooms:	Tax: 2 MLS: 3	Effective Year Built:	1957
Total Baths:	2	Other Impvs:	Fence, Addition, Fenced Yard
Full Baths:	Tax: 2 MLS: 1	Other Rooms:	Dining Room
Fireplaces:	1		

Estimated Value

RealAVM™ (1):	\$1,019,929	Confidence Score (2):	76
RealAVM™ Range:	\$877,139 - \$1,162,719	Forecast Standard Deviation (3):	14
Value As Of:	11/20/2015		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	12164697	Closing Date:	08/29/2012
MLS Status:	Sold	Closing Price:	\$800,000
MLS Status Change Date:	08/30/2012	MLS List. Agent Name:	G80597-Jennie Manders
MLS Listing Date:	06/18/2012	MLS List. Broker Name:	DILBECK REAL ESTATE REAL LIVIN
MLS Current List Price:	\$799,900	MLS Selling Agent Name:	Hovig Dimejian
MLS Orig. List Price:	\$799,900	MLS Selling Broker Name:	CENTURY 21 GOLDEN REALTY
Pending Date:	08/23/2012		

MLS Listing #	1901379	1807960
MLS Status	Sold	Sold
MLS Listing Date	03/04/1999	11/17/1998
MLS Listing Price	\$489,900	\$319,000
MLS Orig Listing Price	\$489,900	\$319,000
MLS Close Date	04/06/1999	12/23/1998
MLS Listing Close Price	\$483,000	\$295,000
MLS Listing Expiration Date	06/04/1999	05/17/1999
MLS Listing Cancellation Date	04/10/1999	12/28/1998

Last Market Sale & Sales History

Recording Date:	08/29/2012	Sale Type:	Full
Settle Date:	Tax: 08/14/2012 MLS: 08/29/2012	Deed Type:	Grant Deed
Sale Price:	\$800,000	Owner Name:	Chilingirian Greg (Te)
Price Per Square Feet:	\$401.61	Owner Name 2:	Chilingirian Nora A (Te)
Document Number:	1294529	Seller:	Magana Evelien

Recording Date	08/04/2014	08/29/2012	04/06/1999	12/23/1998	03/28/1991
Sale/Settlement Date	07/29/2014	08/14/2012	03/12/1999	12/17/1998	10/1990
Sale Price		\$800,000	\$483,000		
Nominal	Y				Y
Buyer Name	Chilingirian G & N Trust	Chilingirian Greg & Nora	Lingo Victor A & Evelien M	Engh Darren C	Ebers Clarence H & Ebers Ellen
Seller Name	Chilingirian Greg & Nora	Magana Evelien	Engh Darren C	Ebers Trust	Ebers Clarence H
Document Number	807537	1294529	583113	2319976	444245
Document Type	Quit Claim Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed

Courtesy of Preciscadia McIntosh-Bohr, member of DAMLS, i-Tech MLS or VCRDS MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 11/30/2015

Page 2 of 3

EXHIBIT C



PASADENA PERMIT CENTER
www.ci.pasadena.ca.us/permitscenter

APPLICATION FOR ZONING PERMIT

PLEASE FILL OUT COMPLETELY IN INK.

Job Address: 1460 Cheviotdale City: Pasadena Case #: 20112012-00209

Unit/Floor: 9 ER Zip: 91105 Date: 7-9-12

Existing Use: SINGLE-FAMILY OTHER RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL Square Footage: _____

Description of Work: Replacement of Rear Yard Fence
50 Ft. Full-Wood
5'-0" Height Max Height 6'-0"

Name of Tenant: OWNER Telephone: [] _____

FENCES, PAVING & LANDSCAPING	USES	BUILDINGS & STRUCTURES
<input type="checkbox"/> FENCES (up to 6 ft. in height)	<input type="checkbox"/> SEASONAL SALES	<input type="checkbox"/> 1-STORY DETACHED STORAGE SHED (under 120 sq ft)
<input type="checkbox"/> RETAINING WALLS (up to 4 ft. in height)	<input type="checkbox"/> DONATION FACILITIES	<input type="checkbox"/> CANOPY TENTS
<input type="checkbox"/> PAVING / DRIVEWAY	<input type="checkbox"/> VEHICLE DETAIL, SMALL SCALE	<input type="checkbox"/> WINDOW AVENUES (SINGLE-FAMILY & GARAGES)
<input type="checkbox"/> LANDSCAPING / HARDSCAPE	<input type="checkbox"/> TEMPORARY CAR WASHES	<input type="checkbox"/> MISCELLANEOUS
	<input type="checkbox"/> OTHER TEMPORARY USE	

* Heights measured from footing

PLEASE FILL OUT COMPLETELY IN INK.

CONTACT PERSON/AGENT: same Telephone: [] _____ Fax: [] _____

Address: _____ City: _____ State: _____

Email: _____ Zip: _____

PROPERTY OWNER: VICTOR LINGGO Telephone: 626 441-7833 Fax: [] _____

Address: 1460 CHEVIOTDALE DR City: PASADENA State: CA

Email: _____ Zip: 91105

Tenant Name: _____

CERTIFICATION: Single-Family Residential property Lines & Setback: I hereby assume all responsibility for ensuring the location of property lines and/or setbacks as indicated on the approved submittals are correct; and that I will take necessary corrective actions if different from the approved submittals.

I certify that I filled out this application completely and state that the above information is true. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

SIGN BELOW

SIGNATURE OF APPLICANT OR AGENT: [Signature] Date: _____

OFFICE USE ONLY				OTHER CITY DEPARTMENT APPROVALS			
BUILDING	ZONING APPROVAL	D & HP APPROVAL	FIRE				
PASS	PASS	PASS	PASS				

PLANNING AND DEVELOPMENT DEPARTMENT// PLANNING DIVISION

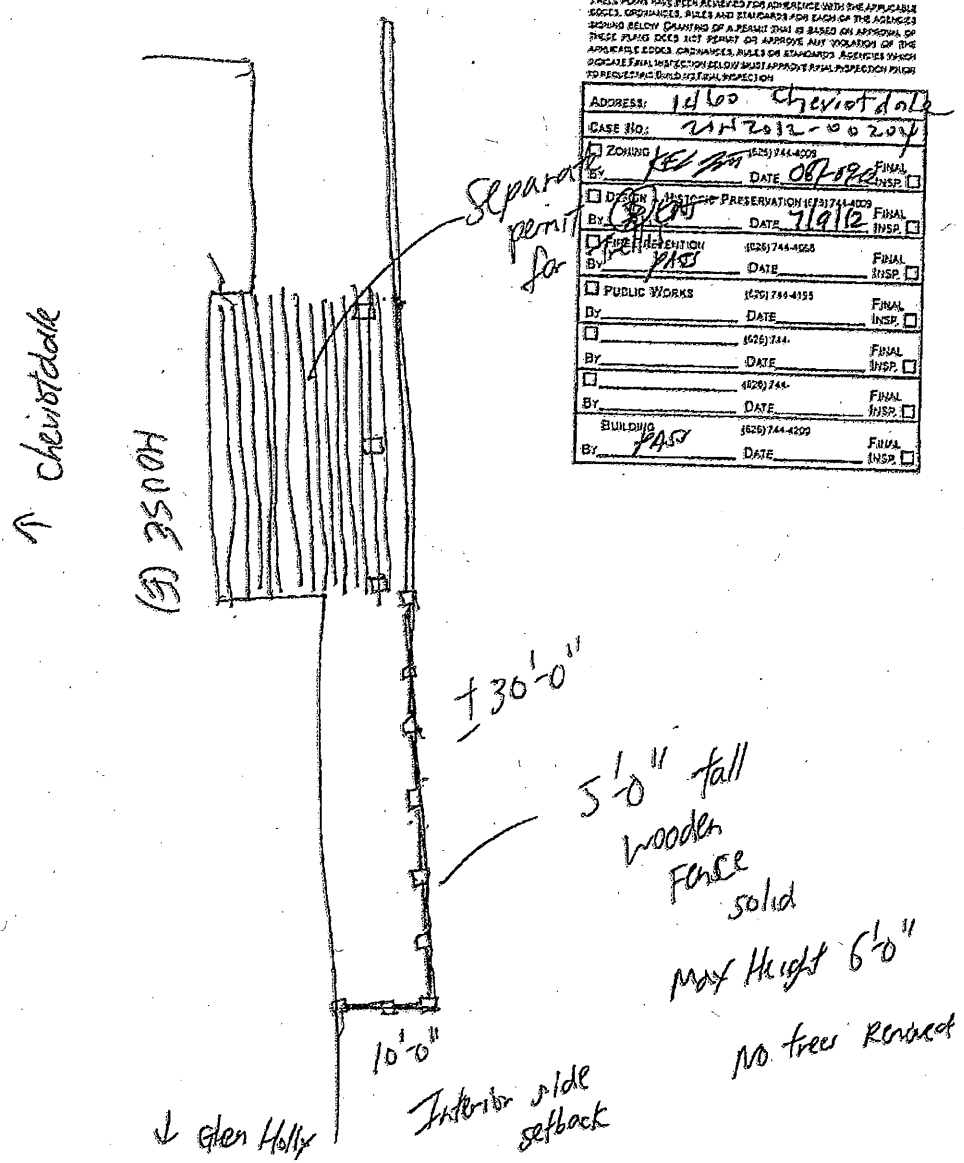
175 NORTH GARFIELD AVENUE PASADENA CA 91109

T 626 791 4909

APPROVED BY
CITY OF PASADENA
BUILDING AND SAFETY

THESE PLANS HAVE BEEN REVIEWED FOR ADHERENCE WITH THE APPLICABLE CODES, ORDINANCES, RULES AND STANDARDS FOR EACH OF THE ADDRESSES SHOWN BELOW. EXAMINATION OF A PERMIT THAT IS BASED ON APPROVAL OF THESE PLANS DOES NOT PREVENT OR APPROVE ANY VIOLATION OF THE APPLICABLE CODES, ORDINANCES, RULES OR STANDARDS. APPLICABLE TO EACH APPLICABLE FINAL INSPECTION BELOW MUST APPROVE FINAL INSPECTION PRIOR TO REQUESTING BUILDING FINAL INSPECTION.

ADDRESS:	1460 Cheviotdale	
CASE NO.:	2112022-100204	
<input type="checkbox"/> ZONING	KEC 201 (625) 744-4009	FINAL INSP. <input type="checkbox"/>
By:	DATE	08/09/22
<input type="checkbox"/> DESIGN & INSPECTION PRESERVATION	(625) 744-4009	FINAL INSP. <input type="checkbox"/>
By:	DATE	7/19/12
<input type="checkbox"/> FIRE PREVENTION	(625) 744-4555	FINAL INSP. <input type="checkbox"/>
By:	DATE	
<input type="checkbox"/> PUBLIC WORKS	(625) 744-4355	FINAL INSP. <input type="checkbox"/>
By:	DATE	
<input type="checkbox"/>	(625) 744-	FINAL INSP. <input type="checkbox"/>
By:	DATE	
<input type="checkbox"/>	(625) 744-	FINAL INSP. <input type="checkbox"/>
By:	DATE	
<input type="checkbox"/> BUILDING	(625) 744-4009	FINAL INSP. <input type="checkbox"/>
By:	DATE	



IMAP Switching to Sapphire on March 5 (Click for Details)

IMAP Tutorial What's New!
Contact Us IMAP Community

General Infrastructure Aerial Bird's Eye

Search Tools

- Address
- City
- Parcel Number
- Parcel Information
- Planning Material Search
- Traffic Impedement Service Request
- City Facts
- Schools
- Permits
- 2011 Permitted Activity Search
- Local Business Search
- Major Projects
- Special Plan
- PLUM All Project Status
- How Resolved at Unit to See Status Summary
- Permits by Violation
- Projects in Plan Queue
- Planning Inspector Report
- Call of Issuance
- Complaint Permits
- Complaint by Council District
- Code Violation Status
- UTV Code Violations
- Yard Signs Scrapbook
- 2010 Demographic Search - Tracts
- 2010 Demographic Search - Block Group
- 2010 Demographic Search - Census
- Public Safety Search
- Advanced Property Search
- Neighborhood
- City Services Tools
- City Manager

Scale: 1:112.07 X: -118.7 Y: 24

View: Street View

Layers: Close

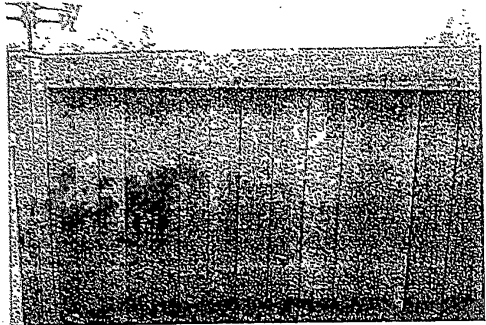
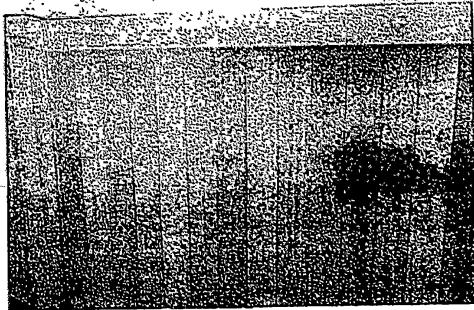
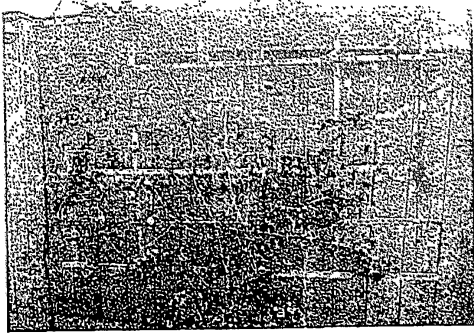


EXHIBIT D

CITY OF PASADENA



Inspection Summary

Case No : CCI2012-01666
Type : Code Compliance Subtype: Occupancy Inspection
Status : Approved
Address : 1460 CHEVIOTDALE DRIVE
Parcel No : 5709-028-011
Description: OCCUPANCY INSPECTION PROGRAM

Inspection Comments

Inspection Type: Occupancy Inspection (D010) , Completed: 2012-06-29 by Gevorg Grigoryan

Rear patio structure constructed without permit.
3 windows changed out wout permit(was changed out during remodel in 99..no permit needed at this time, current owner signed and aphadaved and returned to gxg), open ground living room and dinning room, back yard fence without permit, missign co2 and sidewalk fee photos and reprot attached under this documents tab.
report e mailed to agent

RECORDING REQUESTED BY:
City of Pasadena
Neighborhood Revitalization Division
175 N Garfield Avenue
Pasadena, California 91109-7215

NUMBER:
DATE:
BOOK:
PAGE:

NOTICE OF SUBSTANDARD BUILDING


Pursuant to the provisions of Ordinance No. 4729 of the City of Pasadena, notice is given that the building (s) described below have been found to be a SUBSTANDARD BUILDING by the Pasadena Code Compliance Manager. The owners have been notified as required by said Ordinance. This property may be subject to demolition and all costs incurred by the City of Pasadena by way of abatement of the substandard building shall be charged as a special assessment against the land upon which the building was located.

NAME AND ADDRESS OF OWNER(S):
GREG AND NORA CHILINGIRIAN
1460 CHEVIOTDALE DR.
PASADENA, CA 91105

ADDRESS OF PROPERTY -CITY OF PASADENA:
1460 CHEVIOTDALE DR.
PASADENA, CA 91105

LEGAL DESCRIPTION OF PROPERTY -CITY OF PASADENA:
TRACT NO 7012 LOT 12

DATE: 12/12/12


Jon Pollard, Code Compliance Manager
Neighborhood Revitalization Division
City of Pasadena

State of California

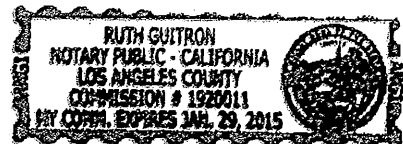
County of Los Angeles

On 12/04/2012 before me, Ruth Guitron Notary Public, personally appeared Jon Pollard, Code Compliance Manager for the Neighborhood Revitalization Division for the City of Pasadena, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledge to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf on which the person acted, executed the instrument.

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

WITNESS by hand and official seal:

Signature Ruth Guitron



CITY OF PASADENA - HOUSING CODE COMPLIANCE
175 N. GARFIELD AVE. - PASADENA, CA 91101 - PHONE: (626) 744-4633 - FAX: (626) 744-4249

CERTIFICATE OF INSPECTION AND CODE COMPLIANCE

PURPOSE: The intent of the Occupancy Inspection Program is to permit the City to inspect dwellings for compliance with the City's housing code, the zoning code (e.g. illegal use of structures as second or additional units), and other ordinances of the City relating to health and safety of residents. (PMG Sec. 14.18.050)

SCOPE: Only property which is open and visible has been inspected. No concealed or inaccessible conditions (i.e. conditions that cannot be determined without the use of tools, or without destructive invasion of existing structures) are included in this inspection unless otherwise stated.

CAVEATS:

1. As with any inspection by code enforcement staff, illegal conditions may have been missed during the inspection. The City of Pasadena has the right of reentry and reinspection of other code discrepancies as set forth in the Pasadena Municipal Code.

2. This inspection does not satisfy any private party disclosure requirements mandated by local, state, or federal law applying to transfer of the property.


3. No person should rely on this inspection as being conclusive as to habitability, suitability for purposes purchased, legality, nor defect free occupancy due to the fact that this inspection has been performed. Code enforcement by the City is to ensure that the property meets minimal standards set by the community for the benefit of the community as a whole rather than for the benefit of the individual parties.

ADDRESSES OF PROPERTY TO BE INSPECTED			CASE NO:	
1460 CHEVIOTDALE DR			CCJ2012-01568	
PROPERTY OWNER'S NAME			NO. OF UNITS	
EVELIEN MAGANA			1	
PROPERTY OWNER'S ADDRESS			SINGLE FAMILY DWELLING	
1460 CHEVIOTDALE DR			<input checked="" type="checkbox"/>	
CITY			MULTIPLE FAMILY DWELLING	
PASADENA			<input type="checkbox"/>	
STATE	ZIP CODE	PHONE	SALE	
CA	91105		<input checked="" type="checkbox"/>	
APPLICANT'S NAME			RENTAL	
DIANA KRONFLJ			<input type="checkbox"/>	
APPLICANT'S ADDRESS				
1030 FOOTHILL BLD., LA CANADA				
STATE	ZIP CODE	PHONE		
CA	91011	818-949-7833		
CONDITIONS/COMMENTS				

CERTIFICATION: This is a valid Certificate of Inspection and Code Compliance only when signed below.

NOTICE: (1) Pre-1935 residential structures may not be bolted to the foundation.
(2) The City of Pasadena is committed to protecting its mature native trees. As a result, the City Council has adopted an ordinance protecting trees on Private Property. The "Tree Protection Ordinance" No. 8.52 requires a permit to remove protected trees in protected locations. For more information, please call 626-744-4321.

I HEREBY CERTIFY THAT ON THE DATE OF INSPECTION/REINSPECTION THE UNIT(S) MEET(S) MINIMUM PASADENA MUNICIPAL REQUIREMENTS AS SET FORTH IN THE ATTACHED INSPECTION REPORT.


INSPECTOR'S SIGNATURE

12.3.12
DATE

ADMINISTRATIVE DECISION / RELIEF

ADMINISTRATOR'S SIGNATURE

DATE

RECORDING REQUEST BY	
WHEN RECORDED MAIL TO	
NAME	City of Pasadena
MAILING	Neighborhood Revitalization Division
ADDRESS	175 North Garfield Avenue
CITY, STATE	Pasadena, California 91101

SPACE ABOVE LINE RESERVED FOR RECORDER'S USE

TITLE

NOTICE OF SUBSTANDARD BUILDING

1460 CHEVIOTDALE DRIVE

GREG AND NORA CHILINGIRIAN
1460 CHEVIOTDALE DRIVE
PASADENA, CA 91105

RECORDING REQUESTED BY:
City of Pasadena
Neighborhood Revitalization Division
175 N Garfield Avenue
Pasadena, California 91109-7215

NUMBER:
DATE:
BOOK:
PAGE:

NOTICE OF SUBSTANDARD BUILDING

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NAME AND ADDRESS OF OWNER(S):
GREG AND NORA CHILINGIRIAN
1460 CHEVIOTDALE DR.
PASADENA, CA 91105

ADDRESS OF PROPERTY - CITY OF PASADENA:
1460 CHEVIOTDALE DR.
PASADENA, CA 91105

LEGAL DESCRIPTION OF PROPERTY - CITY OF PASADENA:
TRACT NO 7012 LOT 12

DATE: _____

Jon Pollard, Code Compliance Manager
Neighborhood Revitalization Division
City of Pasadena

State of California

County of Los Angeles

On _____ before me, Ruth Guitron Notary Public, personally appeared Jon Pollard, Code Compliance Manager for the Neighborhood Revitalization Division for the City of Pasadena, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledge to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf on which the person acted, executed the instrument.

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

WITNESS by hand and official seal:

Signature _____



City of Pasadena

Housing Code Compliance
Phone: (626) 744-4833
Fax: (626) 744-4249

TEMPORARY CERTIFICATE OF OCCUPANCY

Purpose: The intent of the Occupancy Inspection Program is to permit the City to inspect dwellings for compliance with the City's housing code, the zoning plan and code (illegal use of structures as second or additional units only), and other ordinances of the City relating to health and safety of residents. (PMC Sec. 14.16.050)

Scope: Only property which is open and visible has been inspected. No concealed or inaccessible conditions (i.e., conditions that cannot be determined without the use of tools, without equipment, or without destructive invasion of existing structures) are included in this inspection unless otherwise stated.

Upon sale of the below referenced property, the new owner assumes responsibility to correct all violations identified on the Housing Inspection Report

Date of Initial Application: 6/27/2012	Expiration Date: 9/28/2012
Case Number: CCI2012-01666	Code Compliance Officer: GXG
Address of Property: 1460 CHEVIOTDALE DR	Type of Dwelling: SF No. of Units: 1
Date Issued 8/28/2012	Issued By: TCO

If you have any questions please call Officer G. Grigoryan at 626-744-4405 from Monday through Friday between 8:00-9:00 a.m. and 4:00-5:00 p.m.

Planning and Permitting - Code Compliance Section
175 North Garfield Avenue, 3rd Floor
Pasadena, CA 91101



PASADENA PERMIT CENTER
WWW.CITYOFPASADENA.NET/PERMITCENTER

CITY OF PASADENA
HOUSING OCCUPANCY INSPECTION TRANSFER OF RESPONSIBILITY

I am the buyer of the residential property located at 1460 CHEVIOTDALE DR. I am in receipt of the Housing Inspection Report dated _____ referenced by case number CCI2012-01666. By my signature below, I hereby acknowledge the municipal code violations identified in the Housing Inspection Report. I have also verified that no amendments have been made to the Housing Inspection Report subsequent to the initial inspection date. I agree to secure the necessary permits and correct the municipal code violations identified on the Housing Inspection Report within thirty (30) days of the close of escrow.

I also understand that should I need an extension to correct the municipal code violations identified on the Housing Inspection Report, I must contact the Code Compliance Officer within thirty (30) days from the close of escrow and make this request.

PLEASE HAVE SIGNATURES NOTARIZED

[Signature]
SIGNATURE OF BUYER

7/25/12
DATE

- Buyer's initials acknowledging RECEIPT and REVIEW of the Housing Inspection Report.
- Buyer's initials acknowledging subject property has "MAJOR" VIOLATION(S) which require a reinspection of the property.
- Buyer's initials acknowledging subject property has "MINOR" VIOLATION(S) needing correction(s). Upon correction of the violation(s), the buyer agrees to sign, date and return the Housing Inspection Report to the Code Compliance Section in order to have a Certificate of Occupancy.
- Buyer's initials acknowledging that all necessary permits will be secured within 30 days of the close of escrow.
- Buyer acknowledges that sidewalk repair fees of \$2,010 are due on this parcel.

Craig Chillingirian, Nora Chillingirian
PRINTED NAME OF BUYER

1101 Arrowwood Dr
ADDRESS OF BUYER

Brea - CA 92821
CITY, STATE & ZIP CODE

714-931-9669
CONTACT NUMBER OF BUYER

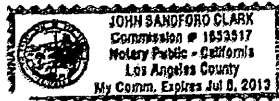
8/21/12
DATE OF CLOSE OF ESCROW

[Signature]
NOTARY SIGNATURE / NOTARY PUBLIC STAMP

(GXG)

PLANNING AND DEVELOPMENT DEPARTMENT
CODE COMPLIANCE SECTION

1751 NORTH GARFIELD AVENUE PASADENA, CA 91101 T 626-741-4333 F 626-741-4287



CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-8 below)
- See Statement Below (Lines 1-5 to be completed only by document signer(s), *not* Notary)

~~_____
Signature of Document Signer No. 1~~ ~~_____
Signature of Document Signer No. 2 (if any)~~

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this
25th day of July, 2012 by
Date Month Year
(1) Greg Ch. Hirsigian
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (,) (,)



(and)
(2) Nora Ch. Hirsigian
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public

Please Notary Seal Above

OPTIONAL

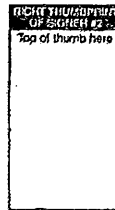
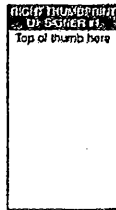
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____





PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

HOUSING INSPECTION REPORT

Case Number: CCI2012-01666

Responsible Party:
Agent, Jennie Manders.
Property Address:
1480 Cheviotdale Dr.

Inspection Date: June 29, 2012
Landmark/Historic Preservation: No

Type of Inspection:
Occupancy Inspection. Number of Bedrooms: 3. Number of
Bathrooms: 2.

Mailing Address (if applicable)
1480 Cheviotdale Dr
Pasadena, CA 91105

Sidewalk Fees: Yes. Amount: \$3,500.00. For questions concerning sidewalk damage fees, please contact Morley Saraiya from Public Works at (626) 744-4772

Inspector Name: Gevorg Grigoryan
Senior Code Compliance Officer
Phone: (626) 744-4405
Fax: (626) 398-7406
Email: Grigoryan@cityofpasadena.net

Here is a list of the MAJOR/SAFETY violations which need correction. Major violations require re-inspection.

HOUSING INSPECTION REPORT INSPECTION INFORMATION Major Violations:

BUILDING & STRUCTURAL

1.0 BUILDING AND STRUCTURAL

1.4 Illegal addition, construction, alteration, repair conversion or demolition:

~~A fence has been constructed without obtaining a zoning permit. A patio structure has been constructed without obtaining the necessary permits. 3 Windows have been replaced without obtaining a permit. PMC 14.12.320 & CBC 108.4.1 - A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving or alteration of any building or structure.~~

You will need to obtain approval, permits and inspections for the items noted above. For more information on how to obtain the necessary permits, go to: <http://www2.cityofpasadena.net/permitcenter/permits/customtype.asp> or call the Permit Center at 626-744-4200. The building department is responsible for inspecting any construction permits for final approval. Also, please note that there may be other violations on your report which are not permit related and will require re-inspection by the code compliance inspector who conducted this inspection. His or her contact information is listed at the top of this report. A certificate of occupancy will only be issued when all violations have been corrected.

Comments:

Obtain after the fact permit for 3 windows that have been changed out and new fencing installed at rear yard.
Obtain after the fact permit and / or remove rear patio like structure attached to the house.

ELECTRICAL

5.0 ELECTRICAL

Case No.: CCI2012-01666

175 North Garfield Avenue, Pasadena CA 91141-1704
www.cityofpasadena.net

5.2 Hazardous wiring:

Improperly wired outlets observed - Open or no grounding in living room and dining room. PMC 14.12.650 (A) - Outlets must be present, properly installed, with an appropriately rated fuse or circuit breaker. - PMC 14.12.630 - Hazardous wiring is all wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Comments:

Ground all 3 prong outlets and ~~Le~~ switch back to two prong outlets.

Here is a list of the MINOR/NON SAFETY violations which need correction. Minor violations do not require re-inspection (at the discretion of the Inspector); however, the property owner must correct the violations, sign the report certifying that the corrections have been made and return it to the address listed at top of this report, before issuance of a Certificate of Occupancy.

**HOUSING INSPECTION REPORT
INSPECTION INFORMATION**

Minor Violations:

FIRE DETECTION, PROTECTION, EXITS & SAFETY

3.0 FIRE DETECTION, PROTECTION, EXITS & SAFETY

3.3 Smoke detectors

Carbon Monoxide detection devices not installed as required. Installation is required as stated below.

California Health & Safety Code §§ 13260

Each owner of a "dwelling unit intended for human occupancy" must:

o Install an approved carbon monoxide device in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. The applicable time periods are: (1) For all existing single-family dwelling units on or before July 1, 2011. (2) For all other (multi-family) existing dwelling units on or before Jan. 1, 2013. (Cal. Health & Safety Code § 17926(a))

A carbon monoxide alarm should be:

o Centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Alarm should be located at least 6 inches (152mm) from all exterior walls and at least 3 feet (0.9 meters) from supply or return vents.

o Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

CBC §07.110.1.2 - Single and multi-station smoke alarms shall be installed and maintained at all of the following locations:

1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2) In each room used for sleeping purposes. 3) In each story within a dwelling unit, including basements but not including crawlspaces and uninhabitable attics. 4) In enclosed common stairwells of apartment complexes.

Comments:

Install carbon monoxide detector at hallways to service bedrooms.

Case No.: CCI2012-01666

The following units did not have any violations at time of inspection (Only applicable for Quadrennial Inspections):

If the unit is in compliance with the applicable codes, the city shall issue a Certificate of Inspection. A Temporary Certificate of Inspection may be issued if the unit(s) are in substantial compliance with the applicable codes. To request a re-inspection or consultation regarding this report and/or assistance in securing a permit, please call the inspector whose name and telephone number appears at the top of this report.

All violations marked by the inspector must be repaired within thirty (30) days from the date of this inspection, unless otherwise indicated by the inspector. Major violations require reinspection. Minor violations do not require reinspection (at the discretion of the inspector); however the property owner must correct the violations, sign the report, and return it to the address listed at the top of this report, before issuance of a Certificate of Inspection.

I hereby certify that all of the violations listed above have been corrected.

Date: 12-03-12

Property Owner/Owner's Representative Signature _____

Inspector's Signature (upon approval): _____

LANDMARK AND HISTORIC DISTRICTS IN THE CITY OF PASADENA

The City of Pasadena's Historic Preservation Program was first adopted in 1969. The program is administered by the Planning Department's Design and Historic Preservation Section and the Historic Preservation Committee. This program promotes the identification, evaluation, rehabilitation, adaptive use and restoration of historic structures.

Currently, the City of Pasadena has over 3,500 designated historic properties which include private houses, schools, houses of worship, municipal buildings, bridges, and commercial and historic districts. Historic designations are based on the following five criteria which include natural historic landmarks, sites and historic districts, historic monuments, landmarks, and landmark districts.

If the "Yes" box has been marked under "Landmark/Historic Preservation" please contact the City of Pasadena's Historic Preservation Program at (626) 744-4009 to determine if special permits or approvals are required for construction, renovations, or alterations.

CITY OF PASADENA TREE PROTECTION ORDINANCE

Pasadena is graced by the presence of thousands of mature trees that contribute long-term aesthetic, environmental, and economic benefits to the city. Aesthetically, trees offer dimensions in the form of color, shape, texture, scale and variety. Mature trees are often integral components of many historic sites and their presence contributes to the site's cultural and historic significance.

Environmental benefits derived by trees include the filtering of air pollutants; increasing atmospheric oxygen levels; stabilizing soils; reducing heat convection; decreasing wind speed; and reducing the negative effects of solar glare. The biological diversity of wildlife and plant communities is enhanced by the favorable conditions created by trees.

The economic benefits derived from trees include increased property values, and additional revenue generated by businesses, visitors and new residents attracted to the urban forest image of the city. Trees are a major capital asset to the city and like any valuable asset they require appropriate care and protection.

The purpose of the City's Tree Protection Ordinance (PMC 852.015) is to:

A) Preserve and grow Pasadena's canopy cover by protecting landmark, native and specimen trees on specified areas of private property and expanding the protection of street trees and trees on public property.

Case No.: CCI2012-01666

- B) Safeguard the City's urban forest by providing for The regulation of the protection, planting, maintenance and removal of trees in The city.
- C) Protect the visual and aesthetic character of the city.
- D) Improve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of the many areas of Pasadena.
- E) Improve the quality of life for residents, visitors and wildlife.
- F) Create favorable conditions for the protection of designated landmark, native and specimen trees, for the benefit of current and future residents of Pasadena.
- g) Maintain and enhance the general health, safety and welfare of the city and its residents by assisting in counteracting air pollution and in minimizing soil erosion and other related environmental damage.
- H) Protect and maintain healthy trees in the land use planning processes as set forth herein.
- I) Establish procedures and practices for fulfilling the purposes of this city tree and tree protection ordinance.

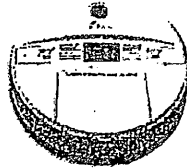
Please be aware that the following are violations of Section 6.52.095 of the Pasadena Municipal Code (Tree Protection Ordinance):

- A) To prune, injure, or to remove without a permit, a Landmark Tree* located anywhere in the city.
- B) To injure, or to remove without a permit, any "Native Tree" located in The established front yard, required side yard, established corner yard, or required rear yard of all property located in a single-family residential or RM-1 2 multifamily residential zone, and in all areas of all other zoning district anywhere in the city.
- C) To prune, to injure or to remove a public tree located anywhere in the city.
- D) To injure, or to remove without a permit, any specimen tree located in the established front yard, required side yard, established corner yard, or required rear yard of all property located in a single-family residential or RM-1 2 multifamily residential zone, and in all areas of all other zoning districts anywhere in the city.
- E) To plant a tree of a species other than the official street tree in a parkway, median or traffic island, and a violator shall be subject to a civil penalty.
- F) To fail to adhere to the terms and conditions of any permit issued under this chapter.
- G) To fail to adhere to The terms of any tree protection plan imposed as a condition of any discretionary land use approval or development agreement with The city.

For further information regarding the City of Pasadena's Tree Protection Ordinance and protected tree species, please contact Parks and Natural Resources at (626)744-4321 or refer to the Tree Protection Ordinance at the City's website: www.cityofpasadena.net

NEW REQUIREMENTS

Carbon Monoxide Detectors Required in California Houses & Dwelling Units



The California Carbon Monoxide Poisoning Prevention Act of 2010 (Cal. Health & Safety Code §§ 13260 et seq) is now law requiring carbon monoxide detectors to be installed in every "dwelling unit intended for human occupancy."

A carbon monoxide detector is a device similar to a smoke detector that signals detection of carbon monoxide in the air.

This carbon monoxide detection device must be:

Designed to detect carbon monoxide and produce a distinct audible alarm. It can be battery powered, a plug-in device with battery backup, or a device either wired into the alternating current power line of the dwelling unit with a secondary battery backup or connected to a system via a panel.

If this device is combined with a smoke detector, it must emit an alarm or voice warning in a manner that clearly differentiates between a carbon monoxide alarm warning and a smoke detector warning.

Each owner of a "dwelling unit intended for human occupancy" must:

- Install an approved carbon monoxide device in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. The applicable time periods are: (1) For all existing single-family dwelling units on or before July 1, 2011. (2) For all other (multi-family) existing dwelling units on or before Jan. 1, 2013. (Cal. Health & Safety Code § 17926(a).)

A carbon monoxide alarm should be:

- Centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Alarm should be located at least 6 inches (152mm) from all exterior walls and at least 3 feet (0.9 meters) from supply or return vents.
- Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Landlords have special obligations regarding carbon monoxide detectors:

- All landlords of dwelling units must install carbon monoxide detectors.
- Landlords in CA have authority to enter the dwelling unit for purpose of installing, repairing, testing, and maintaining carbon monoxide devices "pursuant to the authority and requirements of Section 1954 of the Civil Code (entry by landlord)."
- The detection device must be operable at the time that a tenant takes possession.
- The tenant has responsibility of notifying the owner or owner's agent if the tenant becomes aware of an inoperable or deficient carbon monoxide device. However, the landlord is not in violation of this law for a deficient or inoperable carbon monoxide device if he/she has not received notice of the problem from the tenant. (CA Health & Safety Code § 17926.1.)

Case No.: CC12012-01666

(Page 12 of 12 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

Page 8

Case No.: CCI2012-01666

175 North Garfield Avenue, Pasadena CA 91141-1704
www.cityofpasadena.net

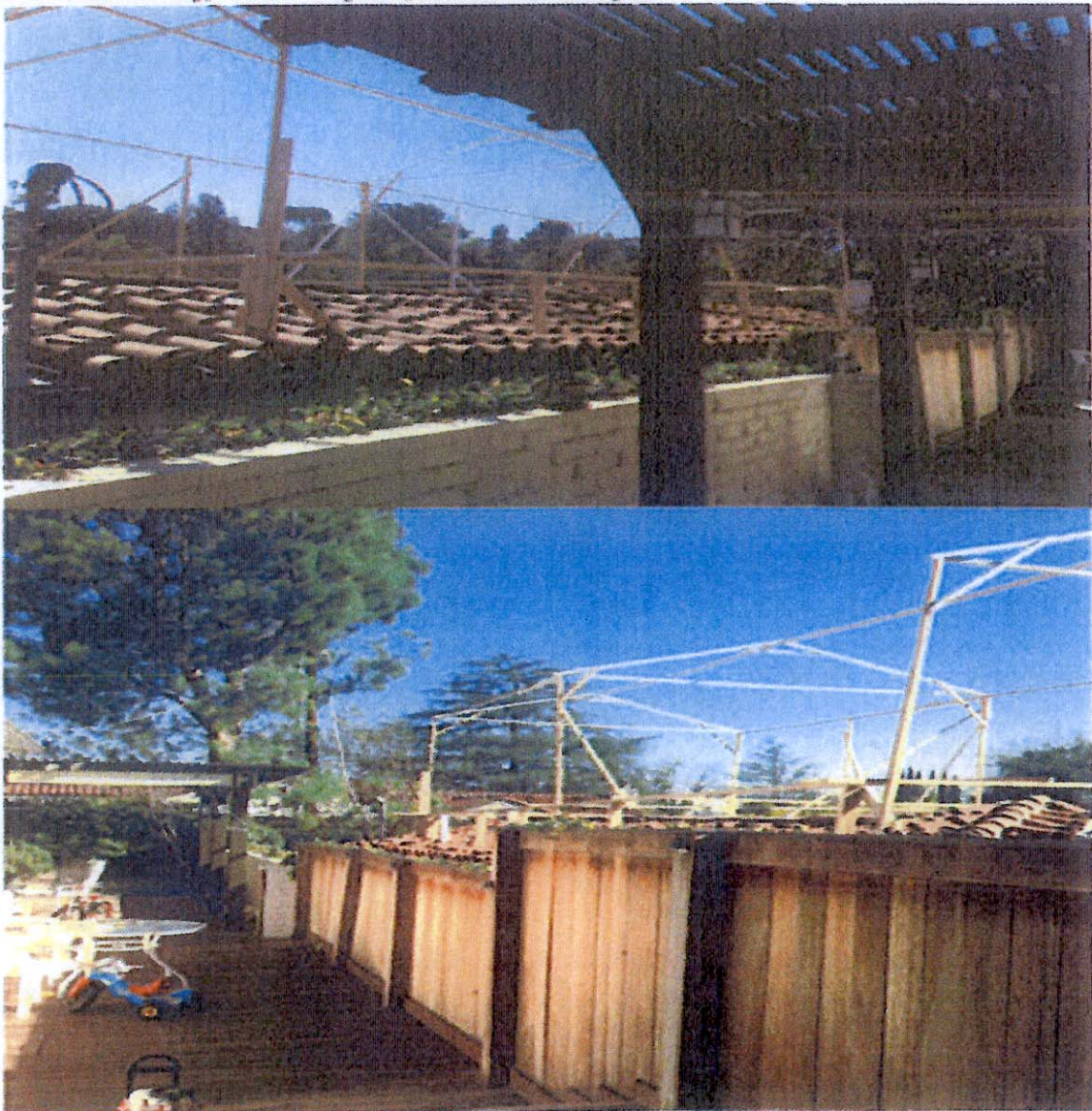
EXHIBIT E

Who: All San Rafael area residents opposing Hillside Development Permit #6315.
518 Glen Holly Drive, Pasadena

What: Please attend to voice your concerns. If above permit passes, it will set a poor precedent by affecting future development limiting hillside views & intruding privacy

Where: Pasadena City Hall, Council Chambers
100 North Garfield Avenue, Room S249

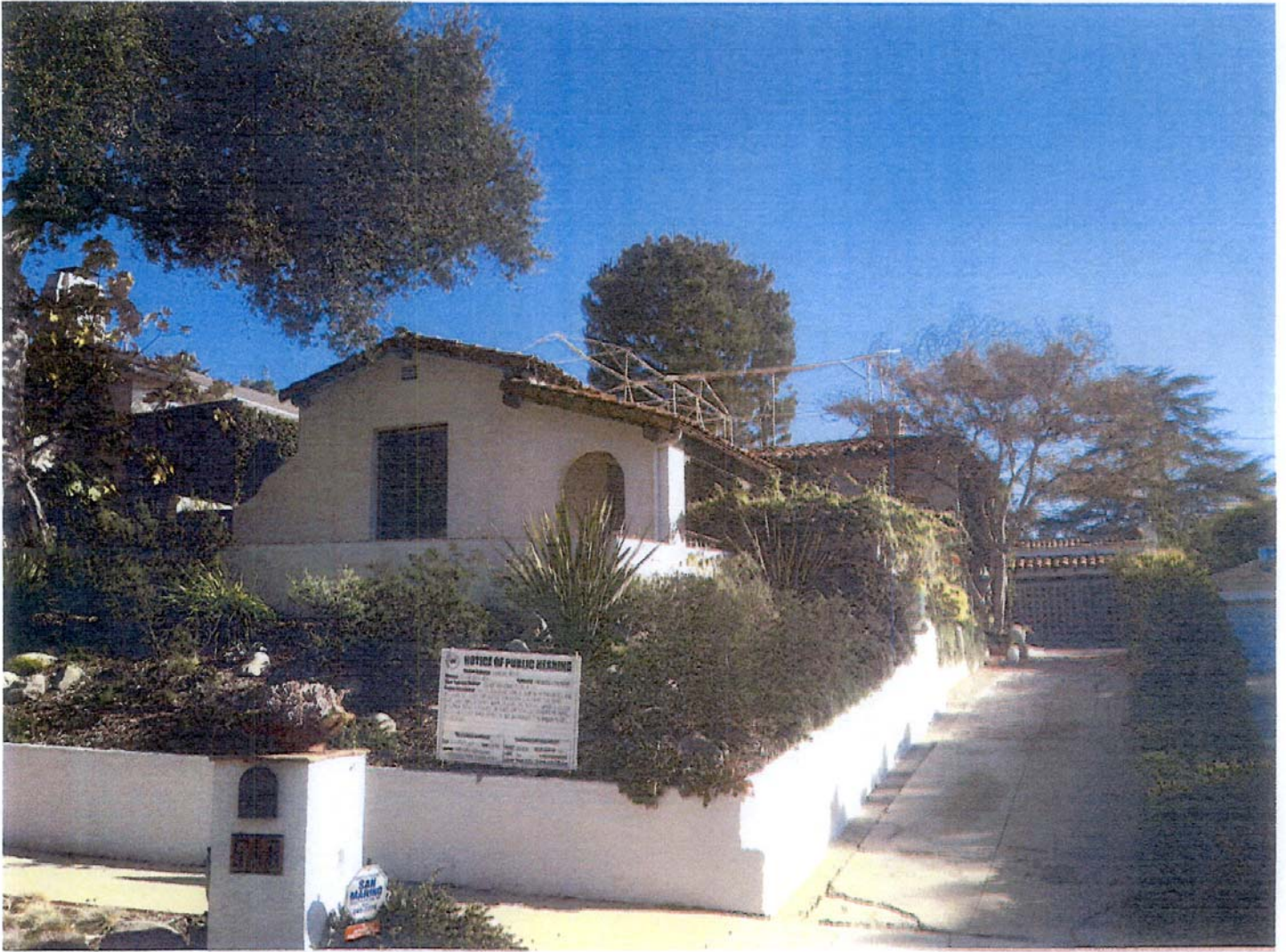
When: Wednesday, February 17, 2016 at 6:30pm



Questions? call Greg at (626) 421 - 6879

EXHIBIT F





NOTICE OF PUBLIC HEARING
The following information is provided for your information and to advise you of the public hearing to be held on the proposed project. The public hearing will be held on the date and at the time and place specified below. You are invited to attend the public hearing and to voice your comments and concerns to the project. The project description is provided below. The project description is provided below. The project description is provided below.

SAN MARINO







Pasadena Board of Zoning Appeals

Pasadena Planning Division

175 North Garfield Avenue

Pasadena, California 91101

February 15, 2016

RE: 518 Glen Holly Drive, Pasadena – Hillside Development Permit # 6315

Dear Honorable Members of the Board of Zoning Appeals,

Our neighbors, the Chilingirians, who reside at 1460 Cheviotdale Drive, have represented to the city that the neighborhood is unanimously against our addition. The attached documents show this claim could not be further from the truth.

Attached are 11 letters of support, including 8 from our immediate neighbors on Glen Holly Drive. The attached map shows our home highlighted in blue and all supporting neighbors' homes highlighted in green.

The map and supporting letters demonstrate that the majority of homes located in the immediate vicinity of our home support the addition, whereas the majority of homes listed on the Chilingirian's petition are not in the immediate area.

We appreciate your time and consideration of this matter.

Regards,

Paul Watson & Stacie Mayoras

518 Glen Holly Drive

Pasadena, CA 91105



518 GLEN HOLLY DRIVE, PASADENA, CA 91105

APN 5709-028-010

Printed: Mar 30, 2015



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- letters in support of our plans
- our home #518 Glen Holly Drive

2015-03-30 10:04 AM

Watson, Paul

From: Watson, Paul
Sent: Monday, November 23, 2015 3:05 PM
To: Yu, Beilin; kparker@cityofpasadena.net
Cc: staciemayoras@mail.com; Watson, Paul; Paul Watson (paul.watson_usa@yahoo.com)
Subject: Neighbor email of support

Beilin,

Below is an email from Diana Van De Kamp our next door neighbor to the right who as you will see is in support of our 2nd story addition.

Diana has seen our original and new alternate plan. Please pass this on to Mr. Novak ahead of the hearing.

Best, Paul & Stacie

From: "Diana Van de Kamp" <dyandekamptcob@hotmail.com>
Date: November 23, 2015 at 2:34 PM
To: "staciemayoras@mail.com" <staciemayoras@mail.com>
Subject: Letter

To whom it may concern,

Stacie & Paul are spectacular and extremely considerate neighbors. They have the right to make additions to their house, as any other of my neighbors have done in the past, and hopefully will do in the future if they wish to.

518 Glen Holly is a lovely Spanish style house, and their plans are very much in keeping with that original design. Their plans would only add value to their existing house, which seems as if it would only add property value to the entire neighborhood. Stacie and Paul have a wonderful eye for design and aesthetic. I think if they are allowed their additions will be beautiful.

Construction is undoubtedly obtrusive, being next door I will probably be affected the most, but it is just temporary. Thank you for your time & consideration.

Warmest Regards,

Diana Van de Kamp

524 Glen Holly Drive

Pasadena, CA 91105

Sent from my iPhone

To whom it may concern,

I am an architect living at 540 Avon Avenue in Pasadena. It has come to my attention that my neighbors the Watsons, residing at 518 Glen Holly Drive are facing opposition over a 577 square foot second floor addition to their house.

I have reviewed the plans and elevations and note that the second floor addition is set so that it is only about 30 percent of the length of the existing side elevation of their house with the main massing of the addition stretching perpendicular to the neighbors. The exterior treatment of massing, roof slopes, materials etc. is completely in keeping with the existing house. The windows on the north side that potentially affect the neighbor to the north, who is concerned about light and privacy are small and high and placed above the bathroom and a stair – in other words, they are not view windows and they won't intrude.

The neighbors in question have a trellis over their patio on the south side of the house that already screens sky views and protects them from direct sunlight they will still have diagonal views beyond the new addition and direct views along the northeast and southwest portions of their house. Their suggestion that the owners add instead to the west side of their house facing the street would have far greater impact on the neighborhood because they would drastically alter the character of a pleasant Spanish Colonial house's principal façade and the house would protrude beyond the front of all the other houses on their block.

While I have sympathy for anyone whose quiet corner is disturbed by unanticipated development, I think in this case the Watsons have done their best to mitigate the impact. I also believe the neighbors' patio to the north – which is offset to the east and not directly in line with the addition will be less impacted than the neighbors fear.

I am also surprised that the neighbors to the east object so strongly. They have the equivalent of two lots and have more than doubled the size of their house, adding a garage which exceeds the scale of any similar structure within blocks. They have a huge backyard with generous planting. A second story addition set in the middle of the Watson's footprint simply will have no appreciable impact on the enjoyment of their property.

I believe the neighborhood association and the immediate neighbors should focus on large scale projects that are unsympathetic to the neighborhood and of a size that will destroy the scale we all appreciate. The Watsons' proposed addition is in no way a threat to the neighborhood. I would argue it is a good example of a sympathetic and redevelopment of an existing property.

Sincerely

John R. Dale, FAIA

John Dale FAIA, LEED AP
Principal | Studio Leader

HED

213.542.4504 d | 323.369.1049 c
601 S. Figueroa St., Suite 500 | Los Angeles, CA 90017
jdale@hed.design | www.hed.design

John Dale FAIA, LEED AP

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS
SUITE 1000
LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400
FAX: (310) 552-8400
WWW.MILLERBARONDESS.COM

November 6, 2015

SCOTT J. STREET
DIRECT DIAL: (310) 552-7567
SSTREET@MILLERBARONDESS.COM

VIA ELECTRONIC MAIL

Hearing Officer
City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

Re: Application #6315, 518 Glen Holly Drive

Dear Hearing Officer:

This letter concerns the proposed addition to the house at 518 Glen Holly Drive, owned by Paul Watson and Stacie Majoras. I live across the street from the house at 1479 Cheviotdale Drive. Previously, I lived at 508 Juniper Drive – one block away – so I know the neighborhood well.

The City should approve the project. The addition fully complies with the law. It satisfies the zoning requirements for the San Rafael Hills, which are strict. It fits the architectural character of the house; indeed, it enhances the character. And the construction will strengthen the foundation and structural integrity of the house.

That is important. 518 Glen Holly is one of the few Colonial Revival-era homes in our neighborhood. I own one of the others. These are the most desirable and valuable homes in the neighborhood. But they are outdated. That is why many of them have been expanded. For example, the Schwab family, which owns the house behind the Watsons, doubled the size of their Spanish house after purchasing it. That addition increased the value of the Schwabs' home significantly. This project will do the same – and, in turn, will boost the value of all the homes in the neighborhood.

Most people in the area agree. I understand that you have received letters, and a petition, opposing the project. Those letters do not accurately reflect the opinion of the neighbors. Some were written by people who live several blocks away and thus have no direct interest in the work. The petition should receive even less weight. It was not presented to most people in the immediate area; indeed, I learned about it from a third party.

MILLER BARONDESS, LLP

Hearing Officer
November 6, 2015
Page 2

The petition is a ruse. It was designed to harass the Watsons and to trick the City into believing there is widespread opposition to the project. That is false. The project has support from most of the neighbors. It is mainly opposed by Greg and Nora Chillingarian at 1469 Cheviotdale Drive.

Their objections are unfounded. The Chillingarians' view will be no different than the view from my house (our neighbors partially obstruct our view of the southern San Rafael Hills). This has not affected the quality, character or value of our house. It will not affect the character or value of the Chillingarians' house either.

I think they know that, so they have made false and misleading statements to the City about their property. For example, they have suggested that their house is land-locked and that the Watsons' project will destroy their privacy. That is false. Please visit the properties so you can see the truth: the Chillingarians have one of the most expansive and private lots in the neighborhood. Their complaints are exaggerated.

Some people have said that the project is objectionable because the other houses in the area are single-story homes. This is also false. I own the oldest house in the area (1928). It is three stories tall (the City considers it four stories because of the split levels). There are dozens of two-story homes in the area, including Spanish homes.

A democratic society requires reasonableness. The Watsons have it in spades. They did not hide the ball. They shared their plans with all the neighbors, not just the friendly ones. They solicited input from everybody. They modified their design to minimize the impact on their neighbors' views and privacy concerns. They did not have to do that. They did it because they are decent people, because they value their relationships and because they respect others.

The Chillingarians do not share those values. They have refused to compromise. They will not accept *any* development, even if it complies with the City Code. Those are unreasonable positions. One person does not get a veto in this City. Please look past the Chillingarians' scare tactics and evaluate this project on its merits.

If you do that, you will see that the project is not controversial. It is not the "green box" on La Loma. It is not the "white box" on Glen Summer (both of which actually did generate widespread opposition and yet were approved anyway). It is a minor addition to a historic home that will enhance the character of our neighborhood.

You may call me at (323) 478-1844 or at the numbers listed above to schedule this meeting or with any other questions. Thank you.

MILLER BARONDESS, LLP

Hearing Officer
November 6, 2015
Page 3

Very truly yours,



Scott J. Street

SJS:SJS
Attachments

cc: Bellin Yu (via e-mail)

Yu, Beilin

From: cjkane <cjkane@earthlink.net>
Sent: Monday, November 02, 2015 1:33 PM
To: Yu, Beilin
Cc: Stacie Mayoras
Subject: Application 6315

I live at 534 Glen Holly Drive, 2 doors south of the subject property. As a local resident and property owner, I have no objection to the proposed project.

Based on the renderings that I have seen, the addition preserves the architectural integrity of the existing structure and will not adversely affect the streetscape.

The construction noise that the project will generate is simply a fact of life. Given how sound reverberates throughout the San Rafael Hills, year in and out I and my fellow retired neighbors live with construction noise, often from projects many blocks away.

Cheryl Kane
534 Glen Holly Drive, Pasadena
Resident and property owner

Sent from Samsung tablet.

02/19/2015

City of Pasadena Planning Department
175 N Garfield Ave
Pasadena CA 91101

Subject: Application #5315 - 2nd Story Home Addition 513 Glen Holly Drive

City Planning Department

I live on Glen Holly Drive on the same side of the street as Paul Watson and Starla Mayores.

I am in favor of their 2nd story addition. As a homeowner I believe everyone has the right to improve their home.

Regards



Eugenia Furukawa
550 Glen Holly Drive
Pasadena CA 91105

Yu, Beilin

From: Erin Rea <erinjoyrea@gmail.com>
Sent: Friday, October 30, 2015 11:42 AM
To: Yu, Beilin; Stacie Mayoras; paul.watson@disney.com
Subject: Regarding 518 Glen Holly Drive, Application #6315

Dear Hearing Officer,

This letter is in reference to the proposed 2nd story addition at 518 Glen Holly Drive. We're unable to attend the 11/4 public hearing, but wanted to take this opportunity to share our support. We have the pleasure of living just a few doors down and are in favor of this project, primarily because we expect it to raise comparable prices and our property values. Because the addition is relatively small and will be at the back of the property, we don't expect it to be imposing on the surrounding homes. The owners have been very open and forthcoming about their plans, and we fully trust them to maintain the style and integrity of their home and our street.

Sincerely,

Erin and Randy Villahermosa

1483 La Loma Road

Hearing Officer
City of Pasadena
175 N Garfield Ave
Pasadena CA 91101

Re: Application #6315

Dear Hearing Officer

We live across the street from the proposed 2nd story addition at 518 Glen Holly Drive.

We are not opposed to this 2nd story addition being built and don't believe it will have a negative impact on the neighborhood.

Regards

Armando & Carol Corral
Armando & Carol Corral
525 Glen Holly Drive
Pasadena CA 91105

Yu, Beilin

From: Cindi McIntosh-Behr <cmbhomes@gmail.com>
Sent: Thursday, October 29, 2015 9:34 PM
To: Yu, Beilin; Stacie mayoras@mail.com
Subject: Robert & Cindi Behr - 515 Glen Holly Drive

To City of Pasadena,

As a real estate agent selling property across 5 counties over the past year, I can tell anyone that a home addition of this nature (responsible in design quality and true to the original character and style of the home itself) will absolutely improve not only the aesthetics of the neighborhood, but also help to raise and solidify home prices and subsequent investments.

This modest addition, being no where near that of the mega-mansions that have become so common in Burbank, will have absolutely no negative impact on our neighborhood. Aside for the construction annoyances that must accompany such ambitions, we cannot imagine any complaint than anyone in the neighborhood could possibly have. Right around the corner from us on La Loma sits one of the most hideous, square chartreuse additions I have ever seen in my entire life. Now how that hideous eyesore got a "thumbs up" from the city is beyond my comprehension. This is definitely NOT that sort of addition.

Stacie and Paul Watson are completing a modest and wonderful addition that will add to our neighborhood. I am familiar with Burke Ferar and I have no doubt of his excellent taste and quality craftsmanship. We thank them, applaud them and offer our full support!

And we live directly across the street.

Sincerely,

Cindi McIntosh-Behr & Robert Behr



[Redacted signature line]

Stacie Mayoras <staciemayoras@mail.com>
To: Paul Watson Paul.Watson@cityofpasadena.net
Fwd: Re: Public Hearing Postponed until Wednesday, December 2, 2015

November 3, 2015, 6:56 PM

Sent using the free mail.com iPhone App

Forwarded email

From: merit <meritov@gmail.com>
Date: November 3, 2015 at 12:32 PM
To: byu@cityofpasadena.net,
"Stacie Mayoras" <staciemayoras@mail.com>
Subject: Re: Public Hearing Postponed until Wednesday, December 2, 2015

Dear Hearing Officer,

We are writing to express our support of the plans that Stacie and Paul have created for their home. We are lucky to have homeowners so dedicated to adding value to our neighborhood. They have proceeded with their plans in the most respectful and appropriate way possible. From hiring qualified, thoughtful designers, to sharing their plans with all neighbors, they have done this the right way.

Being neighbors means that you live with compromises to respect the rights of those around you. This applies when you are the one making a change to your property and when your neighbor wants to exercise their right to make a change. They have truly designed an improvement to their home that shows respect for our neighborhood. Not only is it a reasonable size and location, it will bring beauty to our block and value to our homes.

We should welcome people who want to invest in our neighborhood.

Sincerely,

Merit and Sam Veague

On Mon, Nov 2, 2015 at 2:15 PM, Stacie Mayoras <staciemayoras@mail.com> wrote:

Dear neighbors,

We wanted to inform you that our public hearing has been postponed until "December 2, 2015", at the same time and venue noted below. Thanks for your kind words and letters of support. We have sent any letters received to our City Planner, Belin Yu, and sincerely appreciate the time and effort spent on our behalf.

We never meant for so many neighbors to be brought into this matter. We understand everyone may not share our point of view, but the recent flyer being circulated by the Chillingarians showing their side of the argument and photographs that are misleading has not helped. We are happy to address anyone's questions or concerns about our proposed addition at your convenience.

We are still in great need of your help and would appreciate any emails or letters in support of our addition if you are so inclined. Please send to us and we will forward them along. Thanks again.

Warm regards,

Watson, Paul

From: Watson, Paul
Sent: Friday, October 30, 2015 1:11 PM
To: 'Yu, Beilin'
Cc: kparker@cityofpasadena.net
Subject: FW: Public Hearing for 518 Glen Holly Drive 2nd story addition

Beilin,

We got another email of support today that a neighbor asked to be forwarded to you. John lives behind us on Avon Avenue.

We are very fortunate to have some many positive comments and support for our proposed addition.

Best, Paul.

Paul Watson
Vice President, Buying and Planning
Disney Store
448 South Raymond Ave
Pasadena, CA 91105
Tel: 626-773-5411
paul.watson@disney.com

From: John Sifling
Sent: Friday, October 30, 2015 1:04 PM
To: Watson, Paul
Cc: Stacie Mayoras
Subject: Public Hearing for 518 Glen Holly Drive 2nd story addition

Hello Paul and Stacie.

Please pass along following:

Dear Hearing Officer,

I am writing to support approval for the second floor construction permit requested by Paul Watson and Stacie Mayoras.

Paul and Stacie are good neighbors and I support their right to make improvements to their home in compliance with City of Pasadena codes and guidelines. Within the last couple of years, another neighbor near me on LaLoma added a second floor. I am not aware of any controversy regarding that construction and have seen no negative impact on the neighborhood. In fact, other neighbors have also added second floor additions prior to my residence here and I believe Paul and Stacie should be extended the same right to make improvements to their property, which I understand are in character with surrounding homes in the neighborhood.

Best regards,
John Sifling
546 Avon Avenue

Watson, Paul

From: Paul Watson <paul.watson_usa@yahoo.com>
Sent: Monday, November 16, 2015 11:49 AM
To: Watson, Paul
Subject: Fwd: Application #6315 Public Hearing for 518 Glen Holly Drive 2nd story addition

Sent from Paul's iPhone 4s

Begin forwarded message:

From: Frank Favela <frankfavela@yahoo.com>
Date: November 16, 2015 at 11:15:37 AM PST
To: <byu@cityofpasadena.net>
Cc: <staciemayoras@mail.com>, <paul.watson_usa@yahoo.com>
Subject: Application #6315 Public Hearing for 518 Glen Holly Drive 2nd story addition
Reply-To: Frank Favela <frankfavela@yahoo.com>

Dear Hearing Officer,

Unfortunately we can not attend the scheduled meeting for December 2 at 6pm, but I'm writing to let you know that Susan and Frank Favela at 1395 La Loma Road, Pasadena fully support Paul & Stacie's propose 2nd story addition at 518 Glen Holly Drive. Paul and Stacie's addition is not only very modest but it would improve our neighbor a great deal. They both have been very proactive in seeking feedback from the neighborhood and understand the residents' concerns. About three years ago, Susan and I embarked on the long and expensive process of adding a second story to our house, which not only added additional value to our home but it improved the look of our neighborhood; and we received a lot of support and complements from our neighbors and made our quality of life a lot more enjoyable and look foward to living in our neighoord for a long time. The support from the City Planners was critical in making our addition not only successful but less stressful. I encourage you to make Paul and Stacie's propose 2nd story addition less stressful. They are investing in our neighborhood and deserve our support.

Thank you for your time.

Frank and Susan Favela
1395 La Loma Road, Pasadena, CA 91105



from Cindi - 1460 Cheviotdale Market Analysis and Tax Assesor

From: "Cindi McIntosh-Behr" <cmbhomes@gmail.com>
To: "Stacie Mayoras" <Staciemayoras@mail.com>
Date: Nov 30, 2015 10:58:40 PM

Hi Stacie,

This is kind of a rough-draft here with some scattered thoughts but I hope that these points can be made and help you in this case.

The 2 arguments the Chilingrian's have for the addition on your home (as you know) is their very small view over your roof to the hillside up on Poppy Peak, and then their claim of significant loss of value of their home, both of which I will attempt to refute here and with the attachments.

I have been in real estate for 12 years and I spend a lot of money on Zillow to market myself in 91105. My husband and I own our own our home here in our neighborhood. 91105 is one of the hottest real estate market neighborhoods in all of LA county and tied for second (along with 91103) just behind South Pasadena, in Pasadena. In the Market Trend Data that I sent separately, you can see that 91105 home prices for single family homes overall are up 11.2%, more specifically in our little San Rafael neighborhood is up 22.7% from October 2014 to October 2015.

Attached is the market analysis specifically in our very immediate neighborhood with comparable properties from 1500 to 2499 SqFt. Please scroll down to page 13 (I left my pages of reviews in there because the Chilingirian's were challenging me when I was at their home so I wasn't sure if I might need to qualify myself so left that in. Page 44 begins the analysis of the comparisons.

Some good points to be made to defend the ongoing value of 1460 Cheviotdale as well as the claims by the Chilingirian's that they bought their home specifically for the "view" and that their home will now be devalued by some \$300,000 (that could never happen unless their home was completely destroyed):

~ The attached tax assessor's median estimated value for 1460 Cheviotdale is \$1,019,929. at 1994 Sq Ft. with potential to be all the way up to \$1,162,719. This is a

very nice home with upgraded kitchen and baths and was marketed on the MLS as being "completely remodeled" when it was for sale in 2012.

~ 495 Juniper at 1594 SqFt - had 7 offers and is in escrow at over 1 million. Spoke personally with the listing agent, Nate Cole of Coldwell Banker yesterday.

In regards to the view, or a almost complete lack on one:

~ 1460 Cheviotdale has never had a backyard and this was obvious when they purchased it in 2012. The Chilingirian's home was built in 1949 before the set-back ordinances. your home, 518 Glen Holly was built in 1931.

~ VIEW - I personally walked into their backyard porch area where the Chilingirian's claim they sit to see the view of the hill over your home's roof. from a sitting down position in their chair (there's only one right by the back door) , the view up over your roof together with their patio pergola extending all the way to the property line, there is very little to no view of the hills. There is maybe 6 to 8 feet of property here. On the attached agent listing for their home in 2012, you will see about half way down in the bottom section of property details that the property, is in fact listed as having no view.

~ The Chilingirian's have always complained about and been upset with the view of the lot and collapsing hill side directly across the street of the front of their home. In the past I have provided them information of the owners and they have complained to the city. In my opinion, that lot provides the most potential value affect for their home.

Summary:

The market value in this neighborhood is solid, rigorous and unaffected by much of anything. We agents that live and work in this community are constantly amazed at the multiple offers and home prices that are constantly being driven up close to and over the 1 million dollar mark. Most recently we are seeing that happen with homes in the 1500 square foot range. we have one of the most healthy and vigorous real estate markets in all of Los Angeles County. The homes that sit on the market here past 30 days, have a problem. Case-in-point; 190 Sequoia Dr. This home has several problems including a retrofitted foundation which has made the floor uneven in the main living area, water damage to the back unit as well as over \$11,000 in termite damage which the seller does not want to address even in the escrow process has made this home difficult to sell. Yet, as home prices are driven up higher and higher, this home with it's square footage, and the other similar homes with similar problems will become amazing opportunities for buyers who can handle the necessary fixes.

Most homes in this neighborhood sell within 2 weeks and with multiple offers. A good listing agent will keep a home on the market and show it over at least 2 full weekends in order to get the absolute best price for their sellers.

In any economy, specific home improvements can increase the value above the cost of a home as well as the surrounding neighborhood if done properly. Just as neighbors who do not keep their home and yard clean and in good repair can devalue the immediate neighbors. Additionally, neighbors that invest in improvements will also raise the value of their neighbors' homes. According to Remodeling magazine, which publishes an annual "Cost vs. Value Report" remodeling report, a remodeled bathroom returns 81 percent to the owner, a bathroom addition, 89 percent and a master bedroom suite, 82 percent.

Increasing square footage in our neighborhood market will always result in an increase in value, and the addition of an extra bedroom and bath will yield the largest return. Not only will increasing the bedroom and bath count in your home increase value, but it will open your home to a much broader spectrum of buyers making resale easier and quicker and for money which directly and positively affect the immediate surrounding neighborhood.

The greatest deficits to 1460 Cheviotdale are the very small backyard versus the very large front yard and the hillside slippage to the lot at the front. If I had to price this home and put it on the market today, I would do so at \$999,000 conservatively. If the home was better centered on the lot and if there wasn't a vacant lot with a slipping hill directly in front, this home would easily be priced at 1.1 mil. No additions on the surrounding neighbor homes could or would affect these issues and this home value.

The small second floor addition that the Watson's are to build is not large enough to be considered anything near the "mega-mansion" and the aesthetics and quality of the build will no doubt be beautiful and improve our immediate neighborhood, thereby improving the value of all of our homes.

Directly across the street from 1460 Cheviotdale sits 1479 Cheviotdale, a 2-story, 2811 Spanish home on 6,330 SqFt lot. More than 50% of our neighbors have added to and/or remodeled their homes in the past 5 years alone.

If you can think of anything else, any other information I might be able to provide, please let me know.

I cannot be there on Wednesday, very unfortunately, or I would argue very hard for you and for the rights of home owners. We will be in Big Sur until late Thursday.

I will drop some of my letters by to you tomorrow if you have other people to give them to. Anyone and everyone are welcome to call me any time if they have questions. I am happy to help.

Have a good night!

Cindi



CINDI
MCINTOSH-BEHR



Hall &
Chambers

REALTOR®, Cal BRE Lic.# 01395250
Ph: 323-448-8366
CMBHomes@gmail.com
www.hallandchambersfinehomes.com



"My business has been built on referrals and I greatly appreciate them. Thank you!"

Attachments

- 1460 Cheviotdale MLSReport 2012 - Listed as having NO VIEW.pdf
- For Stacie & Paul - 1460 Cheviotdale Market Analysis.pdf
- Tax Assessor - 1496 Cheviotdale.pdf



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REAL ESTATE
SERVING SOUTH CENTRAL CALIFORNIA

Dear Neighbor,

I am writing to you and asking that you stand with me in support of all homeowners rights and the beautification and value adding benefits of our neighbors who are looking to improve upon, add to and remodel their homes, thereby improving our neighborhood overall and all of our home values.

I have been in real estate for 12 years with my main office in La Canada. My husband Robert and I live at 515 Glen Holly Drive. We specifically ask that you stand with us in support of Stacie and Paul Watson at 518 Glen Holly Drive, who are looking to add a small addition of just over 500 square feet (no mega mansion plans here, just a modest, unobtrusive second story addition) to the back their home. They are lovely neighbors and wonderful people who need our help. They live directly across the street from me and my husband Robert. Following my remarks here, I have included a letter from Stacie Watson so that you may see some of the details of the hearing that is set for Wednesday, December 2nd at the Pasadena City Permit Center. If you cannot make that hearing, please consider sending an email of support to, Beilin Yu byu@cityofpasadena.net (City Planner) and/or Stacie Mayoras Watson staciemayoras@mail.com.

I would like to assure you, if you are not already aware, that the market value in this neighborhood is very solid and rigorous. Real estate agents, like myself, that live and work in this community are constantly amazed at the multiple offers and home prices that are constantly being driven up close to and over the 1 million dollar mark. Most recently we are seeing that happen with homes in the 1500 square foot range. Case in point, 495 Juniper Drive received seven offers and is currently in escrow at well over a million. Here in our neighborhood, we have one of the most healthy and vigorous real estate markets in all of Los Angeles County. Homes that sit on the market here past 30 days, have problems making them more difficult to sell. Yet, as other home prices are driven up higher and higher, these homes will become amazing opportunities for buyers who are getting priced out of the market but who can handle the specific, necessary fixes.

Most homes in this neighborhood sell within 2 weeks and with multiple offers. A good listing agent will keep a home on the market and show it over at least 2 full weekends in order to get the absolute best price for their sellers.

In any economy, specific home improvements can increase the value above the cost of a home as well as the surrounding neighborhood if done properly. Likewise, neighbors who do not keep their home and yard clean and in good repair can devalue their immediate neighbors' homes. Buyers always look at the neighbors' homes when they are out searching for their next home.

827 FOOTHILL BLVD., LA CAÑADA, CA 91011 || 818.790.8300

Ca!BRE Lic. #01079007

If your property is currently listed with another Broker, please disregard this notice.



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SERVING SOUTHERN CALIFORNIA

Additionally, neighbors that invest in improvements will also raise the value of their neighbors' homes. According to Remodeling magazine, which publishes an annual "Cost vs. Value Report" remodeling report, a remodeled bathroom returns *on average*, 81 percent to the owner, a bathroom addition, 89 percent and a master bedroom suite, 82 percent.

Increasing the square footage of a home in our neighborhood market will always result in an increase in value, and the addition of an extra bedroom and bath will yield the largest return. Not only will increasing the bedroom and bath count in your home increase value, but it will open your home to a much broader spectrum of buyers making resale easier and quicker and for money which directly and positively affect the immediate surrounding neighborhood. Both appraisers and real estate agents must look to the immediate neighbors' homes and comparable properties when completing a Comparative Market Analysis to price your home for refinance or for resale.

If you are at all interested, I can provide you with your home's value just for your own knowledge and peace of mind as well as provide you with your tax records which give an unbiased value range.

Please read the following letter from Stacie (below my signature), along with the details of the hearing. If you cannot make the hearing, please consider writing an email of support to Stacie and Paul. These will be taken into consideration at the hearing, should you not be able to attend.

Feel free to contact me if you have any further questions about the impact of such an addition. I can assure you that it can only be a very positive and value-adding benefit to our neighborhood.

Sincerely,

Cindi McIntosh Behr



CINDI
MCINTOSH-BEHR



Hall &
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REALTOR®, Cal BRE Lic. # 01395250
Ph: 323-448-8366
CMBHomes@gmail.com
www.hailandchambersfinehomes.com



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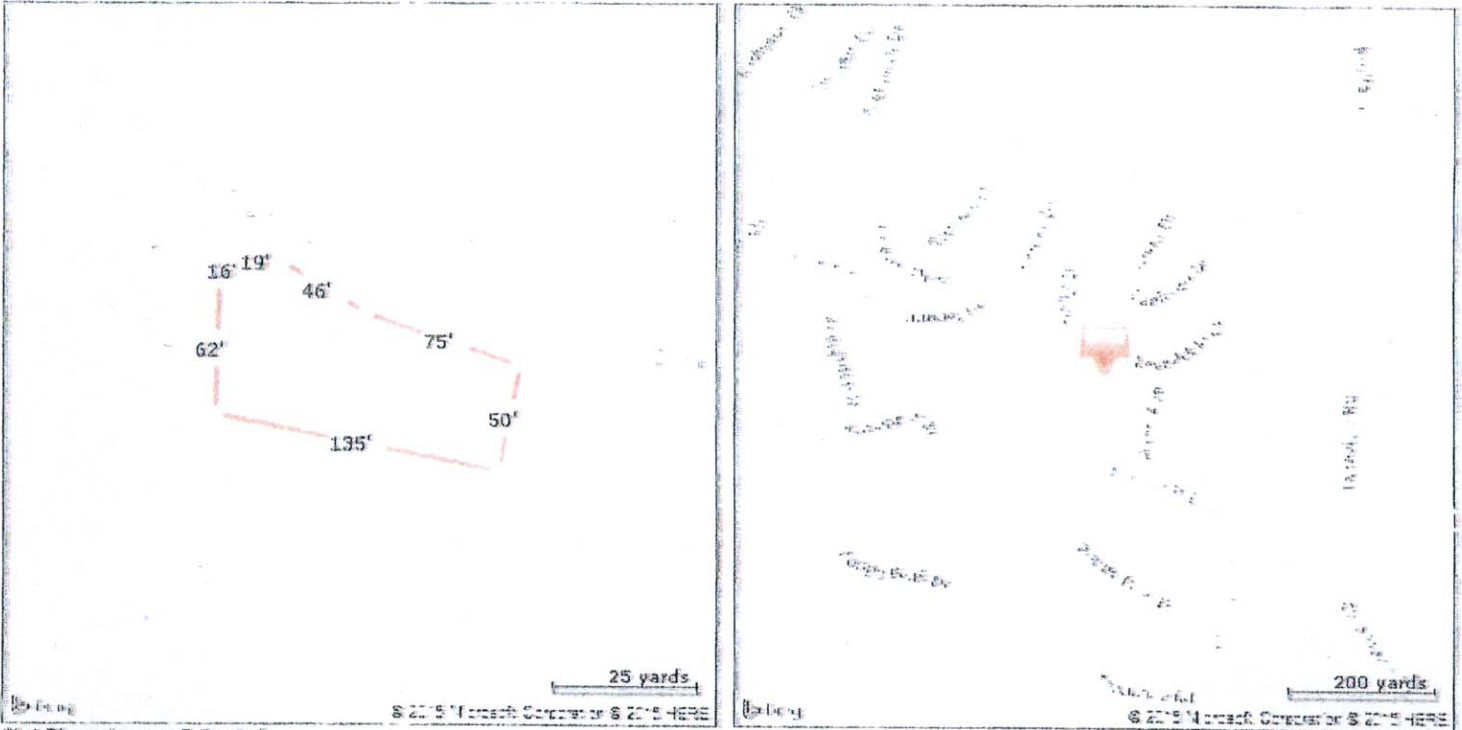
CalBRE Lic. #01079007

If your property is currently listed with another Broker, please disregard this notice.

Mortgage History

Mortgage Date:	08/29/2012	04/06/1999	12/23/1998
Mortgage Amount:	\$300,000	\$362,250	\$247,300
Mortgage Lender:	Provident Fndg Assocs Lp	First Nationwide Mtg Corp	Miscellaneous Fin
Mortgage Type:	Resale	Resale	Resale
Mortgage Code:	Conventional	Conventional	Conventional

Property Map



*Lot Dimensions are Estimated

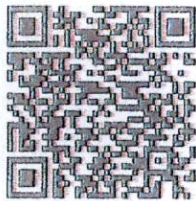
Courtesy of Prascindia McIntosh-Behr, member of DAMLS, i-Tech MLS or VCRDS MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 11/30/2015

Page 3 of 3



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2. Now use that app to scan the QR code above.

Cindi McIntosh-Behr

Hall & Chambers

Mobile (323) 448-8366

E-mail CMBHomes@gmail.com

Web www.HallandChambersFineHomes.com

CalBRE# 01395250

Blog https://www.facebook.com/pages/Aida-Cindi-Real-Estate-Team/350811718337829?ref_type=bookmark

LinkedIn <https://www.linkedin.com/in/cindimcintoshbehr>

Address 827 Foothill Blvd., La Canada, CA 91011



Cindi McIntosh-Behr

Residential Commercial and Business Investment Opportunities

Real Estate Services - Serving Greater Los Angeles, Los Angeles, Ventura, Orange County, San Bernardino & Santa Barabara Counties

For the past 14 years my passion has been real estate. Buying or selling a home is one of the most important transactions in the lives of many people. Because of that, people want to work with someone they trust and who they feel is a market expert with integrity. People trust me with their most-valuable assets. It's a responsibility I take seriously. My experience and love of this business give me the tools I use to assist you in attaining your real estate goals

I offer full-service real estate expertise and strive to service the entire spectrum of my exclusive clientele in the Greater Los Angeles and surrounding areas. Many of my clients range from luxury buyers and sellers: entertainers with high-net-worths and individuals whose real estate holdings dot the globe, to clients with small family homes to commercial needs and business opportunities. I never compromise my professionalism and my drive has yielded to great success in my niche real estate market. I have achieved a stellar reputation with an emphasis on client services. I am dedicated to above and beyond customer service. I will earn your business.

Check out my recent reviews below!

I am Confident I Can Exceed Your Expectations

Here is what rees1 wrote:

How likely are you to recommend Cindi McIntosh-Behr

★★★★★

highly likely

Rate Cindi McIntosh-Behr on specific characteristics

Local knowledge:

★★★★★

Jack McGovern

Vice President, Sales Operations, Office of the Enterprise at Lender Processing Services, Inc. (LPS)
Former Vice President of Realtor.com

Cindi has exceptional follow-up, customer service & and client interaction skills. She is a problem solver with a talent for resolving issues expeditiously and thoroughly. Cindi exceeded all sales goals and achieved new levels of success in the process. She is a team player with an extraordinarily positive outlook and an excellent work ethic. I would highly recommend her services in real estate, new media advertising, marketing and business consulting.



Thank you for making the process easy and seamless. This was the smoothest real estate transaction we have ever been involved with. It was a difficult time and we credit your professionalism and knowledge of the industry.

Best Wishes

Amy Striebel - Personal Assistant to Kari

Clark

Hire Cindi and Aida as to help you sell and/or buy your home. You will not be sorry!

My husband was very sick and as a nurse, I had to retire early in order to care for him full time. We knew that we could not stay in our current home and had to look for a place more suitable for his care equipment and our new life style. I never dreamed we could get the ammount of money we did for our home! And then, they were able to negotiate a an unbelievable price for our new home! 18% below asking price! We were able to complete some renovations before we moved in. We walked away with a lot more money than we thought we would. This has been a godsend to me and my husband. We are so grateful..... (excerpt)

Bruce & Camille

camille_in_knots@msn.com



	MLS #	Status	Address	Price
0	Subject		1460 Cheviotdale Dr, Pasadena, CA 91105	
1	315003682	S	444 Sequoia Drive	\$926,000
2	315005762	S	405 Sequoia Drive	\$999,199
3	315007179	S	1491 La Loma Road	\$1,002,000
4	315007606	S	1501 Poppy Peak Drive	\$1,300,000
5	315007712	C	455 Cherry Drive	\$1,185,000
6	PW15239334	B	495 Juniper Drive	\$959,000
7	15961961	A	495 AVENUE 64	\$950,000

Status: S = Closed Sale, C = Canceled, B = Backup Offer, A = Active

SUMMARY OF COMPARABLE PROPERTIES

INTRO

Sold Listings

Address	Beds	Baths	Yr Blt	SqFt	List Price	Sold Price	Sold Date
444 Sequoia Drive	3	2.00	1951	1,950	\$899,000	\$926,000	6/16/15
405 Sequoia Drive	3	2.00	1937	2,146	\$1,049,000	\$999,199	8/25/15
1491 La Loma Road	3	2.00	1941	1,607	\$949,000	\$1,002,000	9/11/15
1501 Poppy Peak Drive	3	2.00	1926	2,171	\$1,300,000	\$1,300,000	9/28/15
Averages				1,968	\$1,049,250	\$1,056,800	

Cancelled Listings

Address	Beds	Baths	Yr Blt	SqFt	List Price	Sold Price	Sold Date
455 Cherry Drive	4	3.00	1947	2,522	\$1,185,000		
Averages				2,522	\$1,185,000		

Backup Offer Listings

Address	Beds	Baths	Yr Blt	SqFt	List Price	Sold Price	Sold Date
495 Juniper Drive	3	2.00	1956	1,592	\$959,000		
Averages				1,592	\$959,000		

Active Listings

Address	Beds	Baths	Yr Blt	SqFt	List Price	Sold Price	Sold Date
495 AVENUE 64	3	2.00	1923	1,534	\$950,000		
Averages				1,534	\$950,000		

COMPARABLE PROPERTY STATISTICS

ANALYSIS

Sold Listings

Number of listings 4
Lowest price \$926,000
Average price \$1,056,800
Highest price \$1,300,000
Avg price per sqft \$541
Avg DOM 50

14400 Genesee Drive [REDACTED] List price
3775 Reservoir Drive [REDACTED] List price
14911 Lakeview Road [REDACTED] List price
15611 West Park Drive [REDACTED] List price

Cancelled Listings

Number of listings 1
Lowest price \$1,185,000
Average price \$1,185,000
Highest price \$1,185,000
Avg price per sqft \$470
Avg DOM 64

1220 Cherry Lane [REDACTED] List price

Backup Offer Listings

Number of listings 1
Lowest price \$959,000
Average price \$959,000
Highest price \$959,000
Avg price per sqft \$602
Avg DOM 27

14200 Genesee Drive [REDACTED] List price

Active Listings

WE AVAILA...

14.10%

Number of listings 1
Lowest price \$950,000
Average price \$950,000
Highest price \$950,000
Avg price per sqft \$619
Avg DOM 3

ONLINE VALUATION ANALYSIS

ANALYSIS

Sold Listings

Address	Sold Date	Sold Price	Zestimate	Difference
444 Sequoia Drive	6/16/15	\$926,000	\$1,022,911	10.47%
405 Sequoia Drive	8/25/15	\$999,199	\$1,060,973	6.18%
1491 La Loma Road	9/11/15	\$1,002,000	\$988,904	-1.31%
1501 Poppy Peak Drive	9/28/15	\$1,300,000	\$1,284,335	-1.21%
Sold Averages		\$1,056,800	\$1,089,280	3.53%

Cancelled Listings

Address	List Price	Zestimate	Difference
455 Cherry Drive	\$1,185,000	\$1,170,415	-1.23%

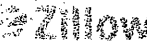
Backup Offer Listings

Address	List Price	Zestimate	Difference
495 Juniper Drive	\$959,000	\$908,852	-5.23%

Active Listings

Address	List Price	Zestimate	Difference
495 AVENUE 64	\$950,000	\$869,681	-8.45%

Source: CLAW

provided by


SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	Difference	DOM	\$ per Sqft
444 Sequoia Drive	\$899,000	\$926,000	3.00%	60	\$475
405 Sequoia Drive	\$1,049,000	\$999,199	-4.75%	75	\$466
1491 La Loma Road	\$949,000	\$1,002,000	5.58%	17	\$624
1501 Poppy Peak Drive	\$1,300,000	\$1,300,000	0.00%	51	\$599
Sold Averages	\$1,049,250	\$1,056,800	0.72%	50	\$541

Market Value

Establishing a home's market value is equally important to buyers, sellers, lenders and real estate professionals so that transactions can proceed quickly and efficiently. A real estate professional may prepare a comparative or comprehensive market analysis (CMA) for their sellers to help them choose a listing price. The CMA includes recently sold homes and homes for sale in the seller's neighborhood that are most similar to the seller's home in appearance, features, and general price range.

Home Value

Although the CMA is used to help determine current market value, it does not establish the seller's home value. In fact, the seller's home is typically not even featured in the CMA. The CMA is merely a guide to help the seller learn what's happening in their local market, so they can better understand where their home fits in term of price ranges, based on location, features and condition. Once the home is listed on the open market, a buyer makes an offer, usually based in part on a CMA the buyer's agent has prepared. CMAs can help buyers better understand the local market as well as sellers. If the buyer is receiving financing through a bank, the bank will order an appraisal. Unlike the CMA, a bank appraisal is a professional determination of a home's value. It's performed by a licensed appraiser, using guidelines established by the Federal Housing Finance Agency, which regulates federal housing loan guarantors such as FHA, VA and housing loan purchasers Fannie Mae and Freddie Mac.

Appraisal

An appraisal is a comprehensive look at a home's location, condition, and eligibility for federal guarantees. For example, a home that doesn't meet safety requirements such as handrails on steps will not be eligible for FHA or VA loans until the handrail is installed or repaired. Appraisers use the same data in their market research to find comparable homes as REALTORS® do. They are also members of the MLS, but they also have additional guidelines from the bank to follow that minimize risk to the bank. They may take off value for slow-moving markets, or markets with high rates of foreclosures. If prices are falling, the appraiser takes the number of days a home has been on the market far more conservatively.

When the appraisal is finished, the bank makes the decision to fund the loan, or it may require the seller to fix certain items and show proof that the repairs have been made before letting the loan proceed. If the loan doesn't meet lending guidelines, the bank will decline the loan. Despite stricter lending and appraisal standards, most buyers' loan applications go through to closing – nearly 85 percent. One reason for that is that real estate agents are preparing CMAs that are better tuned to lending standards, for sellers and buyers to better understand not only what the market is doing, but how much lenders are willing to finance.



91105 Market & Trend Analysis - 1500 to 2499 Sq ft

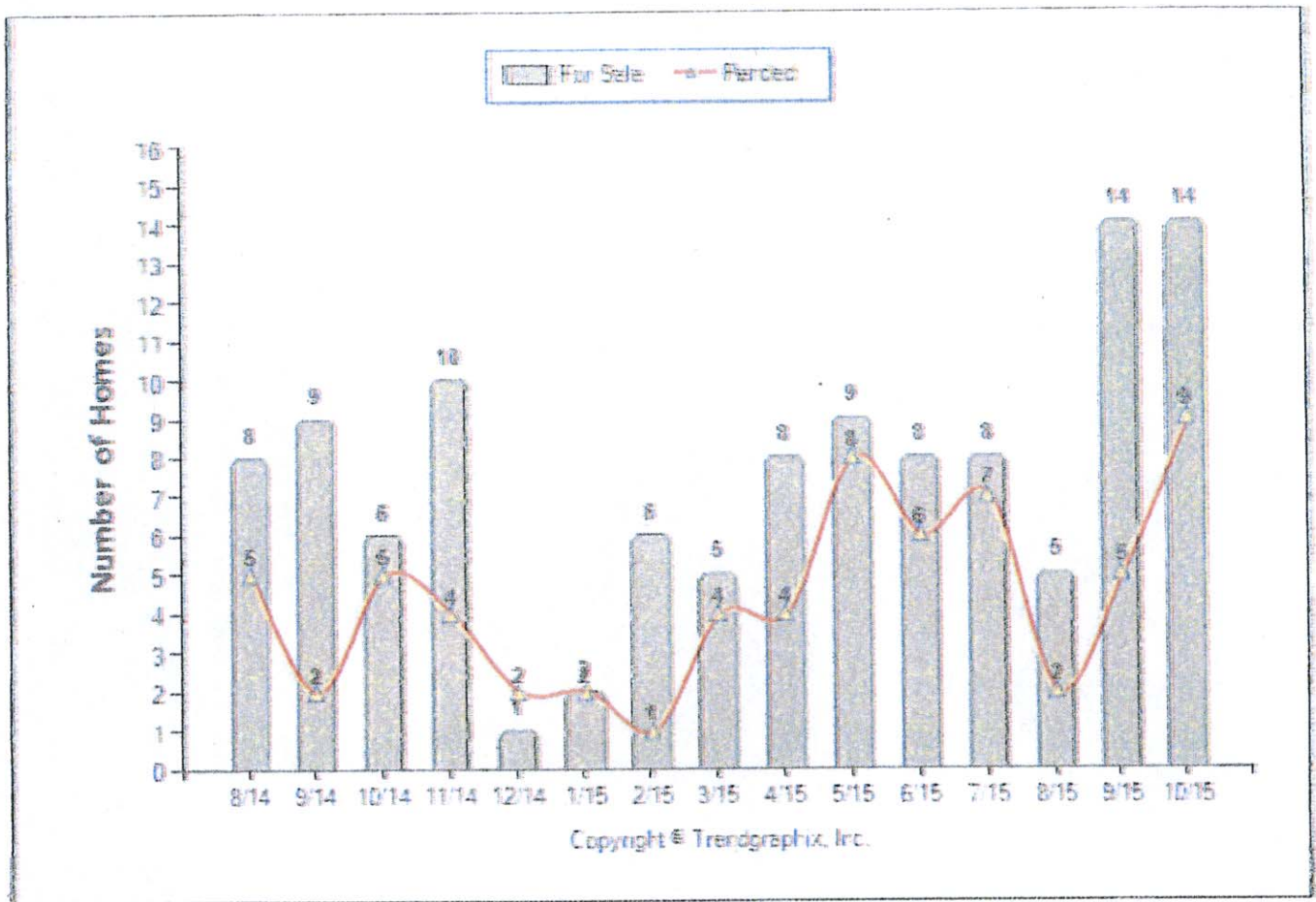
From: CMBHomes@gmail.com
To: staciemayoras@mail.com, cmbhomes@gmail.com
Date: Nov 30, 2015 8:04:07 PM

TrendVisionTM

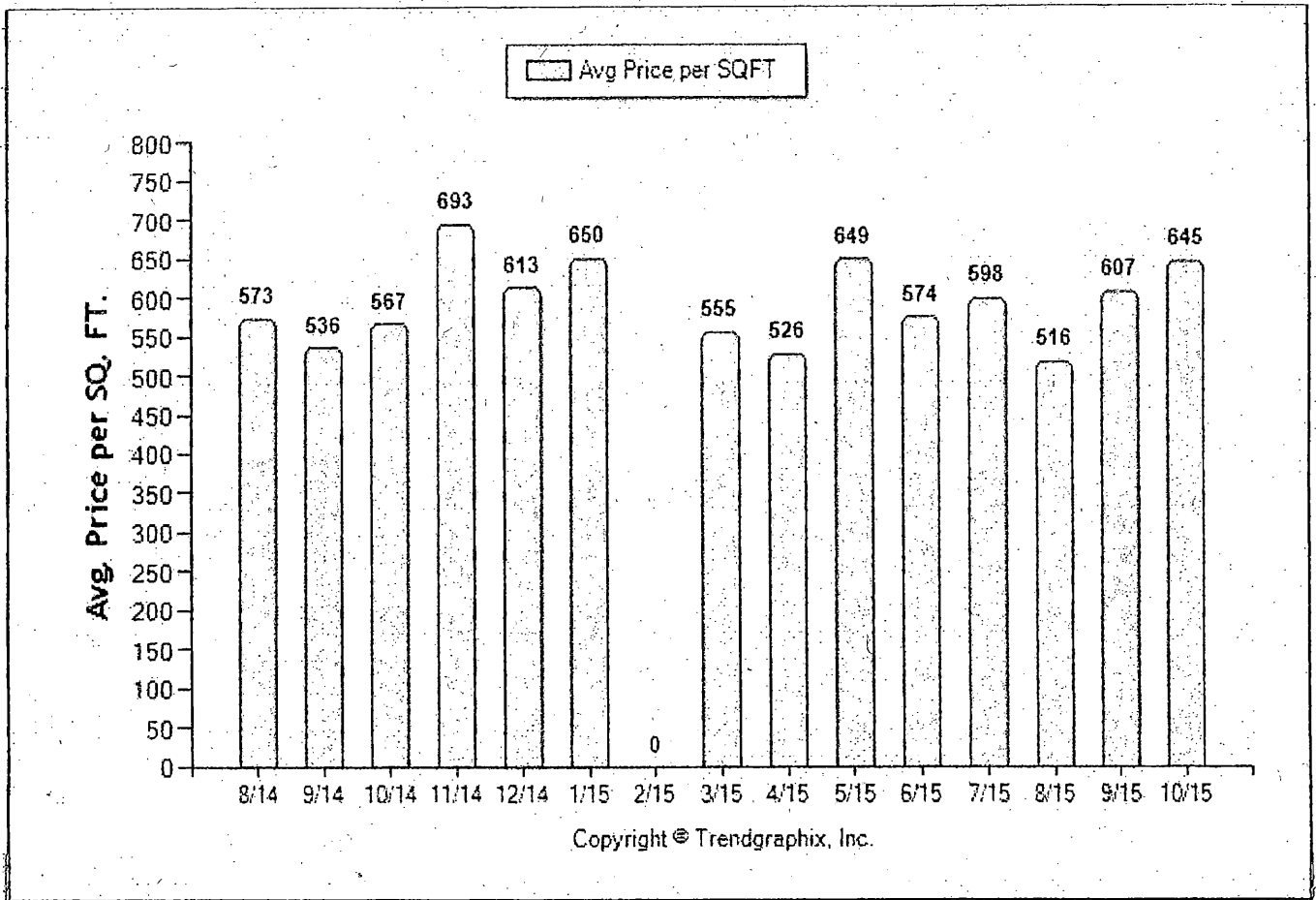
Published November 2015*

Location: ZIP 91105
Price Range: \$0 - No Limit
SQFT Range: 1500 - 2499
Property Types: Single Family Homes - All Properties - All Properties
Bedrooms: 0 - No Limit
Full Baths: 0 - No Limit
Half Baths: 0 - No Limit
Year Built: 0 - No Limit

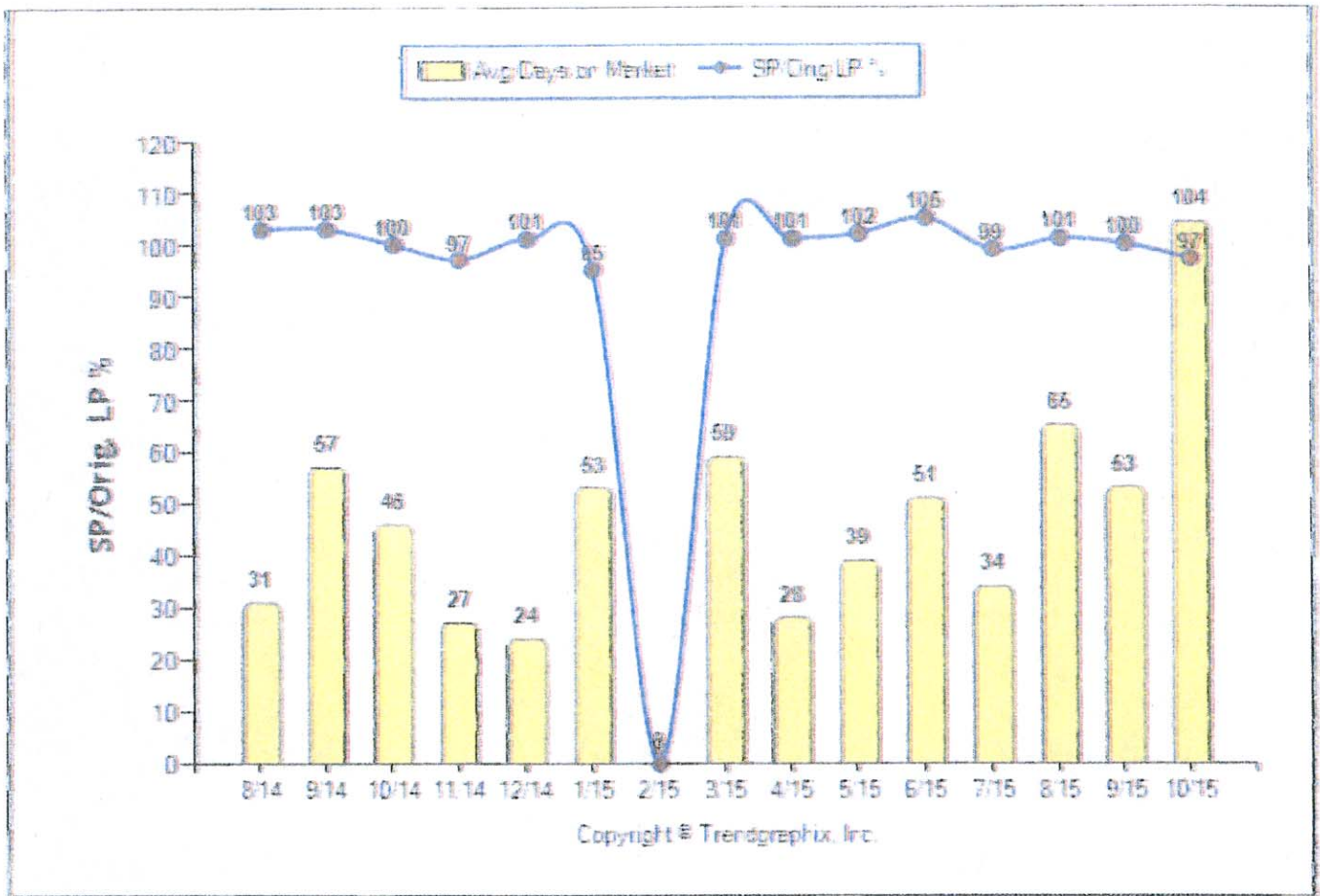
Number of Homes For Sale vs. Pended (Aug. 2014 - Oct. 2015)



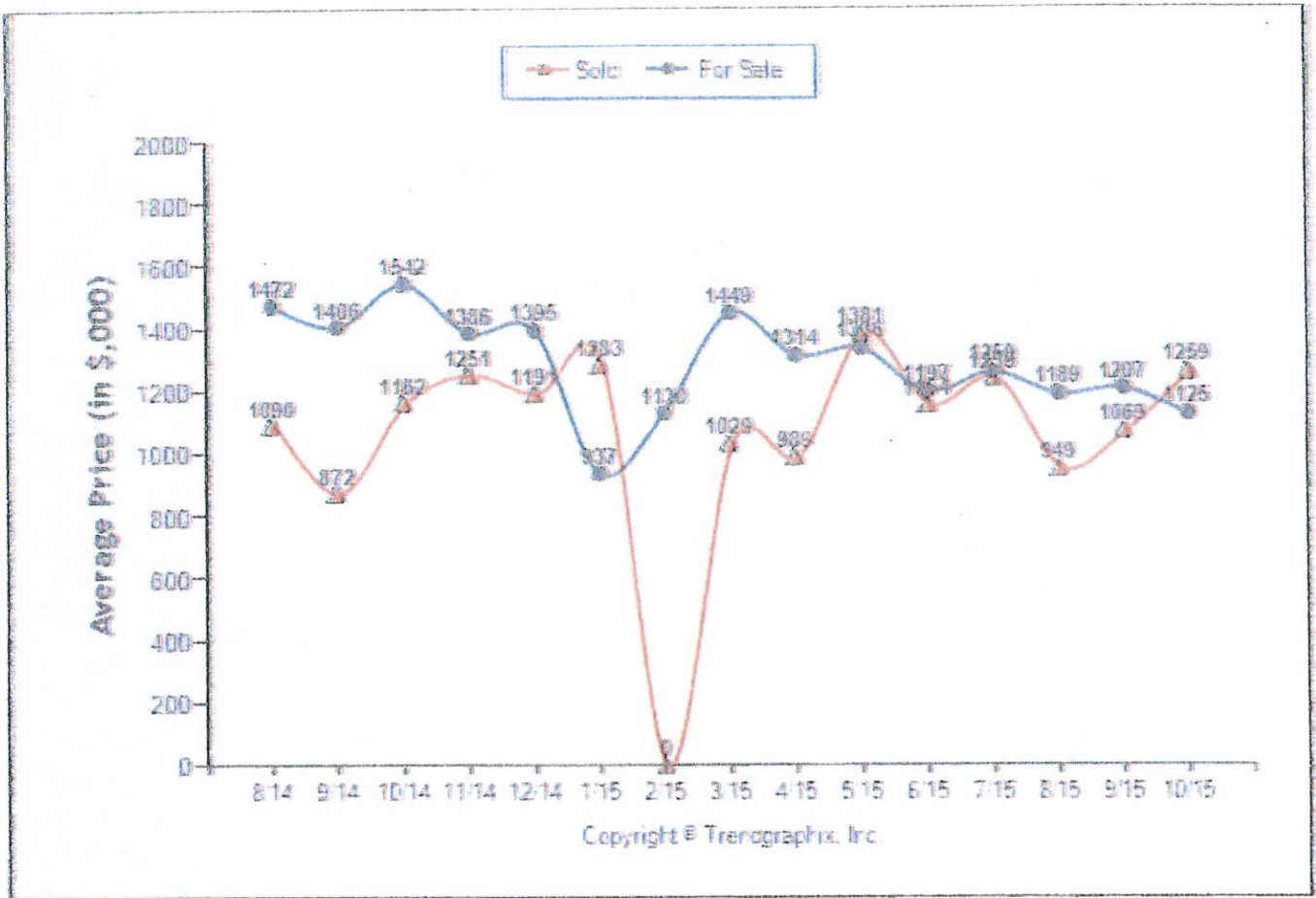
Average Price per SQFT (Sold) (Aug. 2014 - Oct. 2015)



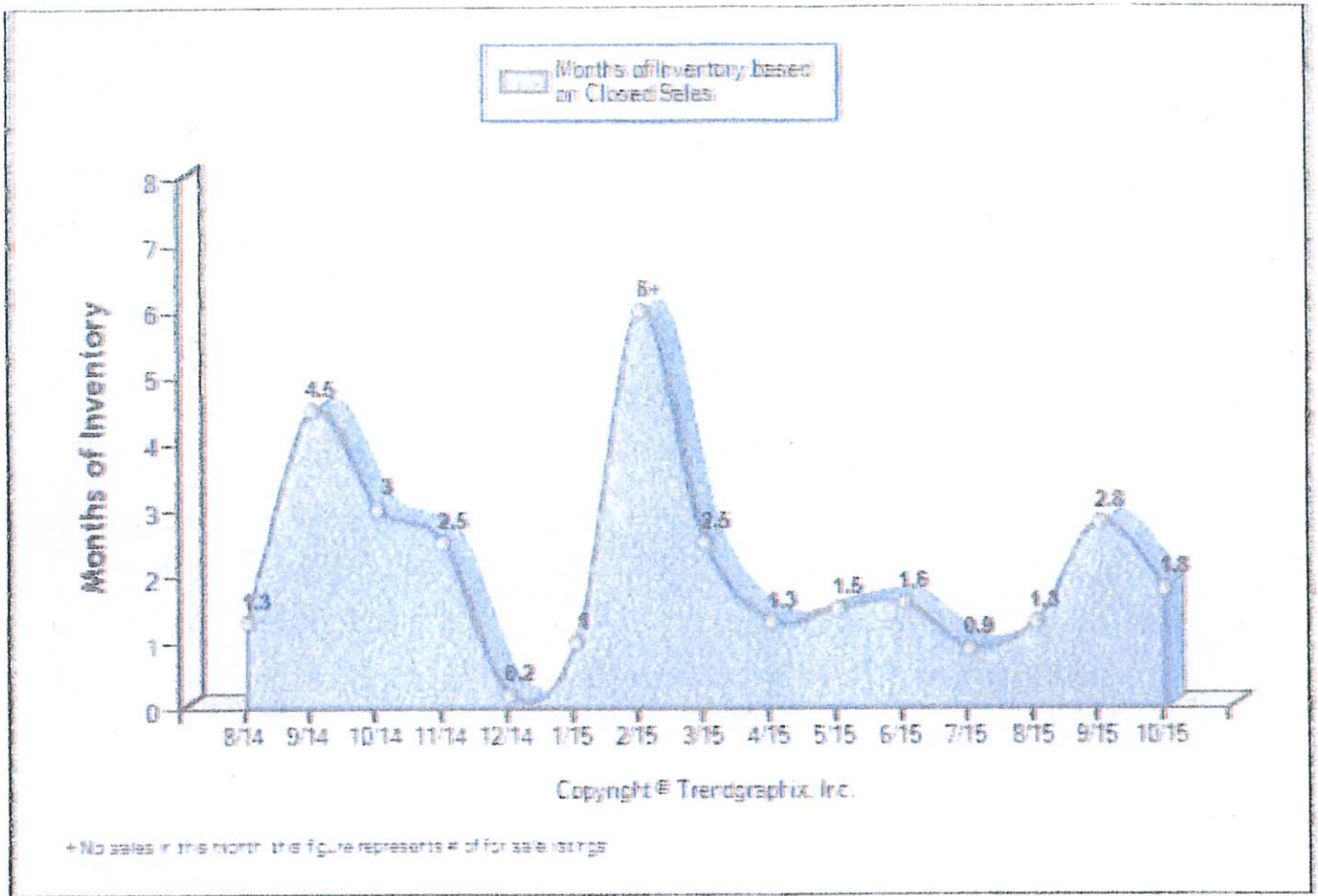
Avg Days On Market & SP/Orig LP % (Aug. 2014 - Oct. 2015)



Average Price of For Sale and Sold (Aug. 2014 - Oct. 2015)



Months of Inventory Based on Closed Sales (Aug. 2014 - Oct. 2015)



If your email program is not displaying the chart graphs properly, please click on the following link which will take you to a web page that contains the graphs: [Show Chart](#)

*All reports are published November 2015, based on data available at the end of October 2015. All reports presented are based on data supplied by CARETS. CARETS does not guarantee or is not in anyway responsible for its accuracy. Data maintained by CARETS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.