

ATTACHMENT H
BOARD OF ZONING APPEALS APPELLANT PRESENTATION
Dated April 21, 2021

VISUALS TO ACCOMPANY APPELLANT'S PRESENTATION

Board of Zoning Appeals, City of Pasadena
April 21, 2021 Meeting

<i>Agenda Item</i>	4-A
<i>Project Address</i>	1820 Linda Vista Avenue
<i>Project Description</i>	Hillside Development Permit #6838 to add a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and an attached 439 square-foot carport, and other accessory structures (infinity pool, spa, etc.)
<i>Case No.</i>	ZENT2020-10016 // HSD #6838 // CEQA Exemption

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¹ A similar, but different picture was mistakenly labelled "View from Appellant's Kitchen [Protected View]" in Exhibit I of Appellant's Letter dated April 21. That picture is a view from the dining room as well, although the distinction does not matter for the purposes of the protected view rights conferred by the applicable ordinance(s).

Exhibit I

[Photographs Reflecting Obstruction of Protected Views Shown by Story Poles
-and- Privacy Intrusions]

- (1) View from Appellant's Deck #1
- (2) View from Appellant's Deck #2
- (3) View from Appellant's Deck #3 [reflecting silhouette of proposed structures]
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- (10) Deck visual with superimposed outline of proposed structures





004







007



CAUTION

008



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Exhibit II

[Emails Between Applicant and City Planning Showing Intentional Concealment of
Future Development Plans and Project Segmentation]

- (1) July 27, 2020
- (2) July 27 – August 7, 2020
- (3) January 20 – February 3, 2021

Moran, Katherine

RE: HDP#6838 - Departmental Comments

To: MatthewFeldhaus

Hi Matt,

I apologize for the delay, I thought I could get it done by the end of last week. Yes I am working on your corrections sheet as we speak. I spoke to my supervisor regarding ADUs in the hillside and he was confident that the City is not required to allow production of new ADUs in the hillside district, but can allow the conversion of a legally permitted structure. You may contact Arlene Granadosin-Jones at AGranadosin-Jones@cityofpasadena.net for more information on this topic. As soon as I complete your corrections we can schedule a phone call to discuss.

Thank you,

Katherine Moran

ASSISTANT PLANNER . City of Pasadena

kmoran@cityofpasadena.net

(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com > >

Sent: Monday, July 27, 2020 11:58 AM

To: Moran, Katherine <kmoran@cityofpasadena.net > >

Subject: RE: HDP#6838 - Departmental Comments

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Hi Katherine,

Are you expecting to return comments on this project this week? Let me know if we can set up a call with the ADU expert for the City to discuss our proposed condition. Thank you.

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP

Principal

Company: 626.888.9411

Direct: 562.477.7609

www.rwbid.com

RWBID DESIGN + CONSTRUCTION

...BECAUSE ROME WASN'T BUILT IN A DAY EITHER.

From: Moran, Katherine <kmoran@cityofpasadena.net> >

Sent: Tuesday, July 21, 2020 9:25 PM

To: Matthew Feldhaus <matthew@rwbid.com> >

Subject: HDP#6838 - Departmental Comments

Hi Matt,

Please see the comments from Design & Historic Preservation Division below:

Design & Historic Preservation Division:

The house at 1820 Linda Vista Avenue was built in 1948 to a design by architect Curtis Chambers, and was substantially altered with the addition of enclosed floor area, an open courtyard and a carport to the front of the house in 1965. The house does not retain the character-defining features of any of the architectural styles identified in the Cultural Resources of the Recent Past Historic Context Report and, therefore, is not eligible for historical designation. As such, a Certificate of Appropriateness is not required for the proposed project.

It appears other departments are still working on their comments. I will forward them to you as soon as they come in.

For questions about requirements for adding fire sprinklers to the residence, please contact Pari Bagayee in the Fire Department at pbagayee@cityofpasadena.net.

Thank you,

Katherine Moran

ASSISTANT PLANNER . City of Pasadena

kmoran@cityofpasadena.net

(626) 744 - 6740

Matthew Feldhaus matthew@rwbid.com

RE: HDP#6838 - Departmental Comments

August 07, 2020 at 3:21 PM PDT

To: Granadosin-Jones, Arlene AGranadosin-Jones@cityofpasadena.net

Cc: Moran, Katherine

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I understand the planning comment since it complies with the current ordinance. I was hoping the planning committee might allow an ADU in this case since the current project approach will be to permit square footage at the lower level and then straight away apply to convert the space to an ADU.

If I am able to permit the ADU straight away, then I won't need to construct unnecessary internal stairways and additional doors then demolish them for the ADU conversion. It is more economical, timely, and environmentally friendly to include the ADU up front. Is there a way to approach a special consideration case-by-case?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP

Principal

Company: 626.888.9411

Direct: 562.477.7609

www.rwbid.com

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From: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net > >

Sent: Friday, August 7, 2020 3:01 PM

To: Matthew Feldhaus <matthew@rwbid.com > >

Cc: Moran, Katherine <kmoran@cityofpasadena.net > >

Subject: RE: HDP#6838 - Departmental Comments

Matthew,

I discussed your application/proposed project with Katherine and also discussed it with the Principal Planner. Katherine's previous comments about ADUs in the Hillside districts are correct.

The City's current ADU ordinance prohibits newly constructed ADUs in the Hillside districts (Section 17.50.275.B.3). Per direction from City Council, Pasadena continues to prohibit newly constructed ADUs in the Hillside districts, but does allow conversion of existing legally permitted space.

I will be out on vacation next week but if you have any additional questions about ADUs, please let Katherine know.

Regards,

Arlene Granadosin-Jones, AICP
Planner I Community Planning Section
Planning & Community Development Department
City of Pasadena

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Wednesday, August 05, 2020 5:33 PM
To: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net> >
Cc: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: HDP#6838 - Departmental Comments

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Thank you.

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

RWBID DESIGN + CONSTRUCTION
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From: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net> >
Sent: Wednesday, August 5, 2020 5:14 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Cc: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: HDP#6838 - Departmental Comments

Hi, Matthew,
Just wanted to respond back to let you know that I got your email. I need to look at my calendar and will also connect with Katherine to go over your project details. I'll follow-up with you tomorrow on my availability.

Thanks,

Arlene Granadosin-Jones, AICP
Planner I Community Planning Section
Planning & Community Development Department
City of Pasadena

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Wednesday, August 05, 2020 11:46 AM
To: Granadosin-Jones, Arlene <AGranadosin-Jones@cityofpasadena.net> >
Cc: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: FW: HDP#6838 - Departmental Comments

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Hi Arlene,

I was pointed in your direction from my City Planner, Katherine to discuss our proposed SFR addition project in the Hillside District and the potential to include an ADU in our initial planning submittal. Do you have some time this week to discuss the case? I look forward to speaking with you soon.

Regards,

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Monday, July 27, 2020 3:09 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: HDP#6838 - Departmental Comments

Hi Matt,

I apologize for the delay, I thought I could get it done by the end of last week. Yes I am working on your corrections sheet as we speak. I spoke to my supervisor regarding ADUs in the hillside and he was confident that the City is not required to allow production of new ADUs in the hillside district, but can allow the conversion of a legally permitted structure. You may contact Arlene Granadosin-Jones at AGranadosin-Jones@cityofpasadena.net for more information on this topic. As soon as I complete your corrections we can schedule a phone call to discuss.

Thank you,
Katherine Moran
ASSISTANT PLANNER . City of Pasadena
kmoran@cityofpasadena.net

(626) 744 - 6740

Matthew Feldhaus matthew@rwbid.com
RE: Appeal Application for HDP #6838
February 03, 2021 at 4:10 PM PST
To: Moran, Katherine kmoran@cityofpasadena.net

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Reading the planning guidelines, it appears that I can *propose an ADU up to 50% of the main dwelling size*.

Let me know if this logic makes sense:

- Existing dwelling: 2,452 SF
- Proposed conversion of existing garage into living space: 366 SF
- Proposed addition: 499 SF (no HDP required)
- Total main dwelling: 3,317 SF
- Allowable ADU size (50% of main dwelling): 1,658 SF
- **Total allowable project size: 4,975 SF**

I will work on some sketches but the two story issue would need to be resolved.

MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP

Principal
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Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net >
Sent: Wednesday, February 3, 2021 3:45 PM
To: Matthew Feldhaus <matthew@rwbid.com >
Subject: RE: Appeal Application for HDP #6838

Hi Matt,

Unfortunately we do not have any new literature as we don't have a new ADU ordinance yet. We just have a website highlighting major requirements. We still defer to State Law and require our Community Planning Division to interpret. Our Zoning Administrator told us just this week that will no longer be prohibiting ADUs in the hillside. An issue that I do potentially have concern for is adding the lower story ADU on the same permit as the 500SF master bedroom addition, the master bedroom addition may be considered as a second story addition which could potentially trigger the HDP. If there was a way to separate the ADU out for a subsequent permit, that may potentially be a better path. This is something I would run by a supervisor with your rough sketches to get clear direction.

<https://www.cityofpasadena.net/planning/planning-division/community-planning/accessory-dwelling-units/>

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com>
Sent: Wednesday, February 03, 2021 3:34 PM
To: Moran, Katherine <kmoran@cityofpasadena.net>
Subject: RE: Appeal Application for HDP #6838

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Katherine,

Is there any updated literature for the City's approval of new construction ADUs in a hillside district?

MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP

Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net>
Sent: Wednesday, February 3, 2021 2:33 PM

To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

Hi Matthew,

Sorry about that. I just tried calling again. Here is the code section on what requires a Hillside Development Permit. Please take note of **Major renovations, as defined in 17.29.060.E**. So as long as you can keep the total height at or below the existing top of ridge height of the highest roof, you can raise the top plate to create your flat roof within that limitation by right.

17.29.030 - Permit Requirements

- A. **HD and HD-SR overlay.** Approval of a Hillside Development Permit, in compliance with [Section 17.29.080](#) (Hillside Development Permit) shall include the following:
1. Proposed subdivision;
 2. New dwelling or structure;
 3. Any structure located within 20 feet of the top edge of the Arroyo Seco Slope Bank, pursuant to Section 17.29.050.D;
 4. An addition of 500 square feet or greater to the first floor of an existing structure;
 5. Projects that propose to match an existing structure height that exceeds the general height limit if the existing structure was constructed before adoption of this Ordinance;
 6. Any new square footage above the first story;
 7. Major renovations, as defined in 17.29.060.E.

A Hillside Development Permit is not required for the following types of development:

1. An addition to the first floor of an existing dwelling that increases the gross floor area by less than 500 square feet.
 2. One single-story detached accessory structure that constitutes no more than 20 percent of the existing gross floor area of the primary structure.
- The exemptions listed above apply in the aggregate with all other additions and all prior additions in the previous three years to the same lot. They do not override the requirements of the base zoning district. No credit shall be given for demolition or partial demolition of a structure.

- B. **HD-1 overlay.** See [Section 17.29.090](#) (HD-1-Upper Hastings Ranch Area-Standards).

c. The color palette may be modified for designated historic properties with a Certificate of Appropriateness approved by the Planning & Community Development Department.

- E. **Major Renovations.** Major renovations to an existing dwelling shall require approval of a Hillside Development Permit. A major renovation is defined as:
- a. The alteration of more than 50 percent of existing wall facades by exposing the framing. This does not include the removal and replacement of windows or doors.
 - b. Any alteration of the roofline resulting in an increase in height above the highest point of the existing roof.

Figure 2-4 – Height Measurement on Hillsides

2. **General height limit.** No structure shall exceed a height of 28 feet at any point on the site, measured in compliance with Subsection B.1, and shall not exceed a height of 28 feet at any point on the site where the structure touches the grade, to the highest point of the roof. There shall be no maximum height for the top plate of a dwelling unit if the general height limit is exceeded for projects that propose to match an existing structure height that exceeds the general height limit if the existing structure was constructed before adoption of this Ordinance.
3. **Height of lowest floor level.** The vertical distance between the lowest point where the foundation meets grade and the lowest floor line of the structure shall not exceed six feet.
4. **Decks.** No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks shall be integrated into the architected primary building mass (see Figure 2-5).

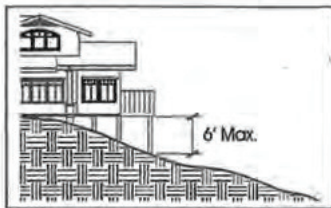


Figure 2-5 – Height Limit for Lowest Floor and Decks

Thanks,

Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Tuesday, February 02, 2021 1:01 PM

To: Moran, Katherine <kmoran@cityofpasadena.net>>
Subject: RE: Appeal Application for HDP #6838

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Can you give me a call today to discuss this project?

MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net>>
Sent: Tuesday, February 2, 2021 12:36 PM
To: Matthew Feldhaus <matthew@rwbid.com>>
Subject: RE: Appeal Application for HDP #6838

The project can potentially get appealed up to City Council and/or called for review by City Council.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com>>
Sent: Tuesday, February 02, 2021 11:54 AM
To: Moran, Katherine <kmoran@cityofpasadena.net>>
Subject: RE: Appeal Application for HDP #6838

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What is the neighbor's process to continue appeals if their appeal is denied by the zoning appeals Board in April?

MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net>>
Sent: Tuesday, February 2, 2021 11:51 AM
To: Matthew Feldhaus <matthew@rwbid.com>>
Subject: RE: Appeal Application for HDP #6838

Hi Matthew,

I requested to add the item to the April agenda. I will let you know if anything changes.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com>>
Sent: Tuesday, February 02, 2021 11:07 AM
To: Moran, Katherine <kmoran@cityofpasadena.net>>
Subject: RE: Appeal Application for HDP #6838

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Katherine,

Please sign me up for the first available appeals hearing. I had a mediation meeting with the neighbor and their lawyer today and there is no resolution to their concerns. Thank you.

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, January 27, 2021 12:04 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

Hi Matthew,

We had a staff meeting yesterday. Unfortunately, several appeals have been received for items on the past few hearing officer meetings. With the influx of appeals, the Board of Zoning Appeals agendas are full through March. The earliest your item would be able to get onto an agenda would potentially be the April meeting. I apologize for the inconvenience. Please let me know if you have any questions.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Monday, January 25, 2021 5:06 PM
To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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Hi Katherine,

Were we able to get on the February appeals meeting agenda? Am I also able to contact the lawyer representing the appellate?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, January 20, 2021 7:29 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: RE: Appeal Application for HDP #6838

Oh shoot, I sent you the copy before our admin removed the scan of the check. Can you please delete that last email and save this one instead? Staff was able to base your recommendation on compliance with the Zoning Code and visited the site to analyze view impacts in addition to the visual analysis you provided. The meetings are typically once a month and require a few weeks of lead time for the notice, staff report etc. The meetings are typically held the third Wednesday of each month. However, if there is also a full hearing officer meeting that night, they will move to another night. There's one tomorrow if you want to tune in and see how the meeting runs.

<https://www.cityofpasadena.net/commissions/board-of-zoning-appeals/>

I will check tomorrow to see if the February meeting is an option.

Thanks,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena

kmoran@cityofpasadena.net
(626) 744 - 6740

From: Matthew Feldhaus <matthew@rwbid.com> >
Sent: Wednesday, January 20, 2021 6:15 PM
To: Moran, Katherine <kmoran@cityofpasadena.net> >
Subject: RE: Appeal Application for HDP #6838

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Interesting argument on the neighborhood compatibility since this appeal is coming from a homeowner with a 5,055 sqft house.

The CEQA argument is nonsense, as is the discussion on view protection and privacy.

Do I need to provide a written response to these items? When is the next available appeal meeting?

MATTHEW FELDHAUS , ARCHITECT, CCM, LEED AP
Principal
Company: 626.888.9411
Direct: 562.477.7609
www.rwbid.com

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From: Moran, Katherine <kmoran@cityofpasadena.net> >
Sent: Wednesday, January 20, 2021 5:47 PM
To: Matthew Feldhaus <matthew@rwbid.com> >
Subject: Appeal Application for HDP #6838

Hi Matthew,

Please see attached appeal packet. Yes, you will need to keep the story poles installed until the decision is effective.

Thank you,
Katherine Moran
ASSOCIATE PLANNER . City of Pasadena
kmoran@cityofpasadena.net
(626) 744 - 6740

Exhibit III

[01.05.21 Email Correspondence from the LVAA Opposing the Project]

Moran, Katherine

FW: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

To: Matthew Feldhaus

Hi Matthew,

Please see the letter from Miss Chomsky below.

Thanks,

Katherine Moran

ASSOCIATE PLANNER . City of Pasadena

kmoran@cityofpasadena.net

(626) 744 - 6740

From: Nina Chomsky <nrchomsky@aol.com > >

Sent: Tuesday, January 05, 2021 5:00 PM

To: Moran, Katherine <kmoran@cityofpasadena.net > >

Subject: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

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Please deliver to the Hearing Officer -- Thank you.

Linda Vista-Annandale Association

Paul Novak, Hearing Officer
City of Pasadena
c/o Planner Katherine Moran

Re: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

Mr. Novak,

The Zoning Committee of the Linda Vista-Annandale Association (LVAA) has reviewed this proposed project and has the following comments.

The project incorporates several good features that we have encouraged on other hillside sites, including: leaving the existing house in its original site location, thus preserving the existing Front Yard setback and rhythm of the block face; placing the bulk of new square footage in a manner that preserves the perception from Linda Vista Ave. that the residence remains a one-story house that "reads" as horizontal in design; placing the new second story as a "Lower" story, thus avoiding adding on a typical second story which adds mass and bulk; and, subject to comments below, placing new square footage and improvements in a manner that follows the natural topography.

We do have several concerns about the proposed project.

First, we are concerned about the objections of the neighbor to the south calling out privacy and view impacts.

These objections should be carefully reviewed and mitigated if appropriate. Also, the objection asserts that the Top Edge of the Arroyo limitation has been improperly applied.

In our view, the Top Edge of the Arroyo limitation must be strictly enforced, and we do not support any deviation from the Code in this regard. The Staff Report indicates that this proposed project complies with the Code as to the Top Edge of the Arroyo limitation, but we request that you carefully consider the accuracy of the Staff conclusions which seem to be based solely on material submitted by the Applicant.

Second, we have our usual concerns about the Staff support for excess Neighborhood Compatibility floor area to the extent of 844 square feet. It appears obvious that this excess Neighborhood Compatibility square footage is proposed for placement below the expanded deck as the new lower level story which will total 807 square feet.

Clearly, the requested excess Neighborhood Compatibility square footage should be denied, at least to the extent of 807 square feet, if the view protection concerns of the neighbor to the south are valid. Excess Neighborhood Compatibility square footage can no longer be approved if additional view impacts will occur to neighboring properties.

In addition, LVAA has concerns about the expanded deck which is proposed, it appears, to extend significantly out beyond the house into the slope area with the new lower story placed beneath the extended and expanded deck. Our concerns extend to whether or not this square footage should be approved at all even if it constitutes Excess Neighborhood Compatibility square footage. The Staff Report refers to the proposed lower story "terracing" down the slope which would mean following the existing topography, but the following matters are not clear. Will construction and placement of the lower story require more than minimal excavation and grading? Anything more than minimal excavation and grading is not acceptable and the excess Neighborhood Compatibility square footage should be denied. Further, any excavation and grading over minimal amounts would call into question your ability to make required Finding No. 8 for approval of the entire HDP including the proposed lower story.

Third, as to the extended and expanded deck, it is not clear if the deck will comply with Zoning Code requirements as to supports and height considering the placement "over" the proposed lower story. Zoning Code compliance as to the deck should be clarified.

LVAA requests that you consider and resolve these various issues at the HDP Hearing. The undersigned may make additional comments on the proposed project during the Read Aloud public comment period during the Hearing.

Thank you for considering our comments and concerns.

Sincerely,

Nina Chomsky, LVAA.

Exhibit IV

[Google Map with Annotations Showing Liquefaction Zones]



Page 30

April 22, 2020

Appeal of Case No. ZENT2020-10016 // Hillside Dev. Permit #6838

Exhibit V

Project Renderings Showing Infinity Pool -and- Rear View of Project]



1820 LINDA VISTA AVENUE | VISUAL ANALYSIS REAR YARD ELEVATION



Exhibit VI

[Geotechnical Report in Response to Applicant's Geotechnical Report]



Date: April 19, 2021
To: Weaver Land Law
Attn: Stephen J Weaver, Esq.
12100 Wilshire Boulevard, 8th Fl.
Los Angeles, CA 90025
p: 310.806.9212
e: stephen@designgroupca.com
Re: Hillside Development Permit #6838

References:

1. Geologic and Soils Engineering Exploration Proposed Remodel, Addition, Attached Accessory Structures, and Pool/Spa APN 5704-001-049, 1820 Linda Vista Avenue, Pasadena, California, prepared by Irvine Geotechnical Inc Report, dated June 2, 2020
2. 2021-01-06 Hearing Officer C. HDP #6838 Staff Report
3. 2021-01-06 Hearing Officer C. HDP #6838 Plans
4. Park – Pasadena – Request for Appeal re: Hillside Development Permits #6838

We have prepared this letter as a summary of our opinions based upon our review of the geotechnical aspects with regard to the above referenced reports and documents.

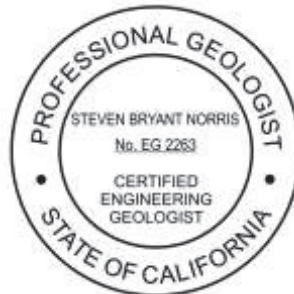
In general, our geotechnical opinions are as follows:

- 1) As part of the geotechnical slope stability study the values utilized for the soil profiles reflect the most conservative values derived from the laboratory testing. Of the three direct shear tests run, one from four different test pits, the values ranged between 31.5 to 38 degrees. The slope stability study utilized the most conservative value of 38 degrees. It is our opinion the slope stability study should be run with values more reflective of the range of values obtained from testing.
- 2) The Arroyo Seco that runs along the bottom of the property is identified by California Department of Conservation as liquefaction zone. It is our opinion the slope stability study should model the toe portion of the slice to more reflect the attributes of a liquefaction zone and large drainage.

If you have any questions regarding this letter, please feel free to contact our office.

Sincerely,
ENGINEERING DESIGN GROUP

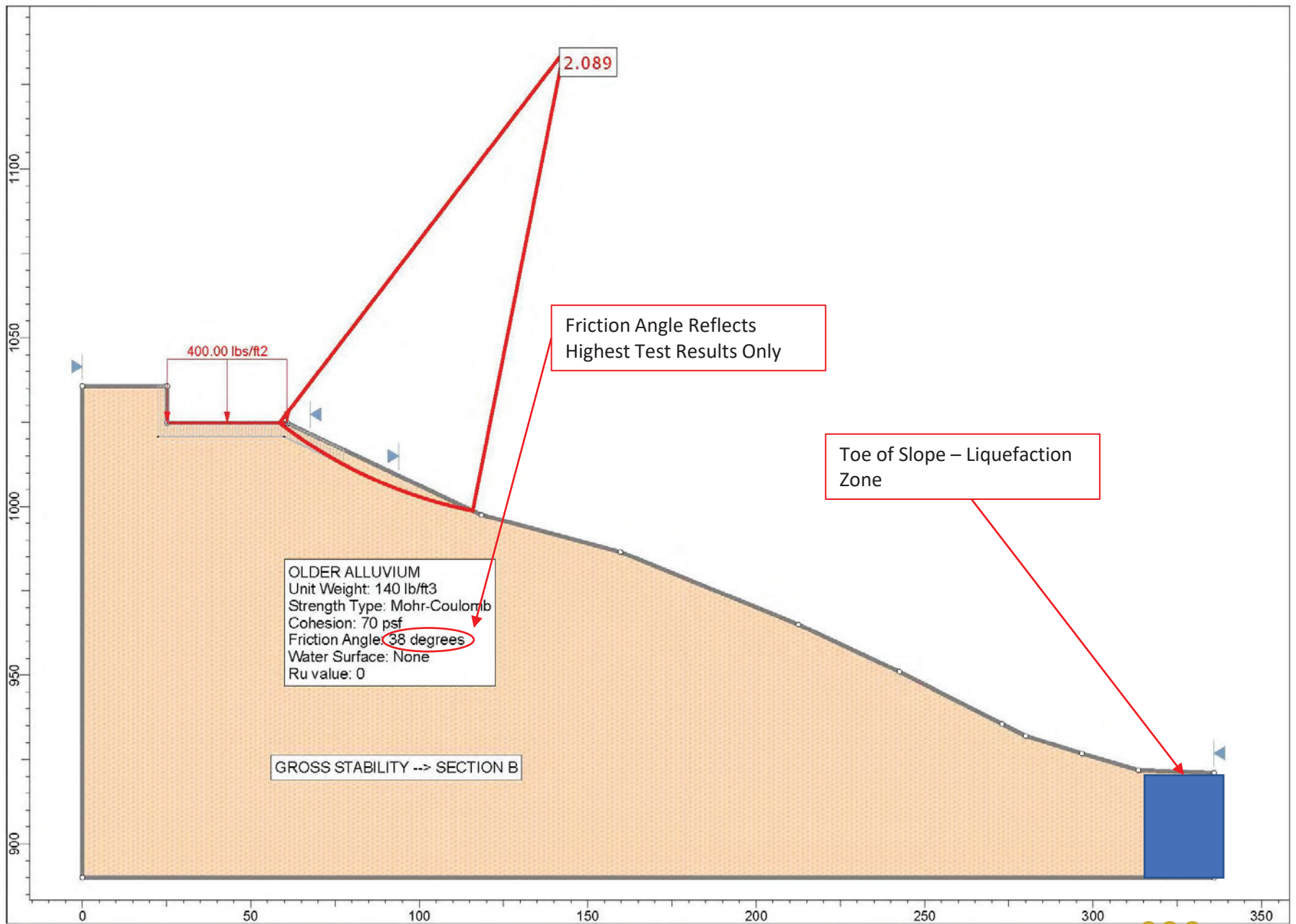
Steven Norris
GE 2590, CEG 2263

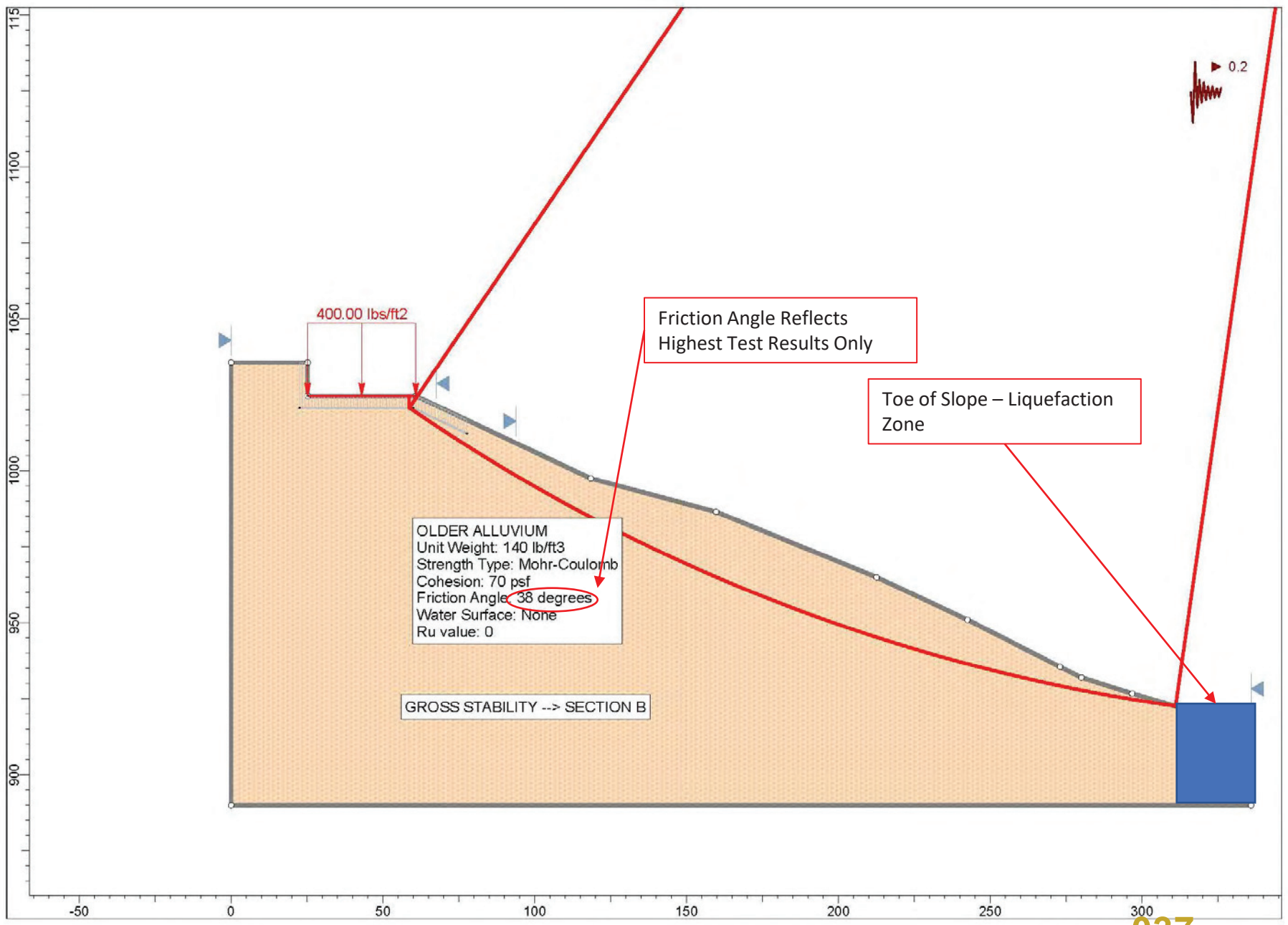


Attachments: Figures

Slope Stability Sections

from Irvine Geotechnical Inc., dated June 2, 2020





Direct Shear Results

from Irvine Geotechnical Inc., dated June 2, 2020

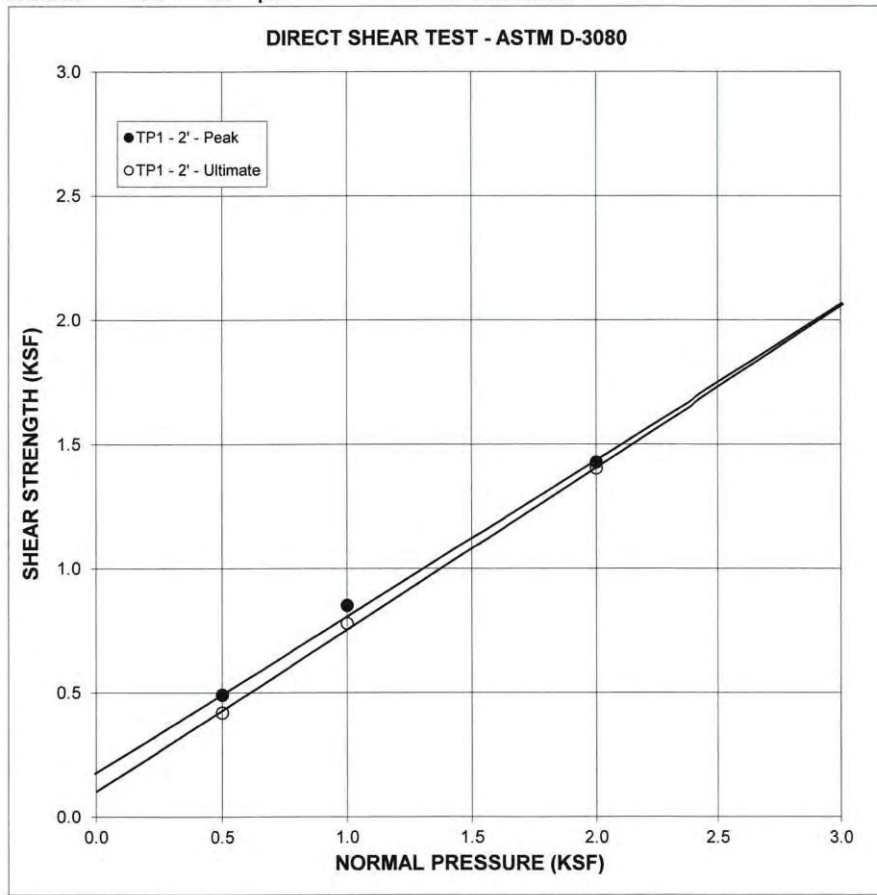


SHEAR DIAGRAM B-1

JN: SL20.3337 CONSULTANT JAI
CLIENT: Irvine/Feldhaus-1820 Linda Vista Ave

EARTH MATERIAL: ALLUVIAL TERRACE

	PEAK	ULTIMATE		
Phi Angle	31.5	32.5	degrees	
Cohesion	180	100	psf	
			Average Moisture Content	16.9%
			Average Dry Density (pcf)	115.8
			Percent Saturation	100.0%



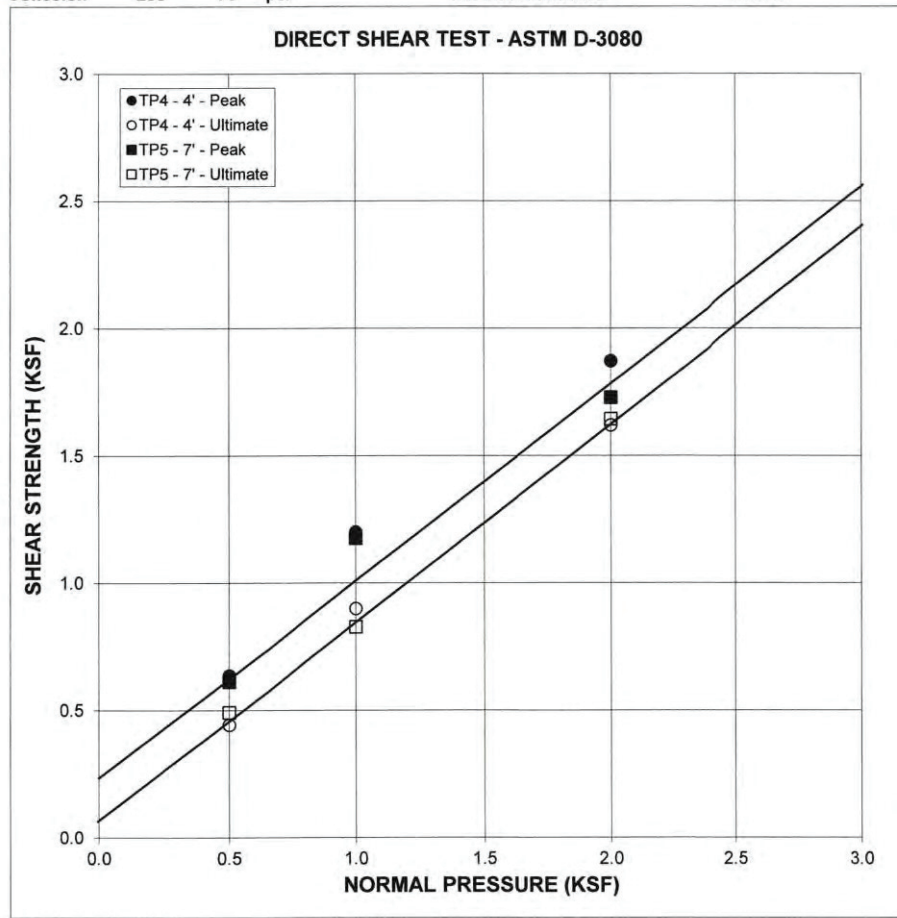


SHEAR DIAGRAM B-2

JN: SL20.3337 CONSULTANT JAI
CLIENT: Irvine/Feldhaus-1820 Linda Vista Ave

EARTH MATERIAL: ALLUVIAL TERRACE

	PEAK	ULTIMATE		
Phi Angle	37.5	38	degrees	
Cohesion	235	70	psf	
			Average Moisture Content	18.9%
			Average Dry Density (pcf)	121.8
			Percent Saturation	100.0%





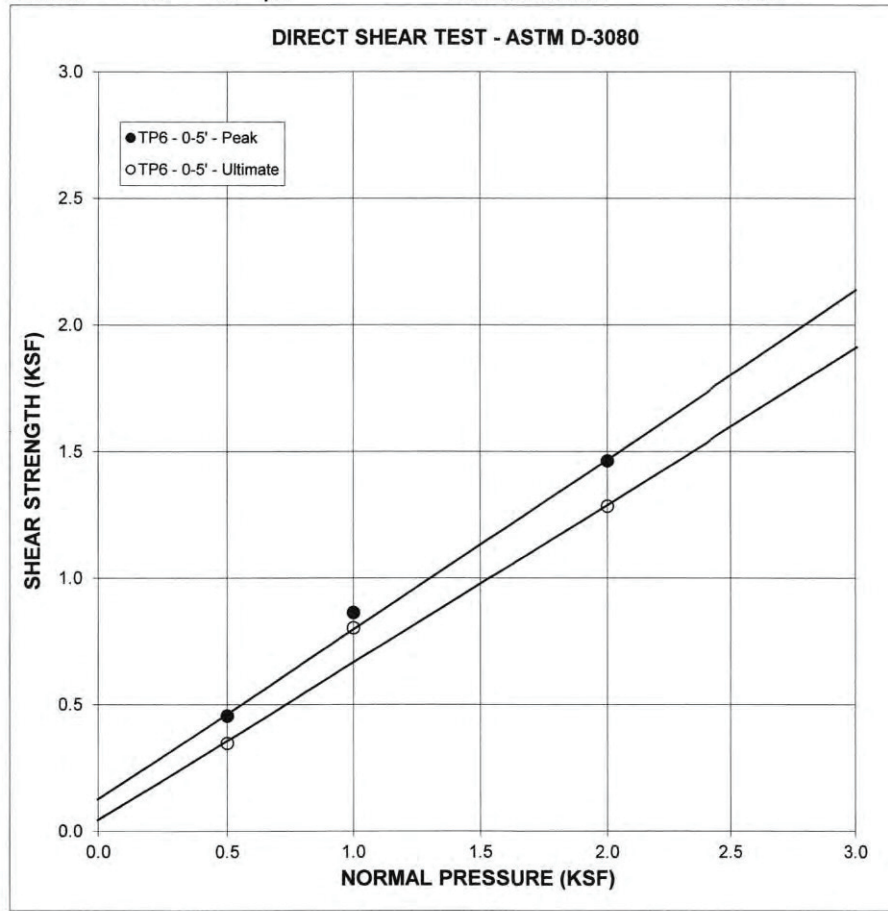
SHEAR DIAGRAM B-3

JN: SL20.3337 CONSULTANT JAI
CLIENT: Irvine/Feldhaus-1820 Linda Vista Ave

EARTH MATERIAL: ALLUVIAL TERRACE

Sample remolded to 90 % of the laboratory maximum density

	PEAK	ULTIMATE		
Phi Angle	33.5	31.5	degrees	Average Moisture Content 16.1%
Cohesion	125	45	psf	Average Dry Density (pcf) 116.3
				Percent Saturation 100.0%



Department of Conservation Mapping

maps.conservation.ca.gov/cgs/EQZApp/app/

Earthquake Zones of Required Investigation

CGS Homepage

1820 Linda Vista Ave, Pasadena X

Show search results for 1820 Linda Vi...

Site

Address: 1001 ROSE BOWL DR

APN	5702001901
City	PASADENA
Street Address	1001 ROSE BOWL DR
Fault Zone	This parcel is NOT WITHIN an Earthquake Fault Zone.
Liquefaction Zone	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.
Landslide Zone	All or a portion of this parcel LIES WITHIN a Landslide Zone.

Zoom to

City of Pasadena, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, IN...

2:52 P
4/16/20

Exhibit VII

[Site Plan Submitted By Appellant]

PROJECT TEAM

ARCHITECT
 MATTHEW FELDHAUS
 2926 GRACELAND WAY
 GLENDALE, CA 91206
 CA LICENSE C-33265

CIVIL ENGINEER
 PALLER-ROBERTS ENGINEERING
 5701 SLAUSON AVE, SUITE 208
 CULVER CITY, CA 90230

GEOTECHNICAL ENGINEER
 IRVINE GEOTECHNICAL
 145 N. SIERRA MADRE BLVD, SUITE #1
 PASADENA, CA 91107

LANDSCAPE ARCHITECT
 NVD STUDIO
 1453 N. ROOSEVELT AVE
 PASADENA, CA 91104

ARBORIST
 CLASS ONE ARBORICULTURE
 3763 RAMSDELL AVE.
 GLENDALE, CA 91214

SCOPE OF WORK

RENOVATE AN EXISTING 2,452 SF RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT AND CONSTRUCT A 1,401 SF UPPER LEVEL ADDITION, AN 807 SF LOWER LEVEL ADDITION, AND A NEW OUTDOOR DECK WITH POOL AND SPA.

THE TOTAL PROPOSED DEVELOPMENT IS 4,660 SF OF LIVING SPACE WITH A 754 SF GARAGE FOR A TOTAL OF 5,414 SF WITH 5 BEDROOMS AND 4 FULL BATHROOMS.

FELDHAUS RESIDENCE ADDITION AND RENOVATION

1820 LINDA VISTA AVENUE
 PASADENA, CA 91103

DRAWING INDEX

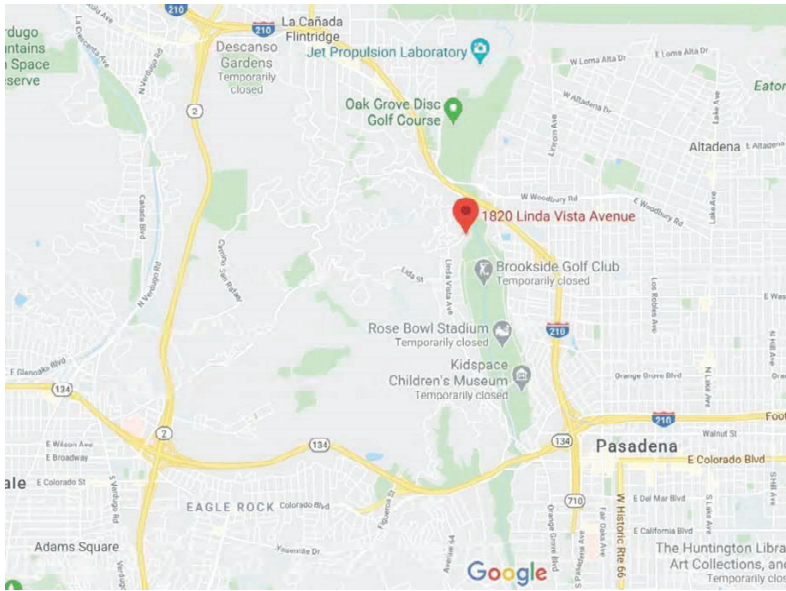
G-1	TITLE SHEET	A-10	PROPOSED ELEVATIONS AND SECTIONS
G-2	PROJECT CALCULATIONS	L1.10	CONCEPTUAL LANDSCAPE PLAN
V-1	SURVEY LEGAL DESCRIPTION	L1.11	CONCEPTUAL LANDSCAPE PLAN ENLARGE.
V-2	SURVEY		
V-3	SURVEY SLOPE ANALYSIS		
A-1	PROPOSED SITE PLAN		
A-2	PROPOSED GRADING PLAN		
A-3	EXISTING FLOOR PLAN		
A-4	EXTERIOR WALL DEMOLITION PLAN		
A-5	PROPOSED UPPER LEVEL FLOOR PLAN		
A-6	PROPOSED LOWER LEVEL FLOOR PLAN		
A-7	PROPOSED ROOF PLAN		
A-8	PROPOSED ELEVATIONS		
A-9	PROPOSED ELEVATIONS		

BUILDING CODE DATA

OCCUPANCY GROUP: RS-4 HD
 DESCRIPTION OF USES: SFR
 TYPE OF CONSTRUCTION: V-B
 NUMBER OF STORIES: TWO
 SPRINKLERS (YES)

LEGAL DESCRIPTION

PROPERTY BOUNDARY DESCRIPTION:
 TRACT: LINDA VISTA, BLOCK K
 ASSESSOR'S ID NUMBER: 5704-001-049



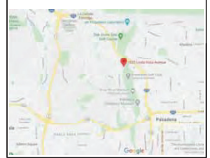
VICINITY MAP



STREET MAP



SITE MAP



No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

PROJECT ADDRESS
 FELDHAUS RESIDENCE
 1820 LINDA VISTA AVENUE
 PASADENA, CA 91103

SHEET TITLE
 TITLE SHEET

PROJECT NAME FELDHAUS RESIDENCE	SHEET # G-1
DATE 07/01/2020	
SCALE NTS	

NEIGHBORHOOD COMPATIBILITY

Parcel Number	Primary Address	Zoning	Lot Square Footage	Building Square Footage	FAR Percent
1	5704-001-050	RS4	1812 LINDA VISTA AVE	60,630	5,055 8.3%
2	5704-002-061	RS4	1776 LINDA VISTA AVE	81,493	4,945 6.1%
3	5704-002-047	RS4	1726 LINDA VISTA AVE	43,448	3,888 8.9%
4	5704-017-006	RS2	1800 DEVON RD	14,892	3,475 23.3%
5	5704-002-046	RS4	1750 LINDA VISTA AVE	29,826	3,304 11.1%
6	5704-001-047	RS4	1850 LINDA VISTA AVE	14,806	3,302 22.3%
7	5704-016-007	RS2	1811 LINDA VISTA AVE	39,949	3,278 8.2%
8	5704-018-012	RS2	1801 DEVON RD	13,322	3,270 24.5%
9	5704-017-009	RS2	1717 LINDA VISTA AVE	41,061	3,187 7.8%
10	5704-016-013	RS2	1834 DEVON RD	16,862	3,078 18.3%
11	5704-001-053	RS4	1890 LINDA VISTA AVE	51,863	3,062 5.9%
12	5704-001-052	RS4	1860 LINDA VISTA AVE	15,058	3,030 20.1%
13	5704-001-046	RS4	1852 LINDA VISTA AVE	12,225	2,900 23.7%
14	5704-016-003	RS2	1848 DEVON RD	24,539	2,827 11.5%
15	5704-015-001	RS2	1820 BRAEMAR RD	22,681	2,776 12.2%
16	5704-016-006	RS2	1940 DEVON RD	11,769	2,648 22.5%
17	5704-016-014	RS2	1895 LINDA VISTA AVE	17,176	2,514 14.6%
18	5704-001-049	RS4	1820 LINDA VISTA AVE	50,332	2,452 4.9%
19	5704-017-010	RS2	1735 LINDA VISTA AVE	17,723	2,378 13.4%
20	5704-001-051	RS4	1854 LINDA VISTA AVE	17,024	2,366 13.9%
21	5704-001-048	RS4	1840 LINDA VISTA AVE	62,840	2,350 3.7%
22	5704-016-008	RS2	1955 DEVON RD	43,935	2,292 5.2%
23	5704-016-005	RS2	1894 DEVON RD	21,406	1,992 9.3%
24	5704-017-004	RS2	1780 DEVON RD	26,170	1,972 7.5%
25	5704-017-002	RS2	1777 LINDA VISTA AVE	44,092	1,852 4.2%
26	5704-016-012	RS2	1820 DEVON RD	15,463	1,664 10.8%
27	5704-016-010	RS2	1939 DEVON RD	18,597	1,595 8.6%
				Median Building SF	2,827 SF
				35% of Median	989 SF
				Maximum Allowable SF	3,816 SF
				Median FAR	10.8 %
				Average FAR	12.3 %
				Project Lot SF	50,332 SF
				Proposed Building SF (without garage)	4,660 SF
				Proposed FAR	9.3% < 12.3%; Complies with 17.29.060 (F)
				Average FAR requirements for lots exceeding 20,000 SF	

LOT COVERAGE CALCULATION

LOT SIZE (PER SURVEY)	50,332 SF
MAX. ALLOWABLE LOT COVERAGE AREA (35% OF LOT AREA)	17,616 SF (50,332 SF x 0.35)
EXISTING LOT COVERAGE AREA	4,424 SF (4,071 SF ROOFS + 353 SF DECKS)
EXISTING LOT COVERAGE PERCENTAGE	8.8% (4,424 SF / 50,332 SF)
PROPOSED LOT COVERAGE AREA	7,434 SF (5,809 SF ROOFS + 713 SF DECK + 912 SF POOL)
PROPOSED LOT COVERAGE PERCENTAGE	14.8% < 35% ALLOWABLE; OK (7,434 SF / 50,332 SF)

SCOPE OF WORK

RENOVATE AN EXISTING 2,452 SF RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT AND CONSTRUCT A 1,401 SF UPPER LEVEL ADDITION, AN 807 SF LOWER LEVEL ADDITION, AND A NEW OUTDOOR DECK WITH POOL AND SPA.

THE TOTAL PROPOSED DEVELOPMENT IS 4,660 SF OF LIVING SPACE WITH A 754 SF GARAGE FOR A TOTAL OF 5,414 SF WITH 5 BEDROOMS AND 4 FULL BATHROOMS.

PROJECT DATA TABLE

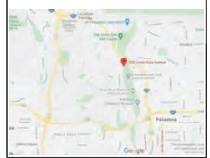
LOT SIZE (PER SURVEY)	50,332 SF
MAXIMUM FAR CALCULATION	
C = AREA OF PROPERTY IN SF	50,332 SF
D1 = AREA OF PROPERTY IN SF WITH A SLOPE OF 50% OR HIGHER	6,232 SF
D2 = AREA OF PROPERTY IN SF WITH ACCESS EASEMENTS	0 SF
R = REMAINING DEVELOPABLE AREA R = C - D1 - D2	44,100 SF (50,332 - 6,232 - 0)
B = MAXIMUM BASE FLOOR AREA IN SF (INCLUDING GARAGES AND CARPORTS) PERMITTED, FACTORING IN PROPERTY ZONING RS-4-HD = R x 0.25 + 500 SF	11,525 SF (44,100 x 0.25 + 500)
S = AVERAGE SLOPE OF PROPERTY $S = \frac{0.00229 \times 1 \times L}{A}$	29.08% $S = \frac{0.00229 \times 1.0 \times 12,852}{1,012}$
F = MAXIMUM ALLOWED GROSS FLOOR AREA $F = \frac{B \times (1 - (S - 0.15))}{2}$	10,714 SF $F = \frac{11,525 \times (1 - (0.2908 - 0.15))}{2}$
EXISTING PROPERTY SF (INCLUDING GARAGES AND CARPORTS)	3,257 SF (2,452 RESIDENCE + 366 SF GARAGE + 439 CARPORT)
EXISTING FAR	6.5% (3,257 SF / 50,332 SF)
AVERAGE FAR (FROM NEIGHBORHOOD COMPATIBILITY TABLE)	12.3%
PROPOSED FAR (WITHOUT GARAGE)	9.3% < 12.3% ALLOWABLE; OK (4,660 SF / 50,332 SF)
PROPOSED GROSS FLOOR AREA INCLUDING GARAGES AND CARPORTS	5,414 SF (3,853 SF UPPER FL + 807 SF LOWER FL + 754 SF GARAGE)



RWBIO DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP



No.	Revision/Issue	Date
-	-	-
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

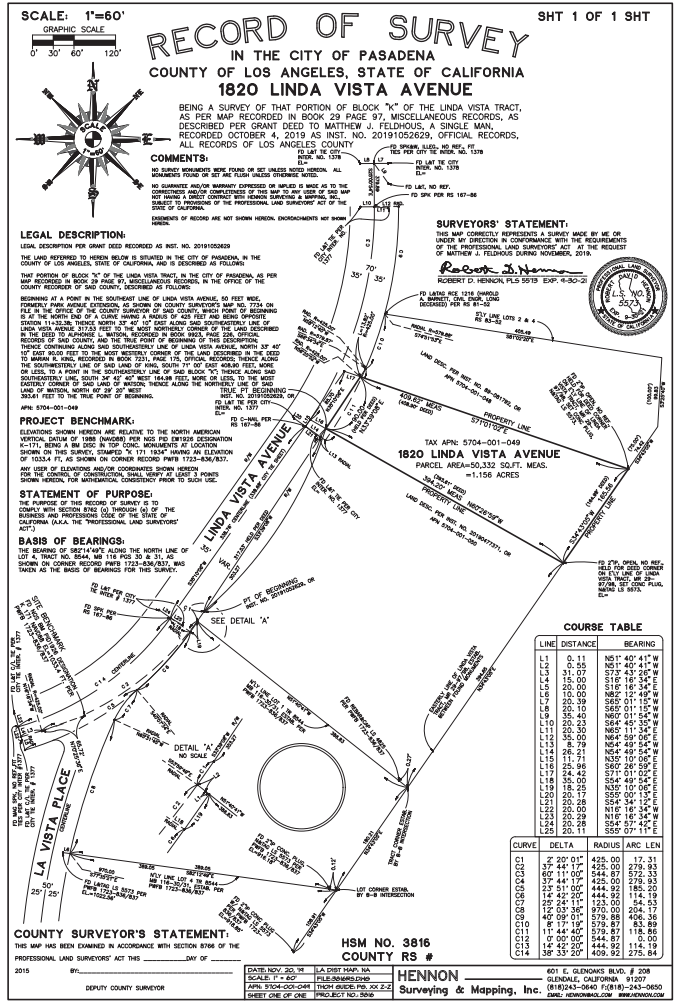
PROJECT ADDRESS
FELDHaus RESIDENCE
1820 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROJECT CALCULATIONS

PROJECT NAME FELDHaus RESIDENCE	SHEET # G-2
DATE 07/01/2020	
SCALE N/A	

ARCHITECTURAL DESIGN SURVEY OF: 1820 LINDA VISTA AVENUE

CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION:
LEGAL DESCRIPTION FOR GRANT DEED RECORDED AS INST. NO. 20191052629 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF BLOCK "K" OF THE LINDA VISTA TRACT, IN THE CITY OF PASADENA, AS PER MAP RECORDED IN BOOK 29 PAGE 97, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF THE LINDA VISTA AVENUE, 50 FEET WIDE, FORMERLY PARK AVENUE EXTENSION, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 7734 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, WHICH POINT OF BEGINNING IS AT THE NORTH END OF A CURVE HAVING A RADIUS OF 425 FEET AND BEING OPPOSITE STATION 11+32.38; THENCE NORTH 33° 40' 10" EAST ALONG SAID SOUTHEASTERLY LINE OF LINDA VISTA AVENUE 317.53 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO ALPHONSE L. WATSON, RECORDED IN BOOK 9923, PAGE 226, OFFICIAL RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF LINDA VISTA AVENUE, NORTH 33° 40' 10" EAST 90.00 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MARIAN R. KING, RECORDED IN BOOK 7231, PAGE 175, OFFICIAL RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 34° 42' 40" WEST 164.98 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LAND OF WATSON; THENCE ALONG THE NORTHERLY LINE OF SAID LAND OF WATSON, NORTH 60° 29' 20" WEST 393.61 FEET TO THE TRUE POINT OF BEGINNING.

APN: 5704-001-049

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION FOR DURING NOVEMBER, 2019.
ROBERT D. HENNON
ROBERT DAVID HENNON, PLS 5075 (LIC. EXPIRES 9-30-21)

BASIS OF BEARINGS:
THE BEARINGS OF 88°14'40"E ALONG THE NORTH LINE OF LOT 4, TRACT NO. 8544, MER 116 PGS. 30 & 31, AS SHOWN ON CORNER RECORD PWB 1723-836/837, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER US GOVERNMENT NATIONAL GEODETIC SURVEY (NGS) BENCHMARK: PID EW1928 DESIGNATION K 171 HAVING AN ELEVATION OF 1033.4 FT NAVD88, AS OBTAINED BY NGS DATA SHEET RETRIEVED OCTOBER, 2014.
SAID BENCHMARK IS STAMPED "K 171 1934" AND IS A BRASS DISC SET IN TOP OF CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF LINDA VISTA AVENUE AND LA VISTA PLACE, 51 FT. SOUTHWEST OF THE CENTER LINE OF A DRIVEWAY TO RESIDENCE 1736 LINDA VISTA AVENUE, AT AN OVAL PLOT OF GROUND, 2.4 FT. SOUTHWEST OF THE NORTHWEST CURB AROUND SAID PLOT, ABOUT 1/2 FT. HIGHER THAN THE AVENUE.

SURVEYOR'S NOTES:

- BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED PER RECORD OF SURVEY SHOWN HEREON.
- NO TITLE REPORT WAS SUPPLIED BY CLIENT. EASEMENTS MAY OR MAY NOT EXIST AND ARE NOT PLOTTED HEREON.
- THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:
AREA = 50,332 SQUARE FEET, 1.155 ACRES.
(AREA IS BASED ON FIELD MEASUREMENTS)
- THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: RS-4-HD



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UNLAWFUL TO REPRODUCE IN ANY MANNER WITHOUT PERMISSION.



THOMAS GUIDE: 535-E7				
LA CITY DIST. MAP: N/A				
ASS. PARCEL NO.: 5704-001-049				
DWG: 3816-ADS-2019-11-21.dwg				
SURVEYED BY: HENNON	REV.	DATE	DESCRIPTION	BY

ARCHITECTURAL DESIGN SURVEY OF: 1820 LINDA VISTA AVENUE

CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HENNON
Surveying & Mapping, Inc.
601 E. GLENDALE BLVD, SUITE 208
GLENDALE, CALIFORNIA 91207
(818)243-0640
EMAIL: HENNON@AOL.COM WEB: HENNON.COM

DATE: NOVEMBER 22, 2019
SCALE: AS SHOWN
CONTOUR INTERVAL: ONE FOOT
PROJECT NO: 3816
SHEET ONE OF TWO

V-1: SURVEY LEGAL DESCRIPTION

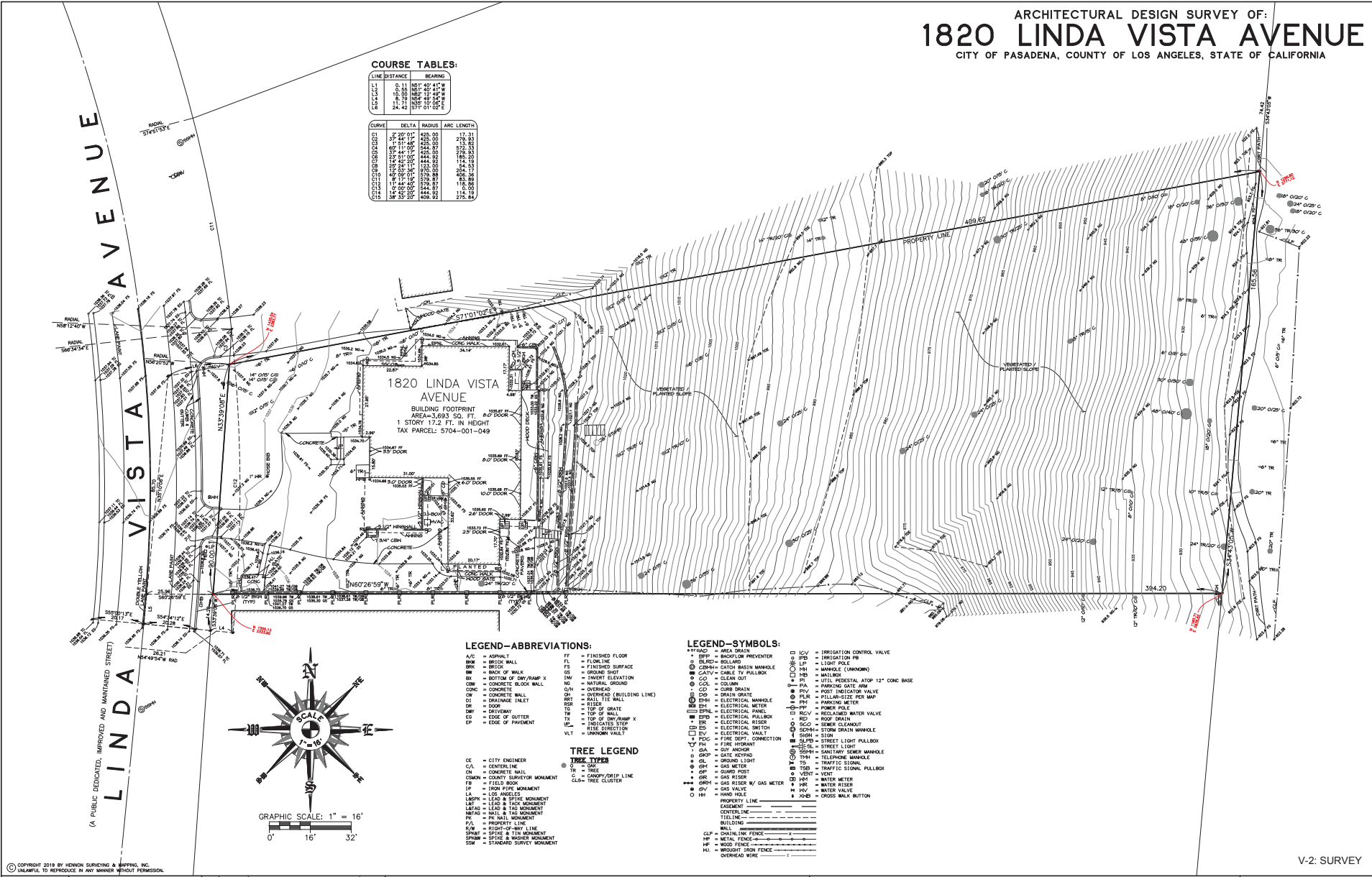
DATE: NOVEMBER 22, 2019
SCALE: AS SHOWN
CONTOUR INTERVAL: ONE FOOT
PROJECT NO: 3816
SHEET ONE OF TWO

ARCHITECTURAL DESIGN SURVEY OF:
1820 LINDA VISTA AVENUE
 CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COURSE TABLES:

LINE	DISTANCE	BEARING
1	0.11	N87°40'41"W
2	10.55	N87°40'41"W
3	11.79	N87°40'41"W
4	11.71	N87°40'41"W
5	24.42	S71°01'02"W

CURVE	DELTA	RADIUS	ARC LENGTH
1	22° 01'	425.00	17.31
2	22° 01'	425.00	17.31
3	22° 01'	425.00	17.31
4	22° 01'	425.00	17.31
5	22° 01'	425.00	17.31
6	22° 01'	425.00	17.31
7	22° 01'	425.00	17.31
8	22° 01'	425.00	17.31
9	22° 01'	425.00	17.31
10	22° 01'	425.00	17.31
11	22° 01'	425.00	17.31
12	22° 01'	425.00	17.31
13	22° 01'	425.00	17.31
14	22° 01'	425.00	17.31
15	22° 01'	425.00	17.31
16	22° 01'	425.00	17.31
17	22° 01'	425.00	17.31
18	22° 01'	425.00	17.31
19	22° 01'	425.00	17.31
20	22° 01'	425.00	17.31
21	22° 01'	425.00	17.31
22	22° 01'	425.00	17.31
23	22° 01'	425.00	17.31
24	22° 01'	425.00	17.31
25	22° 01'	425.00	17.31
26	22° 01'	425.00	17.31
27	22° 01'	425.00	17.31
28	22° 01'	425.00	17.31
29	22° 01'	425.00	17.31
30	22° 01'	425.00	17.31
31	22° 01'	425.00	17.31
32	22° 01'	425.00	17.31
33	22° 01'	425.00	17.31
34	22° 01'	425.00	17.31
35	22° 01'	425.00	17.31
36	22° 01'	425.00	17.31
37	22° 01'	425.00	17.31
38	22° 01'	425.00	17.31
39	22° 01'	425.00	17.31
40	22° 01'	425.00	17.31
41	22° 01'	425.00	17.31
42	22° 01'	425.00	17.31
43	22° 01'	425.00	17.31
44	22° 01'	425.00	17.31
45	22° 01'	425.00	17.31
46	22° 01'	425.00	17.31
47	22° 01'	425.00	17.31
48	22° 01'	425.00	17.31
49	22° 01'	425.00	17.31
50	22° 01'	425.00	17.31
51	22° 01'	425.00	17.31
52	22° 01'	425.00	17.31
53	22° 01'	425.00	17.31
54	22° 01'	425.00	17.31
55	22° 01'	425.00	17.31
56	22° 01'	425.00	17.31
57	22° 01'	425.00	17.31
58	22° 01'	425.00	17.31
59	22° 01'	425.00	17.31
60	22° 01'	425.00	17.31
61	22° 01'	425.00	17.31
62	22° 01'	425.00	17.31
63	22° 01'	425.00	17.31
64	22° 01'	425.00	17.31
65	22° 01'	425.00	17.31
66	22° 01'	425.00	17.31
67	22° 01'	425.00	17.31
68	22° 01'	425.00	17.31
69	22° 01'	425.00	17.31
70	22° 01'	425.00	17.31
71	22° 01'	425.00	17.31
72	22° 01'	425.00	17.31
73	22° 01'	425.00	17.31
74	22° 01'	425.00	17.31
75	22° 01'	425.00	17.31
76	22° 01'	425.00	17.31
77	22° 01'	425.00	17.31
78	22° 01'	425.00	17.31
79	22° 01'	425.00	17.31
80	22° 01'	425.00	17.31
81	22° 01'	425.00	17.31
82	22° 01'	425.00	17.31
83	22° 01'	425.00	17.31
84	22° 01'	425.00	17.31
85	22° 01'	425.00	17.31
86	22° 01'	425.00	17.31
87	22° 01'	425.00	17.31
88	22° 01'	425.00	17.31
89	22° 01'	425.00	17.31
90	22° 01'	425.00	17.31
91	22° 01'	425.00	17.31
92	22° 01'	425.00	17.31
93	22° 01'	425.00	17.31
94	22° 01'	425.00	17.31
95	22° 01'	425.00	17.31
96	22° 01'	425.00	17.31
97	22° 01'	425.00	17.31
98	22° 01'	425.00	17.31
99	22° 01'	425.00	17.31
100	22° 01'	425.00	17.31



LEGEND-ABBREVIATIONS:

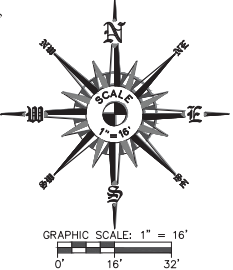
- A/C = APRNAIL
- B/W = BRICK WALL
- B/C = BRICK
- BW = BACK OF WALK
- BSL = BOTTOM OF DRY/RAMP X
- CBM = CONCRETE BLOCK WALL
- CCMC = CONCRETE
- OW = CONCRETE WALL
- EL = CHIMNEY INLET
- DR = DOOR
- DMF = DRIVEWAY
- ED = EDGE OF CUTTER
- EP = EDGE OF PAVEMENT
- FL = FINISHED FLOOR
- FL = FLOOR LINE
- FS = FINISHED SURFACE
- GS = GROUND SHOT
- IM = UNDEFT ELEVATION
- NG = NATURAL GROUND
- ON = OVERHEAD (BUILDING LINE)
- OR = OVERHEAD
- RER = RISER
- TS = TOP OF GRATE
- W = TOP OF WALL
- TX = TOP OF DRY/RAMP X
- RI = RISE DIRECTION
- VLT = UNKNOWN VAULT

TREE LEGEND

- D = DIRT
- C = CANOPY/CRIP LINE
- CL = TREE CLUSTER

LEGEND-SYMBOLS:

- AD = AREA DRAIN
- BP = BACKFLOW PREVENTER
- BLP = BOLLARD
- CBM = CATCH BASIN MANHOLE
- CATV = CABLE TV PULLBOX
- CO = CLEAN OUT
- COL = COLUMN
- COB = CURB DRAIN
- DIG = DRAIN GRATE
- EM = ELECTRICAL MANHOLE
- EM = ELECTRICAL METER
- EPB = ELECTRICAL PULLBOX
- ER = ELECTRICAL RISER
- EV = ELECTRICAL VAULT
- FG = FIRE DEPT. CONNECTION
- FI = FIRE INHIBITANT
- GP = GATE KEYPAD
- GL = GROUND LIGHT
- GS = GAS METER
- GS = GAS RISER
- GS = GAS RISER BY GAS METER
- GSV = GAS VALVE
- HH = HAND HOLE
- ICV = IRRIGATION CONTROL VALVE
- IRB = IRRIGATION PB
- LP = LIGHT POLE
- MH = MANHOLE (UNKNOWN)
- MBS = MALLING
- PA = PAVEMENT
- PA = PARKING GATE ARM
- PV = POST IRRIGATION VALVE
- PLR = PULL-APART PER MAP
- PP = PARKING METER
- PP = POWER POLE
- RD = RECYCLED WATER VALVE
- RD = ROOF DRAIN
- SCSO = SINK CLEANOUT
- SDM = STORM DRAIN MANHOLE
- SI = SIGN
- SLPB = STREET LIGHT PULLBOX
- SL = STREET LIGHT
- SSPH = SANITARY SEWER MANHOLE
- TM = TELEPHONE MANHOLE
- TS = TRAFFIC SIGNAL
- TR = TRAFFIC SIGNAL PULLBOX
- VENT = VENT
- WM = WATER METER
- WR = WATER RISER
- WR = WATER VALVE
- XWB = CROSS WALK BUTTON



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THOMAS GUIDE: 535-E7			
LA CITY DIST. MAP: N/A			
ASS. PARCEL NO.: 5704-001-049			
DWG: 3816-ADS-2019-11-21.dwg			
SURVEYED BY: HENNON	REV.	DATE	DESCRIPTION

ARCHITECTURAL DESIGN SURVEY OF:
1820 LINDA VISTA AVENUE
 CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HENNON Surveying & Mapping, Inc.
 601 E. GLENOAKS BLVD, SUITE 208
 GLENDALE, CALIFORNIA 91207
 (818)243-0640
 EMAIL: HENNON@AOL.COM WEB: HENNON.COM

DATE: NOVEMBER 22, 2019
 SCALE: AS SHOWN
 CONTOUR INTERVAL: ONE FOOT
 PROJECT NO: 3816
 SHEET TWO OF TWO **648**

SLOPE ANALYSIS SURVEY OF:
1820 LINDA VISTA AVENUE
 CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

AVERAGE SLOPE CALCULATION:
 1.0 = CONTOUR INTERVAL
 12.852 = L = COMBINED LENGTH OF CONTOUR LINES
 (WITHIN AREAS OF 50% OR LESS SLOPE)
 1.012 AC = GROSS DEVELOPABLE AREA IN ACRES
 (AREA OF PARCEL 50% OR LESS SLOPE)
 (FROM A TOTAL PARCEL AREA OF 1.156 AC)
 $S = \frac{0.00229 \times L \times L}{\text{AREA ACRES}}$
 AVERAGE SLOPE (S) = 29.08%

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area(Ac)	Color
1	0.00%	14.99%	0.337	Blue
2	15.00%	49.99%	0.675	Green
3	50.00%	100.00%	0.143	Red

COURSE TABLES:

LINE	DISTANCE	BEARING
1	0.11	N81°40'41"W
2	10.50	N81°40'41"W
3	11.42	N81°40'41"W
4	11.42	S81°40'41"W
5	24.42	S71°01'02"E

CURVE	DELTA	RADIUS	ARC LENGTH
1	22°01'	425.00	17.31
2	37°14'	425.00	27.92
3	40°14'	425.00	30.24
4	44°05'	425.00	33.21
5	47°56'	425.00	36.18
6	51°47'	425.00	39.15
7	55°38'	425.00	42.12
8	59°29'	425.00	45.09
9	63°20'	425.00	48.06
10	67°11'	425.00	51.03
11	71°02'	425.00	54.00
12	74°53'	425.00	56.97
13	78°44'	425.00	59.94
14	82°35'	425.00	62.91
15	86°26'	425.00	65.88
16	90°17'	425.00	68.85
17	94°08'	425.00	71.82
18	97°59'	425.00	74.79
19	101°50'	425.00	77.76
20	105°41'	425.00	80.73
21	109°32'	425.00	83.70
22	113°23'	425.00	86.67
23	117°14'	425.00	89.64
24	121°05'	425.00	92.61
25	124°56'	425.00	95.58
26	128°47'	425.00	98.55
27	132°38'	425.00	101.52
28	136°29'	425.00	104.49
29	140°20'	425.00	107.46
30	144°11'	425.00	110.43
31	148°02'	425.00	113.40
32	151°53'	425.00	116.37
33	155°44'	425.00	119.34
34	159°35'	425.00	122.31
35	163°26'	425.00	125.28
36	167°17'	425.00	128.25
37	171°08'	425.00	131.22
38	174°99'	425.00	134.19
39	178°00'	425.00	137.16
40	181°51'	425.00	140.13
41	185°42'	425.00	143.10
42	189°33'	425.00	146.07
43	193°24'	425.00	149.04
44	197°15'	425.00	152.01
45	201°06'	425.00	154.98
46	204°57'	425.00	157.95
47	208°48'	425.00	160.92
48	212°39'	425.00	163.89
49	216°30'	425.00	166.86
50	220°21'	425.00	169.83
51	224°12'	425.00	172.80
52	228°03'	425.00	175.77
53	231°54'	425.00	178.74
54	235°45'	425.00	181.71
55	239°36'	425.00	184.68
56	243°27'	425.00	187.65
57	247°18'	425.00	190.62
58	251°09'	425.00	193.59
59	255°00'	425.00	196.56
60	258°51'	425.00	199.53
61	262°42'	425.00	202.50
62	266°33'	425.00	205.47
63	270°24'	425.00	208.44
64	274°15'	425.00	211.41
65	278°06'	425.00	214.38
66	281°57'	425.00	217.35
67	285°48'	425.00	220.32
68	289°39'	425.00	223.29
69	293°30'	425.00	226.26
70	297°21'	425.00	229.23
71	301°12'	425.00	232.20
72	305°03'	425.00	235.17
73	308°54'	425.00	238.14
74	312°45'	425.00	241.11
75	316°36'	425.00	244.08
76	320°27'	425.00	247.05
77	324°18'	425.00	250.02
78	328°09'	425.00	252.99
79	332°00'	425.00	255.96
80	335°51'	425.00	258.93
81	339°42'	425.00	261.90
82	343°33'	425.00	264.87
83	347°24'	425.00	267.84
84	351°15'	425.00	270.81
85	355°06'	425.00	273.78
86	358°57'	425.00	276.75
87	362°48'	425.00	279.72
88	366°39'	425.00	282.69
89	370°30'	425.00	285.66
90	374°21'	425.00	288.63
91	378°12'	425.00	291.60
92	382°03'	425.00	294.57
93	385°54'	425.00	297.54
94	389°45'	425.00	300.51
95	393°36'	425.00	303.48
96	397°27'	425.00	306.45
97	401°18'	425.00	309.42
98	405°09'	425.00	312.39
99	409°00'	425.00	315.36
100	412°51'	425.00	318.33
101	416°42'	425.00	321.30
102	420°33'	425.00	324.27
103	424°24'	425.00	327.24
104	428°15'	425.00	330.21
105	432°06'	425.00	333.18
106	435°57'	425.00	336.15
107	439°48'	425.00	339.12
108	443°39'	425.00	342.09
109	447°30'	425.00	345.06
110	451°21'	425.00	348.03
111	455°12'	425.00	351.00
112	459°03'	425.00	353.97
113	462°54'	425.00	356.94
114	466°45'	425.00	359.91
115	470°36'	425.00	362.88
116	474°27'	425.00	365.85
117	478°18'	425.00	368.82
118	482°09'	425.00	371.79
119	486°00'	425.00	374.76
120	489°51'	425.00	377.73
121	493°42'	425.00	380.70
122	497°33'	425.00	383.67
123	501°24'	425.00	386.64
124	505°15'	425.00	389.61
125	509°06'	425.00	392.58
126	512°57'	425.00	395.55
127	516°48'	425.00	398.52
128	520°39'	425.00	401.49
129	524°30'	425.00	404.46
130	528°21'	425.00	407.43
131	532°12'	425.00	410.40
132	536°03'	425.00	413.37
133	539°54'	425.00	416.34
134	543°45'	425.00	419.31
135	547°36'	425.00	422.28
136	551°27'	425.00	425.25
137	555°18'	425.00	428.22
138	559°09'	425.00	431.19
139	563°00'	425.00	434.16
140	566°51'	425.00	437.13
141	570°42'	425.00	440.10
142	574°33'	425.00	443.07
143	578°24'	425.00	446.04
144	582°15'	425.00	449.01
145	586°06'	425.00	451.98
146	589°57'	425.00	454.95
147	593°48'	425.00	457.92
148	597°39'	425.00	460.89
149	601°30'	425.00	463.86
150	605°21'	425.00	466.83
151	609°12'	425.00	469.80
152	613°03'	425.00	472.77
153	616°54'	425.00	475.74
154	620°45'	425.00	478.71
155	624°36'	425.00	481.68
156	628°27'	425.00	484.65
157	632°18'	425.00	487.62
158	636°09'	425.00	490.59
159	639°50'	425.00	493.56
160	643°41'	425.00	496.53
161	647°32'	425.00	499.50
162	651°23'	425.00	502.47
163	655°14'	425.00	505.44
164	659°05'	425.00	508.41
165	662°56'	425.00	511.38
166	666°47'	425.00	514.35
167	670°38'	425.00	517.32
168	674°29'	425.00	520.29
169	678°20'	425.00	523.26
170	682°11'	425.00	526.23
171	686°02'	425.00	529.20
172	689°53'	425.00	532.17
173	693°44'	425.00	535.14
174	697°35'	425.00	538.11
175	701°26'	425.00	541.08
176	705°17'	425.00	544.05
177	709°08'	425.00	547.02
178	712°59'	425.00	550.00
179	716°50'	425.00	552.97
180	720°41'	425.00	555.94
181	724°32'	425.00	558.91
182	728°23'	425.00	561.88
183	732°14'	425.00	564.85
184	736°05'	425.00	567.82
185	739°56'	425.00	570.79
186	743°47'	425.00	573.76
187	747°38'	425.00	576.73
188	751°29'	425.00	579.70
189	755°20'	425.00	582.67
190	759°11'	425.00	585.64
191	763°02'	425.00	588.61
192	766°53'	425.00	591.58
193	770°44'	425.00	594.55
194	774°35'	425.00	597.52
195	778°26'	425.00	600.49
196	782°17'	425.00	603.46
197	786°08'	425.00	606.43
198	789°99'	425.00	609.40
199	793°00'	425.00	612.37
200	796°51'	425.00	615.34
201	800°42'	425.00	618.31
202	804°33'	425.00	621.28
203	808°24'	425.00	624.25
204	812°15'	425.00	627.22
205	816°06'	425.00	630.19
206	819°57'	425.00	633.16
207	823°48'	425.00	636.13
208	827°39'	425.00	639.10
209	831°30'	425.00	642.07
210	835°21'	425.00	645.04
211	839°12'	425.00	648.01
212	843°03'	425.00	650.98
213	846°54'	425.00	653.95
214	850°45'	425.00	656.92
215	854°36'	425.00	659.89
216	858°27'	425.00	662.86
217	862°18'	425.00	665.83
218	866°09'	425.00	668.80
219	869°50'	425.00	671.77
220	873°41'	425.00	674.74
221	877°32'	425.00	677.71
222	881°23'	425.00	



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

PROJECT ADDRESS
FELDHAUS RESIDENCE
1520 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED SITE PLAN

PROJECT NAME
FELDHAUS RESIDENCE

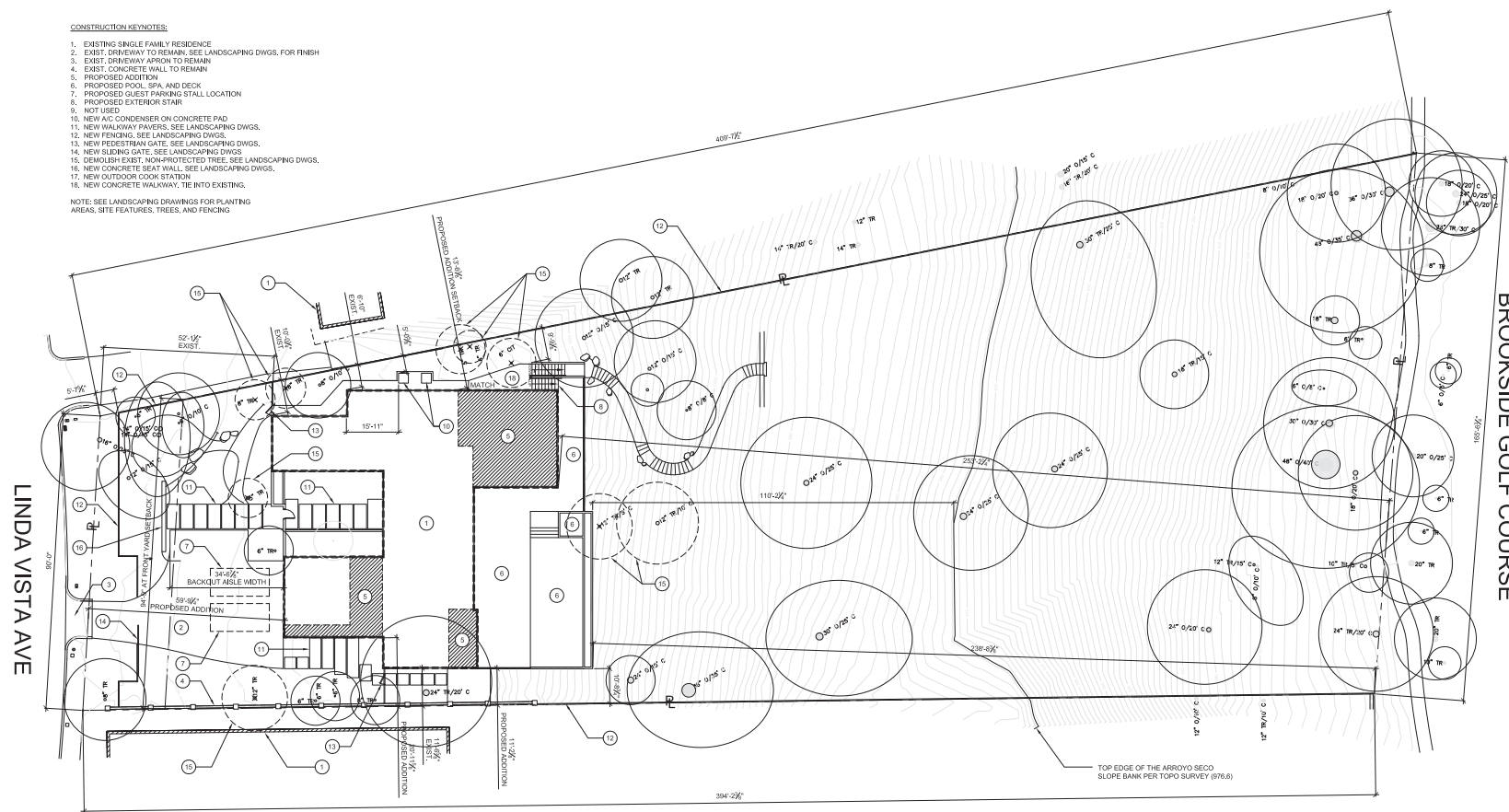
DATE
07/01/2020

SCALE
1/16" = 1'-0"

SHEET #
A-1

BROOKSIDE GOLF COURSE

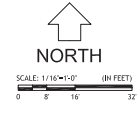
- CONSTRUCTION KEYNOTES:**
- EXISTING SINGLE FAMILY RESIDENCE
 - EXIST. DRIVEWAY TO REMAIN, SEE LANDSCAPING DWGS. FOR FINISH
 - EXIST. DRIVEWAY APRON TO REMAIN
 - EXIST. CONCRETE WALL TO REMAIN
 - PROPOSED ADDITION
 - PROPOSED POOL, SPA, AND DECK
 - PROPOSED GUEST PARKING STALL LOCATION
 - PROPOSED EXTERIOR STAIR
 - NOT USED
 - NEW A/C CONDENSER ON CONCRETE PAD
 - NEW WALKWAY PAVERS, SEE LANDSCAPING DWGS.
 - NEW FENCING, SEE LANDSCAPING DWGS.
 - NEW PEDESTRIAN GATE, SEE LANDSCAPING DWGS.
 - NEW SLIDING GATE, SEE LANDSCAPING DWGS.
 - DEMOLISH EXIST. NON-PROTECTED TREE, SEE LANDSCAPING DWGS.
 - NEW CONCRETE SEAT WALL, SEE LANDSCAPING DWGS.
 - NEW OUTDOOR COOK STATION
 - NEW CONCRETE WALKWAY, TIE INTO EXISTING.
- NOTE: SEE LANDSCAPING DRAWINGS FOR PLANTING AREAS, SITE FEATURES, TREES, AND FENCING



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

APPLICANT: MATTHEW FELDHAUS
2308 GRACELAND WAY
GLENDALE, CA 91206
(626) 888-9411

PROPOSED LOT COVERAGE = 7,434 SF / 50,332 = 14.8% < 35% MAXIMUM ALLOWED: OK





No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

PROJECT ADDRESS
 FELDHAUS RESIDENCE
 1520 LINDA VISTA AVENUE
 PASADENA, CA 91103

SHEET TITLE
 PROPOSED GRADING PLAN

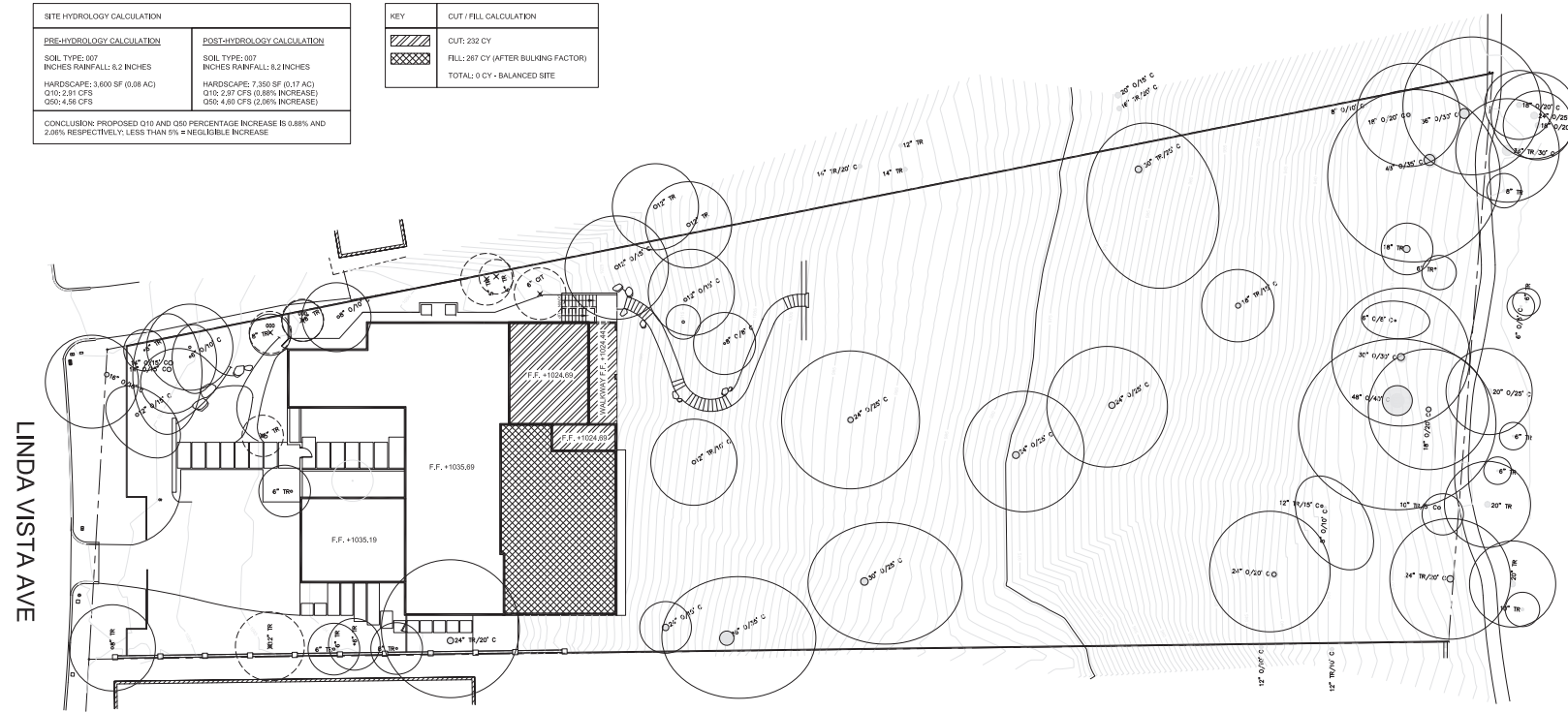
PROJECT NAME
 FELDHAUS RESIDENCE

DATE
 07/01/2020

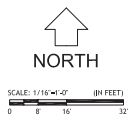
SCALE
 1/16" = 1'-0"

SHEET #
 A-2

BROOKSIDE GOLF COURSE



1 PROPOSED GRADING PLAN
 SCALE: 1/16" = 1'-0"



SITE HYDROLOGY CALCULATION	
PRE-HYDROLOGY CALCULATION	POST-HYDROLOGY CALCULATION
SOIL TYPE: 007	SOIL TYPE: 007
INCHES RAINFALL: 8.2 INCHES	INCHES RAINFALL: 8.2 INCHES
HARDSCAPE: 3,600 SF (0.08 AC)	HARDSCAPE: 7,350 SF (0.17 AC)
Q10: 2.91 CFS	Q10: 2.97 CFS (0.88% INCREASE)
Q50: 4.56 CFS	Q50: 4.69 CFS (2.86% INCREASE)
CONCLUSION: PROPOSED Q10 AND Q50 PERCENTAGE INCREASE IS 0.88% AND 2.86% RESPECTIVELY. LESS THAN 5% = NEGLIGIBLE INCREASE	

KEY		CUT / FILL CALCULATION	
	CUT: 232 CY		FILL: 267 CY (AFTER BULKING FACTOR)
TOTAL: 0 CY - BALANCED SITE			

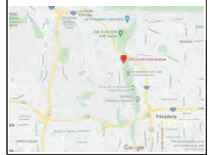
LINDA VISTA AVE



RWBD DESIGN + CONSTRUCTION
139 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



SITE MAP

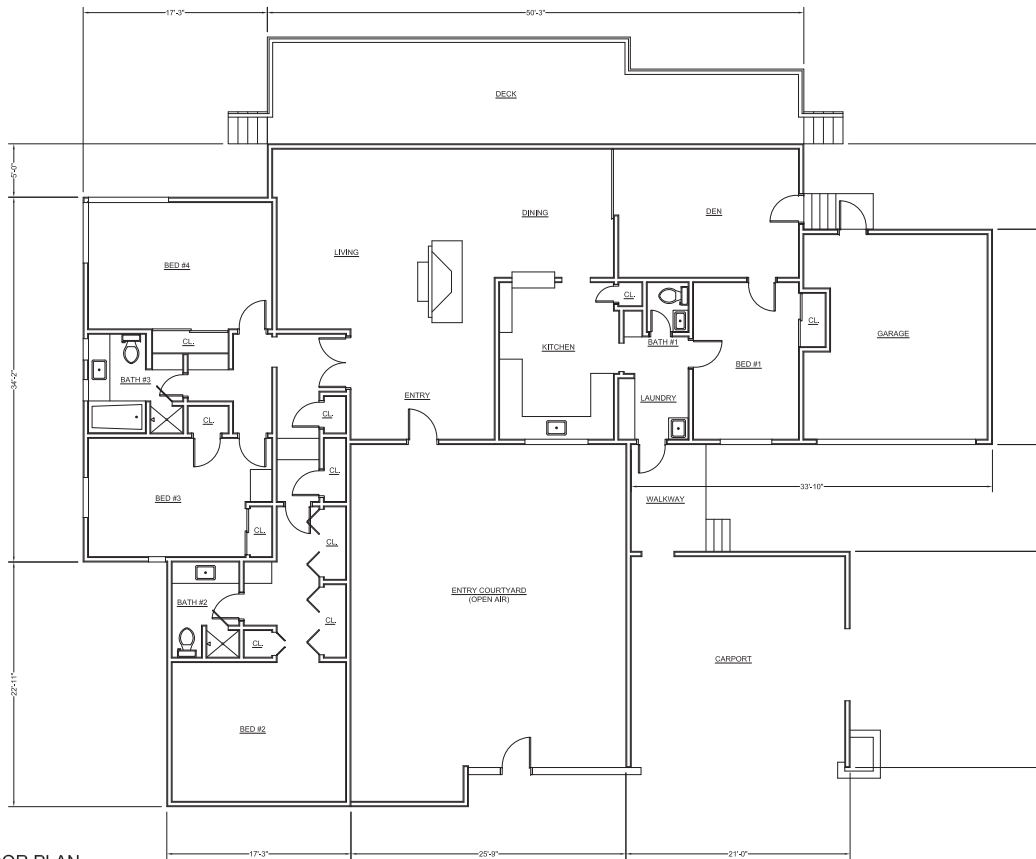


No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

PROJECT ADDRESS
FELDHAUS RESIDENCE
1520 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
EXISTING FLOOR PLAN

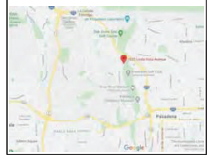
PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-3
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	



1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



SITE MAP

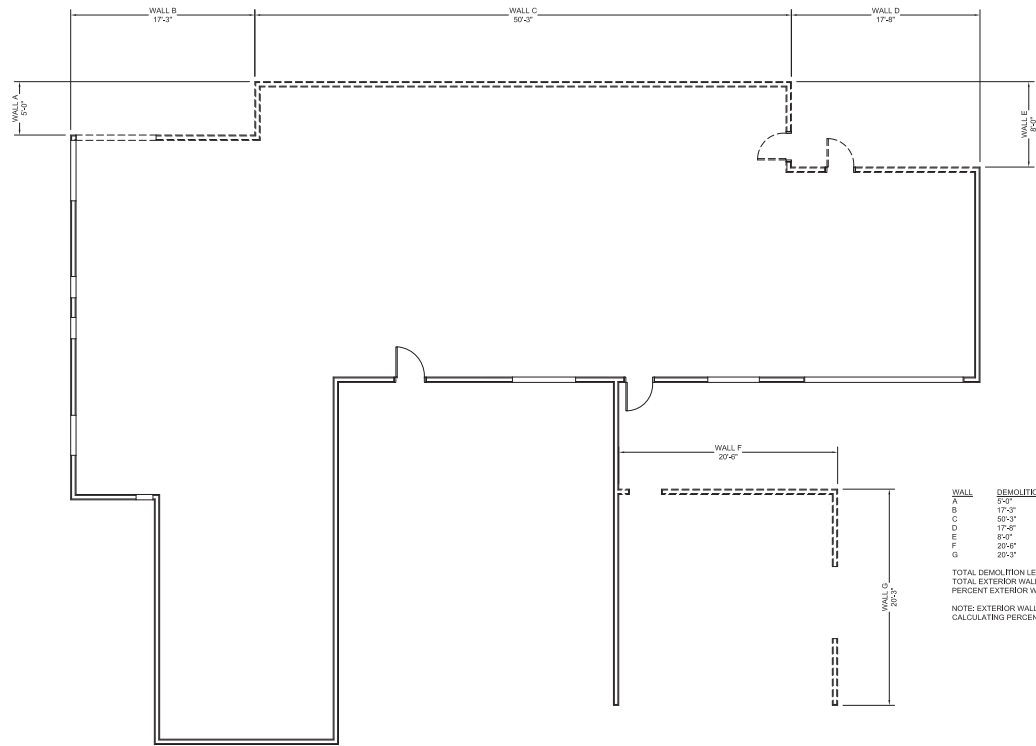


No.	Revision/Issue	Date
-	-	-
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

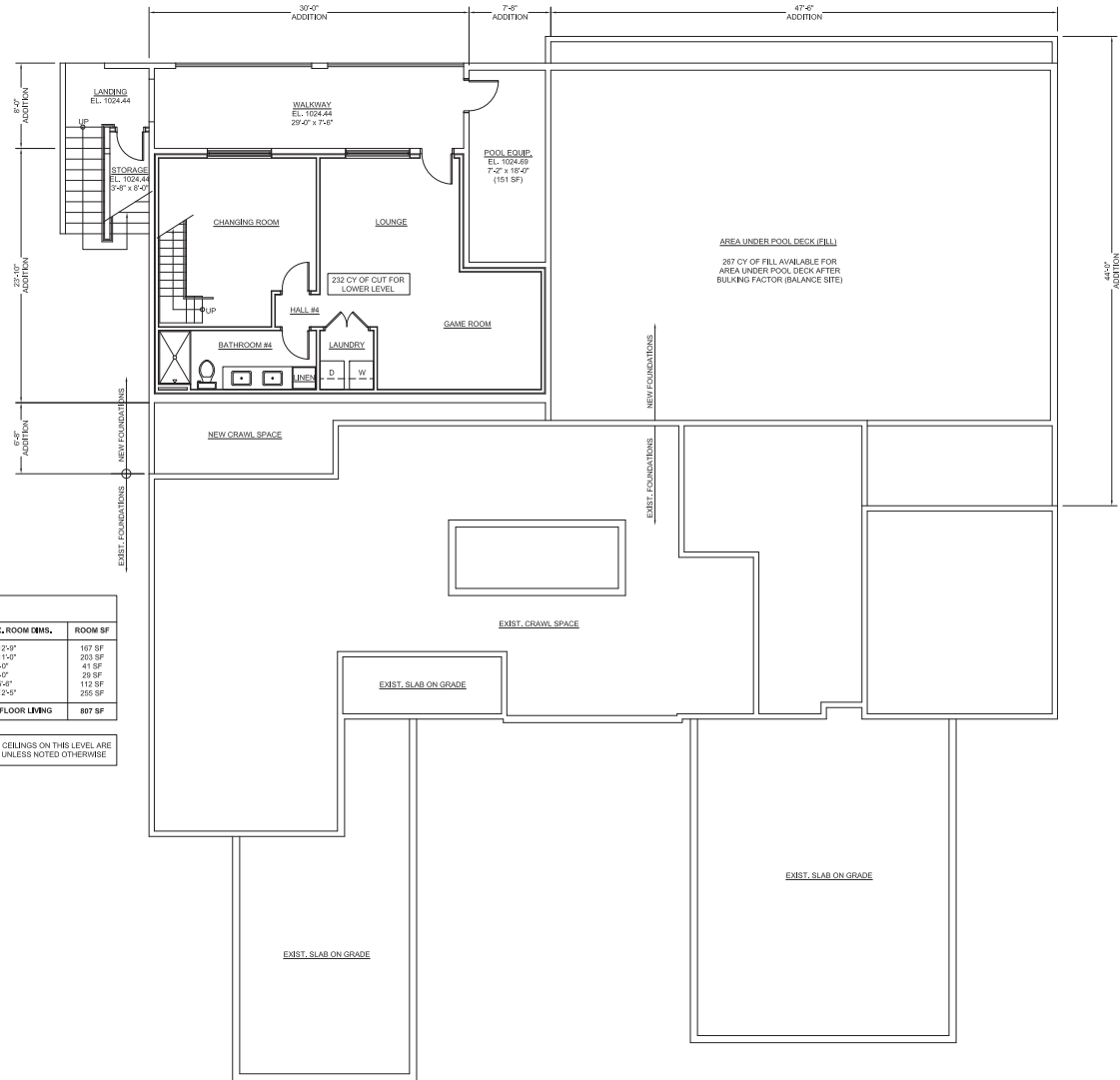
PROJECT ADDRESS
 FELDHAUS RESIDENCE
 1520 LINDA VISTA AVENUE
 PASADENA, CA 91103

SHEET TITLE
 EXTERIOR WALL DEMOLITION PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-4
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	



1 EXTERIOR WALL DEMOLITION PLAN
 SCALE: 3/16" = 1'-0"

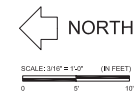


**BUILDING FARISF TABULATION
LOWER FLOOR**

ROOM NAME	APPROX. ROOM DIMS.	ROOM SF
LOUNGE	13'-0" X 12'-0"	167 SF
GAME ROOM	15'-0" X 11'-0"	203 SF
LAUNDRY	9'-0" X 12'-0"	112 SF
HALLWAY #4	9'-0" X 3'-0"	29 SF
BATHROOM #4	14'-0" X 9'-0"	122 SF
CHANGING ROOM	14'-0" X 12'-0"	255 SF
LOWER FLOOR LIVING		807 SF

NOTE: ALL CEILINGS ON THIS LEVEL ARE 9'-0" A.F.F., UNLESS NOTED OTHERWISE

1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

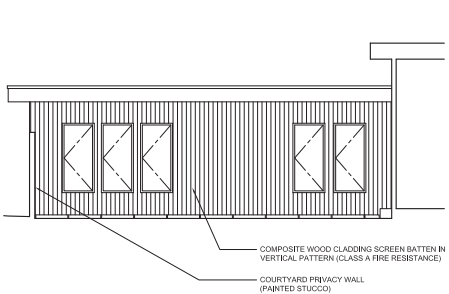


No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

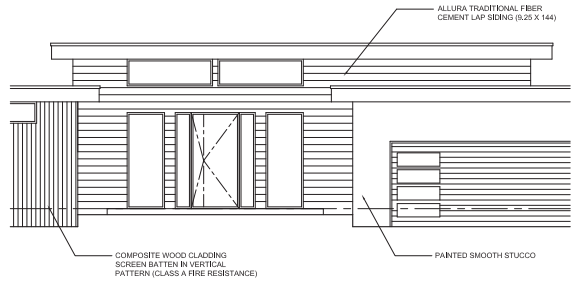
PROJECT ADDRESS
FELDHAUS RESIDENCE
1520 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED LOWER LEVEL FLOOR PLAN

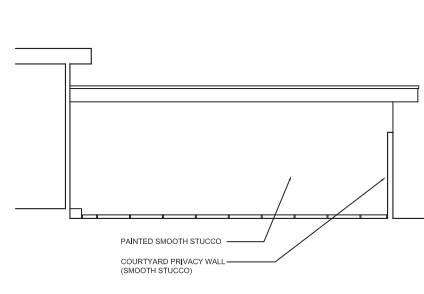
PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-6
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	



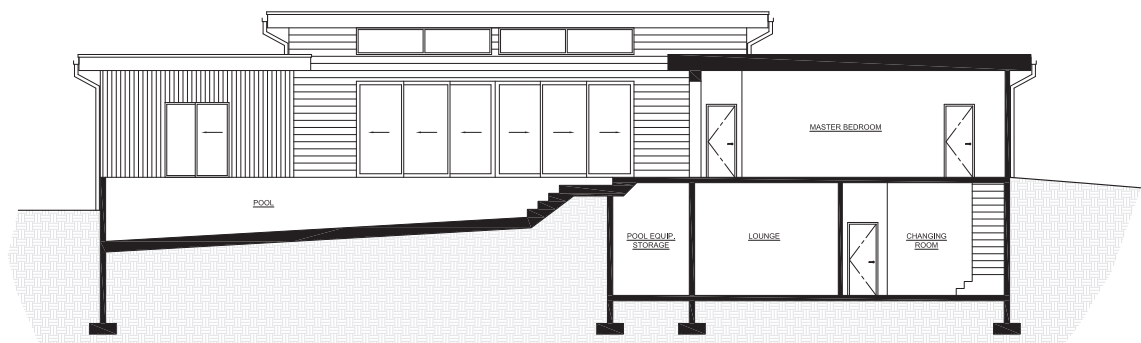
5 INTERIOR COURTYARD ELEVATION (LKG. NORTH)
SCALE: 3/16" = 1'-0"



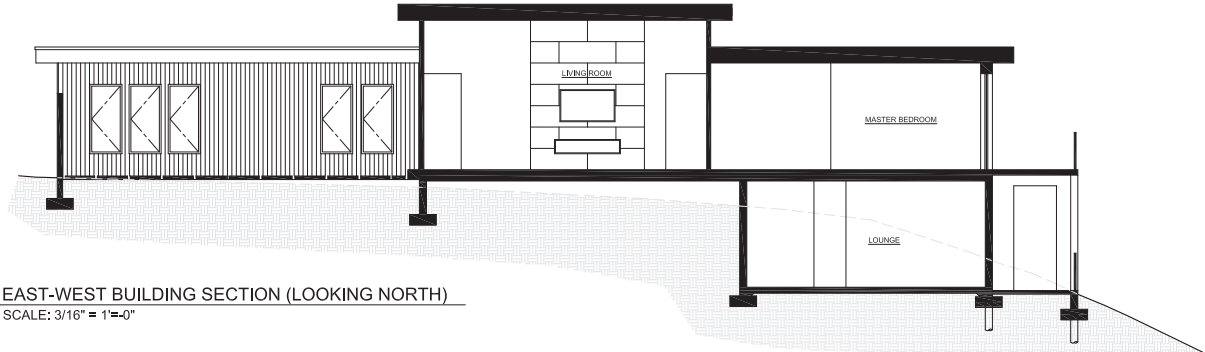
4 INTERIOR COURTYARD ELEVATION (LKG. EAST)
SCALE: 3/16" = 1'-0"



3 INTERIOR COURTYARD ELEVATION (LKG. SOUTH)
SCALE: 3/16" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION (LOOKING WEST)
SCALE: 3/16" = 1'-0"



1 EAST-WEST BUILDING SECTION (LOOKING NORTH)
SCALE: 3/16" = 1'-0"



No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

PROJECT ADDRESS
FELDHAUS RESIDENCE
1520 LINDA VISTA AVENUE
PASADENA, CA 91103

SHEET TITLE
PROPOSED COURTYARD ELEVATIONS
AND BUILDING SECTIONS

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-10
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	

CONSTRUCTION KEYNOTES:

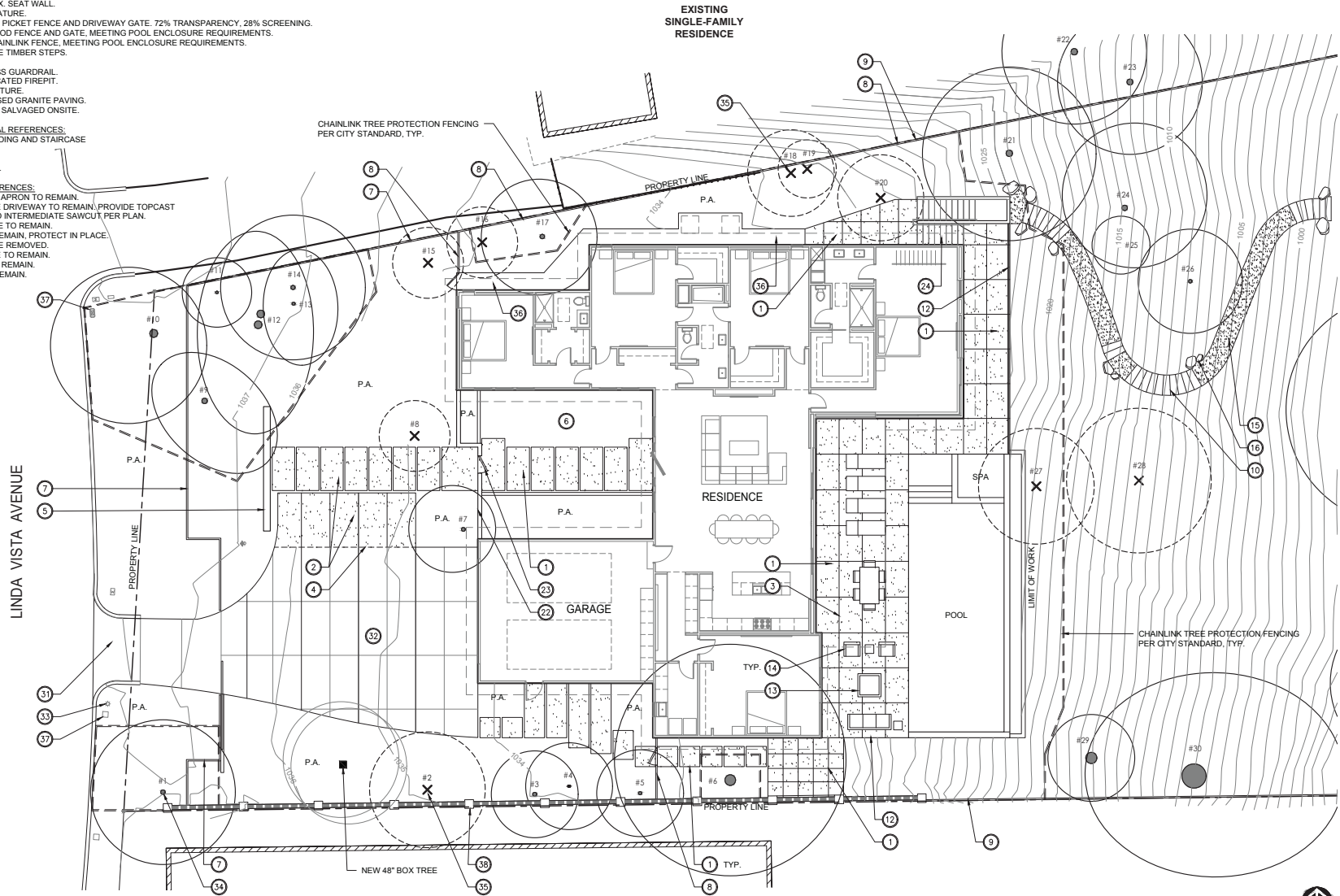
1. INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST #3 FINISH.
2. INTEGRAL COLOR VEHICULAR CONCRETE PAVING WITH TOPCAST #3 FINISH.
3. SAWCUT JOINT.
4. EXPANSION JOINT.
5. 2' HIGH MAX. SEAT WALL.
6. WATER FEATURE.
7. 4' HIGH SQ. PICKET FENCE AND DRIVEWAY GATE, 72% TRANSPARENCY, 28% SCREENING.
8. 6' HIGH WOOD FENCE AND GATE, MEETING POOL ENCLOSURE REQUIREMENTS.
9. 6' HIGH CHAINLINK FENCE, MEETING POOL ENCLOSURE REQUIREMENTS.
10. LANDSCAPE TIMBER STEPS.
11. HANDRAIL.
12. POOL GLASS GUARDRAIL.
13. PREFABRICATED FIREPIT.
14. SITE FURNITURE.
15. DECOMPOSED GRANITE PAVING.
16. BOULDERS SALVAGED ONSITE.

ARCHITECTURAL REFERENCES:

21. METAL LANDING AND STAIRCASE
22. WALL.
23. DOOR.
24. STAIRCASE.

EXISTING REFERENCES:

31. DRIVEWAY APRON TO REMAIN.
32. CONCRETE DRIVEWAY TO REMAIN, PROVIDE TOPCAST FINISH AND INTERMEDIATE SAWCUT PER PLAN.
33. LIGHT POLE TO REMAIN.
34. TREE TO REMAIN, PROTECT IN PLACE.
35. TREE TO BE REMOVED.
36. CONCRETE TO REMAIN.
37. UTILITY TO REMAIN.
38. WALL TO REMAIN.



EXISTING
SINGLE-FAMILY
RESIDENCE

EXISTING
SINGLE-FAMILY
RESIDENCE



FELDHUS RESIDENCE
1820 Linda Vista Avenue
Pasadena, CA 91103
T: 862-477-4609

Issue dates

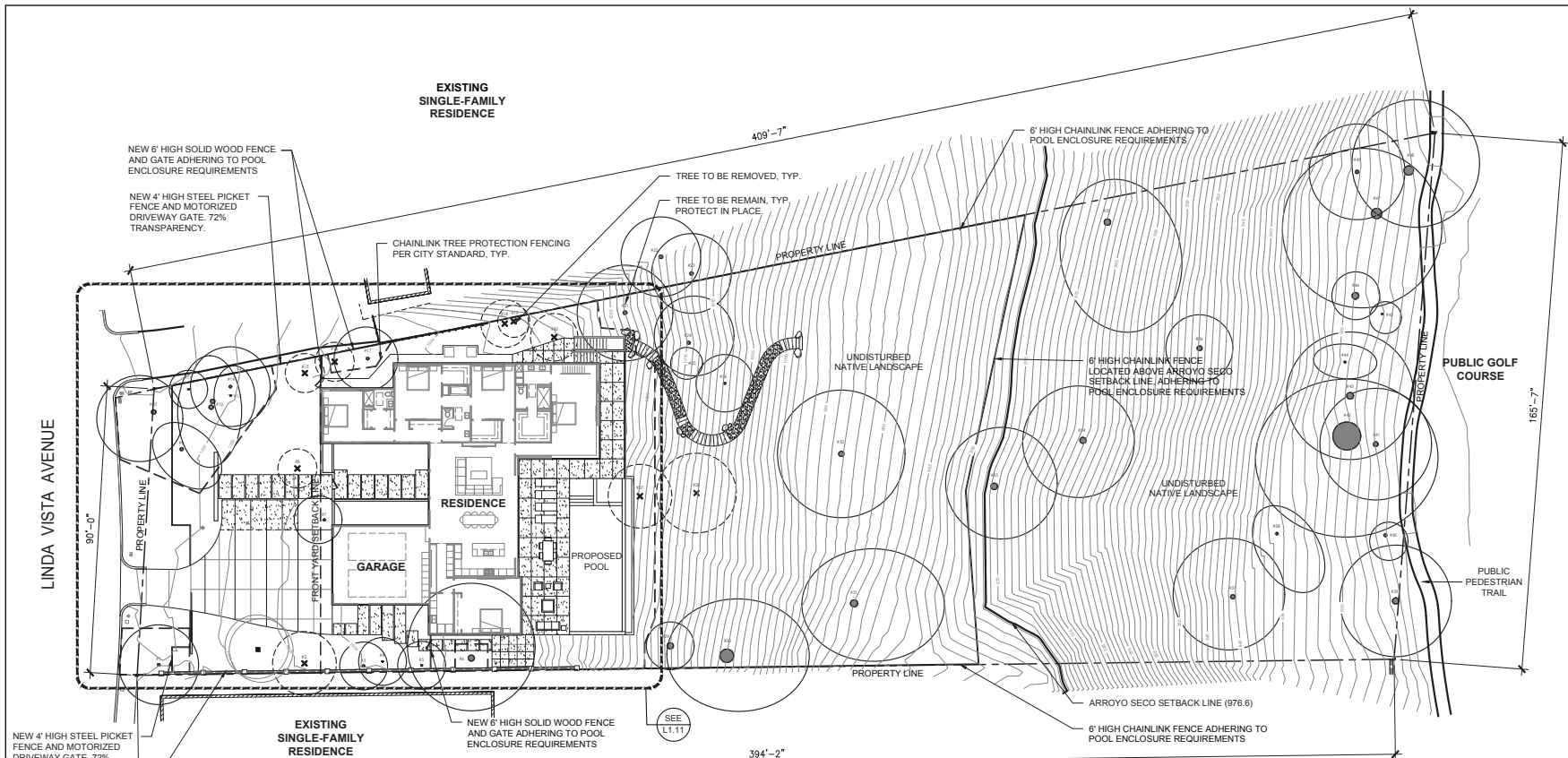
#	Date	Description
1	7/1/20	Hllside Dev. Permit Submittal
2	9/22/20	Hllside Dev. Permit Resubmittal
3	11/9/20	Hllside Dev. Permit Resubmittal

Sheet title:
**CONCEPTUAL
LANDSCAPE PLAN
ENLARGEMENT**

Designed by:	NV/AP
Drawn by:	NV/AP
Checked by:	NV/AP
Project number:	2003



L1.11
060



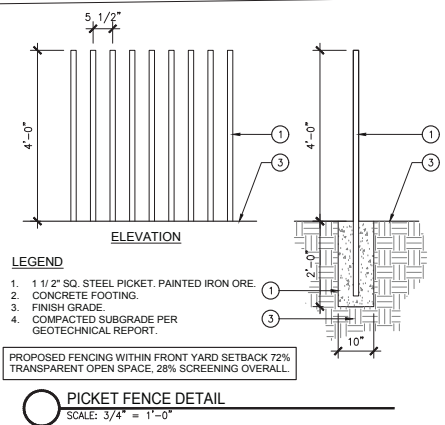
NEW 4' HIGH STEEL PICKET FENCE AND MOTORIZED DRIVEWAY GATE. 72% TRANSPARENCY.

EXISTING WALL TO REMAIN. PROTECT IN PLACE.

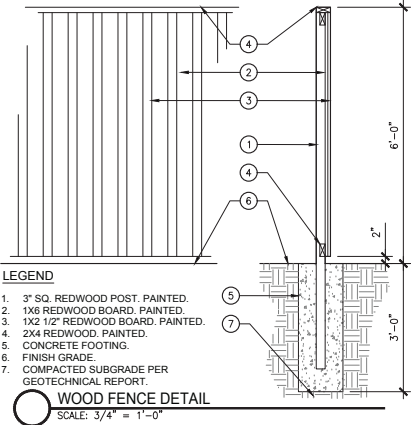
AREA CALCULATIONS

TOTAL SITE AREA	= 50,332 SF
TOTAL IMPERMEABLE HARDSCAPE	= 3,318 SF
IMPERMEABLE HARDSCAPE %	= 6.6%
FRONT YARD SETBACK	= 5,180.5 SF
TOTAL FRONT YARD AREA	= 1,760.0 SF
TOTAL IMPERMEABLE HARDSCAPE	= 3,420.5 SF
TOTAL PLANTING AREA	= 33.9%

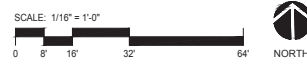
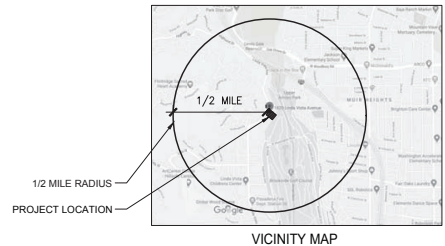
- FRONT YARD SETBACK NOTE:**
1. DRIVEWAY AND WALKWAY ARE BEING REPLACED LIKE-FOR-LIKE AND ARE EXISTING NONCOMPLIANT WITH SECTION 17.160 F.3.
 2. PICKET FENCE WITHIN FRONT YARD SETBACK IS 72% TRANSPARENT OPEN SPACE.



- LEGEND**
1. 1 1/2" SQ. STEEL PICKET, PAINTED IRON ORE
 2. CONCRETE FOOTING.
 3. FINISH GRADE.
 4. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.



- LEGEND**
1. 3" SQ. REDWOOD POST, PAINTED.
 2. 1X6 REDWOOD BOARD, PAINTED.
 3. 1X2 1/2" REDWOOD BOARD, PAINTED.
 4. 2X4 REDWOOD, PAINTED.
 5. CONCRETE FOOTING.
 6. FINISH GRADE.
 7. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.



FELDHAUS RESIDENCE
1820 Linda Vista Avenue
Pasadena, CA 91103
T: 862-477-4609

Issue dates

#	Date	Description
1	7/1/20	Hilside Dev. Permit Submittal
2	9/22/20	Hilside Dev. Permit Resubmittal
3	11/8/20	Hilside Dev. Permit Resubmittal

Sheet title:
CONCEPTUAL LANDSCAPE PLAN

Designed by: NV/AP
Drawn by: NV/AP
Checked by: NV/AP
Project number: 2003

L1.10
061