

ATTACHMENT A

The City of Pasadena

Planning Division – Historic Designation

781 S Grand Avenue

Submitted by Brian Zamudio

619-518-6424 / zamudio@icloud.com

Supplemental Application for Historic Designation

ATTACHMENT 1 – HISTORIC DESIGNATION APPLICATION:

ATTACHMENT 2 – SUPPLEMENTAL INFORMATION ON SIGNIFICANT OF PROPERTY:

CERTIFICATE OF APPROPRIATNESS LETTER

ATTACHMENT 3 – LEGAL DESCRIPTION: GRANT DEED

ATTACHMENT 4 – PLANNING DIVISION MASTER APPLICATION FORM:



Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	781 South Grand
2. Property Address:	781 South Grande Ave, Pasadena, CA 91105
3. Date of Original Construction	1904
4. Original Owner	Elias Smith
5. Architect / Builder:	W.C. Bund

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

American Foursquare style house constructed in 1904. House being moved from 164 Chestnut Street to 781 S. Grand Avenue to avoid demolition. Please refer to the document supplied below in the Supplemental Information section for pictures and further description. The house is the subject of the nomination. Page 3 of the Certificate of Appropriateness supplied below states that the Planning and Community Development Department, Planning Division, has determined that the house is "eligible for designation as a landmark."

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN

<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

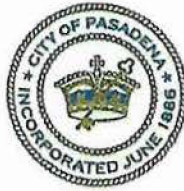
CRITERIA FOR DESIGNATING A LANDMARK TREE

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

December 30, 2019

Arrian Torkian
11355 W. Olympic Blvd., Suite 210
Los Angeles, CA 90064

NOTICE OF DECISION

Certificate of Appropriateness – Relocation and Rehabilitation of House

781 S. Grand Avenue

Eligible Landmark House at 164 Chestnut Street

Case #: PLN2019-00384

Council District 6

Dear Mr. Torkian:

Acting under the provisions of Section 17.62.090 of the Pasadena Municipal Code (PMC), the staff of the Design & Historic Preservation Section has reviewed your application for a Certificate of Appropriateness for the relocation of the house at 164 Chestnut Street the above-referenced address, and rehabilitation of the house subsequent to its relocation. This review was conducted in accordance with Category 2 review procedures in PMC Section 17.62.090 (E). The controlling guidelines for this review are the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

In its decision, the staff:

1. Finds that the proposed project is categorically exempt from the California Environmental Quality Act in compliance with Section 15300.1, Relation to Ministerial Projects. This section exempts from environmental review projects over which public agencies exercise only ministerial authority. This project follows Category 2 review procedures in PMC Section 17.62.090.E.2, which allows the review authority to approve or delay the project, but does not allow the project to be denied. As such, the application is considered ministerial rather than discretionary.
2. Finds that the proposed project, upon implementation of the conditions of approval, will comply with the applicable design guidelines; and, therefore,
3. Approves the Certificate of Appropriateness as illustrated in Attachment A subject to the following conditions to which the applicant has agreed, which shall be subject to further staff review and approval in advance of obtaining a building permit, unless otherwise stated:

Conditions:

1. Submit complete archival photo documentation of the house according to guidelines established by the City of Pasadena to record the building's appearance and architectural features prior to construction. Coverage shall include full and detail exterior views and interior views. Use of video documentation is also recommended.
2. Provide large-scale plans and details of the front porch to ensure its proper reconstruction to match the existing condition. This shall include dimensioned elevations from each exposed view, roof and ceiling plans, and architectural details of the roof edge, posts, walls, caps and steps. Any materials in good condition shall be salvaged and re-used in the porch reconstruction.
3. Prior to replacement of any exterior siding deemed to be damaged beyond repair, the applicant shall schedule a staff inspection to review and approve the areas proposed to be replaced. Any areas to be replaced shall be documented in plans and photographs prior to replacement.
4. Reconstruct the stonework on the foundation of the house using the original facing materials and pointing techniques to the greatest extent feasible. Dismantle and number the stones for accurate reassembly. The existing depth of the stones shall be replicated to the greatest extent feasible; stones may be cut to ensure this depth is accurately maintained. If existing stones are damaged during the relocation process and are determined to be unusable, new stone veneer that matches the existing as closely as possible may be installed on the foundation, either partially or in full, subsequent to staff inspection and review of the proposed new material.
5. Original exterior building colors and finishes shall be restored to the extent feasible.
6. Provide a subtle interpretive display at the receiver site documenting the original location and historical significance of the house. The design and content of the display shall be reviewed and approved by staff and the display shall be installed on the site in a location approved by staff and visible to the public prior to issuance of a Certificate of Occupancy for the relocated house.
7. The applicant shall apply to have the house designated as a landmark upon completion of its relocation and rehabilitation, prior to issuance of a Certificate of Occupancy.
8. A qualified historic preservation architect (per the *Secretary of the Interior's Qualifications Standards*) shall be involved with the preparation of the structure for moving and provide guidance throughout the process of relocation, reestablishment on the new foundation and rehabilitation. A pre-construction meeting to clarify the procedure and expectations shall take place between City representatives, preservation specialist, relocation contractor, and general contractor who will perform the rehabilitation. The historic preservation architect shall submit to staff monthly reports outlining the project's progress and identifying any issues that require resolution.
9. This project will be subject to ongoing and final construction (on-site) inspections for review and approval of project progress by the Design and Historic Preservation Section Staff. On-

site inspection helps to ensure the project is undertaken as indicated on all plans and that all project requirements are as approved by staff. Projects that do not receive on site approval during the construction process may be delayed in obtaining a Certificate of Occupancy from the Building Department until all architectural/design issues are resolved. At a minimum, inspections shall be required at the time that the house is successfully secured to its new foundation as well as at approximately 50% completion of rehabilitation.

BACKGROUND:

This one-story, single-family, American Foursquare style house was constructed in 1904 and has been determined to be eligible for designation as a landmark. Character-defining features of this house include a boxy form; low-pitched hipped roof with a central hipped dormer and exposed sculpted rafters; wood clapboard siding; a 2/3-width projecting front porch with square, slightly tapered support posts and solid side walls clad in wood siding; double-hung wood windows; a wood-paneled front door with large rectangular light; and a two-story, gable-on-hip-roofed projecting bay on the front facade. The house was previously altered. At unknown dates, a chimney and two secondary entrances were added to the rear facade. Interior alterations have also been made to convert the use of the house to multi-family residential.

Following the Category 2 review procedures in PMC Section 17.62.090 of the Zoning Code, major projects affecting eligible but undesignated individual historic resources require staff review and approval of a Certificate of Appropriateness.

PROJECT DESCRIPTION:

The applicant proposes to relocate the house to a vacant property at 781 S. Grand Avenue and rehabilitate it, returning it to its original use as a single-family residence. The proposed site is smaller than the current site of the house, necessitating removal of a non-original projecting bay at the current east side-rear portion of the house, which was enclosed at an unknown time early in the history of the house. The site will also require the reorientation of the house from its current north-facing orientation to an east-facing orientation. The surrounding neighborhood consists of a number of houses of similar scale constructed within a similar time frame and in similar architectural styles as the house. The project received approval of Variances from current Zoning Code standards related to parking, height and encroachment plane on October 16, 2019.

The submitted rehabilitation plans indicate that the stone foundation of the house and the front porch are not proposed to be relocated and that these features would be reconstructed to match existing at the new site. The house is proposed to be cut into two pieces, roughly at the junction between the two-story front bay and the front porch. All existing windows have been determined to be in acceptable condition and are proposed to be retained, with some requiring replacement of broken glass. Two windows on the right side elevation (currently facing west, proposed to face north) would be re-exposed upon removal of the projecting bay noted above. A re-exposed second-floor double-door opening and a first-floor single-door opening on this same elevation are proposed to be changed to window openings and three existing double-hung windows on the projecting bay to be demolished are proposed to be salvaged and installed in these openings. Existing wood siding is proposed to be retained and repaired; and a specification has been provided to ensure that any siding that is unable to be rehabilitated or

salvaged is replaced to match. Existing dormer vents, gable-end vents and wood-shingle cladding, window trim and sills, roofing and exposed rafters are proposed to remain.

ANALYSIS:

Pursuant to PMC Section 17.62.090 3 b, Approval of a Certificate of Appropriateness shall be based on the following finding:

If a project is an alteration or new construction, the project complies with the Secretary's Standards or adopted guidelines based on the Secretary's Standards.

Supporting Design Guidelines:

Secretary of the Interior's Standards

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

As conditioned, the proposed project will comply with the applicable guidelines. Since the house is significant under Criterion C, based on guidance in National Register Bulletin 15, integrity of location is not essential for understanding its historical significance. As such, the building would remain eligible for landmark designation under this criterion upon its relocation.

The project will return the use of the building to a single-family residence and will rehabilitate the exterior in a manner that is largely consistent with the Standards. In order to ensure full consistency with the Standards, staff has included conditions of approval requiring submittal of the following: archival photo-documentation of the house; large-scale plans and details of the front porch to ensure its proper reconstruction to match the existing condition; salvage of existing Arroyo stone for re-use as a decorative veneer on the new foundation (which may require cutting of the stones to ensure the depth matches the existing); review by staff of any siding replacement deemed necessary during construction; restoration of original colors/finishes

Arrian Torkian
781 S. Grand Avenue (PLN2019-00384)
Page 5 of 5

to the extent feasible; monitoring of the project construction by a qualified historic preservation architect; installation of an interpretive display on the property documenting its original location and historical significance; and submittal of an application to designate the property as a landmark upon its relocation.

Effective Date	Appeals	Call for Review
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This decision becomes effective on **Friday, January 10, 2020**. Before the effective date, the City Council or Historic Preservation Commission may call for a review of this decision. In addition, you or any person affected by this decision may appeal it **before the effective date** by filing an application for an appeal with a \$217.33 all-inclusive fee. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as *de novo* reviews, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. **The last day to file an appeal is Thursday, January 9, 2020.**

This approval expires two years from the effective date. The approval period may be extended once—for a third and final year—by filing a written request with the Planning Director before the expiration of the effective date (along with the fee for renewal of an approval). **Any changes in the approved design for the project, whether before construction or during construction, must be submitted to City staff for review and approval.** Major or minor changes must be reviewed as part of a separate application for changes to an approved project. Two applications for changes to the project may be filed during a calendar year. Changes may be approved only if there are findings of changed circumstances that justify the revisions.

On or after the effective date, the next step is to obtain a building permit for the proposed work. Please contact **Kevin Johnson, Senior Planner** at (626) 744-7806 or kevinjohnson@cityofpasadena.net if there are any questions regarding this decision.

Sincerely,



 David M. Reyes
Director of Planning & Community Development

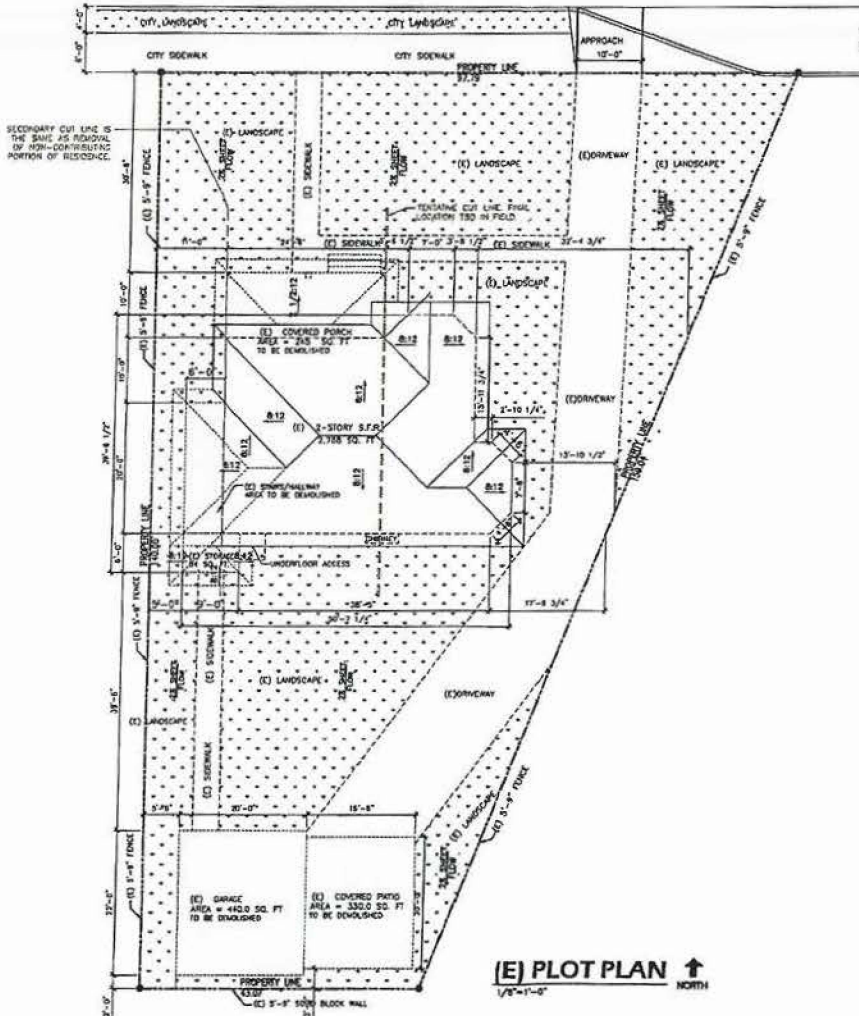
Attachments: A: Plans
B: Evaluation Report, including Photographs (without appendices)

Cc: Address File; Tidemark; City Manager, City Clerk; City Council; City Council District 6 Liaison; Historic Preservation Commission; Director of Planning & Community Development

RESIDENCE RELOCATION AND REMODEL

164 W. CHESTNUT ST. PASADENA, CA 91103 APN: 5723-002-047

164 W. CHESTNUT ST.



(E) PLOT PLAN ↑
1/8"=1'-0" NORTH

PROJECT INFORMATION:	
OWNER: IRVAY ZAMUDIO	
PROJECT ADDRESS: 164 CHESTNUT ST. PASADENA, CA 91103	
APN: 5723-002-047	
EXISTING LOT AREA: 8,860 +/- SQ. FT.	
ZONING: CS-1 CENTRAL DISTRICT	
BEFORE DEMO	
S.F.A. 1ST FLOOR AREA: (PERMETER)	1,399 SQ. FT.
S.F.A. 2ND FLOOR AREA: (PERMETER)	1,399 SQ. FT.
COVERED PORCH: (PERMETER)	245 SQ. FT.
STORAGE:	440 SQ. FT.
COVERED PATIO:	330 SQ. FT.
EXISTING TOTAL LOT COVERAGE:	3,867 SQ. FT. = 39.12% +/-
AFTER DEMO	
S.F.A. 1ST FLOOR AREA: (PERMETER)	1,289 SQ. FT.
S.F.A. 2ND FLOOR AREA: (PERMETER)	1,279 SQ. FT.
COVERED PORCH: (PERMETER)	245 SQ. FT.
OCCUPANCY CONSTRUCTION TYPE: R-3 (HOUSE) U (GARAGE)	
FIRE SPROINGERS:	1+3
STORIES:	TWO
SKY TREES ON OR OVERHANGING LOT:	NO
EASEMENT ON LOT:	NO
ANY STORIES 31 OR STEEPER W/IN 40' OF ADDITION:	NO
APPLICABLE CODES:	
- 2018 CALIFORNIA BUILDING CODE	
- 2018 CALIFORNIA ELECTRICAL CODE	
- 2018 CALIFORNIA MECHANICAL CODE	
- 2018 CALIFORNIA PLUMBING CODE	
- 2018 CALIFORNIA ENERGY CODE	
- 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE	
- 2018 CALIFORNIA RESIDENTIAL CODE	
- CITY OF PASADENA MUNICIPAL CODE	
ALL WORK SHALL CONFORM WITH THE APPLICABLE LOCAL AND STATE CODES, ORDINANCES & REGULATIONS.	
SCOPE OF WORK:	
- RELOCATING (E) 1,289.5 SQ FT SINGLE FAMILY RESIDENCE TO NEW LOT APN: 57117-061-028	
- EXISTING (164 CHESTNUT ST) LOT TO BE USED FOR NEW APARTMENT CONSTRUCTION. SEPARATE PERMIT.	
- (E) 245 SQ. FT. COVERED PORCH TO BE DEMOLISHED AND NEW COVERED PORCH TO BE CONSTRUCTED AT NEW SITE	
- (E) 130 SQ. FT. STORAGE/PARKING AREA TO BE DEMOLISHED	
- (E) 34 SQ. FT. STORAGE AREA TO BE DEMOLISHED	
- (E) 440 SQ. FT. GARAGE TO BE DEMOLISHED	
- (E) 330 SQ. FT. COVERED PATIO TO BE DEMOLISHED	
SHEET INDEX	
ARCHITECTURAL	
A-1	(E) PLOT PLAN/ROOF PLAN
A-1.1	(E) PLOT PLAN/ROOF PLAN
A-1.2	BLOCKFACE AVERAGE PARCEL MAP
A-2	(E) DEMO/DOOR PLAN
A-2.1	(E) FLOOR PLAN
A-3.01	(E) EXTERIOR ELEVATIONS W/ MATERIAL NOTES
A-3.02	(E) EXTERIOR ELEVATIONS W/ MATERIAL NOTES
A-3.11	(E) EXTERIOR ELEVATIONS W/ MATERIAL NOTES
A-3.12	(E) EXTERIOR ELEVATIONS W/ MATERIAL NOTES
A-3.13	ENCROACHMENT PLAN
CONCEPTUAL LANDSCAPE	
CL-1	PLANTING PLAN
CL-2	PLANT PALETTE



Attn: Roy
1304 Model Ave.
San Bernardino, CA 92407
1655 E. Fourth St. #705
Pasadena, CA 91103
(909) 498-6868
www.landinassociates.com

CONSULTANT:

PROJECT:
RESIDENCE
RELOCATION AND
REMODEL
164 CHESTNUT ST.
PASADENA, CA 91103
APN 5723-002-047
TO
781 S. GRAND AVE.
PASADENA, CA 91105
APN 5711-061-028

TITLE:
(E) PLOT PLAN

ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS
1	11-21-18	JG	MC27N PCI

DRAWN BY: A.B.
CHECKED: J.S.
DATE: 10-08-19
SCALE: AS NOTED
JOB NO.

A-1

RESIDENCE RELOCATION AND REMODEL

781 S. GRAND AVE. PASADENA, CA 91105 APN: 5717-004-028

PROJECT INFORMATION:

OWNER: **BRAM ZARUJO**
 781 S. GRAND AVE.
 PASADENA, CA 91105
 9717-004-028

APN: 5717-004-028

EXISTING LOT AREA: 8,528 SQ. FT.
 ZONING: R2-1 SINGLE-FAMILY

RESIDENTIAL S.F.A. 1ST FLOOR AREA: 1,289 SQ. FT.
 (PERMITS)

S.F.A. 2ND FLOOR AREA: 1,279 SQ. FT.
 (PERMITS)

COVERED PORCH: 245 SQ. FT.

TOTAL LOT COVERAGE: 2,792 SQ. FT.
 = 32.75%

OCCUPANCY: 2-3 (HOUSE)

CONSTRUCTION TYPE: W-B

FIRE SPRINKLERS: NO

STORIES: TWO

OAK TREES ON OR OVERHANGING LOT: YES

POOL ON LOT: NO

EASEMENT ON LOT: NO

ANY SLOPES 3:1 OR STEEPER WITH 40' OF ADJUTORS: NO

BLOCKFACE AVERAGE		
STREET & ASSESSOR'S ID NO	SETBACK	
747 5717-004-021	37	
779 5717-004-028	48	
801 5717-004-029	37	
808 5717-004-030	28	
817 5717-004-024	27	
AVERAGE OF FRONT SETBACKS: 35		

SEE A-12 FOR BLOCK PARCEL MAP FOR SETBACK CALCS

SCOPE OF WORK:

- (M) 245 SQ. FT. PORCH
- (R) RESIDENCE RELOCATION
- (M) WALKWAY REPAIR
- (L) LANDSCAPE



4000 North
 San Bernardino Ave.
 San Bernardino, CA 92407
 15000 E. Flower Blvd., P.O. Box
 Fontana, CA 92335
 (909) 485-0418 F.
 a.landin@earthlink.net

CONSULTANTS

PROJECT
RELOCATION AND
REMODEL
 781 CHESTNUT ST.
 PASADENA, CA 91105
 APN: 5717-004-028
 TO
 781 S. GRAND AVE.
 PASADENA, CA 91105
 APN: 5717-004-028

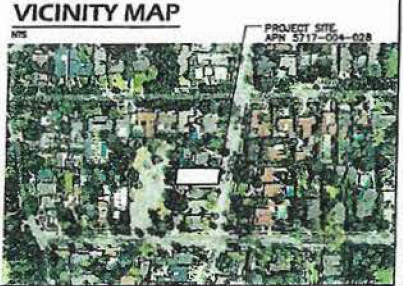
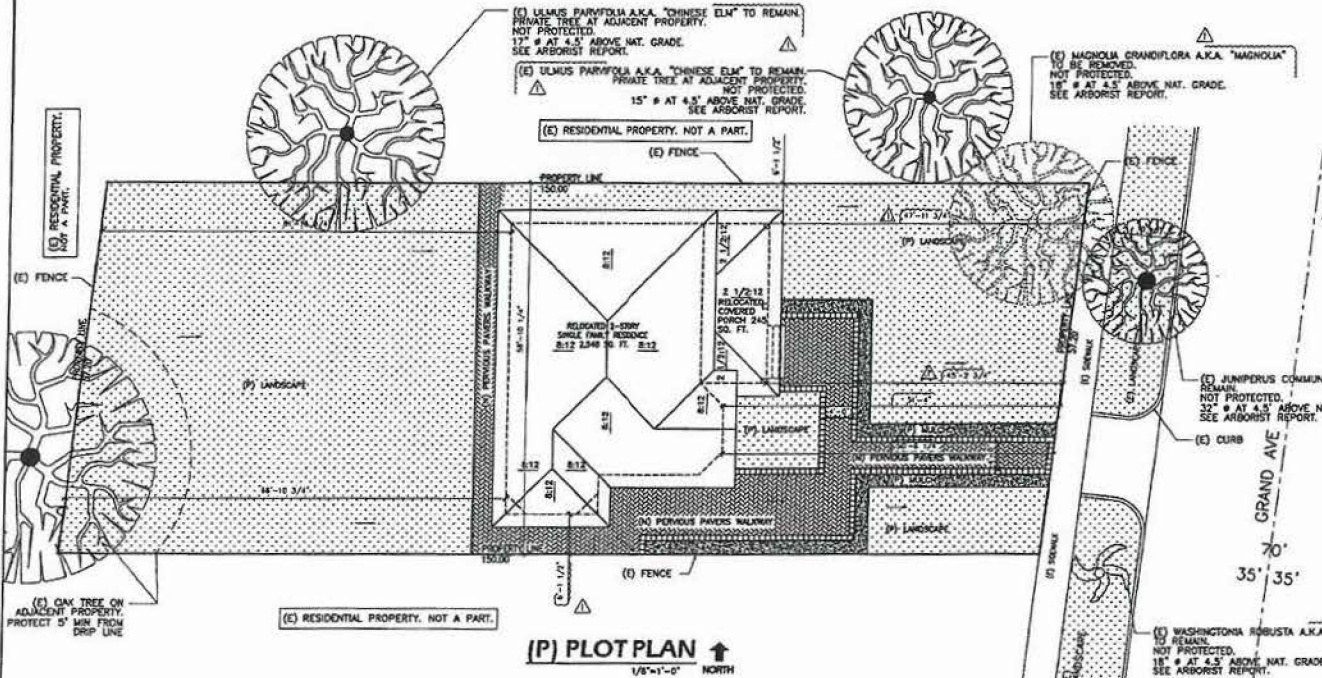
TITLE
(P) PLOT PLAN

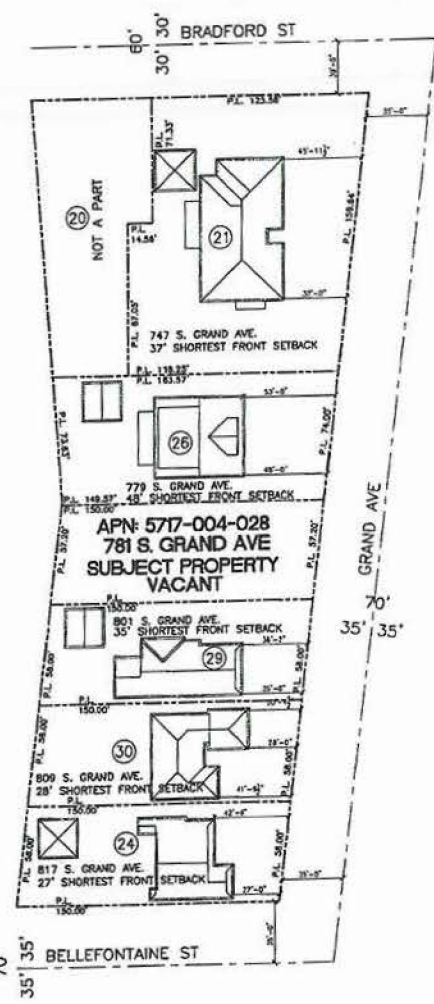
ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS
1	11-21-18	JG	MC6731 PCI

DRAWN BY: A.B.
 CHECKED: J.L.
 DATE: 10-06-18
 SCALE: AS NOTED
 JOB NO.





BLOCKFACE AVERAGE PARCEL MAP
1"=30'-0"



LANDIN & ASSOCIATES
BUILDING DESIGN CONSULTANTS

Don Reynolds
3924 Weston Ave.
San Bernardino, CA 92407
16849 E. Foothill Blvd., #202
Pasadena, CA 92336
(909) 489-0481
don@landinassoc.com

CONSULTANT

PROJECT:
RESIDENCE
RELOCATION AND
REMODEL
361 CHESTNUT ST.
PASADENA, CA 91003
APH: 5723-002-047
TO
781 S. GRAND AVE.
PASADENA, CA 91005
APH: 5717-004-028

TITLE
BLOCKFACE
AVERAGE PARCEL
MAP

ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS
1	11-24-18	JS	PC673 PCI

DRAWN BY: A.E.
CHECKED: E.S.
DATE: 10-09-18
SCALE: AS NOTED
JOB NO.

A-12



LANDIN & ASSOCIATES
BUILDING DESIGN CONSULTANTS

4000 Bush
5194 Western Ave.
San Bernardino, CA 92407
14855 E. Foothill Blvd. #205
Pasadena, CA 92333
(909) 489-0488 T.
a.landin@landin-assoc.com

CONSULTANT

PROJECT
RESIDENCE
RELOCATION AND
REMODEL

314 CHESTNUT ST.
PASADENA, CA 91103
APR: 5743-002-047
TO
718 S. GRAND AVE.
PASADENA, CA 91105
APR: 5717-001-028

TITLE
[E] & DEMO
FLOOR PLAN

ISSUANCES

REVISIONS

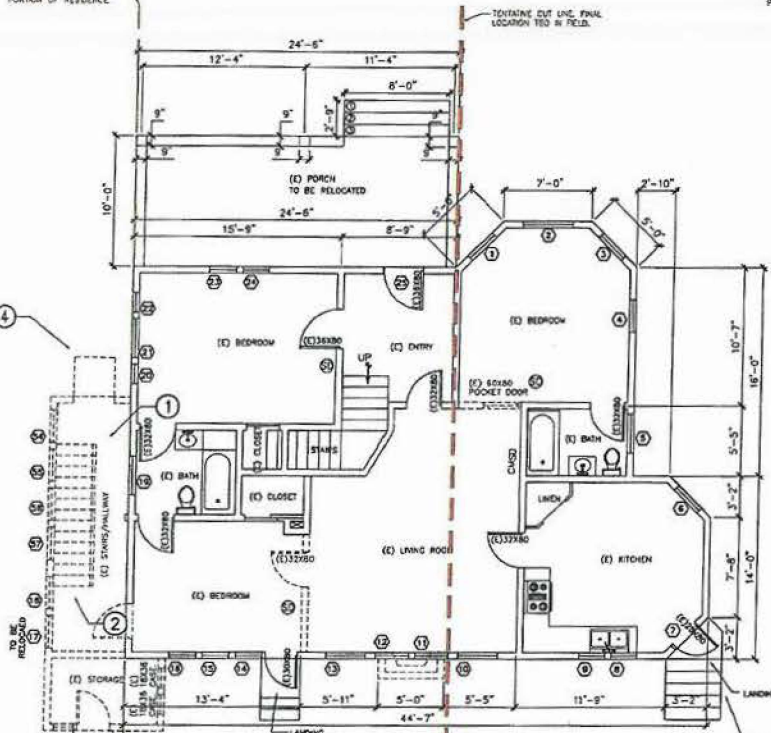
NO	DATE	BY	REMARKS
1	11-21-18	JL	PKC/JSI PCI

DRAWN BY: AB
CHECKED: JS
DATE: 10-09-18
SCALE: AS NOTED
JOB NO.

A-2

SECONDARY CUT LINE IS THE SAME AS REMOVAL OF NON-CONTRIBUTING PORTION OF RESIDENCE.

SECONDARY CUT LINE IS THE SAME AS REMOVAL OF NON-CONTRIBUTING PORTION OF RESIDENCE.



EXISTING/DEMO FIRST FLOOR PLAN

1/4"=1'-0"

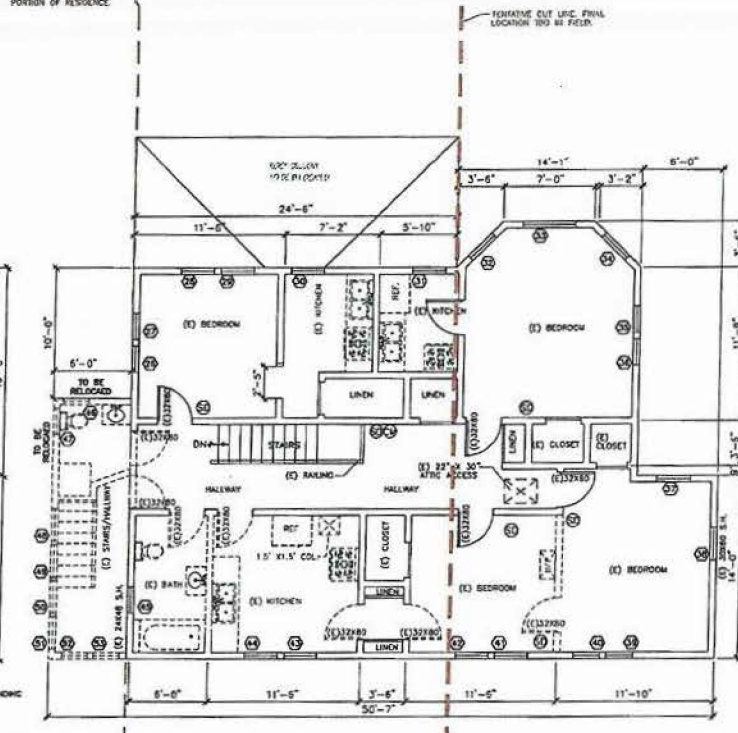
LEGEND

- (E) EXISTING WALL
- (D) WALL TO BE DEMOLISHED

NOTE:
REFER TO 8.5x11 IMAGE SHEETS FOR REFERENCES

STORAGE AREA IS NOT A CONTRIBUTING PORTION OF HISTORICAL SIGNIFICANCE AND NOT INCLUDED IN STRUCTURE SURVEY(S).

ALL REMAINING, EXISTING WINDOWS TO REMAIN. ALL WINDOWS THAT ARE TO BE REMOVED ARE TO BE RECYCLED, DONATED, OR DISPOSED OF BY METHODS APPROVED BY CITY DEPARTMENTS. ANY WINDOWS MATCHING OPERATION, SIZE, MATERIALS, ARCHITECTURAL STYLE, ETC., MAY BE USED TO REPLACE WINDOWS TO REMAIN THAT ARE DAMAGED AND DEEMED IRREPARABLE. FOR SCHEDULE OF WINDOWS TO REMAIN, SEE A-2.2

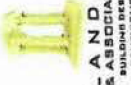


EXISTING/DEMO SECOND FLOOR PLAN

1/4"=1'-0"

LEGEND

- (E) EXISTING WALL
- (D) WALL TO BE DEMOLISHED



LANDIN & ASSOCIATES
 BUILDING DESIGN
 CONSULTANTS

3041 Stevens Ave.
 San Francisco, CA 94132
 Telephone: 415.774.8100
 Fax: 415.774.8101
 www.landin.com

CONTRACT NO.

PROJECT
 REFERENCE
 RELOCATION AND
 RENOVATION

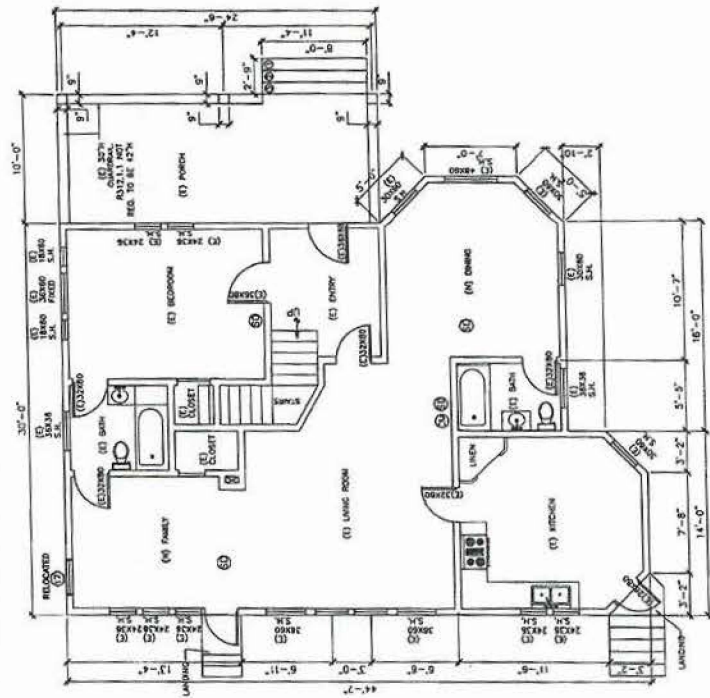
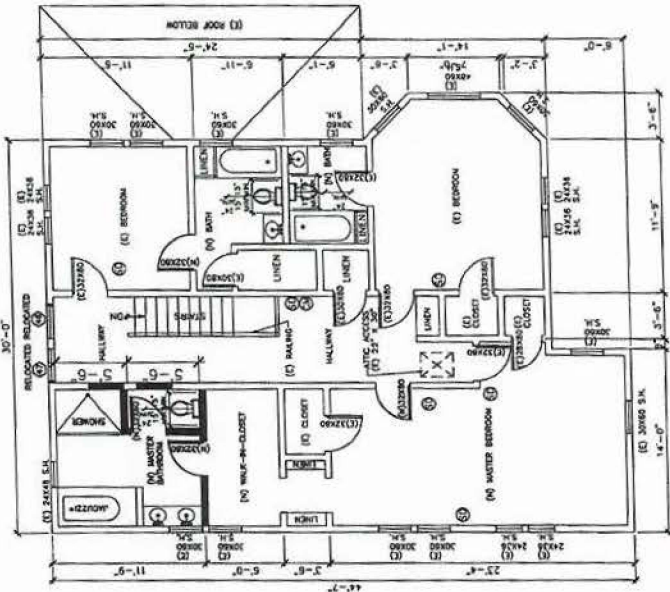
141 GARDEN ST.
 PALM BEACH, FL 33480

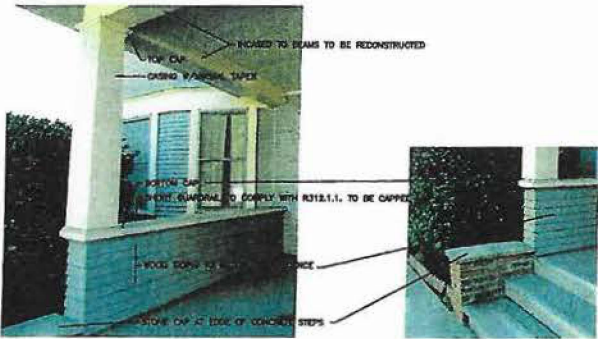
TITLE
 (P) FLOOR PLAN

REVISIONS

NO.	DATE	BY	REMARKS
1	12-2-18	JF	RS232 PCI

DRAWN BY: AS
 CHECKED: AS
 DATE: 12-02-18
 SCALE: AS NOTED
 JOB NO. **A-21**





PORCH DETAILS TO BE REPLICATED AT NEW SITE FOR RECONSTRUCTED PORCH. WHERE (E) MATERIALS ARE TO BE REPLACED W/ (H) MATERIALS, THEY ARE TO BE APPROVED BY D.M.P., BE HIGH QUALITY & DURABLE, AND BE OF REAL MATERIALS.

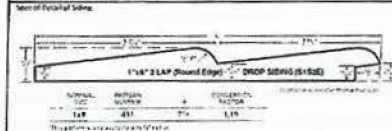
KEY NOTES

ALL OF DEMO MATERIALS, OR A PORTION THEREOF, SHALL BE RECYCLED PER CITY REQUIREMENTS.
 ALL NEW/PROPOSED FINISHES, COLORS, AND DECORATIVE FEATURES TO MATCH EXISTING (IF APPLICABLE) AND RETAIN/PRESERVE CHARACTER OF SURROUNDING ENVIRONMENT (I.E. NEIGHBORHOOD STYLE, MATERIALS, FINISHES, GOVERNING JURISDICTION STANDARDS, ETC.)

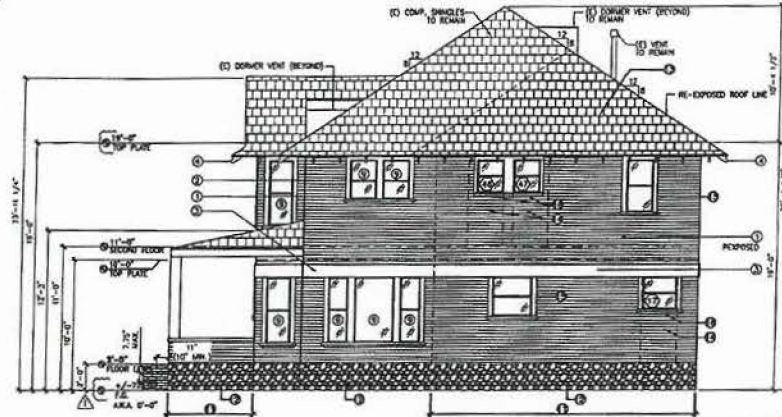
- 1 (E) 3" WOOD SIDING TO REMAIN & BE REHABILITATED WHERE REQUIRED.
- 2 (E) 4" WOOD TRIM AROUND WINDOW
- 3 (E) 1X12 WOOD TRIM
- 4 (E) DECORATIVE RAFTER TAILS
- 5 (E) STAIR/WALKWAY AREA TO BE REMOVED
- 6 (E) STORAGE TO BE REMOVED
- 7 (E) COVERED PORCH TO BE DEMO'D AND NEW PORCH TO BE CONSTRUCTED AT NEW SITE
- 8 (E) RIVER STONE FOUNDATION TO BE REMOVED. NEW FOUNDATION TO BE INSTALLED AND REPLICATE ARCHITECTURAL FEATURES AT NEW SITE

- 9 (E) WINDOW TO REMAIN
- 10 (E) DOOR TO REMAIN
- 11 (E) COVERED PORCH TO BE RECONSTRUCTED
- 12 (H) FOUNDATION, RIVER STONE VENEER FINISH TO MATCH PREVIOUS SITE & BE REAL STONE, OR APPROVED EQUAL BY D.M.P.
- 13 (H) COMP. SHINGLE ROOFING TO MATCH (E). RE-EXPOSED AREAS TO MATCH EXISTING CONDITIONS. SEE PROPOSED FLOOR PLAN FOR DOOR REMOVAL AND WALL INFILL.
- 14 (E) RE-EXPOSED WINDOW, REHABILITATE AS NEEDED.
- 15 (E) RECYCLED WINDOW FROM DEAD AREA TO BE USED AT WALL INFILLS, COLORS, MATERIALS, AND FINISHES TO MATCH EXISTING CONDITIONS. NUMBER IN REDDASH CORRESPONDS TO EXISTING WINDOW SCHEDULE.

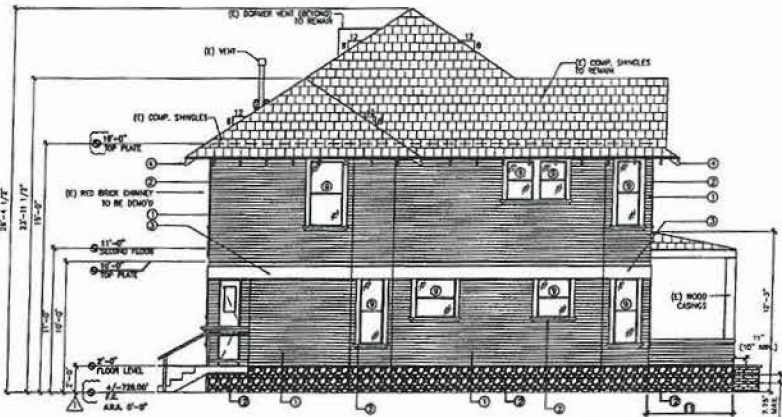
NEW SIDING AS FINAL ALTERNATIVE WHERE EXISTING CANNOT BE REHABILITATED/SALVAGED



Reduced Siding Profile:
 (E) Siding Profile: 433 3x12 inch, 3/4 inch Round Edge Drop Siding
 by B. White Lumber Co.



(P) NORTH (RIGHT) ELEVATION



(P) SOUTH (LEFT) ELEVATION

LANDIN & ASSOCIATES
 BUILDING DESIGN CONSULTANTS
 Ann Boyle
 2224 Western Ave.
 San Bernardino, CA 92407
 16199 E. Foothill Blvd. #205
 Pasadena, CA 92333
 (909) 488-0418
 Fax: (909) 488-0418

PROJECT:
RESIDENCE
RELOCATION AND
REMODEL
 84 CHESTNUT ST.
 PASADENA, CA 91603
 APN: 9783-097-017
 TO
 781 S. GRAND AVE.
 PASADENA, CA 91605
 (909) 570-0364-028

TITLE:
(P) ELEVATIONS

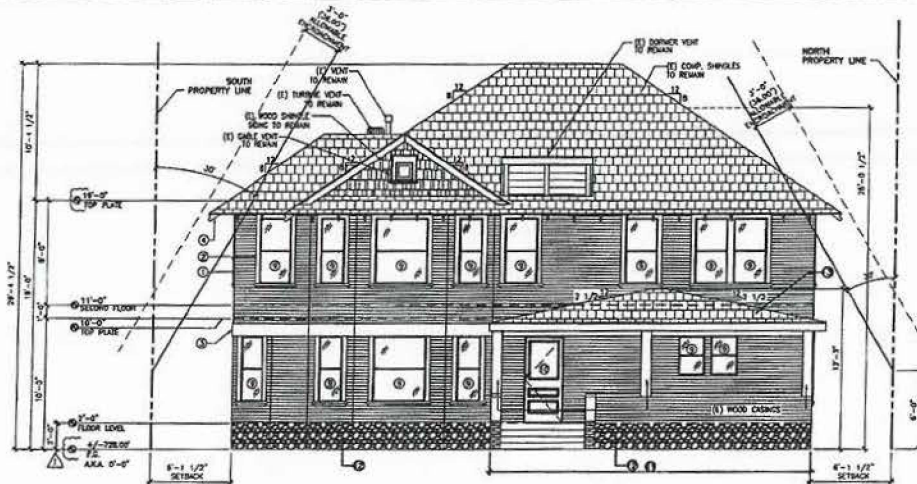
ISSUANCES

REVISIONS

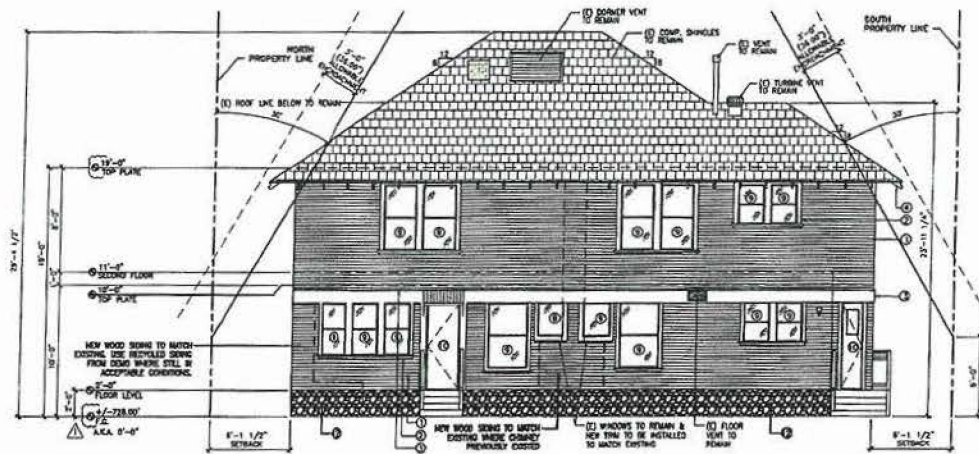
NO	DATE	BY	REMARKS
1	11-21-18	JL	MCA751 PCL

DRAWN BY: A.B.
CHECKED: J.S.
DATE: 10-09-18
SCALE: AS NOTED
JOB NO.

A-3.12



(P) EAST (FRONT) ENCROACHMENT, SETBACKS, AND HEIGHT LIMITS
1/4"=1'-0"



(P) WEST (REAR) ENCROACHMENT, SETBACKS, AND HEIGHT LIMITS
1/4"=1'-0"

CITY OF PASADENA TITLE 17 ZONING CODE, CHAPTER 17.40 SECTION 17.40.160 SETBACK AND ENCROACHMENT PLANE REQUIREMENTS AND EXCEPTIONS

- ENCROACHMENT AND SETBACKS PER FIGURE 4-8 ENCROACHMENT PLANE REQUIREMENTS FOR THE RS AND RU DISTRICTS

TABLE 4-1 ALLOWED PROJECTIONS INTO SETBACKS

- EAVE/ROOF OVERHANG 36 INCHES

TABLE 4-2 ALLOWED PROJECTIONS INTO ENCROACHMENT PLANE USING RS AND RU-12 STANDARDS

- EAVE/ROOF OVERHANG 36 INCHES

- DORMER, GABLE, AND/OR GABLE END OF ROOF STRUCTURE ON MAIN STRUCTURE 36 INCHES



LANDIN & ASSOCIATES
BUILDING DESIGN CONSULTANTS

Ann Shih
1334 Madison Ave.
San Bernardino, CA 92427
16599 E. Flamingo Blvd. #200
Pasadena, CA 91135
(909) 483-0468 T.
shih@landin-associates.com

CONSULTANT:

PROJECT:
RESIDENCE
RELOCATION AND
REMODEL
164 CHESTNUT ST.
PASADENA, CA 9105
APH: 5723-002-047
TO
781 S. GRAND AVE.
PASADENA, CA 9105
APH: 5337-004-028

TITLE:
ENCROACHMENT,
SETBACKS, AND
HEIGHT LIMITS

ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS
1	8-21-18	JS	MC873; PC1

DRAWN BY: A.B.
CHECKED: J.S.
DATE: 10-09-19
SCALE: AS NOTED
JOB NO.

A-3.13



LANDIN & ASSOCIATES
 BUILDING DESIGN
 CONSULTANTS

3100 Riverway, Inc.
 3100 Riverway, Inc.
 3100 Riverway, Inc.
 3100 Riverway, Inc.
 3100 Riverway, Inc.

PROJECT
REFERENCE
RELOCATION AND
REWORK
 1400 CHESTNUT ST.
 PASADENA, CA 91366
 TEL: 818-795-5077
 FAX: 818-795-5077
 WWW.LANDIN.COM

TITLE
CONCEPTUAL
LANDSCAPE
PLANT PALETTE

ISSUANCES

NO.	DATE	BY	REVISIONS
1	12-2-18	AL	PROJECT ICI

DESIGNED BY:	AL
CHECKED BY:	AL
DATE:	12-02-18
SCALE:	AS NOTED
JOB NO.	

CL-2



LAGERSTROMIA KIDIA X FALSA 'SERRANA' - 'SERRANA CRISP SPHERE'



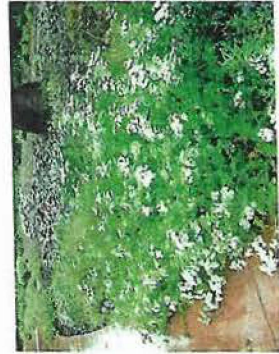
TRICHODIA GARDENS 'SERRANA' - 'SERRANA CRISP SPHERE'



LAVINIA CHAMA 'ICE CREAM' - 'CONCEPT YELLOW LAVINIA'



CECALIA 'SERRANA' - 'SERRANA CRISP SPHERE'



ARIZONA WILDFLOWERS - 'CONCEPT YELLOW LAVINIA'



1



2

**RESIDENCE RELOCATION AND
REMODEL**

APN: 5717-004-028



**LANDIN
& ASSOCIATES**
BUILDING DESIGN
CONSULTANTS

5584 Western Ave.
San Bernardino, CA 92407
16649 E. Foothill Blvd, #205
Fontana, CA 92335
(909) 489-0468 T.
e.landin@landinassoc.com

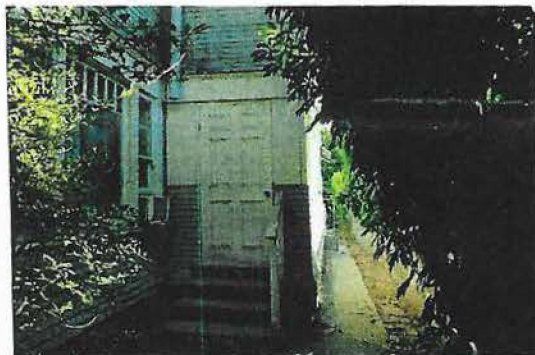
DWN BY: JCB
J.S.

DATE
10-09-19

SHEET
1 OF 2



3



4

**RESIDENCE RELOCATION AND
REMODEL**

APN: 5717-004-028



**LANDIN
& ASSOCIATES**
BUILDING DESIGN
CONSULTANTS

2594 Western Ave.
San Bernardino, CA 92407
18689 E. Foothill Blvd., #205
Fontana, CA 92335
(909) 459-0466
e.landin@landinassoc.com

DWN BY: JOB#
J.S.

DATE
10-09-19

SHEET
2 OF 2

RECORDING REQUESTED BY:

Nicole Heffel
Heffel Law Firm
4660 La Jolla Village Drive, Suite 725
San Diego, CA 92122

AND WHEN RECORDED
MAIL TO:

Fernando and Janice Zamudio
7797 La Jolla Vista Drive
La Jolla, CA 92037

THIS SPACE FOR RECORDER'S USE

GRANT DEED TO A REVOCABLE LIVING TRUST

(Please fill in document title(s) on this line)

- 1 Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- 2 Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,
- 3 Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- 4 Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,
- 5 Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- 6 Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____
- 7 Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,
- 8 Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- 9 Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

PREPARED AND RECORDING REQUESTED BY:

NICOLE HEFFEL
Attorney at Law
Heffel Law Firm
4660 La Jolla Village Drive, Suite 725
San Diego, CA 92122
(619) 550-3080

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

Fernando and Janice Zamudio
7797 La Jolla Vista Drive
La Jolla, CA 92037

THIS SPACE FOR RECORDER'S USE ONLY

APN: 5717-004-028

GRANT DEED TO A REVOCABLE TRUST

The undersigned Grantor declare that this conveyance transfers Grantors' interest to Grantors' revocable living trust for zero ("0") consideration. This transaction is exempt from the Documentary Transfer Tax pursuant to R & T §11930.

Fernando A. Zamudio and Janice A. Zamudio, husband and wife, as community property with right of survivorship, the GRANTORS, HEREBY GRANT TO:

Fernando A. Zamudio and Janice A. Zamudio, Trustees, or their successors in interest, of the Zamudio Family Living Trust dated July 29, 2020, and any amendments thereto, the GRANTEE.

All of the following described real property situated in the City of Pasadena, County of Los Angeles, State of California:

See Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on July 29, 2020 in San Diego County, California.


Fernando A. Zamudio


Janice A. Zamudio

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On July 29, 2020, before me, Nicole Heffel, a Notary Public, personally appeared **Fernando A. Zamudio and Janice A. Zamudio**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 my hand and official seal.

Signature 



LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel Number: 5717-004-028

Lot 7 in Block "C" of Thomas and Wotkyns Subdivision of the H.G. Bennett Tract, in the City of Pasadena, County of Los Angeles, State of California as per Map recorded in Book 18 Page 38 of Miscellaneous Records in the Office of the County Recorder of Said County.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.



FOR RECORDER'S USE ONLY DOCUMENT NO. / RECORDING DATE

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree
 (Make necessary corrections to the printed name and mailing address)

Fernando Zamudio and Janice Zamudio
 7797 La Jolla Vista Drive
 La Jolla, CA 92037

ASSESSOR'S PARCEL NUMBER
5717-004-028

SELLER/TRANSFEROR
Fernando Zamudio and Janice Zamudio

BUYER'S DAYTIME TELEPHONE NUMBER
(619) 980-0994

BUYER'S EMAIL ADDRESS
fzamudio@san.rr.com

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

LOT 7, IN BLOCK "C" OF THE REPLAT OF THOMAS AND WOTKYN SUBDIVISION

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

Fernando Zamudio and Janice Zamudio

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

7797 La Jolla Vista Drive

CITY

La Jolla

STATE ZIP CODE

CA 92037

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- *C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren).
- *D. This transfer is the result of a cotenant's death. Date of death _____
- *E. This transaction is to replace a principal residence owned by a person 55 years of age or older. Within the same county? YES NO
- *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
- G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
- H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
- J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
- L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- P. Other. This transfer is to _____

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
 - Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
 - Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
Original term in years (including written options): _____ Remaining term in years (including written options): _____
 - Other. Please explain: _____
- C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- FHA (____ Discount Points) Cal-Vet VA (____ Discount Points) Fixed rate Variable rate
 - Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: (____) _____
- Direct from seller From a family member-Relationship _____
 - Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

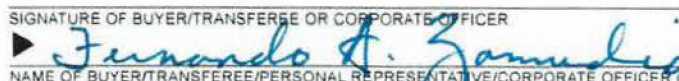
PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- Single-family residence
 - Co-op/Own-your-own
 - Manufactured home
 - Multiple-family residence. Number of units: _____
 - Condominium
 - Unimproved lot
 - Other. Description: (i.e., timber, mineral, water rights, etc.) _____
 - Timeshare
 - Commercial/Industrial
- B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
- If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
- If YES, enter the value attributed to the manufactured home: \$ _____
- YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
- If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFEEE OR CORPORATE OFFICER 	DATE 7/29/2020	TELEPHONE (619) 980-0994
NAME OF BUYER/TRANSFEEE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Fernando Zamudio and Janice Zamudio	TITLE Trustee	EMAIL ADDRESS fzamudio@san.rr.com

The Assessor's office may contact you for additional information regarding this transaction.



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 781 Grand Ave Pasadena Ca 91105
 Project Name: 781 Grand Ave
 Project Description: (Please describe demolitions, alterations and any new construction) House relocation
From 164 Chestnut to 781 Grand Ave
Full remodel & restoration
 Zoning Designation: _____ General Plan Designation: _____
 Estimated Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Brian Zamudio
 Address: 5644 Soledad Mn Rd
 City La Bolla State: Ca Zip: 92037
 CONTACT PERSON: ' _____
 Address: _____
 City _____ State: _____ Zip: _____
 PROPERTY OWNER NAME: 781 Grand LLC
 Address: _____
 City _____ State: _____ Zip: _____

Telephone: (619) 518-6424
 Fax: [] _____
 Email: Zamudio@me.com
 Telephone: [] _____
 Fax: [] _____
 Email: _____
 Telephone: [] _____
 Fax: [] _____
 Email: _____

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- | | | |
|--|---|--|
| <input type="checkbox"/> ADJUSTMENT PERMIT | <input type="checkbox"/> HEIGHT AVERAGING | <input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW |
| <input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER | <input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT | <input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS | <input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN) | <input type="checkbox"/> SIGN EXCEPTION |
| <input type="checkbox"/> CERTIFICATE OF EXCEPTION | <input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION | <input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP |
| <input type="checkbox"/> CHANGES TO APPROVED PROJECT | <input type="checkbox"/> LANDMARK TREE PRUNING | <input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> MASTER DEVELOPMENT PLAN | <input type="checkbox"/> TREE PROTECTION PLAN REVIEW |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> MASTER SIGN PLAN | <input type="checkbox"/> TREE REMOVAL |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> MINOR CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> EXPRESSIVE USE PERMIT | <input type="checkbox"/> MINOR VARIANCE | <input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES |
| <input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE | <input type="checkbox"/> PLANNED DEVELOPMENT ZONE | <input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT) |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> PRELIMINARY PLAN CHECK | OTHER: _____ |

Note: Space for signature is on reverse side

Master Application (without supplementals) 5/27/20

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *David J. [unclear]* Date: 5-3-22

<p><u>For Office Use Only</u></p> <p>PLAN # _____ CASE # _____ PRJ # _____</p> <p>DATE ACCEPTED: _____ DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): _____</p> <p>FEES: BASE FEE: \$ _____ 3% RECORDS FEE: \$ _____ TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/> PUBLIC ART REVIEW REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/> TRANSPORTATION REVIEW REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/> INCLUSIONARY HOUSING REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/></p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED <input type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED</p>	<p><u>Design & Historic Preservation:</u></p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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