

**ATTACHMENT N**  
**BOARD OF ZONING APPEALS: APPELLANT COMMENT LETTER/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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(3) View from Appellant's Deck #3 [reflecting silhouette of proposed structures]                      (4) View from Appellant's Deck #3 [reflecting silhouette of proposed structures]	
(5) View from Appellant's Kitchen Window [original]                      (6) View from Appellant's Kitchen Window [colorized to show mountain view obstruction]	
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<sup>1</sup> 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]
- (4) View from Appellant's Deck #3 [reflecting silhouette of proposed structures]
- (5) View from Appellant's Kitchen Window [original]
- (6) View from Appellant's Kitchen Window [colorized to show mountain view obstruction]
- (7) View from Dining Room [original]
- (8) View from Dining Room [colorized to show mountain view obstruction]
- (9) View from Living Room Window on Cloudy Day [original]
- (10) Deck visual with superimposed outline of proposed structures









004













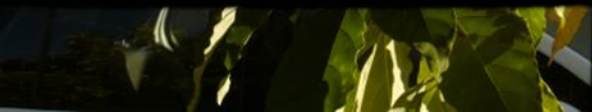
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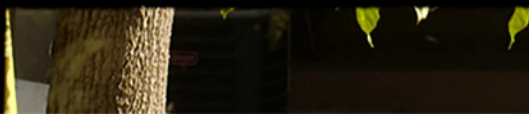
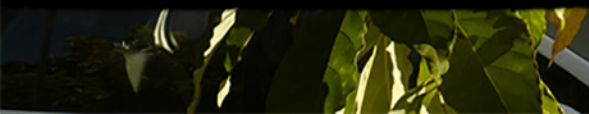
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Exhibit II

[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](mailto: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](mailto: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

**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

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](http://www.rwbid.com)

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**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)>>

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

**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto: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](mailto:pbagayee@cityofpasadena.net).

Thank you,

**Katherine Moran**

ASSISTANT PLANNER . City of Pasadena

[kmoran@cityofpasadena.net](mailto: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

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

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Thank you.

---

**MATTHEW FELDHAUS** , ARCHITECT, CCM, LEED AP  
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**From:** Granadosin-Jones, Arlene <[AGranadosin-Jones@cityofpasadena.net](mailto:AGranadosin-Jones@cityofpasadena.net)> >  
**Sent:** Wednesday, August 5, 2020 5:14 PM  
**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto:matthew@rwbid.com)> >  
**Cc:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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](mailto:matthew@rwbid.com)> >  
**Sent:** Wednesday, August 05, 2020 11:46 AM  
**To:** Granadosin-Jones, Arlene <[AGranadosin-Jones@cityofpasadena.net](mailto:AGranadosin-Jones@cityofpasadena.net)> >  
**Cc:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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  
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**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)> >  
**Sent:** Monday, July 27, 2020 3:09 PM  
**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto: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](mailto: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](mailto: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.

---

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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](mailto:kmoran@cityofpasadena.net)  
(626) 744 - 6740

---

**From:** Matthew Feldhaus <[matthew@rwbid.com](mailto:matthew@rwbid.com)> >  
**Sent:** Wednesday, February 03, 2021 3:34 PM  
**To:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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?

---

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**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)> >  
**Sent:** Wednesday, February 3, 2021 2:33 PM



To: Matthew Feldhaus <[matthew@rwbid.com](mailto: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 require 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 the Hillside Development 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. The exemptions shall not be used to circumvent 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 siding.
- 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 Hillside

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 the Hillside Development 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 architectural design of the primary building mass (see Figure 2-5).

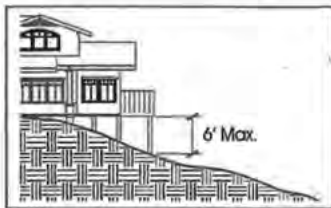


Figure 2-5 – Height Limit for Lowest Floor and Decks

Thanks,  
**Katherine Moran**  
ASSOCIATE PLANNER - City of Pasadena  
[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)  
(626) 744 - 6740

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



To: Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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  
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Company: 626.888.9411  
Direct: 562.477.7609  
[www.rwbid.com](http://www.rwbid.com)

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**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)> >  
**Sent:** Tuesday, February 2, 2021 12:36 PM  
**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto: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](mailto:kmoran@cityofpasadena.net)  
(626) 744 - 6740

---

**From:** Matthew Feldhaus <[matthew@rwbid.com](mailto:matthew@rwbid.com)> >  
**Sent:** Tuesday, February 02, 2021 11:54 AM  
**To:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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?

---

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**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)> >  
**Sent:** Tuesday, February 2, 2021 11:51 AM  
**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto: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](mailto:kmoran@cityofpasadena.net)  
(626) 744 - 6740

---

**From:** Matthew Feldhaus <[matthew@rwbid.com](mailto:matthew@rwbid.com)> >  
**Sent:** Tuesday, February 02, 2021 11:07 AM  
**To:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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

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**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)> >  
**Sent:** Wednesday, January 27, 2021 12:04 PM  
**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto: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](mailto:kmoran@cityofpasadena.net)  
(626) 744 - 6740

---

**From:** Matthew Feldhaus <[matthew@rwbid.com](mailto:matthew@rwbid.com)> >  
**Sent:** Monday, January 25, 2021 5:06 PM  
**To:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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](http://www.rwbid.com)

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**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)> >  
**Sent:** Wednesday, January 20, 2021 7:29 PM  
**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto: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](mailto:kmoran@cityofpasadena.net)  
(626) 744 - 6740

---

**From:** Matthew Feldhaus <[matthew@rwbid.com](mailto:matthew@rwbid.com)> >  
**Sent:** Wednesday, January 20, 2021 6:15 PM  
**To:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto: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](http://www.rwbid.com)

**RWBID DESIGN + CONSTRUCTION**  
...BECAUSE ROME WASN'T BUILT IN A DAY EITHER.

---

**From:** Moran, Katherine <[kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)> >  
**Sent:** Wednesday, January 20, 2021 5:47 PM  
**To:** Matthew Feldhaus <[matthew@rwbid.com](mailto: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](mailto:kmoran@cityofpasadena.net)  
(626) 744 - 6740



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April 22, 2020

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

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](mailto: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

**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

**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]





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

Exhibit V

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











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April 22, 2020

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

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, 8<sup>th</sup> 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.

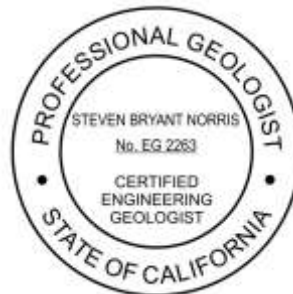
In general, our geotechnical opinions are as follows:

- 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

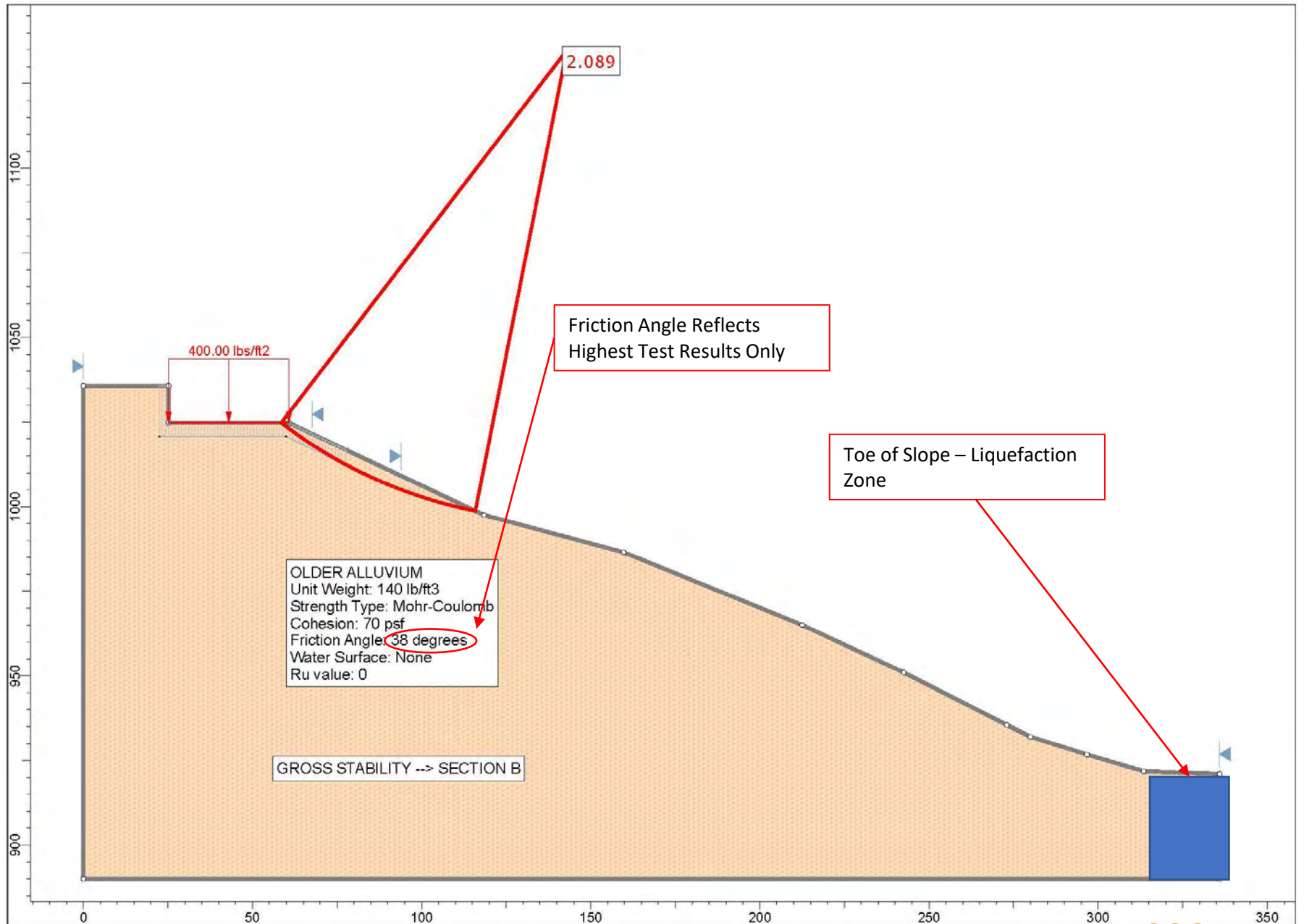


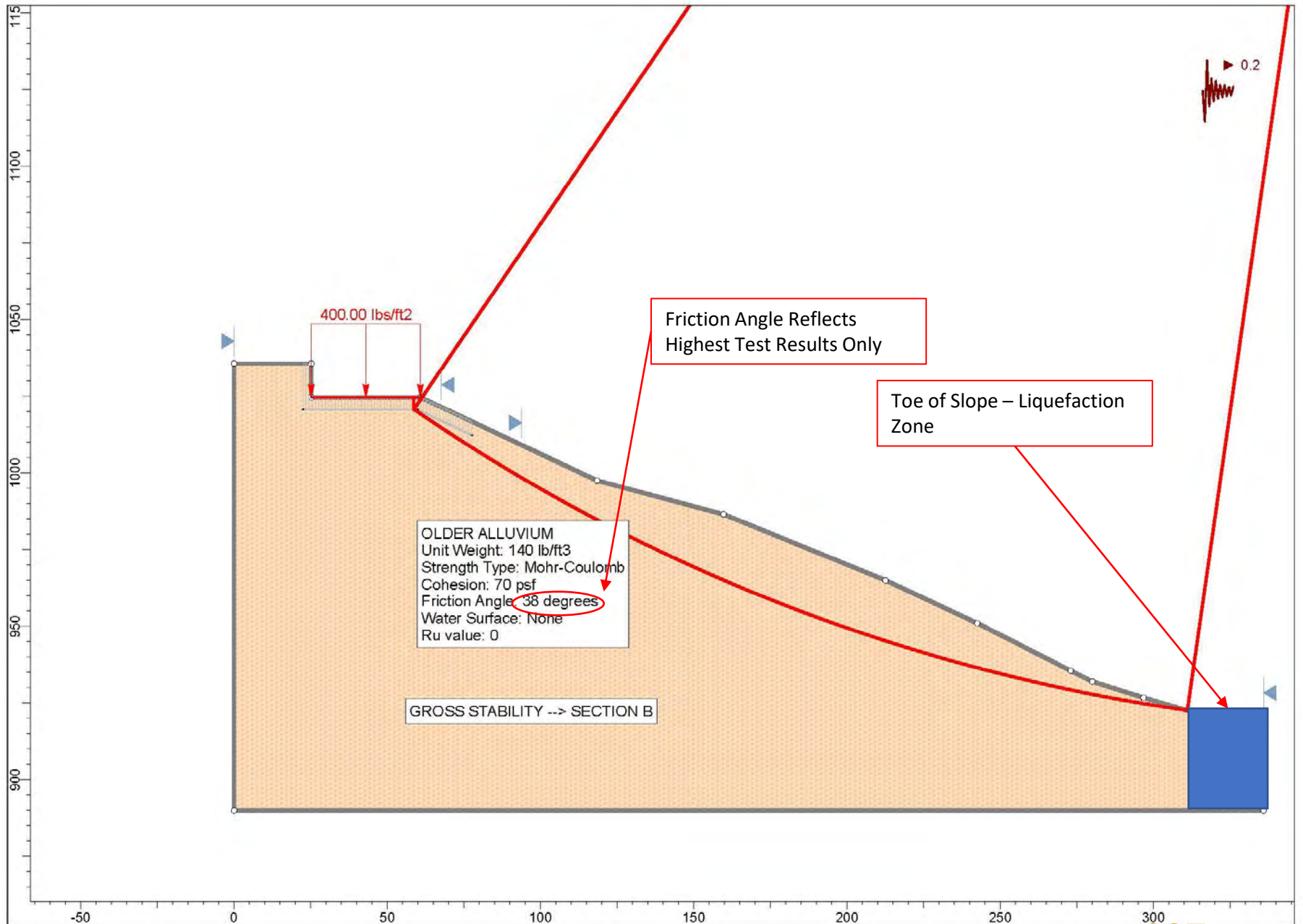
Attachments: Figures

# Slope Stability Sections

from Irvine Geotechnical Inc., dated June 2, 2020









# Direct Shear Results

from Irvine Geotechnical Inc., dated June 2, 2020



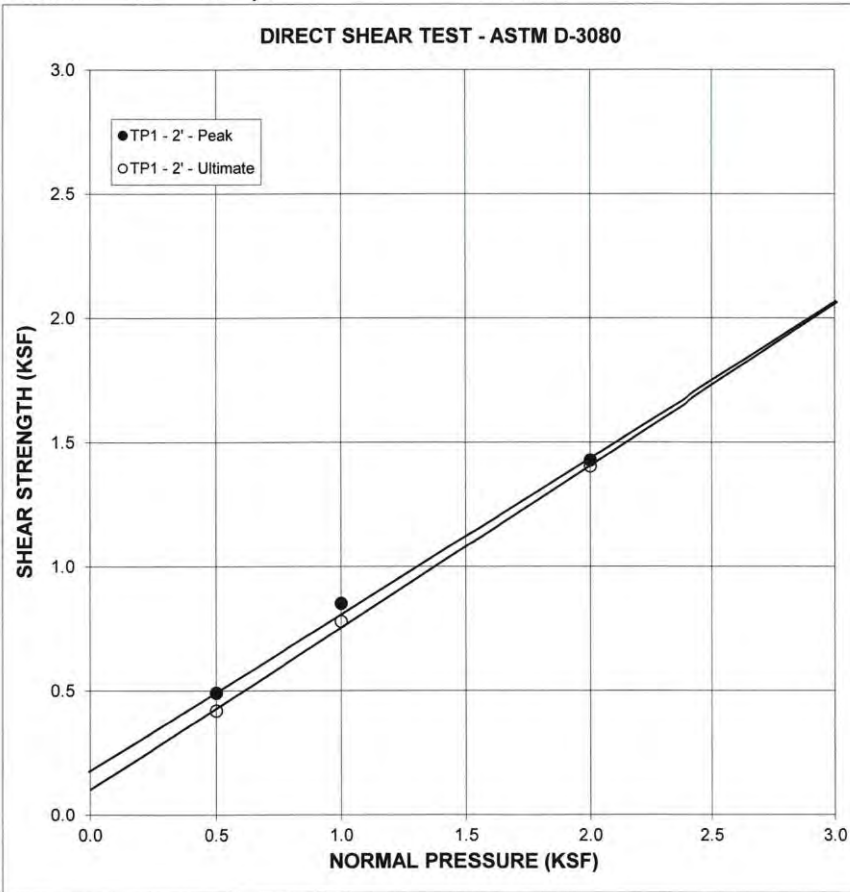
## SHEAR DIAGRAM B-1

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%







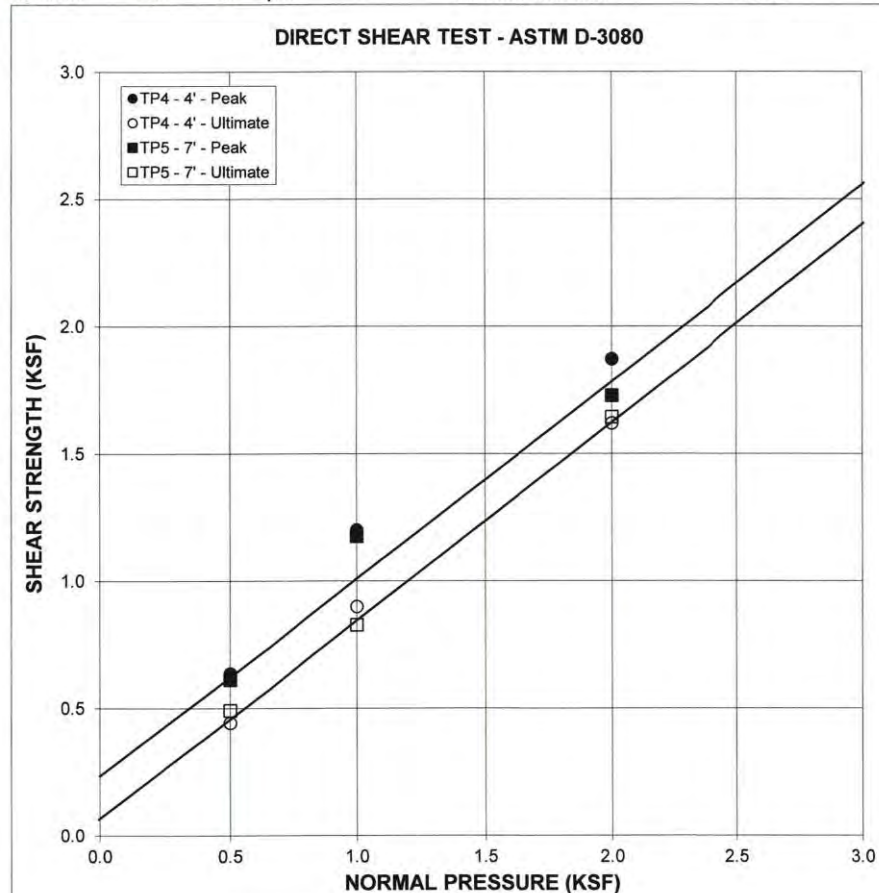
## SHEAR DIAGRAM B-2

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

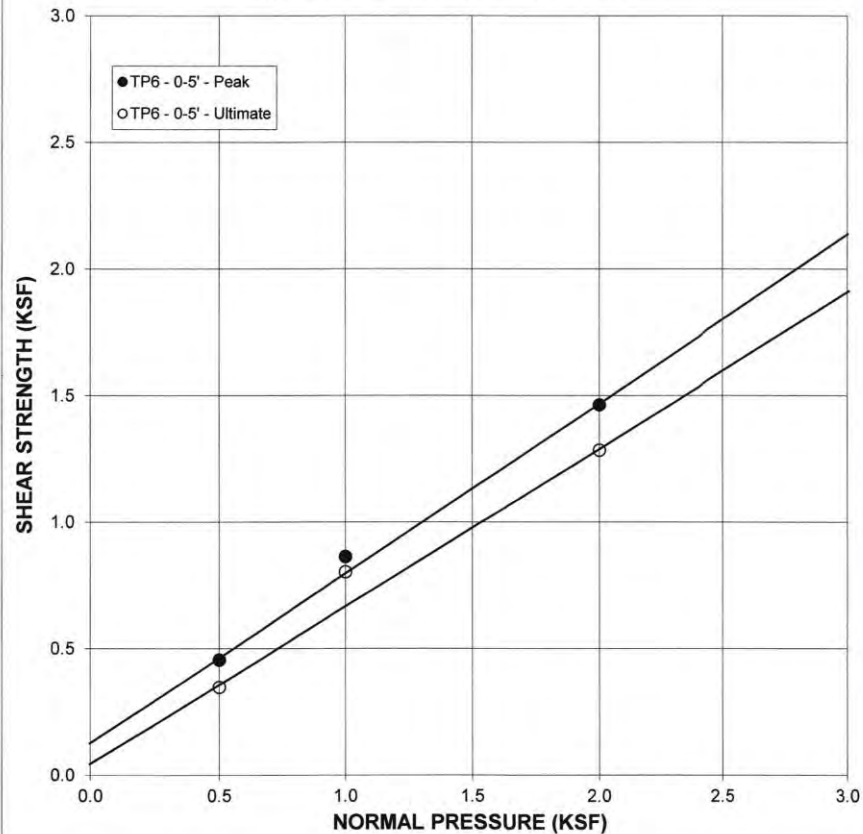
JN: SL20.3337 CONSULTANT JAI  
CLIENT: Irvine/Feldhaus-1820 Linda Vista Ave

EARTH MATERIAL: ALLUVIAL TERRACE

Sample remolded to 90 % of the laboratory maximum density

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

### DIRECT SHEAR TEST - ASTM D-3080





# Department of Conservation Mapping

maps.conservation.ca.gov/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 PM  
4/16/20



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April 22, 2020

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

Exhibit VII

[Site Plan Submitted By Appellant]

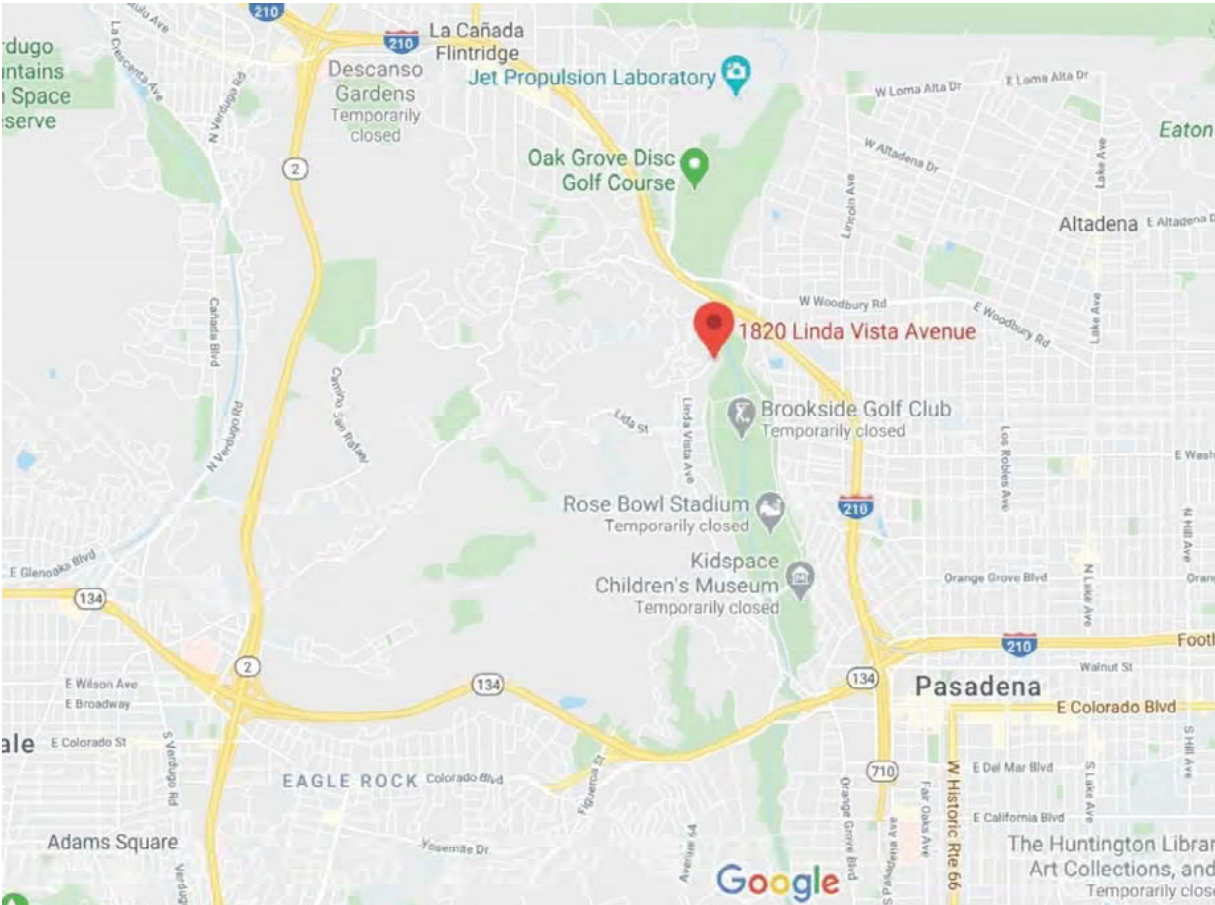
PROJECT TEAM

ARCHITECT MATTHEW FELDHAUS 2926 GRACELAND WAY GLENDALE, CA 91206 CA LICENSE C-33265	GEOTECHNICAL ENGINEER IRVINE GEOTECHNICAL 145 N. SIERRA MADRE BLVD, SUITE #1 PASADENA, CA 91107
CIVIL ENGINEER PALLER-ROBERTS ENGINEERING 5701 SLAUSON AVE, SUITE 208 CULVER CITY, CA 90230	LANDSCAPE ARCHITECT NVD STUDIO 1453 N. ROOSEVELT AVE PASADENA, CA 91104
	ARBORIST CLASS ONE ABORICULTURE 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.



VICINITY MAP

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



STREET MAP



RWBID 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  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE

TITLE SHEET

PROJECT NAME

FELDHAUS RESIDENCE

DATE

07/01/2020

SCALE

NTS

SHEET #

G-1



NEIGHBORHOOD COMPATIBILITY

	Parcel Number	Primary Address	Zoning	Lot Square Footage	Building Square Footage	FAR Percent
1	5704-001-050	1812 LINDA VISTA AVE	RS4	60,630	5,055	8.3%
2	5704-002-061	1776 LINDA VISTA AVE	RS4	81,493	4,945	6.1%
3	5704-002-047	1726 LINDA VISTA AVE	RS4	43,448	3,888	8.9%
4	5704-017-006	1800 DEVON RD	RS2	14,892	3,475	23.3%
5	5704-002-046	1750 LINDA VISTA AVE	RS4	29,826	3,304	11.1%
6	5704-001-047	1850 LINDA VISTA AVE	RS4	14,806	3,302	22.3%
7	5704-016-007	1811 LINDA VISTA AVE	RS2	39,949	3,278	8.2%
8	5704-018-012	1801 DEVON RD	RS2	13,322	3,270	24.5%
9	5704-017-009	1717 LINDA VISTA AVE	RS2	41,061	3,187	7.8%
10	5704-016-013	1834 DEVON RD	RS2	16,862	3,078	18.3%
11	5704-001-053	1890 LINDA VISTA AVE	RS4	51,863	3,062	5.9%
12	5704-001-052	1860 LINDA VISTA AVE	RS4	15,058	3,030	20.1%
13	5704-001-046	1852 LINDA VISTA AVE	RS4	12,225	2,900	23.7%
14	5704-016-003	1848 DEVON RD	RS2	24,539	2,827	11.5%
15	5704-015-001	1820 BRAEMAR RD	RS2	22,681	2,776	12.2%
16	5704-016-006	1940 DEVON RD	RS2	11,769	2,648	22.5%
17	5704-016-014	1895 LINDA VISTA AVE	RS2	17,176	2,514	14.6%
18	5704-001-049	1820 LINDA VISTA AVE	RS4	50,332	2,452	4.9%
19	5704-017-010	1735 LINDA VISTA AVE	RS2	17,723	2,378	13.4%
20	5704-001-051	1854 LINDA VISTA AVE	RS4	17,024	2,366	13.9%
21	5704-001-048	1840 LINDA VISTA AVE	RS4	62,840	2,350	3.7%
22	5704-016-008	1955 DEVON RD	RS2	43,935	2,292	5.2%
23	5704-016-005	1894 DEVON RD	RS2	21,406	1,992	9.3%
24	5704-017-004	1780 DEVON RD	RS2	26,270	1,972	7.5%
25	5704-017-005	1777 LINDA VISTA AVE	RS2	33,092	1,835	5.5%
26	5704-016-012	1820 DEVON RD	RS2	15,463	1,664	10.8%
27	5704-016-010	1939 DEVON RD	RS2	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 = $\frac{0.00229 \times l \times L}{A}$	29.08% S = $\frac{0.00229 \times 1.0 \times 12,852}{1.012}$
F = MAXIMUM ALLOWED GROSS FLOOR AREA F = $B \times (1 - \frac{(S - 0.15)}{2})$	10,714 SF F = $11,525 \times (1 - \frac{(0.2908 - 0.15)}{2})$
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)



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





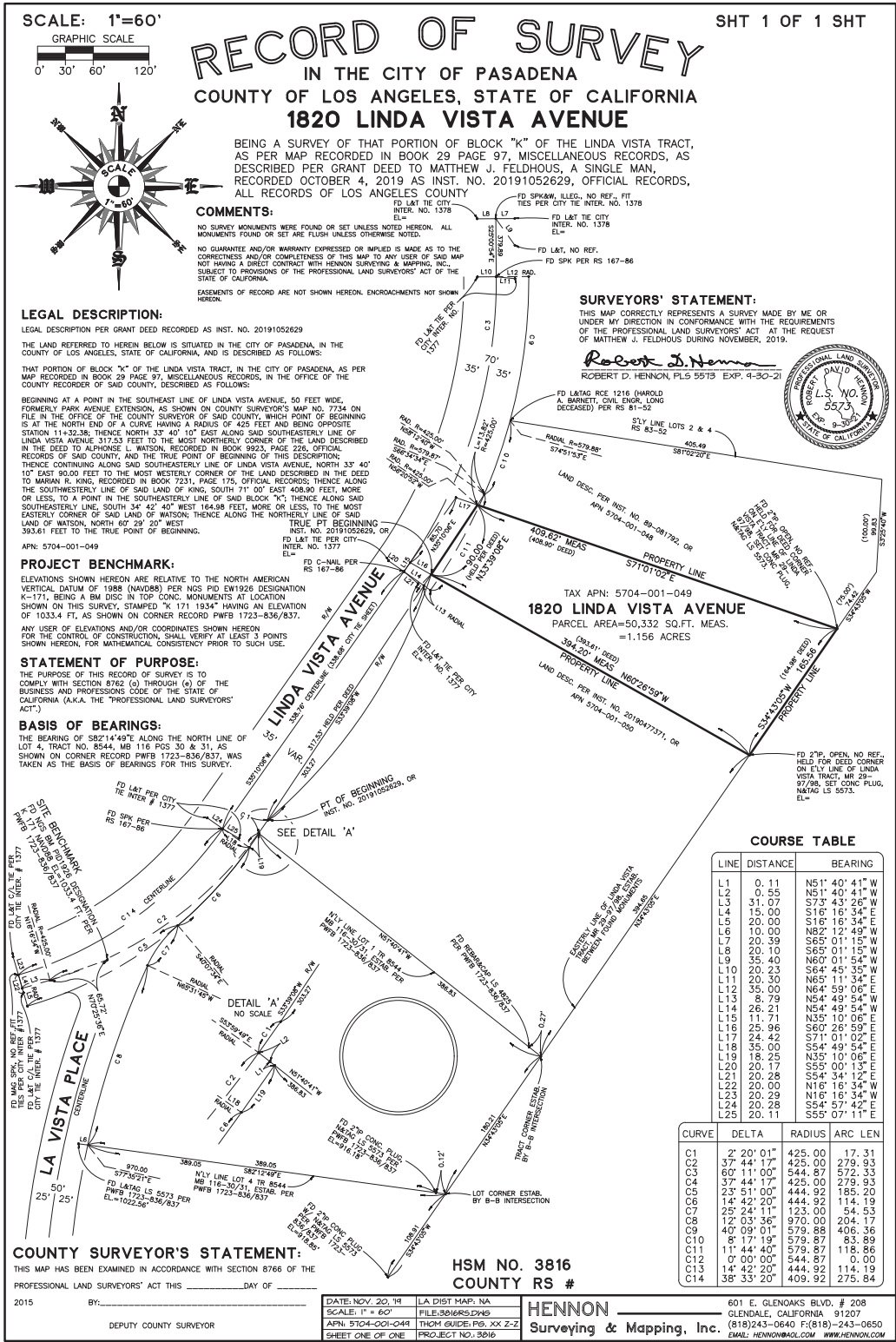
No.	Revision/Issue	Date
-	-	-
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

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 NTS	

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



**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION PER 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 SOUTHEAST LINE OF 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 80.00 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; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND OF KING, SOUTH 71° 00' EAST 408.90 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK "K"; THENCE 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 FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION FOR DURING NOVEMBER, 2019.

*Robert D. Hennon*

ROBERT DAVID HENNON, PLS 5573  
(LIC. EXPIRES 9-30-21)



**BASIS OF BEARINGS:**

THE BEARING OF S82°14'49"E ALONG THE NORTH LINE OF LOT 4, TRACT NO. 8544, MB 116 PGS 30 & 31, AS SHOWN ON CORNER RECORD PWFB 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 EW1926 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 1726 LINDA VISTA AVENUE, AT AN OVAL PLOT OF GROUND, 2.4 FT. SOUTHEAST OF THE NORTHWEST CURB AROUND SAID PLOT, ABOUT 1/2 FT. HIGHER THAN THE AVENUE.

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

**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



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. GLENOAKS BLVD, SUITE 208  
GLENDAL, 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 SHEETS

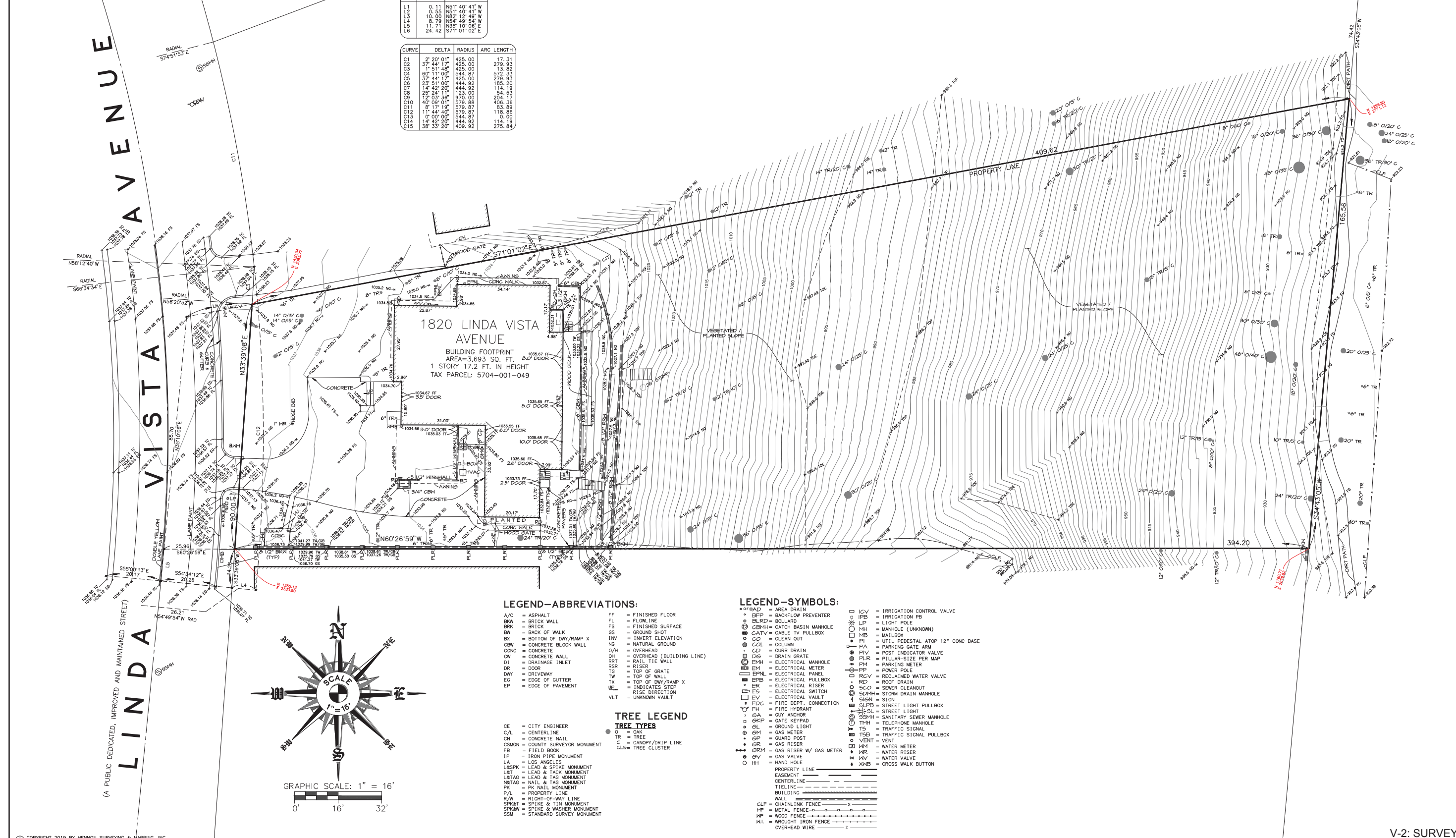


ARCHITECTURAL DESIGN SURVEY OF:  
**1820 LINDA VISTA AVENUE**  
CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COURSE TABLES:

LINE	DISTANCE	BEARING
L1	0.11	N51°40'41"W
L2	0.55	N51°40'41"W
L3	10.00	N82°12'49"W
L4	8.79	N54°49'54"W
L5	11.71	N35°10'06"E
L6	24.42	S71°01'02"E

CURVE	DELTA	RADIUS	ARC LENGTH
C1	2°20'01"	425.00	17.31
C2	37°44'19"	425.00	279.93
C3	1°51'48"	425.00	13.92
C4	60°11'00"	544.87	572.33
C5	12°44'20"	444.92	114.19
C6	25°51'00"	444.92	185.20
C7	25°24'11"	123.00	54.53
C8	12°03'36"	970.00	204.17
C9	40°09'01"	579.88	406.36
C10	18°17'19"	579.87	83.89
C11	11°44'40"	444.92	118.86
C12	0°00'00"	544.87	0.00
C13	38°33'20"	409.92	275.84



LEGEND-ABBREVIATIONS:

A/C	= ASPHALT	FF	= FINISHED FLOOR
BLW	= BRICK WALL	FL	= FLOW LINE
BRK	= BRICK	FS	= FINISHED SURFACE
BW	= BACK OF WALK	GS	= GROUND SHOT
BX	= BOTTOM OF DWY/RAMP X	IN	= INVERT ELEVATION
CBW	= CONCRETE BLOCK WALL	NG	= NATURAL GROUND
CONC	= CONCRETE	OH	= OVERHEAD (BUILDING LINE)
CW	= CONCRETE WALL	RRT	= RAIL TIE WALL
DI	= DRAINAGE INLET	RSR	= RISER
DR	= DOOR	TG	= TOP OF GRATE
DWY	= DRIVEWAY	TW	= TOP OF WALL
EG	= EDGE OF GUTTER	TX	= TOP OF DWY/RAMP X
EP	= EDGE OF PAVEMENT	U	= INDICATES STEP
		UR	= RISE DIRECTION
		VLT	= UNKNOWN VAULT

TREE LEGEND  
TREE TYPES

CE	= CITY ENGINEER
C/L	= CENTERLINE
CN	= CONCRETE NAIL
CSMON	= COUNTY SURVEYOR MONUMENT
FB	= FIELD BOOK
IP	= IRON PIPE MONUMENT
LA	= LOS ANGELES
L&SPK	= LEAD & SPIKE MONUMENT
L&T	= LEAD & TACK MONUMENT
L&TAG	= LEAD & TAG MONUMENT
N&TAG	= NAIL & TAG MONUMENT
PK	= PK NAIL MONUMENT
P/L	= PROPERTY LINE
R/W	= RIGHT-OF-WAY LINE
SPK&T	= SPIKE & TIN MONUMENT
SP&M	= SPIKE & WASHER MONUMENT
SSM	= STANDARD SURVEY MONUMENT

LEGEND-SYMBOLS:

• OF	= AREA DRAIN	ICV	= IRRIGATION CONTROL VALVE
• BFP	= BACKFLOW PREVENTER	IPB	= IRRIGATION PB
• BLRD	= BOLLARD	LP	= LIGHT POLE
• CBWH	= CATCH BASIN MANHOLE	MH	= MANHOLE (UNKNOWN)
• CATV	= CABLE TV PULLBOX	MB	= MAILBOX
• CO	= CLEAN OUT	PI	= UTIL PEDESTAL ATOP 12" CONC BASE
• CD	= COLUMN	PA	= PARKING GATE ARM
• CDR	= CURB DRAIN	PIV	= POST INDICATOR VALVE
• DG	= DRAIN GRATE	PLS	= PILLAR-SIZE PER MAP
• EMH	= ELECTRICAL MANHOLE	PM	= PARKING METER
• EM	= ELECTRICAL METER	PP	= POWER POLE
• EPNL	= ELECTRICAL PANEL	RCV	= RECLAIMED WATER VALVE
• EPB	= ELECTRICAL PULLBOX	RD	= ROOF DRAIN
• ER	= ELECTRICAL RISER	SCC	= SEWER CLEANOUT
• ES	= ELECTRICAL SWITCH	SDH	= STORM DRAIN MANHOLE
• EV	= ELECTRICAL VAULT	SIGN	= SIGN
• FDC	= FIRE DEPT. CONNECTION	SLPB	= STREET LIGHT PULLBOX
• FH	= FIRE HYDRANT	SL	= STREET LIGHT
• GA	= GUY ANCHOR	SSWH	= SANITARY SEWER MANHOLE
• GKP	= GATE KEYPAD	THH	= TELEPHONE MANHOLE
• GL	= GROUND LIGHT	TS	= TRAFFIC SIGNAL
• GM	= GAS METER	TSD	= TRAFFIC SIGNAL PULLBOX
• GP	= GUARD POST	VENT	= VENT
• GR	= GAS RISER	WM	= WATER METER
• GRM	= GAS RISER W/ GAS METER	WR	= WATER RISER
• GV	= GAS VALVE	XV	= WATER VALVE
• HH	= HAND HOLE	XVB	= CROSS WALK BUTTON
---	= PROPERTY LINE		
---	= EASEMENT		
---	= CENTERLINE		
---	= TIE LINE		
---	= BUILDING WALL		
CLF	= CHAIN LINK FENCE		
HF	= METAL FENCE		
WF	= WOOD FENCE		
WI	= WROUGHT IRON FENCE		
---	= OVERHEAD WIRE		

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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	BY	

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

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

V-2: SURVEY

048



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

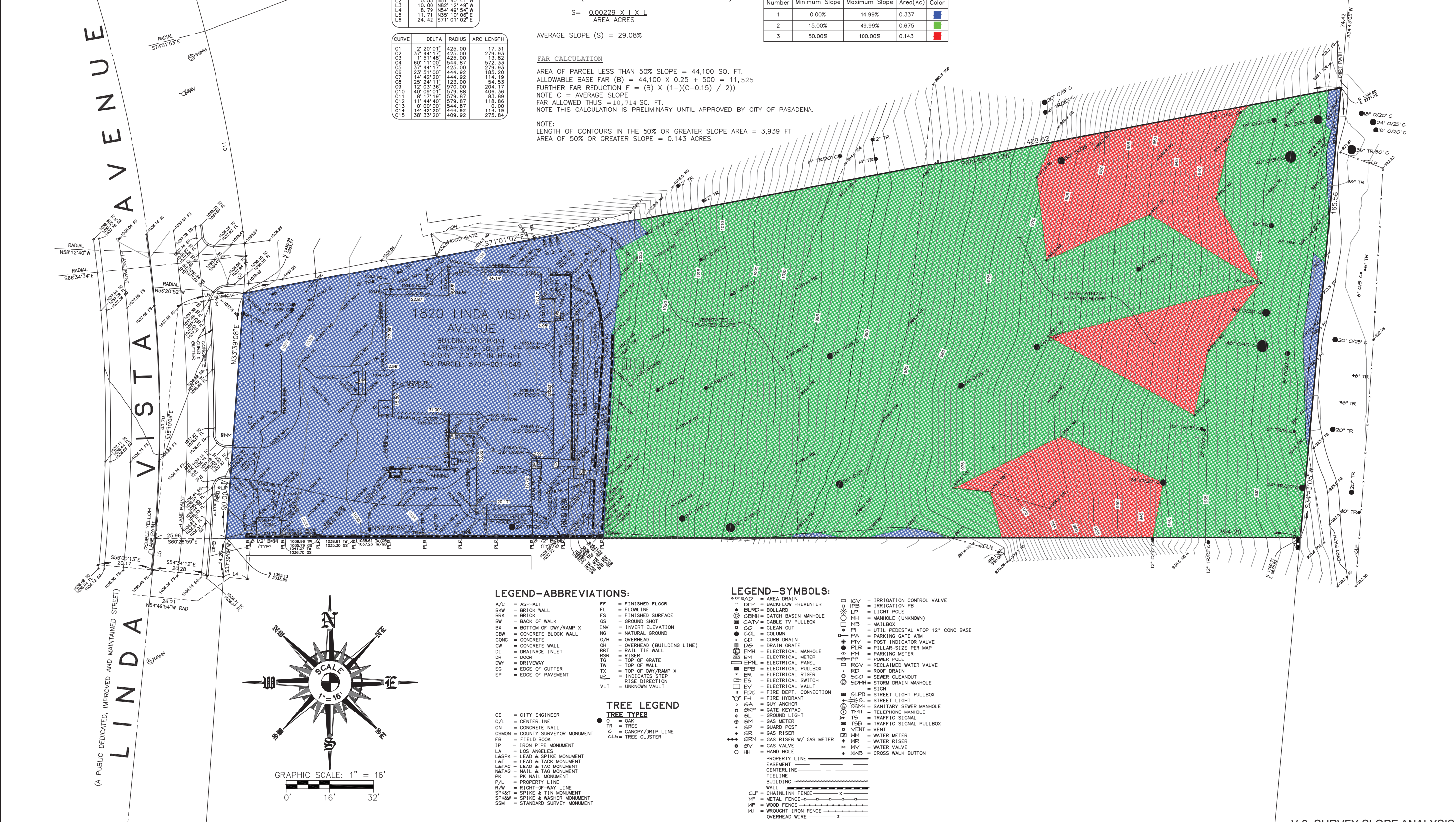
FAR CALCULATION

AREA OF PARCEL LESS THAN 50% SLOPE = 44,100 SQ. FT.  
ALLOWABLE BASE FAR (B) =  $44,100 \times 0.25 + 500 = 11,525$   
FURTHER FAR REDUCTION F =  $(B \times (1 - (C - 0.15) / 2))$   
NOTE C = AVERAGE SLOPE  
FAR ALLOWED THUS = 10,714 SQ. FT.  
NOTE THIS CALCULATION IS PRELIMINARY UNTIL APPROVED BY CITY OF PASADENA.  
NOTE:  
LENGTH OF CONTOURS IN THE 50% OR GREATER SLOPE AREA = 3,939 FT  
AREA OF 50% OR GREATER SLOPE = 0.143 ACRES

COURSE TABLES:

LINE	DISTANCE	BEARING
L1	0.11	N51°40'41"W
L2	0.35	N51°40'41"W
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L4	8.79	N54°49'44"W
L5	11.71	N35°10'06"E
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BRK = BRICK  
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BX = BOTTOM OF DWY/RAMP X  
INW = INVERT ELEVATION  
CBW = CONCRETE BLOCK WALL  
CONC = CONCRETE  
QH = OVERHEAD (BUILDING LINE)  
RRT = RAIL TIE WALL  
RSR = RISER  
TG = TOP OF GRATE  
TW = TOP OF WALL  
TX = TOP OF DWY/RAMP X  
UR = INDICATES STEP  
EP = EDGE OF PAVEMENT  
FF = FINISHED FLOOR  
FL = FLOWLINE  
FS = FINISHED SURFACE  
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RSR = RISER  
TG = TOP OF GRATE  
TW = TOP OF WALL  
TX = TOP OF DWY/RAMP X  
UR = INDICATES STEP  
EP = EDGE OF PAVEMENT  
VLT = UNKNOWN VAULT

TREE LEGEND

● = OAK  
○ = TREE  
C = CANOPY/DROP LINE  
CL5 = TREE CLUSTER

CE = CITY ENGINEER  
C/L = CENTERLINE  
CN = CONCRETE NAIL  
CSMON = COUNTY SURVEYOR MONUMENT  
FB = FIELD BOOK  
IP = IRON PIPE MONUMENT  
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• PIV = POST INDICATOR VALVE  
• PLK = PILLAR-SIZE PER MAP  
• PM = PARKING METER  
• PP = POWER POLE  
• RCV = RECLAIMED WATER VALVE  
• RD = ROOF DRAIN  
• SCO = SEWER CLEANOUT  
• SDH = STORM DRAIN MANHOLE  
• SCHH = SIGN  
• SLPB = STREET LIGHT PULLBOX  
• SL = STREET LIGHT  
• SSMH = SANITARY SEWER MANHOLE  
• THM = TELEPHONE MANHOLE  
• TS = TRAFFIC SIGNAL  
• TSB = TRAFFIC SIGNAL PULLBOX  
• VENT = VENT  
• WM = WATER METER  
• WR = WATER RISER  
• WV = 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	BY

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

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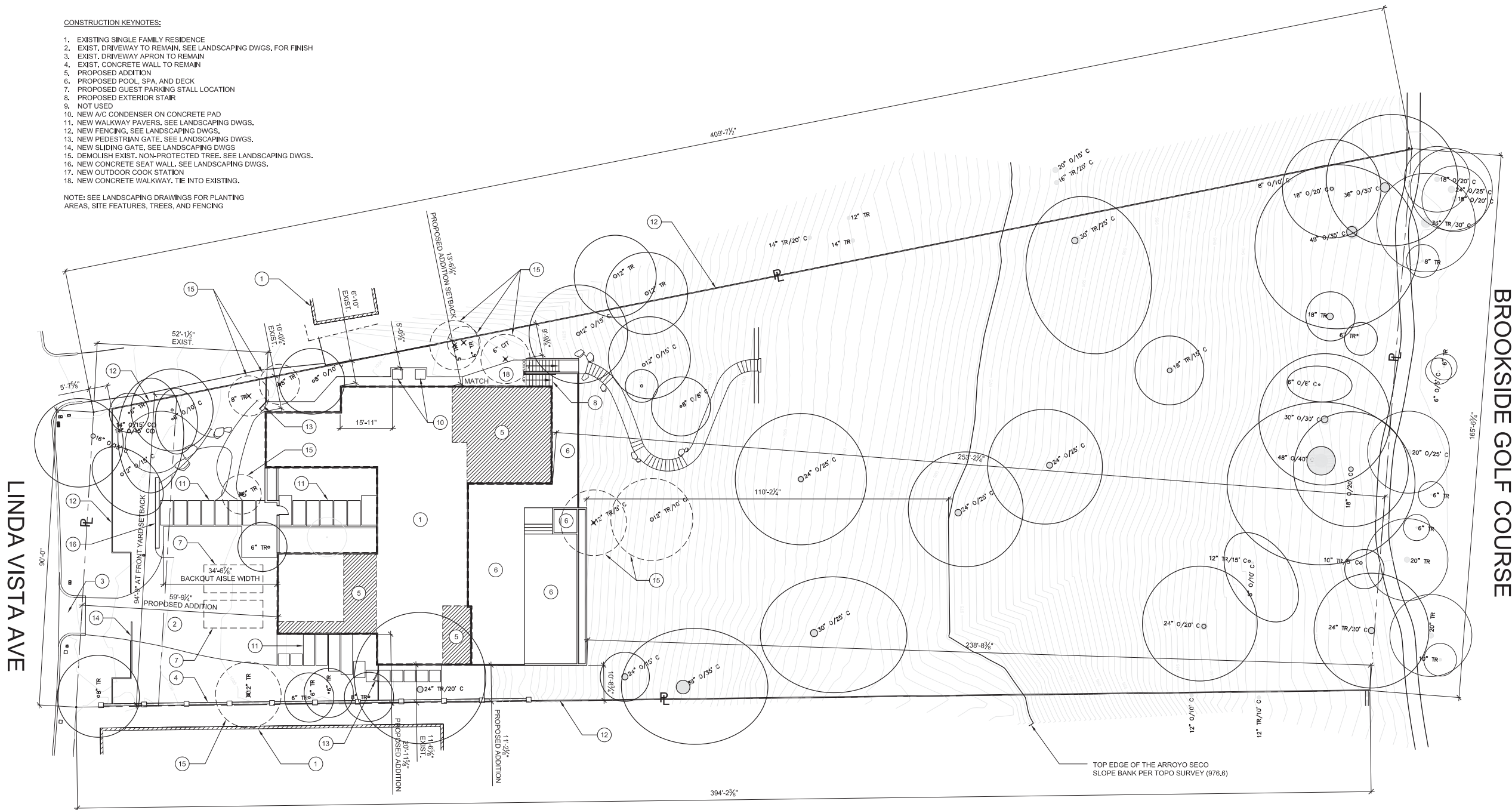
DATE: NOVEMBER 22, 2019  
SCALE: 1" = 16'  
CONTOUR INTERVAL: ONE FOOT  
PROJECT NO: 3816  
SHEET ONE OF 049



CONSTRUCTION KEYNOTES:

1. EXISTING SINGLE FAMILY RESIDENCE
2. EXIST. DRIVEWAY TO REMAIN, SEE LANDSCAPING DWGS. FOR FINISH
3. EXIST. DRIVEWAY APRON TO REMAIN
4. EXIST. CONCRETE WALL TO REMAIN
5. PROPOSED ADDITION
6. PROPOSED POOL, SPA, AND DECK
7. PROPOSED GUEST PARKING STALL LOCATION
8. PROPOSED EXTERIOR STAIR
9. NOT USED
10. NEW A/C CONDENSER ON CONCRETE PAD
11. NEW WALKWAY PAVERS, SEE LANDSCAPING DWGS.
12. NEW FENCING, SEE LANDSCAPING DWGS.
13. NEW PEDESTRIAN GATE, SEE LANDSCAPING DWGS.
14. NEW SLIDING GATE, SEE LANDSCAPING DWGS.
15. DEMOLISH EXIST. NON-PROTECTED TREE, SEE LANDSCAPING DWGS.
16. NEW CONCRETE SEAT WALL, SEE LANDSCAPING DWGS.
17. NEW OUTDOOR COOK STATION
18. 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  
2926 GRACELAND WAY  
GLENDALE, CA 91206  
(626) 888-9411

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

NORTH

SCALE: 1/16" = 1'-0" (IN FEET)

0 8 16 32



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  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE  
PROPOSED SITE PLAN

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



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



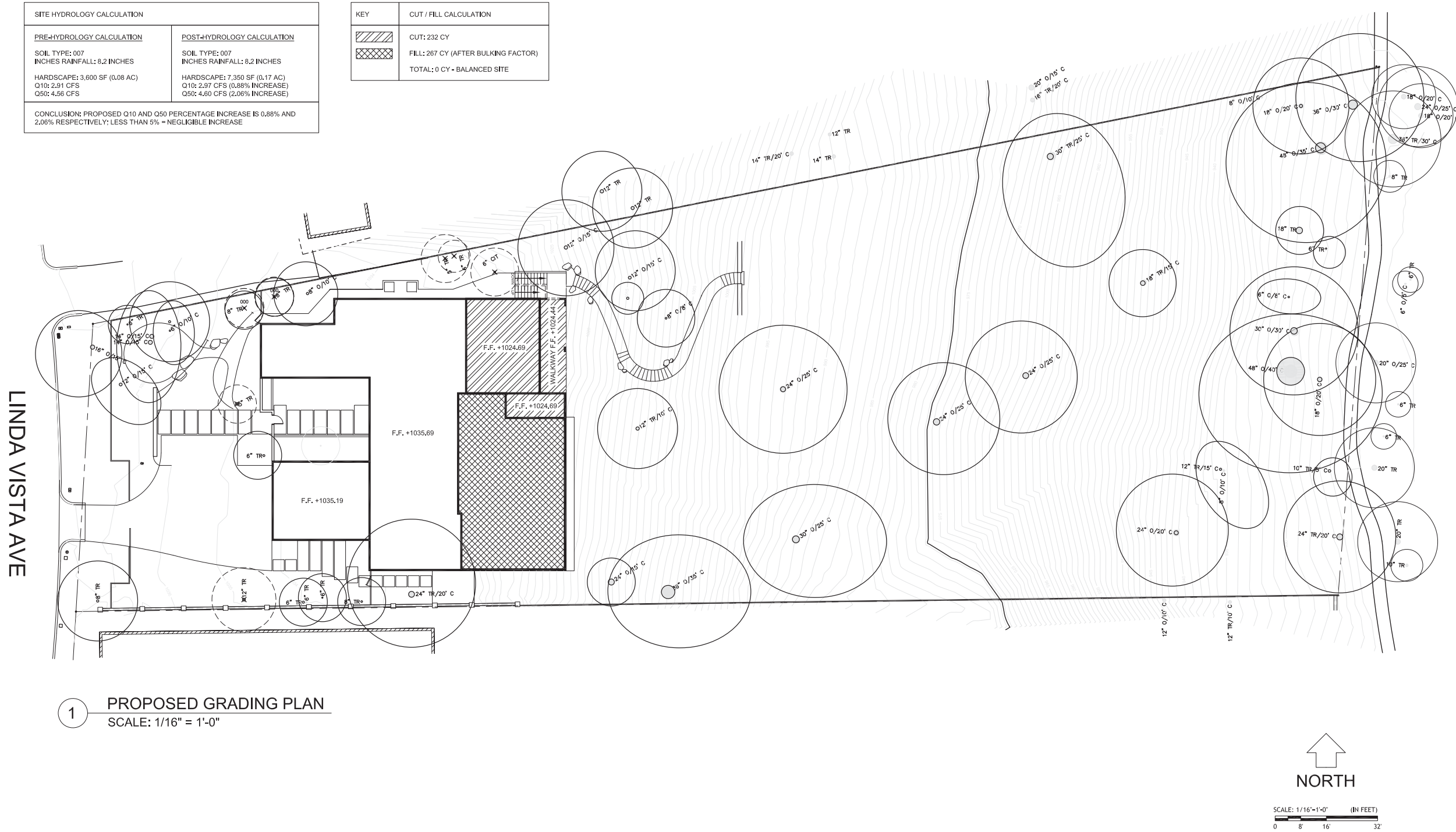
No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

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

SHEET TITLE  
PROPOSED GRADING PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-2
DATE 07/01/2020	
SCALE 1/16" = 1'-0"	

BROOKSIDE GOLF COURSE



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





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  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE

EXISTING FLOOR PLAN

PROJECT NAME

FELDHAUS RESIDENCE

DATE

07/01/2020

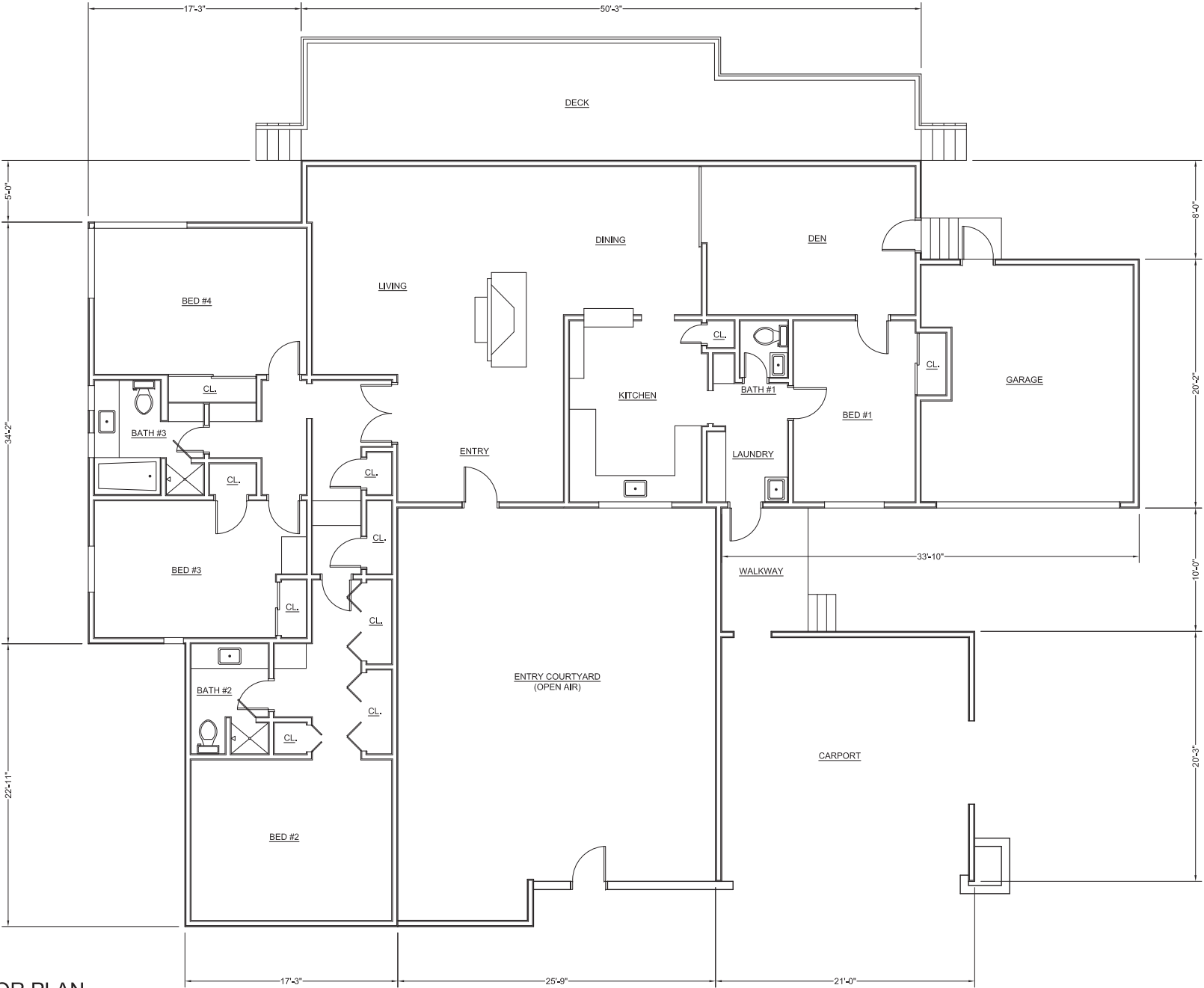
SCALE

3/16" = 1'-0"

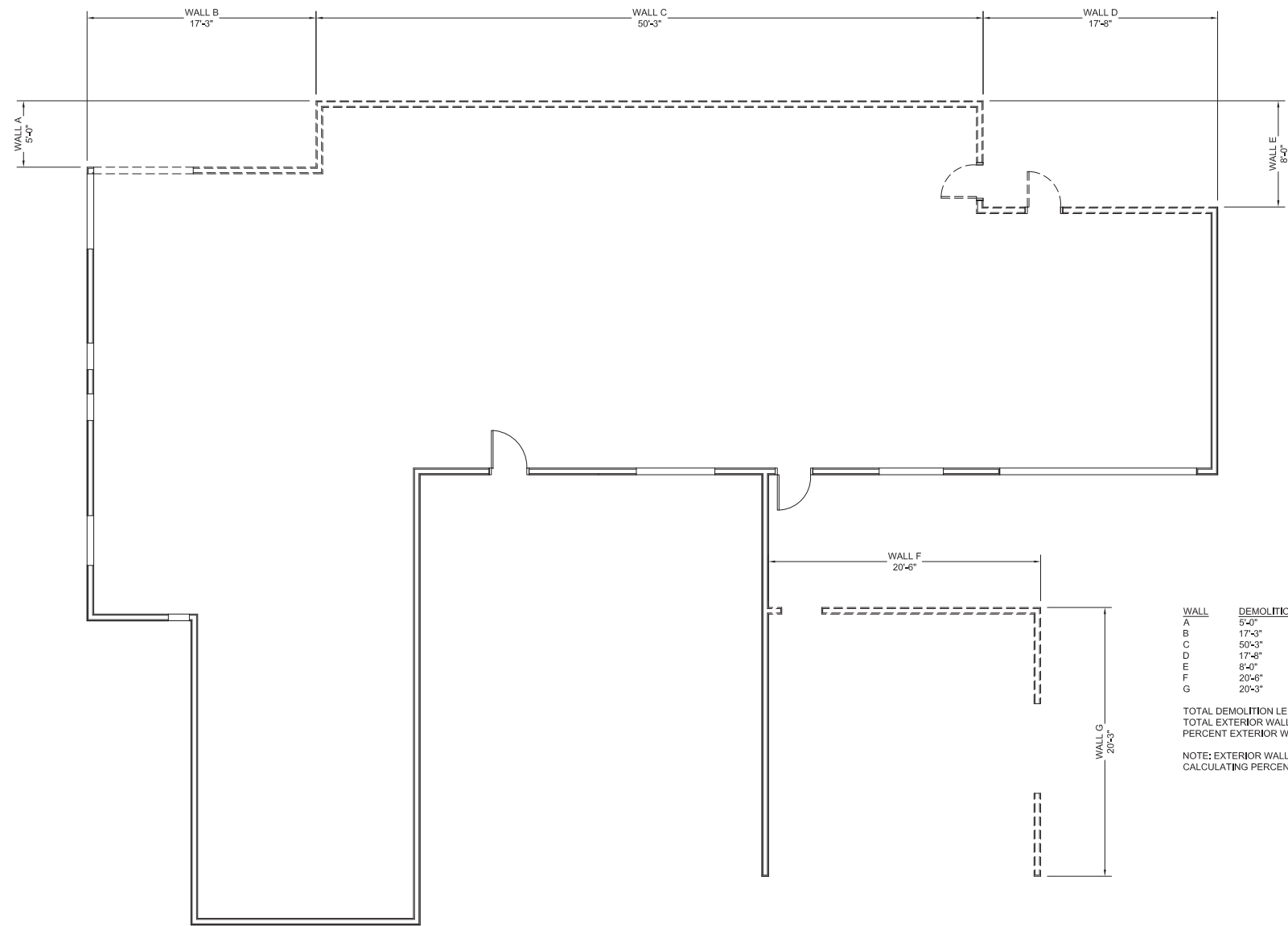
SHEET #

A-3

052



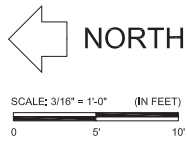
1 EXISTING FLOOR PLAN  
SCALE: 3/16" = 1'-0"



WALL	DEMOLITION LENGTH
A	5'-0"
B	17'-3"
C	50'-3"
D	17'-8"
E	8'-0"
F	20'-6"
G	20'-3"

TOTAL DEMOLITION LENGTH: 138'-11"  
TOTAL EXTERIOR WALL LENGTH: 365'-8"  
PERCENT EXTERIOR WALL DEMOLITION: 38%

NOTE: EXTERIOR WALLS ONLY SHOWN FOR PURPOSES OF  
CALCULATING PERCENT OF EXTERIOR WALL DEMOLITION



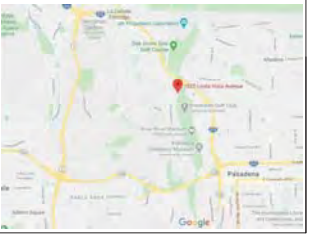
1 EXTERIOR WALL DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"



RWBD 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  
EXTERIOR WALL DEMOLITION PLAN

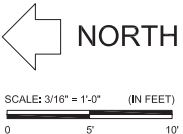
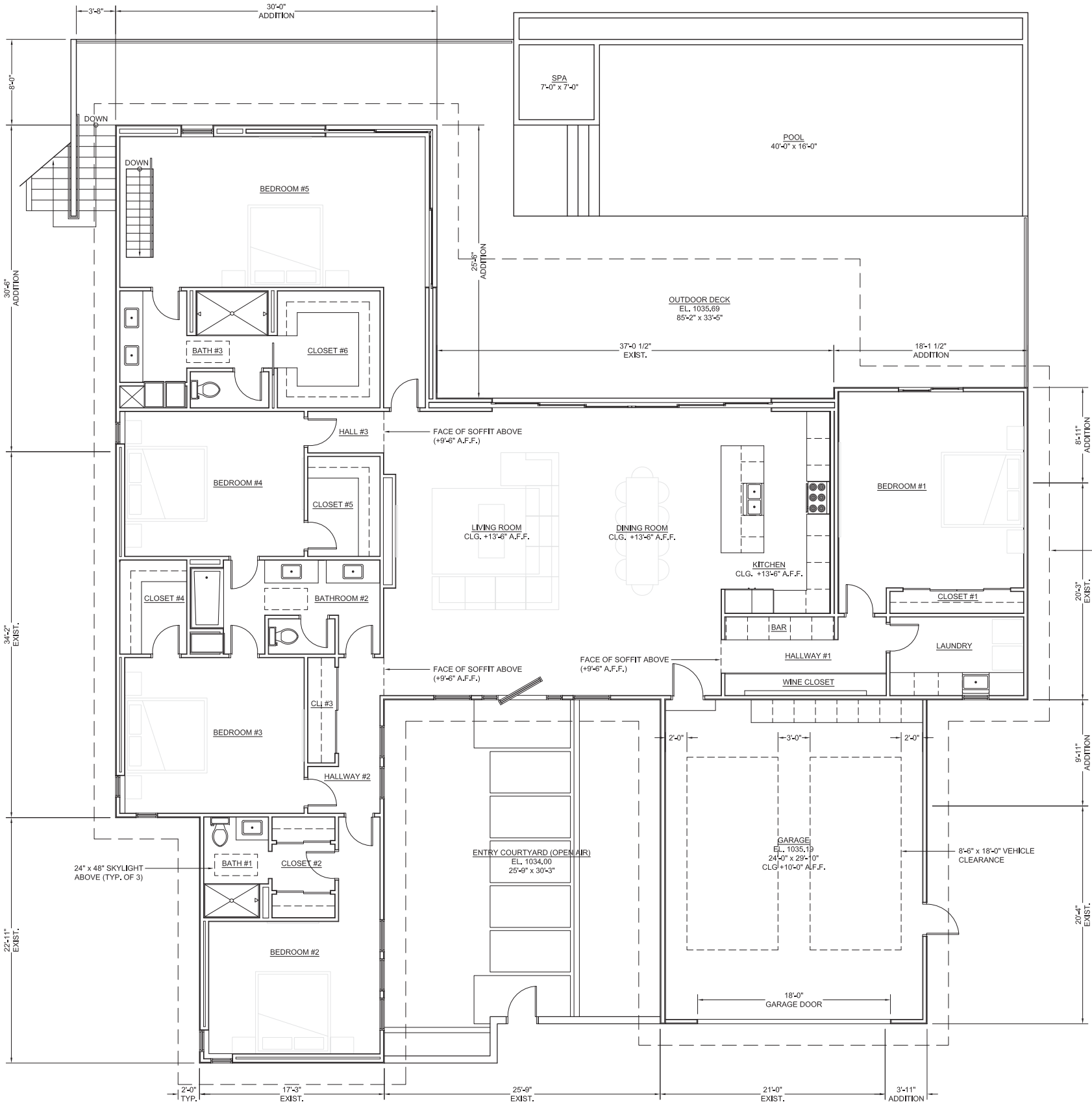
PROJECT NAME FELDHAUS RESIDENCE	SHEET #  A-4
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	



BUILDING FAR/SF TABULATION UPPER FLOOR		
ROOM NAME	APPROX. ROOM DIMS.	ROOM SF
BEDROOM #1	17'-3" X 18'-3"	351 SF
CLOSET #1	12'-5" X 2'-0"	31 SF
LAUNDRY	12'-5" X 7'-4"	107 SF
HALLWAY #1	15'-5" X 7'-4"	119 SF
KITCHEN	10'-1" X 18'-10"	216 SF
DINING ROOM	12'-8" X 26'-6"	338 SF
LIVING ROOM	18'-10" X 28'-6"	542 SF
BEDROOM #2	16'-0" X 12'-4"	271 SF
CLOSET #2	6'-3" X 9'-4"	61 SF
BATHROOM #1	6'-0" X 9'-4"	67 SF
HALLWAY #2	3'-10" X 14'-6"	75 SF
CLOSET #3	2'-6" X 9'-10"	29 SF
BEDROOM #3	16'-8" X 14'-6"	267 SF
BATHROOM #2	17'-8" X 9'-0"	168 SF
CLOSET #4	6'-2" X 8'-9"	60 SF
BEDROOM #4	16'-8" X 13'-6"	249 SF
CLOSET #5	6'-8" X 9'-3"	71 SF
HALLWAY #3	7'-1" X 3'-10"	27 SF
BEDROOM #5	14'-0" X 26'-1"	512 SF
BATHROOM #3	13'-9" X 10'-10"	177 SF
CLOSET #6	9'-8" X 10'-10"	115 SF
UPPER FLOOR LIVING		3,853 SF
LOWER FLOOR LIVING		807 SF
TOTAL LIVING AREA		4,660 SF
GARAGE		754 SF
BUILDING TOTAL (GSF)		5,414 SF

LOT COVERAGE FAR/SF TABULATION	
FEATURE	GSF
BUILDING ROOF AREA	5,809 SF
UNCOVERED OUTDOOR DECK	713 SF
POOL	912 SF
TOTAL	7,434 SF

NOTE: ALL CEILINGS ON THIS LEVEL ARE 9'-6" A.F.F., UNLESS NOTED OTHERWISE



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



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



SITE MAP

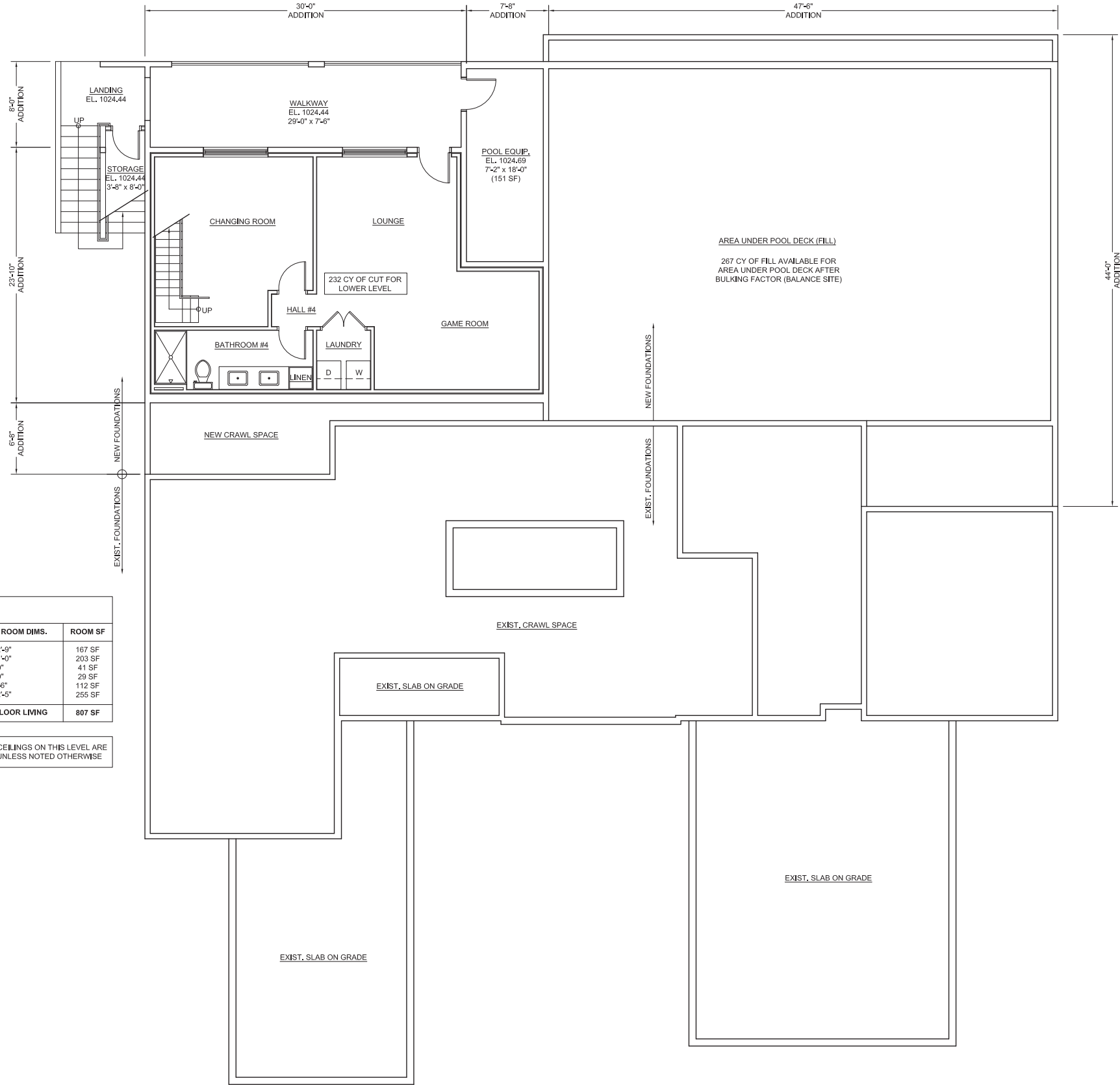


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PASADENA, CA 91103

SHEET TITLE  
PROPOSED UPPER LEVEL FLOOR PLAN

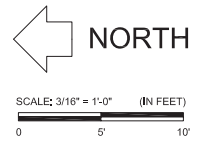
PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-5
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	



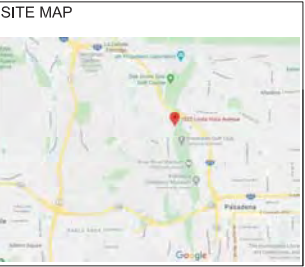
BUILDING FAR/SF TABULATION LOWER FLOOR		
ROOM NAME	APPROX. ROOM DIMS.	ROOM SF
LOUNGE	13'-0" X 12'-9"	167 SF
GAME ROOM	15'-4" X 11'-0"	203 SF
LAUNDRY	5'-0" X 5'-0"	41 SF
HALLWAY #4	9'-7" X 3'-0"	29 SF
BATHROOM #4	14'-9" X 5'-6"	112 SF
CHANGING ROOM	14'-9" X 12'-5"	255 SF
LOWER FLOOR LIVING		807 SF

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"



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



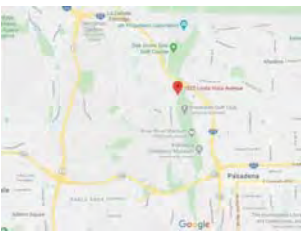
No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

PROJECT ADDRESS  
FELDHAUS RESIDENCE  
1820 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"	



[illegible]

PROJECT ADDRESS

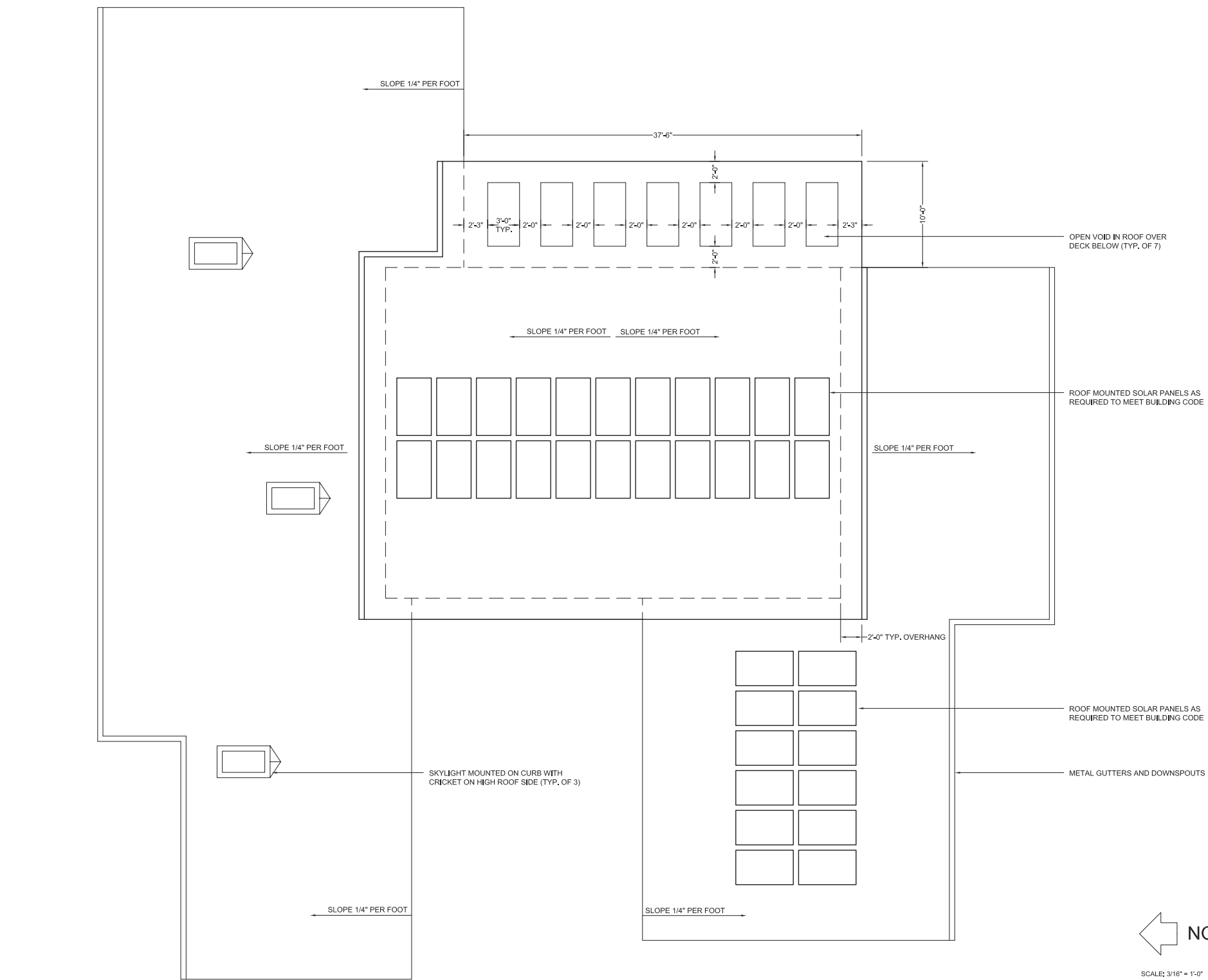
FELDHAUS RESIDENCE  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE

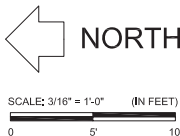
PROPOSED ROOF PLAN

PROJECT NAME FELDHAUS RESIDENCE	SHEET #  A-7
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	

056



1 PROPOSED ROOF PLAN  
SCALE: 3/16" = 1'-0"





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

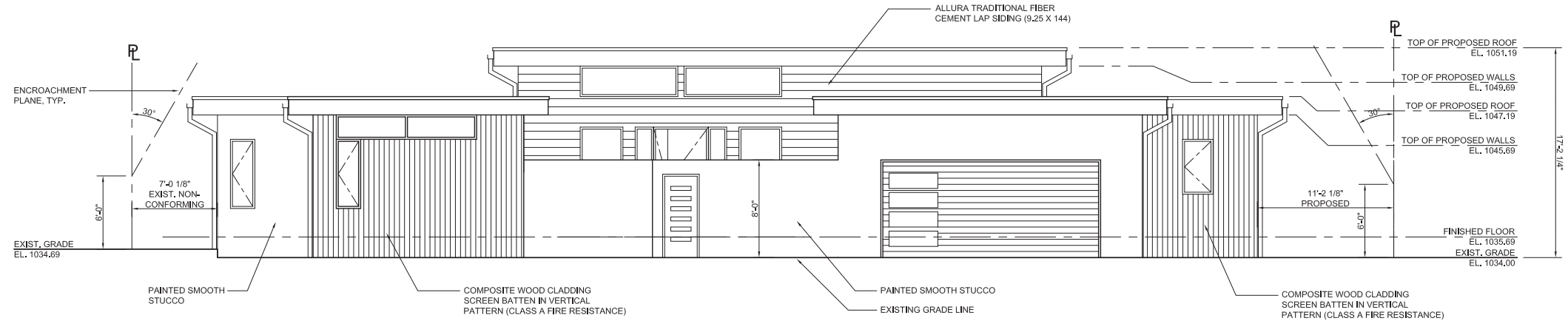


No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

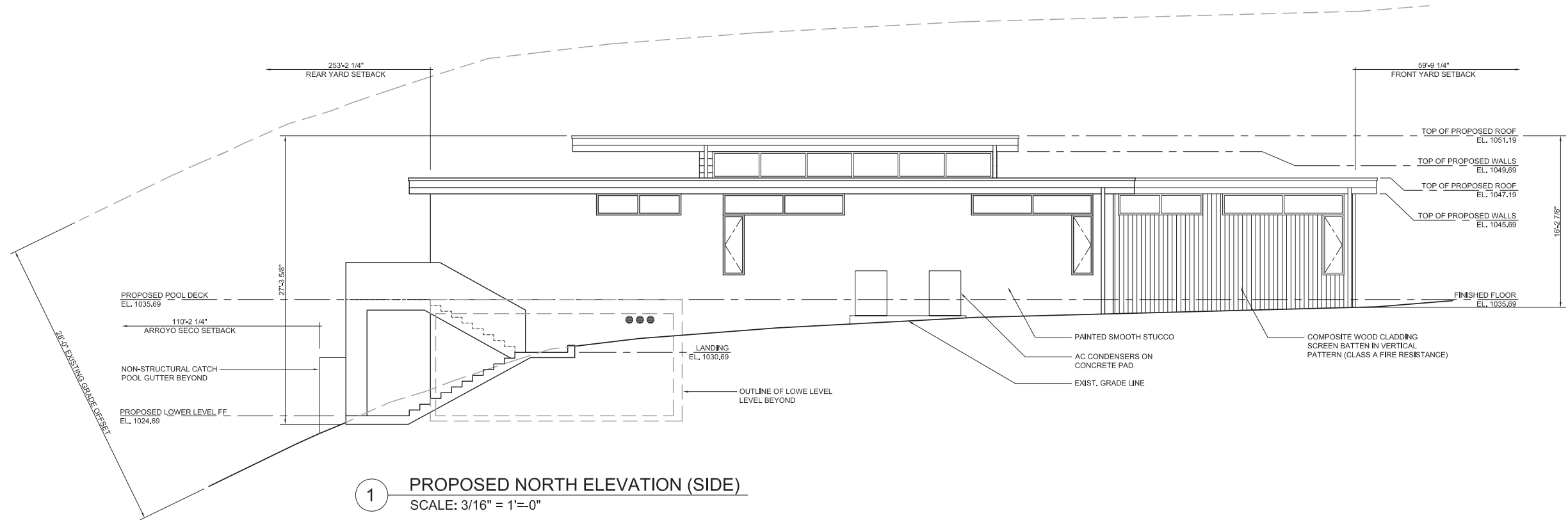
PROJECT ADDRESS  
FELDHAUS RESIDENCE  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE  
PROPOSED ELEVATIONS

PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-8
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	

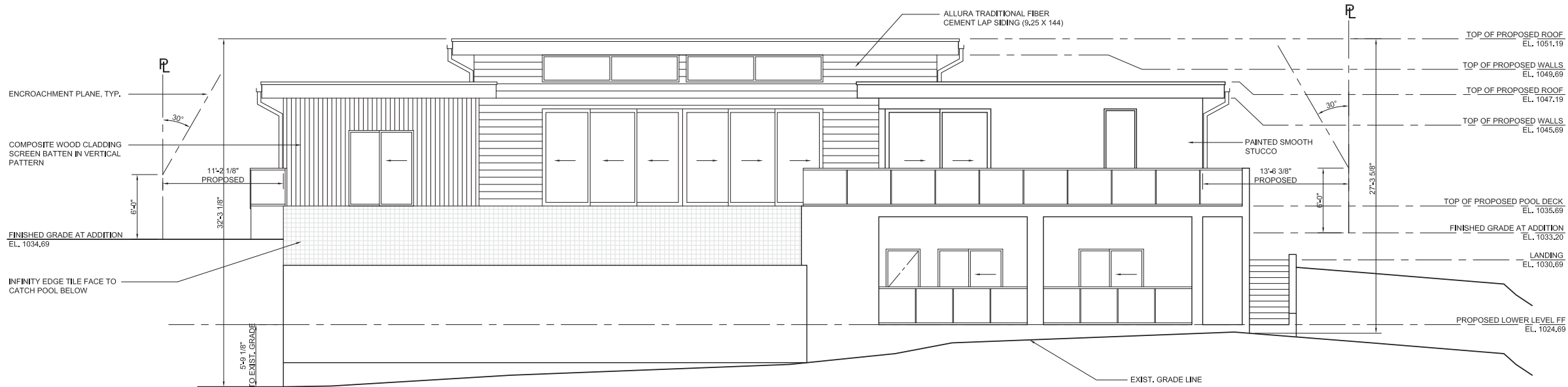


2 PROPOSED WEST ELEVATION (FRONT)  
SCALE: 3/16" = 1'-0"

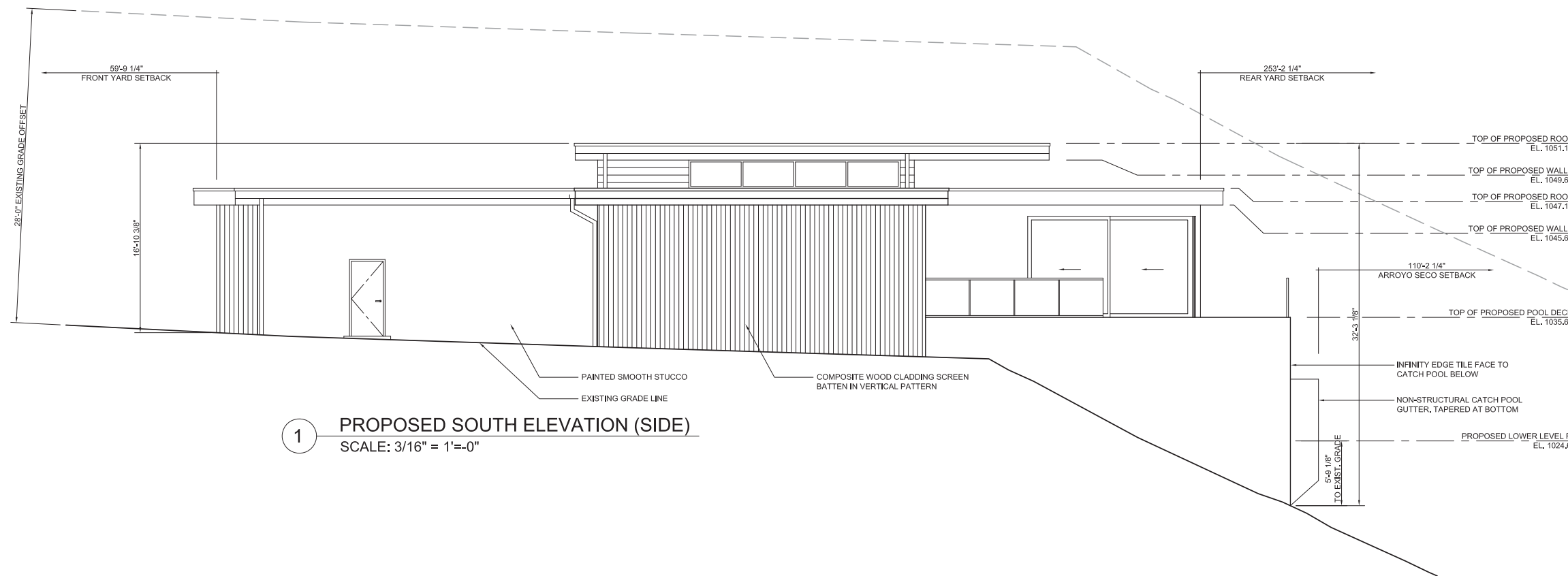


1 PROPOSED NORTH ELEVATION (SIDE)  
SCALE: 3/16" = 1'-0"





2 PROPOSED EAST ELEVATION (REAR)  
SCALE: 3/16" = 1'-0"



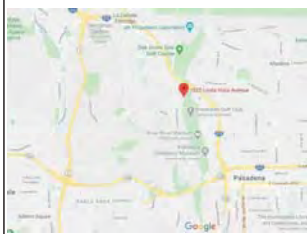
1 PROPOSED SOUTH ELEVATION (SIDE)  
SCALE: 3/16" = 1'-0"



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HERMOSA BEACH, CA 90254



SITE MAP

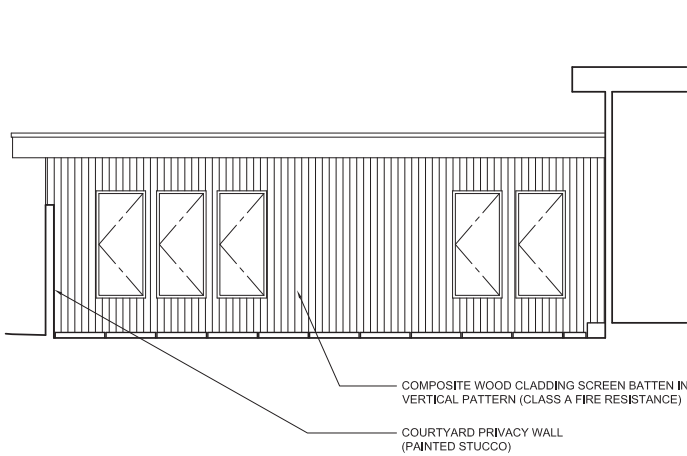


No.	Revision/Issue	Date
1	ZONING SUBMITTAL	07/01/20
2	ZONING RESUBMITTAL	09/28/20
3	ZONING RESUBMITTAL	11/09/20

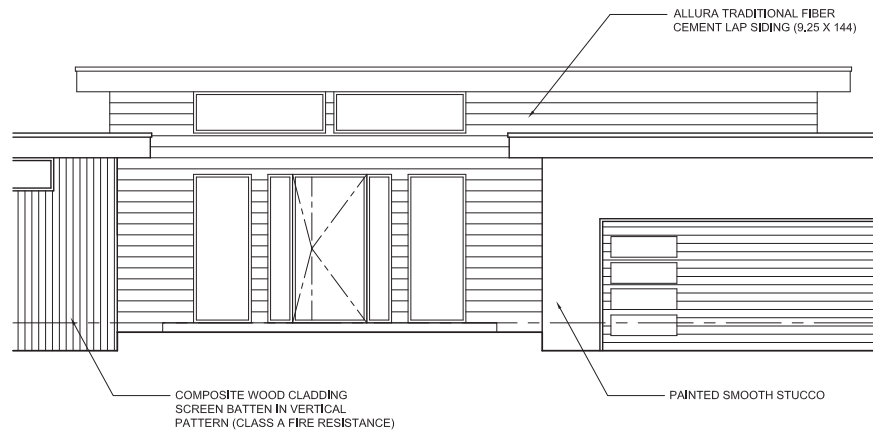
PROJECT ADDRESS  
FELDHAUS RESIDENCE  
1820 LINDA VISTA AVENUE  
PASADENA, CA 91103

SHEET TITLE  
PROPOSED ELEVATIONS

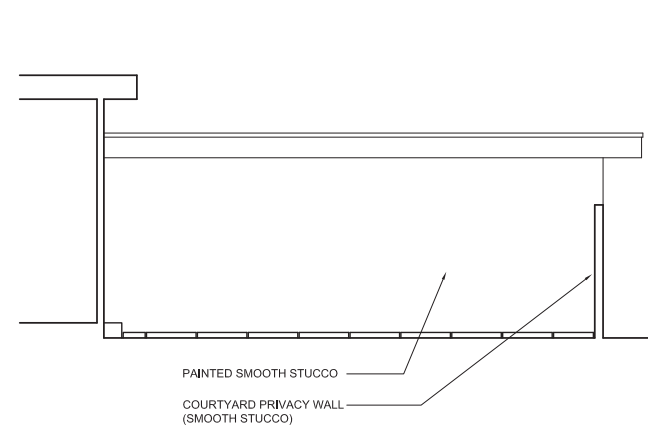
PROJECT NAME FELDHAUS RESIDENCE	SHEET # A-9
DATE 07/01/2020	
SCALE 3/16" = 1'-0"	



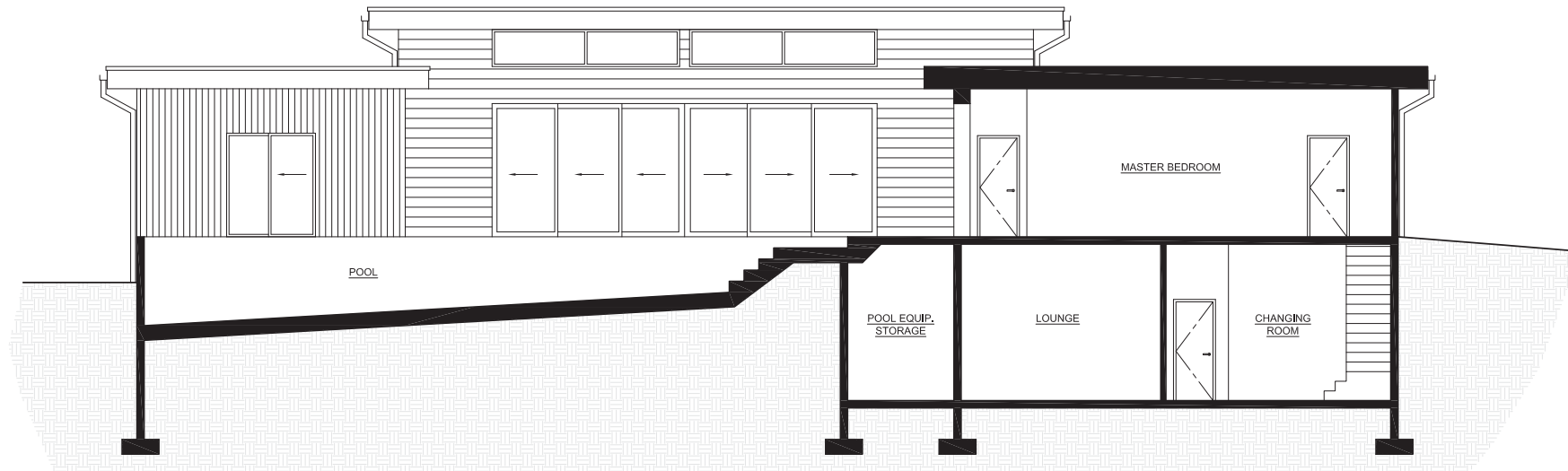
5 INTERIOR COURTYARD ELEVATION (LKG. NORTH)  
SCALE: 3/16" = 1'-0"



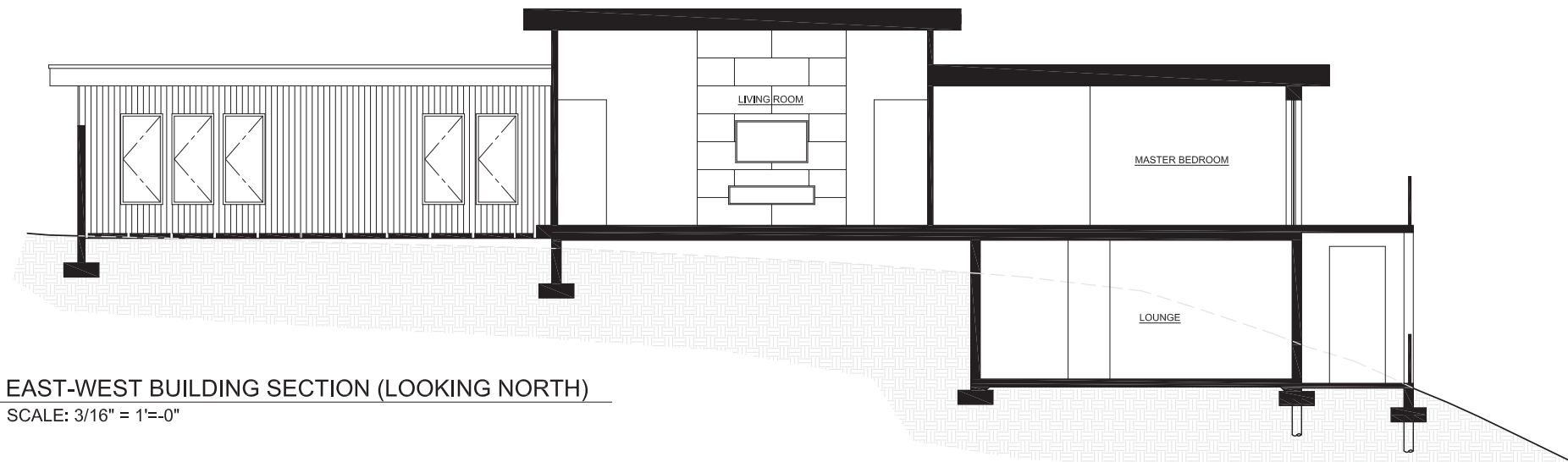
4 INTERIOR COURTYARD ELEVATION (LKG. EAST)  
SCALE: 3/16" = 1'-0"



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



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



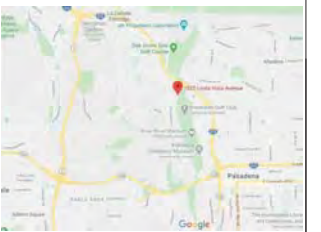
1 EAST-WEST BUILDING SECTION (LOOKING NORTH)  
SCALE: 3/16" = 1'-0"



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  
1820 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"	

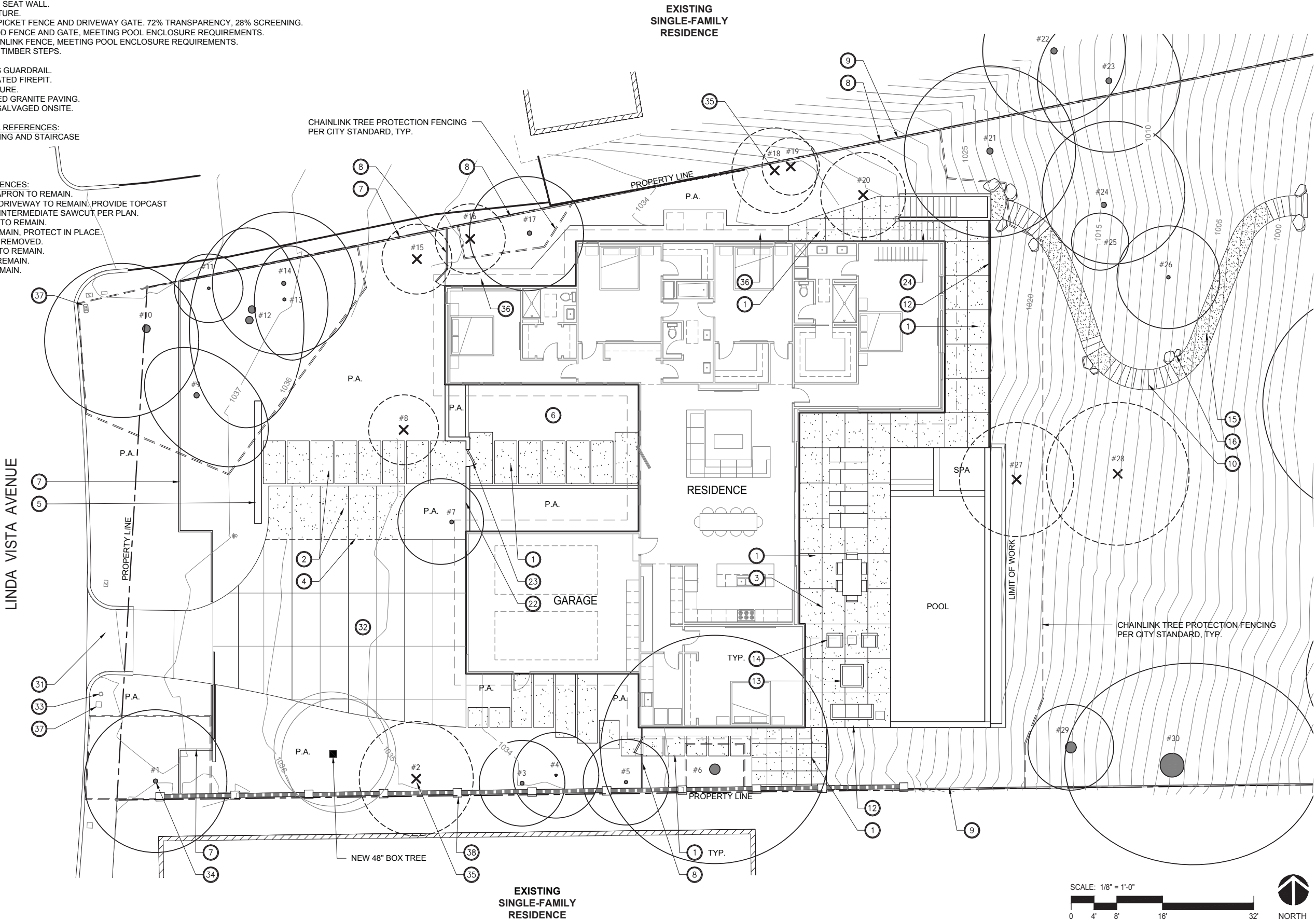


CONSTRUCTION KEYNOTES:

- 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.



**FELDBAUS RESIDENCE**  
1820 Linda Vista Avenue  
Pasadena, CA 91103  
T: 562-477-4609

Issue dates

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

Sheet title:  
**CONCEPTUAL  
LANDSCAPE PLAN  
ENLARGEMENT**

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



**FELDBAUS RESIDENCE**  
1820 Linda Vista Avenue  
Pasadena, CA 91103  
T: 562-477-4609

Issue dates		
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2	9/22/20	Hillside Dev. Permit Resubmittal
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Sheet title:

**CONCEPTUAL  
LANDSCAPE PLAN**

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

**L1.10**  
**061**

