



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

October 29, 2025

Burke Farrar
Odyssey Development Services
141 South Lake Avenue, Suite 105
Pasadena, CA 91101

Via email: BFarrar@OdysseyPasadena.com

NOTICE OF DECISION

Concept Design Review – New 46-Unit Multi-Family Residential Development

511 S. Oak Knoll Avenue

Case #: DHP2024-00261

Council District 7

Dear Mr. Farrar:

On October 28, 2025, at a public hearing in the City Hall Council Chambers, the Design Commission, acting under the provisions of Section 17.61.030 of the Pasadena Municipal Code, reviewed your application for Concept Design Review for the new construction of a new 46-unit multi-family residential development at the above-referenced address. The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan, the design-related goals and policies in the Central District Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts. In its decision, the Commission:

Environmental Determination

1. Found that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the site, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services.
2. Found that approval of the project will not result in any significant effects relating to traffic, noise, air quality, water quality or cultural resources.

Concluded, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects" and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledged that a tree inventory (Attachment B) identifies removal of three protected native trees.
2. Found that the removal of three protected trees meets finding 6 of the Tree Protection Ordinance (PMC Section 8.52.075.A): *“The project, as defined in Section [17.12.020](#), includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines;”* and, therefore,

Approved the removal of three protected trees.

Findings for Concept Design Approval

Found that the project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan and the design-related goals and policies in the Central District Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts; and

Based on these findings, **approved** the application for Concept Design Review subject to the conditions in Attachment A to be further reviewed during Final Design Review.

Effective Date	Appeals	Call for Review
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You are hereby notified that any person affected or aggrieved by the decision of the Design Commission has the right to appeal this decision within ten days. The regular appeal fee is \$5,287.51. If the tenth day falls on a day when City offices are closed, the appeal deadline is extended through the next day when offices are open. **The last day to file an appeal is November 7, 2025.** This decision becomes effective on **November 8, 2025.** Prior to such effective date, a member of the City Council may request that it be called for review to the City Council. However, if there is a request for a call for review, the appeal period will continue to run. 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.

This approval expires one year from the effective date. The approval may be extended for one 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 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. Major changes must be reviewed by the Design Commission at a noticed public hearing. 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.

Burke Farrar
511 S. Oak Knoll Avenue (DHP2024-00261)
Page 3 of 3

Please contact me if you have any questions about this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'S.C.', is positioned below the word 'Sincerely,'.

Stephanie Cisneros
Senior Planner
Design & Historic Preservation Section
Tel 626-744-7219
Email: scisneros@cityofpasadena.net

Attachments:

- A. Conditions of Approval
- B. Approved Plans, Elevations & Renderings (Reduced)

cc: Project Contact, Brian Taylor (via email: brian@taylor-clark.com); Address File; Energov;
City Manager, City Clerk; City Council; City Council District 7 Liaison; Director of
Planning & Community Development; Deputy Director of Planning & Community
Development

**ATTACHMENT A:
CONDITIONS OF APPROVAL
511 SOUTH OAK KNOLL AVENUE
CONCEPT DESIGN REVIEW**

The applicant or the successor in interest shall comply with the following conditions, which shall be subject to review and approval by the Design Commission during Final Design Review:

Design & Historic Preservation

1. Study and refine the integration of the mansard roof forms into the building massing and the application of the proposed brick material (both height and extent) at the front of the building. The brick base material shall be utilized consistently along the entire front façade at a consistent height throughout and shall wrap to the easternmost portion of the north elevation. Study the brick archway feature further to align with the height of the brick on the façade and to review its proportions/thickness in relation to the building overall.
2. Study the treatments and features at the north, south and west elevations and incorporate similar treatments as the front façade, including solid-to-void proportions and bay window features.
3. Plans submitted for Final Design Review shall include details for the proposed Craftsmanship Feature and Building Elements.
4. A tree protection plan prepared by a Certified Arborist shall be incorporated into the plans submitted for Final Design Review and shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment G). The tree, which shall be protected, is tree number OP1 as shown in the ground floor plan included in Attachment B.
5. All pruning work shall be supervised by the project's arborist to ensure compliance with International Society of Arboriculture (ISA) and American National Standards Institute (ANSI) standards for tree pruning.
6. Pruning shall only occur from October to February to reduce the level of stress placed on the tree by taking advantage of the cooler and wetter weather.
7. Apply a 2- to 3-inch layer of mulch over the soil within the fenced tree protection zone to reduce soil compaction and increase soil health.

Current Planning

8. Pursuant to California Code of Regulations Title 23, Waters, Division 2, Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance, rehabilitated landscape of 2,500 square feet or greater shall meet the full requirements of the Model Water Efficient Landscape Ordinance. Provide all relevant documentation related to MWEL in pdf form during Building Plan Check to your assigned planner. The Landscape Documentation Package for the Performance Compliance option is attached for your reference. More information is available on the City's website.
<https://ww5.cityofpasadena.net/planning/water-efficient-landscape-ordinance/>

Department of Transportation

9. **Traffic Signal Improvement:** Based on the information provided in the Master Application form, a Local Mobility Traffic Analysis was prepared for this project. The projected queue length for the eastbound left-turn pocket at the study intersection of Lake Avenue and Del Mar Boulevard was found to be unacceptable with the addition of the Project-related traffic. To address this effect on the eastbound left-turn queue, the traffic signal operation will need to be adjusted at the intersection of Lake Avenue and Del Mar Boulevard. The cost of the improvement is \$12,406.
10. **Construction Staging & Traffic Management:** Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way, including street occupations, parking space relocation agreements, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. Permitted hours for construction may be limited due to construction activities bordering the project site.
11. **Street Design Guidelines:** Pursuant to the adopted Street Design Guide by City Council, the applicant shall maintain a 10' wide sidewalk with 5' min clear walk zone free of any obstructions along the project's frontages on Oak Knoll Avenue.
12. **Driveway Access:** The ramp shall have a minimum width of 18' along the entire length of the ramp to accommodate 2-way traffic on the ramp. The driveway apron width shall match the ramp width. To improve the safety of pedestrians crossing the driveway, the design plans shall indicate a slope of 2 percent or less from the property line to 20' into the property before the start of the ramp slope to improve vehicular sight distance. If a gate will be placed at the parking garage entrance, the gate shall be installed at least 20' back from the property line. Red curb shall be installed on both sides of the two driveways to assist with sight visibility and access. Please contact the Mobility, Planning, Engineering, and Operations Division at (626) 744-8723 for more information and submittal requirements.
13. **Visibility triangle:** Views adjoining both sides of the driveway at the property line shall not be obstructed with landscaping, block wall, or non-porous fencing greater than 2.5' in height.
14. **Parking Permits:** No permanent, on-street, overnight parking permits will be issued to future residents of this project. Future tenants shall be advised by the property management regarding the unavailability of permanent, on-street, overnight parking permits.
15. **Parking:** The layout and required number of parking spaces shall be reviewed and approved by the Planning Department.
16. **Tandem Parking:** The plans show tandem parking spaces in the subterranean garage. To avoid any internal vehicular circulation conflict, it is recommended that the residential tandem spaces be assigned to residents of the same address.

In general, DOT does not have a position to permit tandem spaces for the development. The parking layout and number of spaces shall be reviewed and approved by the Planning Department prior to the issuance of a Building Permit.

The layout and the required number of parking spaces shall be reviewed and approved by the Planning Department.

17. **Traffic Impact Fee:** The Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076). This fee will apply to all net new residential, retail, industrial, and office developments. For FY 2025, the fees are:

Land Use	Fee (FY 2025)
Multi-family (per dwelling units)	\$4,314.10

Affordable housing projects may receive fee credits with appropriate documentation from the Pasadena Housing Department

Department of Public Works

18. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits, backflow preventers, transformers, fire sprinkler valve, decorative sidewalk and applicable parade post holes on Colorado Boulevard per Standard Drawing S-419. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by the City. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City before any permits are granted.

The applicant shall submit the application, plan and processing fee, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any permits. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires an indemnity bond in order to guarantee that shoring and tie-backs are free from defect due to faulty material, workmanship and failure. Upon review of the license agreement exhibits, an indemnity bond estimate will be prepared and forwarded to the applicant. The estimated amount is equivalent to the cost of reconstructing the public right of way, including all affected utilities, public facilities, and infrastructures, based on the plane of failure at a 45-degree angle from the lowest point of excavation. The indemnity bond shall be submitted to the City prior to the execution of the agreement and the issuance of any building or demolition permits.

All steel rods in every tie-back unit shall be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located be removed entirely from the public right-of-way. A monthly monitoring report stamped and certified by a licensed surveyor shall be submitted to indicate that the deflection from any piles or soldier beams does not exceed one inch. Upon completion of construction, the developer or his contractor shall remove all tie-back rods within the public right-of-way. The removal shall be documented by a report certified by a licensed deputy inspector. The report shall be submitted to the City for review and approval. The applicant will be charged a penalty of \$7,000 for each tie-back rod not removed from the public right-of-way. For temporary tie-backs or shoring, the maximum width of the license area fronting the development

frontage(s) shall only extend to the centerline of the public right-of-way.

19. The applicant shall demolish existing and construct all new public improvements along the subject development frontage of Oak Knoll Avenue, including concrete drive approach per Standard Plan S-403; concrete sidewalk per Standard Plan S-421; concrete curb and gutter per Standard Plan S-406. All public improvements shall be completed prior to the issuance of Certificate of Occupancy.
20. Oak Knoll Avenue restoration, fronting the subject development, shall be shall be a full width (from gutter to gutter) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415. The street restoration shall be completed prior to the issuance of Certificate of Occupancy.
21. The proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
22. The existing street lighting fronting the subject site is substandard. In order to improve pedestrian and traffic safety, the applicant shall replace/renovate one streetlight on Oak Knoll Avenue, per the City requirements and current standards. The renovation shall include but not limited to new LED light, conductors, lamp socket, fuse, photo cell, and miscellaneous related parts.

In the event where the existing street light pole determined, by the City, to be deteriorated and/or damaged, the applicant shall replace the existing street light pole with a new street light pole in kind. The replacement shall include but not limited to new pole, new footing, new LED light(s), conduit, conductors, lamp socket, fuse, globe/lantern, globe holder, photo cell, and other miscellaneous related parts. The applicant shall schedule a street lighting pre-inspection with the Public Works inspector to determine the details/scope of the replacement/renovation of the existing street lighting. Please contact 626-744-4195 or via email: pw-permits@cityofpasadena.net to schedule a street lighting pre-inspection, prior to the issuance of any permits.

23. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to place a deposit with the department to cover the cost of plan checking. The amount of deposit will be based on the current City's General Fee Schedule. Note that building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Separate plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue Window 6. The applicant shall submit public improvements plans and the plan check deposit at least two (2) months prior to the issuance of any building or demolition permits.

24. All new drive approaches shall be at least seven (7) feet clear of the existing street trees measured from the edge of the trunk closest to the drive approach. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection.
25. To protect existing City trees during construction, the applicant shall fully conform to the Tree Protection Guidelines signed by the City Manager. The full guidelines is available at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>
26. A Tree Protection Zone (TPZ) shall be established for all existing City trees within the scope of a construction project. The TPZ extends from the base of the tree to four (4) radial feet beyond the dripline of a tree and applies to the entirety of the tree – from the roots to the canopy of the tree.
27. The applicant is prohibited from the following within a designated TPZ: construction vehicle access, construction vehicle operation, staging of materials, and trenching without the consent of the Department of Public Works.
28. The applicant shall at minimum provide the following within a designated TPZ: mulching, irrigation, and protective fencing.
29. Prior to the issuance of any permit, the applicant shall submit a Preliminary Tree Protection Plan (PMC Ch. 8.52 – City Trees and Tree Protection Ordinance), prepared by a Landscape Architect or certified Arborist, showing the TPZ and all structures, footings, and grading that may impact City trees shall be submitted to the Department of Public Works, for review and approval. Given that each construction project poses unique conditions, it is the responsibility of the applicant to develop a Tree Protection Plan based off the TPZ standards to the extent feasible. The Plan shall conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters, canopies, whether the tree is a public tree or private tree, as well as any trees to be planted with their canopy at mature size. The final conditions of the Tree Protection Plan shall be approved by the Forestry Superintendent. A non-refundable flat fee, per the current General Fee Schedule, will be required for staff time to review the Tree Protection Ordinance compliance.
30. Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 6' in height. See Standard Plan S-642 – Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: 'Tree Protection Zone'; name and contact information of project owner or authorized representative; 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311'. All protective fencing must be permitted, inspected and approved by Public Works prior to the commencement of any construction.
31. Prior to issuance of any permit, the applicant shall submit a valuation assessment report of the existing public tree(s) along the boundary of their project. The report shall be prepared by a registered Arborist and submitted to PNR for review and approval. If it is determined that the applicant has failed to care for any City tree within their Tree Protection Plan, and

the health of the tree(s) was critically compromised requiring its removal, the applicant shall be liable for the following costs: assessed value of tree determined by a PNR Arborist using a current ISA assessment methodology; the removal cost determined by PNR; and any applicable infraction or administrative fines determined by Code Compliance.

32. Prior to issuance of any permit, a deposit in the amount of the applicant's total liabilities based on the aforementioned approved tree assessment report shall be submitted to the City. The deposit is fully refundable, less administrative fees, upon the satisfaction of Public Works prior to the issuance of a Certificate of Occupancy.
33. In order to ensure that the developer maintains a clean and safe site during the construction phase of development, the applicant shall place a \$20,000 refundable deposit with the Department of Public Works prior to the issuance of any permit. This deposit is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, street trees, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control.
34. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met.

In addition to the above conditions, the requirements of all applicable Pasadena Municipal Code (PMC) will apply and be implemented during the corresponding plan review and permitting. They may include but not limited to:

- Sidewalk Ordinance - Chapter 12.04
- Sewer Facility Charge – Chapter 4.53
- Residential Impact Fee – Chapter 4.17

- City Trees and Tree Protection Ordinance - Chapter 8.52
- Construction and Demolition Waste Ordinance - Chapter 8.62
- Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

Building Division

35. Governing Codes

- Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code, California Fire Code, and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
- Important: **2022 California Codes are currently in effect since January 1st, 2023. New California codes are effective January 1st, 2026.**
- Project needs to determine and document public or non-public funding source on the application and plans and identify applicable Pasadena Building Code Standards and Accessibility Chapter 11A or Chapter 11 B.
- Project must be designed by California Licensed professionals in accordance with California Laws.

36. Site Layout

- Building is proposed on multiple parcels. Any portion of a structure shall not be built beyond the property lines and must comply with setback requirements of the California Building Code. A tract parcel map change is required to maintain the proposed structure on one parcel.
- Building setbacks at all levels are required to be identified for code compliance evaluation.
- Provide emergency back-up power for emergency illumination and elevator accessibility compliance on all floors.

37. Building Code Analysis

- Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy group, assessor's parcel number, number of stories, hillside district, fire hazard level of property, type of construction, fire sprinklers, floor area, height, and allowable floor area.
- Egress balconies used for egress purposes shall conform to the same requirements as corridors for minimum width, required capacity, headroom, dead ends, and projections in accordance with California Building Code section 1021.

38. Building Height and Number of Stories Limits

- Building height limits are restricted to comply with Table 504.3 of the California Building Code and other applicable sections.
- Building number of stories are restricted to comply with Table 504.4 of the California Building Code and other applicable sections.
- Rooftop area use is not clarified with detail on the provided plan set. Further information is required for evaluation of the project. Roof area must comply with the California Building Code for all required access, fall protections, uses, etc.

39. Building Area Limits

- Building area limits are restricted to comply with Table 506.2 of the California Building Code and other applicable sections.
- Basement wall setbacks are not identified with setbacks dimension to the property lines. The project construction process needs to incorporate and reflect actual shoring construction standards and footing dimension to maintain construction entirely on private property. Setbacks below grade may need to be revised based on proposed construction methods.
- Building projections within less than the 5-foot setback must be fire rated and protected in accordance with California Building Code. Projections may be restricted in accordance with California Building Code.

40. Best Management Practices

- Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1 (form must be signed). Photocopy any other applicable pages and cross reference the location on the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applicationsforms/#informational-handouts>

41. Green Code

- Complete and attach the 2022 CALIFORNIA GREEN BUILDING RESIDENTIAL STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

42. Property Line Survey Required

- Per City of Pasadena Policy property line survey is required for:
 - New construction.
 - Auxiliary buildings and additions where setback is less than 5'-0" to property line.
 - All buildings where specific Zoning Division Variance is issued for approved setbacks, whether newly constructed or altered.

43. Soils Report Required

- Soils engineer report is required for:
 - All new constructed single and multi-family residential, commercial, and industrial buildings.
 - Second (2nd) story addition to existing one-story building.

44. Grading, Slope Setbacks & Retaining Walls

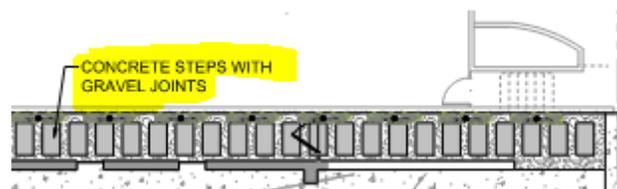
- Show compliance with City of Pasadena Municipal Code Chapter 14.05 – Excavation and Grading in Hillside Areas and the CBC 2022 Appendix J – Grading with City of Pasadena Amendments.
- Clearly show the cubic yard quantities for excavation (cuts) and fills, and clearly label where site grading or foundation excavations are taking place. A grading permit may not be required per section J103.2 Exemptions.
- This project is subject to LID permitting requirements for modification of more than 5,000 square feet of non-permeable surfaces and structures.
- Setbacks (PMC 14.05.190)

The tops and toes of cut and fill slopes shall be set back from property boundaries as far as necessary and as specified in Section 14.05.180(A) for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the soils. The tops and the toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes. Unless otherwise approved by the building official based on recommendations in the approved soil endangering or engineering geology report and shown on the approved grading plan, setbacks shall be no less than shown on Appendix A.

- Retaining walls (PMC 14.05.250). If applicable
 - The cumulative height of retaining walls (existing, new, replacement or combination) built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.
 - Retaining walls shall be constructed with a minimum of freeboard not to exceed a maximum of 6 inches and designed to prevent drainage from continuing down the slope. Drainage devices should be placed at the top or the bottom of the retaining wall.
 - The maximum height of retaining walls for pools, hot tubs, and similar accessory structures built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.

45. Means of Egress (Exiting), Natural Light & Ventilation

- Provide and specify operable exterior opening in basements, habitable attics, and every sleeping room with the minimum clear opening requirements for an emergency escape and rescue opening on the plans or schedules.
- Provide a minimum of 8 percent for natural lighting and 4 percent for natural ventilation of the floor area of all habitable rooms/areas.
- Exit access travel distances shall be in compliance with Table 1017.2 of the California Building Code and applicable code sections.
- Areas of Refuge. Every required area of refuge shall be accessible from the space it serves by an accessible means of egress in accordance with California Building Code section 1009.6.
- Emergency path of travel areas must comply with California Building Code and accessibility requirements. Gravel is not an allowed on the required path of travel or accessible routes.



46. Fire and Smoke Protection Features

- Show materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

47. Energy

- Submit the current, applicable Multi-Family residential energy documentation using either the “Prescriptive Standard” or the “Performance Standard”. Photocopy form to plans, include the 2022 mandatory measures. Identify and incorporate the energy compliance components on the development renderings and construction documents.
- City Ordinance 7398 requires buildings to be all electric. The ordinance requires the following categories of buildings to be all-electric:
 - Newly-constructed multi-family buildings greater than 3 units.
 - Newly-constructed mixed-use buildings.
 - Newly-constructed commercial buildings.
 - Existing commercial buildings with new additions where the addition adds fifty-percent (50%) or more of the existing square foot area. In such cases, the entire building must convert to complete electrification.

48. Accessibility

- This project is required to comply with Federal and California Accessibility Laws. The project must disclose if the project is recipient of public funding, public property recipient, or associated with any public financial benefit and a statement shall be clearly included on the construction documents plans.
- Projects complying with Chapter 11A shall provide accessible units in accordance with California Building Code section 1102A.
- Parking shall provide accessible parking and public right of way access in according with California Building Code.

49. Required Plans and Permit(s)

- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required.
- Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.
- New ePermitting services. Visit the city website at:
<https://www.cityofpasadena.net/planning/permit-center/permit-center-online/>



511 S. OAK KNOLL AVENUE

PROJECT DATA

PROJECT ADDRESS 511 S. OAK KNOLL AVENUE
 ASSESSOR PARCEL NUMBER 5734-020-021
 ZONING DISTRICT CD-RM48-HL-40(45)
 LOT SIZE 28,350 SF

PROJECT DESCRIPTION
 CONSTRUCTION OF A NEW 4-STORY MULTI-FAMILY BUILDING WITH:

- 46 DWELLING UNITS (FLATS) ABOVE
- 1 LEVEL OF SUBTERRANEAN PARKING
- 1 MAIN GARDEN RECTANGLE WITH 1 ANCILLARY GARDEN & ADDITIONAL GARDEN SPACES PER CITY OF GARDENS REQUIREMENT

OCCUPANCY TYPE: R-2 RESIDENTIAL, S-2 PARKING
 CONSTRUCTION TYPE: TYPE V-A FRAMING, OVER TYPE IA PODIUM DECK

BUILDING HEIGHT: 47'-10" (40' MAX., 55' HEIGHT AVERAGING-PER REVISED CENTRAL DISTRICT PLAN, MAP 6.1.3: BUILDING HEIGHT)
 BUILDING STORIES: 4 STORIES

PROJECT SUMMARY

511 S Oak Knoll Avenue Project Summary February 10, 2025				
Residential				
Units	Number	Area		
Plan 1 - One Bedroom	2	768		1,536
Plan 1a - One Bedroom	1	738		738
Plan 1b - One Bedroom	2	716		1,432
Plan 1c - One Bedroom + Roof Terrace	1	701		701
Plan 2 - One Bedroom	3	800		2,400
Plan 2a - One Bedroom	1	806		806
Plan 3 - One Bedroom	3	884		2,652
Plan 3a - One Bedroom	1	875		875
One Bedroom Subtotal			14	
Plan 4 - Two Bedroom	2	920		1,840
Plan 4a - Two Bedroom	1	849		849
Plan 4b - Two Bedroom	3	904		2,712
Plan 4c - Two Bedroom	1	1078		1078
Plan 5 - Two Bedroom	12	1,053		12,636
Plan 5a - Two Bedroom	3	1,261		3,783
Plan 5b - Two Bedroom	1	1,176		1,176
Plan 5c - Two Bedroom	1	1,248		1,248
Plan 5d - Two Bedroom	3	1,030		3,090
Plan 6 - Two Bedroom + Den	3	1,248		3,744
Plan 6a - Two Bedroom	1	1,164		1,164
Plan 7 - Two Bedroom + Den	1	1,688		1,688
Two Bedroom Subtotal			32	
Total Residential	46			46,148

Ancillary Garden	1,368 sf	
Enclosed Garden Encroachments	0 sf	(0 sf < 178 sf (13% of Ancillary Garden))
Unenclosed Garden Encroachments	0 sf	(0 sf < 96 sf (7% of Ancillary Garden))
Parking		
Required		
1 Bedroom	14 spaces	(1 space / 1 Br.)
2 Bedroom	48 spaces	(1.5 space / 2 Br.)
Guest	5 spaces	(1 space / 10 units)
Total Parking Required	67 spaces	
Proposed		
Standard	42 spaces	
Tandem	20 spaces	(30% of spaces max)
Standard EV	3 spaces	
Handicap EV	1 spaces	
Handicap	1 spaces	(2% of parking)
Total Parking Proposed	67 spaces	

Density Bonus Analysis

Oak Knoll 511

Lot Area: 28,350
 Residential Density: 48
 Base Density: 32

Very-low Income with Density Bonus						
% Units Provided	% Bonus	Total Units	Affordable Units	Market-rate Units	Unit Increase	
5.0%	20.0%	39	2	37	7	
6.0%	22.5%	40	2	38	8	
7.0%	25.0%	41	3	38	9	
8.0%	27.5%	41	3	38	9	
9.0%	30.0%	42	3	39	10	
10.0%	32.5%	43	4	39	11	
11.0%	35.0%	44	4	40	12	
12.0%	38.75%	45	4	41	13	
13.0%	42.50%	46	5	41	14	
14.0%	46.25%	47	5	42	15	
15.0%	50.00%	49	5	44	17	

Bold denotes level of affordability proposed. For Very Low Income housing, one concession is allowed at 5% of Units provided. Two concessions are allowed for 10% or more of units provided.

PROJECT TEAM

OWNER:
 K27 CAPITAL, LLC
 280 MACHLIN COURT
 CITY OF INDUSTRY, CA 91789
 (909) 455-4733

ARCHITECT:
 LCRA
 35 HUGO ALLEY, SUITE 220
 PASADENA, CA 91103
 (626) 449-9698

BUILDING PROGRAM NARRATIVE

The project is a four-story multi-family building with a fully subterranean garage. It will be built on a vacant lot. The site is situated in a multi-family high density residential zone. It is subject to the City of Garden standards. The RM-48 District allows 31.15 units which is rounded to 32 units as the base density for Density Bonus. The project utilizes a 42.5% density bonus under the very-low income table for an allowed density of 46 units. Inclusionary Housing requires 20% of the 31.15 units (6 units as affordable). The affordable units include 5 very-low income units and 1 moderate income unit. The project includes a waiver of the Tree Protection Ordinance and a concession for height under the State Density Bonus program.

The building is laid out around a central courtyard common open space. Entry porches covered decks and balconies provide private open spaces. An electric power sub-station is adjacent to the site. We are enclosing the hallways parallel to the sideyards to block the loud noise coming from the sub-station.

A contemporary style has been chosen for the proposed building. The design and massing of the building acknowledges adjacent historic resource, 541 S. Oak Knoll Ave.

SHEET INDEX

ARCHITECTURE	COVER SHEET
AG-1.0	TOPOGRAPHIC SURVEY
SURVEY	
A-0.1	SITE PLAN
A-0.2	BLOCK FACE DIAGRAM,
	TRANSPORTATION/CIRCULATION DIAGRAMS
A-0.3	BUILDING DESIGN CONCEPT,
	CIRCULATION & OPEN SPACE DIAGRAMS
A-0.4	DESIGN EVOLUTION
A-0.5	DESIGN EVOLUTION
	ARCHITECTURAL INTENT DIAGRAM
A-0.6	DESIGN EVOLUTION
A-0.7	URBAN CONTEXT DIAGRAMS:
	OPPORTUNITIES AND CONSTRAINTS
A-0.8	INSPIRATION/PRECEDENT PHOTOS
A-0.9	TREES PLAN & INVENTORY
A-0.10	DESIGN COMMISSION COMMENTS & RESPONSES
A-1.0	P-1 FLOOR PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR
A-1.5	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	BUILDING SECTIONS
A-2.5	COLOR EXTERIOR ELEVATIONS
A-2.6	COLOR EXTERIOR ELEVATIONS
A-2.7	COLOR EXTERIOR ELEVATIONS
A-2.8	COLOR EXTERIOR ELEVATIONS
A-2.9	BUILDING SECTIONS
A-3.0	3D VIEWS
A-4.0	UNIT PLANS
A-4.1	UNIT PLANS
A-4.2	UNIT PLANS
A-4.3	UNIT PLANS
A-4.4	UNIT PLANS
LANDSCAPE	LANDSCAPE PLAN
L-1	
ARBORIST	
PG. 1	TREE INVENTORY & TREE PROTECTION PLAN
PG. 2	TREE INVENTORY & TREE PROTECTION PLAN
PG. 3	TREE INVENTORY & TREE PROTECTION PLAN

VICINITY MAP



RM-48 DISTRICT

EXISTING 2-STORY APARTMENT BUILDING

FRONTAGE CALC.

TOTAL SITE WIDTH = 126'-0"
 BUILDING WIDTH AT FRONT SETBACK = 63'-0"
 $63'-0" / 126'-0" = 0.50 (50\%)$
 TOTAL SITE WIDTH = 126'-0"
 TOTAL BUILDING WIDTH = 99'-11"
 $99'-11" / 126'-0" = 0.793 (79.30\%)$

RM-48 DISTRICT

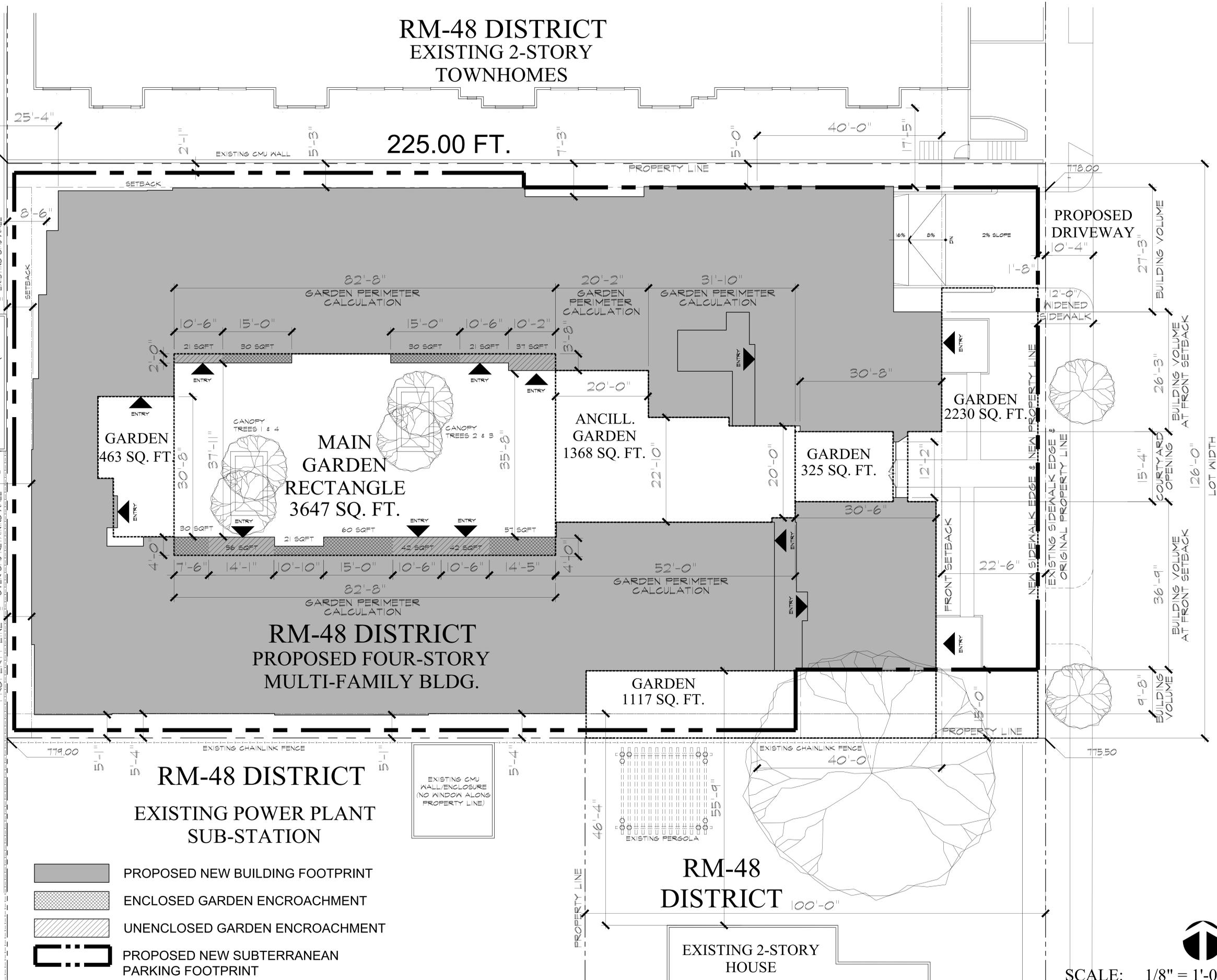
EXISTING 3-STORY APARTMENT BUILDING OVER ON-GRADE PARKING

GARDEN CALC.

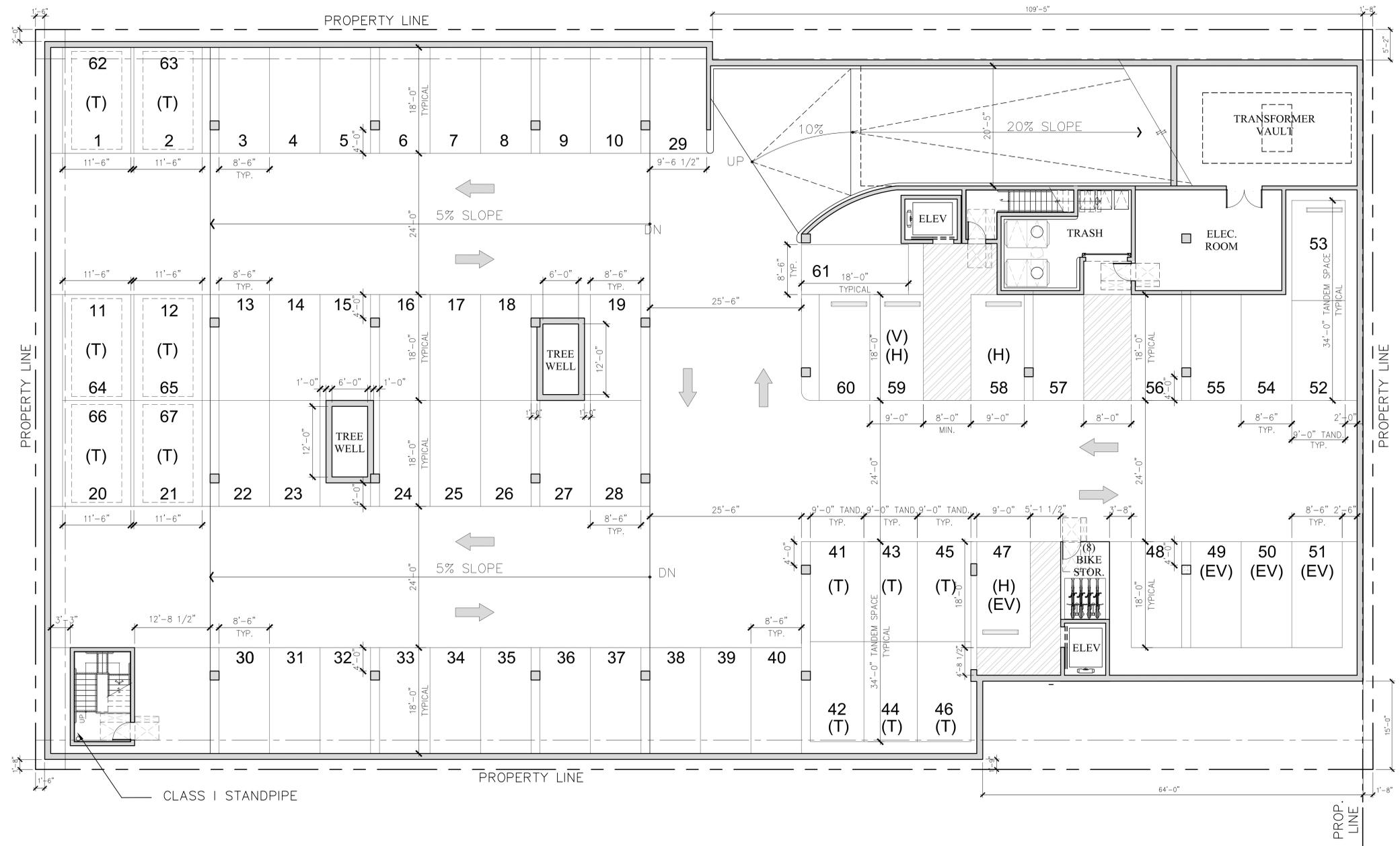
MAIN GARDEN RECTANGLE PERIMETER = 253'-8"
 TOTAL BUILDING ENCLOSURE = 190'-6"
 $190'-6" / 253'-8" = 0.751 (75.10\%)$
 ANCILLARY GARDEN PERIMETER = 170'-4"
 TOTAL BUILDING ENCLOSURE = 120'-2"
 $120'-2" / 170'-4" = 0.705 (70.54\%)$

-  PROPOSED NEW BUILDING FOOTPRINT
-  ENCLOSED GARDEN ENCROACHMENT
-  UNENCLOSED GARDEN ENCROACHMENT
-  PROPOSED NEW SUBTERRANEAN PARKING FOOTPRINT

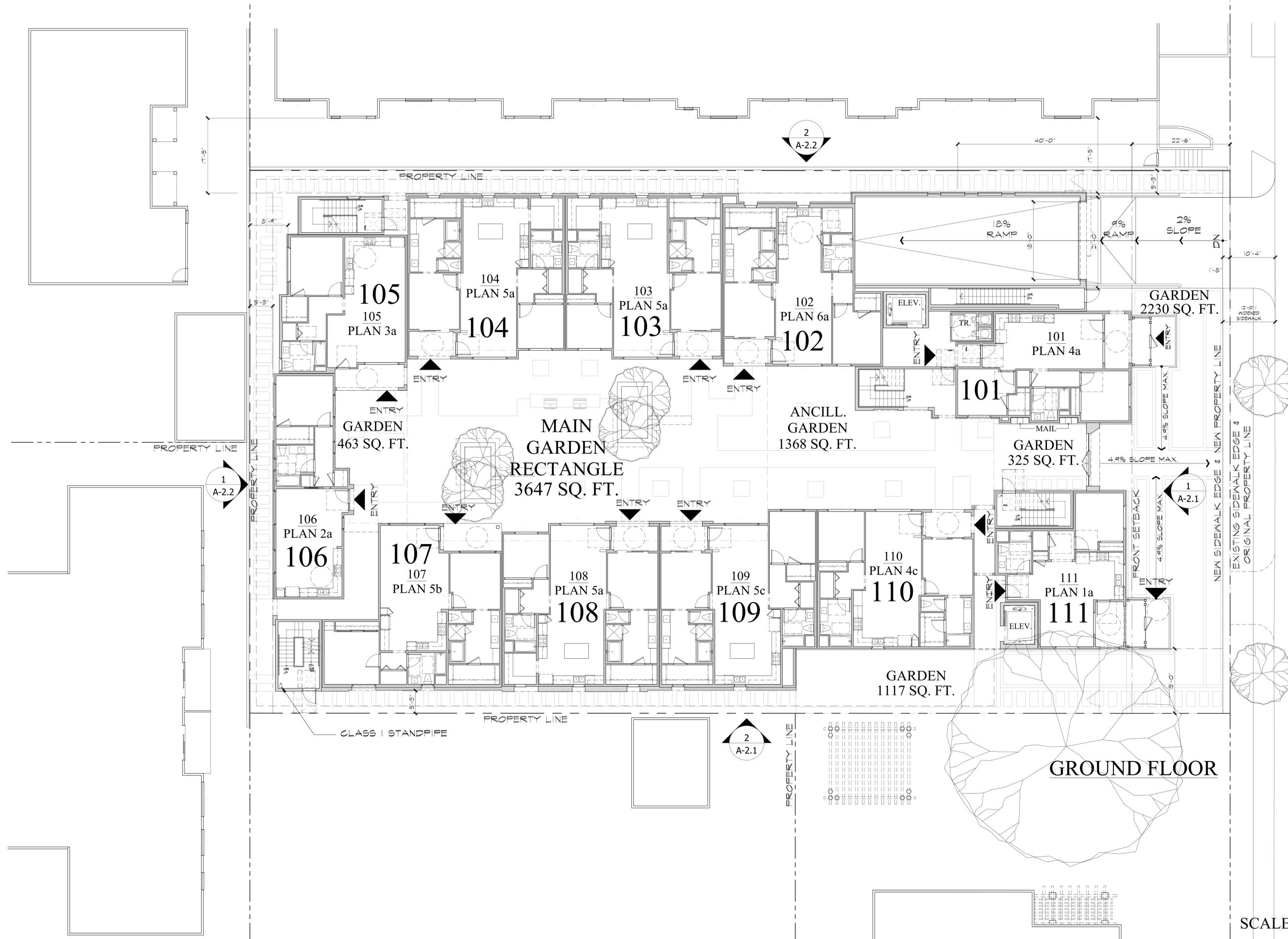
RM-48 DISTRICT EXISTING 2-STORY TOWNHOMES



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



P-1 LEVEL

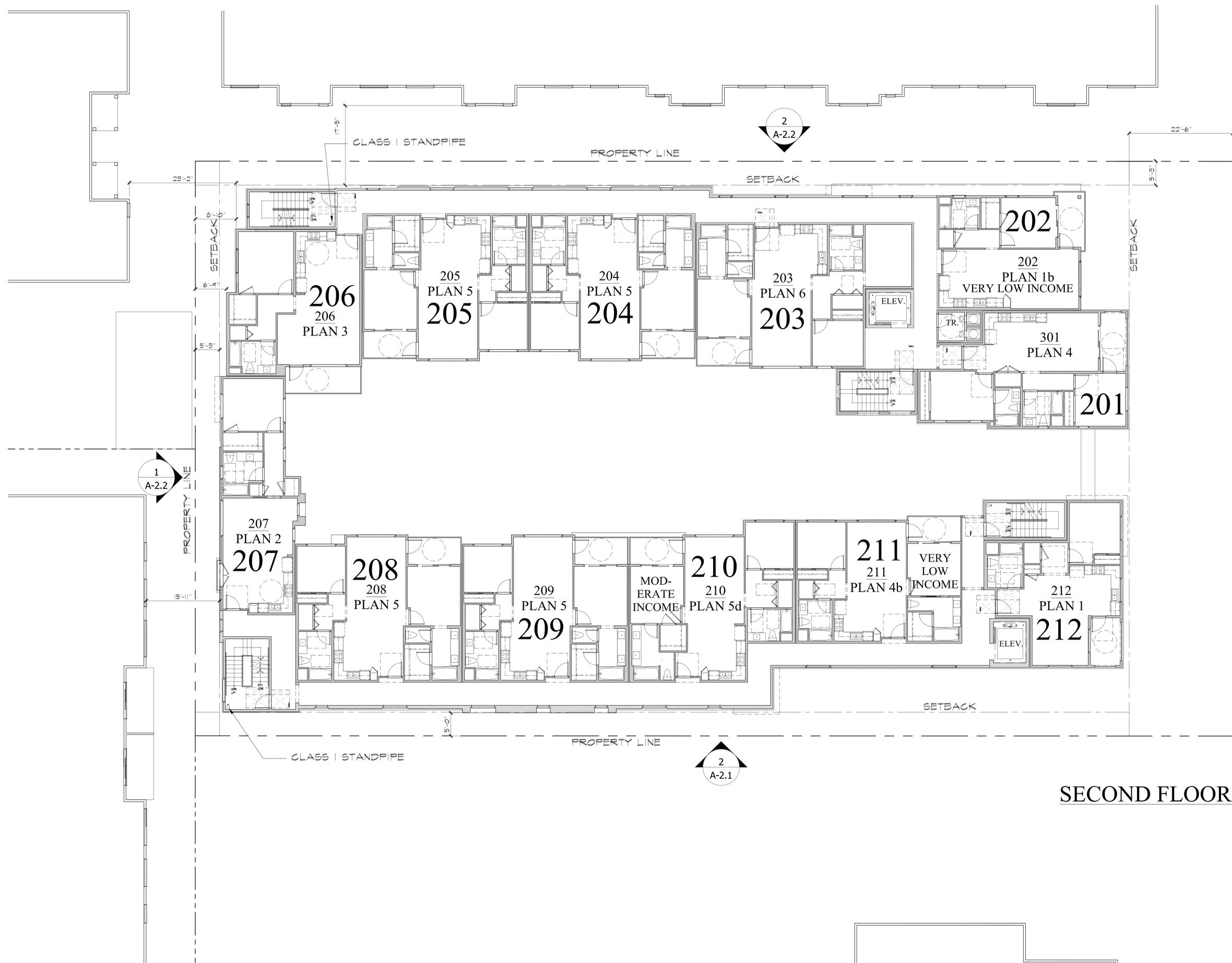


S. OAK KNOLL AVENUE

511 S. OAK KNOLL AVENUE
K27 Capital, LLC

GROUND FLOOR PLAN A-1.1

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



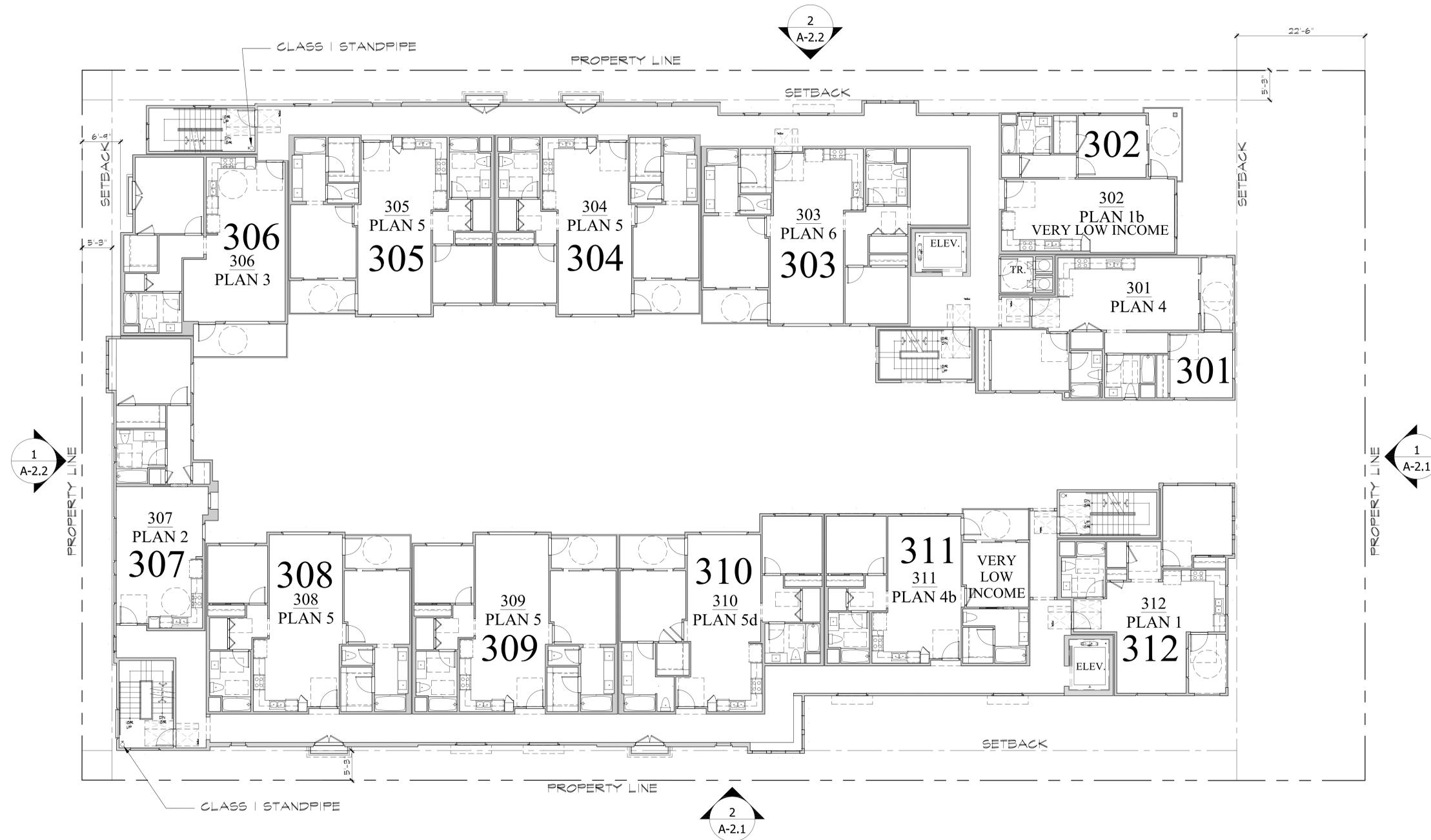
511 S. OAK KNOLL AVENUE
 K27 Capital, LLC

SECOND FLOOR PLAN A-1.2

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

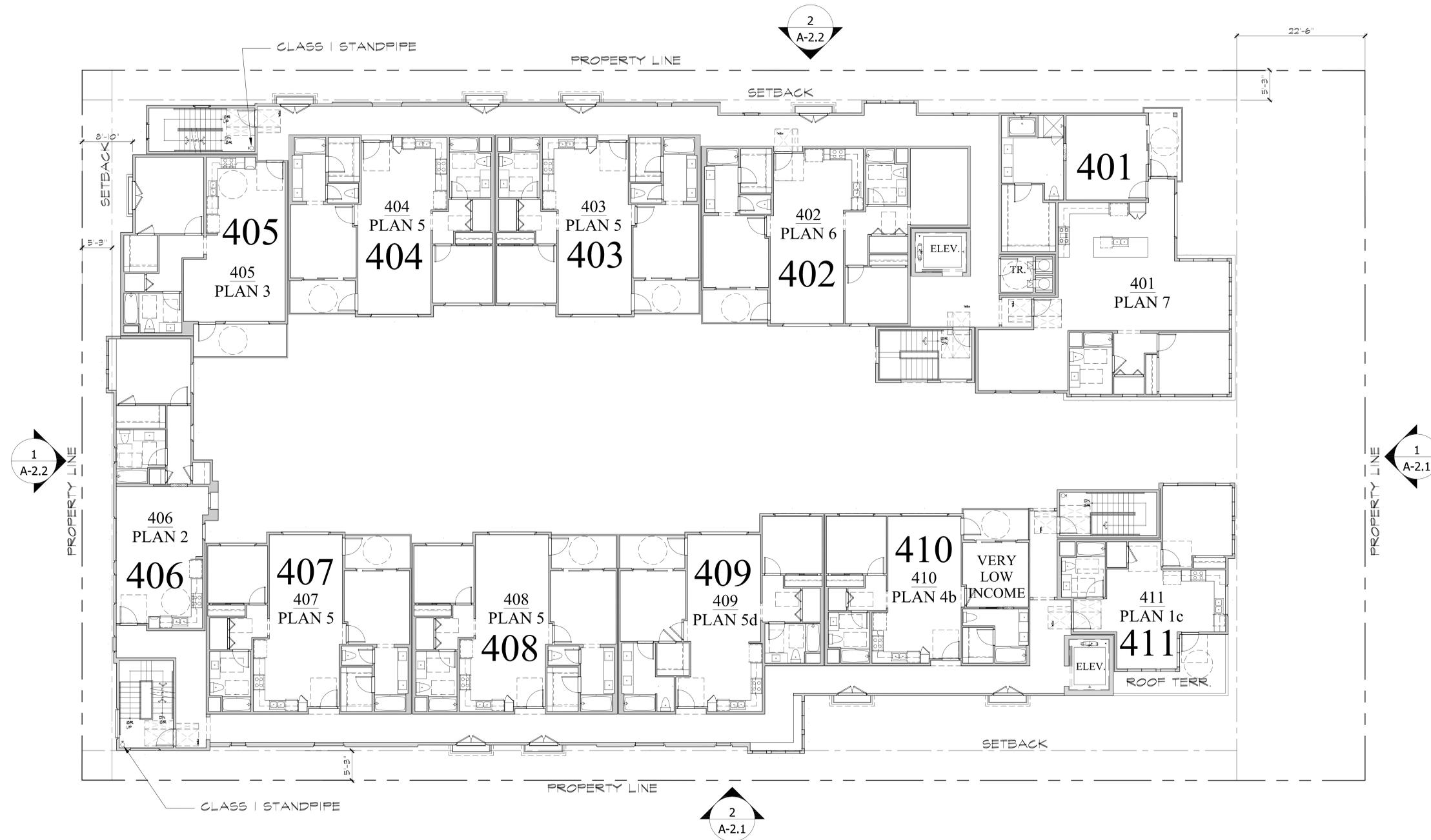
February 7, 2025



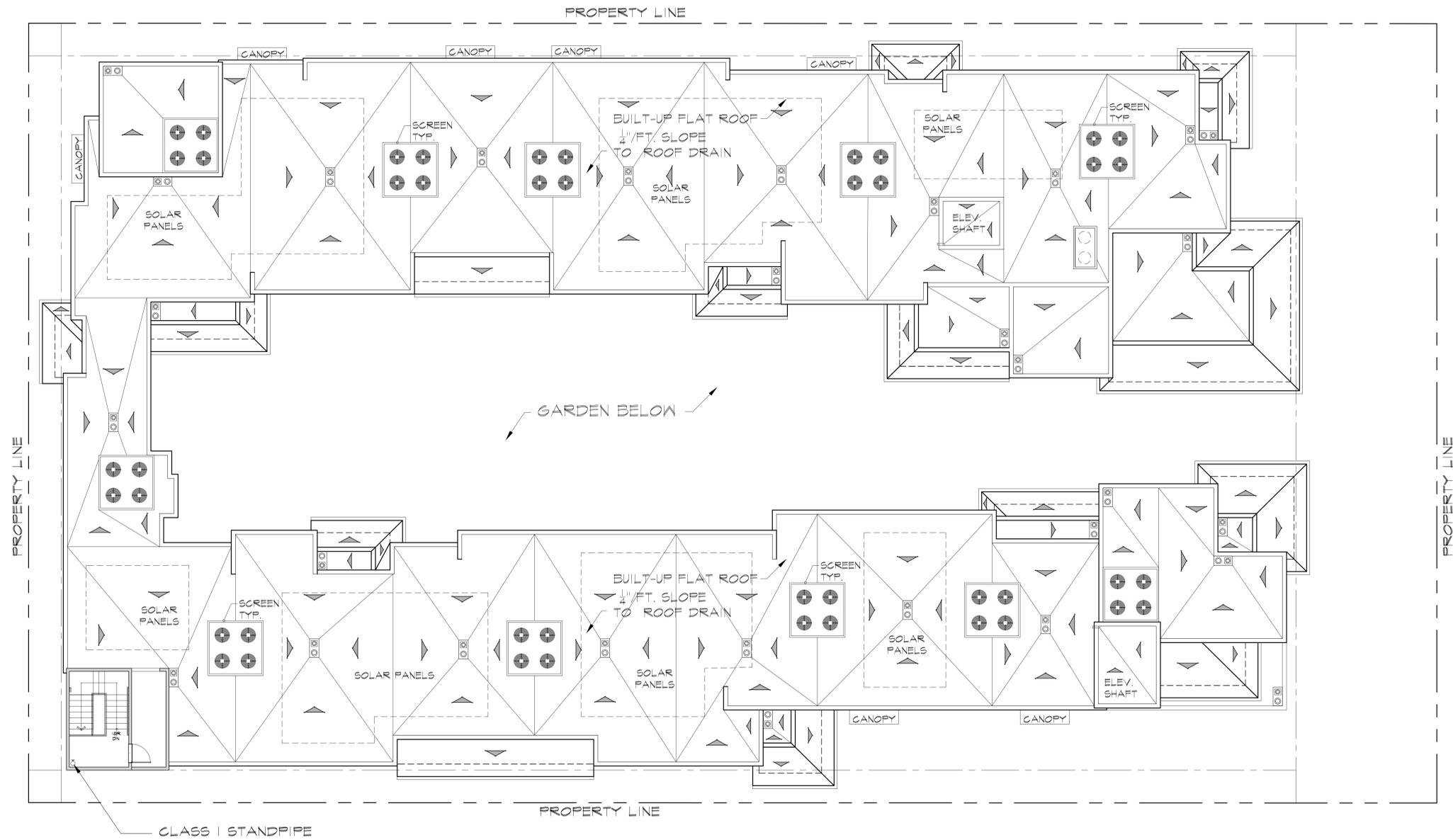


THIRD FLOOR





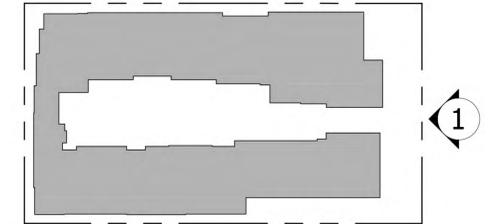
FOURTH FLOOR



ROOF PLAN



1. EAST ELEVATION



KEYMAP



ELEVATION NOTES

- 1 LIGHT SAND FINISH STUCCO - BASE COLOR
- 2 LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
- 3 LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
- 4 LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
- 5 BRICK VENEER
- 6 CEMENT BOARD SIDING, SMOOTH FINISH
- 7 VINYL DOORS AND WINDOWS
- 8 CONCRETE TILE FLAT ROOFING
- 9 WOOD POSTS - PAINT FINISH
- 10 METAL RAILING - PAINT FINISH
- 11 PAINTED CANOPY
- 12 ENTRY GATE - PAINT FINISH
- 13 WOOD PERGOLA - PAINT FINISH
- 14 PARAPET TRIM - PAINT FINISH

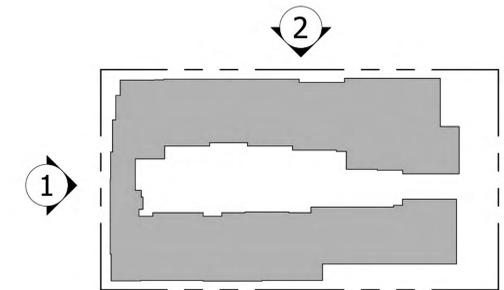


2. SOUTH ELEVATION

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



1. WEST ELEVATION



KEYMAP

ELEVATION NOTES

- 1 LIGHT SAND FINISH STUCCO - BASE COLOR
- 2 LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
- 3 LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
- 4 LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
- 5 BRICK VENEER
- 6 CEMENT BOARD SIDING, SMOOTH FINISH
- 7 VINYL DOORS AND WINDOWS
- 8 CONCRETE TILE FLAT ROOFING
- 9 WOOD POSTS - PAINT FINISH
- 10 METAL RAILING - PAINT FINISH
- 11 PAINTED CANOPY
- 12 ENTRY GATE - PAINT FINISH
- 13 WOOD PERGOLA - PAINT FINISH
- 14 PARAPET TRIM - PAINT FINISH



2. NORTH ELEVATION



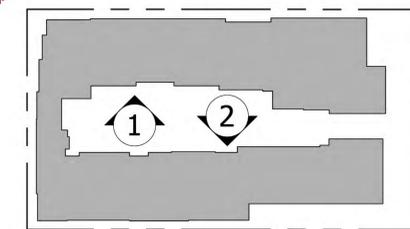
1. COURTYARD ELEVATION



2. COURTYARD ELEVATION

ELEVATION NOTES

- 1 LIGHT SAND FINISH STUCCO - BASE COLOR
- 2 LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
- 3 LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
- 4 LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
- 5 BRICK VENEER
- 6 CEMENT BOARD SIDING, SMOOTH FINISH
- 7 VINYL DOORS AND WINDOWS
- 8 CONCRETE TILE FLAT ROOFING
- 9 WOOD POSTS - PAINT FINISH
- 10 METAL RAILING - PAINT FINISH
- 11 PAINTED CANOPY
- 12 ENTRY GATE - PAINT FINISH
- 13 WOOD PERGOLA - PAINT FINISH
- 14 PARAPET TRIM - PAINT FINISH



KEYMAP



511 S. OAK KNOLL AVENUE
K27 Capital, LLC

February 17, 2025

3D-VIEWS A-3.0

LCRA



L.A. GROUP Design Works

Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net



511 S. OAK KNOLL AVENUE
Pasadena, CA

prepared for:
NAME
Address



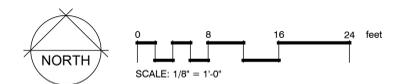
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	REMARKS
TREES					
	ARB HYB	Arbutus x 'Marina' Arbutus Standard	36"box	4	
	ARC MUL	Archontophoenix cunninghamiana Multi-Trunk King Palm	36"box	5	
	OLE SWA	Olea europaea 'Swan Hill' TM Swan Hill Olive	36"box	4	
	QUE AGR	Quercus agrifolia Coast Live Oak	36"box	4	
	TRI BRI	Tristania conferta Brisbane Box	24"box	5	
SHRUBS					
	ACA CIT	Acacia cognata 'ACCOG01' Cousin Itt Little River Wattle	5 gal	29	Low
	AGA BL4	Agave x 'Blue Glow' Blue Glow Agave	5 gal	27	Low
	ASP MYR	Asparagus densiflorus 'Myers' Myers Asparagus	5 gal	18	
	BAM GOL	Bambusa multiplex 'Golden Goddess' Golden Goddess Bamboo	15 gal	4	
	BOU BLO	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 gal	26	Low
	CAR DIV	Carex divisa European Grey Sedge	5 gal	79	Low
	CAR TUT	Carissa macrocarpa 'Tuttie' Natal Plum	5 gal	56	
	CHO TEC	Chondropetalum tectorum Cape Rush	5 gal	31	Low
	DIA VAR	Dianella tasmanica 'Variegata' Flax Lily	5 gal	65	Mod
	EUP IGN	Euphorbia ingens Candelabra Tree	25 gal	1	Low
	FIC REP	Ficus repens Creeping Fig	5 gal	76	Mod
	LAV STO	Lavandula stoechas Spanish Lavender	5 gal	23	
	LOM BRE	Lomandra longifolia 'Breeze' Dwarf Mat Rush	5 gal	137	Low
	NAN LMN	Nandina domestica 'Lemon-Lime' Lemon-Lime Heavenly Bamboo	5 gal	26	
	PHO AMR	Phormium x 'Amazing Red' Amazing Red New Zealand Flax	5 gal	10	
	SOL HET	Sollya heterophylla Australian Bluebell	5 gal	39	

Issue	Description	Date
1	00000 00000	00-00-0000

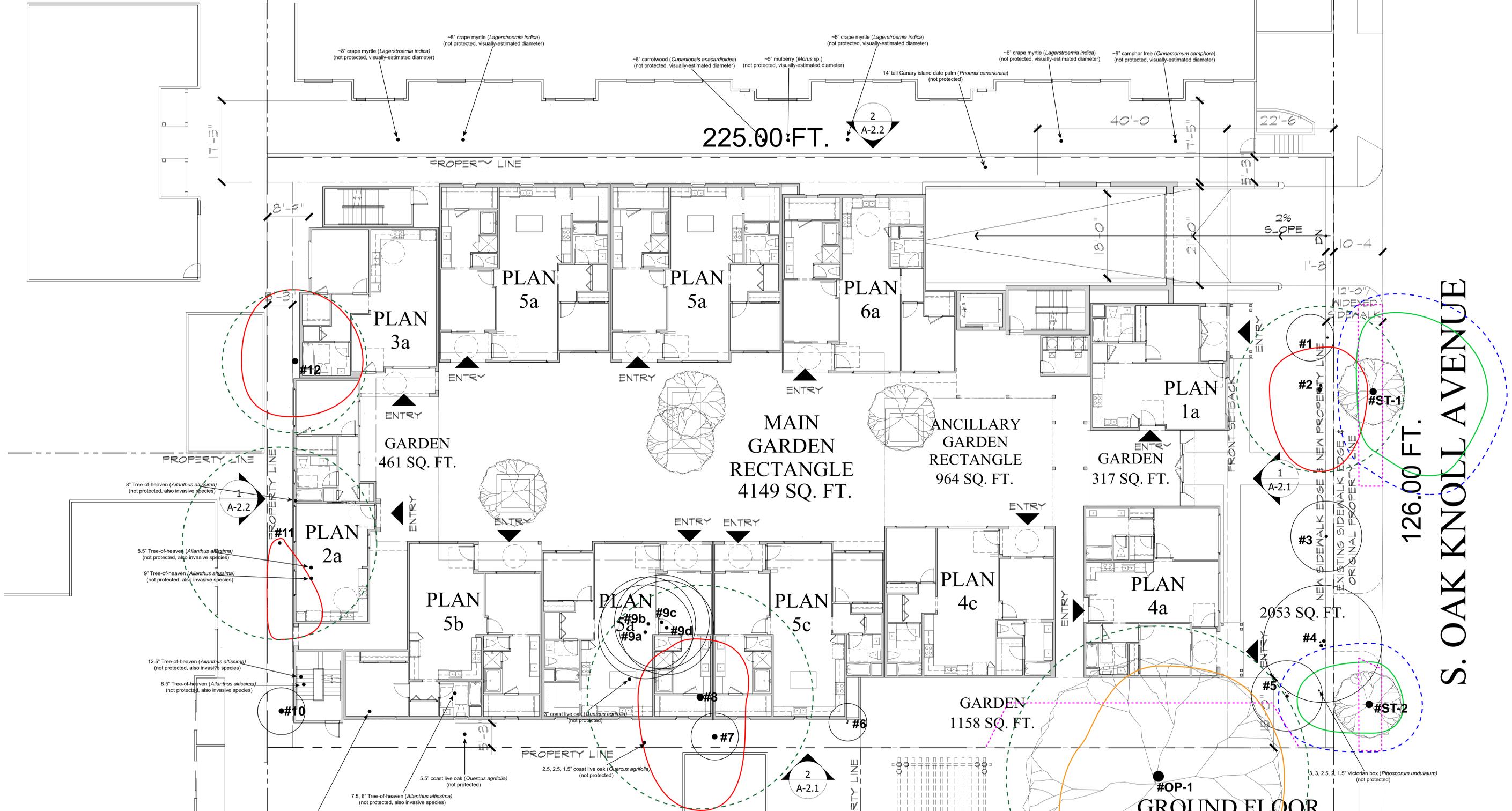
Date *
Drawn By
Sheet Title
PLANTING PLAN

Job No. 4836
Sheet No.



LP-1.0

of . Sheet



511 S Oak Knoll Ave Tree Protection Plan (Pg 1 of 3)
 Surveyed on August 6, 2024
Carl Mellinger Consulting, LLC
 Tree inventory, arborist notes, and tree protection guidelines are on Pg 2.
 Photographs of protected trees are on Pg 3.

511 S. OAK KNOLL AVENUE
K27 Capital, LLC

June 19, 2024

Company owner:
 Carl Mellinger
 ISA Certified Arborist #WE-1976A
 ASCA Registered Consulting Arborist #620

Tree survey and map by:
 Jonathan Flournoy
 Arborist at Carl Mellinger Consulting, LLC
 ISA Certified Arborist #WE-11548A
 ASCA Registered Consulting Arborist #825
 ISA Tree Risk Assessment Qualified

- Canopy of protected tree not anticipated for impacts
- Canopy of protected tree anticipated for impacts
- Canopy of protected tree requested for removal (4 total)
- Non-protected tree canopy
- Tree Protection Fencing
- Root Protection Zone (area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy)

Tree Protection Zone for street trees as specified by city (4' beyond dripline)

#OP-1
GROUND FLOOR

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

GROUND FLOOR PLAN A-1.1

S. OAK KNOLL AVENUE

126.00 FT.

225.00 FT.

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

LCRA