October 28, 2026

Honorable Mayor and Members of the City Council
City of Pasadena
100 N. Garfield Avenue
Pasadena, CA 91101

Re: Appeal of SCP #7377 — 3140 E. California Boulevard | November 10, 2026 hearing

Dear Mayor and Members of the City Council:

I am writing on behalf of Save East Pasadena Association, which appealed the Board of Zoning Appeals' August 27 decision to uphold Single-Family Compatibility Permit #7377. I am also the owner of 3150 E. California Boulevard, immediately east of the project. I have spent months reviewing the plans, the City's neighborhood study, and the findings supporting this approval. I do not object to the owners replacing their home. I object to the height, massing, and scale of this particular design and to the lack of a clear explanation of how it meets the City's compatibility requirement.

I respectfully ask the Council to reverse the approval and deny the permit. If the Council is not prepared to deny it, I ask that the project be substantially redesigned before approval.

The question the Council must answer

Pasadena Municipal Code § 17.22.090 requires a finding that the design, location, and size of the proposed house will be compatible with existing and anticipated future development along both sides of the blockface in aesthetics, height, materials, massing, and scale. This is a separate review from compliance with numerical zoning standards. The City's 500-foot study establishes the neighborhood floor-area comparison; it does not eliminate the need to explain compatibility on the blockface itself.

California law also requires findings that explain the connection between the evidence and the decision. See Topanga Assn. for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506. My concern is that the City's findings describe architectural style, setbacks, and some nearby larger homes, but do not sufficiently explain how this building's overall upper-story mass fits its immediate surroundings.

The proposed size and second story

The City's June 3 staff report describes a proposed 4,955-square-foot residence with a 467-square-foot attached garage. Attachment C reports a neighborhood median of 2,689 square feet and a 35%-above-median figure of 3,630 square feet. The proposed living area exceeds that figure by 1,325 square feet and is about 84% larger than the

neighborhood median. It is larger than 54 of the 60 homes in the City's study. The existing residence is approximately 2,116 square feet.

What concerns us most is how that additional area is distributed. The applicant's plan data, as identified in our submitted review of Sheet A10.1, shows approximately 2,382 square feet on the first floor and 2,573 square feet on the second. In other words, the upper floor is not a modest addition tucked into the roofline; it is at least as large as the floor below. The existing house has a much more limited second-story core. we ask the Council to examine the proposed second-floor outline alongside the existing one, rather than relying only on façade details and roof articulation.

The homes immediately beside the project are single-story. The City's findings acknowledge a neighborhood with both one- and two-story houses, but that general observation does not answer the more specific question of how this much upper-story volume relates to the homes on this blockface.

What the neighborhood comparisons actually show

The six homes larger than the proposed residence should not be ignored, but they also should not control the analysis. Attachment C shows that each is on a lot larger than the subject property, including the 6,754-square-foot home at 3210 E. California Boulevard on a 43,946-square-foot lot. The proposed residence at 3140 sits on a lot of approximately 20,499 square feet. Lot size, siting, and the form of the upper story all matter when assessing scale.

The house directly across the street, 3141 E. California Boulevard, is listed at 2,289 square feet in the City's study. We ask the Council to compare the actual homes on both sides of the relevant blockface, including their heights and second-story massing, rather than treating the largest houses anywhere within 500 feet as sufficient proof of compatibility.

Gaps in the findings and plans

The findings state that overlap with the existing first-floor footprint helps reduce the project's impact. Even if the ground-floor footprints overlap, that does not explain the visual effect of a much larger second story above them. The findings also refer to consistency with the original height, yet the materials we reviewed do not establish a measured height for the existing house. We ask that the City provide that measurement and an overlay of the existing and proposed building envelopes.

The ordinance expressly refers to anticipated future development. We have not seen an explanation identifying what future development is anticipated on this particular blockface or why it supports the proposed massing. We ask the Council to address that issue directly.

Our review also identified apparently different floor-area labels on Sheets A10.1 and A20.1. Because those sheets have not been independently authenticated in this review,

We ask staff to reconcile the figures on the approved plan set before the Council relies on them.

Privacy remains a real concern

My backyard and pool are immediately next to the project. The proposed second-floor rear bedroom balconies face south toward neighboring backyards, creating serious concerns about direct and diagonal overlooking. At the June 3, 2026 Hearing Officer hearing, during closing remarks beginning at approximately 36:12 of the City's recording, the Hearing Officer discussed privacy protections. At approximately 37:20, he addressed frosted glass and balconies not facing or overlooking neighboring yards. Following a clarification from the applicant, the frosted-glass direction was limited to the east and west sides. I ask the Council to review the recording and the final adopted conditions together. Regardless of side-window privacy glass, the rear balconies remain elevated outdoor viewing areas facing adjoining yards. I ask that both rear bedroom balconies be removed, rather than relying on landscaping or partial screens, and that rear-facing upper windows be evaluated through a measured sightline study.

I recognize that privacy measures may reduce overlooking. They do not, by themselves, resolve the separate question of whether the building's height, massing, and scale are compatible.

What we are asking the Council

Our first request is to reverse the Board of Zoning Appeals decision and deny SCP #7377 because the necessary compatibility finding has not been adequately supported. If the Council instead considers approval, I ask it to require a meaningful redesign: reduce the total living area; make the second floor substantially smaller and step it inward toward the center of the lot; reduce the upper-story mass facing neighboring properties; remove south-facing second-floor rear bedroom balconies; and require appropriate privacy protection for rear-facing upper windows where views into adjoining yards are possible. These changes should be reviewed before any modified approval.

Before acting, we also ask the Council to obtain an existing-versus-proposed building overlay, the measured height of the existing house, reconciled floor-area figures from the approved plans, and a blockface-specific comparison of building heights and upper-story forms.

Protection of neighbors during construction

Finally, if the project proceeds, we ask for practical construction safeguards for adjacent occupied properties: preconstruction condition documentation, appropriate dust and debris controls, protective measures along shared property lines, and clear responsibility for repairing construction damage. The June 3 recommended conditions contain detailed provisions for City trees and public improvements, but do

not set out comparable site-specific protections for adjoining private yards and homes.

We are asking the Council to take a hard look at this approval and send it back for a design that actually reflects what the Single-Family Compatibility Ordinance is supposed to protect.

Thank you for your time and consideration.

Respectfully,
Beatrice Haddad, DDS
Representative, Save East Pasadena Association
Owner, 3150 E. California Boulevard
Pasadena, CA 91107

Referenced materials: June 3, 2026 Hearing Officer staff report, including Attachment C; applicant's architectural plans; June 3 Hearing Officer recording (approximately 36:12–37:20); final adopted conditions; Board of Zoning Appeals findings and appeal record.

SUPPLEMENTAL ISSUE

Construction Impacts and Protection of Adjacent Homeowners

City Council Appeal | SCP #7377 | 3140 E. California Boulevard, Pasadena

The City's June 3, 2026 Conditions of Approval include **12 consecutive Public Works conditions numbered 15 through 26**, predominantly addressing protection of City street trees, including tree-protection zones, fencing, arborist plans, valuation, and financial deposits. Condition 26 also addresses the cleanliness and safety of the site and repairs to public street improvements.

We fully support protecting City trees and public infrastructure. However, the conditions do not provide comparable **project-specific protections for the three immediately affected neighboring residential properties**—the homes of Altmayer, Holtz, and Dr. Haddad—despite the foreseeable effects of substantial demolition and construction near occupied homes.

These effects may include dust and airborne debris reaching yards and swimming pools, noise and vibration, impacts to fences and landscaping, and damage to private improvements. Condition 11 requires compliance with the City's general noise restrictions, but that does not establish tailored measures for the adjoining private properties.

We respectfully request that the Council consider additional, enforceable conditions requiring:

1. Preconstruction photographs and condition documentation of adjoining fences, landscaping, pools, and other improvements.

2. Site-specific dust and debris containment during demolition, grading, and construction.

3. Reasonable measures to reduce noise and vibration, together with advance notice of particularly disruptive work.

4. Protection along shared property boundaries and a designated construction contact for neighbors.

5. A documented process for promptly investigating and resolving construction-related property damage.

We are not asking the City to protect its trees any less. We are asking the City to protect its residents with the same level of care.

Supporting reference: June 3, 2026 Hearing Officer Staff Report, Attachment B, Conditions 11 and 15–26 (pp. 8–10). These supplemental requests are separate from our primary appeal under Ordinance 7371 and Pasadena Municipal Code §17.22.090.

Honorable Mayor and Members of the City Council
City of Pasadena

Re: Appeal of SCP #7377 – 3140 E. California Boulevard

Dear Mayor and City Council Members:

In 2015 and 2016, the City conducted a series of 13 community meetings described as "mansionization outreach." The goal of these meetings was to discuss the negative impact of mansionization on the character of Pasadena neighborhoods and how to prevent it.

The City defined "mansionization" as "a situation where a proposed house, addition, or remodel results in a structure that is out of scale, ill-proportioned, or out of character with its surrounding neighborhood."

The City Council unanimously approved the ordinance, stating that the legislation was needed to address public concerns regarding the potential for mansionization in Pasadena's single-family neighborhoods.

Since that time, the City's Planning Department has processed 40 Compatibility Permit applications, approving all 40. We are concerned that the Planning Department is not applying Ordinance 7371 in a manner consistent with the City Council's intent to prevent mansionization. The approval of the permit for 3140 E. California Boulevard is a clear example of this concern.

The proposed project is substantially larger than the immediately adjacent homes and other properties along the south side of California Boulevard. The project is at least 65% larger than its two closest neighboring homes and approximately 84% larger than the median home size considered in the permitting process.

The City's own neighborhood analysis provides compelling evidence of this disparity. Of the 60 properties examined within 500 feet, the median home size is approximately 2,689 square feet. The proposed 4,955-square-foot residence is approximately 84% larger than that median and exceeds the 3,630-square-foot compatibility-review threshold by 1,325 square feet. It would also be larger than 54 of the 60 homes surveyed. These figures demonstrate that the proposed residence is substantially larger than the prevailing development pattern in the surrounding neighborhood.

A review of the applicant's scaled drawings shows a structure that dwarfs neighboring homes in scale, height, and massing. This is precisely the type of development Ordinance 7371 was intended to address. The applicant's own drawings make this clear.

City staff continues to assert that the proposed house will be consistent with “anticipated future development.” This assertion is difficult to reconcile with the intent of the ordinance and the established development pattern of this neighborhood over the past several decades.

Suggesting that hypothetical future development justifies approval of an oversized project creates a self-fulfilling prophecy. If each new oversized home is used to justify the next, the neighborhood compatibility protections intended by the City Council risk losing their meaning.

We respectfully ask the Mayor and City Council to reconsider the approval of SCP #7377 in light of the original purpose of Ordinance 7371 and the established character of the surrounding neighborhood.

Thank you for your consideration.

Sincerely,

Tom Altmayer

Debra Vierregger
620 Brightside Lane
Pasadena, CA 91107

October 25, 2026

Alison Maldonado-Walker
Planner | Current Planning Section
Planning & Community Development Department
175 N. Garfield Ave | Pasadena, California 91101

Re: SCP #7377 Opposition to Proposed Two-Story Residence at 3140 E California Blvd

Dear City Council Members,

I am a resident of the quiet cul-de-sac at Brightside Lane. Our neighborhood consists of single-story homes on large lots. This consistent low profile and open character is a defining feature of the area and a primary reason many of us chose to live here.

I am writing to respectfully request that the Board deny the application for a large two-story home approximately 29 feet tall on the property adjacent to our street (within 500 feet). The proposed structure will be clearly visible from our cul-de-sac and is incompatible with the established scale, massing, and character of the surrounding homes.

The existing homes on and near our street are uniformly single-story. Their height, roof lines, and relationship to our lots create a cohesive, low-density ambiance. A two-story building of this height and bulk would stand out prominently, alter sight lines from our street, and disrupt the visual consistency that currently defines the neighborhood. This is not merely a matter of personal preference; it is a substantial change in the physical character of the area that residents experience daily.

I am also concerned about the precedent this would set. Approval of a significantly taller structure in this location would make it more difficult to maintain the single-story scale that has long characterized this part of the community and could encourage additional out-of-scale development nearby.

I understand the property owner has the right to develop their land within the applicable rules. However, the proposed height and massing do not appear to respect the surrounding context. A single-story design (or substantially reduced height and bulk) would allow reasonable development while preserving the established character of the neighborhood.

I urge the Board to deny the request as submitted, or at minimum require substantial redesign so that any new home is compatible in scale and visibility with the single-story homes on large lots that define this area.

Thank you for your consideration of these concerns and for your service to the community.

Sincerely,
Debra Vierregger

Peter and Anne Zwart
620 Carroll Way
Pasadena, CA 91107

October 2026

Honorable Mayor and Members of the City Council
City of Pasadena

Re: Appeal of SCP #7377 – 3140 E. California Boulevard

Dear Mayor and City Council Members:

We are writing to express our strong opposition to the proposed 4,955-square-foot residence with a 467-square-foot detached garage at 3140 E. California Boulevard in East Pasadena.

Our reasons for opposing the proposed development are as follows:

- The proposed 4,955-square-foot residence exceeds the City's neighborhood compatibility review threshold of 3,630 square feet by 1,325 square feet, approximately 36.5%.
- The City of Pasadena's rules, codes, and regulations must be respected and consistently applied. If a project of this magnitude is approved despite its incompatibility with the surrounding neighborhood, what precedent will that set for future development?
- When we remodeled our own home, we increased its square footage by adding a second story. There were features we wanted that did not comply with City regulations, so our architect never included them in the plans or sought exceptions. We respected the rules, and we believe everyone should be held to the same standards.
- If the City has established a specific process to evaluate neighborhood compatibility, we believe the proposed size, height, and massing of this residence deserve careful scrutiny rather than approval simply because the project meets general zoning requirements.
- We are also concerned about the potential impact on neighborhood property values. Sales of significantly larger homes may influence comparable-property valuations and the perceived value of surrounding residences. We believe this potential impact deserves consideration.
- Drive through Arcadia and look at neighborhoods where very large homes have replaced smaller residences. Is that the direction Pasadena wants to take? There is a reason we chose to live here and have remained in our current home for 38 years. Peter is a native Pasadenan, and Anne is originally from South Pasadena. We value the established character of our community.

- If JWDA-MS Architects and the property owner desire a 4,955-square-foot residence, they have the option of purchasing an existing home of that size or building in an area where a home of that scale is more compatible with its surroundings.

We respectfully ask the Mayor and City Council to consider these concerns and deny the proposed project as submitted.

Please feel free to contact us if you have any questions or need clarification.

Thank you for your time and consideration.

Sincerely,

Peter and Anne Zwart
620 Carroll Way
Pasadena, CA 91107

Honorable Mayor and Members of the City Council
City of Pasadena

Re: Appeal of SCP #7377 – 3140 E. California Boulevard

Dear Mayor and City Council Members:

My name is Lou Holtz, and my family owns the property at 605 Brightside Lane, directly behind 3140 E. California Boulevard.

We purchased our home in 2002, when it was approximately 2,000 square feet. At the time, we planned to expand the house and seriously considered adding a second story. However, after looking at the surrounding homes, we felt that a second story would look out of place and would not fit the character of the neighborhood. We ultimately added only 600 square feet and kept our home single-story.

We believed we were making the right decision for our neighborhood, long before Ordinance 7371 was adopted.

Although a 3,630-square-foot home would still be considerably larger than the homes immediately surrounding 3140 E. California Boulevard, it would be more appropriate in scale than the proposed 4,955-square-foot residence.

For this reason, I respectfully ask the City Council to consider limiting the proposed residence to the 3,630-square-foot threshold established under the City's Single-Family Compatibility requirements, rather than approving the project at its proposed size.

Thank you for your time and consideration.

Sincerely,
Lou Holtz
605 Brightside Lane
Pasadena, CA 91107

October 27, 2026

To the Pasadena City Council
Re: Appeal Hearing — Tuesday, November 10, 2026

Dear Members of the City Council,

As a 40-year neighbor on Carroll Way in East Pasadena, I respectfully urge you to reconsider the approved replacement home measuring 4,955 square feet and rising to 29 feet in height. It exceeds the City's compatibility benchmark by more than 1,300 square feet.

This is about more than one house. It is about preserving the character of our sweet Pasadena neighborhood, where modest, much smaller homes have long defined the streetscape and sense of community.

To justify this project based on "anticipated future development" is especially troubling. If today's out-of-scale construction becomes tomorrow's benchmark, we risk losing the very qualities that make this neighborhood such a lovely place to call home.

I ask the Council to protect the character of our existing neighborhood rather than approve a future that would fundamentally change it.

Thank you for your consideration.

Respectfully,

Sally Yingling

Sally Yingling & family
Carroll Way

APPEAL TO PASADENA CITY COUNCIL

Out of Scale with the South Side

Why the proposed new construction is not compatible in height, massing and scale with the homes on the south side of E California Blvd

Proposed project: 3140 E California Blvd · Pasadena, CA 91107



The Single-Family Compatibility Permit standard

Purpose: The purpose of the Single-Family Compatibility Permit is to provide a separate discretionary review of whether a proposed new or enlarged single-family residence is appropriate and consistent in size and scale with the existing residences in the surrounding neighborhood, generally evaluated within a 500-foot radius.

Pasadena Municipal Code § 17.22.090

For 3140 E California Blvd, this presentation focuses on three measures of size and scale:

1 Height

Rooflines are low and consistent. A full two-story structure rises well above every neighbor around it.

2 Massing

Volume is long, low and horizontal. Bulk spreads out at ground level rather than stacking upward.

3 Scale

Homes are modest and sit comfortably on their lots, reading as one story from the street.

Meeting zoning limits is not enough

Ordinary zoning check

- Setbacks
- Maximum height
- Lot coverage
- Gross floor area

Asks: does the house fit inside the maximum envelope?

Compatibility Permit review

- A separate discretionary review
- Compared with existing homes within a 500-foot radius
- Is the home appropriate and consistent in size and scale?

Asks: is the house consistent in size and scale with its neighbors?

A project can satisfy every zoning limit and still fail the compatibility review. The permit exists so that a house much larger than its neighbors is not approved just because it fits the zoning envelope.

The established south-side pattern



E California Blvd: one-story ranch, low hip roof

1

Low profile

Mostly one-story homes with low-pitched hip and gable roofs

2

Horizontal massing

Long, wide facades that hug the ground rather than rise above it

3

Modest scale

Home sizes stay in proportion to their lots and to each other

4

Generous setbacks

Deep lawns, circular drives and mature trees soften every frontage

E California Blvd: the homes beside 3140


Long, low hip roof across a wide lot


Cape Cod, upper floor under the roof


Single-story home with low hip roof


Low ranch, brick chimney, attached garage

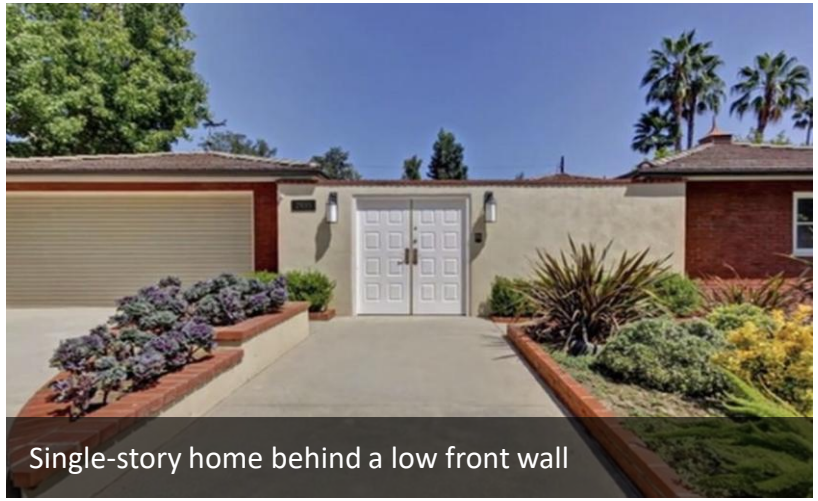
What this shows

- Same side of the street as 3140
- Mostly one story; the Cape Cod keeps its upper floor under the roof
- Low rooflines keep the San Gabriel views open

E California Blvd: one story is the rule



2775: low, spread-out single-story plan


Single-story home behind a low front wall


Recent remodel kept to one story


The lone two-story home, set back on a deep lawn

What this shows

- Nearly every home shown is one story
- Even the recent remodel stayed at one story
- Mass spreads horizontally, not upward

Neighboring cul-de-sacs on the same side



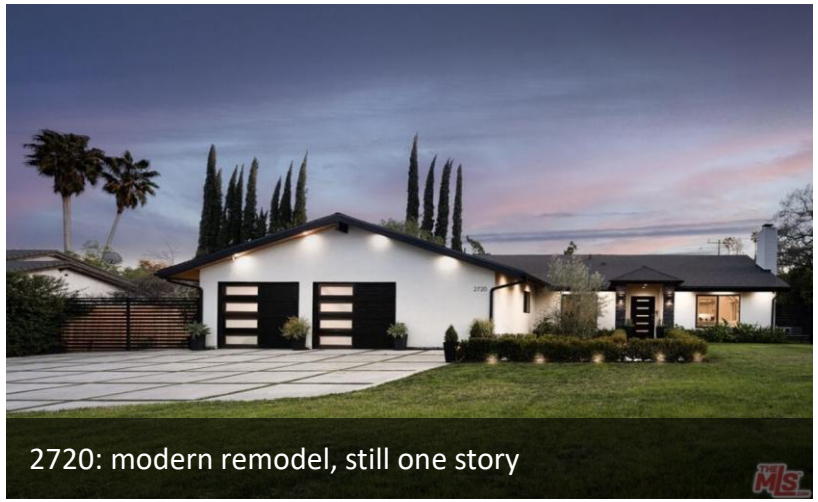
One-story ranch with covered porch



Modest volume set among mature trees



Single-story home set far back on its lot



2720: modern remodel, still one story

What this shows

- The cul-de-sacs off this side follow the same pattern
- Low, horizontal homes on generous lots
- Remodels keep the one-story height

Carroll Way: the cul-de-sac just west of 3140



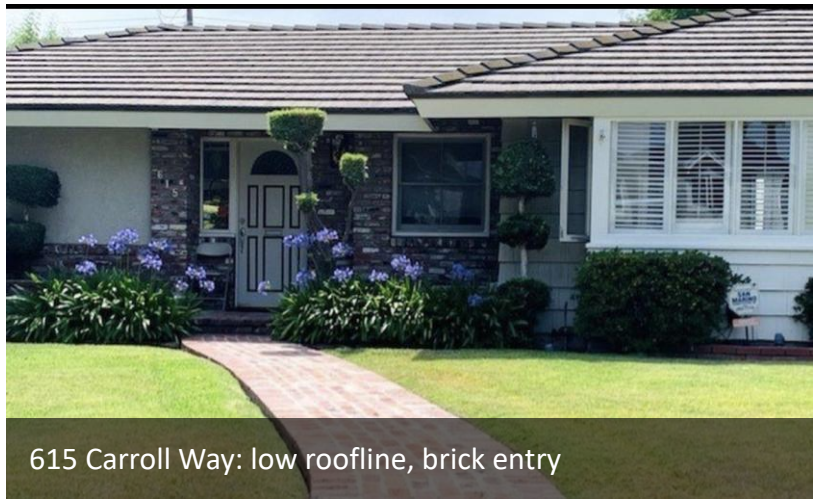
650 Carroll Way: long, low ranch



601 Carroll Way: one-story ranch, brick chimney



One-story cottage with front porch

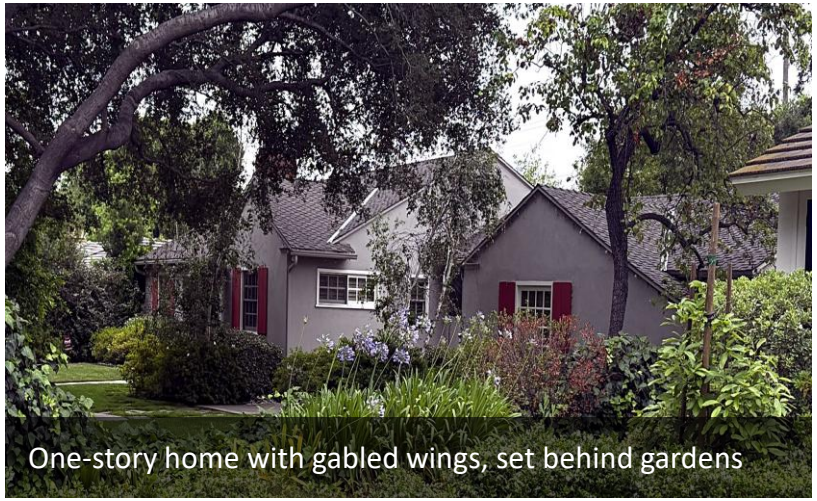


615 Carroll Way: low roofline, brick entry

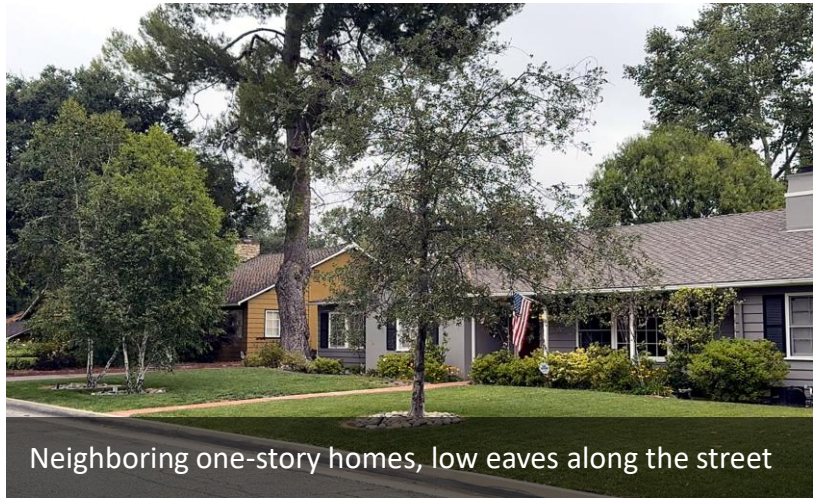
What this shows

- Same south side of E California as 3140
- Low, single-story ranches with deep lawns
- City data: median 2,400 sq ft, largest 3,543 sq ft

Carroll Way: low rooflines from end to end



One-story home with gabled wings, set behind gardens



Neighboring one-story homes, low eaves along the street



Gabled ranch beneath mature oaks



One-story ranch with twin chimneys

What this shows

- One-story homes under mature trees
- Eaves stay low across the street
- Nothing approaches 4,955 sq ft or a full two-story mass

Brightside Lane: the cul-de-sac just east of 3140



640 Brightside Lane: low ranch behind a landscaped front yard



One-story ranch, low hip roof, stone base



One-story ranch, brick entry

What this shows

- Same south side of E California as 3140
- Every home reads as one story from the street
- City data: median 2,300 sq ft, largest 2,571 sq ft

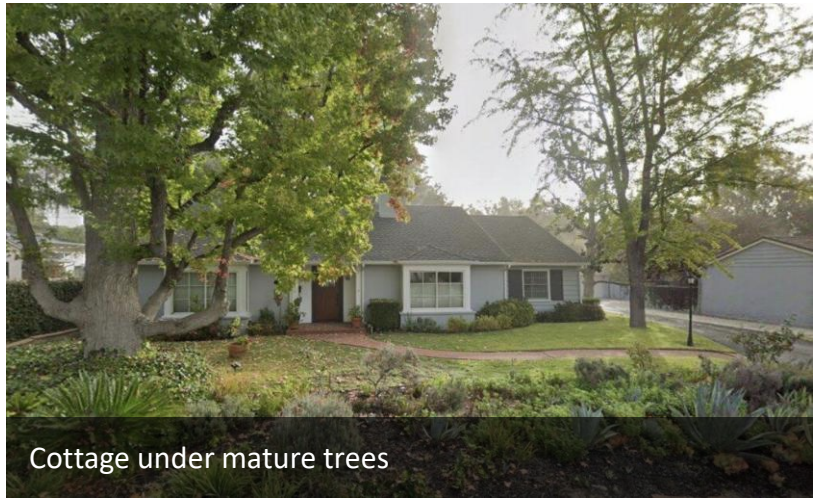
Brightside Lane: modest homes on open lots



Long, low ranch behind a circular drive



One-story ranch with low gable and wide lawn



Cottage under mature trees

What this shows

- Deep front lawns and mature trees
- Low eaves and horizontal massing throughout
- The proposed 4,955 sq ft home is nearly double the largest here

Carroll Way and Brightside Lane: no home near 4,955 sq ft

Carroll Way

10 homes

2,400 sq ft
Median home

3,543 sq ft
Largest home

12,332 sq ft
Median lot

Brightside Lane

7 homes

2,300 sq ft
Median home

2,571 sq ft
Largest home

12,599 sq ft
Median lot

Proposed 3140

E California Blvd

4,955 sq ft
House size

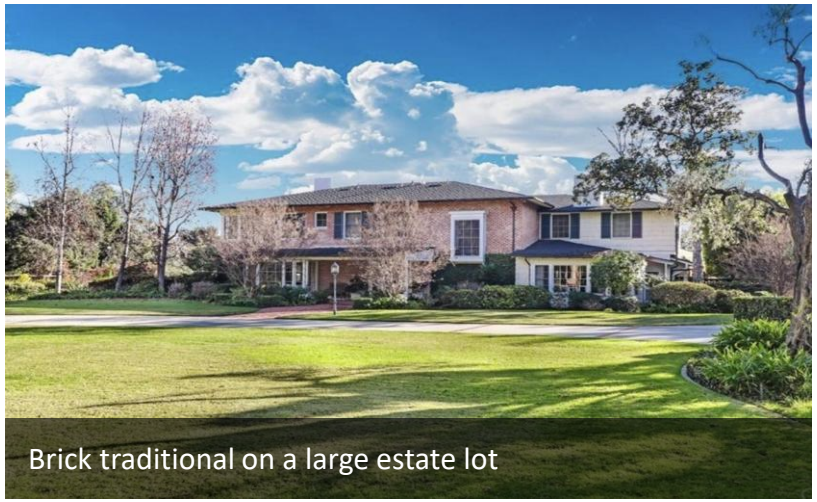
20,499 sq ft
Lot

The proposed house is 40% larger than the biggest home on Carroll Way and nearly double the biggest on Brightside Lane. Source: City staff report, Attachment C.

Larger homes offset height with big lots



Colonial with shutters, set far back behind trees



Brick traditional on a large estate lot



Cape Cod: second floor tucked under dormers

What this shows

- The few two-story homes sit on large, deep lots
- Height is set far back from the street and screened by trees
- Their mass is not pressed between one-story neighbors

Sidney Ave: same side of E California as 3140



Long, low ranch with circular drive



One-story ranch, brick chimney, front lawn



Board-and-batten ranch, brick chimney

What this shows

- One-story ranch homes throughout
- Low rooflines and horizontal massing
- Confirms the south-side pattern the project must match

The pattern extends beyond the immediate neighbors

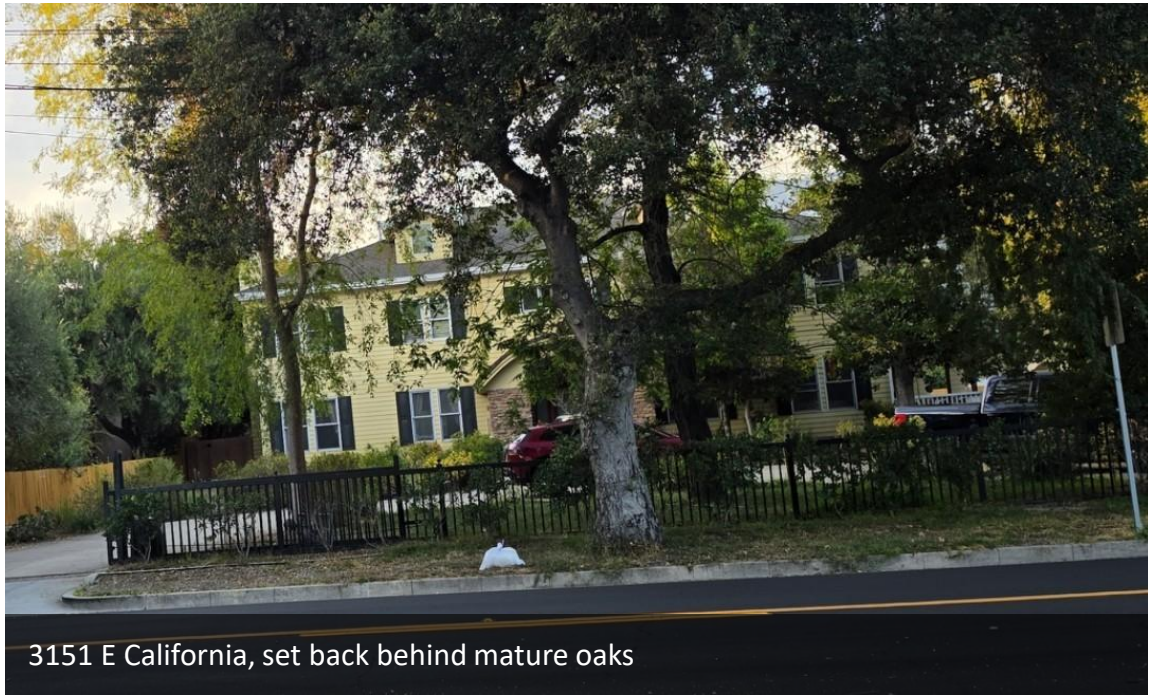
The photographs in this presentation represent only a portion of the surrounding neighborhood.

Along the south side of East California Boulevard and the adjoining streets, including Carroll Way, Brightside Lane and Sidney Avenue, the established residential character is predominantly single-story homes with low rooflines and horizontal massing.

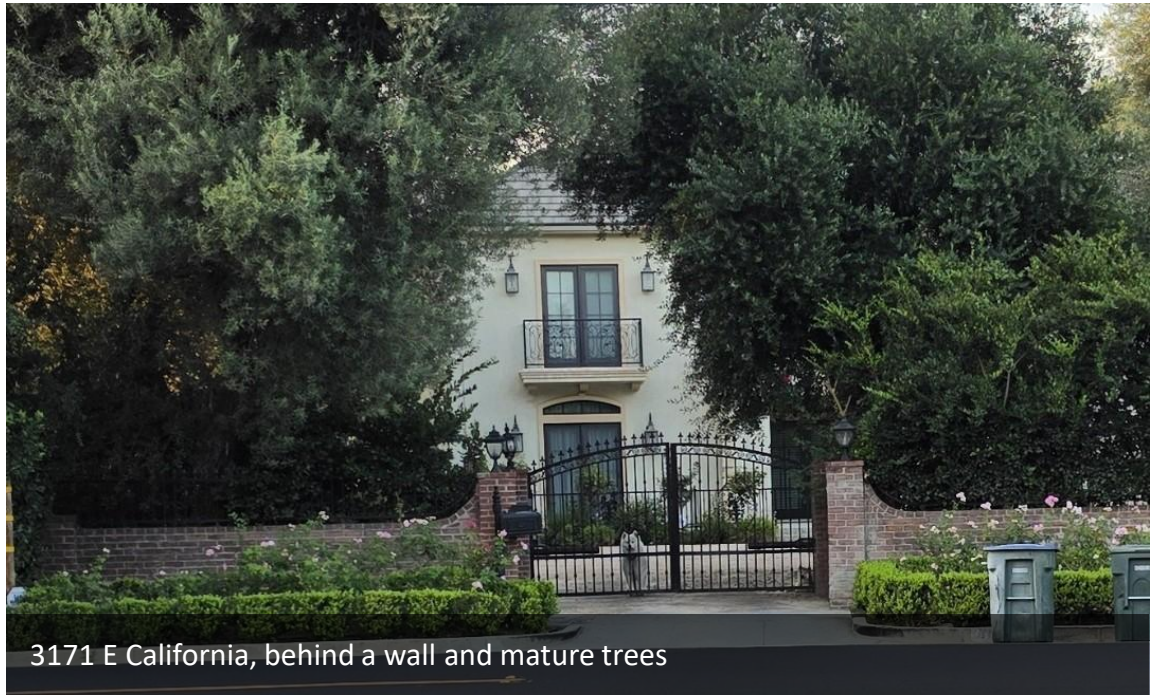
Although not every home is pictured, the photographs illustrate a consistent neighborhood pattern extending well beyond the properties immediately adjacent to 3140 E. California Boulevard.

The proposed development should be evaluated in the context of this established neighborhood character, not justified solely by two substantially larger homes across the street.

Across the street: the two largest homes sit on far larger lots



3151 E California, set back behind mature oaks



3171 E California, behind a wall and mature trees

7,313 sq ft

house

32,709 sq ft

lot

7,829 sq ft

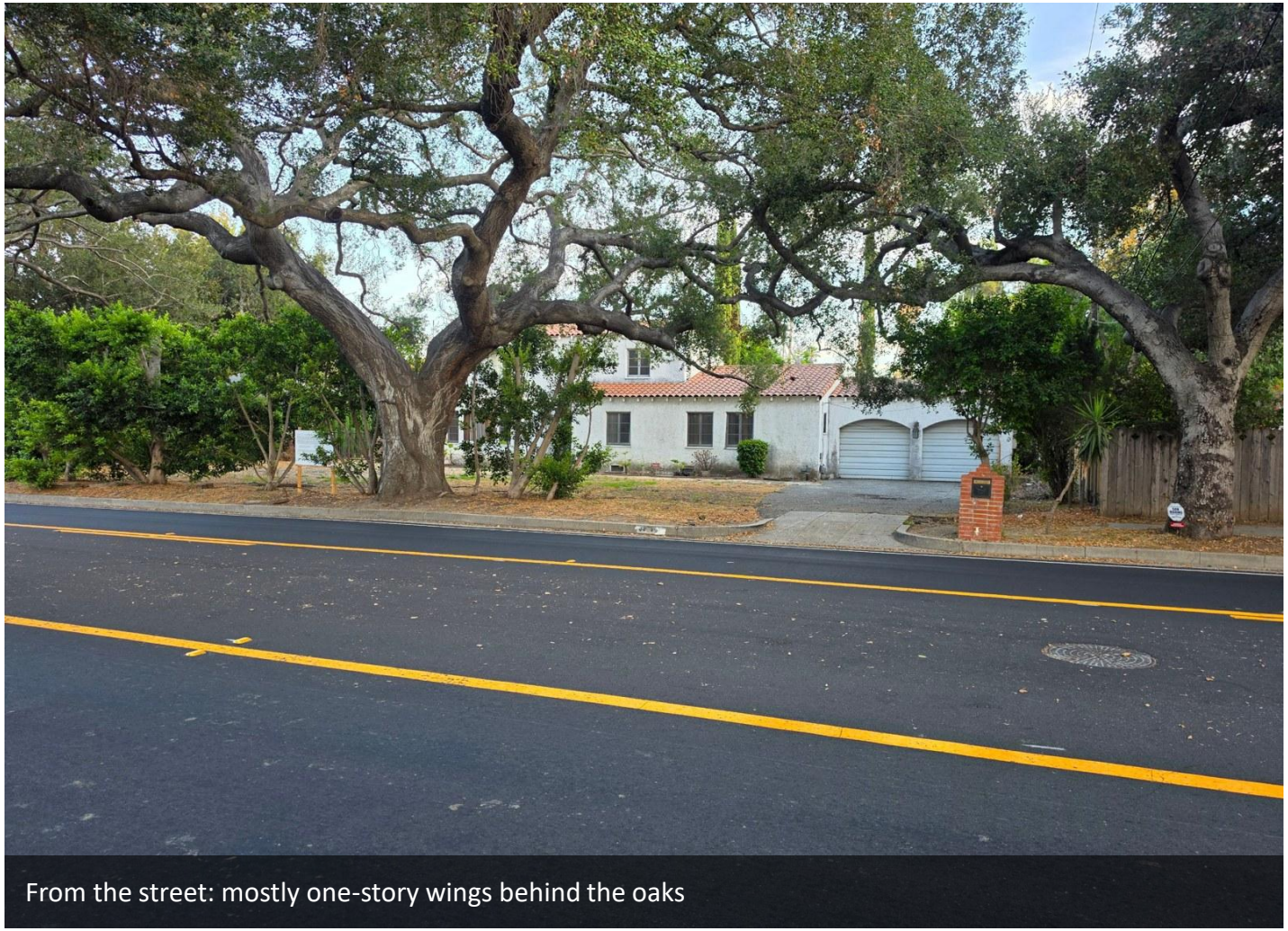
house

33,237 sq ft

lot

3140's lot is 20,499 sq ft, about 60% of these. Both homes date from before the 2021 permit rules (3151 built 2010; 3171 built or rebuilt 2018) and sit screened from the street. The home directly across from 3140, 3141, is 2,289 sq ft.

The existing home at 3140 E California Blvd



From the street: mostly one-story wings behind the oaks



Small second-story core, one-story wings

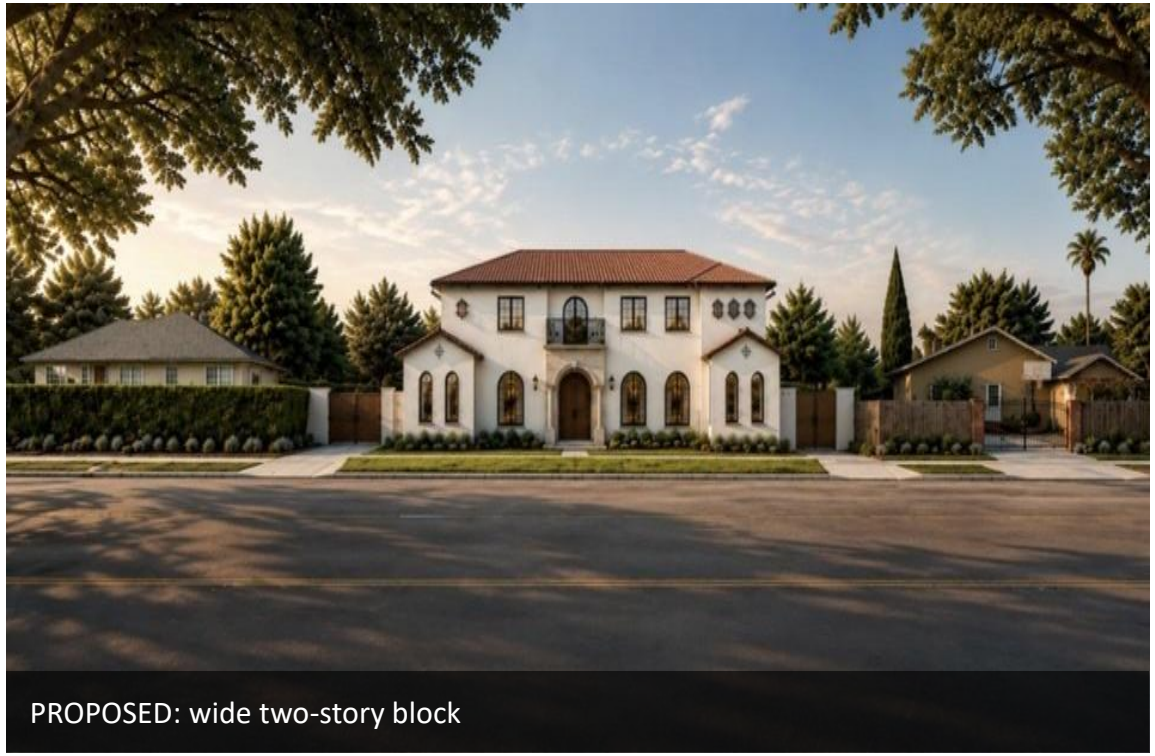
Today's Spanish Colonial home keeps a compact second story at its center, with one-story wings and garage on either side.

From the street it reads as low and modest.

Existing vs. proposed



EXISTING: compact core, one-story wings



PROPOSED: wide two-story block

- Two-story portion limited to the center
- One-story wings step the mass down
- Largely hidden behind mature oaks

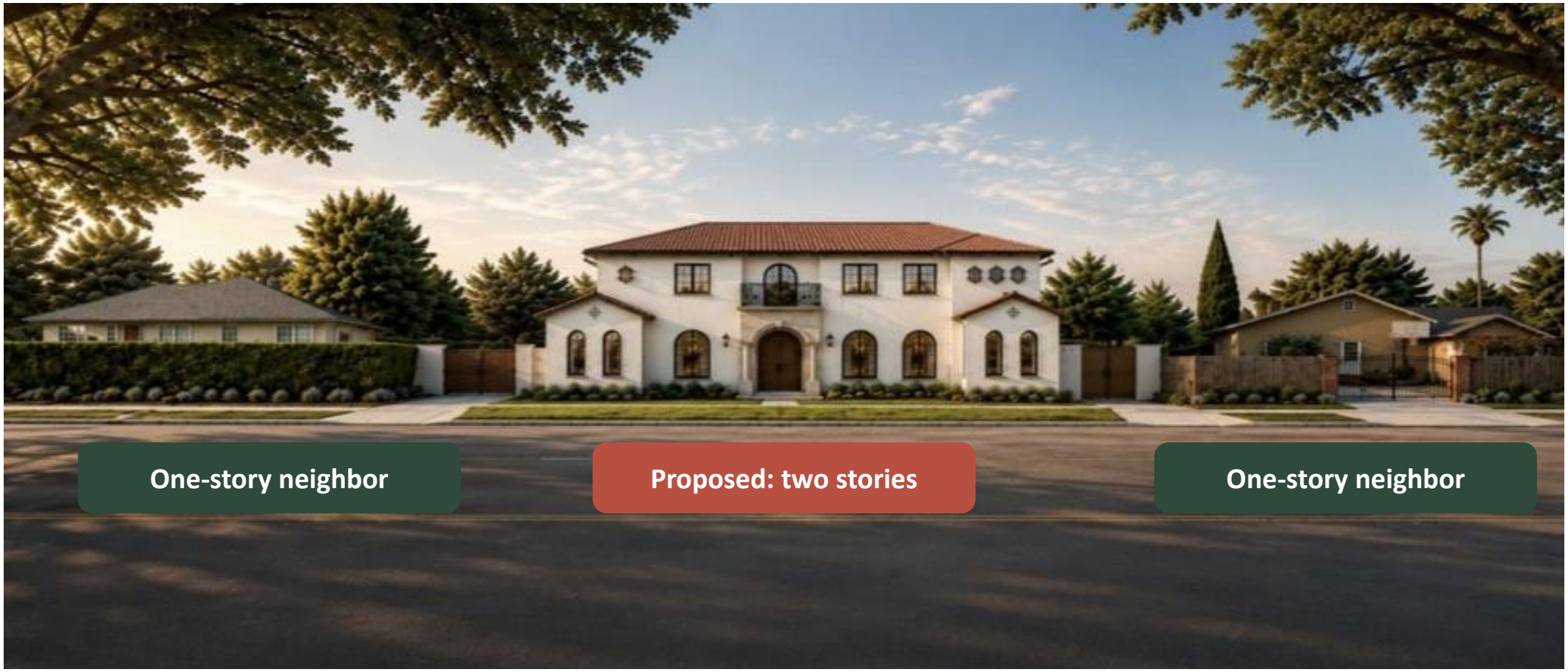
- Two-story mass far wider than today's core
- Only small one-story bays at the ends
- Much larger visible bulk from the street

South-side pattern vs. the proposed project

	South-side pattern	Proposed project
Height	One story, low rooflines	Two full stories above one-story neighbors
Massing	Long, low, horizontal volumes	Second floor as large as the first, stacked full height
Scale	Modest homes in proportion to lots	Large home that dominates adjacent lots
Roofline	Low ridges, consistent along the street	Raised two-story ridge well above neighbors

Based on the applicant's rendering for 3140 E California Blvd.

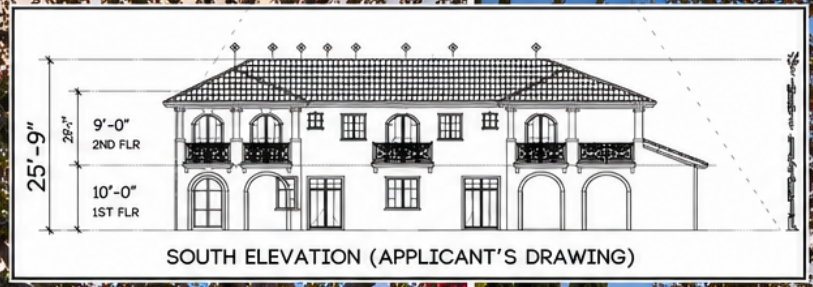
3140 E California Blvd in context



The applicant's own rendering shows the problem: a two-story villa towering between one-story homes, out of scale with the south side in height, massing and scale.







SOUTH ELEVATION (APPLICANT'S DRAWING)

EXISTING CONDITION

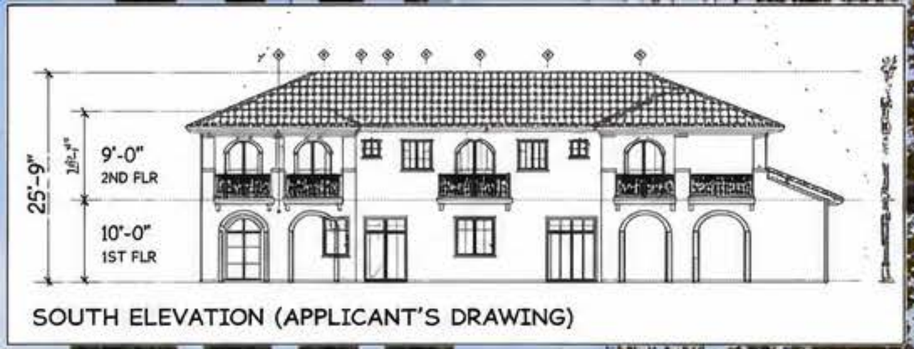
View from Existing Pool (Southeast View)

Current view of the neighboring property at 3140 E. California Boulevard.

PROPOSED DESIGN - VISUALIZATION

View from Existing Pool (Southeast View)

Proposed two-story residence with four balconies (south elevation per plans), shown from the same viewpoint and aligned to the same location as the existing photo.



SOUTH ELEVATION (APPLICANT'S DRAWING)

ILLUSTRATIVE VISUALIZATION

Proposed House at 3140 E. California Boulevard
View from Existing Pool (Southeast View - South Elevation with Partial East Side)

Based on applicant's architectural drawings. Not a surveyed sightline study. For illustrative purposes only.