



Planning Commission **STAFF REPORT**

Manish Desai, Chair
Ken Goldstein, Vice-Chair
Matthew Buckles, Commissioner
Leslie Hinton, Commissioner
Gina Frierman-Hunt, Commissioner
John Hutt, Commissioner
Bob Spears, Commissioner

DATE: August 20, 2015

TO: Planning Commission

FROM: Monica Esparza, Assistant Planner

THROUGH: Vincent Gonzalez, Director, Planning and Community Preservation

*Vincent Gonzalez, Director of
Planning and Community
Preservation*

SUBJECT: Certificate of Appropriateness 15-03 (CA 15-03): A request to install a new air conditioning and heating system with two (2) condensers and a line cover along the front exterior wall facing Baldwin Avenue and an upgraded electrical panel along the exterior wall facing Laurel Avenue at the residence located at 229 N. Baldwin Avenue (William Deutsch House – 1883).

EXECUTIVE SUMMARY:

The applicants, Barry and Leslie Ziff, are requesting that the Planning Commission consider an application for a Certificate of Appropriateness (CA) to install two (2) condensers and a line cover for a new air conditioning and heating system along the front exterior wall facing Baldwin Avenue at the historic property located at 229 N. Baldwin Ave (William Deutsch House – 1883).

This property, known as the William Deutsch House - 1883, is designated a Historic Landmark in the City's Register of historic properties and as such, requires approval of a CA to alter the exterior appearance as seen from the public view pursuant to Municipal Code Section 17.82.090.

The Planning and Community Preservation Department recommends that the Planning Commission approve CA 15-03 pursuant to Planning Commission Resolution 15-11, based on the findings that it will not adversely affect the integrity or character of this historic property and will be compatible with the use and exterior of the historic landmark.

BACKGROUND

According to information obtained from the historic archival collection at the City's Library, sometimes known at the Hatfield House, William Deutsch erected this house in 1883 where the Deutsch family lived there for 23 years before selling it in 1906 to Mr. DeLong. Later owners included the Hatfield Family who lived here for a number of years. The property became very run-down over the years with various renters and owners until Mr. Frank Kromka and his family acquired the property in the late 1950s. The Kromka family began an eleven year process to renovate the house to its original condition beginning in 1959. The Kromka's also added a south wing to the structure. In 1971, the property was sold to Dr. and Mrs. William Jacobsen. The structure is an example of Victorian architecture and has been maintained as such since the restoration was completed by the Kromka family.

William Deutsch's brother, Emile Deutsch, was a prominent figure in Sierra Madre and encouraged William to move to Sierra Madre and build the house at 229 N. Baldwin Avenue. Emile purchased the property from Nathaniel C. Carter to build a Cigar Factory which is now located at 20 W. Grandview Avenue and is also listed on the City's Historic Designation List.

Since this restoration, the William Deutsch House has undergone very minor changes by both the Jacobsen's and the current property owners including necessary repairs to the structure in 1974 due to fire damage, replacing and repairing the perimeter fence, and reroofing the garage in 2014.

PROPOSED PROJECT

This request is to install two (2) condensers, a slim duct line covering along the East wall of the primary residence along Baldwin Avenue, and a new electrical panel along the South wall along Laurel Avenue for the purpose of installing an air conditioning and heating system. The condensers will be 2.95-feet-wide, 2.30-feet-high, and 1.08-feet-deep and will be Beige in color to match the color of the East wall and will be screened by the existing landscaping along the East wall. According to the Applicant, the heating and air conditioning contractor has advised that placing a trellis or fence around or near the condenser units, for screening purposes, will negatively affect the operation of the units. Heat can become trapped and the units will not work efficiently or effectively and the longevity of the condenser units will be greatly reduced.

Slim duct line covering will also be installed along the East wall. This covering is a polypropylene type plastic with UV protection, is approximately three-and-a-half-inches wide and will be painted to match the existing color of the primary structure. According to the Applicant, the covering is necessary to screen the copper refrigeration lines from view and provides a path for the required electrical and control connections between the indoor and outdoor units.

An upgraded electrical panel will also be installed. This panel will be placed in the same location as the existing electrical panel on the South wall facing Laurel Avenue and will measure approximately three-feet by one-foot. According to the Applicant, the electrical panel upgrade is necessary to allow for additional branch circuiting that is required due to the installation of the air conditioning and heating system.

FINDINGS

Pursuant to the provisions of SMMC Chapter 17.82.090, a Certificate of Appropriateness is required pursuant to the following findings:

1. **The proposed work will neither adversely affect the integrity of the significant architectural features, nor adversely affect the historic character or value of the historic landmark;** in that the proposed condensers will be sufficiently screened from view along Baldwin Avenue by the existing landscaping; the slim duct line covering will be painted to match the existing color of the Eastern wall along Baldwin Avenue; the electrical panel will be mounted in the same location as the existing electrical panel and will be sufficiently screened from view by the existing landscaping.

The proposed project will also comply with the Secretary of Interior Standards for Rehabilitation of Historic Structures in that the slim duct line covering will not destroy historic materials and features that characterize the property.

2. **In the case of construction of a new improvement, addition, building or structure upon a designated historic landmark site, the use and exterior of such improvements will not adversely affect and will be compatible with the use and exterior of the historic landmark;** in that the work involved will be limited to the installation of a slim duct line covering on the exterior face of the Eastern wall facing Baldwin Avenue and a new electrical panel to be installed in the same location as the existing electrical panel. The slim duct line covering is approximately three-and-a-half-inches wide and will be painted to match the existing color of the East wall and will therefore be compatible with the exterior of the structure.

ENVIRONMENTAL

The proposed project qualifies for an exemption pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) in that it involves maintenance of a historical resource in a manner consistent with the Secretary of Interior Standards for Rehabilitation of Historic Structures.

ALTERNATIVES

1. The Planning Commission can approve the application for Certificate of Appropriateness 15-11.
2. The Planning Commission can deny the application for Certificate of Appropriateness 15-11.
3. The Planning Commission can continue the subject project, and provide direction to staff for further information.

RECOMMENDATION

Staff recommends the following action to the Planning Commission:

Approve Certificate of Appropriateness 15-03 pursuant to Planning Commission Resolution 15-11, subject to conditions of approval.

Prepared by:

Monica Esparza
Assistant Planner

Attachments:

- Exhibit A: Planning Commission Resolution 15-11
- Exhibit B: Site Plan
- Exhibit C: Site photos
- Exhibit D: Secretary of Interior's Standards for Rehabilitation of Historic Structures
- Exhibit E: CA 15-03 Application
- Exhibit F: Vicinity Map

EXHIBIT A

Planning Commission Resolution 15-11

PLANNING COMMISSION RESOLUTION 15-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING CERTIFICATE OF APPROPRIATENESS 15-03 TO INSTALL A NEW AIR CONDITIONING AND HEATING SYSTEM WITH TWO CONDENSORS AND SLIM DUCT LINE COVERING ALONG THE EAST WALL AND AN UPGRADED ELECTRICAL PANEL ALONG THE SOUTH WALL AT 229 NORTH BALDWIN AVENUE (WILLIAM DEUTSCH HOUSE- 1883).

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for a Certificate of Appropriateness was filed by:

**Barry and Leslie Ziff
229 N. Baldwin Avenue
Sierra Madre, CA. 91024**

WHEREAS, the request for a CERTIFICATE OF APPROPRIATENESS can be described as:

A request to install a new air conditioning and heating system with two (2) condensers and a line cover along the front exterior wall facing Baldwin Avenue and an upgraded electrical panel along the exterior wall facing Laurel Avenue at the residence located at 229 N. Baldwin Avenue (William Deutsch House – 1883).

WHEREAS, the Certificate of Appropriateness would apply to 229 North Baldwin Avenue, Sierra Madre, CA 91024;

WHEREAS, the Planning Commission has received the report and recommendations of staff;

WHEREAS, a public hearing was held before the Planning Commission on August 20, 2015, with all testimony received being made part of the public record;

WHEREAS, the proposed project qualifies for an exemption pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) in that it involves maintenance of a historical resource in a manner consistent with the Secretary of Interior Standards for Rehabilitation of Historic Structures;

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission now finds as follows:

Planning Commission Resolution 15-11
August 20, 2015

• **The proposed work will neither adversely affect the integrity of the significant architectural features, nor adversely affect the historic character or value of the historic landmark;** in that the proposed condensers will be sufficiently screened from view along Baldwin Avenue by the existing landscaping; the slim duct line covering will be painted to match the existing color of the Eastern wall along Baldwin Avenue; the electrical panel will be mounted in the same location as the existing electrical panel and will be sufficiently screened from view by the existing landscaping.

The proposed project will also comply with the Secretary of Interior Standards for Rehabilitation of Historic Structures in that the slim duct line covering will not destroy historic materials and features that characterize the property.

• **In the case of construction of a new improvement, addition, building or structure upon a designated historic landmark site, the use and exterior of such improvements will not adversely affect and will be compatible with the use and exterior of the historic landmark;** in that the work involved will be limited to the installation of a slim duct line covering on the exterior face of the Eastern wall facing Baldwin Avenue and a new electrical panel to be installed in the same location as the existing electrical panel. The slim duct line covering is approximately three-and-a-half-inches wide and will be painted to match the existing color of the East wall and will therefore be compatible with the exterior of the structure.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES Certificate of Appropriateness 15-03, subject to the conditions attached herein as Exhibit A.

The attached approval and conditions are final, unless appealed to the City Council within fourteen (14) days following the adoption of this Resolution, pursuant to the provisions of Section 17.82.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and his counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

APPROVED, the 20th day of August, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Resolution 15-11
August 20, 2015

Manish Desai, Chair
Sierra Madre Planning Commission

ATTEST:

Vincent Gonzalez, Director
Planning and Community Preservation Department

EXHIBIT A

CONDITIONS OF APPROVAL
CA 15-03

General Conditions:

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

3. Execute and deliver to the City's Department of Planning and Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department prior to submitting construction plans for 1st Plan Check. This approval shall not be effective for any purpose until the Applicant complies with this condition.

4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Planning Conditions:

Applicant and property owner shall:

1. Construct the project in substantial conformance with all applications and supporting materials submitted to and date stamped by the Planning and

Planning Commission Resolution 15-11
August 20, 2015

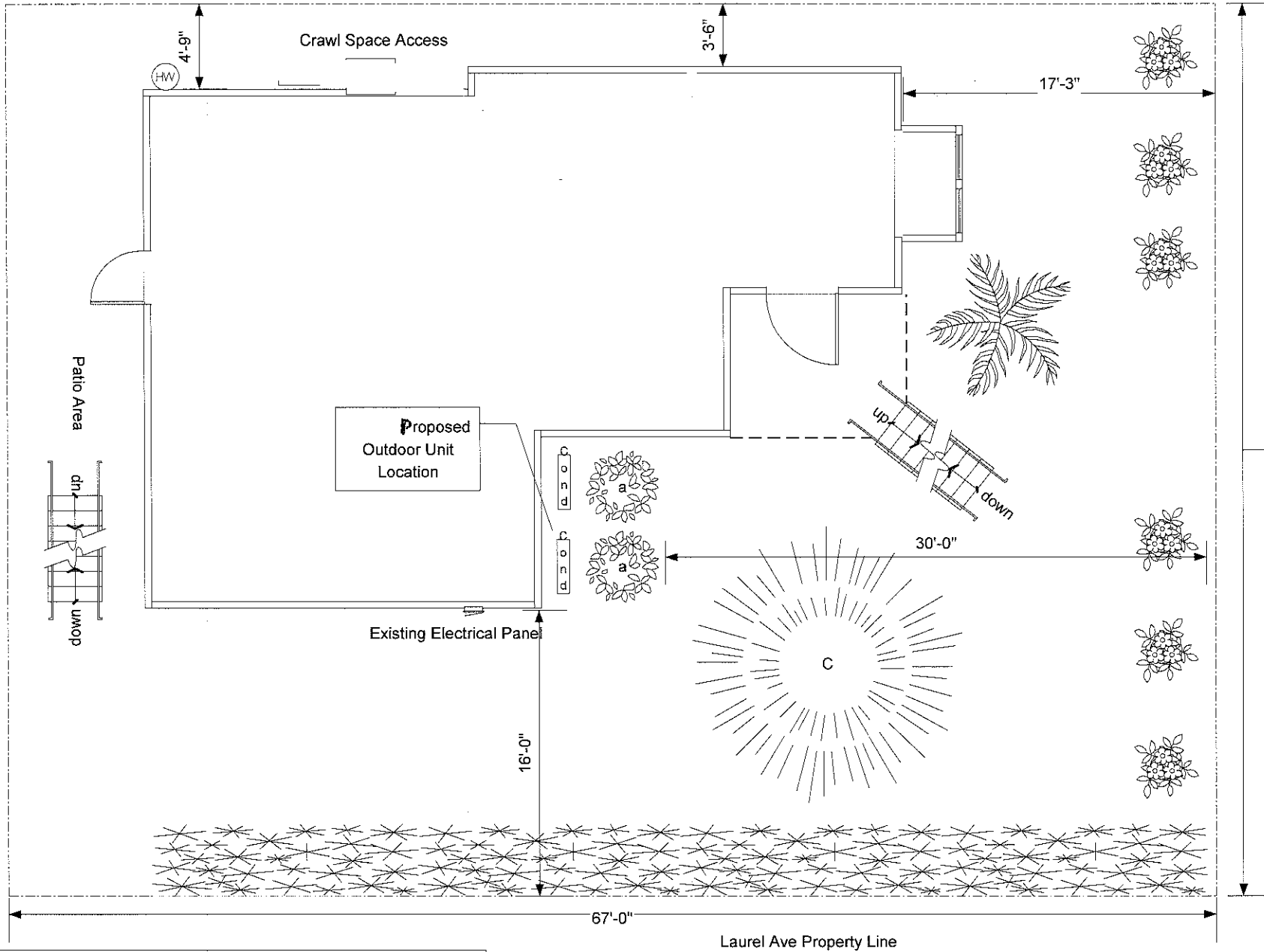
Community Preservation Department on April 15, July 1, and August 6, 2015, Inaccuracies and misrepresentations will be grounds for immediate revocation of the Certificate of Appropriateness.

(end of conditions)

EXHIBIT B

Site Plan

Neighboring Fence Line



Barry & Leslie Ziff Residence

229 N. Baldwin Ave.

Sierra Madre, CA. 91024

All measurements are approximate

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

Copyright LANES AIR CONDITIONING
& HEATING, INC.

EXHIBIT C

Site Photos



229







unit 1

unit 2









EXHIBIT D

Secretary of Interior's Standards for
Rehabilitation of Historic Structures

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

EXHIBIT E

CA 15-03 Application

**CITY OF SIERRA MADRE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

1. Name of Historic Landmark Deutsch House 1883
2. Applicant's name BARRY + Leslie ZIFF
3. Applicant's address 229 N. Baldwin Ave
4. Applicant's phone number (26) 836-3469
5. Property owner's name BARRY ZIFF
6. Address of subject property 229 N. Baldwin Ave,
Sierra Madre, CA 91024
7. Assessor's Parcel Number 5767002001 14 000
8. Nature of requested change up grade electric panel
9. Square footage of requested change (if applicable) none
10. Description of proposed project: please include materials, specifications, and color.
(Attach separate sheet if necessary)
Installing new 200 Amp Service panel in
same location App size is 15" x 36" x 5"
with 1) 2" metal Pipe through roof
for Edison to attach power to.
11. Proposed date for start of construction AsAP

I understand that I cannot proceed with the changes requested in this application unless and until a Certificate of Appropriateness is issued by the Cultural Heritage Commission. I further understand that neither this application nor a subsequently issued Certificate of Appropriateness supersede the need to acquire building and other applicable permits under the Sierra Madre Municipal Code.


Property Owners Signature

4-20-2015
Date

You will be notified of the time and place of the hearing of this matter before the Cultural Heritage Commission.

For Office Use Only	Verification of Designation:	RECEIVED	Date Received
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APR 20 2015

**CITY OF SIERRA MADRE
PLANNING & BUILDING**

After Picture



Facing East on Baldwin Ave., this is the front of the residence.

Two Condenser's placed behind these bushes

- There will be a line cover placed on the left side (south portion) of this wall extended from the 2nd floor to the condensing unit. (Line cover is approximately 2-3/8" x 3")
- There will be a flexible line cover placed on the right side from the second floor, over the eyebrow extended into the corner (see next picture). portion to obtain the necessary angle.
- The standard line cover is used everywhere else.

RECEIVED

APR 15 2015

**CITY OF SIERRA MADRE
PLANNING & BUILDING**

Before Picture



Facing East on Baldwin Ave., this is the front of the residence.

Two Condenser's placed behind these bushes

- There will be a line cover placed on the left side (south portion) of this wall extended from the 2nd floor to the condensing unit. (Line cover is approximately 2-3/8" x 3")
- There will be a flexible line cover placed on the right side from the second floor, over the eyebrow extended into the corner (see next picture). portion to obtain the necessary angle.
- The standard line cover is used everywhere else.

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APR 15 2015

**CITY OF SIERRA MADRE
PLANNING & BUILDING**

Current View from Laurel Ave. (South)



- This is the existing electrical meter location and is an approved location by the utility for a new meter.
- This new service upgrade will improve the appearance and safety.



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APR 15 2015

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PLANNING & BUILDING**



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APR 15 2015

**CITY OF SIERRA MADRE
PLANNING & BUILDING**



LANES

Air Conditioning & Heating, Inc.

P.O BOX 1993

MONROVIA, CA. 91017

California License No. 509210

July 1, 2015

City of Sierra Madre Planning & Community Preservation
232 W. Sierra Madre Blvd.
Sierra Madre, CA. 91024

Re: William Deutsch House – 1883
229 N. Baldwin Ave., Sierra Madre, Ca. 91024

To Whom It May Concern;

This letter is to answer the committee's questions in regards to adding HVAC to the noted address.

1. Please provide information regarding the material of the line covers, including a sample of the product.
 - a. The lineset cover is a polypropylene type plastic with UV protection. Can be painted to suit the owners taste or to match the building with standard house paint.
2. Please provide information regarding the dimension of the proposed condensing units.
 - a. The condensing units provide heating as well as cooling and are referred to as "outdoor units." Simply because they provide both heating and cooling efficiently. (See page 1 and 2 for "how mini splits work.")
 - b. The dimensions are covered on page 4 of this report.
3. Please provide justification as to why the condenser units cannot be located elsewhere on the property.
 - a. The location of the outdoor units must be:
 - i. Adjacent to the building (conditioned space.)
 - ii. Have a unobstructed clearance above of 24" minimum, 30" to the control side, 3"- 6" to the back, and approximately 30" in the front. These units would not be appropriate in the front of the building without some form of coverage, (bushes). The rear patio area is a walk way. **We have an alternate site on the side yard, (see plot plan) but will require a variance by the city because of the proximity to the property line. (Less than 5 feet.) (See page 6 of this report for photos.)**
4. Please provide a site plane of the property including property and building footprint, and locate the proposed condensers.

- a. We have two proposed sites. One in the front adjacent to the South East portion. **The other is on the North side yard (preferred).**
 - b. See the last page of this report for a site plan.
5. Please clarify if the existing bushes will need to be removed in order to install the condensers.
 - a. If the city allows the installation in the front South East location, the existing bushes will not require removal. There is 36" between the structure and the existing bushes. The width is 12 feet. The units are 13 inches in depth by 36 inches. With a clearance of 6 inches to the structure, plus 13 inches = 20" of the existing 36 inches. This leaves about 16" to the bushes. The units do get warm and may require the bushes to be trimmed often.
 - b. **The alternative is the side yard (with a variance). It actually is the best location.**
6. Please explain why the new service panel upgrade will improve the appearance and safety, as stated in the photographs submitted with the application.
 - a. The existing service panel front will not close properly without severe force. A new panel will be weather proof.
 - b. The 220v appliance branch circuiting should be taken as close to the service entrance as possible to minimize the amount of connections and voltage drop. (Too many connections for high amperage draw equipment generally shorten the life expectancy due to voltage drop and increased amperage draw.) The existing panel will not allow for additional branch circuiting in addition to the existing sub-panel.
 - c. The existing sub-panel (indoors) should also be replaced. Its location is not readily accessible. It is preferred if the circuiting could be relocated to the outdoor panel. (This is however, up to the electrician.)
7. Please show the proposed location of the new meter along the south facing elevation. Also will there be any changes to existing meters/boxes located on that elevation.
 - a. See photo's on page 5
8. The photographs provided of the proposed condenser show two different models. Please clarify which model will be installed as part of the project.
 - a. The original photos were not of the Fujitsu brand. They were to just give an brief example of what a structure may look like with a "mini split" outdoor unit.
 - b. The correct image of the proposed unit(s) can be viewed on Page 4 with the units dimensions.

It is our desire to locate the outdoor units in an area that would not compromise the "look" of this historic property. Therefore, the best location is in the North Side yard. The original location in the front does not require a "variance", but is visible to some extent from the city streets.

Respectfully;

John S Lane

LANES AIR CONDITIONING & HEATING, INC.

* We plan to put a lattice covering around the condenser units on E. wall facing Baldwin.

Lester Puff

Fujitsu Mini-Splits: Year-Round, Whole-Home or Business Energy Efficient Heating and Cooling

What is a Mini-Split?

Halcyon systems eliminate the need for a basement or attic-located evaporator unit and bulky ductwork by using thin copper tubing that pumps refrigerant directly to discreet wall mounted or concealed units inside. Even more remarkable, this same unit works in reverse in winter, absorbing heat from the outside air and moving it indoors to heat your home. The result? Efficient cooling and heating for year-round, whole-house comfort in most climates.

Available in numerous mix-and-match capacities and configurations, there's a Halcyon mini-split system for even the most difficult to heat and cool areas.



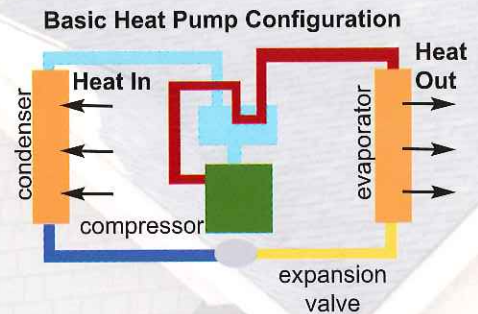
How Does a Mini-Split Work?

Like your refrigerator, heat pumps use electricity to pump refrigerant and transfer heat from one space to another. When we transfer heat from within our home to the outdoors, we call it "air conditioning". Conversely, when we transfer heat from the outdoors to within the home, we call it a "heat-pump".



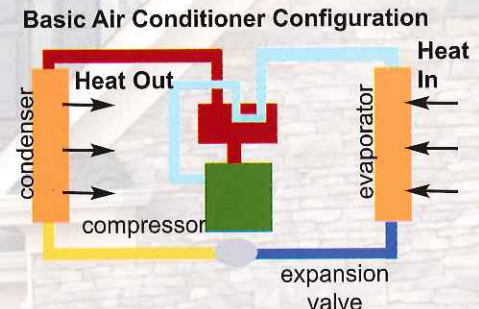
Heat Pumps Provide Heat When it is Chilly

Because refrigerant is naturally much colder than outdoor temperatures even on a very cold day, it actually absorbs heat from outdoors, and transfers the heat it absorbs outside to within your home. The refrigerant's physical properties do this naturally. What you pay for is the electricity to pump refrigerant via copper tubing from outdoors to indoors. Because we move the heat rather than create it (as electric baseboard or resistant heat does), we can deliver up to 4 times the heat for the energy we consume!

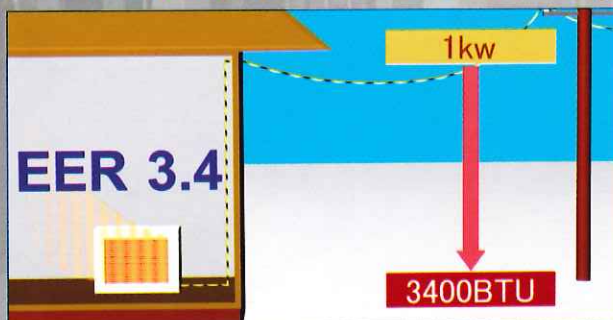


Air Conditioners Provide Cooling When It's Warm

Come spring and summer, simply reverse the process and put the same system into "cooling mode" and transfer heat from indoors to the outside. For many climates, the advanced technology that goes into these units creates a far more cost effective alternative to either gas or oil-fired units for heat, or a central ducted system for air conditioning. Fujitsu's mini-splits come in both cooling-only models or heat pumps, which provide both heating and cooling.



Electric Heaters versus Heat Pumps



An electric heater converts electricity directly to heat, and if we assume that the heat loss is zero, the output from one kilowatt input is one kilowatt or 3,400 BTU and the EER is 3.4.



Heat pumps are more efficient than some other forms of heating because heat pumps do not actually create heat - they just move it from one place to another.

For example, the output of an efficient 10 EER heat pump is triple that of an electric heater.

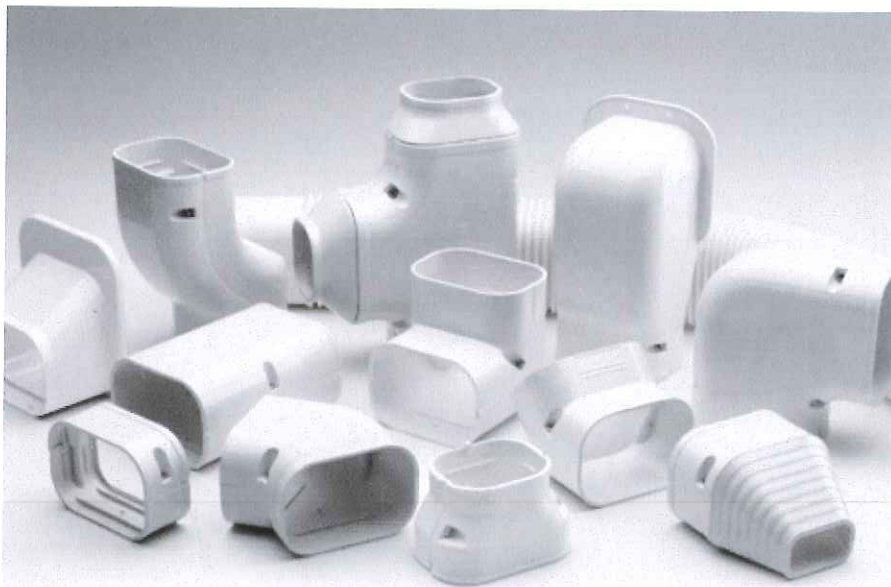
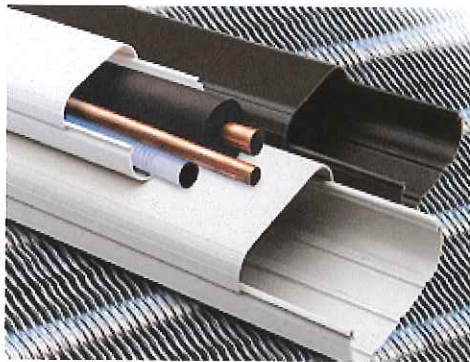
**EER (Energy Efficiency Rating) = Rated BTU capacity divided by total kW input.*

Slimduct lineset covers

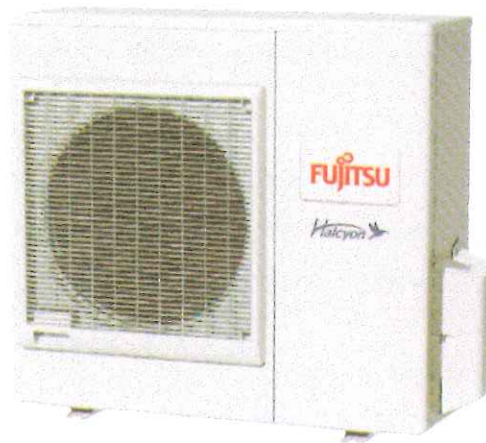
Slimduct is a **manufactured plastic cover** to hide and protect copper refrigeration lines from view. As well as interconnecting tubing, slimduct provides a path for the required electrical and control connections between the indoor and outdoor units.

Slimduct is comes in varying sizes, shapes and fittings to accommodate almost any installation. With UV protection, Slimduct will provide years of general.

Slimduct can be painted so it can match the exterior of its surroundings allowing Slimduct to blend and become less noticeable.



Actual Outdoor Unit Dimensions



Width = 35-7/16" (900mm)

Height = 27-9/16" (700 mm)

Depth = 13" (330 mm)

Electrical characteristics

Voltage = 208v - 220v / Single Phase / 60 cycle Hz.

Amperage = AOU18RLXFZ unit = 10

AOU24RLXFZ unit = 13.7

Color = Beige

We are proposing two outdoor units

Meter Location Existing and Proposed

The existing location with telephone and cable boxes exposed.



The new meter location is the same. This location is “spotted” by the utility (see yellow notice on the existing cover in photo 2.)

This is a flush mount box. **I do not know what the electrician is proposing (flush or surface mount.)** The new service panel would be larger (than existing) to accommodate the meter, the main, and any additional branch circuit breakers. (nominal.)

From this elevation facing East from Baldwin avenue, the panel placement is hidden from view by the existing foliage



To: Planning and Community Preservation Department
Fr: Barry and Leslie Ziff
Residents: William Deutsch House, 1883
229 N. Baldwin Ave
Re: Certificate of Appropriateness

In response to your concerns dated July 29, 2015

- 1). The paragraph regarding UV protection of the Slimduct lineset covers has been corrected and resubmitted. See Appendix A
- 2). The meter will be flush mounted on the southeast corner of the home. The meter measurements are: 36 inches by 14.5 inches. See picture representation in this packet
- 3). A picture is presented showing the proposed service panel location and elevation. See pictures enclosed in this packet.
- 4). The ultimate and preferred location of the condensers are on the east side of the house. There will be no lines coming from the north side of the house. The southeast side of the house is suitable for easy access to the 4 rooms that will be accommodating the heater/air conditioning units. Only 4 rooms are involved in this project.
- 5) A photo has been submitted to clarify the location of the outer coverings. These covers are made of hard/durable plastic and will be painted to match the color of the house.
- 6/7). The ultimate location of the condensers are on the east side of the home. There is not a variance issue in this location and due to the vast amount and size of the plants it is difficult to view the condensers from the public right-of-way.
- 8). Regarding placing a lattice fence around the condensers: The heating and air conditioning contractor has advised that placing a fence around or near the units will negatively affect the operation of the units. Heat will be trapped and the units will not work efficiently or effectively and the longevity of the condenser units will be greatly reduced. At present it is difficult to see the area due to the amount of vegetation.

We hope that we have effectively answered all your questions and concerns regarding this project. The first proposal was submitted on April 1, 2015. We are hoping to move forward on updating the air and heating of our historical home. This update will make living here more enjoyable for all those who enter our home. Thank you for your consideration and hopefully prompt response.

RECEIVED

AUG 06 2015

**CITY OF SIERRA MADRE
PLANNING & BUILDING**

B. ZIFF

Appendix A
229 N. BALDWIN AVE.

Regarding Slimduct lineset covers.

Page 4: Paragraph 2 should read...

Slimduct comes in a variety of sizes, shapes and fittings to accommodate any installation. With UV protection, slimduct is designed to provide many years of protection from the elements.

EXHIBIT F

Vicinity Map

