



Planning Commission **STAFF REPORT**

Gina Frierman-Hunt, Chair
Bob Spears, Vice-Chair
Matthew Buckles, Commissioner
Manish Desai, Commissioner
Leslee Hinton, Commissioner
John Hutt, Commissioner
William Pevsner, Commissioner

*Vincent Gonzalez, Director -
Planning and Community
Preservation*

DATE: September 1, 2016

TO: Planning Commission

INITIATED BY: Vincent Gonzalez, Director of Planning & Community Preservation

PREPARED BY: Jonathan Perez, Assistant Planner

SUBJECT: Conditional Use Permit 16-03 (CUP 16-03) – A request to allow a one-story, 693-square-foot recreation building on the property located at 156 W. Highland Avenue.

Executive Summary

The applicant, Steve Salisian, is requesting that the Planning Commission consider a request for a Conditional Use Permit (CUP) to allow a one story, 693-square-foot recreation/exercise building on the property located at 156 W. Highland Avenue. Pursuant to SMMC 17.60.030.F, a conditional use permit is required for all developments in the R-3 Zone.

Staff recommends that the Planning Commission approve Conditional Use Permit 16-03 (CUP 16-03) pursuant to Resolution 16-07, subject to conditions of approval.

BACKGROUND

The subject property measures 14,184 square feet and is located at 156 West Highland Avenue, between Hermosa Avenue on the west and Auburn Avenue on the east. The

property is regularly shaped and is zoned R-3 (Multiple Family Residential) with a General Plan Land Use designation of RH (Residential Medium/High Density). The property is surrounded by one- and two-story properties also zoned R-3 on the east, west and south developed with multi-family and single-family residential uses; the Sierra Madre Elementary School is located across the street (north) from the site.

The property is developed with 3 (three) one-story multi-family units, a one-car carport, a laundry room, a storage space and the subject one-story, 693 square-foot building at the rear, which was originally constructed as a fourth dwelling unit by the applicant, Steve Salesian, without prior building and zoning approvals from the City. Prior to constructing the subject building, the applicant demolished a 203-square-foot accessory building that was located in the same location at the rear of the property.

Upon reviewing the R-3 zoning requirements to determine whether the additional multi-family unit could be permitted on the site, staff informed the applicant that the property does not meet the minimum lot size per dwelling unit required to allow the additional unit¹. Moreover, the existing parking is non-conforming regarding the total number of required spaces for a 3-unit multi-family development², and the applicant would be required to bring it up to code including providing the additional parking required for the fourth unit. Based on the layout of existing development on the site, it was determined that additional parking cannot be provided to meet the requirements of the R-3 Ordinance.

Proposed Project

Given the abovementioned zoning limitations with regards to the use of the building as a dwelling unit, the applicant wishes to obtain approval of a conditional use permit to modify the size of the structure and use it as a recreation/exercise accessory building for the multi-family property, in which case minimum lot size and parking requirements are not applicable. According to the applicant, the recreation/exercise building will provide adequate space for the activities and events of the three families that occupy existing Units A, B and C on the site. Pursuant to Code Section 17.28.180, common usable recreational areas are required at a minimum of 400 square feet for each dwelling, and recreational buildings may be included in this area.

¹ In the R-3 Zone, the minimum lot size for the first two dwelling units is 9,000 square feet, plus 3,000 square feet of lot area for each additional unit. As such, the minimum lot size for a 4-unit property would be 15,000 square feet.

² Pursuant to Code Section 17.28.170.B, off-street parking for projects with densities greater than 8 units/acre are as follows: units with 2 bedrooms or more require two enclosed or covered spaces, and each unit with 1 bedroom would require one covered space, plus one guest space for every 3 units. Thus, the existing development requires a total of 5 spaces, including 4 enclosed/covered space plus 1 guest space. The fourth unit would require 2 additional enclosed/covered spaces plus 1 additional guest space, for a total of 9 spaces.

The first floor includes 693 square feet of floor area with two exercise rooms, a storage area and a bathroom. In addition, there is an attic space above the first floor accessible by an attic ladder. The use of the attic shall only be used for storage. The applicant is also proposing an uncovered ground floor patio at the rear of the building. The applicant has removed the closet originally located on the first floor of the building adjacent to the bathroom as requested by staff. A site plan including the floor plans and elevations has been attached herein for reference as Exhibit B.

When reviewing the original site plan submitted to the City, staff asked the applicant to remove the shower included in the 1st floor bathroom as staff was concerned that full or $\frac{3}{4}$ bathrooms could make the structure more easily converted to a dwelling unit, and are not necessary in an on-site recreation building. The applicant complied and the current layout of the 1st floor bathroom includes only a toilet and sink, in addition, the applicant removed the closet adjacent to the first floor bathroom.

Although the applicant is aware that the building cannot be used as a dwelling unit, staff is concerned that the structure could be converted in the future without approval by the City. Consequently, if the Commission wishes to approve the applicant's request, staff recommends that the Resolution include a condition of approval requiring that the bathroom areas be limited to the minimum space required to only accommodate a sink and toilet, without closets or any other spaces that can be used to add a shower or bathtub in the future. Staff also recommends that recordation of a covenant be required restricting its use to recreation/exercise and prohibiting the conversion of the building to a dwelling unit and use of the building as permanent or temporary sleeping or living quarters.

Conditional Use Permit

Pursuant to SMMC 17.60.030.G, approval of a CUP is required for all developments in the R-3 Zone, including the proposed recreation/exercise building. Since the project requires a CUP, the request is subject to the findings required for approval of a CUP.

Protected Trees

According to the applicant, no protected trees were removed or otherwise affected by the construction of the subject building. A condition of approval has been included in the Resolution requesting that the applicant provides photographic proof to this effect, in the absence of which mitigation measures shall apply.

Aerial view of 156 W. Highland



PROJECT SUMMARY

Category	Existing	Proposed ³	Code Requirement / Allowed	Meets Code
Lot size	14,184 sq.ft. (192.25' deep X 73.78' wide)	No Change	12,600 sq.ft. (minimum)	Yes
Lot Coverage	20%	25%	Not to exceed aggregate of 55% of lot area, or 60% with use of porous materials.	Yes
Recreation Building Height	20 feet	No change	30 feet or two stories above finish grade, whichever is less.	Yes
Recreation Building Setbacks:				
<u>Front</u>	121 feet	No change	25 feet	Yes
<u>Sides:</u>				
West -	36 feet	No change	15 feet for two-story construction; 10 feet for single-story construction	Yes
East -	10 feet	No change	15 feet for two-story construction; 10 feet for single-story construction	Yes
<u>Rear</u>	41 feet 9 inches	No change	10 feet for single-story construction	Yes
<u>Between Structures:</u>	6.5 feet to laundry room	No change	25 feet	Yes
Density	3 units	No Change	3 units (13 units/acre)	Yes
Unit Sizes	<u>Unit A</u> 979 sq.ft. (2 bedrooms) <u>Unit B</u> 520 sq.ft. (1 bedroom) <u>Unit C</u>	No change No change No change	<u>Minimum area:</u> 650 sq.ft for 1 bedroom unit; 1,300 sq.ft. for 4 bedroom unit.	Yes No ⁴

³ Since the "proposed" project has already been constructed, the information shown on this table is the same for "Proposed" and "Existing", except for the existing and proposed lot coverage, which shows the coverage pre- and post-construction.

	352 sq.ft. (1 bedroom)			
Common Area	Front, sides and rear of property	Existing open areas plus 693 sq.ft. recreation building	<u>Minimum area:</u> 1,200 sq.ft. (400/unit).	Yes
Parking	1-car carport and 520 sq.ft. of uncovered parking area in the front yard	No change	5 covered spaces plus 1 guest parking space uncovered	No ⁵

FINDINGS

The following findings have to be made to grant a Conditional Use Permit:

- 1. The site for the proposed use is adequate in size, shape and topography;** in that the site is regularly shaped, and can accommodate the proposed project while meeting all of the requirements set forth in the City's Municipal Code.
- 2. The site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** in that the 60-foot-wide public street that provides access to the site is in good condition and is of a standard width for streets in residential areas. Since there is no increase in the number of dwelling units, an increase to existing traffic levels that could necessitate the widening of existing streets is not expected.
- 3. The proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the zoning of the proposed site allows for multi-family residential uses that include recreational areas such as that being provided by the applicant. The surrounding neighborhood includes single- and multi-family development, and because the proposed project will not change the existing use or density on the site, it will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties. With respect to the attic space along the east elevation, the attic does not have any windows and will only be used for storage, thus avoiding privacy impacts to the adjacent property.

⁴ Units B and C are existing non-conforming regarding minimum required unit size. The applicant is not proposing any changes to the unit sizes.

⁵ Parking is existing non-conforming, and can remain as such since the proposed project does not involve construction of a new unit.

4. **There is a demonstrated need for the use requested;** in that the proposed recreation/exercise building would help meet the R-3 Zone requirement for common usable recreational area, thereby improving the multi-family residential use of the subject property.
5. **The use will, as to location and operation, be consistent with the objectives of the General Plan;** in that the proposed use of the building as a recreation/exercise building is consistent with the site's General Plan designation of RH (Residential Medium/ High Density) as implemented in the R-3 Zoning Ordinance as common usable recreational leisure areas are required by the ordinance.
6. **The public interest, convenience, and necessity require that the use be permitted at the location requested;** in that the proposed project would be used for multi-family residential purposes in the R-3 Multiple Family Residential Zone, and the project meets the intent of the City's General Plan and Zoning Ordinance's development standards as prescribed by Chapter 17.28. Furthermore, improvements to multi-family residential properties enhance their use while serving the needs of the City when such projects are consistent with the General Plan and development guidelines.

ENVIRONMENTAL

The project qualifies for a Categorical Exemption, pursuant to Section 15303(e) New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA), in that it involves construction of an accessory structure on a multi-family residential property developed with three units.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the application for Conditional Use Permit 16-03, pursuant to Planning Commission Resolution 16-07.
2. Deny the application for Conditional Use Permit 16-03, identifying the findings that cannot be made and the basis for rejecting those findings.
3. Continue the subject project, and provide the applicant with direction on the project.

RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permit 16-03 pursuant to Resolution 16-07, subject to conditions of approval.

Prepared By:

Jonathan Perez
Assistant Planner

Attachments:

1. Exhibit A: Planning Commission Resolution 16-07
2. Exhibit B: Site Plan
3. Exhibit C: Project Application
4. Exhibit D: Site Photos
5. Exhibit E: Survey
6. Exhibit F: Vicinity Map
7. Exhibit G: FAR Engineering Services Letter

EXHIBIT A

Planning Commission Resolution 16-07

PC RESOLUTION 16-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING CONDITIONAL USE PERMIT 16-03 TO ALLOW A ONE-STORY, 693-SQUARE-FOOT RECREATION/EXERCISE BUILDING ON AN R-3 ZONED PROPERTY LOCATED AT 156 W. HIGHLAND AVENUE.

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

WHEREAS, an application for a Conditional Use Permit was filed by:

**Steve Salisian
156 W. Highland Avenue
Sierra Madre, CA 91024**

WHEREAS, the request for a CONDITIONAL USE PERMIT can be described as:

A request to allow a one-story, 693-square-foot recreation/exercise building, in an R-3 Zone, on the property located at 156 W. Highland Avenue. Pursuant to SMMC 17.60.030.F, a conditional use permit is required for all developments in the R-3 Zone.

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

WHEREAS, a public hearing was held before the Planning Commission on September 1, 2016, with all testimony received being made part of the public record;

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:

- 1. The site for the proposed use is adequate in size, shape and topography;** in that the site is regularly shaped, and can accommodate the proposed project while meeting all of the requirements set forth in the City's Municipal Code.
- 2. The site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** in that the 60-foot-wide public street that provides access to the site is in good condition and is of a standard width for streets in residential areas. Since there is no increase in the number of dwelling units, an increase to existing traffic levels that could necessitate the widening of the existing street is not expected.
- 3. The proposed use will not unreasonable interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the zoning of the proposed site allows for multi-family residential use that include recreational

areas such as that being provided by the applicant. The surrounding neighborhood includes single- and multi-family development, and because the proposed project will not change the existing use or density of the site, it will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties. With respect to the attic space, the attic space along the east elevation does not have any windows and will be used strictly for storage purposes, thus avoiding privacy impacts on the adjacent property.

4. **There is a demonstrated need for the use requested;** in that the proposed recreation building would help meet the R-3 Zone requirement for common usable recreational area, thereby improving the multi-family residential use of the subject property.
5. **The use will, as to location and operation, be consistent with the objectives of the General Plan;** in that the proposed use of the building as a recreation/exercise building is consistent with the site's General Plan designation of RH (Residential Medium/High Density) as implemented in the R-3 Zoning Ordinance as common usable recreational leisure areas are required by the ordinance.
6. **The public interest, convenience, and necessity require that the use be permitted at the location requested;** in that the proposed project would be used for multi-family residential purposes in the R-3 Multiple Family Residential Zone, and the project meets the intent of the City's General Plan and Zoning Ordinance's development standards as prescribed by Chapter 17.28. Furthermore, improvements to multi-family residential properties enhance their use while serving the needs of the City when such projects are consistent with the General Plan and development guidelines.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES Conditional Use Permit 16-03, subject to the conditions of approval in the attached Exhibit A.

The approval is final, unless appealed to the City Council in writing within ten (10) days following written notice of the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 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 1st day of September, 2016, by the following vote:

Planning Commission Resolution 16-07
September 1, 2016

AYES:

NOES:

ABSTAIN:

ABSENT:

Gina Frierman-Hunt, Chairperson
Sierra Madre Planning Commission

ATTEST:

Vincent Gonzalez, Director
Planning & Community Preservation Department

EXHIBIT A

**CONDITIONS OF APPROVAL
CUP 16-03**

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 & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. 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, attorney's 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 the property owner shall defend, indemnify and hold harmless City, its employees, agent 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 or 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 Commission Resolution 16-07
September 1, 2016

Planning Conditions:

The applicant and property owner shall:

1. Construct the project in substantial conformance with all applications and supporting materials presented to the Planning Commission on September 1, 2016. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Conditional Use Permit.
2. Submit as-built construction plans for 1st Plan Check within 3 (three) months of the date of this approval in order to obtain a building permit; failure to do so will constitute an abandonment of the entitlement, and shall render this approval null and void.
3. Pay double the building permit fee for the subject building pursuant to Code Section 15.04.110 as it was constructed prior to obtaining a building permit.
4. Not modify the bathrooms on the 1st story to include bathing or showering facilities such as a shower or bathtub, the bathroom shall only include a sink and toilet at all times. Additionally, the attic space above the first floor shall be used for storage purposes only and shall not be modified in any way or used in any manner other than for storage.
5. Record a covenant as provided by the City of Sierra Madre, prohibiting the use of the recreation/exercise building as a dwelling unit, including permanent or temporary sleeping or living quarters. The covenant must be recorded prior to the issuance of the building permit.

Public Works Conditions:

The applicant and property owner shall:

1. Submit a drainage/Low Impact Development plan for review and approval by the Public Works Department prior to issuance of a building permit since the subject building exceeds 500 square feet.
2. Show the project's provision for sanitary sewer to the subject building on the construction plans.
3. Schedule a sewer dye test with the Public Works Department at the applicant's cost in order to confirm that the subject building is in fact connected to the public sewer.
4. Submit an erosion control plan for the entire southerly portion of the subject property which appears to be disturbed unprotected soil.

Planning Commission Resolution 16-07
September 1, 2016

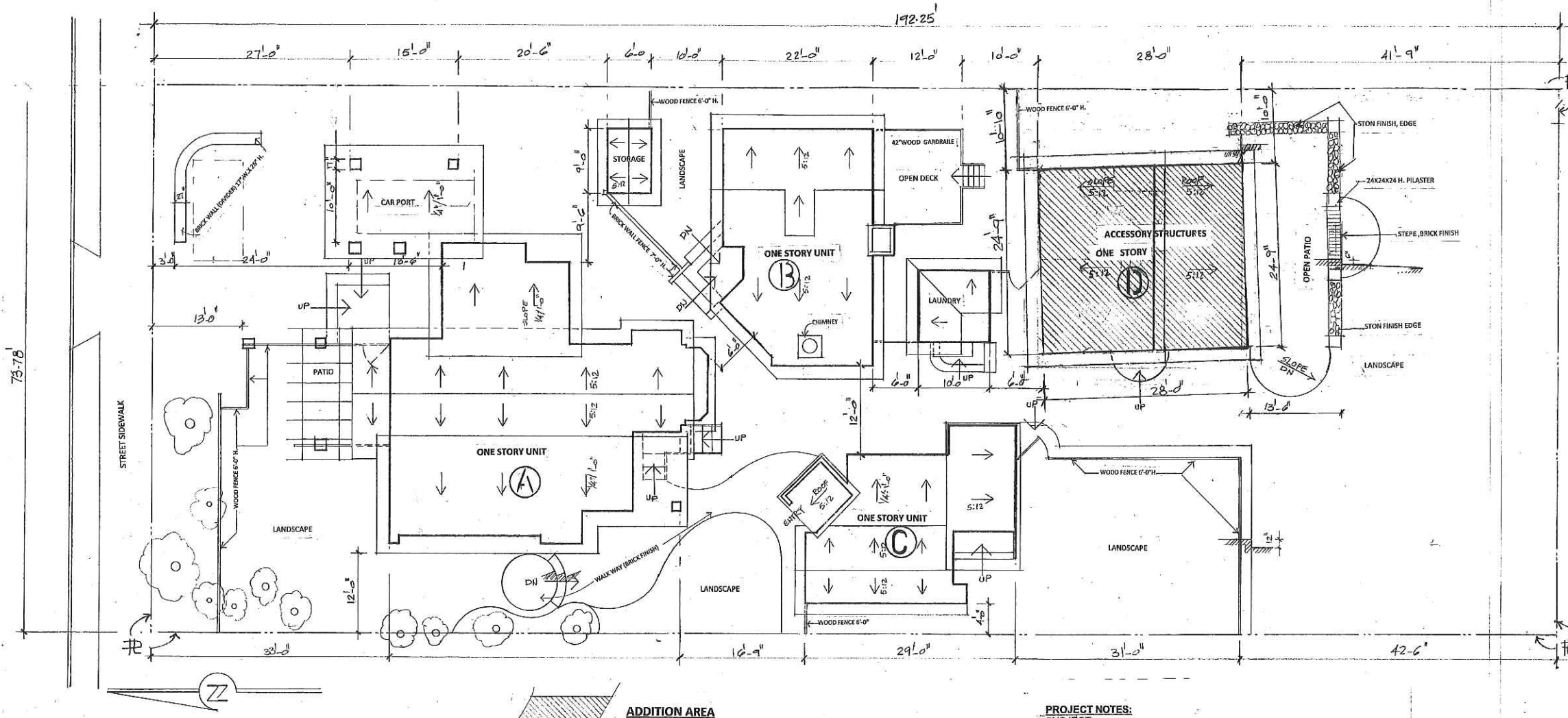
5. Provide receipt from Scholl Canyon Landfill verifying that the property owner personally disposed of demolition refuse/debris from the office building previously demolished without a demolition permit.
6. Provide photographic proof that the trees that were removed from the site were not protected species. It appears based on 2013 imagery, that as many as 9 trees have been removed without permits. If it cannot be confirmed to the City's satisfaction that they were not protected trees, the City will assume that they were all protected species in good condition and mitigation shall be payment to the City's tree replacement bank of an amount of funds equivalent to the cost of planting 18-24-inch boxed trees.

(end of conditions)

EXHIBIT B

Site Plan

156 W. HIGHLAND AVE.
SIERRA MADRE CA, 91024



SITE AND ROOF PLAN SCALE 1/8"=1'-0"

STRUCTURE (A):SINGLE ONE STORY DEWELLING UNIT	979.0 SQ.FT.
STRUCTURE (B):SINGLE ONE STORY DEWELLING UNIT	520.0 SQ.FT.
STRUCTURE (C):SINGLE ONE STORY DEWELLING UNIT	352.0 SQ.FT.
STRUCTURE (D):ONE STORY RECREATION & EXERCISE BUILDING	693.0 SQ.FT.
LAUNDRY ROOM	100.0 SQ.FT.
STORAGE	54.0 SQ.FT.

FIRE NOTES FOR STRUCTURE (D) / RECREATION BUILDING ONLY

- 1-FIRE SPRINKLERS SYSTEM SHALL BE INSTALLED AS THE CITY REQUIREMENT (PER N.F.P.A - 13 D)
- 2-SOMKE AND CARBO MONOXIDE DETECTORS SHALL BE REQUIRED

PROJECT NOTES:

SUBJECT: LEGALIZE ACCESSORY STRUCTURE BUILDING (RECREATION AND EXERCISE BUILDING, 693 SQ.FT.) FOR THREE UNIT IN ONE LOT.

PROJECT ADDRESS: 156 W. HIGHLAND AVE., SIERRA MADRE, CA 91024

ASSR ID NO.: 5767-021-029

OWNER: SALISIAN, ROBERT AND STEVE

OWNER ADDRESS: SAME

TELEPHONE: 626-253-0045

LOT SIZE: (UNUSABLE AREA)=14,183.00 SQ.FT.

<u>TOTAL FLOOR AREA:</u>	
UNIT # A	= 979.00 SQ.FT.
UNIT # B	= 520.00 SQ.FT.
UNIT # C	= 352.00 SQ.FT.
LAUNDRY ROOM	= 100.00 SQ.FT.
STORAGE ROOM	= 54.00 SQ.FT.
RECREATION BUILDING	= 693.00 SQ.FT.
TOTAL	= 2,698.00 SQ.FT.

TOTAL FLOOR AREA FOR THE RECREATION SPACE: 693.00 SQ.FT.

MAXIMUM ALLOWABLE FLOOR AREA FOR THE PROPERTY: 8,430.00 SQ.FT.

HIGHT OF PROPOSED BUILDING: ONE STORY 12'-6" & 20'-0" (ONE STORY)

<u>EXISTING LOT COVERAGE:</u>	
1. UNIT # A	= 979.00 SQ.FT.
FRONT ENTRY	= 70.00 SQ.FT.
BACK	= 65.00 SQ.FT.
2. UNIT # B	= 520.00 SQ.FT.
3. UNIT # C	= 352.00 SQ.FT.
FRONT ENTRY	= 52.00 SQ.FT.
4. LAUNDRY ROOM	= 100.00 SQ.FT.
5. STORAGE ROOM	= 54.00 SQ.FT.
6. COVER CARPORT	= 150.00 SQ.FT.
7. OPEN CARPORT	= 520.00 SQ.FT.
TOTAL	= 2,882.00 SQ.FT.

PROPOSED LOT COVERAGE: EXISTING LOT COVERAGE + RECRATON BUILDING = 2,882.00+(28X24.75) = 3,555.00 SQ.FT.

MAXIMUM ALLOWABLE LOT COVERAGE FOR THE SITE: 7,800.65 SQ.FT.

RECEIVED
JUL 19 2016
CITY OF SIERRA MADRE
PLANNING DEPARTMENT

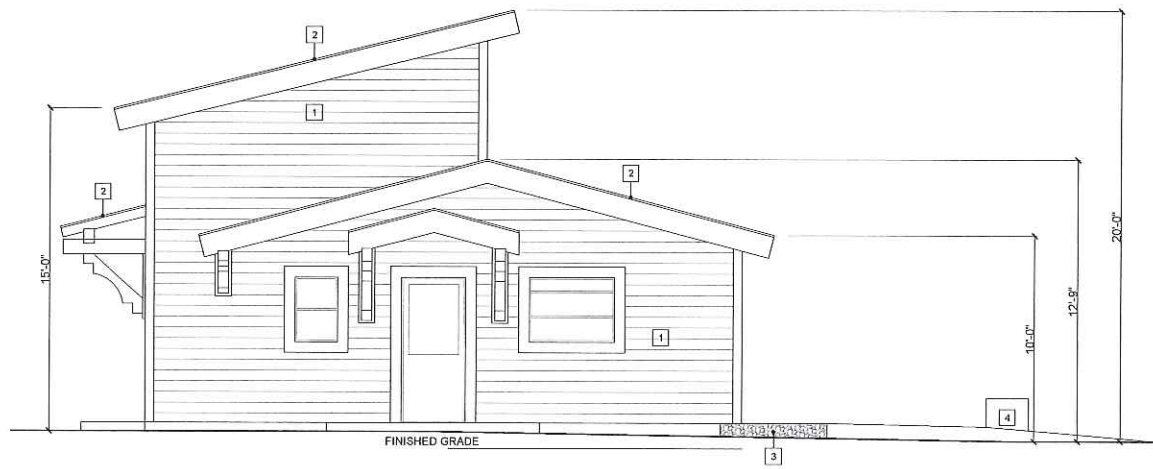
REVISIONS	BY

S.A.G. CONSTRUCTION & DESIGN
SAMIR A. GURGUS
251 N. ALTADENA DR.
PASADENA CA, 91107

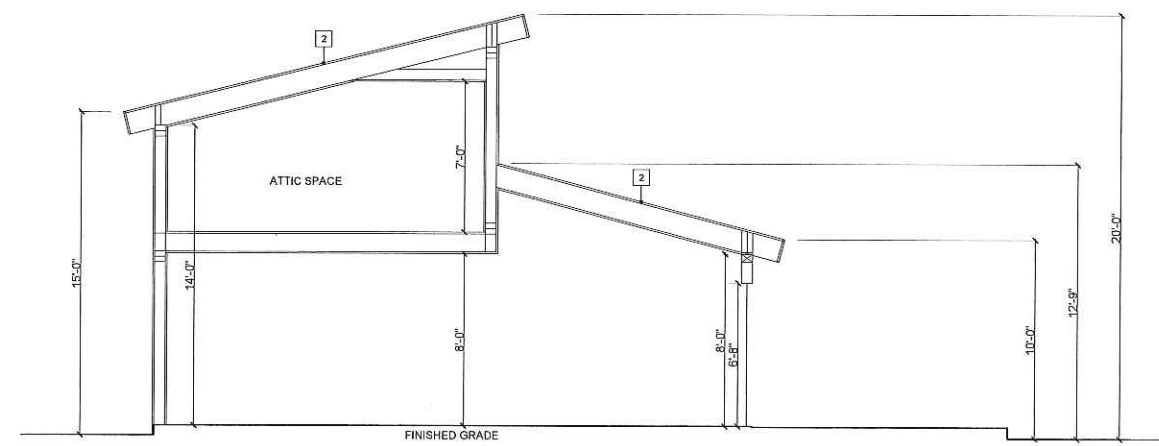
156 W. HIGHLAND AVE. CHIM
SIERRA MADRE CA, 91024

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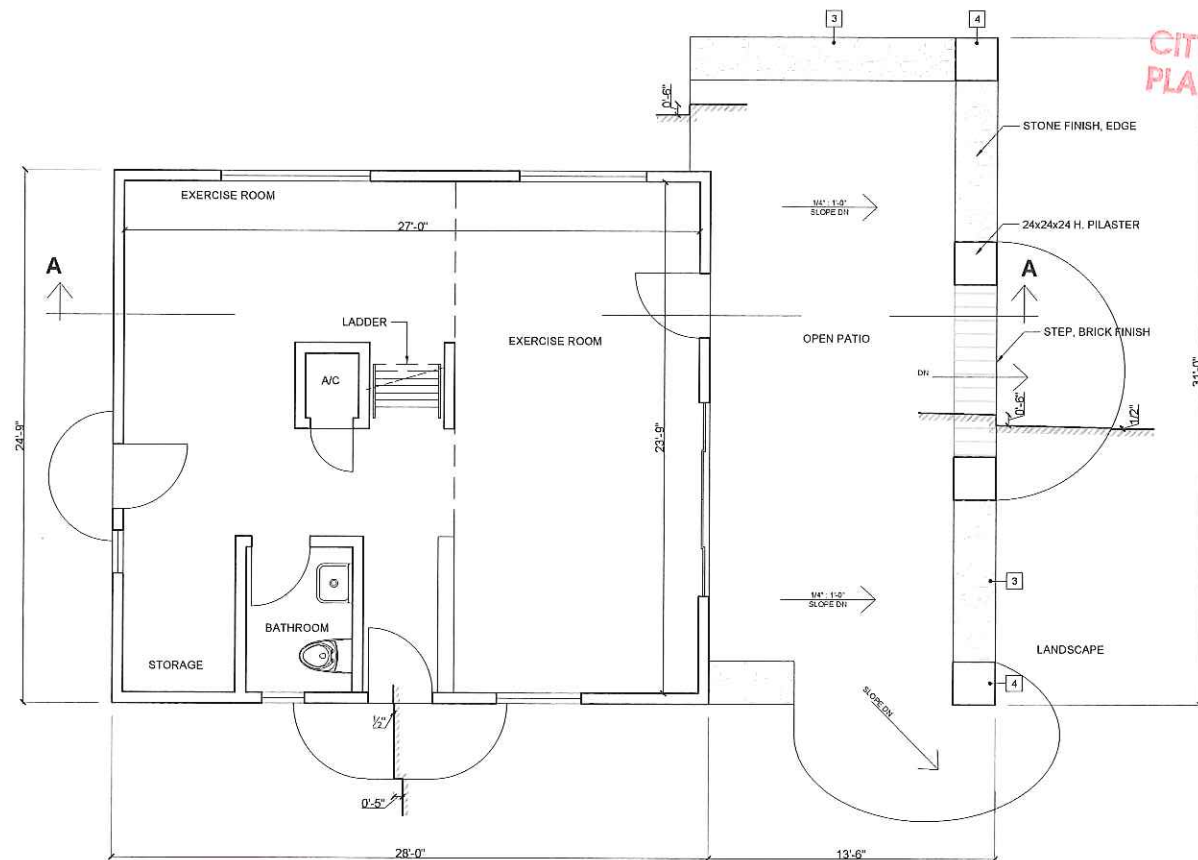
RECREATION & EXERCISE BUILDING
156 W. HIGHLAND AVE,
SIERRA MADRE, CA 91024



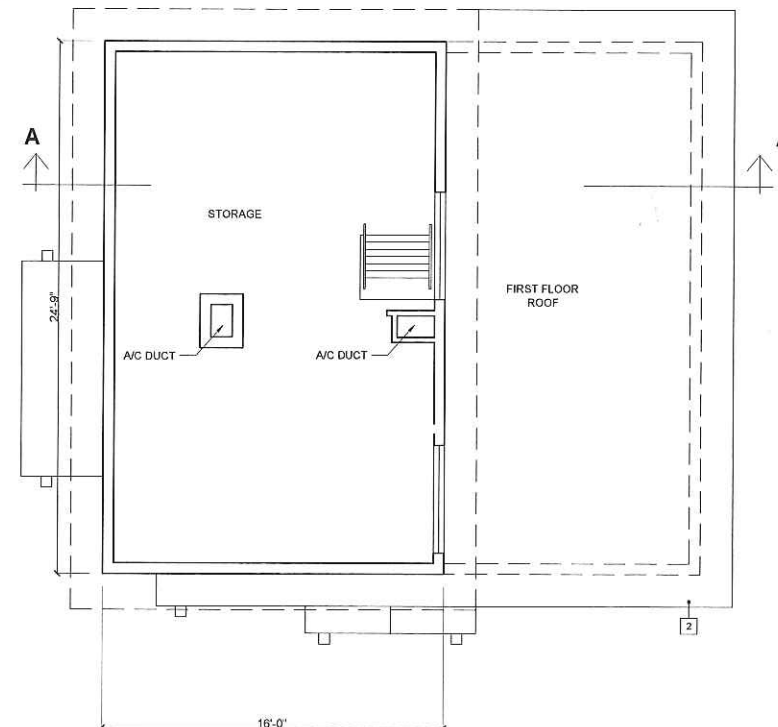
WEST ELEVATION SCALE 1/4" : 1'-0"




SECTION A - A SCALE $\frac{1}{4}'' : 1'-0''$



 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

- LEGEND:**
- | | |
|---|--|
| 1 | 1" x 6" WOOD SIDING OVER BLACK PAPER |
| 2 | CLASS "A" COMPOSITION SHINGLE 30 YEARS ER, #5546 |
| 3 | STONE FINISHED EDGE |
| 4 | 24" x 24" x 24" H. PLASTER / BRICK FINISH |

REVISION	BY

SAG & A-R DESIGN AND ENGINEERING SERVICES
281 N ALTADENA DR., PASADENA, CA 91107
626-449-6461

156 W. HIGHLAND AVE,
SIERRA MADRE, CA
91024

Date: 06/26/2016

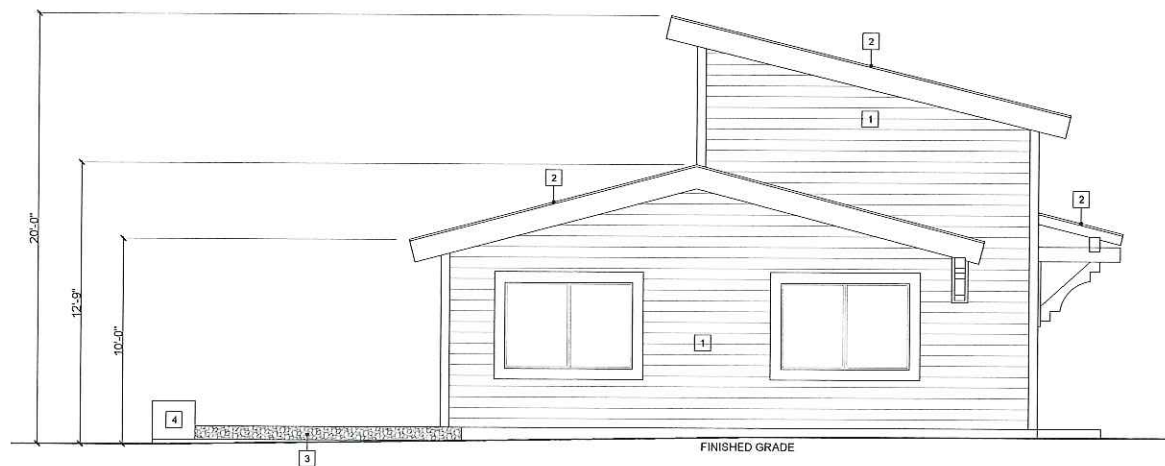
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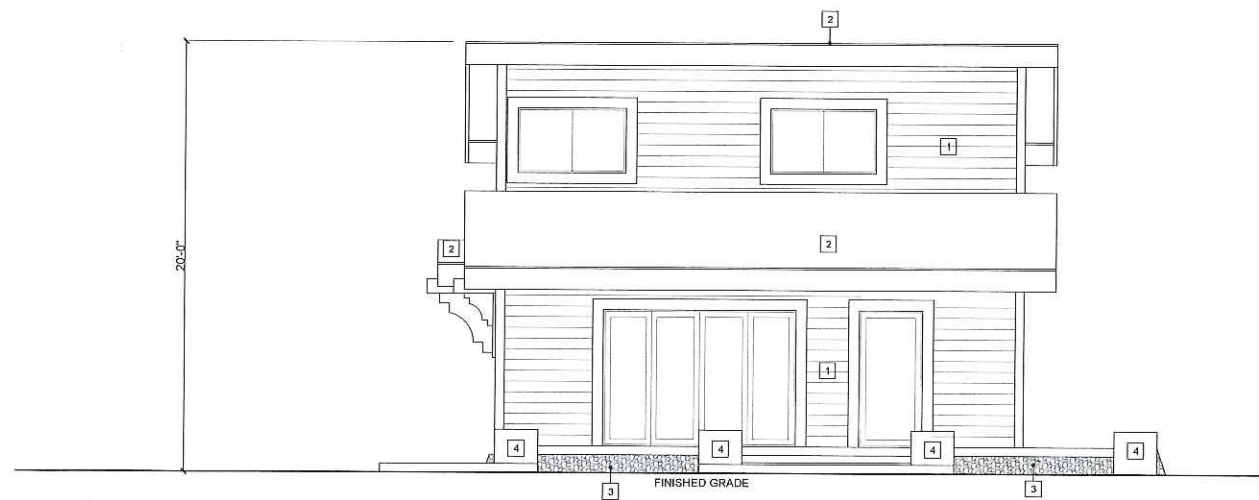
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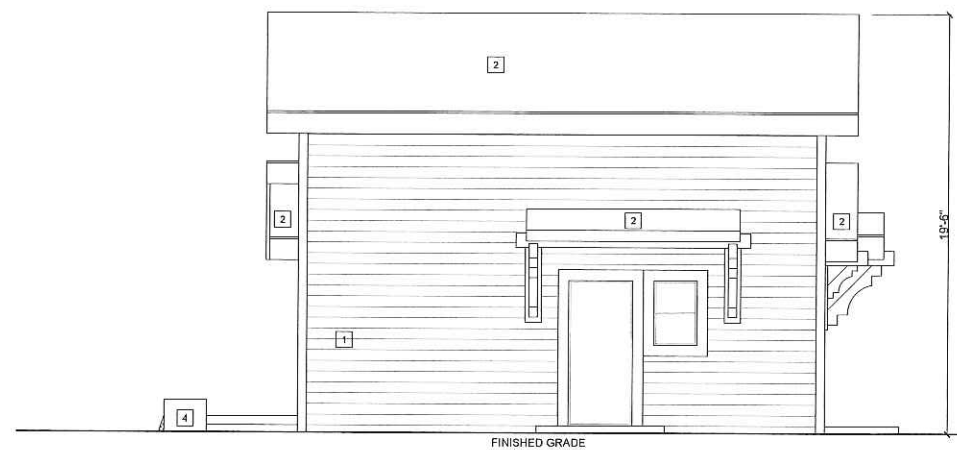
Of 2 Sheet



EAST ELEVATION SCALE $\frac{1}{4}" : 1'-0"$



SOUTH ELEVATION SCALE $\frac{1}{4}" : 1'-0"$



NORTH ELEVATION SCALE $\frac{1}{4}" : 1'-0"$

RECEIVED

JUL 19 2016

CITY OF SIERRA MADRE
PLANNING & BUILDING

- LEGEND:
- 1 1" x 6" WOOD SIDING OVER BLACK PAPER
 - 2 CLASS "A" COMPOSITION SHINGLE 30 YEARS ER, #5546
 - 3 STONE FINISHED EDGE
 - 4 24" x 24" x 24" H. PLASTER / BRICK FINISH

REVISION	BY

SAG & A-R DESIGN AND ENGINEERING SERVICES
281 N. ALTADENA DR., PASADENA, CA 91107
626-449-5461

156 W. HIGHLAND AVE,
SIERRA MADRE, CA
91024

DATE: 06/26/2016

Scale: AS NOTED

Drawn: M.M.

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Sheet:

Of 2 A-2
Sheet

EXHIBIT C

Project Application



City of Sierra Madre Planning Application Form

232 W. Sierra Madre Blvd. Sierra Madre, CA 91024
626-355-7135 Fax: 626-355-2251

Date Received

7/19/16

P.C. Hearing Date

7/1/16

Project No.

CUP 16-03

Project Location 156 W. HIGHLAND AVE SIERRA MADRE

APN # 5767-021-029 General Plan & Zoning R-3

Applicant Requests:

LOT # 29

CUP TO ALLOW A NEW 693.0 SQ.FT
BUILDING AT REAR OF PROPERTY FOR USE
AS A RECREATION AND EXERCISE
BUILDING AND STORAGE

Type of Discretionary
Review/Fee

Variance

\$ _____

☐

Minor Variance

\$ _____

☐

Conditional Use Permit

\$ 4,662

☐

Minor Conditional Use Permit

\$ _____

☐

Zone Change

\$ _____

☐

General Plan
Amendment

\$ _____

☐

Public Facilities Fee

\$ _____

☐

Environmental Fee

\$ 154

☐

Noticing Fee

\$ _____

☐

Director

PC \$ 625

CC \$ _____

TOTAL \$ 5441

Applicant Information

Name: STEVE SALISIAN

Address: 156 W. HIGHLAND AVE
SIERRA MADRE CA 91024

Owner ☐

Escrow ☐

Lessee ☐

Other ☐



H/G: 626-325-3336

W: 626-253-0045



stevesalisian@gmail.com

If required:

COVENANTS, CONDITIONS AND/OR RESTRICTIONS:

SIERRA MADRE MUNICIPAL CODE (Sections) (For Office Use Only)

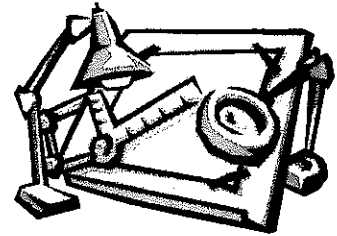
Planning Application Form

Page 2



Owner Information (if different from Applicant)

Firm: _____ Contact: _____
 Address: _____ Phone: _____
 _____ E-mail: _____



Architect Information

Company: S.A.G. DESIGN Contact: SAMIR GUIRGUIS
 Address: 281 N. ALTADENA DR. Phone: 626-449-6461
PASADENA CA 91107 E-mail: 626-568-9406

Engineer Information

Company: FAR ENGINEERING SVC. Contact: AMGAD FARAG, PE
 Address: 20833 KINSCREST DR. Phone: 818-793-2980
SAUGUS, CA 91350 E-mail: a.farag@
arengineeringservices.com

Appeal

If any person is aggrieved by a decision, an appeal may be filed to a higher decision-making body. For further information please contact the Department of Development Services for the procedure and time constraints.

For Office Use Only

Planning Commission

Date: _____
 Action: _____

City Council Appeal

Date: _____
 Action: _____

Tree Advisory Commission

Date: _____
 Action: _____

Application Completeness: Only applications that include all of the required documents described on the following page will be deemed "complete." The Department of Planning and Community Preservation retains the right to review documents and determine that they are adequate in their ability to convey the applicant's request to the decision-making body. Applicants will be notified if the application is not complete within 30 days of filling the application and paying all required fees.

Refund: Applicants will be entitled to refunds of relevant fees only if an application has been submitted and received in error by City Staff. Fees will not be refunded to an applicant who decides not to pursue a project which has been submitted.

The City will work with one individual, or firm, who is the "applicant." It is expected that the applicant will convey all project related information to the individuals involved in the project.

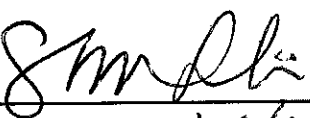


Certification

I certify that I am the duly authorized applicant for this project. Further, I certify that all of the above information is true and correct. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form.)

I have read and agree to comply with the above stated conditions:

STEVE SALISIAN
Name of Applicant


Signature 7/18/11

Name of 2nd Applicant

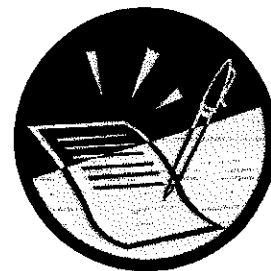
Signature

Variance and Conditional Use Permit applications must include:

Descriptions and/or
analysis to the
required attached
findings, in order to
be deemed
complete.

PLEASE NOTE: THE ABOVE SIGNATURE(S) MUST BE NOTARIZED.

**CERTIFICATE
ATTACHED**





Required Submittal Materials:

- ☐ Completed Planning Application Form
- ☐ **PROJECT DESCRIPTION & ANALYSIS:** On **page 13**, describe the proposal including current use of the property, demolition (if any), proposed construction, proposed use and any other relevant information to the applicant request. Submit all information listed on the analysis form.
- ☐ **SITE PLAN:** Attach a dimensioned site plan including all property lines indicating existing and proposed structures and the current and proposed use of all structures. Indicate the location of any structures within 5 feet of the abutting site(s). The site plan must indicate a north direction, the architect's name, the owner's name, existing trees & plant materials, internal & external right-of-ways, yard dimensions, and a scale. *To be included in two (2) blue print size (24"x36") sets of plans, due at the time of application submittal.*
- ☐ **DIMENSIONED FLOOR PLANS:** Must indicate North direction, architect's name, owner's name, and a scale. *To be included in the set of plans, due at the time of application submittal.*
- ☐ **ELEVATIONS:** Dimensioned elevations must be included for each side of the property. Elevations must identify the relevant property lines, natural & finished grade, and massing of structures on adjacent properties. *To be included in the set of plans, due at the time of application submittal.*
- ☐ **COLORED PHOTOGRAPHS:** Include pictures of all four (4) directions (N, S, E & W) of existing site and abutting properties looking in and out. *One (1) set of photos due at the time of application submittal.*
- ☐ Fourteen (14) copies/sets of the following: 1) 3-hole punched 11"x17" reductions of site plan, floor plans, and elevations; 2) Colored photographs (3-hole punched). *These items to be submitted a minimum 10 days prior to Planning Commission hearing date.*
- ☐ **ELECTRONIC COPY OF PLANS:** PDF format. *To be submitted a minimum 10 days prior to Planning Commission hearing date.*
- ☐ Colored rendering of front elevation
- ☐ Owner's Affidavit
- ☐ **NOTIFICATION:**
A **300-foot-radius** map and the names of the property owners within a 300 foot radius is required.
Submit a master list and 2 (two) sets of typed labels listing all property owners and their addresses for purposes of mailing public hearing notices. *Note: A 150-foot-radius is required for Minor Variances or consent of abutting owners and owner directly across the street from the project site.
- ☐ Environmental Information Form
- ☐ **SITE SURVEY:** The survey must be completed by a licensed surveyor and show existing grades, structures, and other relevant information. (If required by the Planning Department)
- ☐ Tree removal plan (if necessary) for review by the Tree Advisory Commission
- ☐ Entry onto Private Land. By submitting said form a property owner grants permission to staff and the Planning Commissioners the right to enter private property to evaluate the request.

(Continued on next page)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of LOS ANGELES)

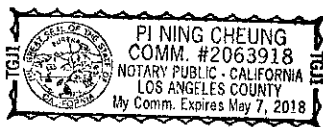
On JULY 18, 2016 before me, PING CHEUNG - NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared STEVE SALISIAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: PERMIT APPLICATION Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Required Submittal Materials:

(Continued from previous page)

- ☐ Conceptual Landscape Plan
- ☐ Three-dimensional perspectives of the proposed project in relation to all adjacent properties.
- ☐ Public Facilities Fee: Please check with Planning and Community Preservation staff if this fee applies to your project (Title 15; Chapter 15.52)

**All signatures must be notarized*

RECEIVED

JUL 19 2018

CITY OF DENVER
PLANNING DEPARTMENT

**CONDITIONAL USE PERMIT FINDINGS**

Before any conditional use permit is granted, the applicant shall show, to the reasonable satisfaction of the body hearing such matter, the existence of the following facts:

(Attach additional sheets as necessary)

- A. That the site for the proposed use is adequate in size, shape, and topography, and location;

LOT SITE IS 14,184.50 SQ FT, HAS A NICE SHAPE, TOPOGRAPHY AND A REASONABLE SLOPE FOR THE DRAIN

- B. That the site has sufficient access to street which are adequate, in width and pavement type, to carry the quantity and quality of traffic generated by the proposed use;

SITE HAS SUFFICIENT AND ADEQUATE STREET ACCESS, NORTH SIDE HAS MORE THAN 73 FT. OPENING TO HIGHLAND STREET ENOUGH WIDTH AND GOOD PAVEMENT TO ACCOMMODATE AND CARRY OUT QUANTITY/QUALITY

- C. That the proposed use is neither detrimental to the public health, safety and general welfare, nor will unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;

PROPOSED USE SHALL ALIGN PERFECTLY WITH SURROUNDING NEIGHBORHOOD. OUR ANALYSIS DID NOT IDENTIFY OR FORESEE ANY NEGATIVE INTERFERENCE

- D. That there is a demonstrated need for the use requested;

PROPOSED WORK SHALL ADD AN ENJOYABLE AND EXCLUSIVE LOOK TO NEIGHBORHOOD.

THERE IS A NEED FOR MORE SPACE FOR FAMILY ACTIVITIES, RECREATION

PROPOSED WORK SHALL PROVIDE ADEQUATE ROOM SPACE FOR THESE ACTIVITIES.

- E. That the proposed use is consistent with the general plan, zoning and any applicable design standards;

THE PROPOSED WORK SPECIFICATIONS ARE PROVIDED IN A MANNER SO THAT THE USE IF PERMITTED WILL CONFORM AND BE CONSISTENT IN LOCATION AND OPERATION OF THE GENERAL PLAN, THAT IS A RESIDENTIAL HOUSE. PLAN DETAILS SUBSTANTIATE THAT THEY ALIGN WITH THE OBJECTIVES OF GENERAL PLAN.

- F. That the use at the location requested would benefit the public interest and convenience;

WE EXPECT THAT THE NEW APPEARANCE AND FUNCTION OF THE BUILDING SHALL BE TO THE BEST OF PUBLIC CONVENIENCE AND NECESSITY. IT WILL ENHANCE AND IMPROVE THE OVERALL FUNCTION AND APPEARANCE OF THE UNITS WHICH ADDS MORE VALUE TO THE NEIGHBORHOOD.

**CONDITIONAL USE PERMIT FINDINGS**

For projects described in Sections 17.20.025, 17.30.040, or others referencing this section, before any permit is granted, the application shall show, to the reasonable satisfactions of the reviewing authority, the existence of the following facts:

(Attach additional sheets as necessary)

- A. That the height, bulk, scale, mass and siting of the proposed project be compatible with the existing neighborhood, landforms and surroundings;
-
-
- B. That the proposed project reflects the scale of the neighborhood in which it is proposed and that it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting;
-
-
- C. That the proposed project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts;
-
-
- D. The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publically visible.
-
-
- E. For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height pursuant to Section 17.20.020(A)), that the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether that same are publically visible.
-
-

CONDITIONAL USE PERMIT FINDINGS

(Continued from previous page)

- F. For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to Sections 17.20.025(C), 17.30.040(B), or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of the following:
1. innovative, thoughtful and/or noteworthy architecture that is responsive to the specific site, rather than standard, generic, or "cookie-cutter" plans;
 2. Where applicable, adaptive reuse or other preservation and restoration of historic structures;
 3. preservation of the natural landscape to the extent possible by such means as minimizing grade changes and retaining protected and specimen trees;
 4. siting of structure in keeping with landforms and so as to maximize open space, public views, and neighbor views and privacy;
 5. high quality architectural details and building materials compatible with the overall project design; and
 6. sustainable building and landscaping practices, especially water-saving features.

(See information regarding Conditional Use Permit Findings on next page)

**CONDITIONAL USE PERMIT FINDINGS**

(Continued from previous page)

As used in this section, compatibility is not interpreted to mean simple repetition of existing form, mass, scale and bulk. Nor is compatibility interpreted to mean repetition of building style or detailing. Compatibility is based on consideration of a constellation of associated characteristics including building type, the property site plan, building mass and scale, and architectural material and expression. Compatibility comes from an identification of character-defining features of an area, and an applicant's thoughtful response to them within the design.

This section is not meant to be a perfunctory review of projects which comply with other development standards. Rather it is meant to impose significant, separate, and additional burdens on proposed projects with the understanding that in many cases satisfying such burdens may call for significantly reduced development intensity than is allowed otherwise under this title. By way of illustration and not limitation, (i) so as not to unreasonably interfere with views and privacy, a project proposed on a narrow or irregularly shaped parcel may accommodate significantly less second story floor area than would otherwise be allowed; (ii) so as not to unreasonably interfere with views and privacy, a proposed project with significant second story floor area may need to be set back farther from lot lines than otherwise allowed; (iii) to ensure compatibility with and not to visually overpower or dominate the neighborhood, the floor area of a proposed project in a neighborhood predominated by smaller homes may need to be much lower than allowed by objective criteria; (iv) to ensure compatibility with landforms, a project proposed on a parcel with steep slopes or irregular topography may have much more limited siting options than set back standards would allow and may need reduced height and/or floor area; and (v) to exhibit exceptional design through noteworthy architecture, the floor area of a proposed project may need to be much lower than allowed by objective criteria in order to allow space for articulation, variation in massing, covered porches, and other enhancing architectural features.

Additionally, as standard two-dimensional building elevations and other similar graphic materials typically do a poor job of depicting projects in context, it is recommended that applicants provide materials in addition to those otherwise required in order to demonstrate that their proposed projects satisfy the foregoing burdens. Such materials may include, but are not limited to, three-dimensional perspective renderings from multiple angles; photo simulations showing the sited project in relation to neighboring structures and landforms; comparisons of proposed building size, height, setbacks, etc. to surrounding structures; story poles; material and color boards; information on energy and water saving systems; and colored landscape plans showing protected and specimen trees and illustrating drought-tolerant landscaping, permeable paving and other water-saving features.

JUL 10 2008

CITY OF
MAYOR

**MINOR CONDITIONAL USE PERMIT FINDINGS**

Upon consideration of any comments received, the Director of Planning and Community Preservation may approve, conditionally approve, or deny the proposed minor conditional use permit pursuant to the following findings:

- A. That the proposed request will not be detrimental, or otherwise be inconsistent with the residential character of the neighborhood;

- B. That the site of the proposed request is adequate in size, shape and topography to accommodate the request;

- C. That the proposed request will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent property owners;

- D. That there is a demonstrated need for the use requested;

- E. That the proposed request will be arranged, designed, constructed, operated and/or maintained so as to be compatible with intended character of the surrounding area and shall not change the essential character of the surrounding area from that intended in the general plan.

**VARIANCE FINDINGS**

Before any zone variance is granted, the applicant shall show, to the reasonable satisfaction of the body hearing such matter, the existence of the following facts:

- A. The conditions of the variance will assure that the adjustment thereby authorized will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- B. The variance will not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- C. The applicant has shown that there are special circumstances applicable to the property involved, such as size, shape, topography, location or surroundings, which do not generally apply to other adjacent properties included in the same zone as the subject property.

- D. The special circumstances make the granting of the zone variance necessary in order to facilitate a reasonable use of the property involved.

- E. The variance will be consistent with the objectives of the general plan and the zoning ordinance.

JUL 19 2008

CITY OF LOS ANGELES

**MINOR VARIANCE FINDINGS**

Burden of Proof and Conditions of Approval. The director must find or conditions must be imposed to insure that:

- A. The project does not adversely impact the public health, safety, and welfare;

- B. The design of the home is improved with the granting of the minor variance.

**Project Description & Analysis:** Please print a narrative summary of the proposed project within the box.

SUBJECT LOT HAS 5 ONE STORY BUILDINGS 3 OF WHICH ARE SMALL DWELLING UNITS. EACH UNIT HAS A SEPERATE MAILING NUMBER, A 100 SQ FT. LAUNDRY ROOM, AND A 203 SQ FT. OFFICE ACCESSORY STRUCTURE AS THE TAX ASSESSORS INFORMATION AT YEAR 1978. SINCE THE CURRENT UNITS ARE TOO SMALL FOR OUR GROWING FAMILY AND DON'T PROVIDE ADEQUATE SPACE FOR US TO SIT TOGETHER AS A FAMILY UNIT, AND DON'T HAVE A FAMILY ROOM OR GUEST BATHROOM, AND THE THREE UNITS ARE PURPOSED FOR IMMEDIATE FAMILY USE. BEGINNING THIS YEAR WE DEMOLISHED THE OLD 203 SQ FT ACCESSORY STRUCTURE AND BUILT A NEW 693 SQ FT ACCESSORY STRUCTURE FOR USE AS A RECREATION AND EXERCISE AREA FOR OUR FAMILY. WE MADE THE BUILDING ONE STORY AND STORAGE ON TOP, AND ALLOW ADEQUATE SPACE FOR COMMON AREA AND LANDSCAPE FOR THE REAR OF THE PROPERTY. WE WILL PERMIT AN OUTDOOR PATIO OF 405 SQ FT UPON APPROVAL. WE ARE ASKING FOR THIS CONDITIONAL USE PERMIT TO HELP OUR FAMILY AS WE GROW TOGETHER AND NEED SPACE TO PLAY AND HAVE FUN WITH OUR CHILDREN.

Fill in the following information:

Square Footage of Structures

Existing Dwelling	520 + 352 + 979	1,851. ⁰⁰ SQ. FT
Existing Garage	CARPORT	150. ⁰⁰ SQ. FT
Other Structure(s)	LAUNDRY 100 SQ. FT + STORAGE 54. ⁰⁰ SQ. FT.	154. ⁰⁰ SQ. FT
Proposed Structure	RECREATION BUILDING	693. ⁰⁰ SQ. FT

Floor Area

Maximum Allowable Floor Area	8,430. ⁰⁰ SQ. FT
Existing Floor Area	2,005. ⁰⁰ SQ. FT
Proposed Floor Area	2,698. ⁰⁰ SQ. FT

Permissible Lot Coverage

Permitted Lot Coverage	14,183.00 - X 55 %	7,800. ⁶⁵ SQ. FT
Existing Lot Coverage		2,862. ⁰⁰ SQ. FT.
Proposed Lot Coverage		3,032. ⁰⁰ SQ. FT

1. THREE DWELLING UNITS	1851. ⁰⁰ SQ. FT	5. BACK ENTRY (#A) = 6.5 x 10 = 65. ⁰⁰ SQ. FT
2. LAUNDRY + STORAGE	154. ⁰⁰ SQ. FT	6. FRONT ENTRY (#C) = 6.5 x 8 = 52. ⁰⁰ SQ. FT
3. COVERED CARPORT	150. ⁰⁰ SQ. FT	7. RECREATION BUILDING = 693. ⁰⁰ SQ. FT
4. FRONT ENTRY (UNIT #A)	14.0 x 5 = 70 SQ. FT	

**Front Yard Setback**

Required 25.00 FT

Existing 27.00 CARPORT

Proposed SAME

Side Yard Setbacks

Required. 10.0' FOR ONE STORY 15.0' TWO STORY

Existing. EAST SIDE CARPORT 10'-0" STORAGE 6'-0", UNIT B 6'-0"

Proposed. 10'-0"

Rear yard Setback

Required 10'-0" ONE STORY / 15'-0" 2-STORY

Existing . FROM BUILDING (C) TO REAR FL 73'-6"

Proposed 41'-9"

Height

Existing 16'-0"

Proposed. ONE STORY 12'-6" & TWO STORY 20'-0"

Parking

Existing . 520.0' OF UNCOVERED + 150.00 (CARPORT ONE SPACE)

Proposed





Any trees, shrubs, or vegetation to be removed? ~~_____~~ NO _____ YES If YES, please describe type and total numbers.

Proposed Landscaping includes:

Any existing structure(s) to be demolished? ~~_____~~ NO _____ YES If YES, please describe structure.

Is the site on the Register of Historic Cultural Landmarks? no NO _____ YES

Will the site be graded? no NO _____ YES

Cubic Yards _____ Cut _____ Fill _____ Import _____ Export _____

Will a wall be constructed? no NO _____ YES

_____ Height _____ Length _____ Material



City of Sierra Madre

ENTRY ONTO PRIVATE LAND

In the performance of their functions, the members of the Planning Commission and the staff of the City of Sierra

Madre may enter upon my land located at _____

and make examinations provided that the entries and examinations do not interfere with the use of the land by

those persons lawfully entitled to the possession thereof.

Signature of Land Owner

Date



City of Sierra Madre

OWNER'S AFFIDAVIT

I am the owner of the property located at 156 W. HIGHLAND AVE SIERRA MADRE.

I have read the foregoing application for the planning permits and know the contents thereof and give the City of Sierra Madre permission to process such permits.

I certify under penalty of perjury that the foregoing is true and correct.

 7/18/16

Signature

Please print:

Name

STEVE SALISIAN

Address

156 W. HIGHLAND AVE

SIERRA MADRE CA 91024

Telephone

626-253-0045

PLEASE NOTE: THE ABOVE SIGNATURE MUST BE NOTARIZED.

**CERTIFICATE
ATTACHED**

[Faint handwritten notes and a date stamp "JUL 19 2016" are visible in the bottom left corner.]



City of Sierra Madre

OWNERSHIP LIST

I, _____, hereby certify that the attached list contains the Names, Complete Addresses, and Zip Codes of all persons to whom all property is assessed as they appear on the LATEST AVAILABLE ASSESSMENT ROLL OF THE LOS ANGELES COUNTY ASSESSOR*, within the area described and for a distance of three hundred (300) feet from the exterior boundaries of the property described as:

Legal Description:

Assessor's Pin: _____

Signature _____

PLEASE NOTE: THE ABOVE SIGNATURE MUST BE NOTARIZED.

*Ownership information from other sources is not acceptable. Ownership roles may only be used for six months.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

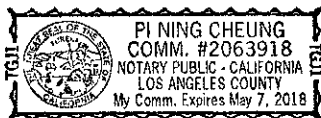
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of LOS ANGELES)
 On JULY 18, 2016 before me, PINING CHEUNG - NOTARY PUBLIC,
 Date Here Insert Name and Title of the Officer
 personally appeared STEVE SALISIAN
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Permit Application Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT D

Site Photos

Recreation Room – North View



Recreation Room – West Facing Side



Recreation Room – East Side



Recreation Room – South View



Property Frontage



Landscape Area for Patio



Old Area of Backyard



Sample Drought Tolerant Plant Beds



Raised Bedding Example



Sample Finished Patio Look from Recreation Room



Sample Gravel and Planter Beds Leading to Recreation Room



Sample Gravel and Wooden Borders for Drought Tolerant Landscaping

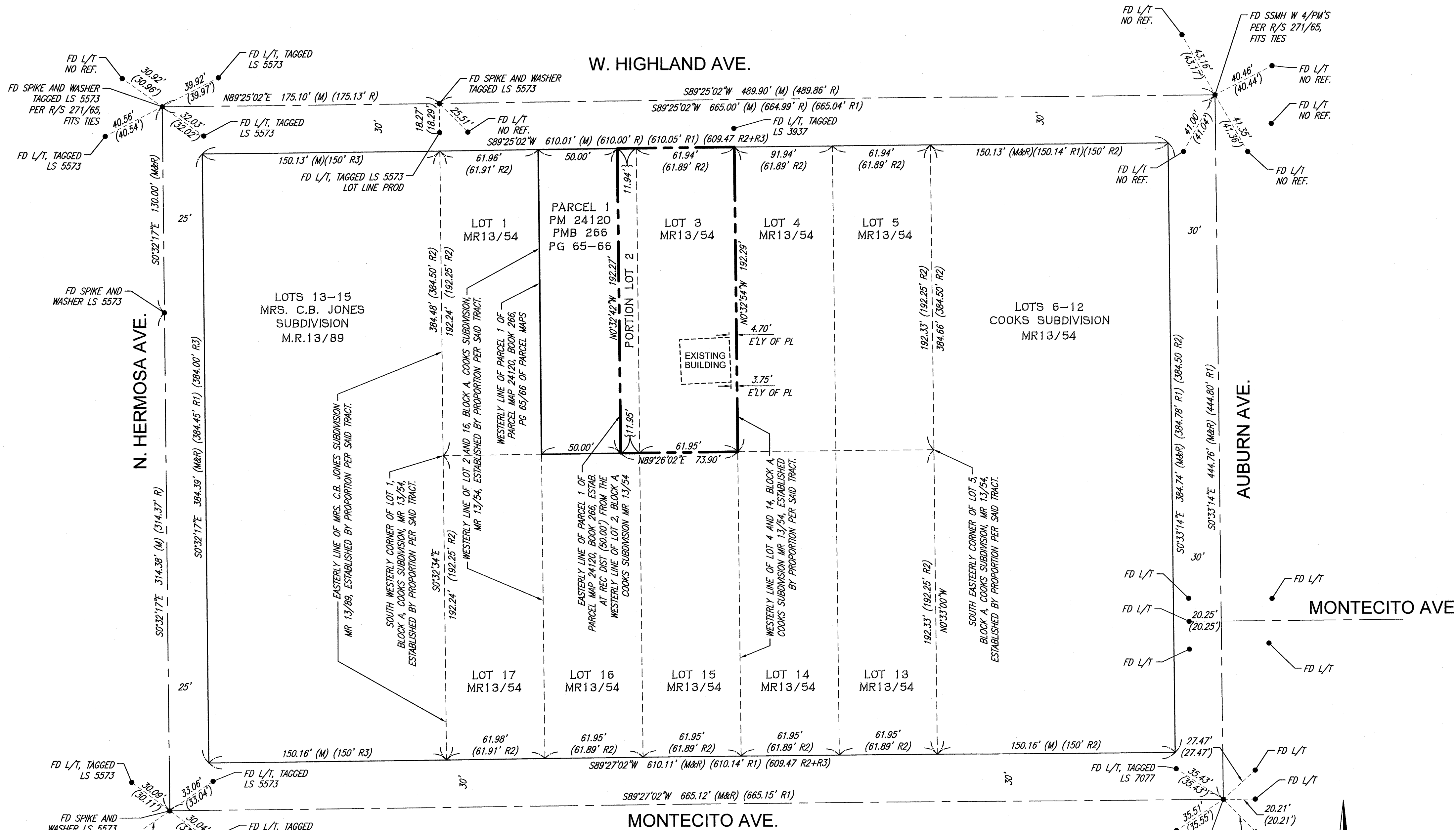


Sample Raised Vegetable and Flower Garden



EXHIBIT E

Survey



BASIS OF BEARING

CENTERLINE OF W. HIGHLAND AVE., HAVING A BEARING OF S89°25'02"W
PER PARCEL MAP 24120, BK 266, PG 65/66 AND RECORD OF SURVEY 271/65

RECORD NOTES

R = RECORD OF SURVEY 271/65
R1 = PARCEL MAP 24120, BK 266, PG 65/66
R2 = COOKS SUBDIVISION MAP M.R.13/54
R3 = C.B. JONES SUBDIVISION M.R.13/89

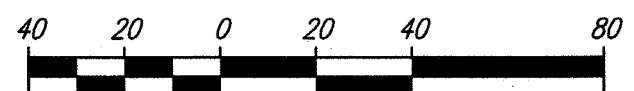
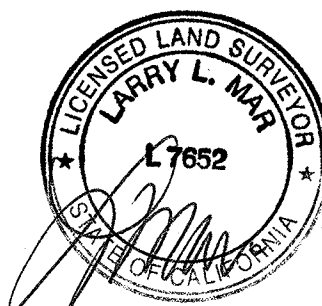
LEGAL DESCRIPTION

LOT 3 OF BLOCK A AND THE EAST 11.89 FEET OF LOT 2, BLOCK A OF COOK'S SUBDIVISION OF THE
SOUTHEAST QUARTER OF LOT 15 OF THE SIERRA MADRE TRACT, AS PER MAP RECORDED IN BOOK 13,
PAGE 54 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO KNOWN AS: 156-158-160 W. HIGHLAND AVENUE, SIERRA MADRE, CA 91024
APN #: 5767-021-029

BOUNDARY SURVEY EXHIBIT

LOT 3 AND A PORTION OF LOT 2, BLOCK A, OF COOK'S SUBDIVISION
IN THE CITY OF SIERRA MADRE,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,




<div>PREPARED BY:</div> <div>Southland Civil Engineering & Survey, LLP</div>	<div>87 N. Raymond Ave., Ste 300 Pasadena, CA 91103 Office: 626-486-2555 Fax: 626-486-2553</div>	DRAWN BY
		CHECKED BY
		DESIGNED BY
		Proj. No. 2010-15010
		Sheet 1 of 1
<div>R.C.E. No. 55069, Larry L. Mar</div>		<div>Date</div>

EXHIBIT F

Vicinity Map



EXHIBIT G

FAR Engineering Services Letter

FAR Engineering Services, Inc.

20833 Kingscrest Dr., Saugus, CA 91350

Tel: 818.793.2980 – Fax: 509.756-9443

e-mail: a.farag@arengineeringservices.com

Letter of Clarification

February 02, 2016

Project: Recreation Building.

Address : 156 W. Highland Ave, Sierra Madre, CA 91024.

To Whom It May Concern:

This letter is to clarify the following:

This office “Far Engineering Services, Inc.” was hired on January 25 2016 to perform inspection and structural design of the unpermitted building located at back side of the property mentioned above, the building is a two story building on slab on grade foundation and is to be used for recreation purposes.

A site visit and inspection was performed on 1/29/2016 to obtain the as built information, structural design and plans have been prepared based on the current California Building Code in order to obtain a building permit for the structural work.

After design was completed, we found the following deficiencies at the existing building:

- 1- Missing shear transfer straps for drag struts at all shear walls.
Recommendations: Install straps as indicated on 1st floor and roof framing plans on sheet S-1 and per detail 1/S-3.
- 2- Missing hold downs for all shear walls at first floor.
Recommendations: Install hold downs as indicated on foundation plan on sheet S-1 and per detail 15/S-2.
- 3- Missing hold downs for all shear walls at second floor.
Recommendations: Install vertical straps as indicated on 1st floor framing plan on sheet S-1 and per detail 8c and 8d /S-3.
- 4- Shear wall at grid line no 2 is overstressed.
Recommendations: Shear wall shall be upgraded to no. 4 as per plans and schedule on sheet 8/ S-3. Install all hold downs and straps as indicated.
- 5- Engineered wood beam at middle of the 1st floor is overstressed.
Recommendations: Shorten the beam span by installing two 4x6 posts with two pad footings as per the foundation plan on sheet S-1 and per detail 16/S-2.

It is our understanding that the above listed recommendations are necessary for the structural integrity of the building and shall be sufficient to keep the building safe and make it comply with the current building codes for the structural design.

Please note that these recommendations are for the structural deficiencies only and don't address any planning or zoning issues that the building may have. Please consult other architect or consultants to address these issues.

Trim the building in a direction parallel to the property line could be an option to resolve any set back issues the building may have. A redesign for the earthquake resistance elements along grid line "B" will be required as well as modification to other structural members.

This letter was given to the owner of the property based on his request.

Shall you have any question please don't hesitate to contact us.

Sincerely,



Amgad Farag, PE

