



Planning Commission **STAFF REPORT**

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

*Vincent Gonzalez, Director –
Planning & Community Preservation*

DATE: September 17, 2015

TO: Planning Commission

FROM: Monica Esparza, Assistant Planner

THROUGH: Vincent Gonzalez, Director – Planning and Community Preservation

SUBJECT: Conditional Use Permit 15-22 (CUP 15-22) and Discretionary Demolition Permit (DDP 15-01) to allow the demolition of the existing structures and construct a 6,828-square-foot single family residence and 531-square-foot detached garage located at 110 Rancho Road.

Executive Summary

The applicants, Greg and Gina Felikian, are requesting that the Planning Commission consider a Conditional Use Permit (CUP) and Discretionary Demolition Permit (DDP) to allow the demolition of the existing structures built in 1937 totaling 3,580 square-feet, and construct a 6,828-square-foot single-family residence and 531-square-foot detached garage on the property located at 110 Rancho Road. Pursuant to SMMC Section 17.20.025.C(iii), structures exceeding a total of 3,500 square feet of floor area on lots measuring over 11,001 square-feet require approval of a Conditional Use Permit. Pursuant to Code Section 17.60.056.C, no single-family dwelling or duplex which was constructed seventy-five years or more prior to the date of the application for review shall be demolished without a discretionary demolition permit.

Staff recommends that the Planning Commission approve Conditional Use Permit 15-22 (CUP 15-22) and Discretionary Demolition Permit (DDP 15-01), pursuant to Resolution 15-12, subject to conditions of approval.

BACKGROUND

The subject property is a 40,623-square-foot rectangular lot located in the R-1-11,000 (One Family Residential - Minimum Lot Size 11,000 sq.ft.) Zone with a General Plan Land Use Designation of RL (Residential Low Density). The adjacent properties to the north, east, and south are also zoned R-1-11, and the properties to the west are zoned R-1-7,500. The existing 2,544-square-foot, single-story residence was built in 1937 and renovated in 1940, 1951, and 1962. Also existing on the property is one 286-square-foot workshop, a 182-square-foot pool house, and a 568-square-foot garage. There are no records of the exact age of these ancillary structures. However, these buildings are mentioned in an advertisement of the property in 1959 when the property was listed for sale.

PROPOSED PROJECT

The project involves the demolition of all existing structures on the lot and construction of a 6,828-square-foot, single-story single-family residence and a 531-square-foot detached garage. Pursuant to SMMC Section 17.20.025.C(iii), single-family residences that exceed 3,500 square feet of floor area located on lots over 11,001 square feet require approval of a CUP. Pursuant to Code Section 17.60.056.C, no single-family dwelling or duplex which was constructed seventy-five years or more prior to the date of the application for review shall be demolished without a discretionary demolition permit.

Pursuant to Code Section 17.60.056.E, no discretionary demolition permit shall be approved unless the reviewing body determines that the residential structure proposed to be demolished is neither designated on the local list of historic resources nor eligible for designation as an individual resource or contributor to a district or potential district. According to the historic resources evaluation prepared by Page & Turnbull and submitted by the applicant, the subject residence is not eligible for listing in the National Register, California Register, or the Sierra Madre Designated Historical Landmarks List. The complete historic resource evaluation is included herein for reference as Exhibit D.

The proposed project includes a one-story residence with four bedrooms, family room, living room, dining room, kitchen, mud room, bar, five bathrooms, an enclosed rear porch, and an attached two-car garage, as well as a detached two-car garage. The applicant is also proposing to construct a swimming pool and spa to be located at the rear of the property.

The residence is designed in the French Country architectural style. The proposed project includes recessed casement windows, paneled wood shutters, concrete tile roofing, wooden posts along the front and rear porches, and exterior wall finishes to include a combination of stone veneer and smooth plaster. This design and materials are consistent throughout the entire structure.

The site plan, including the elevations, and color renderings are included herein for reference as Exhibit B and Exhibit C, respectively. The applicant has provided exhibits, included herein as Exhibit H, showing the zoning and floor area of the surrounding properties, and floor area/lot area comparisons for properties in the neighborhood and for the immediately adjacent properties.

Landscaping and Protected Trees

The applicant is proposing to landscape the site with new drought-tolerant trees, shrubs and plantings. There are a total of 7(seven) Coast Live Oak (*Quercus agrifolia*) trees on the property, none of which are proposed for removal. A condition of approval has been included in the Resolution requiring that protective measures be taken to avoid impacts to the oak trees during construction.

PROJECT SUMMARY

Category	Existing	Proposed	Code Requirement / Allowed	Meets Code
Lot size	40,623 sq. ft. (approx. 270.81' deep X 150' wide)	No Change	11,000 sq.ft. (minimum)	Yes
Lot Coverage	9%	18%	Not to exceed 40% of lot area.	Yes
Building Height	Approx. 12 feet	Approx. 18 feet	25 feet	Yes
Gross Floor Area	3, 580 sq. ft.	7, 359 sq. ft. (6,828 sf for primary structure + 531 sf for detached garage)	6,842 sf for primary structure 531 sf for accessory structure (5,780 sf + 10% of area over 30,000 sf plus 5% of area over 30,000 sf for detached accessory buildings, such as a permitted second unit, guest house or detached garage.)	Yes
Building Setbacks:				
<u>Front</u>	47 feet	62 feet	25 feet	Yes
<u>Sides:</u>				
North	35 feet	14 feet	(Total cumulative: 30% of lot width=45 feet, with minimum 10 feet on each side	Yes
South	42 feet	31 feet	15 feet	Yes
<u>Rear</u>	177 feet	122 feet		Yes
Garage Setbacks:				
Side:	0 feet	5 feet	3 feet from side and rear property lines	Yes
Rear:	78 feet	No Change		
Parking	2-car garage	(1) Attached 2-car garage & (1) detached 2-car garage	3 spaces per dwelling unit in a garage or carport for dwelling units with five or more bedrooms	Yes

ANALYSIS/ FINDINGS

Conditional Use Permit:

The granting of a CUP is subject to the following findings:

1. **That the site for the proposed use is adequate in size, shape and topography;** in that the project site is rectangular in shape and the 40,623-square foot lot size significantly exceeds the 11,000-square foot minimum lot size for the zone in which it is located in. The topography of the lot is predominantly flat. The project complies with all setbacks, allowable gross floor area, angle plane requirement, and will continue to be used as a single-family residential use as allowed by the underlying R-1 Zone.
2. **That 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 Rancho Road is approximately 36 feet wide which is a standard width for residential areas. The proposed project involves demolition of the existing single-family residence and replacement with a new single-family residence, therefore the use will remain the same will not result in more traffic than as currently generated.
3. **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the new single-family residence does not diminish the privacy or enjoyment of neighboring properties because it is consistent with the pattern of residential development in the neighborhood. The new residence will keep the one-story characteristic of the existing structure and will comply with all the development standards in the R-1 Single-Family Residential Ordinance, such as allowable floor area, lot coverage, setbacks, and angle plane requirements. In addition, the proposed residence also provides 2 (two) 2-car garages to provide additional off-street covered parking than the two required by Code. The single-story design minimizes bulk, mass, and scale impacts that a two-story design could otherwise create. The setback distances from the side property lines and from neighboring buildings are sufficient and will not interfere with the use, possession and enjoyment of surrounding and adjacent properties. Lastly, the residence has a generous front setback of 62 feet and rear setback of 122 feet, both well beyond the minimum setback requirements of 25 feet for the front and 15 for the rear yard setbacks.
4. **That there is a demonstrated need for the use requested;** in that the existing structure is in poor condition and the applicant wishes to construct a new home of this size to accommodate their growing family.

5. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** in that the proposed use as a single family residence is consistent with the site's current use as well as the goals of its General Plan designation of Residential – Low Density as implemented by the R-1 Zoning Ordinance. The single-story design allows for adequate buffering from neighboring properties, usable private yard area, air circulation and light, and avoids obstruction of significant mountain views, consistent with Policies L6.2, L7.1, L. Further, the CUP request to exceed 3,500 square feet is consistent with Policy L7.2 which requires discretionary review. Finally, the project is consistent with Policy L7.4 in that the project would be compatible with and complement surrounding existing homes.
6. **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** in that single-family residential properties serve the needs of the City when such projects are consistent with the General Plan and development guidelines.

Additional findings required as described in Section 17.60.041

The following findings are required for all single family houses:

1. **That the proposed project be designed in one consistent style and the height, bulk, scale and mass of new construction and reconstruction be compatible with the existing neighborhood and the surroundings;** in that the project is compliant with all R-1 standards. The design of the house is consistent with the height, bulk, scale, and mass of the surrounding properties, which includes a mixture of 1-story and 2-story residential structures. In addition, the proposed architectural character is consistent on all sides of the residence and detached garage.
2. **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 and does not cause adverse impacts;** in that the proposed residence covers only 18 percent of the lot and is consistent with the one-story character of the existing structure and the character of the surrounding properties. The proposed project provides greater side setbacks than is required by the R-1 standards and will blend into the existing neighborhood.

Discretionary Demolition Permit:

The granting of a discretionary demolition permit is subject to the following findings:

1. **The proposed structure proposed for demolition: a) has no local, state or national historic significance as determined by the historic resources survey pursuant to Code Section 17.60.056.D.1 or b) is deemed to be eligible for local listing or designation under the California Historic Resource Codes 1 to 5, or a contributor to an existing or potential district, and all environmental review has been conducted that will allow the project to proceed, with identified mitigation measures, including, but not limited to construction of a replacement structure in substantially similar architectural style and façade, maintenance of a plaque, photographs and/or publication describing the original structure and its local, state or nations historic value, or other mitigation measures described in the environmental review document;** in that the Applicant submitted a historical resources survey, prepared by Page & Turnball, that stated that the single-family residence located at 110 Rancho Road is not eligible for local, state, or national historic designation.
2. **That the proposed demolition activities will not unreasonably interfere with the use, possession and enjoyment of the surrounding and adjacent properties;** in that the demolition activities will be temporary and will comply will all state and local regulations to mitigate dust and noise.
3. **That there is a demonstrated need for the demolition activity requested;** in that in order to construct the proposed project, the existing single-family residence must be demolished. Pursuant to Code Section 17.20.020, only one single-family dwelling per lot is allowed in the R-1 zone.
4. **That the result of the demolition activity is consistent with the objectives of the general plan;** in that the demolition of the existing structure is required to construct the proposed project. The project complies with all requirements of the R-1 Zoning Ordinance which codifies and implements the objectives of the General Plan with respect to Residential Low Density development.
5. **That the public interest, convenience, and necessity require that the demolition activity be undertaken at the location requested;** in that the existing structures are in poor condition and creates an adverse visual impact to those in the surrounding neighborhood.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter, the Sierra Madre Public Library, and on the City's website.

ENVIRONMENTAL

The proposed project qualifies for a Class 1 Categorical Exemption, pursuant to Section 15301 Existing Facilities (I)(1) of the California Environmental Quality Act (CEQA) as it involves the removal of a single-family residence. The project also qualifies for a Class 3 Categorical Exemption, pursuant to Section 15303(a) New Construction or Conversion of Small Structures of CEQA as it involves the construction of a new single-family residence.

ALTERNATIVES

The Planning Commission can:

1. Approve the application for Conditional Use Permit 15-22 and Discretionary Demolition Permit 15-01, with or without conditions of approval;
2. Deny the application for Conditional Use Permit 15-22 and Discretionary Demolition Permit 15-01, and direct Staff to provide a Resolution at the next Planning Commission meeting.
3. Continue the subject project, and provide the applicant with direction.

RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permit 15-22 (CUP 15-22) and Discretionary Demolition Permit 15-01 (DDP 15-01) pursuant to Planning Commission Resolution 15-12, subject to conditions of approval.

Prepared By:

Monica Esparza
Assistant Planner

Attachments:

1. Exhibit A: Planning Commission Resolution 15-12
2. Exhibit B: Site Plan
3. Exhibit C: Colored Front Elevations
4. Exhibit D: Historic Resources Survey
5. Exhibit E: Project Application

- 6. Exhibit F: Vicinity Map
- 7. Exhibit G: Site Photos
- 8. Exhibit H: Applicant Exhibits

EXHIBIT A

Planning Commission Resolution 15-12

PC RESOLUTION 15-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING CONDITIONAL USE PERMIT 15-22 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-STORY, 6,828-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND 531-SQUARE FOOT GARAGE IN CONJUNCTION WITH DISCRETIONARY DEMOLITION PERMIT 15-01 TO DEMOLISH THE EXISTING STRUCTURES ORIGINALLY BUILT IN 1937 LOCATED AT 110 RANCHO RD.

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

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

**Greg and Gina Felikian
8214 Seranata Dr.
Whitter, CA. 90603**

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

A request to demolish the existing structures built in 1937 and totaling 3,580 square-feet and construct a 6,828-square-foot single-family house and 531-square-foot detached garage on a 40,623-square-foot lot located at 110 Rancho Road. Pursuant to SMMC Section 17.20.025.C(iii), on lot areas from 11,001 and up, single-family residences may be allowed to exceed 3,500 square-feet pursuant to the approval of a Conditional Use Permit. Pursuant to Code Section 17.60.056.C, no single-family dwelling or duplex which was constructed seventy-five years or more prior to the date of the application for review shall be demolished without a discretionary demolition permit.

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

WHEREAS, a public hearing was held before the Planning Commission on September 17, 2015, with all testimony received being made part of the public record;

WHEREAS, the proposed project qualifies for a Class 1 Categorical Exemption, pursuant to Section 15301 Existing Facilities (I)(1) as it involves the removal of a single-family residence, and qualifies for a Class 3 Categorical Exemption, pursuant to Section 15303(a) New Construction or Conversion of Small Structures as it involves the construction of a new single-family residence pursuant to the California Environmental Quality Act (CEQA).

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:

Conditional Use Permit

- **That the site for the proposed use is adequate in size, shape and topography;** in that the project site is rectangular in shape and the 40,623-square foot lot size significantly exceeds the 11,000-square foot minimum lot size for the zone in which it is located in. The topography of the lot is predominantly flat. The project complies with all setbacks, allowable gross floor area, angle plane requirement, and will continue to be used as a single-family residential use as allowed by the underlying R-1 Zone.
- **That 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 Rancho Road is approximately 36 feet wide which is a standard width for residential areas. The proposed project involves demolition of the existing single-family residence and replacement with a new single-family residence, therefore the use will remain the same will not result in more traffic than as currently generated.
- **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the new single-family residence does not diminish the privacy or enjoyment of neighboring properties because it is consistent with the pattern of residential development in the neighborhood. The new residence will keep the one-story characteristic of the existing structure and will comply with all the development standards in the R-1 Single-Family Residential Ordinance, such as allowable floor area, lot coverage, setbacks, and angle plane requirements. In addition, the proposed residence also provides 2 (two) 2-car garages to provide additional off-street covered parking than the two required by Code. The single-story design minimizes bulk, mass, and scale impacts that a two-story design could otherwise create. The setback distances from the side property lines and from neighboring buildings are sufficient and will not interfere with the use, possession and enjoyment of surrounding and adjacent properties. Lastly, the residence has a generous front setback of 62 feet and rear setback of 122 feet, both well beyond the minimum setback requirements of 25 feet for the front and 15 for the rear yard setbacks.

- **That there is a demonstrated need for the use requested;** in that the existing structure is in poor condition and the applicant wishes to construct a new home of this size to accommodate their growing family.
- **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** in that the proposed use as a single family residence is consistent with the site's current use as well as the goals of its General Plan designation of Residential – Low Density as implemented by the R-1 Zoning Ordinance. The single-story design allows for adequate buffering from neighboring properties, usable private yard area, air circulation and light, and avoids obstruction of significant mountain views, consistent with Policies L6.2, L7.1, L. Further, the CUP request to exceed 3,500 square feet is consistent with Policy L7.2 which requires discretionary review. Finally, the project is consistent with Policy L7.4 in that the project would be compatible with and complement surrounding existing homes.
- **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** in that single-family residential properties serve the needs of the City when such projects are consistent with the General Plan and development guidelines.

Additional findings required as described in Section 17.60.041

The following findings are required for all single family houses:

- **That the proposed project be designed in one consistent style and the height, bulk, scale and mass of new construction and reconstruction be compatible with the existing neighborhood and the surroundings;** in that the project is compliant with all R-1 standards. The design of the house is consistent with the height, bulk, scale, and mass of the surrounding properties, which includes a mixture of 1-story and 2-story residential structures. In addition, the proposed architectural character is consistent on all sides of the residence and detached garage.
- **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 and does not cause adverse impacts;** in that the proposed residence covers only 18 percent of the lot and is consistent with the one-story character of the existing structure and the character of the surrounding properties. The proposed project

provides greater side setbacks than is required by the R-1 standards and will blend into the existing neighborhood.

Discretionary Demolition Permit:

The granting of a discretionary demolition permit is subject to the following findings:

- **The proposed structure proposed for demolition: a) has no local, state or national historic significance as determined by the historic resources survey pursuant to Code Section 17.60.056.D.1 or b) is deemed to be eligible for local listing or designation under the California Historic Resource Codes 1 to 5, or a contributor to an existing or potential district, and all environmental review has been conducted that will allow the project to proceed, with identified mitigation measures, including, but not limited to construction of a replacement structure in substantially similar architectural style and façade, maintenance of a plaque, photographs and/or publication describing the original structure and its local, state or nations historic value, or other mitigation measures described in the environmental review document;** in that the Applicant submitted a historical resources survey, prepared by Page & Turnbull, that stated that the single-family residence located at 110 Rancho Road is not eligible for local, state, or national historic designation.
- **That the proposed demolition activities will not unreasonably interfere with the use, possession and enjoyment of the surrounding and adjacent properties;** in that the demolition activities will be temporary and will comply with all state and local regulations to mitigate dust and noise.
- **That there is a demonstrated need for the demolition activity requested;** in that in order to construct the proposed project, the existing single-family residence must be demolished. Pursuant to Code Section 17.20.020, only one single-family dwelling per lot is allowed in the R-1 zone.
- **That the result of the demolition activity is consistent with the objectives of the general plan;** in that the demolition of the existing structure is required to construct the proposed project. The project complies with all requirements of the R-1 Zoning Ordinance which codifies and implements the objectives of the General Plan with respect to Residential Low Density development.
- **That the public interest, convenience, and necessity require that the demolition activity be undertaken at the location requested;** in that the existing structures are in poor condition and creates an adverse visual impact to those in the surrounding neighborhood.

Planning Commission Resolution 15-12
September 17, 2015

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES Conditional Use Permit 15-22 and Discretionary Demolition Permit 15-01, 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 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 17th day of September, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Ken Goldstein, Chairperson
Sierra Madre Planning Commission

ATTEST:

Vincent Gonzalez, Director
Planning & Community Preservation Department

EXHIBIT A

**CONDITIONS OF APPROVAL
CUP 15-22, DDP 15-01**

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 Development Services 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, 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

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 17, 2015. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Conditional Use Permit and the Discretionary Demolition Permit.
2. Submit construction plans, for 1st Plan Check within one (1) year of the date of this approval; failure to do so will constitute an abandonment of the entitlement, and shall render this approval null and void.
3. Not lease, rent, or sell the 531-square-foot detached garage separately of the main residence of the property or otherwise use as a separate dwelling unit, and shall not make alterations to create a full kitchen except when in full compliance of Sierra Madre Municipal Code 17.22.

Public Works Conditions

The applicant and property owner shall:

1. Fence all protected trees at the drip line. No storage of materials or equipment is allowed within the fenced areas.
2. Identify all existing trees on the site as to specie and dbh.
3. Draw the driplines of all protected trees to scale as measured in the field at 8 compass points.
4. Show all existing easements on the property on the site plan.
5. Show the existing and/or proposed sewer connection on the site plans.
6. Show on the plan all existing substructures (septic tanks, cesspools, etc.) on the property (if any.) If substructures are not in use or are proposed for abandonment they must be clearly called out and abandoned per applicable building codes.
7. Pay for the replacement of any water meters, but note that the work shall be done by the City at the applicant's expense.

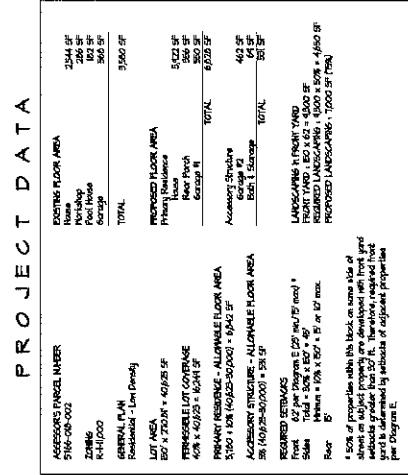
Planning Commission Resolution 15-12
September 17, 2015

8. Obtain a separate permit from Public Works for any/all construction work within the street right of way.
9. Comply with low impact development (LID) standards, including the preparation of a grading and drainage plan.

(end of conditions)

EXHIBIT B

Site Plan



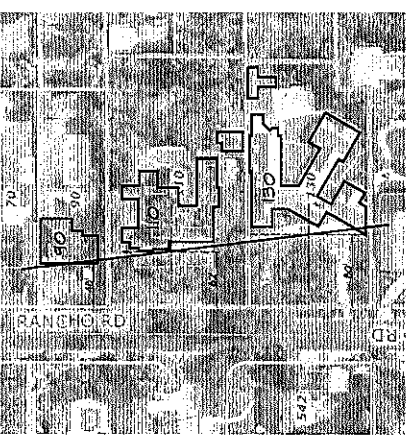
LEGEND

SITE PLAN

PUBLIC WORKS NOTES

- [illegible]

REQUIRED FRONT YARD SETBACK
(AS DETERMINED PER DIAGRAM E)



[illegible]

X
Vandevelde
Architects, Inc.
205 North Hermosa Ave.
Sierra Madre, CA 91024
Tel: (626) 836-0610
Fax: (626) 836-0612
vandevelde-architects.com

APPROVAL

PROJECT NAME

NEW RESIDENCE
GREG & GINA FELIKIAN
110 RANCHO ROAD
SIERRA MADRE, CA 91024
(310) 890-3115

DRAWN	JAV
CHECKED	
DATE	AUG. 6, 2015
SCALE	1/8" = 1'-0"
JOB NO.	2014-13
SHEET TITLE	
PRELIMINARY FLOOR PLAN	
SHEET NO.	

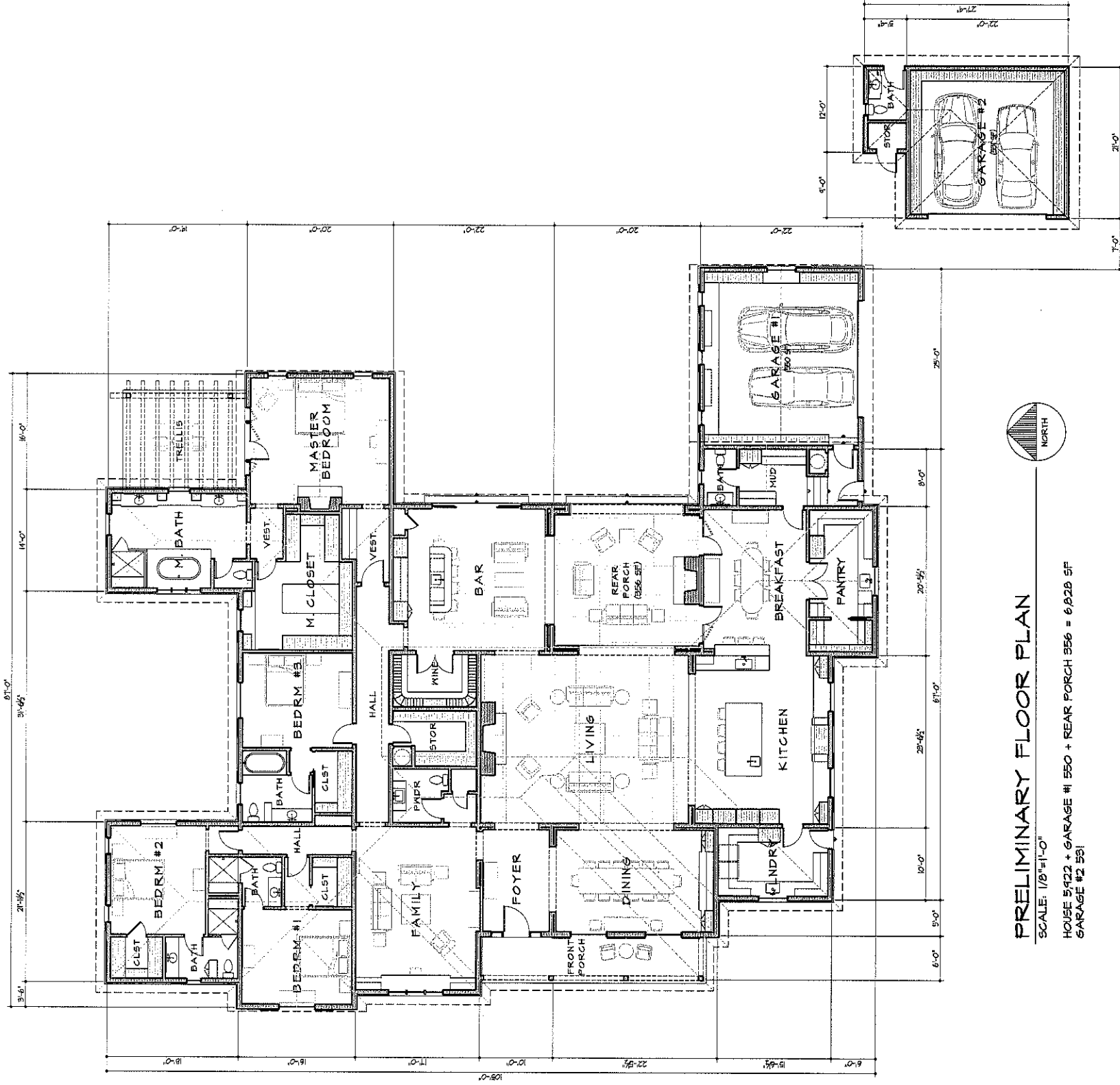


EXHIBIT C

Colored Front Elevation



EXHIBIT D

Historical Resource Survey

110 RANCHO ROAD
HISTORIC RESOURCE EVALUATION

SIERRA MADRE, CALIFORNIA
[15095]

Prepared for
GINA FELIKIAN



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

MAY 11, 2015

FINAL

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I. INTRODUCTION

This Historic Research Evaluation has been prepared at the request of owner Gina Felikian for 110 Rancho Road (5766-018-002) in Sierra Madre, California (Figure 1). The City of Sierra Madre instituted an ordinance in 2015 requiring historic evaluations for properties over 75 years old prior to the issuance of a full or partial demolition permit. The evaluation is to determine if the property is eligible for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or for the Sierra Madre Designated Historical Properties list.

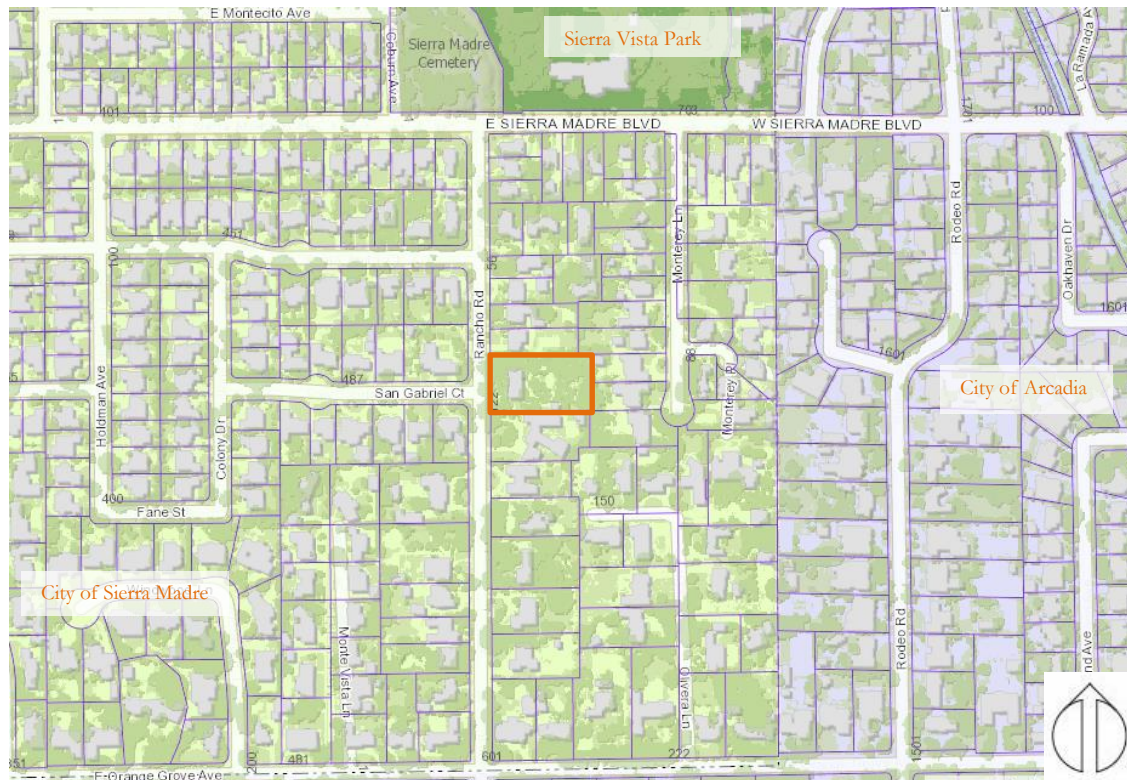


Figure 1. Map view with 110 Rancho Road outlined in red. Source: Los Angeles County Assessor Property Assessment Information System, 2015. Edited by Page & Turnbull.

METHODOLOGY

This report provides a building description, historic context, and an examination of the current historic status for 110 Rancho Road. The report also includes an evaluation of the property's eligibility for individual listing in the National Register, California Register, and the Sierra Madre Designated Historical Properties List, and as a contributor to an existing or potential historic district.

Page & Turnbull prepared this report using research collected at various local repositories, including the Los Angeles County Assessor's Office, City of Sierra Madre Planning & Community Preservation Department, Sierra Madre Local Historic Collection at the Sierra Madre Library, and the Los Angeles Public Library, as well as various online sources such as Proquest Historic Newspaper, Newspaperarchive.com, Ancestry.com and USGS historical maps. All photographs in this report were taken by Page & Turnbull in April 2015 unless otherwise noted.

SUMMARY OF FINDINGS

Constructed in 1937 in the Ranch style, 110 Rancho Road does not meet any criteria for individual listing in the National Register, California Register, or the Sierra Madre Designated Historical Properties list. It is a typical but not particularly distinctive example of a Ranch-style house, and no architect, builder, or designer has been found. It was the home of a Sierra Madre mayor, Charles H. James, in the 1950s, but James does not appear to be a person significant to the history of Sierra Madre. No information has been found to indicate that 110 Rancho Road is associated with significant events or broad patterns of history.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 110 Rancho Road.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

110 Rancho Road is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

110 Rancho Road is not currently listed in the California Register of Historical Resources.

SIERRA MADRE DESIGNATED HISTORICAL PROPERTIES LIST

The City of Sierra Madre's preservation efforts date back to 1976 when a number of historic homes were recognized with bronze plaques and included in a list. The City adopted a simple voluntary preservation ordinance in 1987 that allowed owners to request historic status for their properties and established a Cultural Heritage Commission. In 1997, the City replaced the 1987 ordinance, formalized its process, and adopted its current historic preservation ordinance modeled after the California Office of Historic Preservation guidelines. Several properties that were listed under the 1987 ordinance were de-listed at the owner's request under the 1997 ordinance.

The current ordinance allows for the voluntary designation of historic landmarks to Sierra Madre's Designated Historical Properties List. Designated historic landmarks are examples of the character and history that reflect Sierra Madre's cultural, historical and architectural heritage and meet at least one of two criteria, historic or architecture, for listing. Sierra Madre currently has 49 properties on the Designated Historical Properties List.

Listed historic properties can benefit from certain incentives, such as the Mills Act, reduced permit fees, and the State Historic Building Code. They are also subject to review for alterations, restorations, rehabilitation, remodeling, addition, change of use, demolition and relocation. Although the ordinance references a Cultural Heritage Commission, the City currently does not have such a commission. No comprehensive citywide surveys of historic properties have been conducted.

110 Rancho Road is not currently listed in the Sierra Madre Designated Historical Properties List or was it listed under the 1987 ordinance.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

As of 2010, 110 Rancho Road is not listed in the California Historic Resources Information System (CHRIS) database with any status code. This means the property has not been formally evaluated using California Historical Resource Status Codes and submitted to the California Office of Historic Preservation.

III. PROPERTY DESCRIPTION

SITE

110 Rancho Road is located close to the southeastern border of the City of Sierra Madre (Figure 2). The property is on the east side of Rancho Road, roughly equidistant between Sierra Madre Blvd. to the north and Orange Grove Avenue to the south. San Gabriel Court intersects and ends at Rancho Road directly west of the subject property.

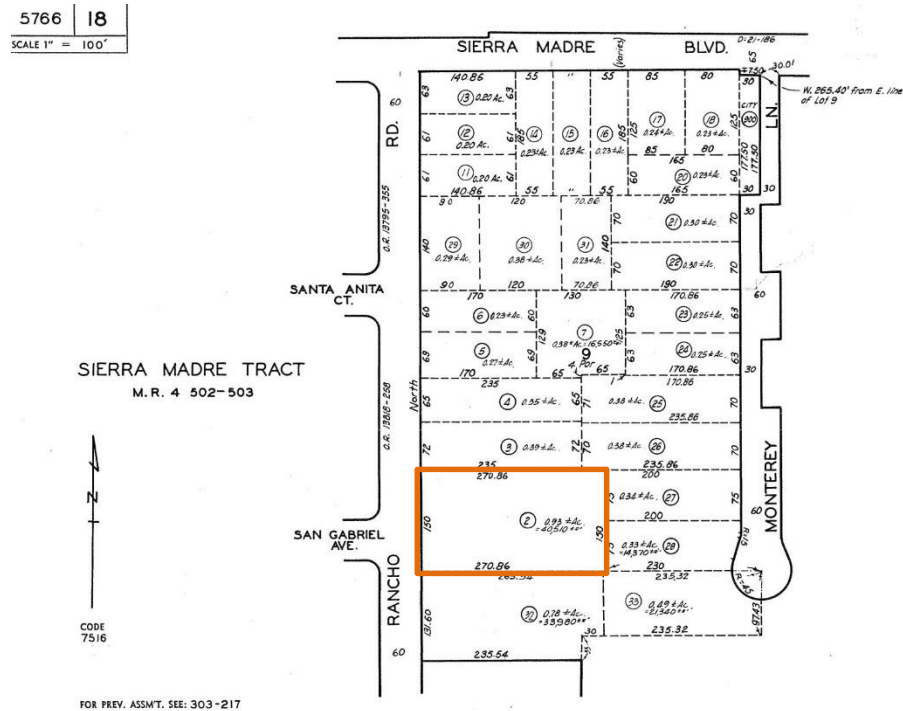


Figure 2. 110 Rancho Road, outlined in orange. Source: Los Angeles County Assessor, edited by Page & Turnbull.

The rectangular lot is 150 feet wide by 271 feet deep and just below one acre. It is larger than the other lots in the surrounding area. The lot includes the main residence building as well as a garage, two ancillary buildings, and a swimming pool (Figure 3). The site is on the foothill and slopes down to the south. To accommodate the slope, the main residence is on a flat building pad toward the front (east) end of the lot. Concrete retaining walls create the building pad and different level terraces on the lot. A higher terrace runs along the lot's north side; the back yard and south yard are in a lower terrace. The garage, at the middle of the lot at the south boundary, is at the lower terrace level, as is the long, unpaved driveway from Rancho Road. The pool and a small pool house are also in the middle of the lot. They are at the same lower terrace level near the garage and accessed by steps behind the main residence. Also behind the main residence but on its flat building pad is an enclosed outdoor fireplace/barbeque.

The east (rear) portion of the lot has a concrete pad for tennis or basketball. The site appears to have been overgrown until recently. Most of the front, back, and side yards are dirt with patches of vegetation. Mature trees are at the property's east and north sides, but several trees have been cut down to stumps. One tree is growing close to the main residence's north side.

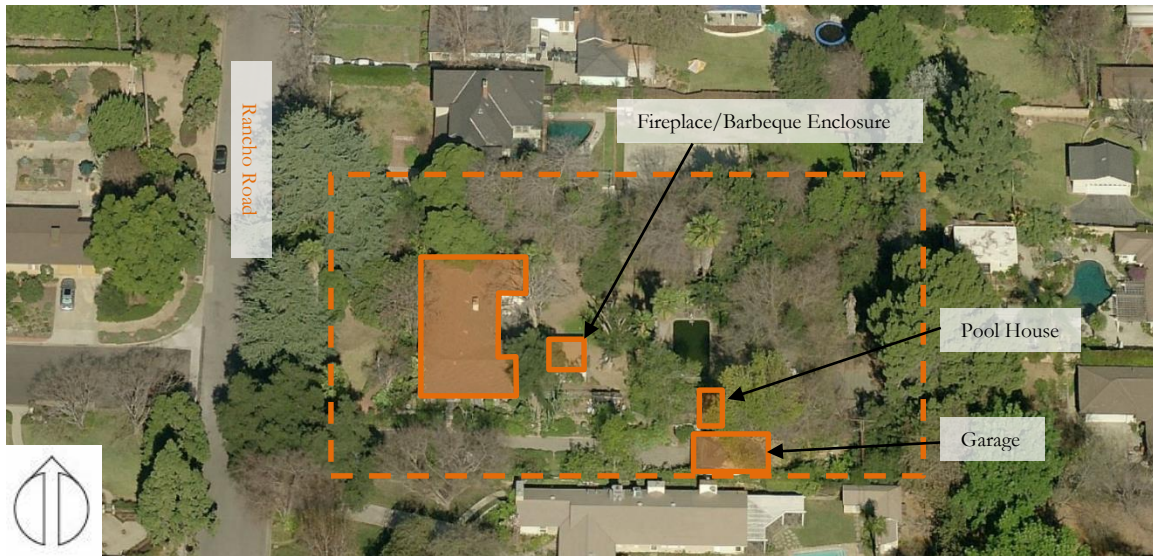


Figure 3. Aerial image of 110 Rancho Road prior to landscape clean up. The lot is outlined in dashed line with the main residence, garage, pool house, and fireplace/barbeque enclosure outlined in solid lines. Source: Bing, 2015, edited by Page & Turnbull.

EXTERIOR

The main residence at 110 Rancho Road is a one-story, wood-framed, Ranch-style building with brick masonry accents on a raised foundation (Figure 4). It has a hipped and gabled roof with asphalt shingles and minimal eaves. The building has an H-shaped plan with a recessed covered porch at the front (west) façade and a covered porch at the south façade. The building is clad with horizontal and vertical wood board siding with brick porch columns and a brick base along the front façade. A brick chimney is on the north side façade and another brick chimney extends from the roof at the center rear of the house. The brick throughout has rough weeping mortar joints. The house typically has wood-framed windows with wood sills.



Figure 4. The front (west) façade of 110 Rancho Road as seen from the street, looking east. The driveway is at the right (south).

Primary (West) Facade

The primary façade of 110 Rancho Road faces west onto Rancho Road. The façade is symmetrical with two projecting legs at each end and a recessed porch in the center (Figure 5). The wood siding is horizontal at the two legs and vertical at the center, with occasional attic vents in groupings of three. Both projecting legs are clad in brick below the sill line, and each has a brick pilaster where they meet the porch.



Figure 5. Front (west) façade of 110 Rancho Road with projecting north (left) and south (right) legs flanking a recessed porch, looking northeast. The south façade and its porch are at the right (south).

Two brick columns support the porch's overhanging roof on a wood beam. The porch has exposed rafters, a wood ceiling, and flagstone pavers. The main entry door, a single-leaf, paneled door, is located at the south porch-facing portion of the left (north) leg (Figure 6).

Each leg has a canted bay window with a flared metal roof and four-lite windows, two side casements and one center fixed (Figure 7). Three pairs of four-lite casement windows with decorative shutters are in the porch, as is a pair of three-lite casements in the north-facing portion of the south leg.



Figure 6: Porch on the front façade, looking north to the main entry door.



Figure 7: North project leg with bay window and brick base, looking east.

South Façade

The south façade faces the dirt driveway at the south perimeter of the lot, accessed by a short concrete stair. The façade is under a covered porch supported by five brick columns (Figure 8). The façade is clad in horizontal wood siding. There is a wood and glazed door north of center, accessed by two concrete steps. The door's glazed pane is covered by wood currently, and there is a bracketed shelf below the glazed pane. Right (south) of the door there are triple four-lite casement windows and two single casement windows with three lites. Left (north) of the door there is a large decorative wood panel and a pair of three-lite casements. Similar decorative panels are below all the windows on this façade except for the triple casements. A wall-mounted air conditioning unit is below the triple casements while another mechanical unit is above the paired casement window.

The porch ceiling is wood with exposed rafters and the floor is concrete (Figure 9). The west end has a low brick wall that continues the brick base on the primary (west) façade. Also at the west end is a triangular end piece at the roof made of vertical boards. A wood beam spans across the five brick columns to support the roof; the beam has decorative brackets and wood panel decorations on the interior face. At least two of the brick columns are out of plumb.



Figure 8. South façade of 110 Rancho Road with steps to the dirt driveway, looking north. Note the far left (north) and second from right (south) brick columns are out of plumb.



Figure 9. Porch along the south façade, looking west.

Rear (East) Façade

The rear (east) façade is asymmetrical with two different sized projecting legs around a concrete patio (Figure 10). Both legs have gabled roofs. The right (north) leg is longer and clad in horizontal siding, with a paneled door and jalousie window on its south-facing façade.



Figure 10. Rear (east) façade of 110 Rancho Road with longer north (right) leg, shorter south (left) leg, central enclosed porch, and concrete patio, looking west.



Figure 11. Left (south) leg and portion of central enclosed porch of the rear (east) façade, looking southwest.

The left (south) leg's east façade is clad in horizontal wood siding and includes a pair of four-lite casement windows (Figure 11). At right there is a pair of windows with a triangular transom; the window glazing is obscured or replaced by boards. At the far right there is a brick column at the corner of the building. The left leg's north-facing façade faces onto the concrete patio and has three large windows; two are covered with wood boards while the center pane is fixed glazing. Horizontal wood siding is below the windows.

The central portion of the rear (east) façade and the left leg's north façade is an L-shaped enclosed porch supported by brick columns. A three-paned aluminum-framed sliding glass door is at the left (south) end of the central portion; three large windows (two under boards, the center one fixed) are at the middle, below which the façade is clad in horizontal wood siding; and two fixed glazed windows are at right (north), also above horizontal wood siding. A brick chimney is visible at the roof above this façade.



Figure 12: Enclosed rear (east) porch with original vertical wood siding and French doors.

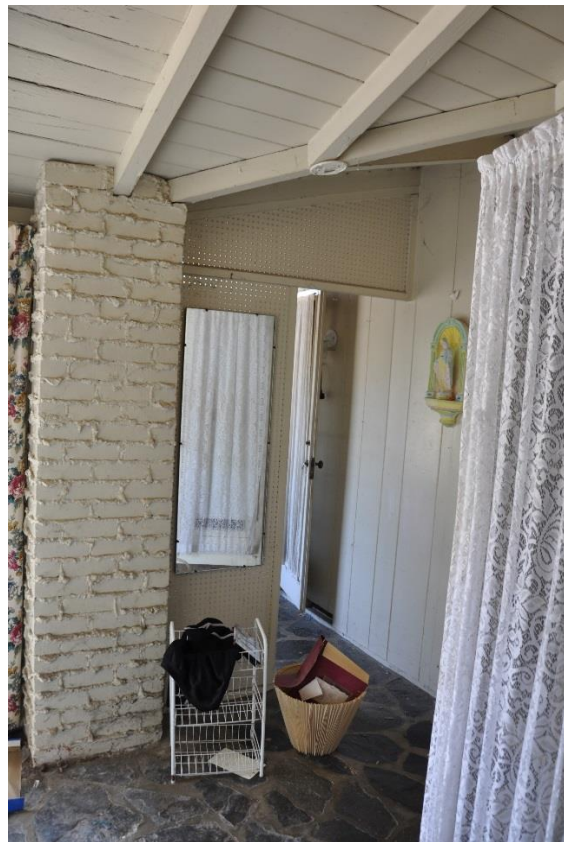


Figure 13: Enclosed rear (east) porch extending around the corner toward the south leg.

The building's original rear (east) façade remains within the enclosed porch (Figure 12 and Figure 13). The original rear façade includes vertical wood siding with groupings of three attic vents, matching the recessed porch on the front (west) façade. Also similar to the front recessed porch, the enclosed rear porch has a wood ceiling, exposed rafters, and flagstone pavers. Paired French doors with operable casement windows inset in each leaf lead from the house to the porch. The brick chimney that is visible above the roof is along the original rear façade and in the enclosed porch now.

North Façade

The north façade faces a large side yard that terraces up beyond a concrete retaining wall; the retaining wall is leaning south. The façade has horizontal wood siding and a brick chimney at the west end (Figure 14). The chimney has corbeled bricks where it narrows from hearth to stack. Centered on the façade is a large window group, composed of three pairs of four-lite casement windows within one frame. To the left of this window group, towards the rear of the house, there are a pair of three-lite casement windows and a single three-lite window. To the right of the central window group, towards the front of the house, there is a three-lite casement window, and two larger three-lite casement windows, flanking the chimney. Two wall-mounted air conditioning units are on the façade, one below the large central window group and one at far right, below a tall three-lite window.



Figure 14. Main residence's north façade, with a chimney at the west (right) end, looking south.

ANCILLARY BUILDINGS AND FEATURES

Garage

A one-story, two-car garage is located at the south central portion of the lot, at the end of a long straight dirt driveway from Rancho Road. The garage has two sections. The main section is square in plan with a pyramidal hipped roof (Figure 15), and includes the broad overhead garage door at its west façade (Figure 16). It is clad in horizontal wood siding, as is the overhead garage door. A single-leaf door is located on the north.

Attached to the garage's rear (east) façade is a shed-roof addition with narrow horizontal wood siding (Figure 17). The addition also has a door on the north façade as well as a jalousie window. The east façade has a larger aluminum sliding window and a smaller sliding window. All the windows have wood trim (Figure 18). The roof is overgrown with vines.



Figure 15: Garage's front (west) façade) with pool house in the side foreground, looking southeast.



Figure 16: Garage's front (west) façade at the end of a long dirt driveway, looking east.



Figure 17: Garage's north façade with shed-roof addition at the east (left), looking south.



Figure 18: Rear (east) façade of garage addition (left) with pool house to the north (right), looking west. The main residence and fireplace/ barbeque enclosure are in the background.

Pool House

North of the garage is a rectangular, gabled-roof pool house (Figure 19 and Figure 20). The pool house is clad in horizontal wood siding and has a door on its north façade and double-hung wood-framed windows on the east, west, and south façades. The finished interior has a room and bathroom. The pool is directly to the north.



Figure 19: Pool house's north (left) and west (right) facades, looking southeast.



Figure 20: Pool house's east (front) and south (left) facades, looking northwest.

Fireplace/Barbeque Enclosure

Directly behind (east of) the main residence is a screened enclosure for an outdoor fireplace/barbeque (Figure 21). It is wood-framed with a shed roof and exposed rafters. The front faces north and is composed of aluminum-framed screens. The east and west facades are also mostly aluminum-framed screens, though a section of the west façade has horizontal wood siding (Figure 22). The rear (south) façade is also horizontal wood siding with the fireplace/barbeque's scored red brick chimney at the east end (Figure 23).

The enclosure interior is unfinished with a concrete floor. The fireplace/barbeque has a raised central hearth with metal angles at the sides to support racks and counters at either side (Figure 24).



Figure 21: The screened front (north) façade of the fireplace/barbeque enclosure, looking south.



Figure 22: The front (left) and west (right) façades of the fireplace/barbeque enclosure, looking southeast.



Figure 23: The rear (left) and south (right) façades of the fireplace/barbeque enclosure, looking northwest. Note the red brick chimney.



Figure 24: Interior of fireplace/barbeque enclosure with the fireplace/barbeque at left (east), looking south.

Swimming Pool

A concrete swimming pool is located behind the main residence at a lower level, accessed via a straight concrete stair. The pool is surrounded by large flagstone pavers and is currently empty (Figure 25 and Figure 26).



Figure 25: Swimming pool with main residence and fireplace/barbecue enclosure on a higher level in the background, looking west.



Figure 26: Swimming pool with pool house and garage to the south (right) and rest of the backyard to the east (left), looking southeast.

SURROUNDING NEIGHBORHOOD

The neighborhood surrounding 110 Rancho Road is uniformly single-family residential houses. North and south of 110 Rancho Road are contemporary houses in Ranch and different eclectic revival styles (Figure 27 and Figure 28).

Rancho Road is fairly wide and lined with a variety of mature street trees (Figure 29). Lots north of the subject site have 60-foot wide street frontages on the east side of Rancho Road; the west side lots are corner lots fronting San Gabriel and Santa Anita Courts. South on Rancho Road lots are about the size of the subject property. The houses on Rancho Road are one and two stories and have generally uniform setbacks (Figure 30).

Most of the houses on Rancho Road and San Gabriel Court appear to be constructed in the postwar years from 1945 to 1960 in various postwar Ranch styles. There are a few larger, contemporary houses on Rancho Road, and a few older houses from the 1930s, though some are not visible due to dense landscaping (Figure 31 and Figure 32).

Orange Grove Avenue serves as the border between Sierra Madre and the City of Arcadia. North of Sierra Madre Blvd. is Sierra Vista Park with a community swimming pool as well as Sierra Madre Cemetery at the intersection of Sierra Madre Blvd. and Rancho Road.



Figure 27: Property north of 110 Rancho Road (90 Rancho Road).



Figure 28: Property south of 110 Rancho Road (130 Rancho Road). Source: Bing Maps, 2014.



Figure 29: Rancho Road, looking south with the subject property to the left.



Figure 30: Typical postwar Ranch houses on Rancho Road north of the subject property.



Figure 31: A 1930s house on Rancho Road with larger contemporary addition.



Figure 32: Houses on San Gabriel Court looking east with the subject property in the background.

IV. HISTORIC CONTEXT

SIERRA MADRE HISTORY¹

Prior to the founding of Sierra Madre, the area was the start of a trail that led up into the San Gabriel Mountains. This trail was used by the native Tongvas to find wood for the construction of the San Gabriel Mission in the late 1700s. The trail was expanded by early settler, rancho owner, and politician Benjamin D. Wilson, or “Don Benito”, in 1864. Wilson was in search of wood for construction at his rancho in San Gabriel. The trail is now known as Mount Wilson Trail, and is a popular local day hike.

In 1881, New Englander Nathaniel Coburn Carter (1840-1904) purchased the 1,103 acres that became the Sierra Madre Tract. Carter was born in Lowell, Massachusetts in 1840 and moved to Southern California in 1872 seeking a milder climate for his health. He and his family initially settled

¹ Summarized from existing histories about Sierra Madre, including Edith Blumer Bowen, compiler, *Annals of Early Sierra Madre*, (Sierra Madre, CA: Sierra Madre Historical Society), 1950, Elizabeth P. Keith, compiler and editor, *Sierra Madre Vistas: A Pictorial History of Sierra Madre*, (Sierra Madre, CA: Sierra Madre Historical Society, 1976), and “Headline History of Sierra Madre,” online at City of Sierra Madre website, <http://www.cityofsierramadre.com/departments/library/106-headline-history-of-sierra-madre>, accessed April 29, 2015.

in what is now Alhambra.² Carter organized excursions to expose others from the East Coast to the benefits of California. As part of this boosterism, Carter acquired the land that would become Sierra Madre for subdivision. He purchased 845 acres from E. J. “Lucky” Baldwin’s Santa Anita Tract, which had been part of the Santa Anita Rancho, as well as 108 acres from the Southern Pacific Railroad, and 150 acres from John Richardson, an early settler in the area. Carter also purchased half of the water rights in the Little Santa Anita Canyon, where the Mount Wilson Trail was, from Baldwin.

Carter laid out his Sierra Madre Tract in twenty and forty acre lots. There were three main avenues running east-west—Live Oak (today’s Orange Grove), Central (today’s Sierra Madre Blvd.), and Grand View. Baldwin Avenue ran north-south and was the main thoroughfare. A few families initially built homes in the tract, and in the 1880s, public buildings were constructed including the first schoolhouse, the Episcopalian Church of the Ascension, the library, and the town hall that housed the post office and grocery store. A land boom in the 1880s also subdivided the southwest corner of the tract where additional streets were laid out. By 1894, concentrations of buildings were on Central Avenue by Baldwin Avenue and Lima Avenue and up in the hills (Figure 33).

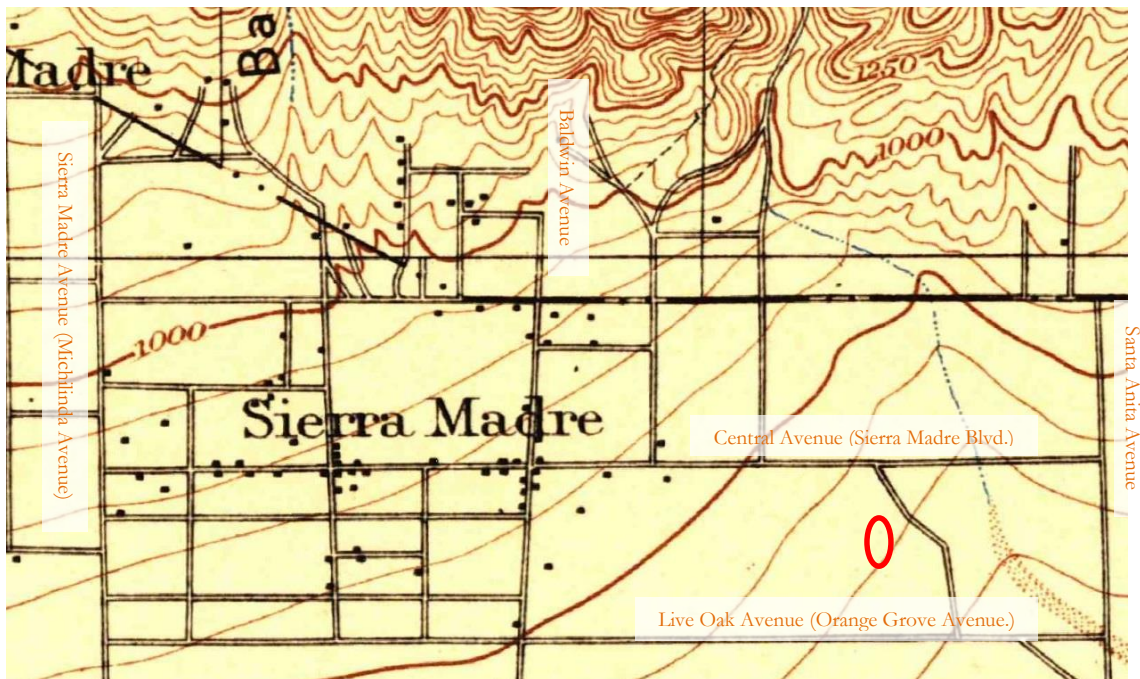


Figure 33. Sierra Madre in 1894, within the first twenty years of Nathaniel Carter purchasing the land for the Sierra Madre Tract. The tract borders were roughly Sierra Madre Avenue at the west, Live Oak Avenue to the south and just shy of Santa Anita Avenue to the east. Current street names are in parenthesis. The red circle marks the approximate location of 110 Rancho Road. Source: US Geological Survey, Los Angeles Sheet, 1894, edited by Page & Turnbull.

Surrounded by privately owned agricultural lands, Sierra Madre was an isolated foothill community. When the Pacific Electric Railway extended streetcar service to Sierra Madre in 1906, it brought more hikers, visitors, and growth to the area. The streetcar ran east-west along Central Avenue (today’s

² C.N. Wilson and J.W. Gillette, “In Memoriam. Nathaniel Coburn Carter,” *Annual Publication of the Historical Society of Southern California and of the Pioneers of Los Angeles County*, vol. 6, no. 2 (1904): 178-179.

Sierra Madre Blvd.) and curved up Baldwin Avenue to cross diagonally to Mountain Trail Avenue. In 1907, Sierra Madre incorporated as a city with 500 residents. The new city focused on bringing services like electricity, telephone, and paved roads to its citizens. It also needed to secure its water source. Carter initially included water rights from Little Santa Anita Canyon with every parcel of land sold. The landowners founded Sierra Madre Water Company in 1882 to manage the complicated ownership of water rights. The company built and maintained reservoirs, pipes, and wells to provide water for the growing area. After it incorporated, the city sought to absorb the Water Company and the remaining water rights to Little Santa Anita Canyon owned by Lucky Baldwin's estate. After years of legal proceedings, the city finally secured the water rights in 1914 and has overseen its own water service ever since.

Like other parts of Southern California, the 1920s brought a real estate and population boom to Sierra Madre. The city's population increased by 73 percent to 3,500 people within the decade.³ The 1920s boom included more and larger buildings for social institutions and commercial enterprises centered on the intersection of Baldwin Avenue and Central Avenue and west along Central Avenue (Figure 34). The growth also brought larger homes north of Central Avenue as well as modest bungalows throughout the city. Commercial agriculture and industry remained a substantial part of the city's western, southern, and eastern edges, including a 22-acre Kentia palm nursery in the southwest area.⁴ These areas remain undeveloped in part because the adjacent areas in the City of Arcadia to the east and Lucky Baldwin's estate to the south also remained undeveloped.

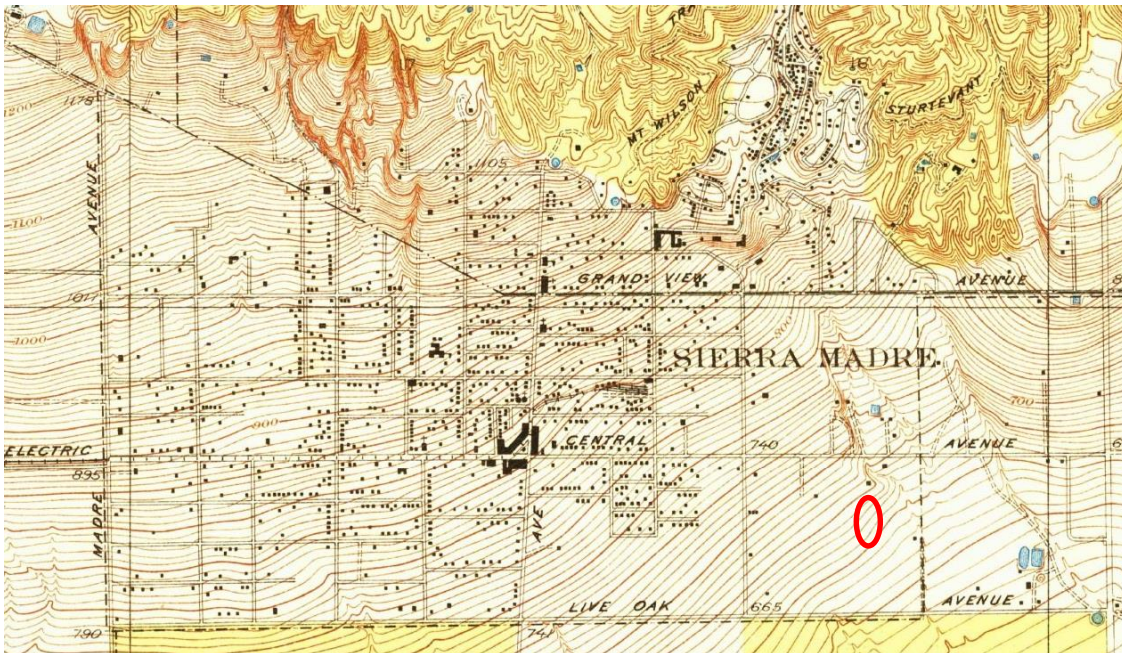


Figure 34. Sierra Madre in 1928 with much more development centered on Baldwin Avenue and Central Avenue (center) and to the north and west. The city's eastern and southeastern areas have little development. The city boundaries are dashed. The red circle marks the approximate location of 110 Rancho Road. Source: US Geological Survey, Sierra Madre Quadrangle, 1928, edited by Page & Turnbull.

³ Michele Zack, *Southern California Story: Seeking the Better Life in Sierra Madre*, (Sierra Madre, CA: Sierra Madre Historical Preservation Society, 2009), 221-222.

⁴ Zack, 222.

Development in the 1930s and 1940s remained piecemeal. It was not until the postwar housing boom that much of the rest of Sierra Madre developed. The east and southeast areas of the city were finally subdivided for residential lots with Ranch-style houses. The remainder of the city filled in with primarily single-family houses among the scattered older homes. Over 35 percent of the city's housing stock was built between 1950 and 1970 while 40 percent was constructed prior to 1950.⁵

RANCH STYLE ARCHITECTURE

Ranch style architecture is a uniquely American residential building type that originated in California in the mid-1930s. The style gained popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. The popularity of "rambling" Ranch houses was made possible by the country's increasing dependence on the automobile. Streetcar suburbs of the late-nineteenth and early-twentieth centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots.⁶

The style was loosely based on the Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman and Prairie styles of the early twentieth century. A typical Ranch style house featured an asymmetrical one-story mass that included a built-in garage capped with a low-pitched roof that was either hipped, cross-gabled or side-gabled. A moderate or wide eave overhang was a common design element. Wood and brick cladding were common, and were frequently used in combination. Fenestration was simple, and frequently included ribbon windows and large picture windows in living areas. Modest amounts of traditional detailing loosely based on Spanish or English Colonial precedents were included. Decorative elements traditionally included iron or wood porch supports and decorative shutters.⁷

⁵ Karen Warner Associates, *City of Sierra Madre 2014-2021 Housing Element*, adopted January 28, 2014, II-33

⁶ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2002). 479.

⁷ *Ibid.*

V. PROJECT SITE HISTORY

Prior to the construction of 110 Rancho Road, the lot was vacant as was much of the eastern part of Sierra Madre. The road itself was called Morton Avenue until it changed to Rancho Road in 1944.

No original building permit has been found for 110 Rancho Road or 110 Morton Avenue, but based on historic Los Angeles County Assessor Map Books, it appears the building was constructed in 1937 when the assessed improvement value raised significantly.⁸ The 1936 assessed improvement value of the property was \$520 and in 1937, it increased to \$3,710. A building is also at the approximate location of 110 Morton Avenue in a 1941 U.S. Geological Survey map that shows limited development of the surrounding area.

The owners at the time were George H. Hambaugh and his wife Estelle, who owned the property since December 1936. George's parents, Roy and Leona Hambaugh, also owned a lot nearby.

It does not appear that George and Estelle lived at 110 Rancho Road/Morton Avenue. The Sierra Madre City Directory listed Randolph F. Deane resided at 110 Morton Avenue from 1937 to 1940. Census records indicate that Randolph was renting the house and lived there with his wife, Florence and two children.

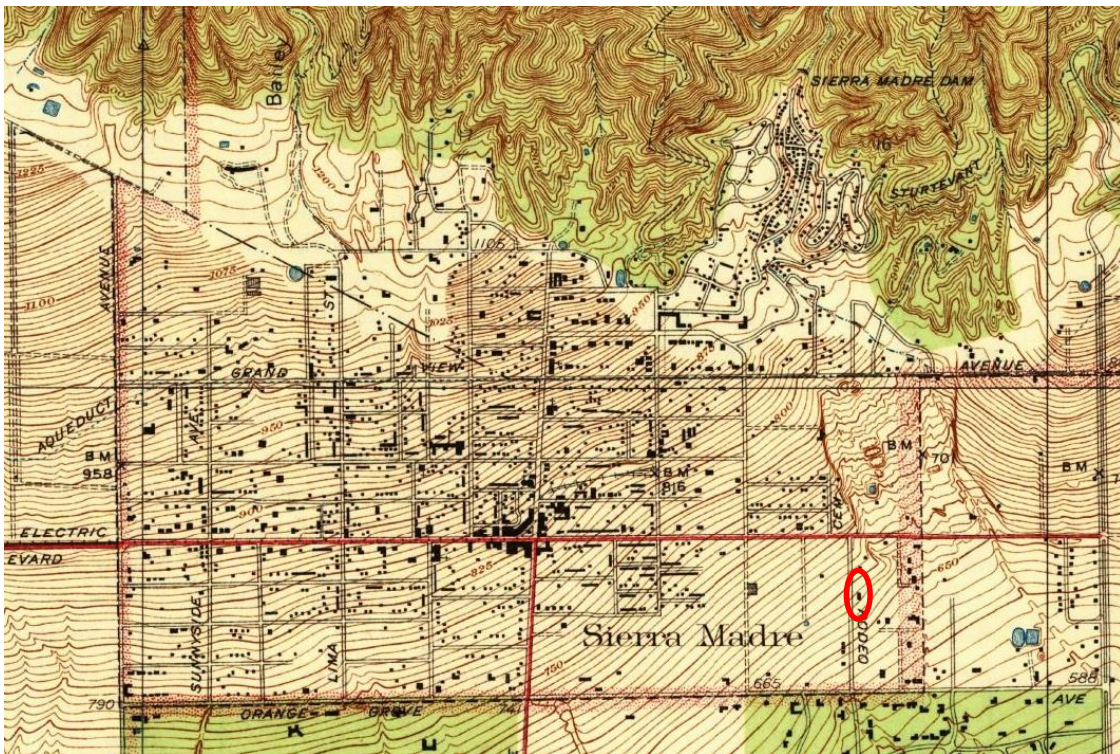


Figure 35. Sierra Madre in 1941 with 110 Rancho Road circled in red. The city's eastern and southeastern areas remain fairly undeveloped. Source: US Geological Survey, Sierra Madre Quadrangle, 1941, edited by Page & Turnbull.

⁸ Los Angeles County Assessor Map Book 303-2, p.7 (1926-1939);

By 1940, the assessment rolls showed a second improvement value of \$200, possibly for an ancillary building, such as the garage or another out building.

The property then went through three owners in three years. In June 1941, John B. and Kathryn S. Cunningham purchased 110 Morton Avenue from George and Estelle Hambaugh. According to City Directories, the Cunninghams lived at the house in 1941 and 1942.

In November 1942, the Cunninghams sold the property to Laurence and Della Massa. The Massas owned the property for less than a year and it is not known if they lived at 110 Morton Avenue, as their names do not appear in the City Directory.

In September 1942, the Massas sold 110 Morton Avenue to Gilbert J. and Lois R. Yorba. The Yorbas owned and lived at the property from 1942 through 1947. Morton Avenue changed names to Rancho Road in 1944 during the Yorbas' ownership.

The assessed land and improvement value for the property remained relatively stable throughout the 1940s during the ownership of the Cunninghams, Massas, and Yorbas. The land value almost doubled in 1946 and the improvement value doubles a few years later in the early 1950s. It is not clear if added improvements or inflation is the reason for the increase.



Figure 36. 1927 Sanborn Map last updated in 1951 showing 110 Rancho Road (in orange outline) with the main residence, garage, and fireplace/barbeque enclosure. The fourth building on the lot does not match the current location of the pool house. Source: Sierra Madre Library.

In December 1947, the Yorbas sold 110 Rancho Road to Charles H. and Grace W. James. The Sanborn Map updated in 1951 showed the building in its current shape with a longer north leg at the rear. The garage in its current rectangular plan is on the map, as is a building in the approximate location of the fireplace/barbeque enclosure. Another smaller ancillary building is also shown, though it is not in the location or orientation of the current pool house (Figure 36).

Another jump in assessed improvement values occurred in 1953 during the Jameses' ownership, which may correspond to alterations that appear to date from the 1950s. These include:

- Enclosing the rear porch, where the aluminum-framed sliding glass doors are
- Installation of the swimming pool, a feature that became more common in the 1950s. The pool house may have been constructed with the pool, though it could have been the other ancillary building shown on the 1951 Sanborn Map moved to a new location.

The Jameses added a shower in 1959, evidenced by a building permit on file with the City of Sierra Madre for 110 Ranch Road. The added shower may be the bathroom in the pool house or in the addition at the rear of the garage.

When the Jameses listed the property for sale in October 1959, the advertisement in the *Los Angeles Times* described the property much as it is today. The house had a master bedroom and bath in the north wing and two bedroom and two baths in the south wing. The rear porch had been enclosed as a "glassed lanai" and the pool and pool house were in place. The ad mentioned a covered patio with fireplace/barbeque but it is not clear if this referred to the existing enclosure. The ad also noted a greenhouse that no longer remains.⁹



Figure 37. *Los Angeles Times* ad for 110 Rancho Road from 1959.

⁹ "Open 1 to 5, 110 Rancho Road, Sierra Madre, Early Calif. Hacienda," *Los Angeles Times* classifieds, October 4 and 11, 1959.

In January 1960, the Jameses sold the property to Richard G. and Betty I. Atckison. The Atckisons lived at 110 Rancho Road in 1960 and 1961, according to the Sierra Madre Area City Directory. By 1962, Helen A. Tovrea lived at 110 Rancho Road. Based on building permits, Mrs. Tovrea remodeled the house in 1962, including adding additional electrical outlets and fixtures. The extent of Mrs. Tovrea remodeling is not known, as no subsequent building permits are on file with the city.

The following table provides the known ownership and occupancy history of 110 Morton Avenue/110 Rancho Road according to Los Angeles County Assessor Office records and Sierra Madre city directories.

Owner/Occupant	Ownership/Occupancy Dates
George T. and Estelle Mae Hambaugh	12/16/1936
Randolph F. Deane (Occupant) ¹⁰	1937-1940
John B. & Kathryn S. Cunningham	6/19/1941
Laurence and Della Massa	11/25/1942
Gilbert J. and Lois R. Yorba	9/30/1943
Charles H. and Grace W. James	12/11/1947
Richard G. and Betty I. Atckison	1/7/1960
Helen Tovrea	c. 1962

The permit history for 110 Rancho Road, inclusive of all permits on file at the City of Sierra Madre is below.

Date	Scope of Alterations
November 5, 1959 (permit #7090)	Plumbing—Sewer Permit granted to C.H. James at 110 Rancho Road for one (1) shower.
February 10, 1960 (permit #6855)	Building Department issued a building permit to contractor Terminix Co. Inc. to repair shower and treat for termites at 110 Rancho Road. C.H. James is listed as owner.
September 14, 1962 (permit #7696)	Building Department issued a building permit to contractor C. Griffin & Sons to remodel dwelling at 110 Rancho Road. Mrs. Tovrea is listed as the owner.
September 18, 1962 (permit #0132)	Electrical Permit granted to Arcadia Elect. to install electrical wiring and equipment for five (5) outlets and two (2) fixtures. The address is listed as 110 Rancho and owner listed as Mrs. Tovrea.

OWNERSHIP AND OCCUPANT HISTORY

George Hambaugh and his wife Estelle Hambaugh constructed the residence at 110 Rancho Road (then 110 Morton Avenue) in 1937. George was born around 1908 in Michigan as the only child of Roy and Leona Hambaugh. The family lived in St. Louis, Missouri in 1920 where Roy was a salesman for an oil development company.¹¹ By 1930, Roy and Leona were in Pasadena, California where Roy

¹⁰ Sierra Madre City Directories, 1937-1940, at 110 Morton Avenue.

¹¹ 1920 U.S. Census, accessed through Ancestry.com.

worked as a real estate broker.¹² Roy and Leona Hambaugh were living at 56 Morton Avenue by 1936, down the street from the lot owned by their son and daughter-in-law.¹³

George and his wife Estelle were renting in Beverly Hills in 1940 with their three children Leone, George, and Grace.¹⁴ George's occupation is listed as real estate broker in the 1940 U.S. Census record. The Local History Room at Sierra Madre Library did not have any file or information on any of the Hambaughs.

Randolph F. Deane rented 110 Morton Avenue between 1937 and 1940. He lived there with his wife Florence and two children. His occupation is listed as industrial secretary in the construction machinery industry.¹⁵ The Local History Room at Sierra Madre Library did not have any file or information on the Deanes.

John B. and Kathryn S. Cunningham lived at 110 Morton Avenue in 1940 and 1941. No additional information has been found.

Laurence and Della Massa purchased 110 Morton Avenue from John and Kathryn Cunningham and owned the property for less than one year from 1942 to 1943. Laurence Massa or Masse was born about 1880 in Italy. He immigrated to the United States from Italy in 1897 and lived in Taft, California. He was naturalized in 1905 and worked as a blacksmith in Taft.¹⁶ By 1930, he was married to Della and living in Los Angeles with six children. His occupation was listed in 1930 as contractor in the pipe lines industry and they lived in Alhambra.

Gilbert J. and Lois R. Yorbas purchased 110 Morton Avenue from the Massas in 1943 and lived there for four years. Before that, they lived in Westwood in 1934, where Gilbert worked as auditor.¹⁷ The Yorbas remained in Sierra Madre after they sold 110 Rancho Road.

Charles H. and Grace W. James owned and lived at 110 Rancho Road from 1947 to 1960, the longest stretch of single ownership to date. Charles was born in Washington D.C. in 1903. He graduated from Carnegie Tech with a degree in engineering in 1927. He joined Lederle Laboratories, a division of the American Cyanamid Co., in 1939 and remained with the company for the rest of his career. While in Sierra Madre, he was assistant regional manager for the company.¹⁸

In 1951, Charles James was appointed to the Sierra Madre City Council to fill a vacancy. He was elected as a councilman in 1952. He became mayor in February 1955 when his fellow councilmembers voted him to fill the vacancy after mayor Charles E. Louk resigned when he was appointed as postmaster of Sierra Madre.¹⁹ At the time, James lived at 110 Rancho Road with Grace and their two children, and was the assistant West Coast regional manager of Lederle Laboratories.²⁰

¹² 1930 U.S. Census, accessed through Ancestry.com.

¹³ California Voter Registration, Index to Register of Voters, Sierra Madre City Precinct No. 5, accessed through Ancestry.com, and Official Telephone Directory, Sierra Madre, CA., 1936.

¹⁴ 1940 U.S. Census, accessed through Ancestry.com.

¹⁵ 1940 U.S. Census, accessed through Ancestry.com.

¹⁶ Emergency Passport Application for Laurence Massa, dated September 2, 1914, online through Ancestry.Com.

¹⁷ Westwood City Directory, 1934, accessed through Ancestry.com.

¹⁸ "Former Sierra Madre Mayor Dies in N.Y.," *Pasadena Independent*, November 17, 1965.

¹⁹ "C.H. James Chosen City's New Mayor," *Sierra Madre News*, March 3, 1955.

²⁰ Ibid.

James was mayor from 1955 to 1958 when he decided not to continue.²¹ Primarily an honorary title, James led the City Council meetings and represented the city at social and civic functions but had no more authority than other councilmembers. He was noted “for the skillfulness and diplomacy with which he handled Council meetings and for his considerable ability as a public speaker and toastmaster at civic functions.”²²

When his successor left Sierra Madre at the end of 1958 for a year’s teaching job on the East Coast, James served as mayor again from September 1958 until October 1959 when his company transferred him to Westchester County, New York.²³ James remained in New York and was manager of Physicians Community Service for Lederle Laboratories when he died of a heart attack in 1965.²⁴

Little information was found about Richard G. and Betty I. Atckison or about Helen Tovrea.

VI. EVALUATION

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation’s most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation at the national, state, or local level. Typically, properties over fifty years of age may be eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity to convey that significance. However, properties under fifty years of age may be determined eligible if it can be demonstrated that they are of “exceptional importance.” Other criteria considerations apply to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed buildings, and properties primarily commemorative in nature. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*.

The National Register has four basic criteria under which a property may be considered eligible for listing. It can be found significant under one or more of the following criteria:

- *Criterion A (Events):* Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Person):* Properties associated with the lives of persons significant in our past;
- *Criterion C (Architecture):* Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

²¹ “David Wood Elected Sierra Madre Mayor,” *Sierra Madre News*, April 17, 1958.

²² Ibid.

²³ “James Named New Mayor of Sierra Madre,” *Pasadena Independent*, September 13, 1958 and caption to photograph “Mayor Charles H. James,” *Sierra Madre News*, October 8, 1959.

²⁴ “Former Sierra Madre Mayor Dies in N.Y.”

- *Criterion D (Information Potential):* Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A property may be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”²⁵

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically (1 through 4) instead of alphabetically (A through D). With the exception of some properties with additional criteria consideration (50 years or less, moved buildings, etc.), properties that meet the National Register criteria typically also meet the California Register criteria and vice versa and are often evaluated together.

The following section examines the eligibility of 110 Rancho Road for individual listing in the National Register and California Register.

²⁵ Public Resources Code Section 5024.1(a)

Criterion A/1 (Events)

110 Rancho Road does not appear eligible for listing in the National Register or California Register under Criterion A/1 (Events) as a property associated with events that have made a significant contribution to the broad patterns of local, regional, or national history, or the cultural heritage of California or the United States. 110 Rancho Road was constructed in 1937 well after the initial development of Sierra Madre in the late 19th century and its incorporation as a city in 1907.

Little information about the development of the city's southeast side has been found to indicate that 110 Rancho Road made any significant contribution to the change from rural to suburban setting in this area. The property also does not appear to be associated with early agriculture or industry in Sierra Madre.

Overall, 110 Rancho Road does not meet the Criterion A/1 for listing in the National Register or California Register.

Criterion B/2 (Persons)

110 Rancho Road is not eligible for listing in the National Register or California Register under Criterion B/2 (Persons). Although the property is associated with Sierra Madre mayor Charles H. James during the period he was in office, James does not rise to the level of a person significant to Sierra Madre's history. He served as mayor from 1955 to 1958, and again from 1958 to 1959 before resigning his post when his company relocated him to the East Coast. His service as mayor was primarily ceremonial and he did not hold more political clout than other councilmembers.

A cursory review of the *Sierra Madre News* during his tenure as mayor indicated that the city council was dealing with the day-to-day operations of a maturing city such as parking issues in downtown, installing sewer districts as the city grew in the postwar years, and maintaining Sierra Madre's water district independence. The city council and James in particular, did not appear to change Sierra Madre significantly or make a definitive contribution to the city's history. The Sierra Madre Local History Collection had one small, unsourced newspaper clipping on James from 1955 noting that he was chosen as mayor.

Despite his role as mayor, Charles H. James does not appear to be a significant person in the history of Sierra Madre or in state or national history. No other owner or occupant of 110 Rancho Road appear to be persons important to history. Therefore, 110 Rancho Road does not meet Criterion B/1 for listing in the National Register or California Register.

Criterion C/3 (Architecture)

110 Rancho Road is not eligible for listing in the National Register or California Register under Criterion C/3. The main residence at 110 Rancho Road has some of the characteristics of Ranch style architecture but is not particularly distinctive nor possessing high artistic value or craftsmanship. It appears to be a typical example for the era and lacks the wide eaves, deep porches, and rambling floor plans that characterize the best examples of the style. No original plans or photographs have been found but the visible enclosure of the rear porch changed the building's relationship with the outdoors.

The original architect is unknown and no evidence has been found to indicate the main residence was designed by a master architect, designer, or builder. Lacking such information and based on the competent yet unremarkable design of the main residence, 110 Rancho Road does not meet Criterion C/3 for listing in the National Register or California Register.

Criterion D/4 (Information Potential)

The “potential to yield information important to the prehistory or history of the local area” typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion D/4 is not applicable to 110 Rancho Road.

SIERRA MADRE DESIGNATED HISTORICAL PROPERTIES LIST

The Sierra Madre Designated Historical Properties List is a list of properties that are examples of the character and history that reflect Sierra Madre’s cultural, historical, and architectural heritage. Anyone can nominate a property to the Designated Historical Properties List but written consent of the property owner is needed to be on the list. An improvement, natural feature or site may be listed if it meets at least one of two criteria:

- A. Historic. It was the site of, or is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
- B. Architectural. It is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.²⁶

The following section examines the eligibility of 110 Rancho Road for individual listing in the Sierra Madre Designated Historical Properties List.

Criterion A (Historic)

As discussed in the evaluation of the property for the National Register and California Register, 110 Rancho Road was not the site of or associated with local, state, or national cultural, social, economic, political or natural history. It was not associated with events significant to the history of Sierra Madre. It was associated with Charles H. James, mayor of Sierra Madre from 1955 to 1958 and 1958 to 1959. Research has not shown James to be particularly significant to the history of Sierra Madre.

When constructed in 1937, 110 Rancho Road was an early residence on what was then Morton Avenue in the southeastern part of Sierra Madre. However, little evidence has been found about the early subdivision of the Sierra Madre’s southeastern section in archival or historic newspaper records and nothing that indicates 110 Rancho Road was particularly significant in the development of this area. It was one of a few residential houses on Morton Avenue and the surrounding streets that remained sparsely populated until after World War II. 110 Rancho Road does not appear associated with particular transportation modes or as part of park or community planning.

²⁶ City of Sierra Madre Municipal Code Section 17.82.050. The code defines an improvement as “any manmade physical object or structure, or manmade alteration of terrain or plantings, constituting a physical feature of real property.” Section 17.82.030.

As such, 110 Rancho Road does not meet Criterion A for listing in the Sierra Madre Designated Historical Properties List.

Criterion B (Architecture)

As discussed in the evaluation of the property for the National Register and California Register, no original building permit has been found for 110 Rancho Road and no information on its original builder, designer, or architect has been uncovered. The main residence is a fair example of Ranch style architecture but is not particularly distinctive. It does not appear to be a valuable example of architectural achievement or innovation related to the use of indigenous materials or craftsmanship.

As such, 110 Rancho Road does not meet Criterion B for listing in the Sierra Madre Designated Historical Properties List.

INTEGRITY

In addition to qualifying for listing under at least one of the National Register or California Register criteria, a property must be shown to have sufficient historic integrity in order to be considered eligible for listing in the National Register and California Register. The concept of integrity is essential to identifying the important physical characteristics of historic resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, these seven aspects are generally defined as follows:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Integrity is a “yes” or “no” determination. A historic property either has adequate integrity, or it does not. To retain historic integrity, a property will often possess several, if not all of the aforementioned

aspects. Specific aspects of integrity may also be more important, depending on the criteria for which it is significant.

It is important to note that historic integrity is not synonymous with condition. A building or structure can possess all or many of the seven aspects of integrity, even if the condition of the materials has degraded. Condition comes into consideration when there is a substantial loss of historic material or other character-defining features.

Although 110 Rancho Road does not appear to be eligible for listing in the National Register, California Register, or the Sierra Madre Designated Historical Properties List, a brief integrity analysis is provided below.

110 Rancho Road has not been moved from its original location, its setting remains suburban residential, though more infilled than when it was originally constructed, and it retains its feeling and association as a single-family residence. Without information about its original construction, it is not known how much of the original building design and details remain. However, the known changes, such as the enclosed rear porch, somewhat alters the Ranch design and relationship to the outdoors. Overall, the main residence continues to express its Ranch style architecture and retains sufficient design integrity. It likely also retains material and workmanship integrity.

VII. CONCLUSION

The residence at 110 Rancho Road is not eligible individually for listing in the National Register, California Register, or the Sierra Madre Designated Historical Properties List. Constructed in 1937, it is a typical Ranch-style, single-family residence that has intact features of the style but is not a particularly distinctive or noteworthy example. No architect, builder, or designer has been identified or associated with the building. Sierra Madre mayor Charles H. James, who lived at 110 Rancho Road during his terms in office, does not appear to be a person important to local, state or national history. Little information has been found about the development of Sierra Madre's southeastern area but 110 Rancho Road does not appear to be associated with broad patterns of local, state, or national history, or with the significant geographical patterns of development.

VIII. REFERENCES CITED

PUBLISHED WORKS

- Bowen, Edith Blumer. Compiler, *Annals of Early Sierra Madre*. Sierra Madre, CA: Sierra Madre Historical Society, 1950.
- Karen Warner Associates. *City of Sierra Madre 2014-2021 Housing Element*. Adopted January 28, 2014.
- Keith, Elizabeth P. Compiler and editor. *Sierra Madre Vistas: A Pictorial History of Sierra Madre*. Sierra Madre, CA: Sierra Madre Historical Society, 1976.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2002.
- Wilson, C.N. and J.W. Gillette. "In Memoriam. Nathaniel Coburn Carter." *Annual Publication of the Historical Society of Southern California and of the Pioneers of Los Angeles County*, vol. 6, no. 2 (1904): 178-179.
- Zack, Michele. *Southern California Story: Seeking the Better Life in Sierra Madre*. Sierra Madre, CA: Sierra Madre Historical Preservation Society, 2009.

PUBLIC RECORDS

- Los Angeles County Assessor Map Books
- Sierra Madre Planning & Community Preservation Department
- Sierra Madre City Directories
- Sanborn Fire Insurance Maps
- USGS Historical Topographic Maps

INTERNET

- "Headline History of Sierra Madre," online at City of Sierra Madre website,
<http://www.cityofsierramadre.com/departments/library/106-headline-history-of-sierra-madre>, accessed April 29, 2015.
- U.S. Census Records and other public records via Ancestry.com

NEWSPAPERS AND PERIODICALS

- "C.H. James Chosen City's New Mayor," *Sierra Madre News*, March 3, 1955.
- "David Wood Elected Sierra Madre Mayor," *Sierra Madre News*, April 17, 1958.

“Former Sierra Madre Mayor Dies in N.Y.,” *Pasadena Independent*, November 17, 1965.

“James Named New Mayor of Sierra Madre,” *Pasadena Independent*, September 13, 1958

“Mayor Charles H. James,” photograph caption, *Sierra Madre News*, October 8, 1959.

EXHIBIT E

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

6/24/15

P.C. Hearing Date

9/17/15 Reso 15-12

Project Location 110 Rancho Rd.

APN # 5766-018-002 General Plan & Zoning R-1-11,000

Project No.

CUP 15-22

Exact Legal Description:

Type of Discretionary
Review/Fee

Variance

\$ ☐

Minor Variance

\$ ☐

Conditional Use Permit

\$ ☒

Minor Conditional Use Permit

\$ ☐

Zone Change

\$ ☐

General Plan
Amendment

\$ ☐

Public Facilities Fee

\$ ☐

Second Unit Permit

\$ ☐

Environmental Fee

\$ ☐

Noticing Fee

Director ☐

PC \$

CC \$

TOTAL \$

Applicant Information

Name: Greg & Gina Felikian

Address: 8214 Seranata Dr.
Whittier, CA 90603-1049

Owner ☒

Escrow ☐

Lessee ☐

Other ☐



H/C: (310) 890-3115

W:



If required:

COVENANTS, CONDITIONS AND/OR RESTRICTIONS:

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

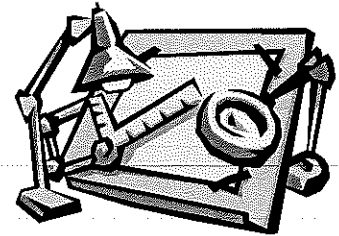
Proposed 737311. ~~B.111~~

SMC Section 17.20.025 fiii) lot areas

11,000 sq ft and up = 3500 sq ft of floor area

Architect Information

Firm: Vanderveelde Architects Contact: John Vanderveelde
 Address: 205 N. Hermosa Ave. Phone: (626) 836-0610
Sierra Madre, CA 91024 Fax: (626) 836-0612



Contractor Information

Company: TBD Contact: _____
 Address: _____ Phone: _____
 _____ Fax: _____

Engineer Information

Company: TBD Contact: _____
 Address: _____ Phone: _____
 _____ Fax: _____

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

Cultural Heritage Commission

Date: _____
 Action: _____

City Council Appeal

Date: _____
 Action: _____

Tree Advisory Commission

Date: _____
 Action: _____

CRA

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 Development Services 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:

GREGORY FELKIAN

Name of Applicant

Signature

6-18-2015

**Variance and
Conditional Use
Permit applications
must include:**

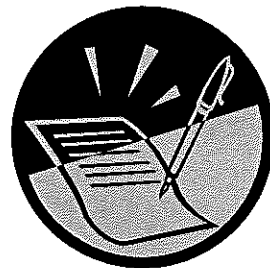
Descriptions and/or analysis to the required attached findings, in order to be deemed complete.

Name of 2nd Applicant

Signature

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

**CERTIFICATE
ATTACHED**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

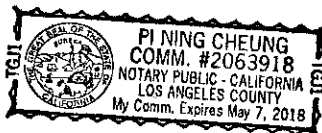
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of LOS ANGELES)
 On JUNE 18, 2015 before me, PING CHEUNG - NOTARY PUBLIC
 Date Here Insert Name and Title of the Officer
 personally appeared GREGORY FELIXIAN
 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: PLANNING APPLICATION FORM Document Date: JUNE 18, 2015
 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: _____

**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:

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

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;

C. That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;

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

E. That the use, if permitted, will, as to location and operation, be consistent with the objectives of the general plan;

F. That the public interest, convenience, and necessity require that use be permitted at the location requested.

Conditional Use Permit Findings

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

The site's rectangular shape, gentle topography, and generous size (40,623 SF being substantially larger than 11,000 SF required for this zone) are more than adequate for the proposed new residence and continued use as a single family residence.

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

The public street providing access to the site is in good condition and adequate in width (36'±). The project represents a very modest increase in the number of bedrooms (from 3 to 4), so it is incapable of having a significant effect on traffic, access, or parking.

C. That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;

The project does not diminish the privacy or enjoyment of neighboring properties because it is consistent with the pattern of residential development in the neighborhood. The potential impacts on adjacent properties are mitigated by the following factors:

- Project remains 1-story
- Front setback is increasing from 47' to 62'
- Side yard setbacks of 14' (N) and 31' (S) provide required 45' total side yard setback (30% of 150' lot width)
- Rear yard is 122' which is 100' more than required 15'
- New landscaping will provide substantial buffer between the new residence and the adjacent neighbors

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

The applicants have an immediate need to replace the existing residence given its poor condition with one that can safely accommodate their family.

E. That the use, if permitted, will, as to location and operation, be consistent with the objectives of the general plan;

The proposed use as a single family residence is consistent with the site's current use as well the goals of its general plan designation: Residential - Low Density. All adjacent properties share the same designation and exhibit a mixture of 1-story & 2-story development.

F. That the public interest, convenience, and necessity require that use be permitted at the location requested.

In that improvements to single-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.

**CONDITIONAL USE PERMIT FINDINGS**

Additional burden of proof for permits for single-family houses as described in Section 17.20.025 shall be:

- A. That the proposed project be designed in one consistent style and the height, bulk, scale and mass of new construction and reconstruction be compatible with the existing neighborhood and the 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 and does not cause adverse impacts.

- C. That the conditional use permits required to accommodate design features which are characteristic of an identifiable architectural style or a coherent architectural design that is consistent on all sides of the building.

Conditional Use Permit Findings – Additional

A. That the proposed project be designed in one consistent style and the height, bulk, scale and mass of new construction and reconstruction be compatible with the existing neighborhood and the surroundings.

The pattern of development on surrounding properties is a mixture of 1-story & 2-story structures. The project is compatible with the neighborhood because the proposed 1-story residence replaces the current 1-story residence.

The project conforms to all R-1 guidelines in terms of floor area, lot coverage, setbacks, angle-plane, & building height. Regarding strictly habitable floor area, the proposed residence will be 5,922 SF which represents just 15% of the property (40,623 SF). The same ratios for the neighbors to the north & south are 16% (5,297/33,980) and 21% (3,683/16,988) respectively.

The proposed architectural character is consistent on all sides of the residence and detached garage, and it's compatible with the neighborhood's eclectic mix of architectural styles.

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 and does not cause adverse impacts.

Given the large lot size, the generous setbacks on all sides, the negligible increase in height, and the proposed residence being smaller relative to its lot size than its neighbors, the project has been sized and proportioned to blend with the neighborhood.

C. That the conditional use permits required to accommodate design features which are characteristic of an identifiable architectural style or a coherent architectural design that is consistent on all sides of the building.

The exterior doors, casement windows (recessed), paneled wood shutters, roof slope & material (tile), and exterior wall finishes (combination of stone veneer & smooth plaster) are consistent on all sides of the project.

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

The existing single-story residence (2,544 SF) and accessory structures shall be demolished. Given that the residence was built in 1936, a historical assessment was prepared by city approved consultant Page & Turnbull. The conclusion of their report states that the current residence is not eligible for historical listing in the National Register, California Register, or the Sierra Madre Designated Historical Properties List, and it does not contribute to an existing or potential historic district.

The proposed single-story residence (5,922 SF) includes 4 bedrooms/5 baths which represents a net increase of 1 bedroom & 2 baths compared to the existing house. All height & setbacks are well within limits for R-1 zone. The proposed height of the single-story residence is 18'± as measured to 1/3 point of roof (24'± from grade to uppermost ridge). The proposed front yard setback will be increased to 62' (approximately 15' more than the current front yard). The proposed side yard setbacks will total 45' (14' + 31'), and the proposed rear setback will be 122' (considerably more than required 15').

Based on the size of the lot, the maximum allowable floor area is 6,842 SF for the primary residence + 531 SF for accessory structures. The floor area of the proposed primary residence is 6,828 SF (5,922 house + 550 attached garage + 356 porch), and the proposed detached garage is 531 SF. Although slightly less than the maximum allowable (14 SF), the combined floor area of the project totals 7,359 SF, and therefore requires a CUP since it is in excess of the 3,500 SF threshold.

Fill in the following information:

Square Footage of Structures

Existing Dwelling	2,544 中
Existing Garage	568 中
Other Structure(s)	Workshop 286 中
	Pool House 182 中
Proposed Structure 中	7,359 中

Floor Area (Primary Residence)

Maximum Allowable Floor Area	$5,780 + 10\% (40,623 - 30,000)$	6,842 中
Existing Floor Area		2,544 中
Proposed Floor Area	$5,922 (\text{House}) + 550 (\text{Garage}) + 356 (\text{Porch})$	6,828 中

Permissible Lot Coverage

Permitted Lot Coverage	40% (40,623)	16,249 中
Existing Lot Coverage		3,580 中
Proposed Lot Coverage		7,359 中

**Front Yard Setback**

Required	<u>62'</u>
Existing	<u>47'</u>
Proposed	<u>62'</u>

Side Yard Setbacks

Required	<u>45'</u>
Existing	<u>77'</u>
Proposed	<u>45'</u>

$35'(N) + 42'(S)$
 $14'(N) + 31'(S)$

Rear yard Setback

Required	<u>15'</u>
Existing	<u>177'</u>
Proposed	<u>122'</u>

Height (as measured to 1/3 point of roof)

Existing	<u>12' ±</u>
Proposed	<u>18' ±</u>

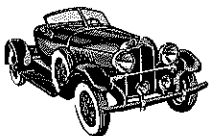
main house
 detached garage

12'-6" ±

Parking

Existing	<u>2</u>
Proposed	<u>4</u>

$2 \text{ (attached garage)} + 2 \text{ (detached garage)}$





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

- non-protected tree along N wall of existing house
to be removed

Proposed Landscaping includes:

- additional curb cut & circular drive in front yard
- swimming pool & spa in rear yard
- trellis structures adjacent to master suite & pool
- new trees, shrubs, & plantings shall be native/drought tolerant

Any existing structure(s) to be demolished? _____ NO X YES

If YES, please describe structure.

main house 1-story	2,544 sq ft
workshop	286 sq ft
poolhouse	182 sq ft
garage	568 sq ft

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

Is the site in the Community Redevelopment Area? X NO _____ YES

Will the site be graded? _____ NO X YES

Cubic Yards 200 ± Cut 200 ± Fill _____ Import _____ Export

Overexcavation & Recompaction 1,000 ±

Will a wall be constructed? _____ NO X YES

6' Height 180' ± (N) Length Wood/Block Material
190' ± (S)



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 110 Rancho Rd.

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

6-18-2015

Date

**CERTIFICATE
ATTACHED**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

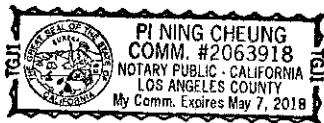
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of LOS ANGELES)
 On JUNE 18, 2015 before me, PINING CHEUNG, NOTARY PUBLIC
 Date Here Insert Name and Title of the Officer
 personally appeared GREGORY FELIKIAN
 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: PLANNING APPLICATION FORM Document Date: JUNE 18, 2015
 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: _____

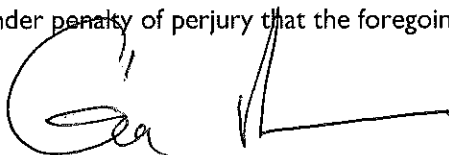
City of Sierra Madre

OWNER'S AFFIDAVIT

I am the owner of the property located at 110 Rancho Rd.

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.



6-18-2015

Signature

Please print: Name

GREGORY FELIKIAN

Address

8214 Seranata Dr.Whittier, CA 90603-1049

Telephone

(310) 890-3115**PLEASE NOTE: THE ABOVE SIGNATURE MUST BE NOTARIZED.****CERTIFICATE
ATTACHED**

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 June 18, 2015 before me, Pi-Ning Cheung,
 Date Here Insert Name and Title of the Officer
 personally appeared GREGORY PELIKIAN
 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

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☐ 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 F

Vicinity Map



800 ft

EXHIBIT G

Site Photos



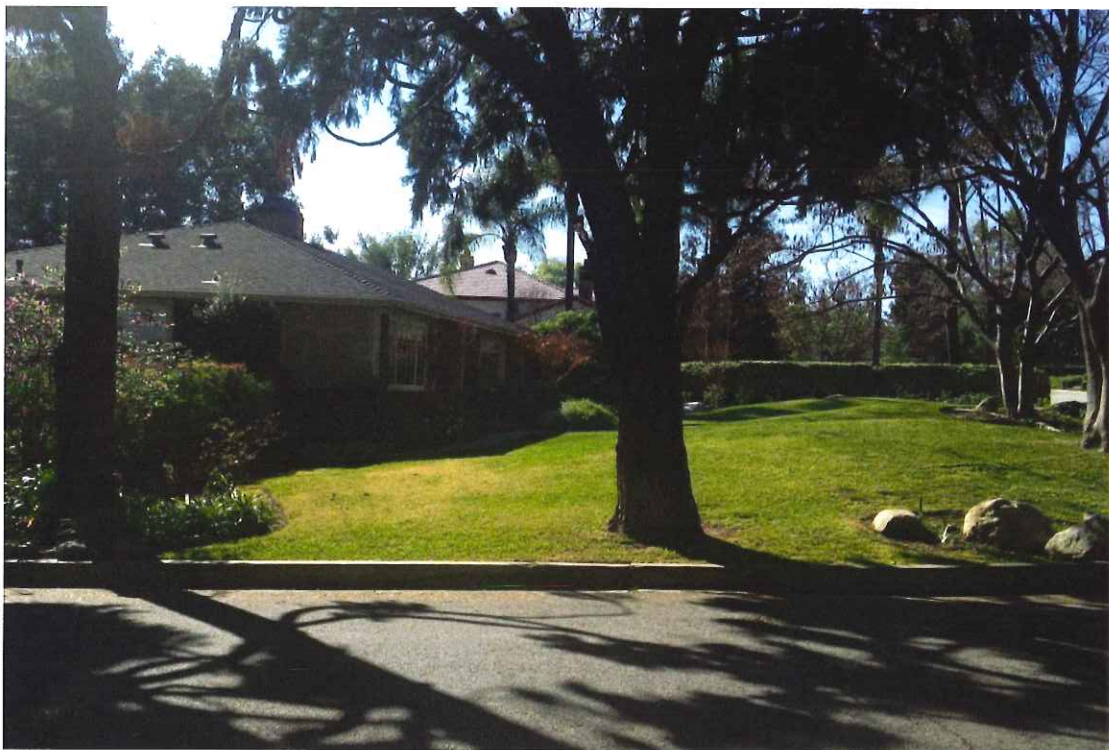
110 Rancho Rd. (subject property) – Front elevation (looking east)



110 Rancho Rd. (subject property) – Front yard (looking west)



541 San Gabriel Ct. (neighbor across the street) – looking west



542 San Gabriel Ct. (neighbor across the street) – looking west



90 Rancho Rd. Ave. (neighbor to the north) – looking east



130 Rancho Rd. Ave. (neighbor to the north) – looking east



110 Rancho Rd. (subject property) – North side yard looking north



110 Rancho Rd. (subject property) – North side yard looking east



110 Rancho Rd. (subject property) – South side yard looking south



110 Rancho Rd. (subject property) – South side yard looking east



110 Rancho Rd. (subject property) – Rear yard looking east



110 Rancho Rd. (subject property) – Rear yard looking west



110 Rancho Rd. (subject property) – Garage



110 Rancho Rd. (subject property) – Pool House



110 Rancho Rd. (subject property) – Workshop

EXHIBIT H

Applicant Exhibits

EXHIBIT "A"

ZONING MAP of NEIGHBORHOOD

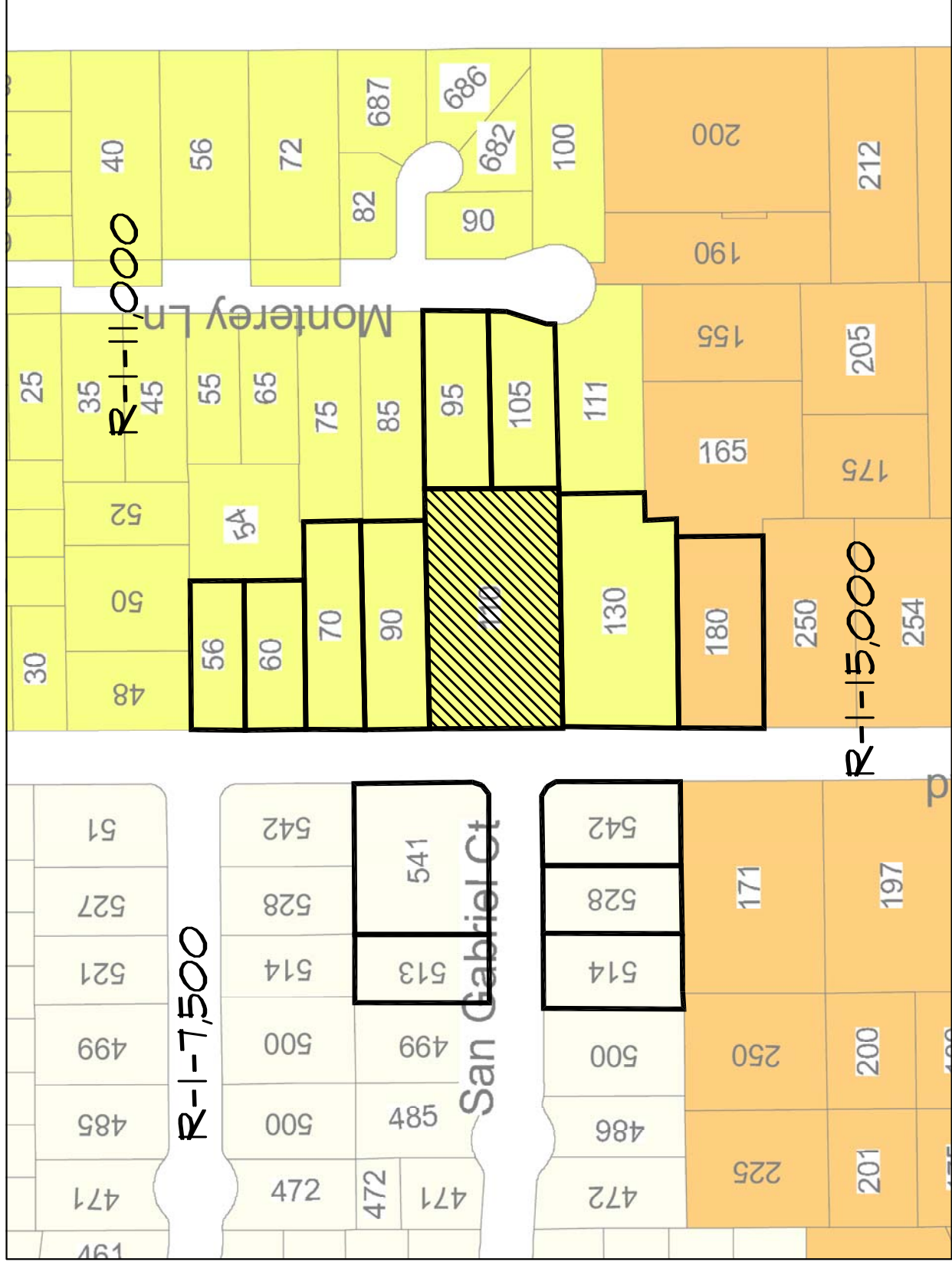


EXHIBIT "B"

NEIGHBORHOOD: FLOOR AREA/LOT AREA

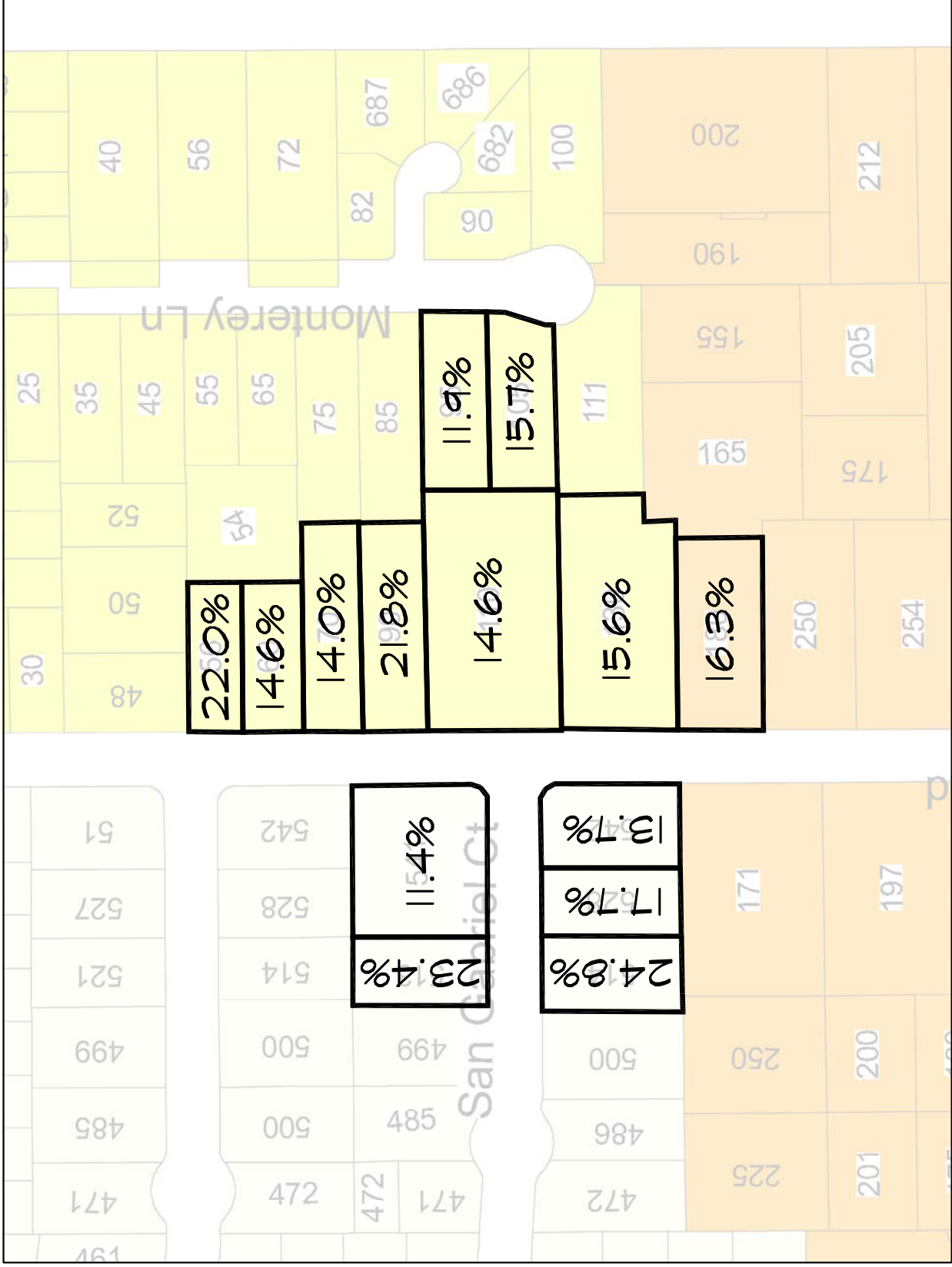


EXHIBIT "C"

Neighborhood - Floor Area/Lot Area Comparison

	Street Address	Floor Area	Lot Area	Floor Area/Lot Area
541	San Gabriel Court	2,952	25,990	11.4%
95	Monterey Lane	1,789	15,000	11.9%
542	San Gabriel Court	2,013	14,700	13.7%
70	Rancho Road	2,143	15,275	14.0%
60	Rancho Road	1,707	11,730	14.6%
110	Rancho Road	5,922	40,623	14.6%
130	Rancho Road	5,297	33,980	15.6%
105	Monterey Lane	2,252	14,370	15.7%
180	Rancho Road	3,408	20,907	16.3%
528	San Gabriel Court	2,128	12,050	17.7%
90	Rancho Road	3,683	16,920	21.8%
56	Rancho Road	2,247	10,200	22.0%
513	San Gabriel Court	2,736	11,704	23.4%
514	San Gabriel Court	3,004	12,090	24.8%
Average		2,949	18,253	16.2%

EXHIBIT "D"

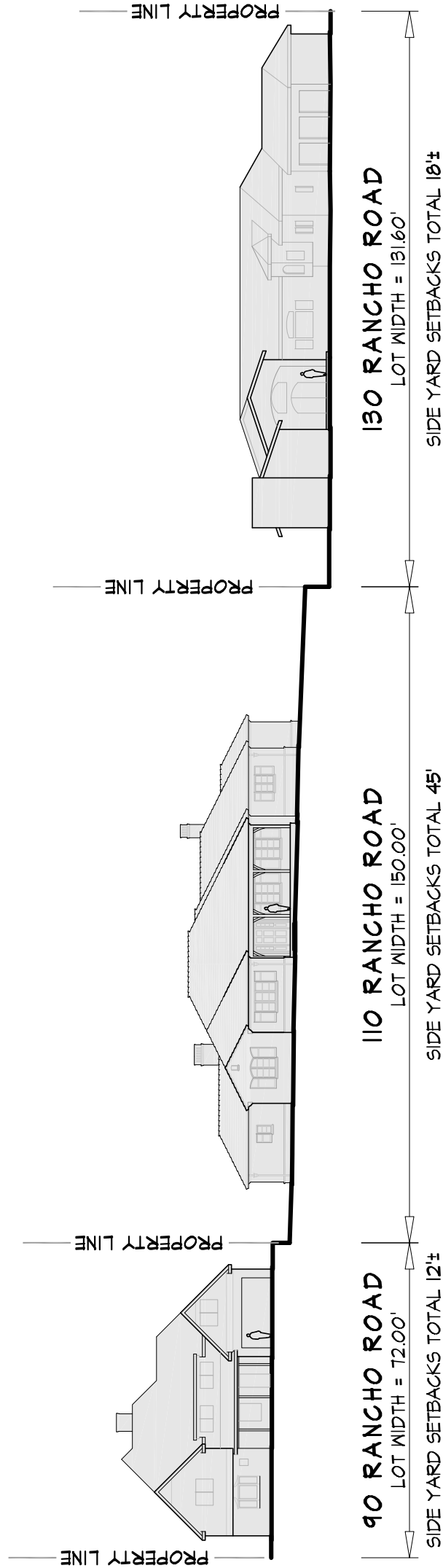
Adjacent Properties - Floor Area/Lot Area Comparison

	Street Address	Floor Area	Lot Area	Floor Area/Lot Area
110	Rancho Road	5,922	40,623	14.6%
130	Rancho Road	5,297	33,980	15.6%
90	Rancho Road	3,683	16,920	21.8%
	Average	4,967	30,508	16.3%

EXHIBIT "E"

STREET ELEVATION FACING RANCHO

SCALE: 1/32" = 1'-0"



STREET ELEVATION SHOWS THE PROPOSED RESIDENCE IS COMPATIBLE IN TERMS OF MASSING & BUILDING HEIGHT and THE PROPOSED SIDE YARD SETBACKS are MORE THAN DOUBLE OF THOSE on ADJACENT PROPERTIES

EXHIBIT "F"
Comparison of Development on Subject Property

The subject property is 40,623 SF and zoned R-1-11,000. If only its overall size is considered, the lot would be large enough to be sub-divided (split either into thirds or in half). This hypothetical analysis illustrates just how large the subject property is and that development as 1 parcel yields the least amount of allowable floor area and lowest density (floor area/lot area).

Subject Property Developed as 3 lots (13,541 SF each)

Allowable Floor Area = 3,500 + 12% (13,541 - 11,000) = 3,805 SF

	Lot Area	Allowable Floor Area	
Lot A	13,541	3,805	28.1%
Lot B	13,541	3,805	28.1%
Lot C	13,541	3,805	28.1%
Total	40,623	11,415	28.1%

Subject Property Developed as 2 lots (20,311 SF each)

Allowable Floor Area = 3,500 + 12% (20,311 - 11,000) = 4,617 SF

	Lot Area	Allowable Floor Area	
Lot A	20,311	4,617	22.7%
Lot B	20,311	4,617	22.7%
Total	40,623	9,234	22.7%

Subject Property Developed as 1 lot (40,623 SF)

Main Residence: Allowable Floor Area = 5,780 + 10% (40,623 - 30,000) = 6,842 SF

Accessory Structure: Allowable Floor Area = 5% (40,623 - 30,000) = 531 SF

	Lot Area	Allowable Floor Area	
Lot A	40,623	7,373	18.1%

EXHIBIT "G"
Comparison of Allowable Floor Area under Old/New R-1 Limits

Ordinance 1364 recently modified the formulas that establish allowable floor area for R-1 parcels. This comparison illustrates that the new formula reduces the allowable floor area by **920 SF** and its ratio relative to lot area by **2.3%**

OLD R-1 Zoning Limits

Allowable Floor Area = 3,850 + 15% (40,623 - 11,000) = 8,293 SF

Lot Area	Allowable Floor Area	
40,623	8,293	20.4%

NEW R-1 Zoning Limits (adopted 5/12/15)

Main Residence: Allowable Floor Area = 5,780 + 10% (40,623 - 30,000) = 6,842 SF

Accessory Structure: Allowable Floor Area = 5% (40,623 - 30,000) = 531 SF

Lot Area	Allowable Floor Area	
40,623	7,373	18.1%

REDUCTION = 920 SF 2.3%