

183 – 205 E PALM STREET

LAND USE MEETING 8/1/17

16 Single Family Residences

EXISTING

- 3.31 ACRES
- 40,000+ SQ. FT. OF EXISTING BUILDINGS USED FOR COMMERCIAL USE
- 3'6" SETBACKS IN AREAS
- 2 AND 3 STORY BUILDINGS

APR 5833-017-07

(C) 16' GW #7

5833-017-06

(C) 51' GW #6

5833-017-05

5833-017-04

5833-017-03

5833-017-02

(C) 28.5' GW #5

5833-017-01

(C) 21' GW #4

5833-026-20

5833-025-23

5833-025-16

5833-025-17

5833-025-18

5833-025-19

Highview Ave.

30'

25'

20'

15'

10'

5'

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5'

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1820'

1825'

1830'

183

183 E. PALM AVENUE ALTADENA, CA



EXISTING EDGE OF AC PAVEMENT

EXISTING OAK TREE, 36" OVERALL
WITH TWO UNDER 8" DIAMETER

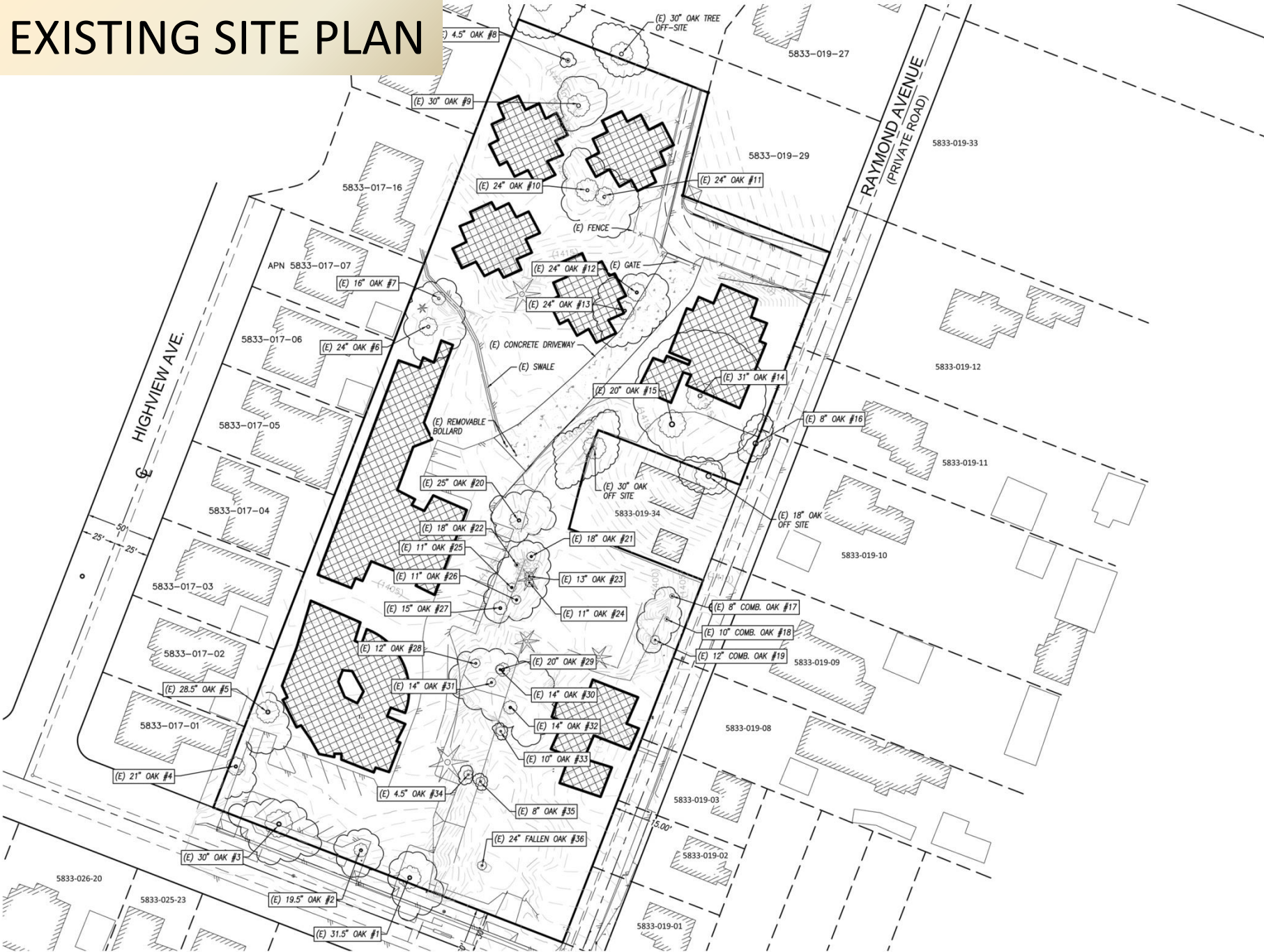
EXISTING TREE (NON-OAK)

-2ND STORY DECKS /
WALKWAYS
-A/Cs ON PROPERTY
BOUNDARIES



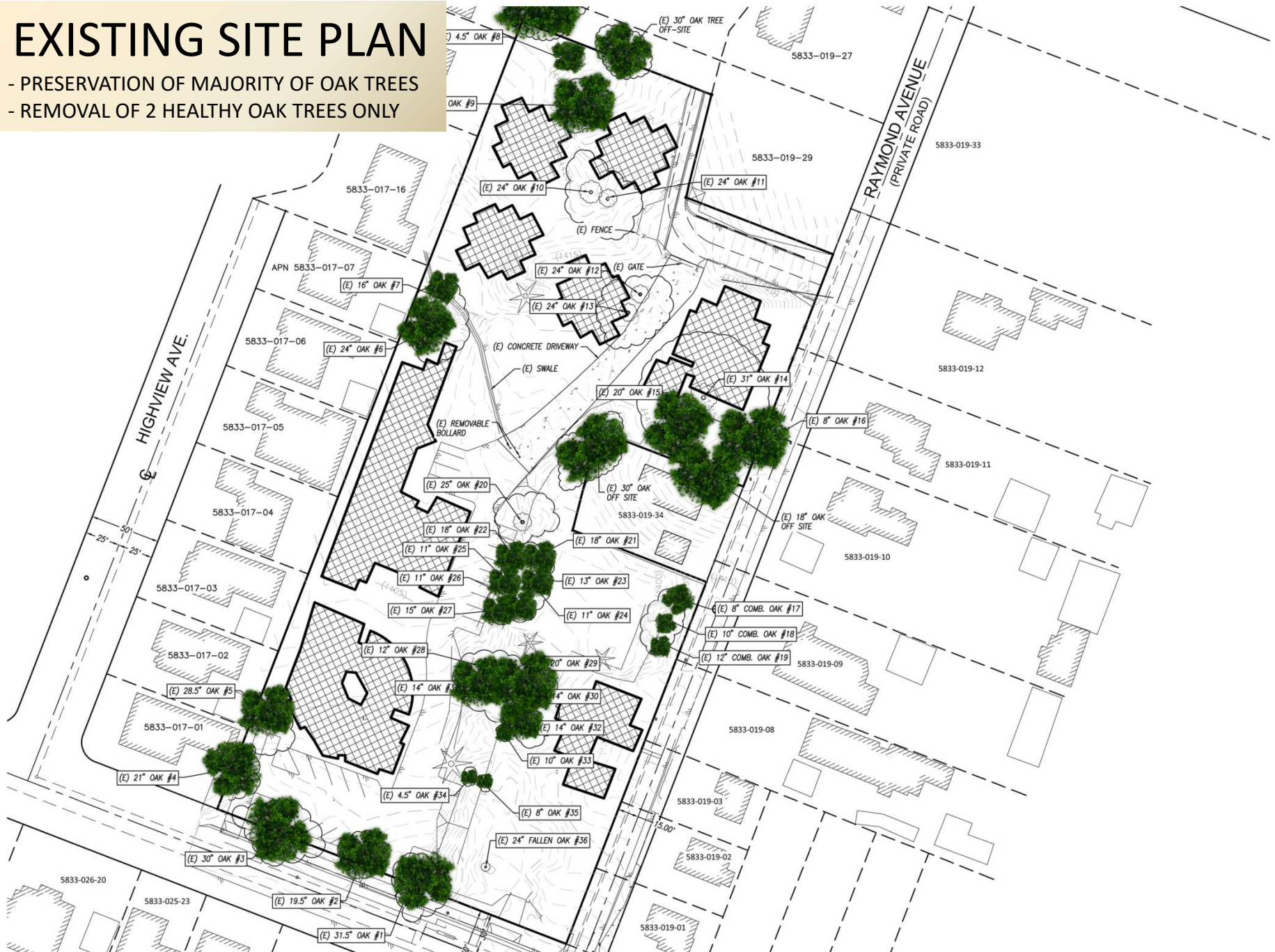
3806 FD-205 (2-78)	
	DATE
	C1

EXISTING SITE PLAN



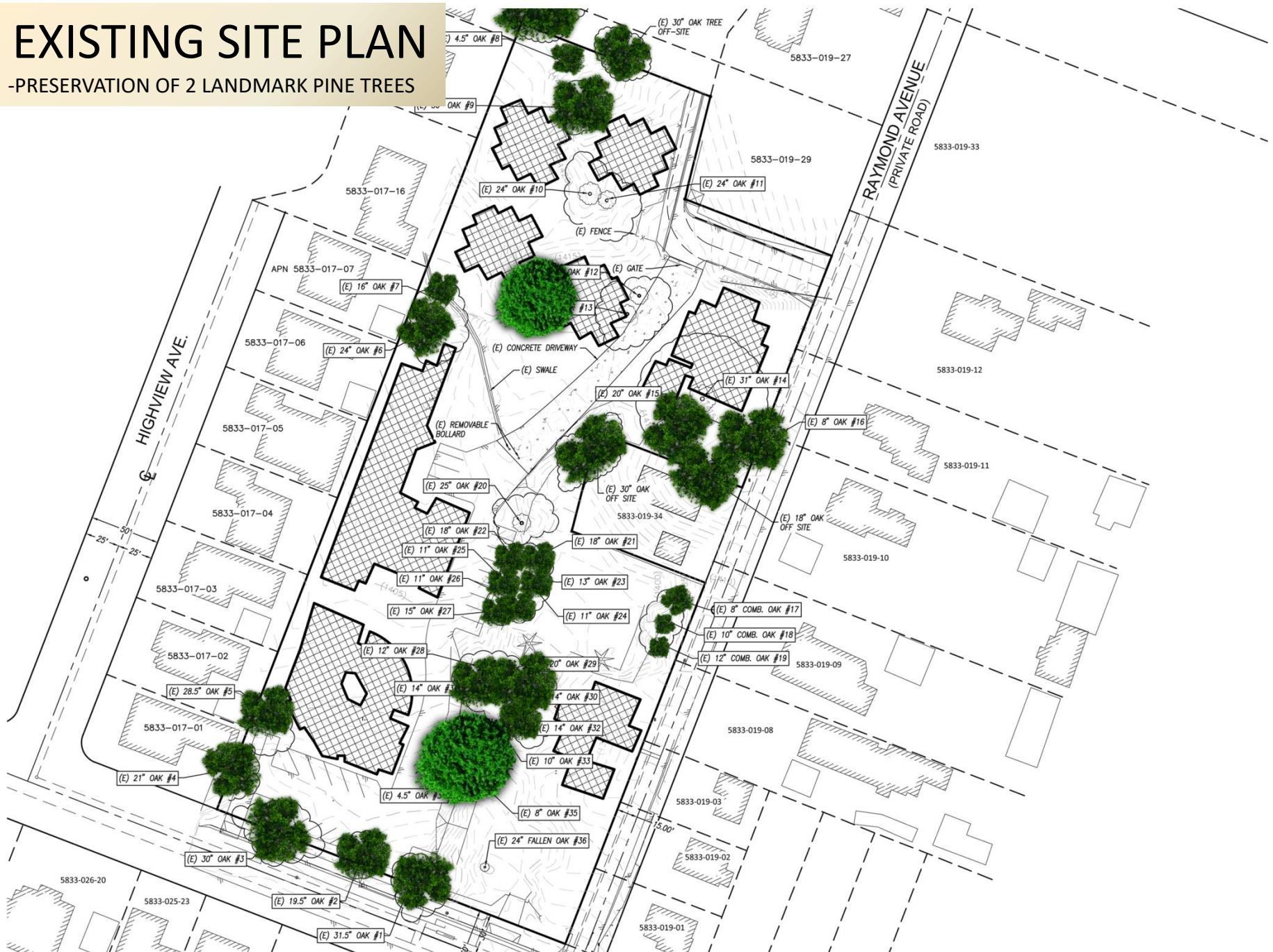
EXISTING SITE PLAN

- PRESERVATION OF MAJORITY OF OAK TREES
- REMOVAL OF 2 HEALTHY OAK TREES ONLY



EXISTING SITE PLAN

-PRESERVATION OF 2 LANDMARK PINE TREES



EXISTING SITE PLAN

- PRESERVATION OF ADDT'L MATURE TREES



ENCROACHMENTS

- ALLOW NEIGHBOR'S USE OF ENCROACHED PROPERTY TO CONTINUE AS-IS

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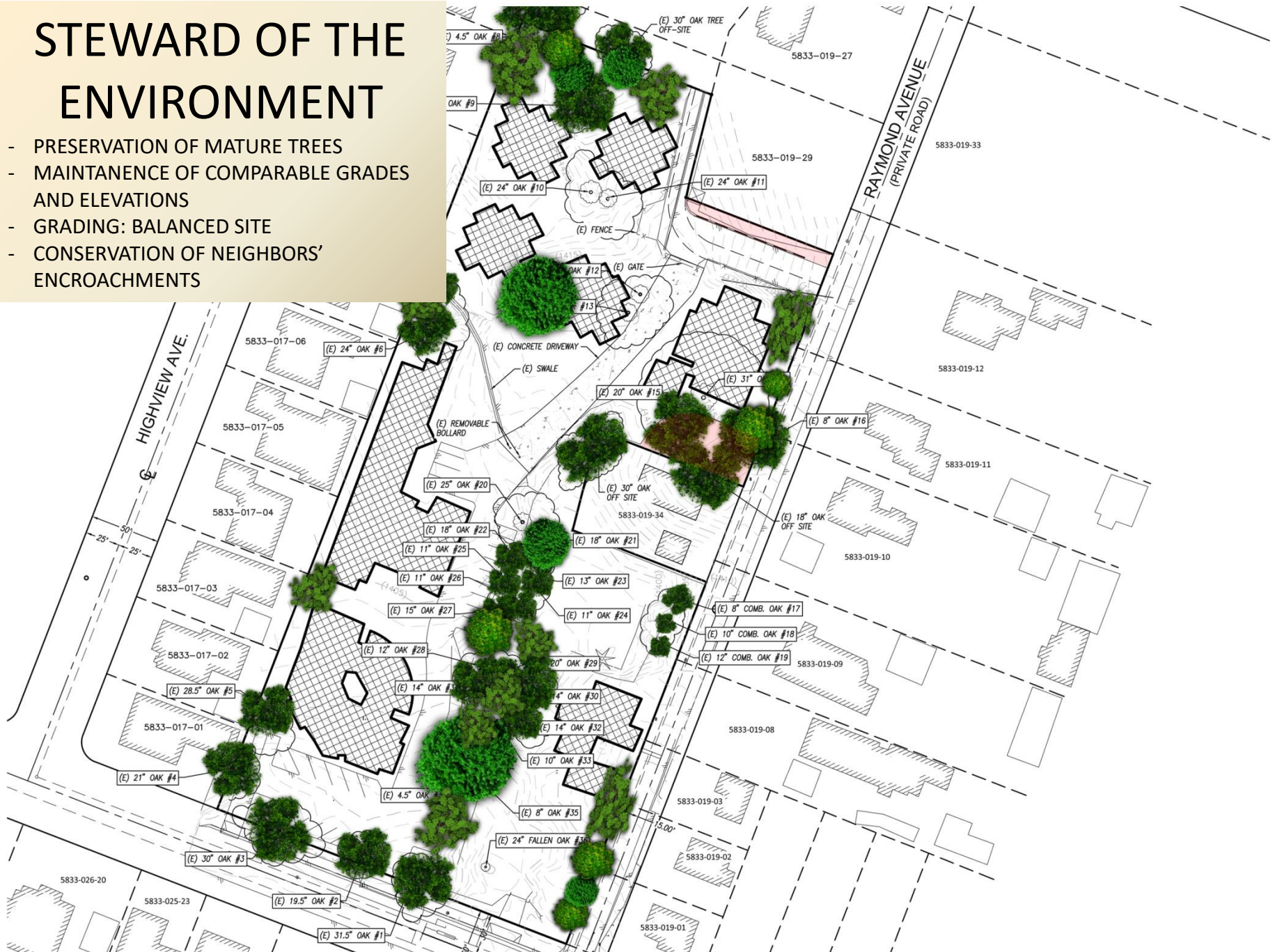
ENCROACHMENTS

- ALLOW NEIGHBOR'S USE OF ENCROACHED PROPERTY TO CONTINUE AS-IS



STEWARD OF THE ENVIRONMENT

- PRESERVATION OF MATURE TREES
- MAINTENANCE OF COMPARABLE GRADES AND ELEVATIONS
- GRADING: BALANCED SITE
- CONSERVATION OF NEIGHBORS' ENCROACHMENTS



PROPOSED SITE PLAN

- NEW HOMES TO MEET OR EXCEED REQUIRED SIDE AND REAR SETBACKS OF 23' AND 35'
- SUBTLE GRADE CHANGES FROM EXISTING
- LEFT SIDE HAS BEEN DESIGNED TO REFLECT THE HOMES ON HIGHVIEW
- RIGHT SIDE MORE CLOSELY REFLECTS THE HOMES ON RAYMOND



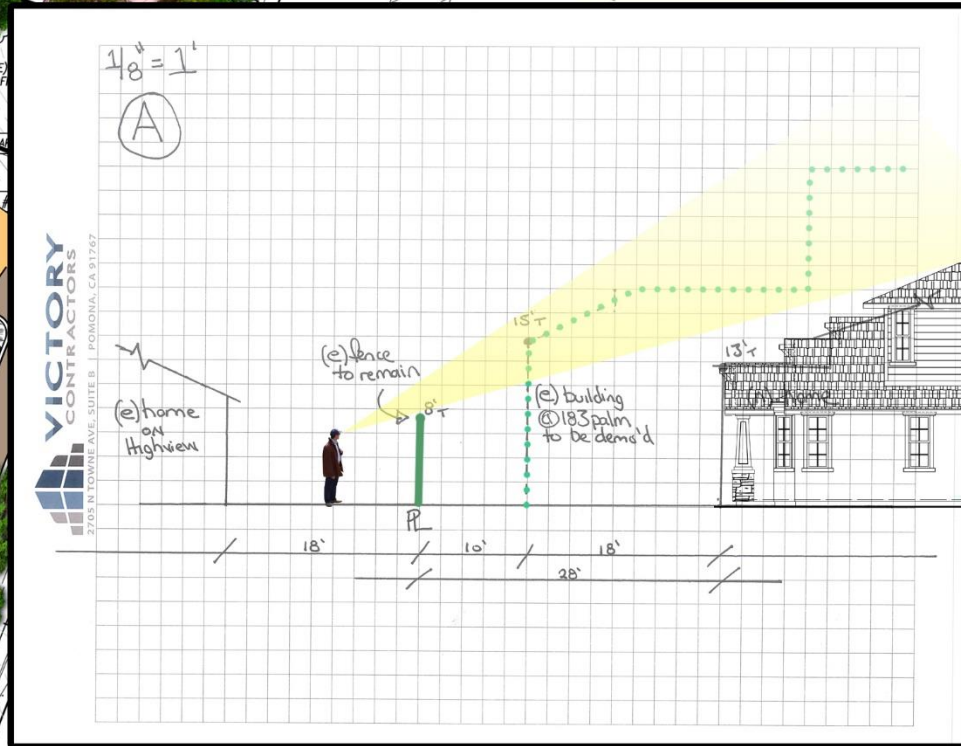
CROSS SECTIONS

- FURTHER DETAIL RELATIONSHIP OF
NEIGHBORING HOMES TO EXISTING
STRUCTURES AND NEW HOMES



CROSS SECTIONS: A

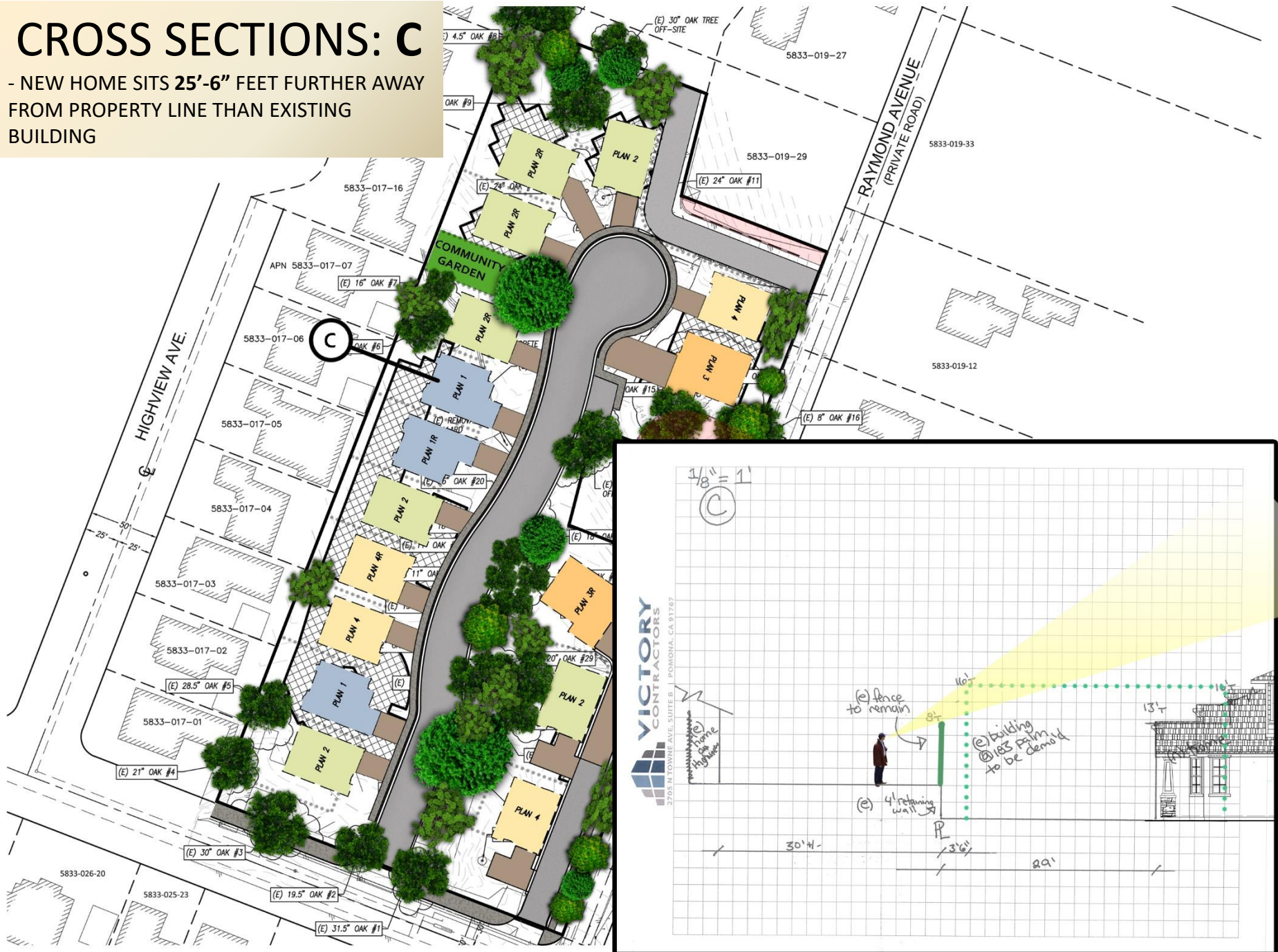
- NEW HOME SITS **18'** FEET FURTHER AWAY FROM PROPERTY LINE THAN EXISTING BUILDING
- REAR OF ALL HOMES HAVE 2ND STORY SET BACK TO FURTHER INCREASE DISTANCES



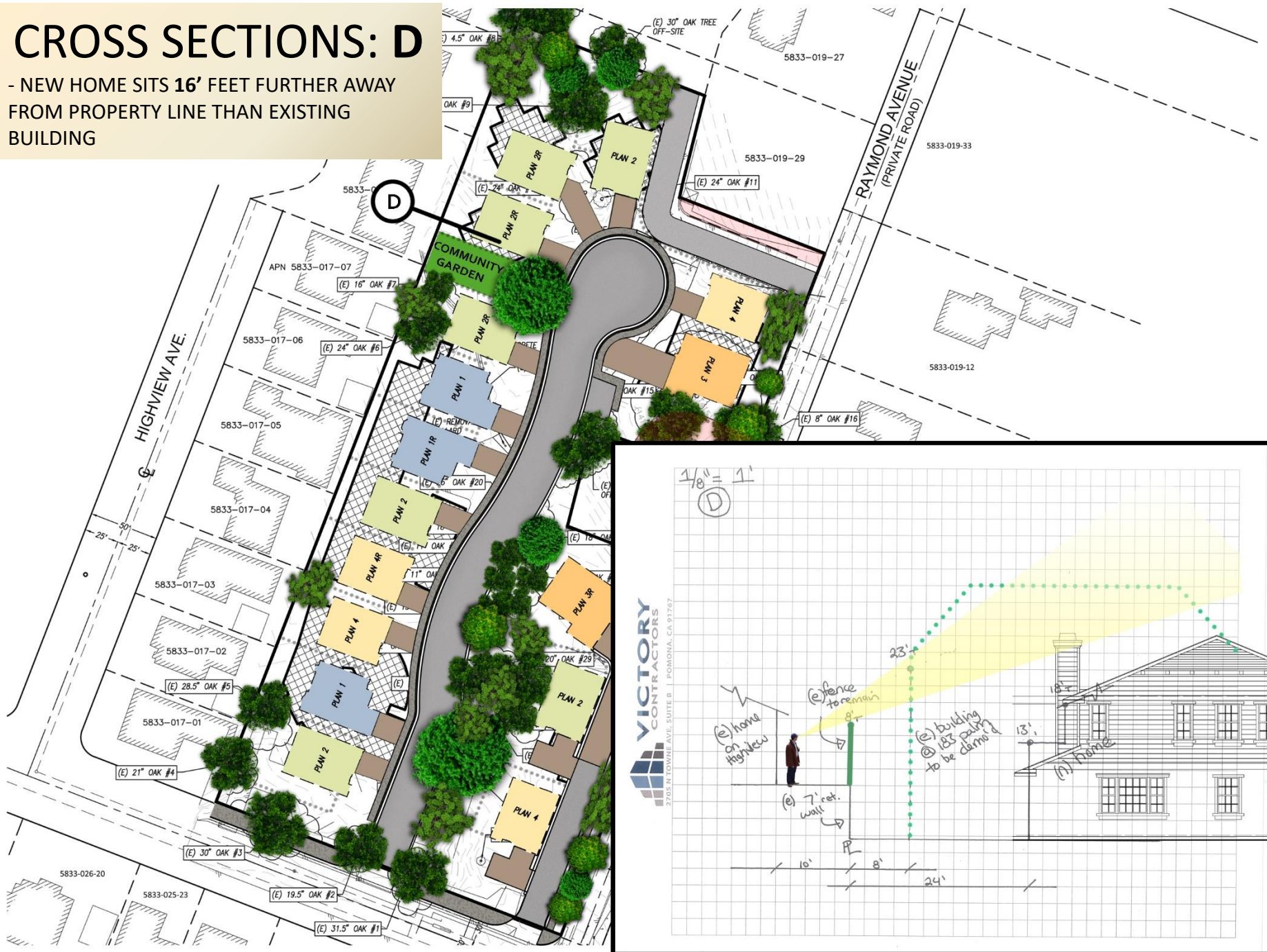
- NEW HOME SITS **20'-6"** FEET FURTHER AWAY FROM PROPERTY LINE THAN EXISTING BUILDING



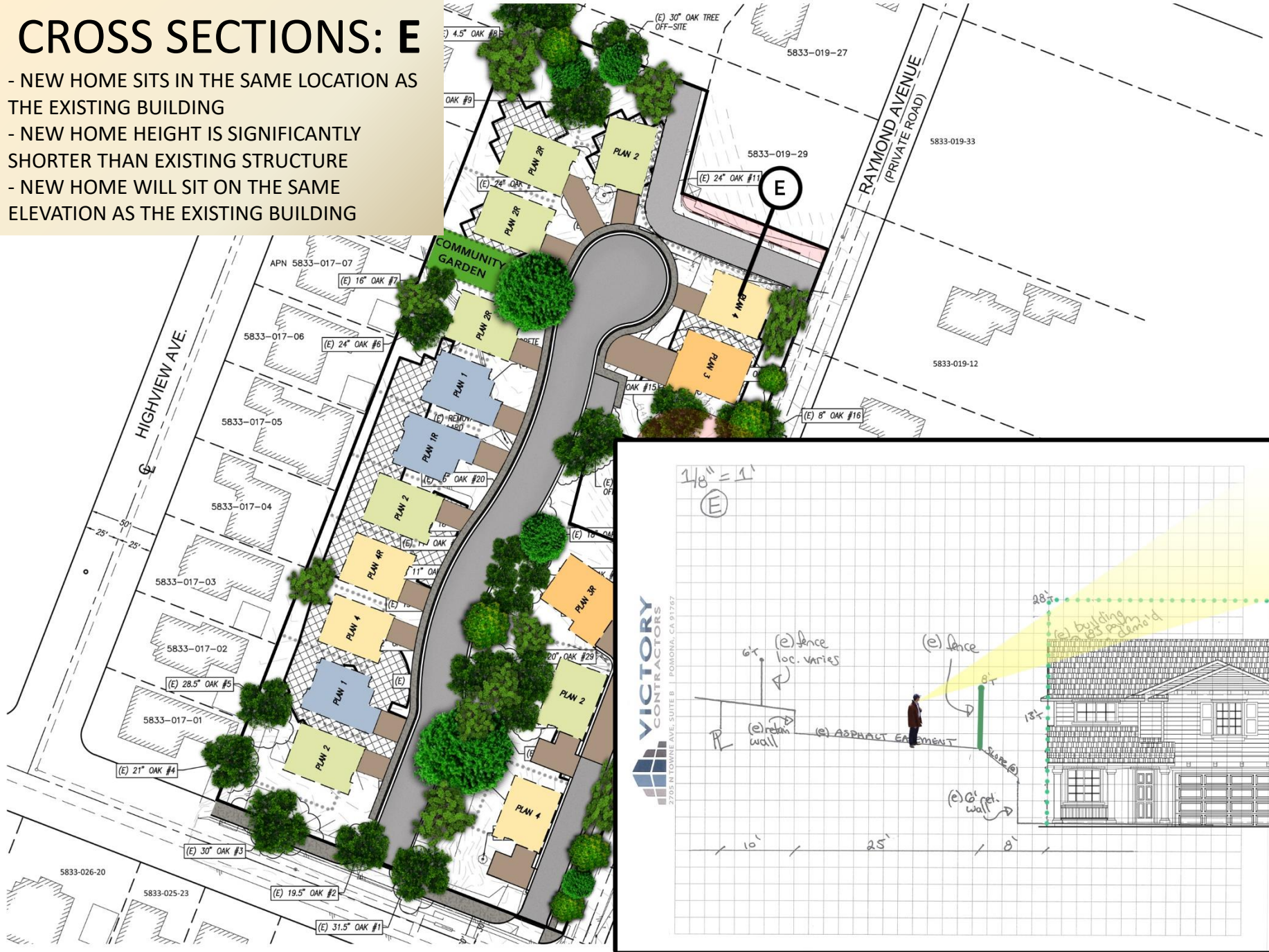
- NEW HOME SITS **25'-6"** FEET FURTHER AWAY FROM PROPERTY LINE THAN EXISTING BUILDING



- NEW HOME SITS **16'** FEET FURTHER AWAY FROM PROPERTY LINE THAN EXISTING BUILDING

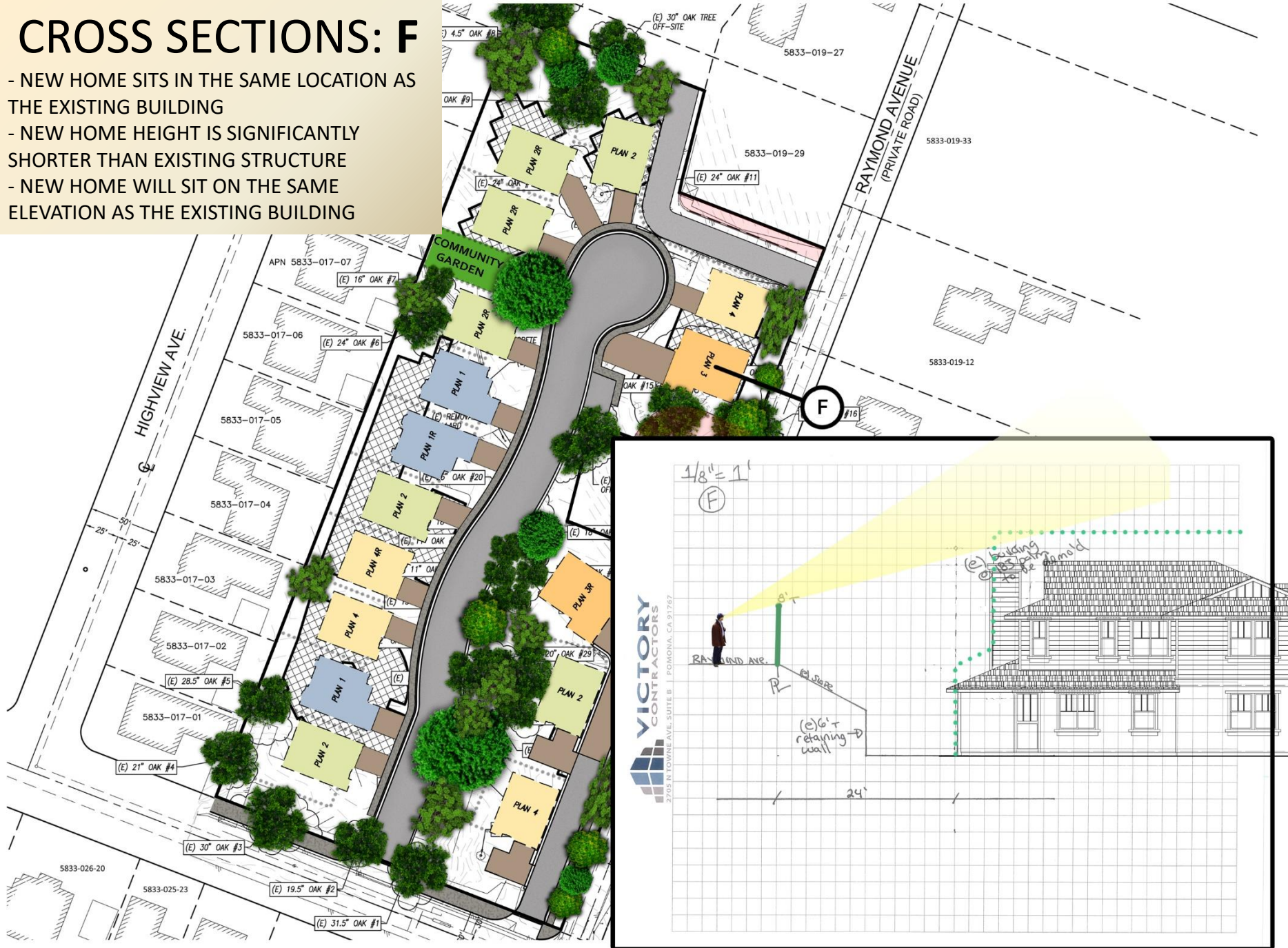


- NEW HOME SITS IN THE SAME LOCATION AS THE EXISTING BUILDING
- NEW HOME HEIGHT IS SIGNIFICANTLY SHORTER THAN EXISTING STRUCTURE
- NEW HOME WILL SIT ON THE SAME ELEVATION AS THE EXISTING BUILDING



CROSS SECTIONS: F

- NEW HOME SITS IN THE SAME LOCATION AS THE EXISTING BUILDING
- NEW HOME HEIGHT IS SIGNIFICANTLY SHORTER THAN EXISTING STRUCTURE
- NEW HOME WILL SIT ON THE SAME ELEVATION AS THE EXISTING BUILDING



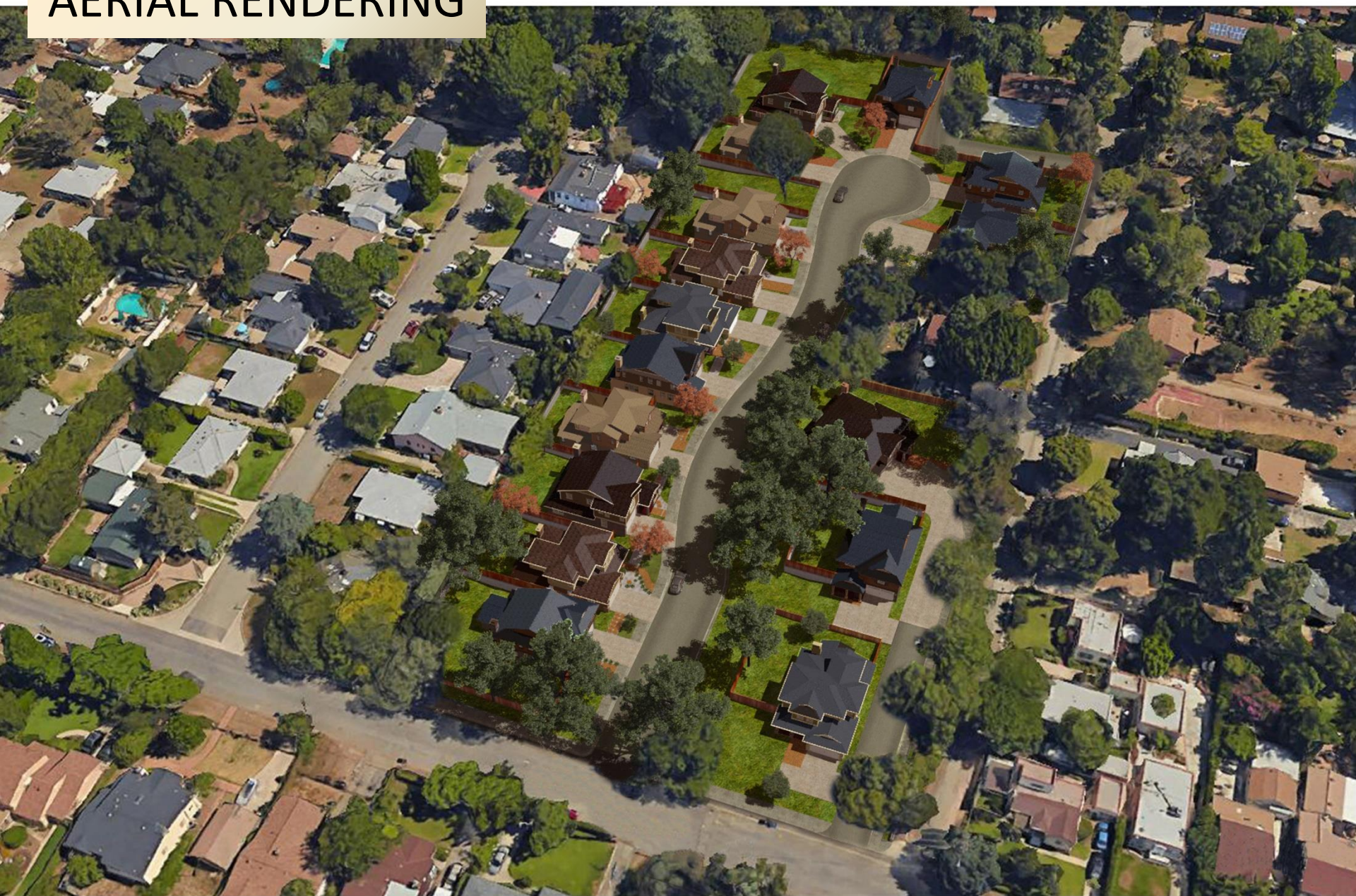
PROPOSED SITE PLAN

- EXISTING TREES
- ADDT'L LANDSCAPING TO BE INCLUDED PER LANDSCAPE CONCEPTUAL DRAWINGS

- # PROPOSED SITE PLAN
- EXISTING TREES
 - ADDT'L LANDSCAPING TO BE INCLUDED PER LANDSCAPE CONCEPTUAL DRAWINGS



AERIAL RENDERING



PARKING AVAILABLE

24 street spaces

32 driveway spaces

35 garage spaces

91 TOTAL SPACES

5.6875 SPACES PER HOME



STREET RENDERING LEGEND



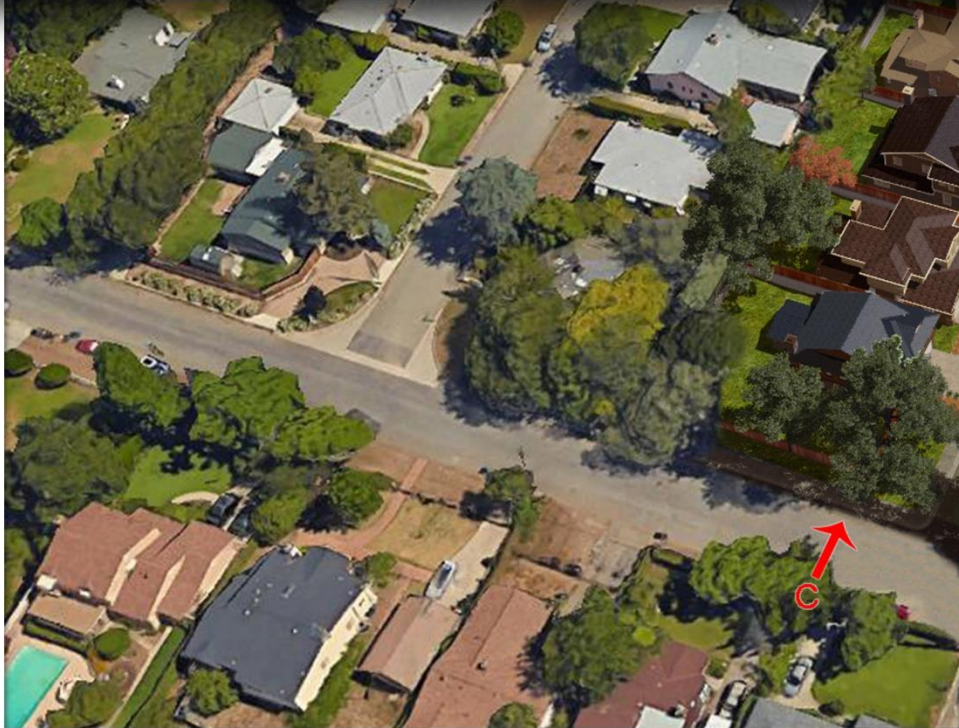
STREET VIEW: A



STREET VIEW: B



STREET VIEW: C



STREET VIEW: D



ELEVATIONS

6 SLIDES

PLAN 1 – ELEVATION 1

4 BEDS / 3 ½ BATHS

2,408 SF



PLAN 2 – ELEVATION 2

3 BEDS / 2 ½ BATHS

2,742 SF



PLAN 3 – ELEVATION 1

4 BEDS / 3 ½ BATHS

2,934 SF



PLAN 4 – ELEVATION 1

3 BEDS / 2 ½ BATHS

2596 sq ft



PLAN 1 – ELEVATION 2

4 BEDS / 3 ½ BATHS



PLAN 2 – ELEVATION 3

3 BEDS / 2 ½ BATHS



PSARA CORRESPONDENCE

8 SLIDES

1. Trees

"We need mature trees, in keeping with the characteristics of this neighborhood, and of Altadena in general. Please don't replace a tree with a twig. Trees provide good buffers. We need a mature tree in every back yard. If you can't leave an existing (mature) tree in every back yard, then plant a mature tree (California Natives preferred) in the yards where existing trees cannot be kept. Mature trees add significantly to property values. Altadena is not Rancho Cucamonga."

Our design team has spent the past 8 months laying out the project and the necessary infrastructure in every way so that we may keep as many oak trees as possible. The irregular shaped parcel and necessary grading operations do not allow for the preservation of every tree, but require the removal of 7 of the 18 total onsite oak trees. We have recently changed the site plan again to preserve an additional oak tree (rev. July 2014). The necessary grading cut and fill operations will expose tree rootballs in some areas and cause tree trunks to be buried several feet in other areas - in both cases requiring the affected trees to be removed. We are in favor of a project replanting plan to help add additional landscape.

In order to ensure the health of the oak trees to be kept, we are recommending the incorporation of an oak tree maintenance schedule into the project's CCR's. We would like the HOA's landscaping contractor to be responsible for the watering, fertilizing, and pruning of all these onsite oak trees to ensure they thrive with the new development.

The response to our request for tree preservation, and for tree replacement, appears to be **incomplete**.

You have addressed only the oak trees, which are already protected by the County, but there are many other mature trees on the property, which are not protected by the County.

If there were fewer houses proposed, on larger lots, it would be possible to preserve additional trees.

Please provide your specific plans for planting mature trees in front yards and back yards of each lot in the proposed development, as well as for maintaining them and irrigating them.

It appears that you might be counting the oak tree planted on Rachel Figura's property at 3061 Raymond as one of the oak trees that is being "preserved", although this is not clear from the current site plan diagram.

Please provide a "tree plan" site diagram, showing just the existing trees, both oaks and others, so that everyone can easily understand which trees are being preserved, and which trees are being removed.

The Bienvenidos Conditional Use and Oak Tree Permit # 92023-(5) for this same property in 1992 required a **2-for-1 oak tree replanting plan** whenever oak trees were removed, with specific replacement tree size and tree maintenance requirements. **We would like to see similar oak tree conditions included as part of the Palm Heights Conditional Use Permit.**

As one PSARA neighbor told us: "They're already talking about removing trees in front of my house and is going to look terrible. If I want to look like New York City or LA. That's the reason I moved to Altadena. I don't want a lot of vegetation not in front of a cement wall."

The project has been redesigned so only 2 healthy oak trees are being removed. In addition, we intend to keep the majority of all mature unprotected trees in place, especially in the vicinity of property boundaries

2

2. More than one architectural style

"There needs to be more than one architectural style (faux-craftsman) for this project. There are currently a wide variety of styles and sizes of homes in this Altadena neighborhood. For example: craftsman bungalows, California Ranch, mid century modern, Janes Cottages. We suggest a minimum of 3 different architectural styles (not just reversed floor plans) for this development. This would be in keeping with the overall characteristic of the neighborhood."

We have designed this 18 home development with Craftsman architectural elements at heart. We have surveyed the immediate neighborhood and do find different home designs, but feel that a Craftsman project will best complement the community.

Regarding the request to include 3 different architectural styles (Craftsman, Mid Century Modern, Janes Cottages, etc), we feel this would break up the community rather than having each home complement each other. We have gone the extra mile to include a total of 3 floorplans, 2 of them having 3 different architectural elevations and the third having 2 different elevations. This gives a total of 8 unique homes for this project, not including varying color schemes or reversed floorplans. With the limited number of homes (18) planned, there will be a wide range of variety as requested.

Your response to our request for diverse home styles appears to be **"No."**

There are **very few Craftsman style homes** in the PSARA neighborhood. The **predominant styles are a ranch, cottage, and bungalow**, a diverse and rustic mixture.

Diversity of home styles is the main point of this request, as that diversity would preserve the character of the existing neighborhood, as clearly stated within the Altadena Community Plan document.

Your proposed home styles look like "off the shelf" home styles that you may have used in other development projects. These style may work fine in Rancho Cucamonga, but they are **totally out of place in this rural Altadena neighborhood**.

A 16 home project is small - and our design team prefers one design style. We have 4 separate floorplans, each having multiple 3-4 different elevations which allows for a unique mix.

3

3. Home sizes

"Just as there is a variety of architectural styles in our neighborhood, there needs to be compatibility of home sizes. Most homes in our neighborhood are single---story of modest scale (1200 to 1500sq.ft). There are very few 2-story homes and those that are 2-story are on very large lots (most over 12,000 sq. ft.). A good example is the house at 205 E. Palm that is approx. 3,000 sq. ft and sits on over a half an acre."

The new homes in this project will vary from 2,420 to 2,908 square feet with the median size being 2,652 square feet. Based upon current housing trends of today and not 70 years ago, we find our homes to be in line with consumer demands and market expectations.

Your response to our request for smaller home sizes, and the use of single story homes, appears to be "No."

The median size of your proposed homes is more than twice the median size of homes within a surrounding 1000-foot radius.

Of the single family residence (SFR) lots within the immediate PSARA neighborhood, **89% contain 1-story homes**. The **few 2-story homes are widely scattered** throughout the **predominantly single-story-home** PSARA neighborhood.

Your **18 proposed 2-story homes**, all of which will be **clustered together** on tiny lots, are **more than the entire number of 2-story homes** on SFR lots within the entire PSARA neighborhood.

These numbers tell the true story: **The home sizes in this proposed development is totally out of character with the surrounding neighborhood. These huge 2-story homes will absolutely tower over the neighboring single-story homes.**

Large single-story homes provide a perfect opportunity for older affluent adults to "age in place", and also provide accessible housing for persons with ambulatory disabilities. As the population of this country continues to age, and as **multi-generational families** become the norm, there is a definite market for such **single-story accessible housing**.

Total number of homes has been reduced to 16.
Three different floor plans have been proposed with an average size of 2,666 sq ft. with 3 to 4 bedrooms.

4. Setbacks

"Increase the side setbacks between houses from the bare minimum of 5 feet, even if this means reducing the number of houses built. Our neighborhood is not a development. Similarly, use more than the minimum setback for front and back and side yards (15 foot minimum setbacks in rear, 20 foot setbacks in front, 5 foot on side). Stagger the front setbacks of adjacent homes, so that one does not see a straight line of "development" houses when looking up the new street from Palm Street. (Keep it more like the existing neighborhood.) People buy homes in Altadena because of the trees and the lot sizes (except for La Vina!), so homes on larger wooded lots should be worth more."

The project was designed to meet or exceed setbacks as well as incorporate the minimum number of homes (18) to make the project financially possible. In regards to the request of having the fronts of the homes not be in a "straight line," we have incorporated design elements that support this idea. The cul-de-sac street has been designed with curvature, meandering sidewalks, and staggered front yard setbacks. This will give a more staggered visual appearance.

The response to our request for larger-than-minimum setbacks appears to be "No."

Only some of the irregular shaped lots adjacent to the cul-de-sac and to the easement, appear to have larger-than-bare-minimum setbacks.

While some slight curvature in the street has been configured, the first 3 to 4 homes on each side of the street as you enter the development appear to line up in a straight line. This is not compatible with the great variety of setbacks found in the surrounding neighborhood.

If there were fewer homes being proposed, the individual lot sizes could be larger, which in turn would allow for larger setbacks, and for more preserved trees.

The median **building-to-land size ratio** for the **Palm Heights** development is **46%**. **By comparison**, the median **building-to-land size ratio** for single family residence lots **within a 1000-foot radius** is **only 16%**. The Palm Heights building-to-land size ratio, as currently proposed, is roughly **3 times** that of the surrounding neighborhood. These proposed Palm Heights homes are just way too big for their tiny lots.

These ratio numbers tell the true story: The **huge home sizes and tiny lot sizes** in this proposed development are **totally out of character with the surrounding neighborhood**.

Side and rear yard setbacks are 23' and 35', respectively.
Every home meets or exceeds these requirements. In fact, the new homes have larger setbacks than many of the neighboring homes.

Also, the new homes have *much* larger setbacks than the current buildings.

Please reference cross sections for supporting details.

5. 12 homes maximum

"Based upon the lot sizes, density, and the predominately, single---story homes that make up our neighborhood, we strongly recommend that reducing the number of homes would make this development more consistent and compatible with the existing character of our neighborhood."

Original designs for this development have included up to 23 homes, and they were proposed to the neighborhood for comments. Having heard the strong desire to lessen the number of homes, we are able to make the project financially possible with 18 homes.

The response to our request for a maximum of 12 homes appears to be **"No."**

The prior developer from Orange County had initially proposed 23 homes, before they learned from the County about the maximum number of homes per acre that would be permitted under Altadena zoning requirements. They could never have built those 23 homes. You can't build 23 homes either, much as you would like probably like to try.

The proposed **Palm Heights** development contains 18 homes on 3.31 gross acres, resulting in a density of **5.44 homes per gross acre**. This **Palm Heights density** is roughly **twice as dense** as the **La Viña development** in the foothills of Altadena, which has a density of only **2.79 homes per gross acre**.

If you were building the Palm Heights homes at the same gross density level as La Viña, you would be building **only 9 homes** on your 3.31 gross acres. **So our request for 12 homes seems very reasonable.**

Your response to this particular request contains a key phrase: "we are able to make the project financially possible with 18 homes." Your goal is to make as much of a profit as you can. The neighbors' goal is to maintain the character of our neighborhood. We neighbors will have to live with the result of any development project long after you are gone, so we want to make sure that it is done right. You are also attempting to make up for a \$3.8 million property purchase in November 2010, a purchase which in hindsight perhaps should never have been made, but that's your problem, not ours.

It is quite possible that if you were to build fewer homes on larger wooded lots, with the homes not right on top of each other, you would still be able to net the same dollars from this project.

Per LA County Planning, the site is zoned for 18 homes maximum. We have voluntarily reduced the project to 16 homes.

6.No Gates

"No gate at the entrance to the community--- now or added at a later date."

PSARA has requested no gates or barrier systems to be installed for the new community in order to preserve the neighborhood aesthetics. We have listened to these concerns and have responded by having every one of our designs not include such a system.

The response to our request for no gates appears to be a **"Yes."** Thank you!

We are glad to see that you have **responded positively to at least one of our requests.**

We would like to see that this "no gate" provision be added as a condition within the Palm Heights Conditional Use Permit, so that it can be continued to be enforced once the development has been completed.

No gates have been designed for this project.

7. Passive Amenity Area

"The proposed BBQ lot will become gathering place, likely generating noise for nearby neighbors. If people can afford these homes, they can BBQ in their own back yards (small as they may be.) Ditto for extra parking spaces... also a gathering place is a noise generator, which the neighbors will not appreciate. We would like to see something passive, nothing that would attract groups to hang out, instead we'd like to see something green, well-- landscaped, with a fountain or other water feature, perhaps a bench or two, maybe a small community garden plot, perhaps located under an existing oak tree--- an area that would provide natural beauty and serenity."

It has been requested to omit the designed BBQ area and install a passive recreational area such as some gardening beds or just additional grass/landscape. As of July, we have revised our design to include a gardening plot with planters in lieu of the BBQ area with tot lot. Please keep in mind that these amenities are to be built on private property and intended for use by the new community exclusively rather than opening them up for use by the entire neighborhood.

The response to our request for elimination of a BBQ lot and extra parking, and addition of a water feature, appears to **"Yes"** for elimination of the BBQ lot, but **incomplete** for the addition of a water feature.

We are glad to see that you have **responded positively to another of our requests** (elimination of the BBQ lot.) A community garden is a good alternate, and mainly passive, use for this area.

We understand that the County mandates a specific number of guest parking spaces, so we are dropping our request to eliminate the extra parking spaces from this amenity area.

We would still like to see a fountain or other water feature be added to this area, for serenity purposes. **Please let us know whether a fountain or similar water feature can be included.**

The PSARA neighbors have no desire to use this particular area. We are simply trying to prevent potential noise levels that are typically associated with active gathering spaces.

As requested, the original design with a horse shoe pit and bbq area has been removed.

We have re-designed the project with a passive community garden that will include the the largest pine tree on the property and planter beds for hobbyists to plant their fruits and vegetables.

8. Maintenance of Construction Site / ongoing development

"What assurances do we have that this project will be developed properly and we won't end up with a never ending "construction site" that will lower our property values? We don't want another Monte Cedro, Calavaras Crater, or Indian Restuarant/banquet hall scenario- projects that take years and years to complete."

With every construction project, there is a start and a finish. It is in our best interest to finish the project in a timely fashion as well - and we will do the best we can to keep construction related disturbances as brief as possible. Our group has successfully completed several hundred single family homes and we look forward to the completion of these 18 homes as well.

This response to our request for assurance of proper development and timely completion appears to be **incomplete**. **"We will do the best we can" is not a sufficient response.**

We are particularly concerned about the **dust and dirt** associated with the construction phase. What dust barriers will be put in place? What type of perimeter fence will be in place during construction, and how high will it be? How many entrances will there be to the construction site, and where will these entrances be located? Will water be sprayed daily on the site to keep the dust levels down? With the significant movement of earth on the site, how will **drainage** be handled daily, especially when there is a heavy rain during construction? The "downhill" homes on the south side of Palm Street must not be adversely affected by water and mud run-off from the construction site. There should be no need for those any neighbors to have to resort to sandbags as a result of construction on the project site.

What specific plans are in place to address these concerns, and what "real time" process is to be used when these plans do not work adequately?

Please provide a construction plan that addresses dust prevention and drainage run-off.

We are also concerned at the **total elapsed time** for the project, which you have told us will be built in phases. The longer the project takes, the longer the disruption period for the neighbors. Is your funding sufficient to complete the project in a timely manner and maintain the homes until they are all sold? What is the largest (most number of detached homes) residential development project that you have successfully completed? How long did that project take, from start to finish? How much time elapsed between the completion of the first home, and the completion of the last home in that development?

We have looked at a similar project in Pasadena, with 28 new built homes over several phases. In the end, it took a total of 10 years from start to finish for that project; the first home was completed more than 5 years before the last home was finally completed. We certainly don't want that same thing to happen here. Five years of construction is more than the neighbors will tolerate.

Please provide a time line that represents your overall project plans, including the duration of the several phases of home development.

We plan to complete this project in a orderly manner with as little disruption as possible. We will keep an open door policy with the neighborhood for any concerns that come up during the course of construction.

9. Rachel Figura's Property

"As Rachel's property on Raymond Ave. is surrounded on 3 sides by this proposed development, we strongly request that she is compensated in the highest regard. -perimeter wall with major, dense landscape/foliage consisting of tall, fast growing landscape components installed before beginning of construction project.

-perimeter of her property cannot be undermined by development on either side

-possibility of a rental property for her during construction

NOTE: no other property is affected in his way"

We are well aware of the position of this lot in relationship to the project. We will make every effort possible to keep disturbances to a minimum. We will incorporate new landscaping features at our expense, including both softscape and hardscape elements, that will help separate this property from the new development as requested.

This response to our request for relief and compensation for Rachel Figura's property at **3061 Raymond** appears to be **incomplete**. "We will make every effort possible" is **not a sufficient response**.

We agree on a portion of your response: new landscaping features will obviously be required, at a bare minimum. **Please provide a detailed list of the proposed hardscape and softscape features to be installed, both temporary and permanent, and include heights of all barriers. Please provide a timeline for installation (and removal) of these features.**

The **grading** of the property adjacent to hers will be totally changed by this project. The **oak tree** at the rear of her property could have its root ball exposed.

Her property will be surrounded on both sides, and on the rear, by demolition, earth moving, and construction, for the duration of this project. We need more concrete assurances, way beyond just "we will make every effort possible", in order to minimize the construction impact on this particular property. If this were your home, and you were to be so affected, you too would be asking for guarantees and unique compensation.

Please respond to the request for the possibility of providing rental property for Rachel Figura during demolition and construction.

Please contact Rachel Figura directly regarding her unique requirements. Rachel does have a list of specific concerns.

We have been in communication with Rachel and the rest of the neighborhood regarding any unique concerns.

We have agreed to include the neighborhood in the landscape design process. We would like to plant additional trees/shrubs where necessary to maintain neighborhood privacy.

10. Paving of Palm Street

"Palm Street was just repaved. Construction traffic will have an impact on that. Palm Street should be repaved and/or repaired at the conclusion of construction of the development."

Our company is licensed for both vertical construction (Class B) and offsite infrastructure and street improvements (Class A). Per county requirements, we will have construction bonds prior to commencement of offsite construction that will ensure we maintain the condition of the existing street and properly complete the designed improvements to the satisfaction of engineering inspectors.

We are pleased to learn that the County already requires such street maintenance, via the construction bond process.

We will therefore **remove** this **Item 10** from our own request list.

We take pride in each of our projects and enjoy a clean site. Beyond this, we will have a bond issued, with a future request of the County, for replacement of any damaged concrete or asphalt during the course of construction. This is at no cost to the community.

11. Planting of the perimeter of development

"Densely planting the perimeter of the site is a major requirement for all neighbors. Perimeter of all property lines must not be undermined."

Our landscape plans will include design elements that will enhance the new neighborhood. We will also include irrigation plans to help foster the growth of all landscape. We will not be encroaching onto neighbor's properties, just as we appreciate neighbors not encroaching onto ours.

This response to our request for perimeter planting appears to be **incomplete**.

We will need more detailed information on the design elements to be used.

Fences: What types of fences will be used on the perimeters of the property? What is the height of these fences? Will these fences be located directly on property lines? If not, how far inside of the development property lines will these fences be located? What will happen to existing fences near the property lines, especially in cases where the grading of the property will change significantly?

Block Walls: Block walls should be used only when absolutely necessary (example: for necessary retaining walls). Block walls generally will retain heat, so they are not desirable to the neighbors. A well-landscaped and tastefully-styled fence is preferred.

Plantings: What plants will be used along the perimeter fences, to provide as dense as possible a buffer for the neighbors? How thick and how tall will these plants be initially?

Irrigation: For how long will the planned perimeter irrigation system be maintained? Will the Home Owners Association (HOA) eventually be responsible for the maintenance and ongoing costs of this irrigation system?

We will not be undermining any neighboring property lines.

In fact, we are intending to keep the majority of all trees along the property boundaries to maintain privacy. We will plant new trees and landscape where additional privacy is needed.

Ongoing questions / unresolved issues:

"-Property lines, easements, and fence lines need to be clarified as soon as possible. Many neighbors have planted and maintained existing fence lines/easements for over 20 years."

Property lines, easements, and fences are clearly labeled on the attached site plan. We would like to meet with the community on a personal level and help clarify any outstanding issues. Please understand that we are not encroaching beyond the property lines of the project. Our company's contact information is provided in this correspondence for your convenience.

We'll call this property line concern **"Item 12"** for ease of reference.

We have requested that residents having property adjacent to the proposed development site should contact you **directly** to identify and clarify existing property lines and fences, and to address any individual issues that each adjacent neighbor might have.

Please reach out to any directly adjacent neighbors who have not already contacted you, to be sure that their individual concerns are identified and addressed. Your site map clearly shows all of the adjacent properties.

We have had lengthy conversations with each neighbor where property line disputes exist.

In summary, we have agreed to leave every encroachment "as-is" and have incorporated our loss of property into the proposed site plan.

"Clarification of widening of Raymond Ave. Raymond residents do not want the character of our street to change."

As of July of 2014, the County is allowing Raymond street to remain as is. No additional easements or dedications will be provided as aforementioned.

This project has been designed to meet the Altadena Community Standards District and conform to all Los Angeles County requirements.

We'll call this Raymond Avenue concern "Item 13" for ease of reference.

We are pleased to hear that it has been decided by the County that Raymond Avenue will not be physically changed or widened.

Please provide a detailed description of how the Raymond Avenue side of the development property will look once the development is completed. Please use the existing curb line on the west side of Raymond as a starting reference point for your description.

Currently, there is wire fencing at the Raymond curb edge for the 205 E. Palm property. There is taller chain link fencing, with green plastic strips interleaved, at the Raymond curb edge for the 183 E. Palm property.

Will the fencing for the new development also be placed at the same curb edge on Raymond? Will there be a "cannot be used" setback required by the County, to allow for a possible widening of Raymond in the future? If yes, how wide will this setback be? How will this setback be landscaped and irrigated?

How high will the fencing along the Raymond boundary be? What is the actual height of the houses that will back onto Raymond? The fence will only go up so high, so how much of the two-story houses will be exposed above the fence line? How far in from the Raymond curb will this fencing be located? What type of fencing will be used? Will the fencing itself be landscaped / planted?

We're trying to determine exactly what the "public view" of the eastern (Raymond Avenue) boundary of the Palm Heights development will look like.

Will the existing low curb edge on the west side of Raymond remain in place, exactly "as is"? If not, please explain precisely what will happen to this existing curb.

We have heard many sides to this argument and have made our best attempt to meet the requests of the neighbors.

In summary, we will be leaving Raymond "as-is" without any encroachment or request to use.

New Concerns Expressed by PSARA Neighbors (August 2014)

14. "No Parking" Zones Needed for Safety

The segment of Raymond Avenue to the north of Palm Street is a narrow private street. In order to ensure sufficient access by emergency vehicles (fire, ambulance) and also by trash trucks, the residents of this segment of Raymond have for many years had an **informal agreement**, whereby they only park their cars on the east side of Raymond, leaving a clear vehicle path along the west side of Raymond.

When residents on Raymond host a party, they post handwritten "No Parking" signs on the fences or on traffic cones placed along the west side of Raymond, informing their guests to refrain from parking along the west side of Raymond, in order to allow for emergency vehicle access.

With this proposed new residential development, where a major portion of the west side of Raymond will be owned by a Home Owners Association, we neighbors now have a need to formalize the "No Parking" policy on the west side of Raymond. **We would like to see the curb on the eastern boundary of the development to be painted red, with "No Parking" signs posted along the entire eastern boundary of the development.**

Similarly, **the easement to 3091 Raymond**, which most Raymond neighbors think of as the "driveway" to 3091 Raymond, **should also be posted** to allow for emergency vehicle access to 3091 Raymond.

We have already had a major heart episode and adequate emergency vehicle access is a real and actual **safety concern** for the neighborhood.

We would also like to see that these "No Parking" provisions be added as a condition within the Palm Heights Conditional Use Permit.

15. Construction Vehicle Traffic Patterns

All construction vehicles should use the Palm Street entrances to the property for access to the construction site. **The Raymond Avenue "dead end" segment north of Palm Street**, which is a narrow private street with speed bumps, **should not be used by any construction vehicles**, even though the development site has a property boundary along this segment of Raymond Avenue.

If any construction vehicles are found to be using Raymond Avenue, the developer will be responsible for the repaving of the entire "dead end" segment of Raymond Avenue north of Palm Street (3022 – 3129 Raymond Avenue) at the end of the construction period.

We would like to see this restriction of construction vehicles added as a condition within the Palm Heights Conditional Use Permit.

As requested, we are not including the use of Raymond into any aspect of this project, so parking should not be an issue here.

Being said, we can install "No Parking" signs if the community feels they need to be installed prior to completion of construction.

We will direct all construction related traffic away from this street.

16. **Have the First Two New Homes Face Palm Street**

Please rotate the first two homes in the new development by 90 degrees, so that they will face Palm Street, instead of facing the new private street within the development.

By doing this, it will help to make these homes to appear **more integrated with the existing neighborhood.**

The existing house at **205 E Palm**, which will be demolished as part of this development project, **currently faces Palm Street, so there is already a precedent for this request.**

This will also allow the across-the-street neighbors, and the traffic on Palm Street, to have a view of the fronts of these new houses, **their “best” side, the side having the most detailed architectural elements.**

Homes that are built only 10 feet apart from one another usually have no detailed architectural elements on their sides, because there can be no real “view” of the sides of these close-together homes. When viewed from the sides, such homes usually look like plain stucco boxes with some windows.

Our neighborhood deserves to view the “best” sides (the fronts) of these first two houses within the development.

We have re-designed this project to include a small private driveway to serve 3 homes in the Southeast corner. All 3 of these homes have been oriented towards Palm Street.

17. **Current Status of Project R2014-01586-(5) / Tentative Tract Map 072939**

Have you submitted your application yet for a **Conditional Use Permit** for this project? At the May 21 Community Meeting at St. Elizabeth’s School, you had told the neighbors that you would submit your CUP application within 30 days.

We have completed 8 submittals to the county, of which each department cleared the project for planning commission currently.



PROS

- **Transformation of a vacant commercial facility into a safe new home site that maintains neighborhood characteristics**
 - Eliminates the rif-raff, transients, and unwanted visitors that regularly disturb the site
 - Stops the pursuit of this site for any other proposed future commercial or institutional use
 - Preservation of the majority of existing trees
 - Preservation of close-to-existing grades, elevations, and all exterior walls
 - Significantly larger setbacks than what is exists now
- **Overall appearance will always remain kept up**
 - A common landscape maintenance company will be assigned by the HOA for landscape and home exteriors
- **Improves neighboring property values**
 - Adds new proud families to the local community
- **Neighbors can continue to use their properties with existing lot line encroachments.**

PROPOSED SITE PLAN

