

## Notice and Agenda

### **\*REVISED AGENDA\***

**(Added Selection of Chair, Vice Chair and Admin. Meeting Officer)**

**(Added Applicant information to Item 2)**

**Regular Meeting**

**of the**

**La Cañada Flintridge Planning Commission**

**Thursday, July 9, 2026 at 6:00 PM**

**City Hall**

**One Civic Center Drive**

**La Cañada Flintridge, CA 91011**



**Henry Oh, Chair**

**Samir Mehrotra, Vice-Chair**

**Nerses Aposhian, Planning Commissioner**

**Argam DerHartunian, Planning Commissioner**

**Ernest Koeppen, Planning Commissioner**

**How to View the Meeting Remotely**

Regular Planning Commission meetings are streamed live for public viewing. However, please note that not all Special Planning Commission meetings are available for live streaming.

City Website Live Streaming at <https://lcf.ca.gov/city-clerk/agenda-minutes/>.

**Comments from the Public**

The public is encouraged to address the Planning Commission on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission, you may do so during the **Comments from the Public** period noted on the agenda. Each person is allowed 3-minutes speaking time.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

**Agenda Materials**

Copies of staff reports and supporting documentation pertaining to agenda items are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area, during regular business hours, and on the City's website <https://lcf.ca.gov>. For further information regarding agenda items, please contact the Community Development Department at (818) 790-8881.

**SB 343** – Any writings relating to an agenda item distributed to a majority of the Planning Commission less than 72 hours prior to the meeting will be available for public review in the City Clerk's Office during normal business hours and/or posted on the City's website.

**Levine Act** - To promote transparency and fairness in government decision-making, the Levine Act imposes contribution prohibitions and disclosure requirements. Specifically, any elected or appointed City officer is prohibited from making or attempting to influence a decision in a proceeding involving a license, permit, or other entitlement for use if the officer received a contribution of more than \$500 within the preceding 12 months from a party or their agent. (Gov. Code § 84308(c)(1).) Additionally, parties to proceedings involving a license, permit, or other entitlement for use pending before any elected or appointed City officer must disclose any campaign contributions exceeding \$500 that they made within the preceding 12 months. (Gov. Code § 84308(e)(1).) For more information please visit: <https://lcf.ca.gov/city-clerk/levine-act/>.

**Reasonable Accommodations**

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a "reasonable accommodations" policy to expedite accommodation requests. The policy can also be found on the City's website. Please contact the City Clerk's Office, (818) 790-8880 to make an accommodation request, or to obtain an electronic or printed copy of the policy.

**6:00 PM Planning Commission \*REVISED AGENDA\***  
**(Added Selection of Chair, Vice Chair and Admin. Meeting Officer)**  
**(Added Applicant information to Item 2)**  
**Regular Meeting**

**Preliminary Business**

**Call to Order**

**Next Resolution: 26-28**

**Roll Call**

- Henry Oh, Chair
- Samir Mehrotra, Vice-Chair
- Nerses Aposhian, Planning Commissioner
- Argam DerHartunian, Planning Commissioner
- Ernest Koeppen, Planning Commissioner

**Pledge of Allegiance**

**Selection of Chair and Vice-Chair of the Planning Commission**

**Selection of Administrative Meeting Officer**

**Comments from the Public - Public Comment cards are in the holder on the wall in the lobby.** Limited to 3 minutes per speaker for items on the Consent Calendar, items not on the Agenda, or any issue within the subject matter jurisdiction of the Planning Commission. Public comment is limited to a maximum of 20 minutes. Speakers not able to speak due to the 20-minute time limit will be provided with the opportunity to speak at the end of the meeting. Please give a completed Public Comment Card to the Clerk prior to the conclusion of this item. Speakers will be called in the order that public comment cards are received.

If the matter on which you wish to speak is an Agenda item (other than a Consent Calendar item), you will be provided the opportunity to address the Planning Commission when the matter is considered. Please give a completed Public Comment Card to the Clerk prior to the beginning of the item.

**Reordering of and Additions to the Agenda**

**Consent Calendar**

Items on the Consent Calendar will be enacted by one motion and roll call vote without individual discussion. If discussion is desired, the item will be removed and considered separately.

- 1) Approval of Minutes of the Planning Commission Meetings**
  - a) Minutes of the Regular Planning Commission Meeting of June 11, 2026.

**Public Hearings**

- 2) **Hillside Development Permit (HILL-2026-0011) / Second-Floor Review (DEV-2026-0025); Kaveh Arbab / StudioBNDL; 206 Inverness Drive:** A request to allow construction of a qualified new two-story residence and retention of an existing detached garage comprising a total of 8,766 square feet on a 36,929 square-foot hillside lot.

**Recommendation:** 1) Adoption of Planning Commission Resolution No. 26-xx finding the project exempt from the California Environmental Quality Act and approving Hillside Development Permit (HILL-2026-0011) to allow construction of a qualified new two-story residence on a hillside lot at 206 Inverness Drive; 2) Adoption of Planning Commission Resolution No. 26-xx approving Second-Floor Review (DEV-2026-0025) to allow construction of a qualified new two-story residence at 206 Inverness Drive.

### Other Business

3) **Director's Reviews**

a) Hillside Development Permit (HILL-2025-0043) / Director's Review - Setback Modification (DIR-2026-0012); 920 Bay Tree Road: A request to allow first-floor additions to an existing residence and garage totaling 220 square feet and a maximum 3'-0" tall inward-facing retaining wall on a hillside lot.

b) Second-Floor Review-DIR (DEV-2024-0082)(Amendment); 4261 Commonwealth Avenue: A request for an amendment to a previously approved Second-Floor Review application to allow an additional 94 square feet of second-floor area at the rear of the house.

c) Hillside Development Permit (HILL-2026-0015); 5236 Stardust Road: A request to allow a new 3'-0" tall retaining wall in the front yard on a hillside lot.

d) Hillside Development Permit (HILL-2026-0013); 5464 Rock Castle Drive: A request to allow a 589 square-foot first-floor addition and 126 square-foot front porch to an existing residence on a hillside lot.

### Concluding Business

- Commissioners' Comments
- Staff Comments

### Adjournment

#### Motion to Adjourn

I certify under penalty of perjury that the agenda was posted on the City Hall bulletin board at One Civic Center Drive at least **72 hours** prior to the meeting, in accordance with Government Code Section 54954.2.

Susan Koleda, AICP  
Director of Community Development



**REGULAR COMMISSION MEETING**

**CALL TO ORDER:** Vice Chair Mehrotra called the Regular Meeting to order at 6:02 p.m.

**ROLL CALL:** Vice Chair Mehrotra, Commissioners Aposhian, DerHartunian and Koeppen.

Chair Oh was absent.

**STAFF PRESENT:** Assistant City Attorney Cohen, Director Koleda, Planner Gjolme, and Management Analyst Karaguozyan.

Via Zoom: Surabhi Barbhaya from Kimley-Horn.

**PLEDGE OF ALLEGIANCE:** Led by Vice Chair Mehrotra

**COMMENTS FROM THE PUBLIC:** None.

**REORDERING OF THE AGENDA:** None.

**CONSENT CALENDAR:**

**1. Approval of Minutes of the Planning Commission Meeting of April 23, 2026**

A **MOTION** was made by Vice Chair Mehrotra, seconded by Commissioner Aposhian and carried 4-0 (Chair Oh was absent), to approve the Planning Commission meeting minutes from April 23, 2026.  
(Approved 4-0, as recommended)

**2. Approval of Minutes of the Planning Commission Meeting of May 14, 2026**

A **MOTION** was made by Commissioner Aposhian, seconded by Commissioner Koeppen and carried 4-0 (Chair Oh was absent), to approve the Planning Commission meeting minutes from May 14, 2026.  
(Approved 4-0, as recommended)

**PUBLIC HEARINGS:**

**3. Second-Floor Review (DEV-2026-0026) at 929 Descanso Drive:** A request to allow demolition of an existing residence and construction of a new 4,529 square-foot two-story residence inclusive of a front entry structure in excess of 12 feet in height and attached garage on a 14,079 square-foot non-hillside lot.

Vice Chair Mehrotra recused himself at 6:06 p.m.

Planner Gjolme gave a presentation and answered questions from the Commissioners

Commissioner Koeppen opened the public hearing at 6:25 p.m.

The following individuals provided public comment: Craig Stoddard, Doug LeBlanc and Arthur Ambarchyan.

Commissioner Koeppen closed the public hearing at 6:35 p.m.

A **MOTION** was made by Commissioner DerHartunian, seconded by Commissioner Aposhian, and carried 3-0-1 (Chair Oh was absent and Vice Chair Mehrotra recused himself) to adopt proposed Planning Commission Resolution No. 26-24 finding the project exempt from the California Environmental Quality Act and approving Second-Floor Review (DEV-2026-0026) for construction of a new 4,529 square-foot two-story residence inclusive of a front entry structure in excess of 12 feet in height at 929 Descanso Drive.

Vice Chair Mehrotra returned at 6:38 p.m.

**4. General Plan Amendment (PLAN-2026-0001):** Review and recommendation to the City Council on adoption of updates to the General Plan's Open Space and Recreation Element, Conservation Element and Circulation Element. This projects impacts properties citywide.

Director Koleda gave a presentation and answered questions from the Commissioners.

A **MOTION** was made by Commissioner DerHartunian, seconded by Vice Chair Mehrotra, and carried 4-0 (Chair Oh was absent) to adopt proposed Planning Commission Resolution No. 26-25 recommending that City Council find the Project exempt from the California Environmental Quality Act and approve the General Plan Amendment (PLAN-2026-0001), adopting updates of the General Plan's Open Space and Recreation Element, Conservation Element, and Circulation Element.

**OTHER BUSINESS:** None

**CONCLUDING BUSINESS:**

**Comments from Commissioners:**

Commissioner Aposhian had questions regarding the objective standards for public safety, and Director Koleda provided feedback.

**Comments from Staff:**

Director Koleda discussed the next meeting and a potential upcoming recess for the Commission.

**ADJOURNMENT** Vice Chair Mehrotra adjourned the Planning Commission regular meeting at 7:26 p.m.

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Susan Koleda Director of Community Development

Minutes approved by the Planning Commission on \_\_\_\_\_

## Planning Commission Agenda Report

**Meeting Date:** July 9, 2026

**Subject:** **Hillside Development Permit (HILL-2026-0011) / Second-Floor Review (DEV-2026-0025); Kaveh Arbab / StudioBNDL; 206 Inverness Drive:** A request to allow construction of a qualified new two-story residence and retention of an existing detached garage comprising a total of 8,766 square feet on a 36,929 square-foot hillside lot.

**Presenter:** Chris Gjolme, Planner

**Proposed Action:** 1) Adoption of Planning Commission Resolution No. 26-xx finding the project exempt from the California Environmental Quality Act and approving Hillside Development Permit (HILL-2026-0011) to allow construction of a qualified new two-story residence on a hillside lot at 206 Inverness Drive; 2) Adoption of Planning Commission Resolution No. 26-xx approving Second-Floor Review (DEV-2026-0025) to allow construction of a qualified new two-story residence at 206 Inverness Drive.

**Environmental Impact:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) for construction of a qualified new two-story residence.

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### Background:

The request is for the following land use entitlements pertaining to development on a hillside property:

Hillside Development Permit (HILL-2026-0011) and Second-Floor Review (DEV-2026-0025) to allow a major remodel and expansion of an existing two-story residence on a 36,929 square-foot hillside lot. Significant demolition is also proposed, including removal of the home's roof. Since more than 30 percent of the existing roof would be removed, the project qualifies as new construction. The existing pad would be utilized for the new residence. As such, no major grading or retaining walls are included as part of the project, which is essentially a rebuild and redesign of an existing residence. The project is Categorically Exempt pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act, since the new construction exceeds 50% of the existing floor area.

### Discussion/Analysis:

Context:

The site is a flag lot located on the west side of Inverness Drive along a winding portion of the street at the south-east quadrant of the city. The site comprises 36,929 square feet (net) but has only 12.5 feet of actual street frontage given its flag lot configuration. A large pad and pool area comprise the north half of the property, with wooded slopes to the west and south. The slope to the west falls to the rear of the property at 312 Inverness Drive. Contrarily, the south slope rises 35 feet before reaching an undeveloped right-of-way that extends from Saint Katherine Drive to Bramley Way. The parcel's average slope is 19 percent and is associated with a Slope Factor Guideline of 1.00, meaning there is no recommended floor area reduction based on the lot's topography.

Since the majority of the flag strip is less than 20 feet in width, the frontage along Inverness Drive does not qualify as the front of the lot considering its substandard width. Rather, the front of the lot is established to the north, where the house faces, along the lengthy property line separating the site from the adjacent flag lot at 250 Inverness Drive. Side property lines are to the east and west, and extend south to the rear property line. The lot's orientation and configuration was previously established as part of a Hillside and Second-Floor Review project approved in 2007, and is shown below. It is further noted that the 2007 project authorized construction of the current two-story residence. Thus, this will be the second time in the last 20 years that the residence will undergo a major remodel.



The existing two-story residence and garage comprise just under 5,400 square feet and are located along the east side property line. A setback of approximately 23 feet is provided along the entirety of the home's length, exceeding the 20-foot requirement for the lot. Forward of the house is a detached three-car garage, which abuts the east side property line. A Setback Modification was approved as

part of the 2007 project and allowed for retention of the garage in its existing location.

Immediately east of the subject residence is the large two-story home at 208 Saint Katherine Drive. The two homes are comparably sited and align with one another, with the 208 home blocking most views of the subject home from the street (shown in photo below). Mature landscaping along the common property line intervenes between the two homes. To the north is the flag lot at 250 Inverness Drive, also developed with a large two-story residence that is well removed from the subject lot. With undeveloped open space to the south-west, no other homes are proximate to the site or relevant to the project in terms of potential impacts.



#### General Project Description:

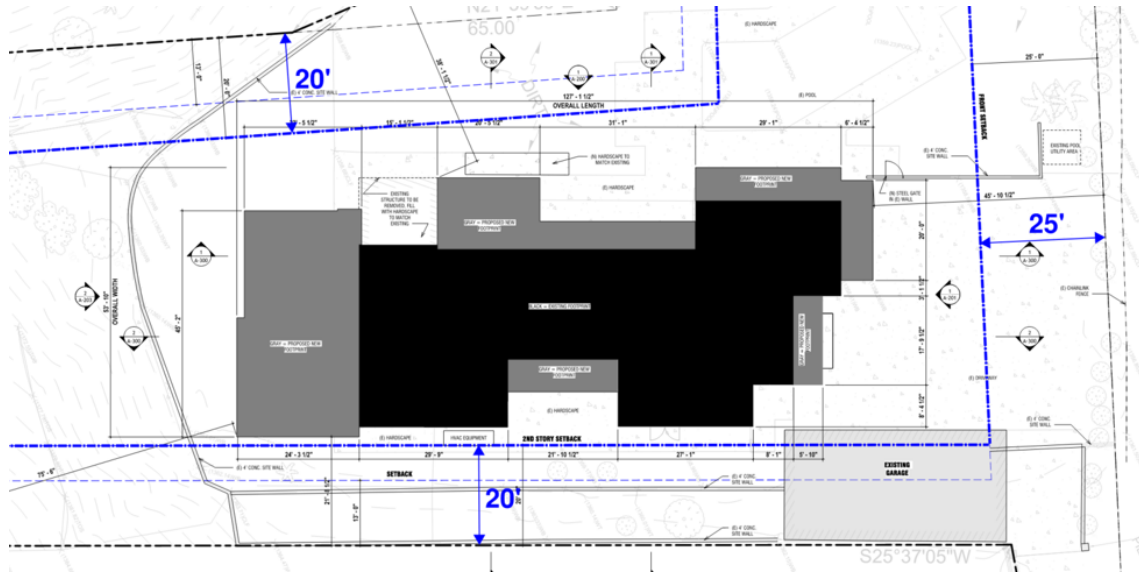
The proposal involves first and second-floor additions and major remodeling of the existing two-story residence. The entirety of the existing flat roof would be removed and replaced with a low-pitched hip roof, thus qualifying the project as “new” construction.

The existing house and detached garage comprise 5,368 square feet. First-floor additions are proposed around the perimeter of the existing house, most notably a new primary bedroom suite at the south end. Living room, family room and kitchen area would be expanded to the west and a new front entry is proposed to the north. In all, 2,110 square feet would be added at the first-floor level, increasing the size of the home’s footprint to 5,242 square feet. Inclusive of the garage, total first floor area would be 6,224 square feet.

The second floor would be largely reconstructed and increased in size by 1,747 square feet, a majority of which would be new volume space open to the first-floor living room and foyer. Total second floor area proposed would be 3,002 square feet, increasing total floor area to 9,226 square feet. Code allows a five percent volume space exemption which would reduce total qualified project floor area to 8,766 square feet. The 4/5 acre site allows a maximum floor area of 9,136 square feet. With an average slope of less than 20 percent, a Slope Factor Guideline (SFG) does apply to the

project, so the proposal is 370 square feet below the limit for the lot.

With the existing residence’s somewhat central siting on the pad, compliant setbacks are provided to the front, sides and rear. The following diagram highlights the required 25-foot front setback required for flag lots and the maximum 20-foot side setbacks required to the east and west. The expanded house is well removed from the rear property line; the 15-foot required setback is exceeded by 60 feet and is not shown.



The home’s flat roof would be removed and replaced by a new 3:12 hip roof. This would result in an additional building height of approximately 20 inches, with the house increasing in height from 25 feet to 26’-8”, still within the standard 28-foot hillside limit. The three-car garage and an auto-court fronting the residence would continue to provide more than four onsite parking spaces. No changes are proposed for pool and patio area beyond to the north.

The main development standards for the project are as follows:

	STANDARD	EXISTING	PROPOSED
<b>Floor Area:</b>	9,226 SF	5,368 SF	8,766 SF
<b>Front Setback:</b>	25 feet	52 feet	45’-10”
<b>East Side Setback</b>			
<b>1<sup>st</sup> Floor:</b>	20’-0”	23’-6”	21’-8”
<b>2<sup>nd</sup> Floor:</b>	20’-0”	23’-6”	21’-8”
<b>West Side Setback</b>			
<b>1<sup>st</sup> Floor:</b>	20’-0”	30 feet	31 feet
<b>2<sup>nd</sup> Floor:</b>	20’-0”	44 feet	41’-2”
<b>Rear Setback:</b>	15’-0”	102 feet	75’-6”
<b>Height:</b>	28’-0”	25 feet	26’-8”

Hillside Development Permit:

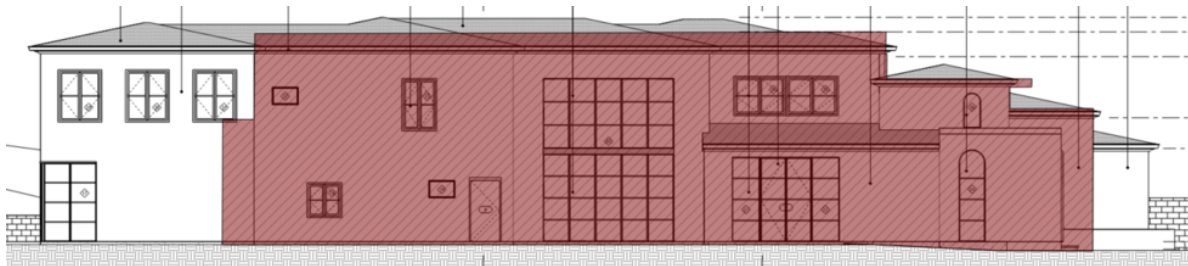
Land use goals and policies are implemented by standards and guidelines established throughout Chapter 11.35 – Hillside Development of the City’s Municipal Code. The purpose of the Hillside Development Permit is to protect existing open space and to ensure that any hillside development is

orderly and consistent with existing surrounding development patterns, is carried out in a manner which promotes and enhances public safety and general welfare and is not disruptive to the predominant hillside character of the community or the specific project site under consideration.

A fairly diverse neighborhood character is evident along this section of Inverness Drive, as evidenced by one and two-story homes of varying designs and extent of exposure, a result of the street's meandering course and homes at different elevations. The expanded residence, even with its larger scale, would continue to fit within this setting considering its position on a flag lot well removed from the street and proximity of other large two-story homes.

The basic layout of the new (expanded) house matches the longstanding siting of the existing house and is logical with regard to the configuration and topography of the property. The project utilizes the existing level pad area, which precludes the need for major grading and retaining walls. Sloped areas on the property to the south and west would be unaffected by the project.

The major hillside concerns of visible bulk and view blockage are not critical in the case of the project. The house would be largely unseen from the immediate frontage along Inverness Drive, again considering its deep position on a flag lot. Neighboring development is visually screened by mature vegetation, which eliminates most privacy concerns. As far as views are concerned, the aforementioned lack of neighboring houses simplifies Hillside Development review. There are no major views over or through the subject property that would be blocked considering the project involves expansion and remodeling as opposed to brand-new construction altogether. Although the length of the house would increase and a new pitched roof of slightly increased height would be created, the overall change to the home's profile is not excessive and would not alter the character of the property. In summary, all neighboring homes are adequately separated, screened and/or at varying elevations, and associated views therefrom would not be adversely impacted by the proposal. Below is the proposed east elevation of the new home with the profile of the existing home silhouetted to demonstrate the overall change in scale.



All hillside standards would be met by the project. The project would, however, deviate from two hillside guidelines: 1) Section 11.35.045.B - Overall Horizontal Dimension Guideline, which states that maximum horizontal dimension shall not exceed one hundred twenty (120) feet, unless the required findings in Section 11.35.060(D) can otherwise be made; and 2) Section 11.35.046.D - Architectural Design Guidelines - Wall Modulation, which recommends a vertical break in the wall surface every 40 feet at the first-floor level and 20 feet at the second-floor level.

The home's overall length would be approximately 127 feet, seven feet above the recommended guideline. The lot's large size and depth (280 feet – more than twice the home's length) can easily accommodate the project, as evidenced by the provision of all setbacks on all sides meeting or exceeding the maximum requirement and total floor area within the limit for the lot. Moreover, excess length above the guideline is visually negligible, while the home's length potentially relates only to a single property, which, as already noted, is developed with a large two-story home that is well screened from the site. The home's isolated setting and lack of any significant off-site visibility further negates any concern about building length.

Wall spans in excess of the recommended 20-foot ‘break’ would be presented at the second-floor level, the longest of which would be 30 feet. However, this wall encompasses interior volume space and creation of a single two-story wall plane effectuates the home’s contemporary design and allows for the tall glazing facing the courtyard to the west (shown in the rendering below). Overall, the home demonstrates considerable articulation throughout the first and second-floor footprints, which is more than adequate to compensate for the wall planes that exceed 20 feet at the second-floor level. In short, there would be no adverse offsite massing effect from the proposed design of the home and associated wall modulation.



In all, the project upholds the policies of the General Plan and spirit of the Hillside Development Ordinance. In terms of massing, materials, and detailing, it fulfills a reasonable building program in relation to the site and area while preserving the site’s hillside topography and the general scale and character of the neighborhood.

Remaining hillside considerations related to the proposed residence are discussed in more general fashion below.

**Building Height:** Primary building height from the pad would be 26’-8”, which complies with the 28-foot hillside limit.

**Angle Plane:** The height and profile of the existing home would be minimally changed, with angle plan compliance continuing to be demonstrated along all sides of the residence.

**Parking:** The qualified new house is not required to comply with the two additional uncovered parking spaces stipulated in the Hillside Development Ordinance; however, the three-car garage would combine with the existing auto court to provide onsite parking space for (more than) four vehicles, thereby satisfying the requirement regardless.

**Landscaping:** A modified Site Plan that identifies existing landscaping on site has been prepared. Considering the project is essentially a rebuild that would utilize the existing building pad and all major perimeter landscaping would be retained, a new landscaping plan is not regarded as necessary considering the unique scope of the project.

**Architectural Design Guidelines:**

*Roof Pitch.* The home's existing flat roof would be removed entirely and replaced with a hip roof of modest pitch, improving the home's aesthetic and overall appearance.

*Vertical Accents.* The project does not include any distinct tower, turret or other pronounced vertical element. Some vertical accent is provided by the subtle stepping of the new roof planes, but overall is restrained by the home's contemporary design. This is still a marked improvement to the unduly static form of the existing home.

*Symmetry.* The overall massing of the structure is highly asymmetrical, as encouraged on hillside properties.

*Surface Depth.* Creation and expression of surface depth, through the use of wall projections and recesses, terraces, moldings, cornices, etc. is adequately demonstrated by the project.

*Cantilevers.* Cantilevers and dominant overhangs are generally discouraged and not evident as part of the project.

*Brightness.* Reflectance limits for primary wall and roof materials are recommended to achieve an overall recessive effect for the new home and better blending with the prevailing hillside to the south and east.

*Reflectivity.* Reflective glass and glossy roofing materials are not proposed.

*Roof Elements.* No distinct or problematic roof elements are proposed.

*Retaining Walls.* As the project utilizes the existing building pad, no new retaining walls are proposed.

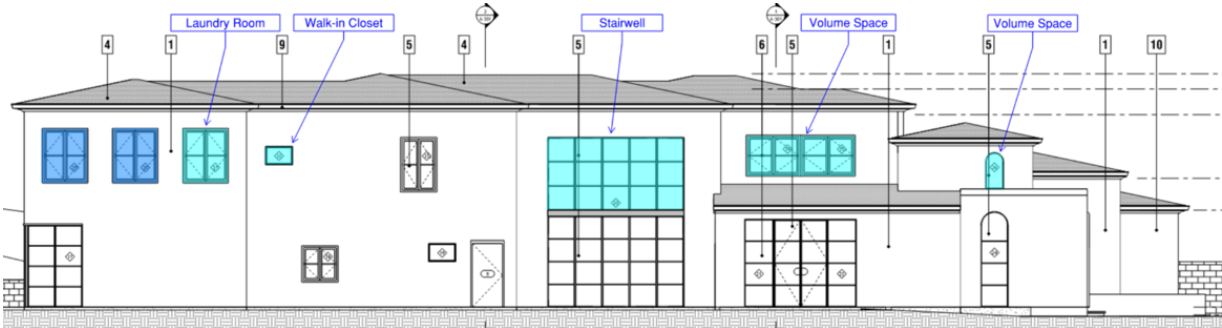
**Second Floor Review:**

Since the proposal involves construction of a qualified new two-story residence, an application for Second-Floor Review is also part of the project. The purpose of Second-Floor Review is to ensure that two-story homes are appropriately sited and designed, and not significantly discordant with the general character of a residential neighborhood. Given the eclectic and sporadic development pattern apparent along Inverness Drive and the home's secluded siting on a flag lot, the contemporary design and two-story scale of the home would continue to be compatible with the site and immediate area, especially when considering the project simply expands and remodels an existing two-story home that was constructed in 2007.

The project complies with the main R-1 code requirements; total project area for the residence would be below the standard for the lot, all setbacks are met or exceeded, and building height would be below the 28-foot maximum hillside height limit. With regard to design, removal of the flat roof and parapets and replacement with a more conventional 3:12 hip system greatly improves the home's design and appearance without exacerbating exterior scale.

The relevant project interface is to the east, where the neighborhood two-story home is proximate to the site. Second-floor windows along the east elevation would be revised as part of the project, with the size and location changing and the overall window count increasing from six to eight. This is regarded as a negligible change since the home's position and setback from the east property line would be largely preserved and all landscaping currently in place is to be retained. In addition, four of the new windows are 'passive' in terms of use since they correspond with the interior stairwell and two-story volume spaces at the front of the residence. Two others serve a walk-in closet and laundry

room (shown below).



With this said, the two new bedroom windows at the far southeast corner of the second floor (highlighted in darker blue) could have partial views into the neighbor’s pool and spa to the east. As such, it is recommended that landscaping be augmented in this specific area as needed and a condition of approval to this effect is included as part of the draft resolution. A large second-floor terrace is proposed, but it is situated along the mid-section of the west elevation and oriented toward the interior of the lot. Given the well-removed location and limited number of neighboring homes, and prevailing topography, view corridors into neighboring properties would not be created, and adverse privacy impacts would not result.

The project complies with the City’s Residential Design Guidelines as follows:

**Neighborhood Compatibility:** The area is composed of hillside parcels of varied shape, size and topography that are developed with a mixture of one and two-story homes of varying sizes and architectural styles, including three two-story homes adjacent to the site. The proposed new two-story house is essentially a remodel and expansion of a two-story residence constructed in 2007. It would be under the maximum height and floor area limit for the lot and would continue to provide compliant setbacks on all sides. The project’s size, design and placement are consistent with longstanding development on the site and there is nothing about the project’s scope or visual scale that would adversely affect neighboring homes or the greater area. Thus, the project is found to be compatible with the general character of the neighborhood.

**Site Development:** The basic location and siting of the qualified new residence is consistent with the location and siting of the existing two-story residence. The existing building pad would be utilized, negating the need for grading and/or new retaining walls. Building height, floor area and setbacks would continue to meet code requirements. A three-car garage would be retained, as would driveway access to Inverness Drive. Sloped portions of the site to the south and west would be preserved, as would all major landscaping on the site.

**Physical Design Components:** The home’s contemporary architectural style would be refined and improved through removal of the flat roof and parapets and creation of a new low-profile hip roof. Massing would be adequately articulated at both floor levels, while the home’s overall form would be highly asymmetrical, as encouraged through Hillside review. Glazing would be coordinated and improved. Balconies are proposed only along the west side of the house, toward the interior of the lot, and away from neighboring homes to the north and east.

**Landscaping:** The project would be developed on an existing building pad surrounded by concrete patio and parking area. All major landscaping onsite would be retained, including a number of perimeter trees to the north and east. As such, additional landscaping, beyond that stipulated above, is not regarded as necessary considering the scope of the project and the negligible change to the natural character of the property that would result.

In summary, staff has no concerns with the scale, design and siting of the project, which respects the size and constraints of the lot, avoids intrusive or adverse off-site impacts, and integrates well with the prevailing residential character of the area.

**Recommendation:**

Based on the above discussion and related findings and as conditioned, the proposed project is appropriate for the site and immediate area. Therefore, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act and adopt the Planning Commission resolutions approving Hillside Development Permit (HILL-2026-0011) and Second-Floor Review (DEV-2026-0025) at 206 Inverness Drive.

**Attachments:**

1. Draft Planning Commission Resolution No. 26-xx (HILL-2026-0011)
2. Draft Planning Commission Resolution No. 26-xx (DEV-2026-0025)
3. Project Plans



# ATTACHMENT 1

# CITY OF LA CAÑADA FLINTRIDGE

## RESOLUTION NO. 26-xx

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING HILLSIDE DEVELOPMENT PERMIT (HILL-2026-0011) TO ALLOW CONSTRUCTION OF A QUALIFIED NEW TWO-STORY RESIDENCE ON A HILLSIDE LOT AT 206 INVERNESS DRIVE

**WHEREAS**, an application for Hillside Development Permit (HILL-2026-0011) was filed by Kaveh Arbab of Studio BNDL (hereinafter the “Applicant”) with the City of La Cañada Flintridge to allow construction of a qualified new two-story residence on a hillside lot at 206 Inverness Drive (AIN: 5822-014-006), (hereinafter referred to as the “Application”), said request incorporated herein by reference; and

**WHEREAS**, the project also includes an application for Second-Floor Review (DEV-2026-0025) since the project includes a second-floor; and

**WHEREAS**, the subject site has a General Plan Land Use designation of Estate Residential (max of one dwelling unit per acre) and is located within the R-1-40,000 zone designation; and

**WHEREAS**, the subject site is a 36,929 square-foot (net) parcel that contains an existing two-story residence, detached garage and pool; and

**WHEREAS**, it has been determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) for construction of a qualified new two-story residence; and

**WHEREAS**, on July 9, 2026, a duly noticed public hearing on the Application was held before the City of La Cañada Flintridge Planning Commission; and

**WHEREAS**, the Planning Commission has reviewed the facts contained in the staff report dated July 9, 2026 regarding the Application and heard and considered the testimony of the Applicant and the public; including any written correspondence received, with all testimony received being made a part of the public record; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE**, the Planning Commission of the City of La Cañada Flintridge does resolve as follows:

**SECTION 1.** The above recitals above are true and correct, and incorporated herein by reference.

**SECTION 2.** CALIFORNIA ENVIRONMENTAL QUALITY ACT. Based upon the foregoing facts and based upon substantial evidence, the Planning Commission hereby finds as follows:

A. The project is not subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). All aspects of the project were reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Based on the extent of the project, it has been determined that the project is Categorical Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) for major expansion and remodeling of an existing two-story residence that qualifies as new construction and which exceeds 50% of the floor area of the existing residence. The project is not located in a sensitive environmental area. The proposed project is not a successive project, does not result in significant cumulative impacts, and will not have a significant effect on the environment due to unusual circumstances. The site is not located along a scenic resource (Angeles Crest Highway), is not listed as a hazardous waste site (Cortese List), and is not listed on the City’s Official Register of Historic Places. The Planning Commission hereby finds the project exempt from CEQA and directs a Notice of Exemption to be filed for the project.

B. The custodian of records for the Notice of Exemption and all other materials which constitute the record of proceedings upon which the Planning Commission’s decision is based, is the Director of Community Development of the City of La Cañada Flintridge. Those documents are available for public review in the Planning Division of the City of La Cañada Flintridge located at One Civic Center Drive, La Cañada Flintridge, California, 91011, telephone (818) 790-8881.

**SECTION 3.** *Findings for Hillside Development Permit.* The Planning Commission hereby finds as follows:

1. The project, through elements of architectural and landscape design, will uphold the policies of this chapter, and will be harmonious with the better aspects of the built and natural setting because the project uses logical and efficient site planning, refined massing and detailing to expand an existing two-story residence, the scope of which qualifies as new construction, in an area characterized by variety in parcel size and configuration, house size and design. The home will be developed on the existing grading pad, which allows for retention of mature landscaping along the perimeter of the site.

2. The project will maximize potential for sensitive use and effective preservation of open space because the project would utilize existing level pad area to accommodate the expanded building footprint. This ensures that additional grading and/or retaining walls will not be required and that the sloped portions of the lot to the south and west will be preserved and unaffected by the project. Mature landscaping onsite and along the perimeter of the property will also be largely preserved.

3. The project will not be detrimental to public health, safety, or general welfare. The expanded two-story home will not increase the intensity of the longstanding residential use of the property. The surrounding area is characterized by variety in parcel size and configuration, as well as house size and design. The project would retain adequate onsite parking and vehicular access to a public street that experiences low traffic volumes; No public health or welfare issues are raised by the additions to the existing single-family residence, the scope of which qualifies as new construction, in a developed area characterized by a mixture of one and two-story residences.

4. The project will not adversely affect the orderly development of property within the City because the project would introduce an expanded two-story home on a large residential lot in a subdivided and largely developed estate area. The project provides setbacks consistent with and exceeding the requirements of the lot and zone. The lot's 36,929 square feet allows floor area up to a potential maximum of 9,136 square feet. With an average slope of 19 percent, the lot is not associated with a Slope Factor Guideline (SFG). Thus, the total project floor area (8,766 square feet) proposed is supported by the lot's size and complies with the floor area limit stipulated in the Zoning Code. The project would utilize existing pad area. Thus, no major grading or alteration to the site's hillside topography would be required as part of the project.

5. The project will conform to the goals and policies set forth in the General Plan because the project will logically and efficiently utilize existing pad area, preserve hillside terrain and introduce compliant development in terms of total floor area, building setbacks and structure height while preserving the residential character of the immediate area. Massing and view impacts would also be greatly minimized through a combination of the building's siting and retention of existing landscaping. The scope of the project and compatibility of the house as analyzed in this report upholds the General Plan Land Use Element Goal 4 to "(m)aintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources", and the applicable LUE Objective 4.1 which states "new development and/or remodeling of existing structures and property will be designed, constructed, and maintained to preserve important viewscapes, topographic and other natural features, and the semi-rural character of the City's hillsides."

6. The project will not create a nuisance, hazard or enforcement problem within the neighborhood or the City or require the City to provide an unusual or disproportionate level of public services because the project, consisting of expansion of an existing single-family residence, will not result in a change of use or intensification of development beyond those allowed in the General Plan and Zoning Code. The project has been designed to meet total floor area allowances given the size of the site and setback requirements on all sides. Despite the home's larger size, existing public services will continue to adequately serve the site. Construction activity will be accommodated by the large site to the extent possible while specific requirements pertaining to construction-related traffic and parking are included.

7. There are special conditions or unique characteristics of the subject property and its location or surroundings which justify exceeding one or more of the provisions set forth in this Chapter to permit project development because the home's overall length exceeds the 120-foot Hillside guideline as stipulated in Section 11.35.045.B, but the excess is visually negligible and is accommodated by both the site's spacious size and depth and the home's limited visibility. The Architectural design guidelines of the Hillside Development Ordinance (Section 11.35.046.D) recommends a vertical break in the wall surface every 20 feet at the second-floor level. Wall spans in excess of this recommended 'break' are presented, but are accommodated by the overall articulation presented throughout the home's footprint and exhibited by its contemporary design. Deficiencies in wall modulation may be allowed if related view/massing impacts are less than significant, which is the case with the project again noting the home's lack of prominent exposure/visibility.

8. Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is mitigated by screening or siting characteristics. The residence is sited on a flag lot and is largely unseen from the street given its deep setback. Only three neighboring homes are proximate to the site, but they are visually screened by mature vegetation which buffers view of the subject residence. The additions are distributed throughout the existing home's perimeter, as opposed to a larger concentrated addition that could be more visually pronounced. The home's contemporary architectural style would be refined and improved through removal of the flat roof and parapets and creation of a new low-profile hip roof and improved glazing throughout, which further reduces the potential for problematic bulk or massing.

9. The project does not create an avoidable or unreasonable impairment of the view from any other property. The house would be largely unseen from the immediate frontage along Inverness Drive considering its deep position on a flag lot. Neighboring development is visually screened by mature vegetation to the north and east. The neighbor to the west is well downslope and at a much lower elevation while there are no homes across the street to the east. As far as views are concerned, the minimal number of neighboring houses simplifies Hillside Development review. There are no major views over or through the subject property that would be blocked considering the project involves expansion and remodeling as opposed to brand-new construction altogether. Although the length of the house would increase and a new pitched roof of slightly increased height would be created, the overall change to the home's profile is not excessive and would not alter the character of the property. In summary, all neighboring homes are adequately separated, screened and/or at varying elevations, and associated views therefrom would not be adversely impacted by the proposal.

**SECTION 4.** Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves Hillside Development Permit (HILL-2026-0011) to allow construction of a qualified new two-story residence at 206 Inverness Drive (AIN: 5822-014-006), subject to the conditions of approval listed in Exhibit “A”, attached to this resolution.

**PASSED, APPROVED AND ADOPTED** this 9<sup>th</sup> day of July, 2026.

---

Henry Oh  
Chair of the Planning Commission

ATTEST:

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Susan Koleda, AICP  
Secretary to the Planning Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**HILLSIDE DEVELOPMENT PERMIT (HILL-2026-0011)**  
206 Inverness Drive (AIN: 5822-014-006)

Standard Conditions:

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled Hillside Development Permit (HILL-2026-0011).
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Division.
4. All structures, site work and other features including but not limited to, buildings, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the project plans labeled Hillside Development Permit (HILL-2026-0011) except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12-months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.

6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.
7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.

Planning Conditions:

11. Unless this approval is appealed to the City Council, story poles shall be removed promptly (within one week) after expiration of the 15-day appeal period. Verification of this shall be required prior to submittal of the project for plan check OR prior to issuance of building permits for those projects where "at-risk" plan check is in process or has already been completed.
12. All construction/contractor parking shall be on-site only, excluding the common driveway area contained in the subject flag strip and neighboring flag strip serving 250 Inverness Drive. If it is deemed by the Director of Community Development that sufficient on-site parking may not be available, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No

construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.

13. Any subsequent substantive change to these approved plans by the Fire Department or any other agency having subsequent approval authority shall cause these plans to be returned to the Planning Commission for additional review and approval prior to permit issuance.
14. The applicant shall prepare a Haul Route Management Plan. The plan will describe the route, queuing and destination the trucks will utilize for removal of debris from the site and delivery of materials to the site, as well as the frequency of operation. Frequency of operation shall include days of operation, time of operation and the time spacing of vehicles between pickups. The Haul Route Management Plan shall be reviewed by the Director of Public Works and the Director of Community Development. In particular, the plan shall prohibit hauling operations on Saturdays and Sundays, and on days when other large trucks are scheduled to be in the area (trash trucks, etc). Times of operation shall also address local school operations and any other similar activities that would be affected by the movement of large trucks. If necessary, the applicant shall fund a temporary city employee to act as the Haul Route Manager for the city. This person shall be responsible for managing the plan and shall report directly to the City Engineer or the Director of Public Works. No permits of any kind shall be issued until the Haul Route Management Plan is approved by both Directors and the Plan Manager hired.
15. Large deliveries shall be scheduled to not interfere with trash days, as well as drop-off and pick-up times at Flintridge Sacred Heart Academy.
16. The project shall comply with the Light Reflectance Value (LRV) limitations which shall not exceed 50% for walls or fences, or 30% for roofs.
17. Unless required for removal by the Fire Department, all mature perimeter landscaping along the north and east property lines shall be retained
18. Landscape screening shall be augmented as needed along the east property line where proximate to expansion along the south side of the residence.
19. The common driveway area contained within the subject flag strip and neighboring flag strip serving 250 Inverness Drive shall be maintained in good order (swept, hosed down, etc.) during project construction.

Public Works Conditions:

20. Provide drainage plan and method of discharging onsite runoff to public right of way.
21. Project shall comply with City's Low Impact Development Standards.

22. Record covenant with the Los Angeles County Registrar/Recorder's office for the maintenance of the Best Management Practices (BMPs) per the City's Low Impact Development (LID) prior to the issuance of any permits.
23. This project disturbs less than one acre of land; the project is subject to the following minimum construction requirements:
  - Sediments from areas disturbed by construction shall be retained on site, using structural drainage controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.
  - Construction-related materials, wastes, spills, or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
  - Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.
24. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the Applicant shall submit a street improvement plan consistent with the approved Site Plan and Conditions of approval and obtain encroachment permit(s) from the Public Works Department.
25. No above-ground structures are to be constructed within the public ROW.

#### CONSTRUCTION & DEMOLITION (C&D) DEBRIS

26. Project shall comply with City's Construction and Demolition (C&D) Ordinance 494, per Chapter 9.14 of the City Municipal Code to satisfy the City's Debris Management requirement.
27. Prior to Demolition and/or Building Permit issuance, the Applicant shall submit a Performance Security, calculated as the lesser of three percent (3%) of the total project valuation or \$10,000. The Performance Security is refunded upon Applicant's submittal and approval of a Building Debris Management Report indicating that at least 65% of the total debris generated by the project was reused or recycled.
28. Prior to Final Building Inspection, Applicant shall submit a Building Debris Management Report and obtain Public Works approval. The Building & Safety Department will not complete Final Building Inspection until the Public Works Department makes a determination regarding refund or forfeiture of the Performance Security.

29. Applicant must use a City authorized and permitted waste hauler for all debris, including soil import/export, resulting from construction and demolition activities on the project. A list of authorized waste haulers will be provided to the Applicant.
30. Self-hauling of C&D debris must be authorized by the Department of Public Works prior to Building & Safety issuance of Demolition or Building permit(s). Applicant must submit a Debris Management Plan and a Haul Route Plan, execute a self-haul agreement, as well as fund a Haul Route Manager for monitoring of all self-hauling activities. Self-hauling approval must be acquired from the Public Works Department prior to issuance of any permit(s).

# # # # #



# ATTACHMENT 2

# CITY OF LA CAÑADA FLINTRIDGE

## RESOLUTION NO. 26-xx

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING SECOND-FLOOR REVIEW (DEV-2026-0025) TO ALLOW CONSTRUCTION OF A QUALIFIED NEW TWO-STORY RESIDENCE AT 206 INVERNESS DRIVE

**WHEREAS**, an application for Second-Floor Review (DEV-2026-0025) was filed by Kaveh Arbab of Studio BNDL (hereinafter the “Applicant”) with the City of La Cañada Flintridge to allow construction of a qualified new two-story residence at 206 Inverness Drive (AIN: 5822-014-006), (hereinafter referred to as the “Application”), said request incorporated herein by reference; and

**WHEREAS**, the project also includes an application for a Hillside Development Permit (HILL-2026-0011) to allow construction of a qualified new two-story residence on a hillside lot; and

**WHEREAS**, the subject site has a General Plan Land Use designation of Estate Residential (max of one dwelling unit per acre) and is located within the R-1-40,000 zone designation; and

**WHEREAS**, the subject site is a 36,929 square-foot (net) parcel that contains an existing two-story residence, detached garage and pool; and

**WHEREAS**, it has been determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) for construction of a qualified new two-story residence and direction to file a Notice of Exemption for the project was provided through adoption of Planning Commission Resolution No. 26-xx in conjunction with approval of Hillside Development Permit (HILL-2026-0011); and

**WHEREAS**, on July 9, 2026, a duly noticed public hearing on the Application was held before the City of La Cañada Flintridge Planning Commission; and

**WHEREAS**, the Planning Commission reviewed the facts contained in the staff report dated July 9, 2026 regarding the Application and heard and considered the testimony of the Applicant and the public; including any written correspondence received, with all testimony received being made a part of the public record; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE**, the Planning Commission of the City of La Cañada Flintridge does resolve as follows:

**SECTION 1.** The above recitals are true and correct, and incorporated herein by reference.

**SECTION 2.** *Findings for Second-Floor Review.* The Planning Commission hereby finds as follows:

A. The two-story design includes adequate setbacks, screening and modulation. The project provides compliant front, side and rear setbacks, all of which are visually augmented by the home's location on a somewhat isolated flag lot. Existing mature screening is evident along the perimeter of the property and would be retained as part of the project. The home's contemporary architectural style would be refined and improved through removal of the flat roof and parapets and creation of a new low-profile hip roof. Massing would be adequately articulated at both floor levels, while the home's overall form would be highly asymmetrical.

B. The two-story design preserves the existing scale and character of the surrounding neighborhood because the area is composed of hillside parcels of varied shape, size and topography that are developed with a mixture of one and two-story homes of varying sizes and architectural styles, including three two-story homes adjacent to the site. The proposed new two-story house is essentially a remodel and expansion of a two-story residence constructed in 2007, visibility and exposure of which continues to be limited by its flag lot location. It would be under the maximum height and floor area limit for the lot and would continue to provide compliant setbacks on all sides. The project's size, design and placement are consistent with longstanding development on the site and there is nothing about the project's scope or visual scale that would adversely affect neighboring homes or the greater area. Thus, the project would preserve the scale and character of the neighborhood.

C. The two-story design protects public views, aesthetics, privacy and property values of the neighbors because the home is sited on a flag lot and its deep setback from the street precludes prominent view of the home from public vantage points. As already noted, the home's overall aesthetic would be refined and improved through removal of the flat roof and parapets and creation of a new low-profile hip roof. Second-floor windows along the east elevation would be revised as part of the project, with the size and location changing and the overall window count increasing from six to eight. This is regarded as a negligible change since the home's position and setback from the east property line would be largely preserved and all landscaping currently in place is to be retained. Balconies are proposed only along the west side of the house, toward the interior of the lot, and away from neighboring homes to the north and east.

D. The two-story design is consistent with the residential design guidelines as adopted by resolution of the city council because the basic location and siting of the qualified new residence is consistent with the location and siting of the existing two-story residence constructed in 2007. The existing building pad would be utilized, negating the need for grading and/or new retaining walls or alteration to the site. The home's massing and exterior appearance would be refined and improved through removal of the flat roof and parapets and creation of a new low-profile hip roof, consistent with the roof forms of other nearby homes. The project would be achieved through a compliant building program, with setbacks, total floor area and building height within allowable code limits. In addition, it would not yield any significant adverse massing, view, or privacy effects. The project would be developed on an existing building pad surrounded by concrete patio and parking area, allowing for major landscaping onsite to be retained, including a number of perimeter trees to the north and east. In all, the primary objectives of the City's Residential Design Guidelines as related to Site Design, Physical Design Components, Neighborhood Compatibility and Landscaping would be upheld.

**SECTION 3.** Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves Second-Floor Review (DEV-2025-0048) to allow construction of a qualified new two-story residence at 206 Inverness Drive (AIN: 5822-014-006) subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

**PASSED, APPROVED AND ADOPTED** this 9<sup>th</sup> day of July, 2026.

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Henry Oh  
Chair of the Planning Commission

ATTEST:

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Susan Koleda, AICP  
Secretary to the Planning Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**SECOND-FLOOR REVIEW (DEV-2026-0025)**  
**206 Inverness Drive (AIN: 5822-014-006)**

1. All Conditions of Approval adopted as part of Hillside Development Permit (HILL-2026-0011) shall apply to this Second Floor Review (DEV-2026-0025).

# # # # #



# ATTACHMENT 3

# 206 INVERNESS DR. LA CANADA FLINTRIDGE, CA 91011 - REMODEL AND ADDITION

**BNDL**

## PROJECT DIRECTORY

## 3D VIEW OF PROJECT

## AREA CALCULATIONS

## PROJECT SUMMARY

<b>OWNER</b>	JOHN AND DIANA DOLMAYAN 206 INVERNESS DR. LA CANADA FLINTRIDGE, CA 91011
<b>ARCHITECT</b>	BNDL ARCHITECTURE, INC 716 VARADOUTH RD. PALOS VERDES ESTATES, CA 90274 KAVEH ARBAB 424-264-9759 kaveh@studiodndl.com
<b>STRUCTURAL</b>	BNW ENGINEERING 153 N OAK KNOLL AVENUE, UNIT 101, PASADENA, CA, 91101 SEVAN BEJANIAN 818-726-2620 sevan.b@bnw-eng.com
<b>CIVIL</b>	
<b>ENERGY</b>	
<b>GENERAL CONTRACTOR</b>	



**TOTAL LOT AREA:** 37,840.48 SF - 911 SF (FLAG STRIP LESS THAN 20' WIDE) = **36,929 SF NET LOT SIZE**

**MAXIMUM ALLOWABLE FLOOR AREA**  
(LOTS 15,001 SF OR MORE = 4,750 SF + 20% OF THE LOT AREA OVER 15,000 SF)  
SLOPE % = 19.25 (SLOPE FACTOR = 1)  
PER TABLE 1 ORDINANCE 11.35.041  
4,750 SF PLUS 20% OF LOT AREA OVER 15,000 SF.  
4,750 + 0.20 (36,929 - 15,000) = 4,750 + 4,386 = 9,136 SF

(E) FIRST FLOOR AREA TO REMAIN: 3,132 SF  
(E) SECOND FLOOR AREA TO REMAIN: 1,255 SF  
(E) GARAGE TO REMAIN: 982 SF

**TOTAL EXISTING AREA TO REMAIN: 5,369**

(N) 1ST FLOOR AREA: 2,110 SF  
(N) 2ND FLOOR AREA: 583 SF  
(N) VOLUME MORE THAN 14 FEET: 1,164 SF

**TOTAL (N) AREA: 3,857 SF**

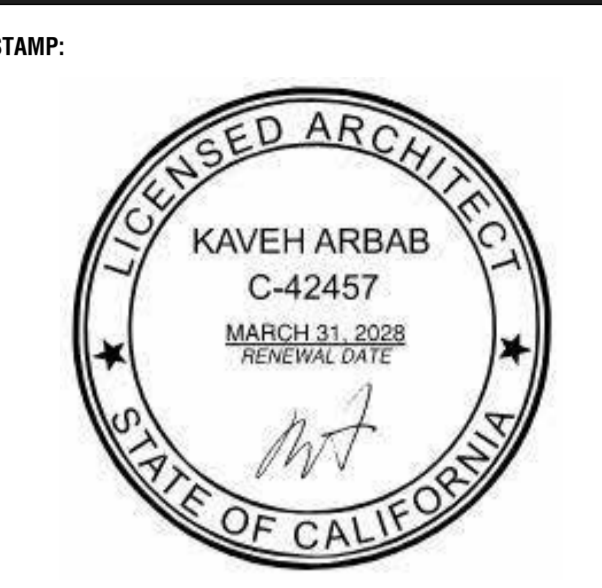
**PROJECT ADDRESS:**  
206 INVERNESS DR. LA CANADA FLINTRIDGE, CA 91011

**LEGAL DESCRIPTION:**  
FLINTRIDGE LOT COM S 66°56'58" E 50.01 FT FROM MOST S COR OF LAND DESC IN OR42392-89 TO PAUL E BILLS TH S 24°  
10' 29" W 93.98 FT TH S 65°49'31" E 77 FT ... SEE MAPBOOK FOR MISSING PORTION ... LOT 33 BLK 16

**APN:** 5822-014-006

**LOT SIZE:** 37,840.48 SF (GROSS)

**CODE CLASSIFICATIONS:**  
ZONING: R-1-40,000  
USE: ESTATE RESIDENTIAL (MAX OF 1 DU/ACRE)  
STORIES: TWO-STORY RESIDENCE  
CONSTRUCTION TYPE: VB  
OCCUPANCY GROUP: R-3  
FIRE ZONE: VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ)



*THE ARCHITECT RETAINS ALL COPYRIGHTS, ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS FOR ALL DRAWINGS, SPECIFICATIONS AND DOCUMENTS PREPARED BY THE DESIGNER. THESE DRAWINGS, SPECIFICATIONS AND DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THE PROJECT. THEY ARE NOT TO BE USED BY THE OWNER, CONTRACTOR, ANY SUB-CONTRACTOR, OR MATERIAL OR EQUIPMENT SUPPLIER ON ANY OTHER PROJECT, OR FOR ADDITIONS TO THIS PROJECT, WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ARCHITECT.*

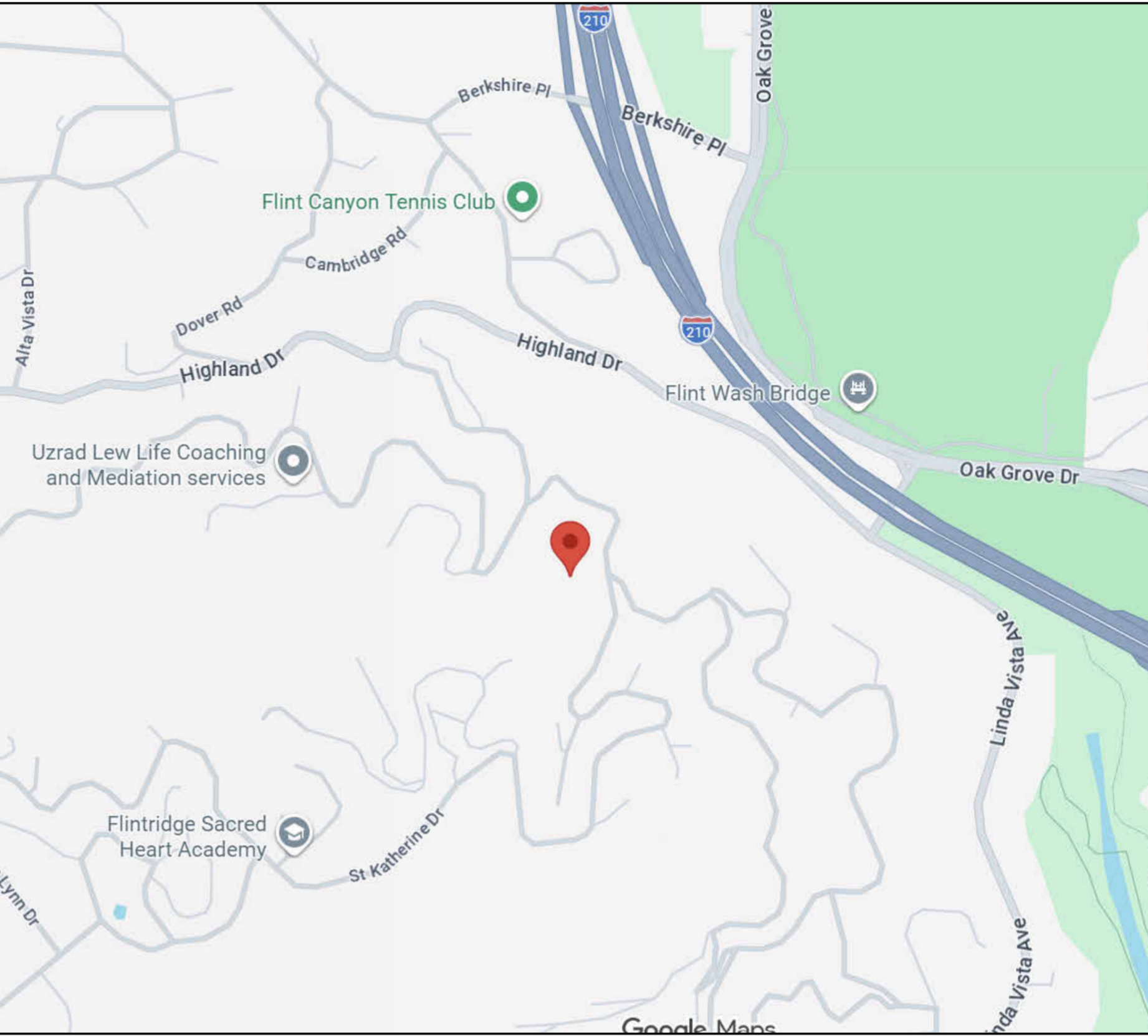
## SHEET INDEX

**ARCHITECTURE**

A-000	COVER PAGE
A-001	GENERAL NOTES
A-002	CALGREEN MANDATORY MEASURES
A-003	CALGREEN MANDATORY MEASURES SURVEY
A-010	FIRST FLOOR DEMOLITION PLAN
A-021	SECOND FLOOR DEMOLITION PLAN
A-030	SITE PLAN
A-035	PRELIMINARY LANDSCAPE PLAN
A-100	PROPOSED FIRST FLOOR PLAN
A-101	PROPOSED SECOND FLOOR PLAN
A-110	PROPOSED FIRST FLOOR REFLECTED CEILING PLAN - MAIN HOUSE
A-111	PROPOSED SECOND FLOOR REFLECTED CEILING PLAN - MAIN HOUSE
A-120	PROPOSED ROOF PLAN
A-121	STAKING PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-301	SECTIONS
A-400	DOOR AND WINDOW SCHEDULE
A-500	DETAILS



## VICINITY MAP



**MAX HEIGHT:** 28'-0"

**SPRINKLERS:** REQUIRED (DEFERRED SUBMITTAL)

**REGULATORY CODES:**  
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2025 CALIFORNIA BUILDING CODE  
2025 CALIFORNIA RESIDENTIAL CODE  
2025 CALIFORNIA MECHANICAL CODE  
2025 CALIFORNIA PLUMBING CODE  
2025 CALIFORNIA ELECTRICAL CODE  
2025 CALIFORNIA FIRE CODE  
2025 CALIFORNIA ENERGY CODE

**EXISTING DEVELOPMENT:** TWO-STORY SINGLE FAMILY RESIDENCE WITH 932 SF GARAGE

**DEFERRED SUBMITTALS:** THE FOLLOWING ITEMS SHALL BE REQUIRED TO BE SUBMITTED BY THE CONTRACTOR TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR OCCUPANCY:

- MEP
- FIRE SPRINKLERS

## PROJECT

### 206 INVERNESS DRIVE REMODEL AND ADDITION

**OWNER**  
JOHN DOLMAYAN  
206 INVERNESS DRIVE  
LA CANADA FLINTRIDGE, CA 91011

**ARCHITECT**  
BNDL ARCHITECTURE, INC.  
716 VARADOUTH RD., SUITE 208  
PASADENA, CA 91101  
424-264-9759  
INFO@STUDIODNDL.COM

**CIVIL**

**STRUCTURAL ENGINEER**  
BNW ENGINEERING  
153 N OAK KNOLL AVENUE, UNIT 101,  
PASADENA, CA, 91101  
818-726-2620  
sevan.b@bnw-eng.com

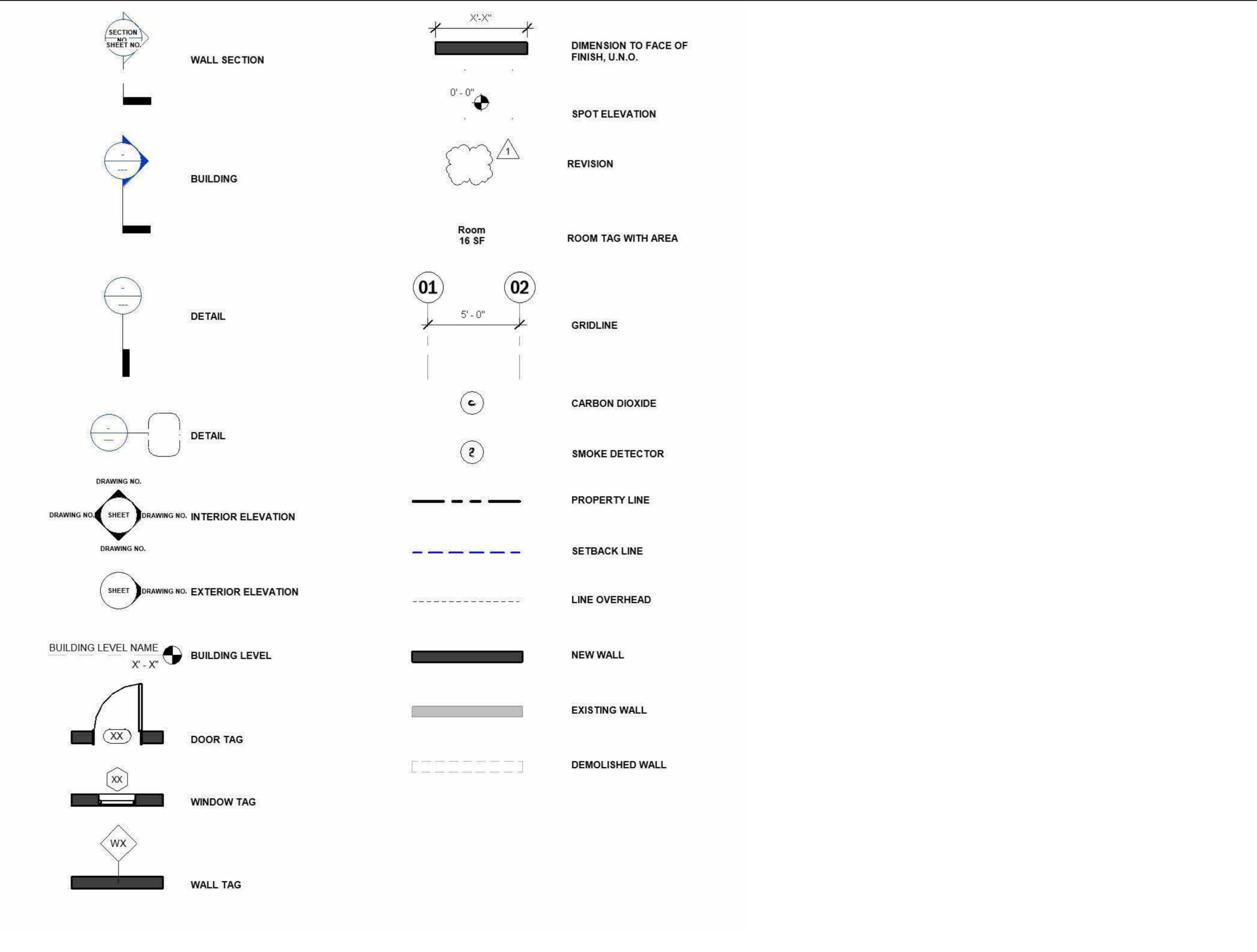
**CONTRACTOR**

**DESIGN CONSULTANT**

## ABBREVIATIONS

## SYMBOLS

#	Pound OR Number	IRGWB	Impact Resistant Gypsum Wall Board
&	And	ILO	In Lieu Of
@	At	INSUL	Insulated or Insulation
ACT	Acoustic Ceiling Tile	INT	Interior
AD	Area Drain	LD	Low
AFF	Above Finished Floor	LD	Low
ALUM	Aluminum	MAX	Maximum
ANDZ	Anodized	MO	Masonry Opening
BSMT	Basement	MECH	Mechanical
BYND	Beyond	MEMBR	Membrane
BOT	Bottom	MIN	Minimum
CB	Cast In Place	MRCWB	Moisture-Resistant Gypsum Wall Board
CHNL	Channel	MTL	Metal
CJ	Control Joint	NC	Not In Contract
CL	Center Line	NO	Number
CLG	Ceiling	NOM	Nominal
CLR	Clear	OC	On Center
CMU	Concrete Masonry Unit	OH	Overhang or Opposite Hand
COL	Column	OPP	Opposite or Opposite Hand
COMP	Compressible	OZ	Ounce
CONC	Concrete	PC	Pre-Cast Concrete
CONT	Continuous	PLUMB	Plumbing
CPT	Carpent	PLYD	Plywood
CT	Ceramic Tile	PT	Pressure Treated
CTYD	Courtyard	PNT	Paint or Painted
DBL	Double	PVC	Polyvinyl Chloride
DEMO	Demolish or Demolition	RBR	Rubber
DIA	Diameter	RCP	Refracted Ceiling Plan
DIM	Dimensions	RD	Roof Drain
DIMS	Dimensions	REQD	Required
DN	Down	RM	Room
DR	Drier	SHM	Similar
DWG	Drawing	SD	Smoke Detector
EA	Each	SPEC	Specified OR Specification
EJ	Expansion Joint	SPK	Sprinkler or Speaker
EL	Elevation	SSL	Stainless Steel
ELEC	Electrical	STC	Sound Transmission Coefficient
ELEV	Elevator or Elevation	STL	Steel
EPDM	Ethylene Propylene Diene M-Class (Roofing)	STRUCT	Structure or Structural
EQ	Equal	T&G	Tongue And Groove
EXIST	Existing	TEL, TLE	Telecommunications, Telephone
EXP JT	Expansion Joint	TLT	Toilet
EXT	Exterior	TME	To Match Existing
FD	Fire Drain or Fire Department	TD	Top Of
FEC	Fire Extinguisher Cabinet	TOC	Top Of Concrete
FF	Finished Face or Finished Floor	TOS	Top Of Steel
FFL	Finished Floor Level	TPD	Toilet Paper Dispenser
FICT	Fixture	T/D	Telephone/Data
FLR	Floor	TYP	Typical
FM	Filled Metal	UNO	Unless Noted Otherwise
FO	Face Of	US	Underside
FND	Foundation	VIF	Verify In Field
GA	Gauge	VP	Vision Panel
GALV	Galvanized	W/	With
GWB	Gypsum Wall Board	WD	Wood
HC	Hollow Core		
HI	High		
HM	Hollow Metal		
HP	High Point		
HR	Hour		
HVAC	Heating, Ventilating, And Air Conditioning		



## SCOPE OF WORK

• REMODEL AND 3,857 S.F. ADDITION TO EXISTING 2 STORY SINGLE FAMILY RESIDENCE, NEW ROOF

**PROPOSED COMPLETED PROJECT: 2 STORY, 5BR / 7 BATH SINGLE FAMILY RESIDENCE**

## NOTES

**A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING**

**EXCAVATION SAFETY AND DIG ALERT NOTIFICATION**  
PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT DIG ALERT AT 811 TO REQUEST UTILITY LOCATION SERVICES. ALL EXCAVATION ACTIVITIES MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN CALIFORNIA GOVERNMENT CODE SECTION 4216 REGARDING EXCAVATION SAFETY. COMPLIANCE WITH THESE REGULATIONS IS MANDATORY TO ENSURE THE SAFETY OF ALL UNDERGROUND UTILITIES.

## NOTES

REV #	DATE	DESCRIPTION

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## NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY NEW AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ALL QUESTIONS, COMMENTS, POTENTIAL CONFLICTS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO THE CONSTRUCTION AND/OR ORDERING OF MATERIALS

SHEET NAME  
**COVER PAGE**

SCALE

DRAWING

**A-000**

STAMP:



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PROJECT

**206 INVERNESS DRIVE  
REMODEL AND  
ADDITION**

OWNER: JOHN DOLMAYAN  
206 INVERNESS DRIVE  
LA CANADA FLINTRIDGE, CA 91011

ARCHITECT: BNDL ARCHITECTURE, INC.  
716 VANDERBILT RD., SUITE 208  
PASADENA, CA 91101  
626-264-9759  
info@bndl.com

CIVIL: BOW ENGINEERING  
153 N OAK KNOLL AVENUE, UNIT 101  
PASADENA, CA 91101  
626-795-2800  
sevan.b@bow-eng.com

STRUCTURAL ENGINEER: BOW ENGINEERING  
153 N OAK KNOLL AVENUE, UNIT 101  
PASADENA, CA 91101  
626-795-2800  
sevan.b@bow-eng.com

CONTRACTOR: [Blank]

DESIGN CONSULTANT: [Blank]

NOTES

REV #	DATE	DESCRIPTION

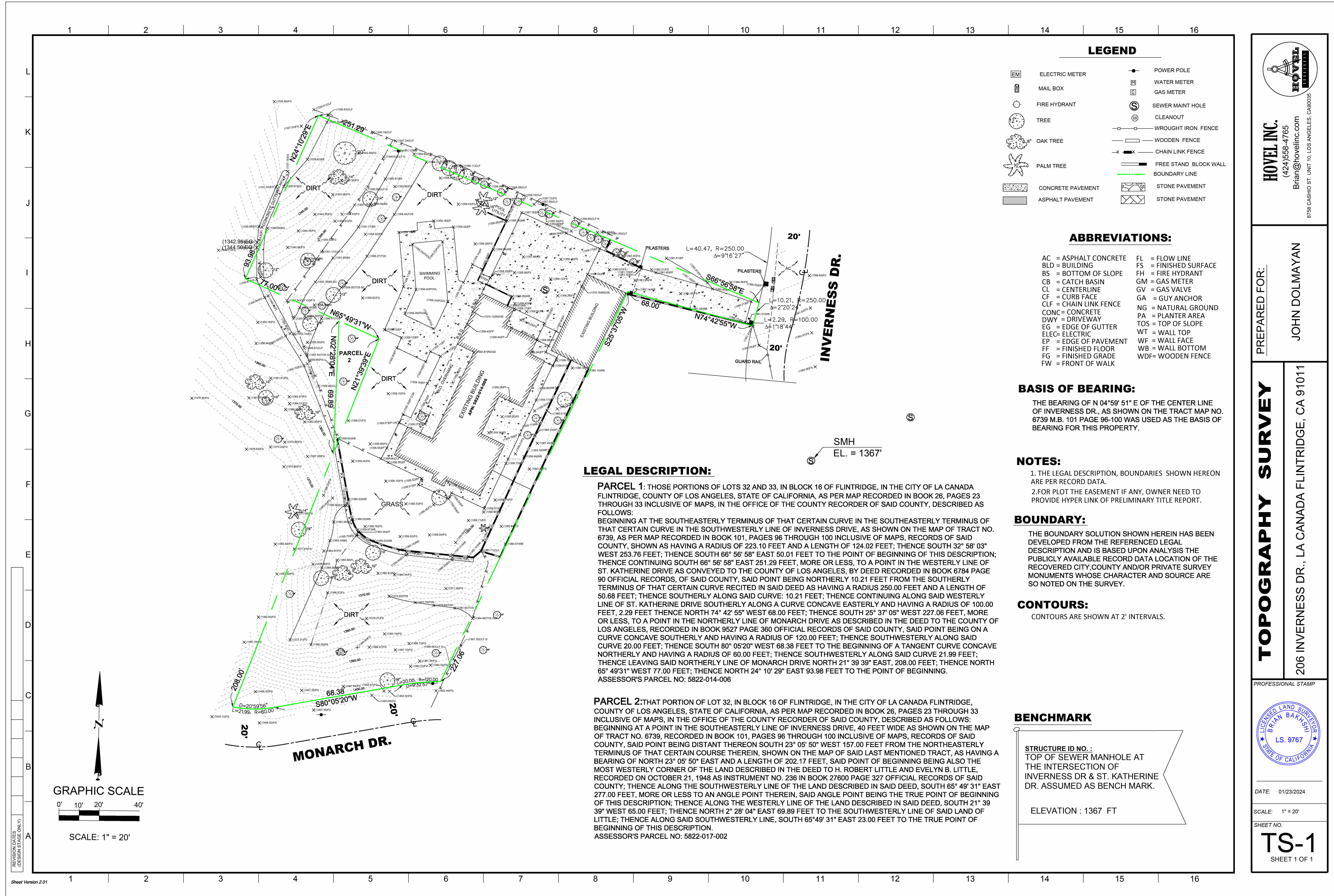
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SHEET NAME: SURVEY

SCALE: [Blank]

DRAWING: [Blank]



**LEGEND**

	ELECTRIC METER		POWER POLE
	MAIL BOX		WATER METER
	FIRE HYDRANT		GAS METER
	TREE		SEWER MAINT HOLE
	OAK TREE		CLEANOUT
	PALM TREE		WROUGHT IRON FENCE
	CONCRETE PAVEMENT		WOODEN FENCE
	ASPHALT PAVEMENT		CHAIN LINK FENCE
			FREE STAND BLOCK WALL
			BOUNDARY LINE
			STONE PAVEMENT
			STONE PAVEMENT

**ABBREVIATIONS:**

AC = ASPHALT CONCRETE	FL = FLOW LINE
BLD = BUILDING	FS = FINISHED SURFACE
BS = BOTTOM OF SLOPE	FH = FIRE HYDRANT
CB = CATCH BASIN	GM = GAS METER
CL = CENTERLINE	GV = GAS VALVE
CF = CURB FACE	GA = GUY ANCHOR
CLF = CHAIN LINK FENCE	NG = NATURAL GROUND
CONC = CONCRETE	PA = PLANTER AREA
DWY = DRIVEWAY	TOS = TOP OF SLOPE
EG = EDGE OF GUTTER	WT = WALL TOP
ELEC = ELECTRIC	WF = WALL FACE
EP = EDGE OF PAVEMENT	WB = WALL BOTTOM
FF = FINISHED FLOOR	WDF = WOODEN FENCE
FG = FINISHED GRADE	
FW = FRONT OF WALK	

**BASIS OF BEARING:**

THE BEARING OF N 04°59' 51" E OF THE CENTER LINE OF INVERNESS DR., AS SHOWN ON THE TRACT MAP NO. 6739 M.B. 101 PAGE 96-100 WAS USED AS THE BASIS OF BEARING FOR THIS PROPERTY.

**NOTES:**

1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT.

**BOUNDARY:**

THE BOUNDARY SOLUTION SHOWN HEREIN HAS BEEN DEVELOPED FROM THE REFERENCED LEGAL DESCRIPTION AND IS BASED UPON ANALYSIS THE PUBLICLY AVAILABLE RECORD DATA LOCATION OF THE RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

**CONTOURS:**

CONTOURS ARE SHOWN AT 2' INTERVALS.

**BENCHMARK**

STRUCTURE ID NO.:  
TOP OF SEWER MANHOLE AT  
THE INTERSECTION OF  
INVERNESS DR & ST. KATHERINE  
DR. ASSUMED AS BENCH MARK.

ELEVATION : 1367 FT

**LEGAL DESCRIPTION:**

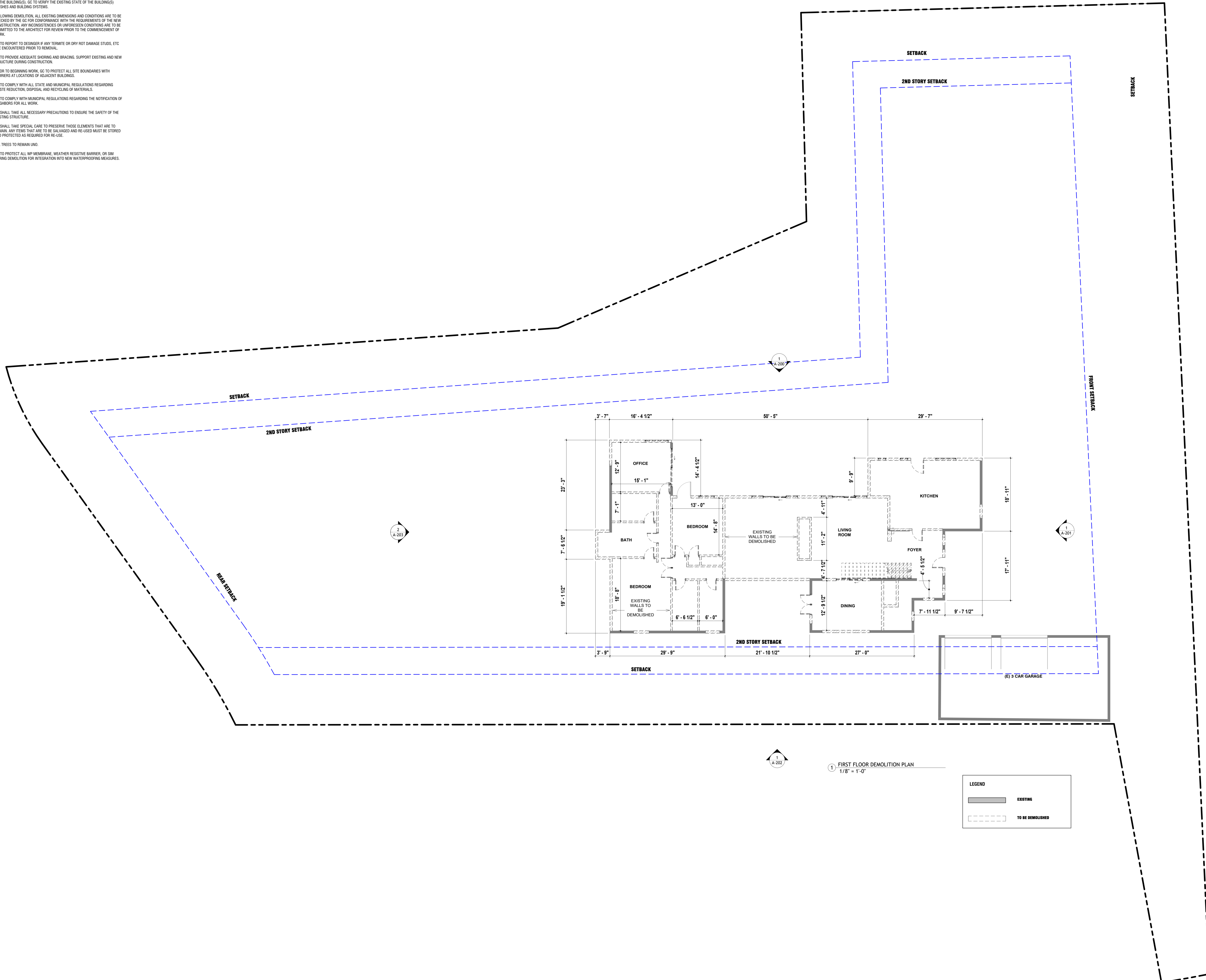
**PARCEL 1:** THOSE PORTIONS OF LOTS 32 AND 33, IN BLOCK 16 OF FLINTRIDGE, IN THE CITY OF LA CANADA FLINTRIDGE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGES 23 THROUGH 33 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHWESTERLY LINE OF INVERNESS DRIVE, AS SHOWN ON THE MAP OF TRACT NO. 6739, AS PER MAP RECORDED IN BOOK 101, PAGES 96 THROUGH 100 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, SHOWN AS HAVING A RADIUS OF 223.10 FEET AND A LENGTH OF 124.02 FEET, THENCE SOUTH 32° 58' 03" WEST 253.76 FEET; THENCE SOUTH 68° 56' 58" EAST 50.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 68° 56' 58" EAST 251.29 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF ST. KATHERINE DRIVE AS CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED IN BOOK 6784 PAGE 90 OFFICIAL RECORDS, OF SAID COUNTY, SAID POINT BEING NORTHERLY 10.21 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN CURVE RECITED IN SAID DEED AS HAVING A RADIUS 250.00 FEET AND A LENGTH OF 50.68 FEET; THENCE SOUTHERLY ALONG SAID CURVE: 10.21 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE OF ST. KATHERINE DRIVE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET, 2.29 FEET THENCE NORTH 74° 42' 55" WEST 68.00 FEET; THENCE SOUTH 25° 37' 05" WEST 227.06 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF MONARCH DRIVE AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 9527 PAGE 360 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 20.00 FEET; THENCE SOUTH 80° 05' 20" WEST 68.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 21.99 FEET; THENCE LEAVING SAID NORTHERLY LINE OF MONARCH DRIVE NORTH 21° 39' 39" EAST, 208.00 FEET; THENCE NORTH 65° 49' 31" WEST 77.00 FEET; THENCE NORTH 24° 10' 29" EAST 93.98 FEET TO THE POINT OF BEGINNING. ASSESSOR'S PARCEL NO: 5822-014-006

**PARCEL 2:** THAT PORTION OF LOT 32, IN BLOCK 16 OF FLINTRIDGE, IN THE CITY OF LA CANADA FLINTRIDGE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGES 23 THROUGH 33 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF INVERNESS DRIVE, 40 FEET WIDE AS SHOWN ON THE MAP OF TRACT NO. 6739, RECORDED IN BOOK 101, PAGES 96 THROUGH 100 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING DISTANT THEREON SOUTH 23° 05' 50" WEST 157.00 FEET FROM THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE THEREIN, SHOWN ON THE MAP OF SAID LAST MENTIONED TRACT, AS HAVING A BEARING OF NORTH 23° 05' 50" EAST AND A LENGTH OF 202.17 FEET, SAID POINT OF BEGINNING BEING ALSO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO H. ROBERT LITTLE AND EVELYN B. LITTLE, RECORDED ON OCTOBER 21, 1948 AS INSTRUMENT NO. 236 IN BOOK 27800 PAGE 327 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SOUTH 65° 49' 31" EAST 277.00 FEET, MORE OR LESS TO AN ANGLE POINT THEREIN, SAID ANGLE POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SOUTH 21° 39' 39" WEST 65.00 FEET; THENCE NORTH 2° 28' 04" EAST 69.89 FEET TO THE SOUTHWESTERLY LINE OF SAID LAND OF LITTLE; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 65° 49' 31" EAST 23.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. ASSESSOR'S PARCEL NO: 5822-017-002

Sheet Version 2.01

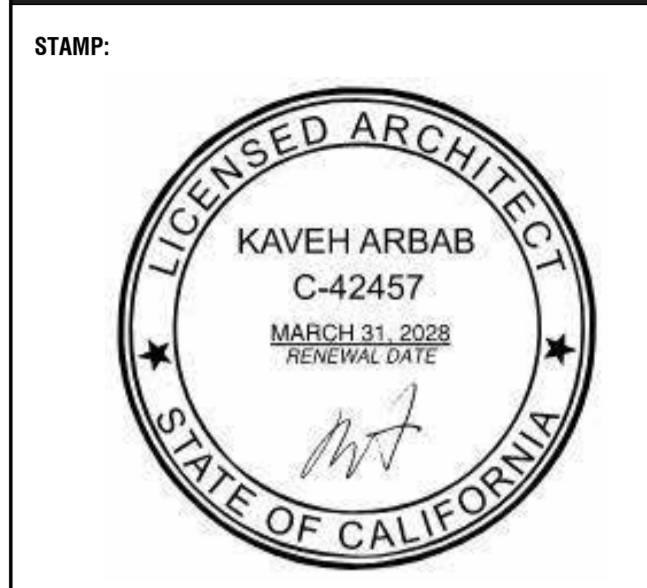
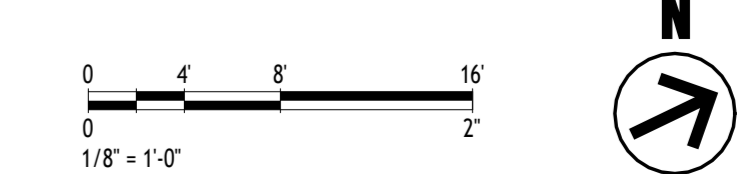
**DEMOLITION PLAN GENERAL NOTES:**

1. ANY DEMOLITION DRAWINGS AND NOTES ARE PROVIDED FOR CONVENIENCE AND INFO ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). GC TO VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES AND BUILDING SYSTEMS.
2. FOLLOWING DEMOLITION, ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED BY THE GC FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION. ANY INCONSISTENCIES OR UNOBTAINABLE CONDITIONS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
3. GC TO REPORT TO DESIGNER IF ANY TERMITE OR DRY ROT DAMAGE STUDS, ETC ARE ENCOUNTERED PRIOR TO REMOVAL.
4. GC TO PROVIDE ADEQUATE SHORING AND BRACING, SUPPORT EXISTING AND NEW STRUCTURE DURING CONSTRUCTION.
5. PRIOR TO BEGINNING WORK, GC TO PROTECT ALL SITE BOUNDARIES WITH BARRIERS AT LOCATIONS OF ADJACENT BUILDINGS.
6. GC TO COMPLY WITH ALL STATE AND MUNICIPAL REGULATIONS REGARDING WASTE REDUCTION, DISPOSAL AND RECYCLING OF MATERIALS.
7. GC TO COMPLY WITH MUNICIPAL REGULATIONS REGARDING THE NOTIFICATION OF NEIGHBORS FOR ALL WORK.
8. GC SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE.
9. GC SHALL TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE TO REMAIN. ANY ITEMS THAT ARE TO BE SALVAGED AND RE-USED MUST BE STORED AND PROTECTED AS REQUIRED FOR RE-USE.
10. ALL TREES TO REMAIN UNO.
11. GC TO PROTECT ALL WP MEMBRANE, WEATHER RESISTIVE BARRIER, OR SIM DURING DEMOLITION FOR INTEGRATION INTO NEW WATERPROOFING MEASURES.



1 FIRST FLOOR DEMOLITION PLAN  
1/8" = 1'-0"

LEGEND	
	EXISTING
	TO BE DEMOLISHED



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PROJECT  
**206 INVERNESS DRIVE  
REMODEL AND  
ADDITION**

OWNER: JOHN DOLMAYAN  
206 INVERNESS DRIVE  
LA CANA CA 91011

ARCHITECT: BNDL ARCHITECTURE, INC.  
716 VANDERBILT RD, SUITE 208  
PASADENA, CA 91101  
626-264-9759  
INFO@BNDLARCHITECT.COM

CONTRACTOR: BHW ENGINEERING  
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PASADENA, CA 91101  
616-795-2600  
sevan.b@bhw-eng.com

STRUCTURAL ENGINEER: BHW ENGINEERING  
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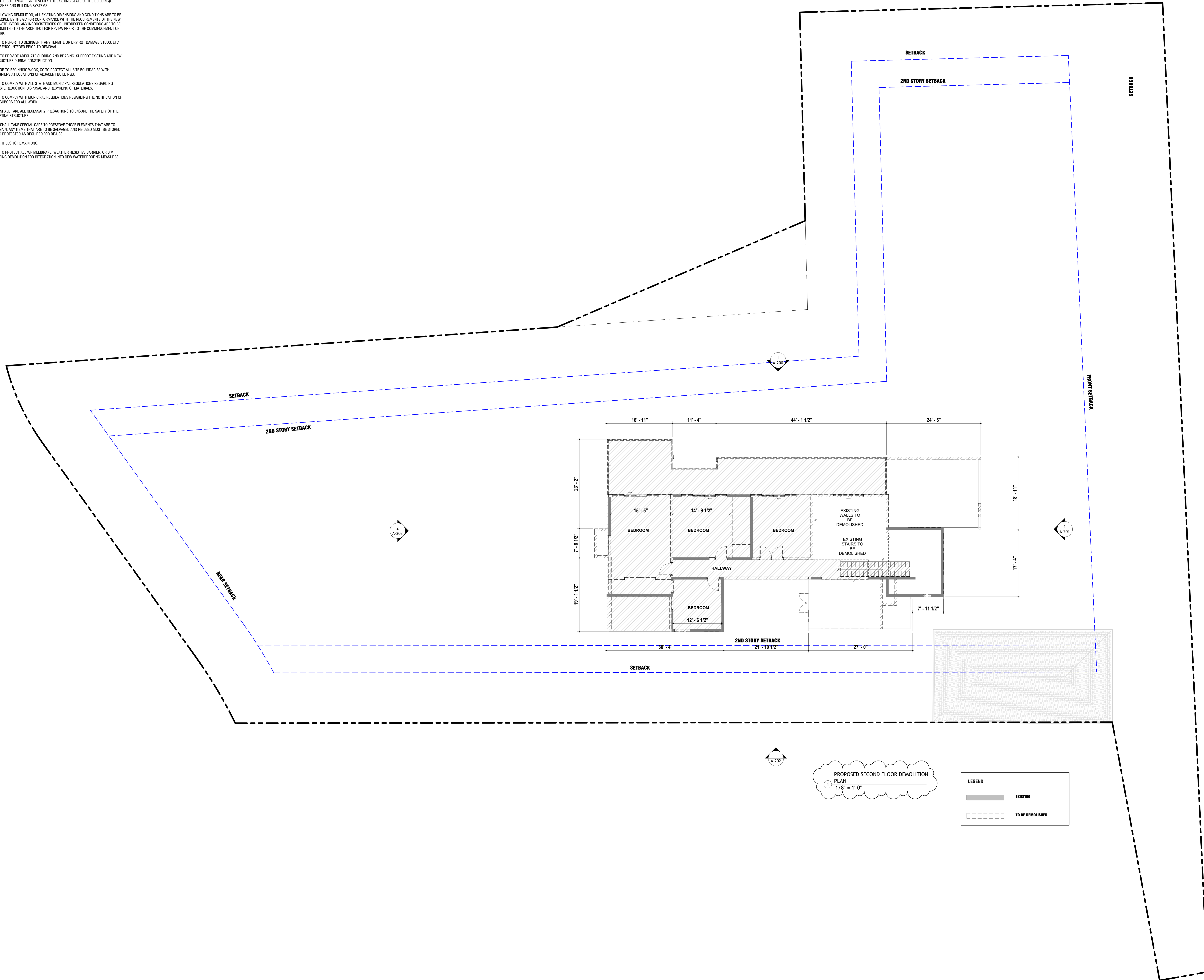
SHEET NAME  
FIRST FLOOR DEMOLITION PLAN

SCALE  
As indicated

DRAWING

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**BNDL**

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**PROJECT**  
**206 INVERNESS DRIVE**  
**REMODEL AND**  
**ADDITION**

OWNER	JOHN DOLMAYAN 206 INVERNESS DRIVE LA CANADA FLINTRIDGE, CA 91011
ARCHITECT	BNDL ARCHITECTURE, INC. 716 VANDERBILT RD, SUITE 208 PASADENA, CA 91101 626-284-9759 INFO@BNDLARCH.COM
CIVIL	
STRUCTURAL ENGINEER	BHW ENGINEERING 153 N OAK KNOLL AVENUE, UNIT 101 PASADENA, CA 91101 916-795-2800 sevan.b@bhw-eng.com
CONTRACTOR	
ENERGY CONSULTANT	

**NOTES**

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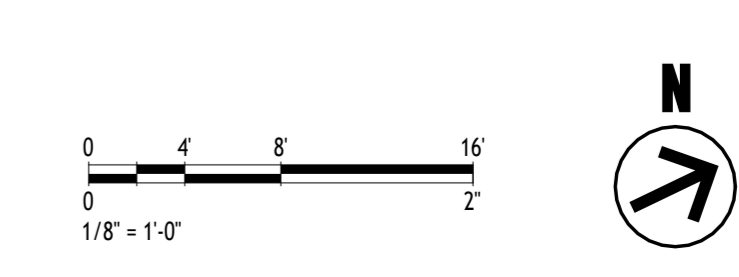
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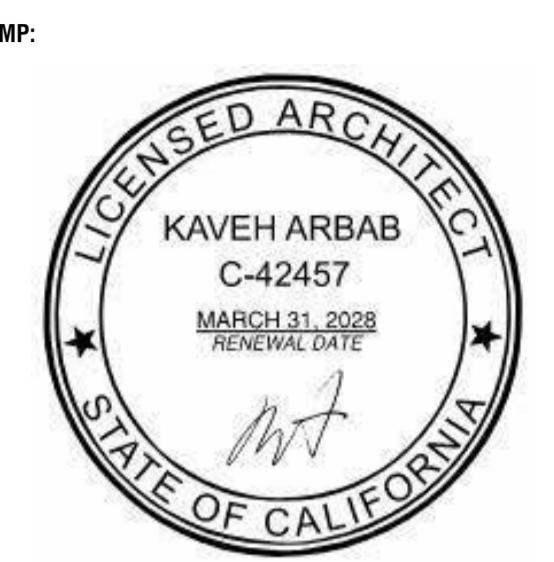
SHEET NAME  
**SECOND FLOOR**  
**DEMOLITION PLAN**

SCALE  
 As indicated

DRAWING

**A-021**





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**PROJECT**  
**206 INVERNESS DRIVE**  
**REMODEL AND**  
**ADDITION**

**OWNER**  
 JOHN DOLMAYAN  
 206 INVERNESS DRIVE  
 LA CANAÑA FLORISSIMO, CA 91011

**ARCHITECT**  
 BNDL ARCHITECTURE, INC.  
 716 VANDERBILT RD, SUITE 208  
 PASADENA, CA 91101  
 626-264-9759  
 INFO@STUDIOBNDL.COM

**ENGINEER**  
 BHW ENGINEERING  
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 626-795-2800  
 sevan.b@bhw-eng.com

**STRUCTURAL ENGINEER**  
 BHW ENGINEERING  
 153 N OAK KNOLL AVENUE, UNIT 101  
 PASADENA, CA 91101  
 626-795-2800  
 sevan.b@bhw-eng.com

**CONTRACTOR**  
 (Blank)

**DESIGN CONSULTANT**  
 (Blank)

**NOTES**

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**SHEET NAME**  
 SITE PLAN

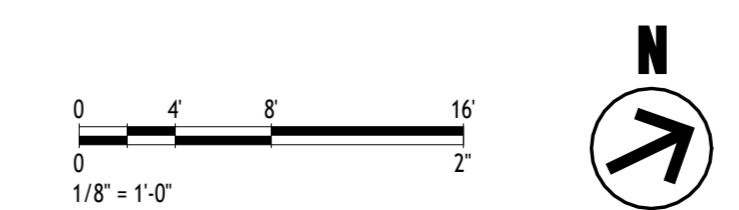
**SCALE**  
 1/8" = 1'-0"

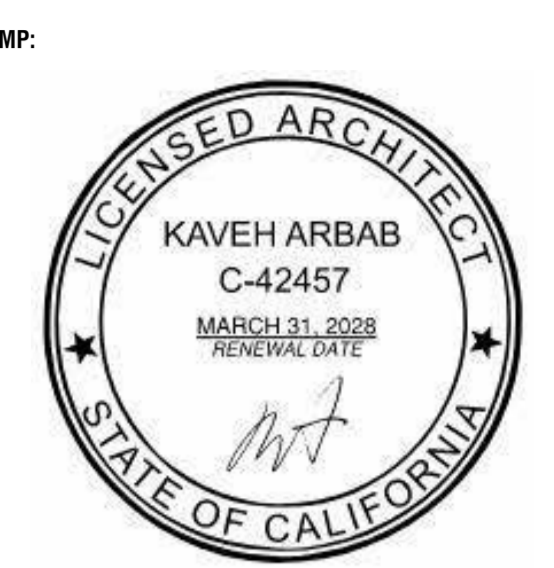
**DRAWING**

**A-090**



- NOTE:**
- IN FIRE ZONE 4 (VERY HIGH FIRE HAZARD SEVERITY ZONE), EXTERIOR GLAZING SHALL BE MIL. FL. PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR MINIMUM 20-MIN. RATED OR COMPLEX WITH SM12-7A2.
  - REPLACEMENT WINDOWS WITH EXACT SAME SIZE AND LOCATION WITH SHGC FACTOR OF 0.23 OR BETTER & U-FACTOR OF 0.30 OR BETTER.
  - THE PROPOSED WINDOWS DO NOT INCLUDE ALTERATION OF EXISTING HEADERS) AND W/ W/ FRAMING IMMEDIATELY BELOW THE OPENING.
  - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE DOOR OR WINDOW OPENING. REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 1003.0.1.003.1 AND 1003.1 PROVIDED THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS: 1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW SHALL BE PERMITTED TO BE OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW. 2. THE REPLACEMENT OF THE WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.
- SITE PLAN GENERAL NOTES:**
- GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL DISCIPLINES AND THE REQUIREMENTS NOTED ON ALL PLANS.
  - IMPROVED SURFACES WITHIN 10'-0" OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. (IRC R401.3 & CBC 4-108.3)
  - EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER DISCHARGE INLET MINIMUM OF 12" + 2%.
  - GC TO PROVIDE SITE FENCING AND BARRIERS, PROTECTION OF TREES, & PROTECTION OF ADJOINING PROPERTY PER CBC 3300. CONTRACTORS SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, INCLUDING ALL TEMPORARY SIGNING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
  - EXISTING IRRIGATION CONTROLLER SHALL BE USED, AND IF NEW CONTROLLER IS USED SHALL USE EQUIPMENT/OPERATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR. (CA CODE OF REG. T22, CH2.7, APP D)
  - PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.
  - GC TO COMPLY WITH ALL STATE AND MUNICIPAL REGULATIONS REGARDING WASTE REDUCTION, DISPOSAL AND RECYCLING OF MATERIALS.
  - MINI-LAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. (GARDFEN 4.406.1)
  - GC SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK.
  - GC TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK.
  - CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
  - BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CRC R310.1)
  - THE BUILDING SURVEY PREPARED BY A LICENSED ENGINEER OR SURVEYOR SHALL BE USED TO REFERENCE UTILITIES, PROPERTY LINES, ETC. ANY CONTRADICTIONS IN THE DRAWING SET SHALL BE BROUGHT TO THE DESIGNER'S IMMEDIATE ATTENTION.





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**PROJECT**  
**206 INVERNESS DRIVE**  
**REMODEL AND**  
**ADDITION**

**OWNER**  
 JOHN DOLMAYAN  
 206 INVERNESS DRIVE  
 LA CANADA FLINTRIDGE, CA 91011

**ARCHITECT**  
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 SEVAN.B@BHW-ENG.COM

**CONTRACTOR**

**DESIGN CONSULTANT**

**NOTES**

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

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**SHEET NAME**  
 PRELIMINARY LANDSCAPE PLAN

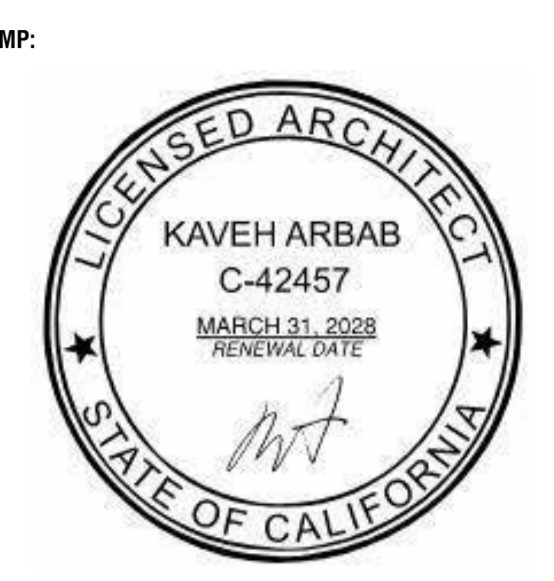
**SCALE**  
 1/8" = 1'-0"

**DRAWING**

**A-095**



1 PROPOSED SITE PLAN - ROOF  
 1/8" = 1'-0"



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**PROJECT**  
**206 INVERNESS DRIVE**  
**REMODEL AND**  
**ADDITION**

**OWNER**  
 JOHN DOLMAYAN  
 206 INVERNESS DRIVE  
 LA CANADA FLINTRIDGE, CA 91011

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 sevan.b@bhw-eng.com

**CONTRACTOR**

**ENERGY CONSULTANT**

**NOTES**

REV #	DATE	DESCRIPTION

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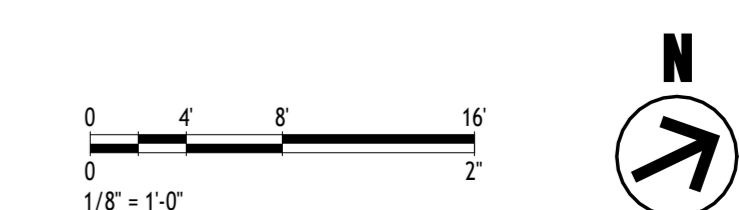
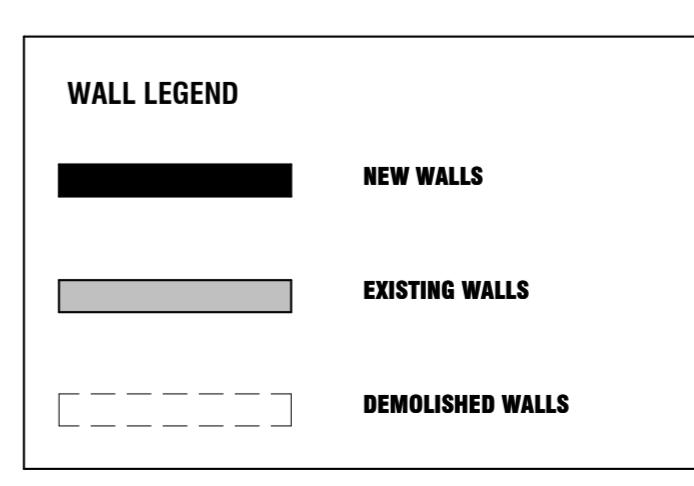
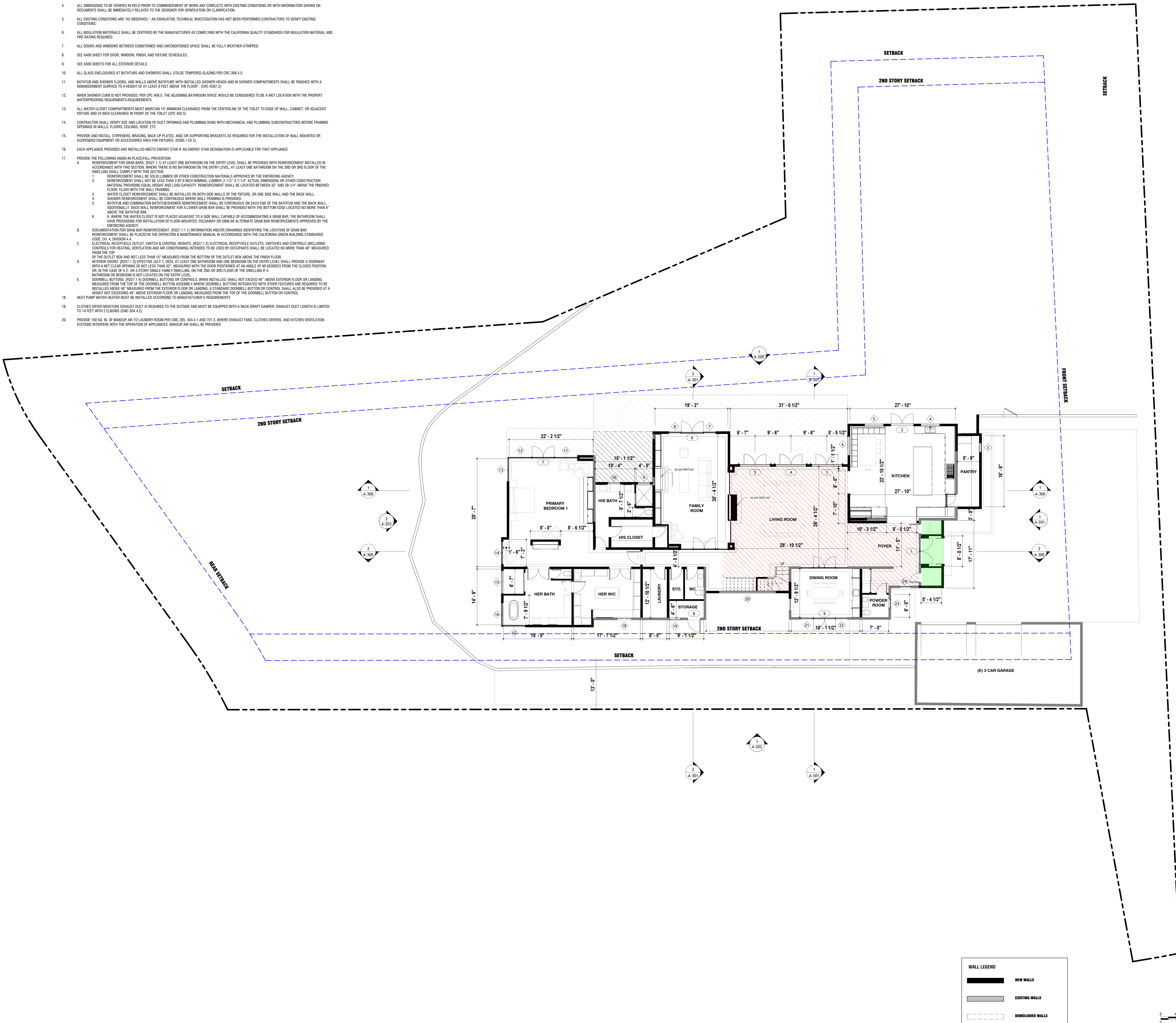
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**SHEET NAME**  
 PROPOSED FIRST FLOOR PLAN

**SCALE**  
 As indicated

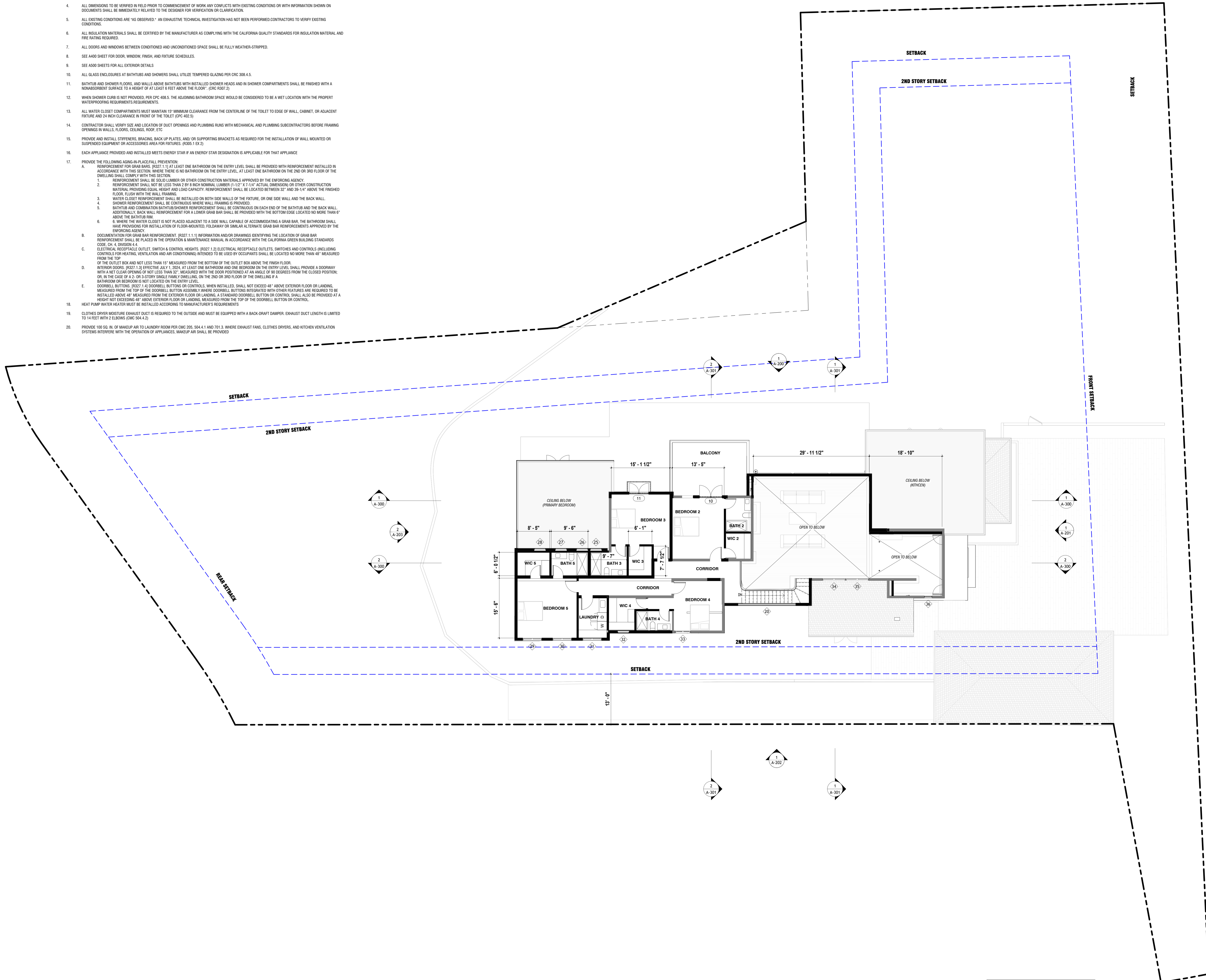
**DRAWING**

- FLOOR PLAN GENERAL NOTES:**
- SEE STRUCTURAL DRAWINGS FOR ALL FRAMING SIZES, COLUMN SIZES AND SHEAR WALL DESIGNATIONS.
  - ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH LIND.
  - ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK ANY CONFLICTS WITH EXISTING CONDITIONS OR WITH INFORMATION SHOWN ON DOCUMENTS SHALL BE IMMEDIATELY RELATED TO THE DESIGNER FOR VERIFICATION OR CLARIFICATION.
  - ALL EXISTING CONDITIONS ARE "AS OBSERVED." AN EXHAUSTIVE TECHNICAL INVESTIGATION HAS NOT BEEN PERFORMED CONTRACTORS TO VERIFY EXISTING CONDITIONS.
  - ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL AND FIRE RATING REQUIREMENTS.
  - ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED.
  - SEE A400 SHEET FOR DOOR, WINDOW, FINISH, AND FIXTURE SCHEDULES.
  - SEE A500 SHEETS FOR ALL EXTERIOR DETAILS.
  - ALL GLASS ENCLOSURES AT BATHUBS AND SHOWERS SHALL UTILIZE TEMPERED GLAZING PER CRC 308.4.5.
  - BATHUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF AT LEAST 4 FEET ABOVE THE FLOOR\* (CPC 1007.2).
  - WHEN SHOWER CURB IS NOT PROVIDED, PER CPC 408.5, THE ADJOINING BATHROOM SPACE WOULD BE CONSIDERED TO BE A WET LOCATION WITH THE PROPER WATERPROOFING REQUIREMENTS.
  - ALL WATER CLOSET COMPARTMENTS MUST MAINTAIN 15" MINIMUM CLEARANCE FROM THE CENTERLINE OF THE TOILET TO EDGE OF WALL, CABINET, OR ADJACENT FIXTURE AND 24 INCH CLEARANCE IN FRONT OF THE TOILET (CPC 402.5).
  - CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL AND PLUMBING SUBCONTRACTORS BEFORE FRAMING OPENINGS IN WALLS, FLOORS, CEILING, ROOF, ETC.
  - PROVIDE AND INSTALL STIFFENERS, BRACING, BACK UP PLATES, AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR ACCESSORIES AREA FOR FIXTURES. (RDS1 EX 2)
  - EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
  - PROVIDE THE FOLLOWING AGING-IN-PLACE FALL PREVENTION:
    - REINFORCEMENT FOR GRAB BARS. (R327.1.1) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE 2ND OR 3RD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
      - REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
      - REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER (1-1/2" X 1-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING.
      - WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
      - SHOWER REINFORCEMENT SHALL BE CONTINUOUS INNER WALL FRAMING IS PROVIDED.
      - BATHUB AND COMBINATION BATHUB SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHUB AND THE BACK WALL. ADDITIONALLY, 3/4" WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 4" ABOVE THE BATHUB RIM.
      - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
    - DOCUMENTATION FOR GRAB BAR REINFORCEMENT. (R327.1.1.1) INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION & MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CH. 4, DIVISION 4.4.
    - ELECTRICAL RECEPTACLE OUTLET, SWITCH & CONTROL HEIGHTS. (R327.1.2) ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTEGRATED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
    - INTERIOR DOORS. (R327.1.3) EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A 2- OR 3-STORY SINGLE FAMILY DWELLING, ON THE 2ND OR 3RD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.
    - DOORBELL BUTTONS. (R327.1.4) DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
  - HEAT PUMP WATER HEATER MUST BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS.
  - CLOTHES DRYER MOISTURE EXHAUST DUCT IS REQUIRED TO THE OUTSIDE AND MUST BE EQUIPPED WITH A BACK DRAFT DAMPER. EXHAUST DUCT LENGTHS LIMITED TO 14 FEET WITH 2 ELBOWS (CMC 504.4.2).
  - PROVIDE 100 SQ. IN. OF MAKEUP AIR TO LAUNDRY ROOM PER CMC 205, 504.4.1 AND 701.3, WHERE EXHAUST FANS, CLOTHES DRYERS, AND KITCHEN VENTILATION SYSTEMS INTERFERE WITH THE OPERATION OF APPLIANCES. MAKEUP AIR SHALL BE PROVIDED.



**FLOOR PLAN GENERAL NOTES:**

2. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING SIZES, COLUMN SIZES AND SHEAR WALL DESIGNATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH LIND.
4. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK ANY CONFLICTS WITH EXISTING CONDITIONS OR WITH INFORMATION SHOWN ON DOCUMENTS SHALL BE IMMEDIATELY RELATED TO THE DESIGNER FOR VERIFICATION OR CLARIFICATION.
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6. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL AND FIRE RATING REQUIRED.
7. ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED.
8. SEE A400 SHEET FOR DOOR, WINDOW, FINISH, AND FIXTURE SCHEDULES.
9. SEE A500 SHEETS FOR ALL EXTERIOR DETAILS.
10. ALL GLASS ENCLOSURES AT BATHUBS AND SHOWERS SHALL UTILIZE TEMPERED GLAZING PER CBC 308.4.5.
11. BATHUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF AT LEAST 4 FEET ABOVE THE FLOOR. (CBC 1007.2)
12. WHEN SHOWER CURB IS NOT PROVIDED, PER CBC 408.5 THE ADJOINING BATHROOM SPACE WOULD BE CONSIDERED TO BE A WET LOCATION WITH THE PROPER WATERPROOFING REQUIREMENTS.
13. ALL WATER CLOSET COMPARTMENTS MUST MAINTAIN 15" MINIMUM CLEARANCE FROM THE CENTERLINE OF THE TOILET TO EDGE OF WALL, CABINET, OR ADJACENT FIXTURE AND 24 INCH CLEARANCE IN FRONT OF THE TOILET (CBC 402.5)
14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL AND PLUMBING SUBCONTRACTORS BEFORE FRAMING OPENINGS IN WALLS, FLOORS, CEILING, ROOF, ETC.
15. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK UP PLATES, AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR ACCESSORIES AREA FOR FIXTURES. (RDS1 EX 2)
16. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
17. PROVIDE THE FOLLOWING AGING-IN-PLACE FALL PREVENTION:
  - A. REINFORCEMENT FOR GRAB BARS. (R327.1.1) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE 2ND OR 3RD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
    1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
    2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER (1-1/2" X 1-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR WITH THE WALL FRAMING.
    3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
    4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS INNER WALL FRAMING IS PROVIDED.
    5. BATHUB AND COMBINATION BATHUB SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 4" ABOVE THE BATHUB RIM.
    6. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
  - B. DOCUMENTATION FOR GRAB BAR REINFORCEMENT. (R327.1.1.1) INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION & MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CH. 4, DIVISION 4.4.
  - C. ELECTRICAL RECEPTACLE OUTLET, SWITCH & CONTROL HEIGHTS. (R327.1.2) ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
  - D. INTERIOR DOORS. (R327.1.3) EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32". MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A 2- OR 3-STORY SINGLE FAMILY DWELLING, ON THE 2ND OR 3RD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.
  - E. DOORBELL BUTTONS. (R327.1.4) DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
18. HEAT RAMP (WATER HEATER) MUST BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS.
19. CLOTHES DRYER MOISTURE EXHAUST DUCT IS REQUIRED TO THE OUTSIDE AND MUST BE EQUIPPED WITH A BACK DRAFT DAMPER. EXHAUST DUCT LENGTHS LIMITED TO 14 FEET WITH 2 ELBOWS (CMC 504.4.2)
20. PROVIDE 100 SQ. IN. OF MAKEUP AIR TO LAUNDRY ROOM PER CMC 205, 504.4.1 AND 701.3. WHERE EXHAUST FANS, CLOTHES DRYERS, AND KITCHEN VENTILATION SYSTEMS INTERFERE WITH THE OPERATION OF APPLIANCES, MAKEUP AIR SHALL BE PROVIDED.



**BNDL**

STAMP:

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**PROJECT**

**206 INVERNESS DRIVE  
REMODEL AND  
ADDITION**

<b>OWNER</b>	JOHN DOLMAYAN 206 INVERNESS DRIVE LA CANADA FLINTRIDGE, CA 91011
<b>ARCHITECT</b>	BNDL ARCHITECTURE, INC. 716 VANDERBILT RD, SUITE 208 PASADENA, CA 91101 916-795-2800 info@bndlarch.com
<b>CIVIL</b>	
<b>STRUCTURAL ENGINEER</b>	BHW ENGINEERING 153 N OAK KNOLL AVENUE, UNIT 101 PASADENA, CA 91101 916-795-2800 sevan.b@bhw-eng.com
<b>CONTRACTOR</b>	
<b>ENERGY CONSULTANT</b>	

**NOTES**

REV #	DATE	DESCRIPTION

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SHEET NAME

**PROPOSED SECOND  
FLOOR PLAN**

SCALE

As indicated

DRAWING

**A-101**

**WALL LEGEND**

- NEW WALLS
- EXISTING WALLS
- DEMOLISHED WALLS

STAMP:



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PROJECT  
**206 INVERNESS DRIVE  
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PASADENA, CA 91101  
818-795-2600  
sevan.b@bhw-eng.com

CONTRACTOR

DESIGN  
CONSULTANT

NOTES

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

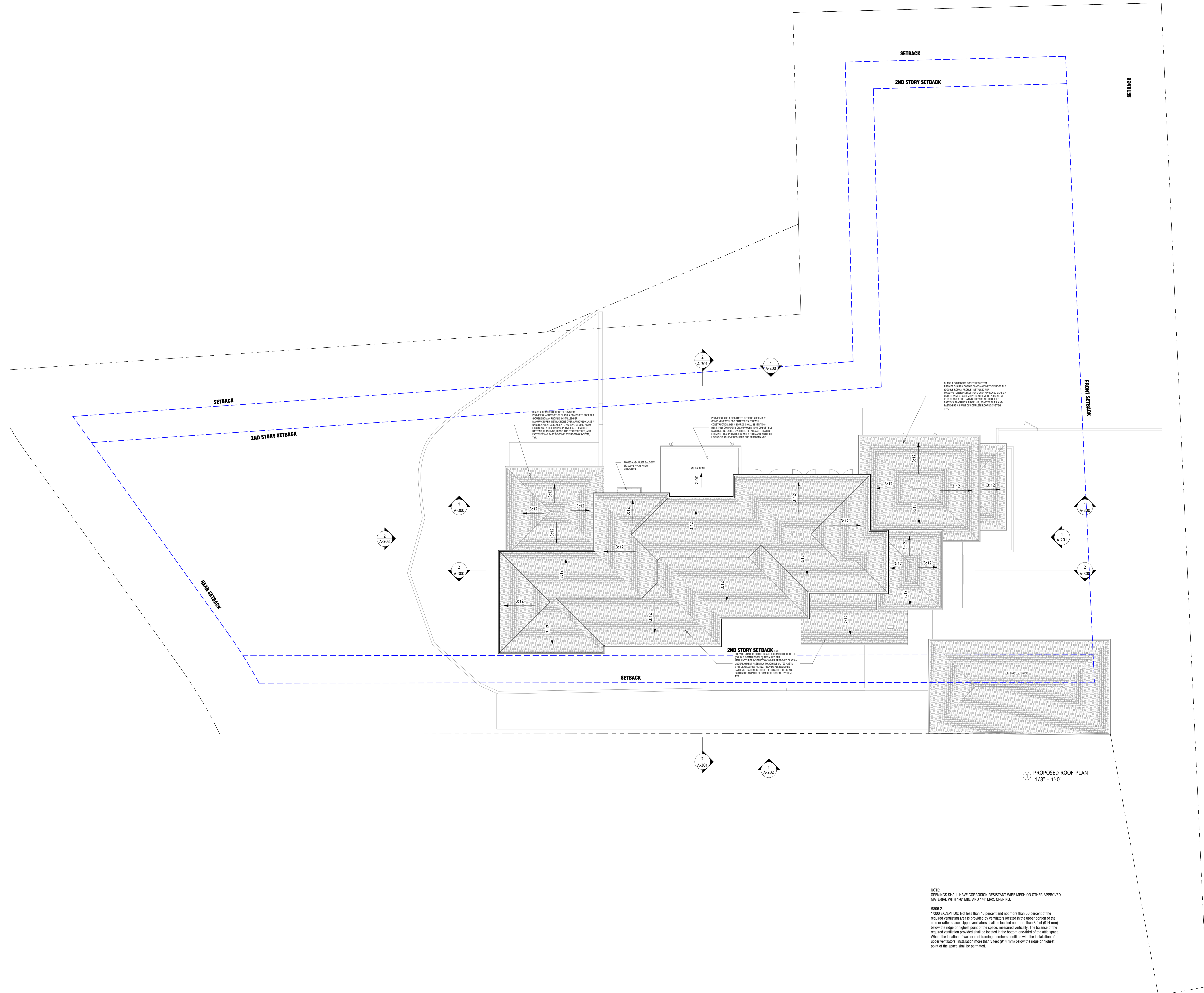
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SHEET NAME  
PROPOSED ROOF PLAN

SCALE  
1/8" = 1'-0"

DRAWING

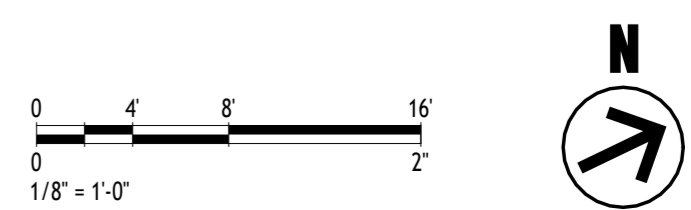
**A-120**

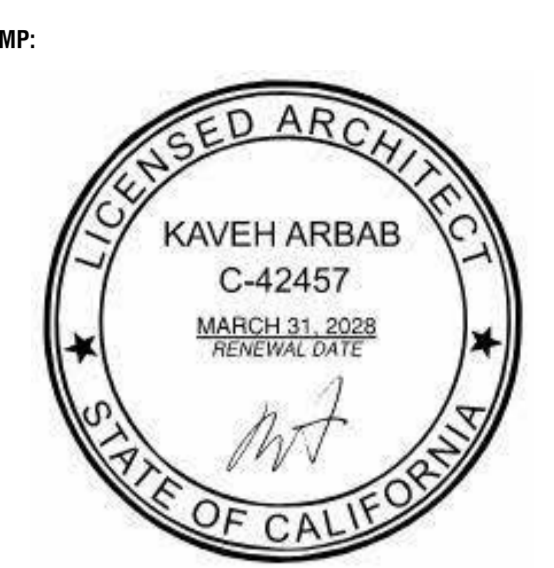


NOTE:  
OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MIN. AND 1/4" MAX. OPENING.

RFMS 2:  
1/2000 EXCEPTION: Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or other space. Slope ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilators provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

1 PROPOSED ROOF PLAN  
1/8" = 1'-0"





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**PROJECT**  
**206 INVERNESS DRIVE**  
**REMODEL AND**  
**ADDITION**

**OWNER**  
 JOHN DOLMAYAN  
 206 INVERNESS DRIVE  
 LA CANADA FLORISSIDE, CA 91011

**ARCHITECT**  
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 716 VANDERBILT RD, SUITE 208  
 PASADENA, CA 91101  
 626-264-9759  
 INFO@BNDLARCH.COM

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**CONTRACTOR**

**DESIGN CONSULTANT**

**NOTES**

REV #	DATE	DESCRIPTION

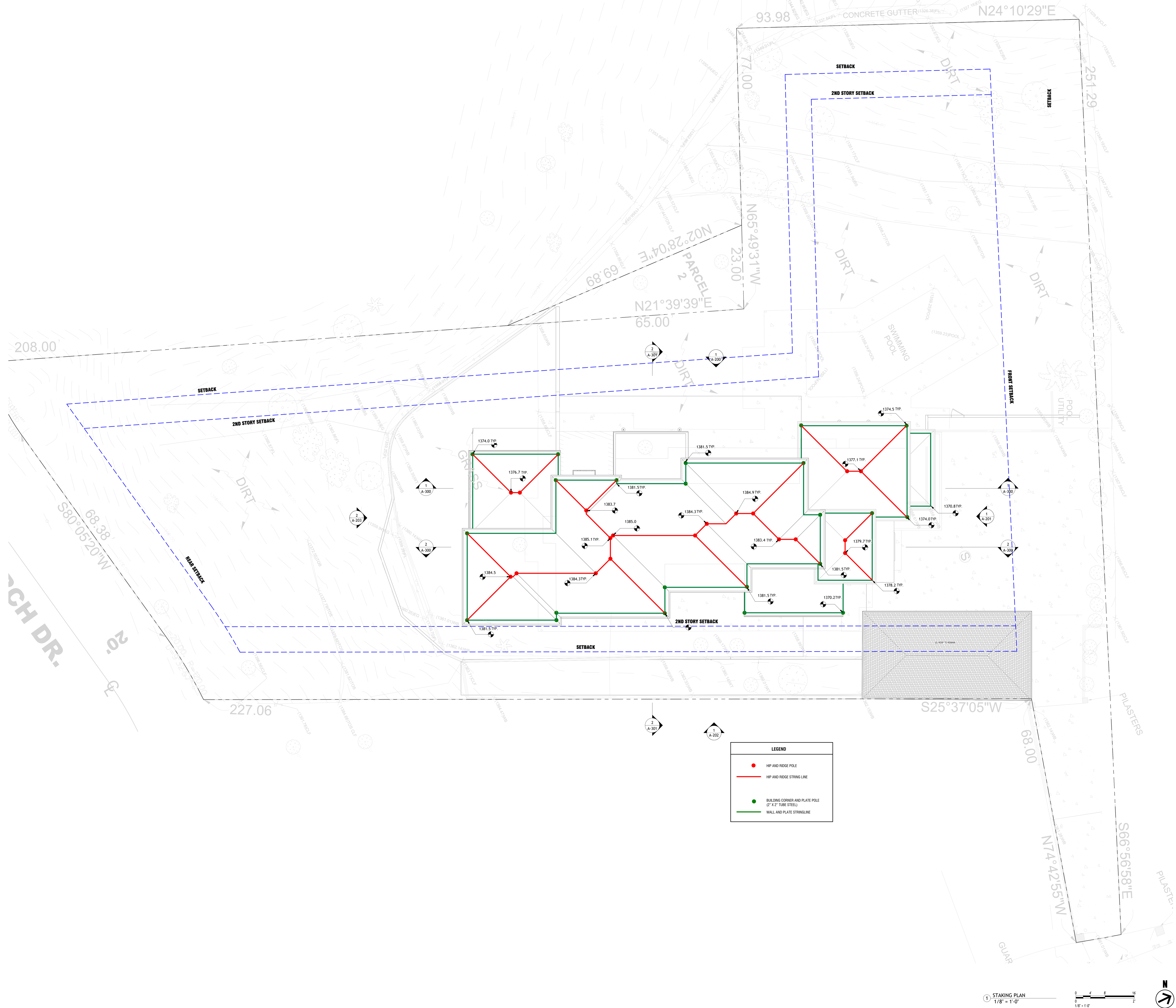
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**SHEET NAME**  
 STAKING PLAN

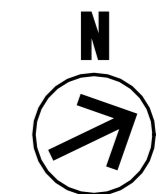
**SCALE**  
 1/8" = 1'-0"

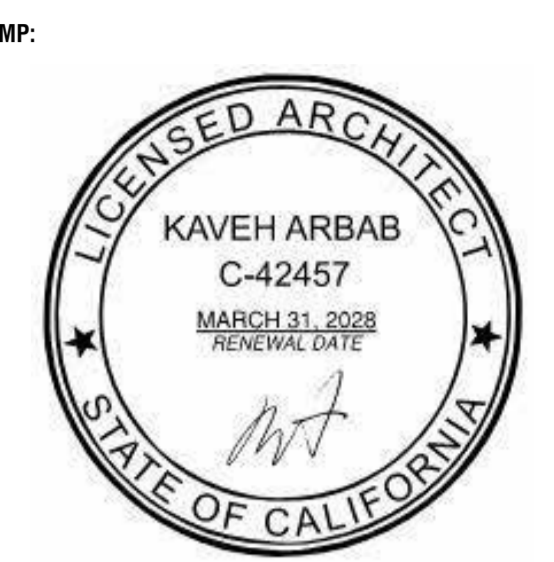
**DRAWING**  
 A-121



**LEGEND**

- HP AND RIDGE POLE
- HP AND RIDGE STRING LINE
- BUILDING CORNER AND PLATE POLE (2" X 2" TUBE STEEL)
- WALL AND PLATE STRINGLINE





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PROJECT  
**206 INVERNESS DRIVE  
REMODEL AND  
ADDITION**

OWNER  
JOHN DOLMAYAN  
206 INVERNESS DRIVE  
LA CANADA FLINTRIDGE, CA 91011

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DESIGN CONSULTANT

NOTES

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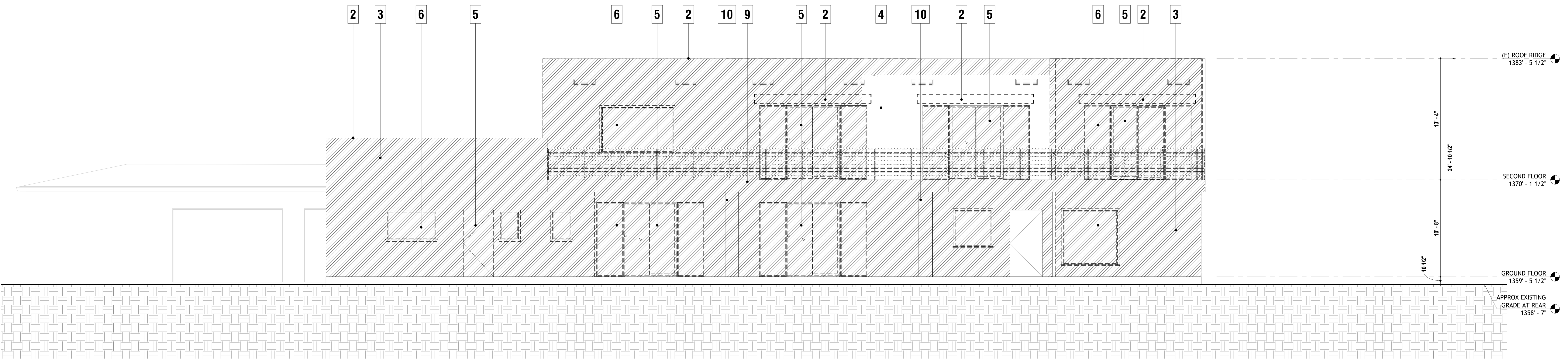
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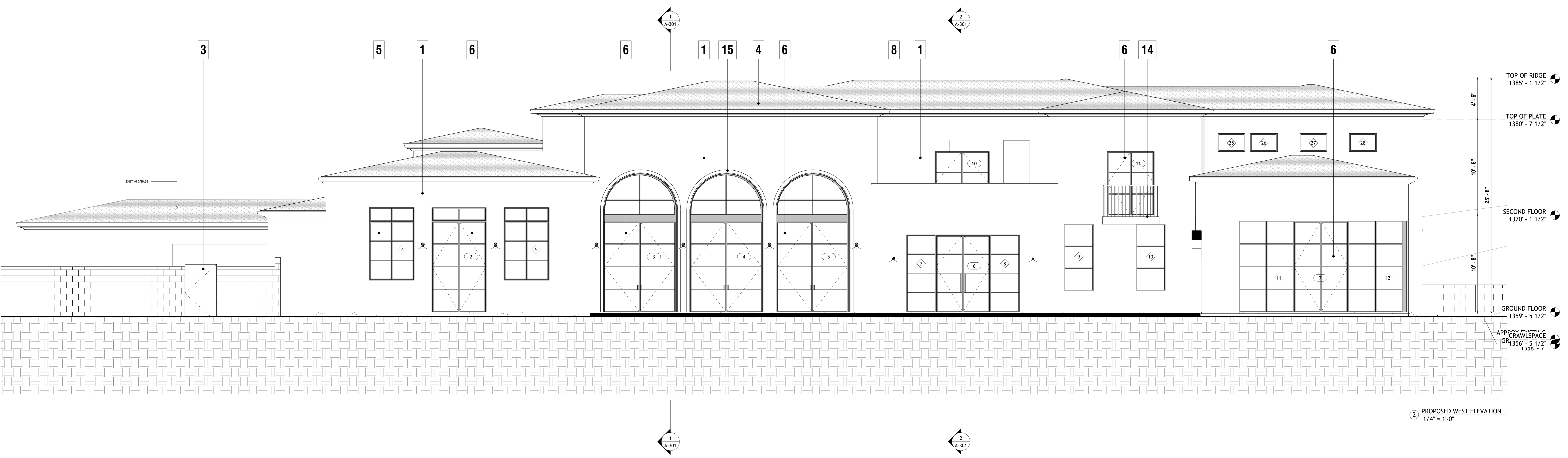
SHEET NAME  
ELEVATIONS

SCALE  
1/4" = 1'-0"

DRAWING



1	PORTION OF (E) WALL TO BE DEMOLISHED	6	(E) WINDOW AND TRIM TO BE DEMOLISHED
2	(E) ROOF TO BE DEMOLISHED	7	(E) SLAB TO BE DEMOLISHED. SEE PLAN
3	(E) WALL TO BE DEMOLISHED. SEE PLAN	8	(E) DOOR OR WINDOW TO REMAIN
4	(E) WALL TO REMAIN AND BE REFINISHED	9	(E) DECK AND RAILING TO BE DEMOLISHED
5	(E) DOOR TO BE DEMOLISHED	10	(E) POST TO BE REMOVED



1	SMOOTH TROWEL WHITE STUCCO FINISH	6	FIBERGLASS DOORS	11	HONED 4X12 LIMESTONE PANEL WITH FINISHED EDGE @ CORNER COLOR - LIGHT BEIGE
2	CUSTOM SOLID WOOD AND GLASS MAIN ENTRY DOOR COLOR - TO MATCH WINDOW FRAME COLOR	7	INSULATED STEEL AND COMPOSITE GARAGE DOOR	12	6' TALL HEDGES
3	PAINTED STEEL GATE COLOR - TO MATCH WINDOW FRAME COLOR	8	(N) WALL MOUNTED EXTERIOR LIGHTING FIXTURE	13	12 x 24 PRIMED AND PAINTED POLYURETHANE GABLE VENT BY FYPON OR APPROVED EQUAL
4	(N) CLASS 'A' CONCRETE TILE ROOF	9	PRIMED AND PAINTED METAL GUTTER AND DOWNSPOUTS COLOR - TO MATCH ROOF / WALL	14	PAINTED STEEL C-CHANNEL BALCONY FASCIA, BRACKETS AND RAILINGS COLOR - TO MATCH WINDOW FRAME COLOR
5	FIBERGLASS WINDOWS	10	(N) PLANTER	15	DOOR / WINDOW DECORATIVE TRIM

STAMP:



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PROJECT  
**206 INVERNESS DRIVE  
REMODEL AND  
ADDITION**

OWNER  
JOHN DOLMAYAN  
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LA CANADA FLINTRIDGE, CA 91011

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CONTRACTOR

DESIGN  
CONSULTANT

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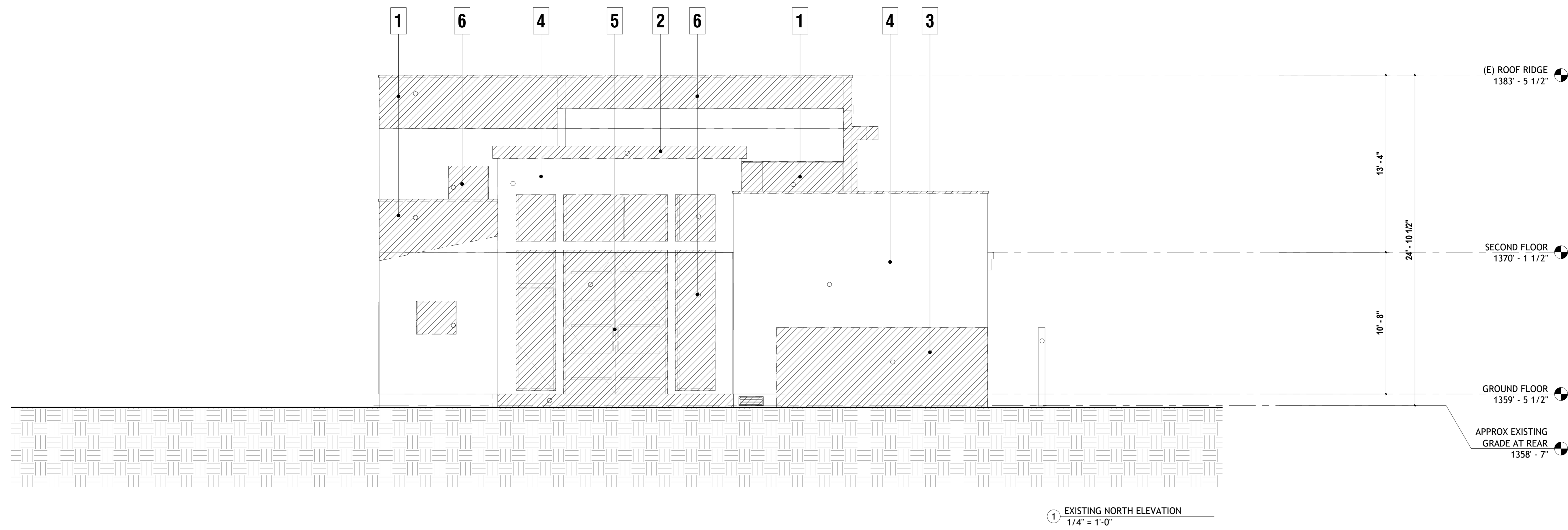
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SHEET NAME  
ELEVATIONS

SCALE  
1/4" = 1'-0"

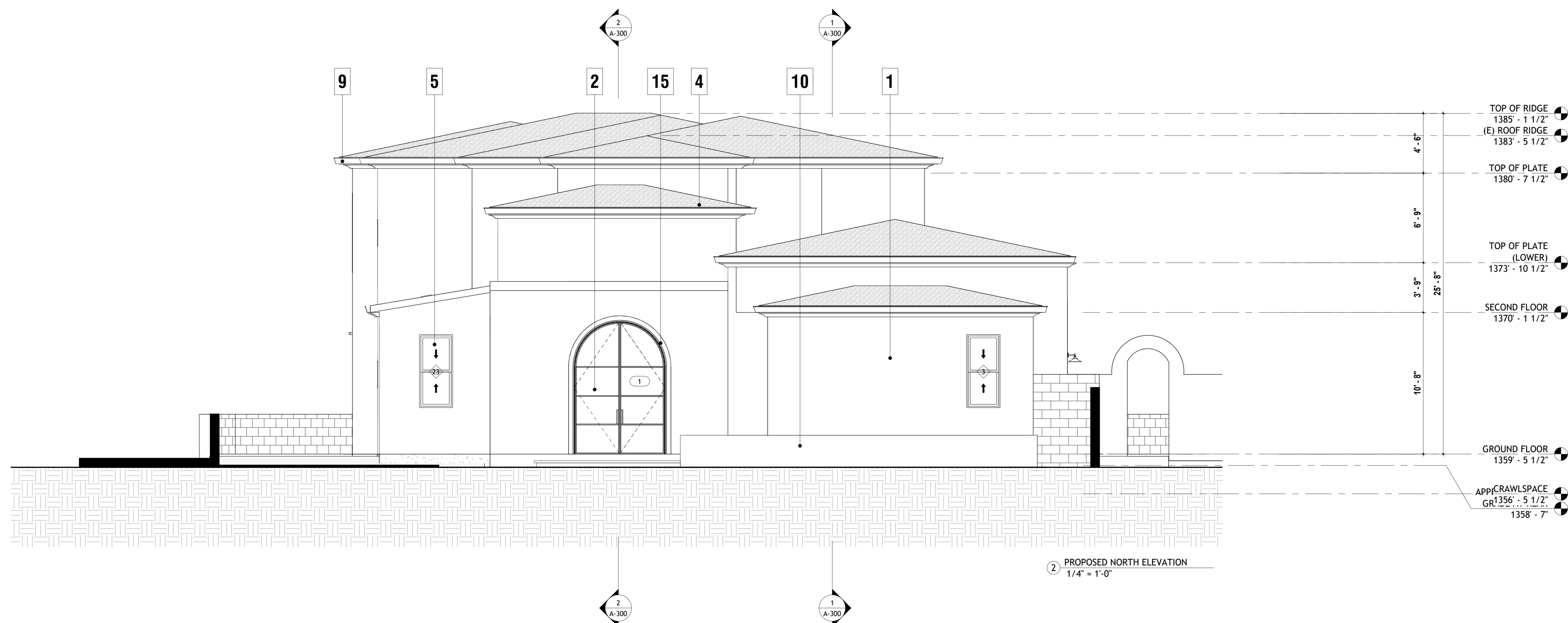
DRAWING

**A-201**



1 EXISTING NORTH ELEVATION  
1/4" = 1'-0"

(E) & DEMO ELEVATION KEYNOTES			
1	PORTION OF (E) WALL TO BE DEMOLISHED	6	(E) WINDOW AND TRIM TO BE DEMOLISHED
2	(E) ROOF TO BE DEMOLISHED	7	(E) SLAB TO BE DEMOLISHED. SEE PLAN
3	(E) WALL TO BE DEMOLISHED. SEE PLAN	8	(E) DOOR OR WINDOW TO REMAIN
4	(E) WALL TO REMAIN AND BE REFINISHED	9	(E) DECK AND RAILING TO BE DEMOLISHED
5	(E) DOOR TO BE DEMOLISHED	10	(E) POST TO BE REMOVED



2 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

PROPOSED ELEVATION KEYNOTES					
1	SMOOTH TROWEL WHITE STUCCO FINISH	6	FIBERGLASS DOORS	11	HONED 4X12 LIMESTONE PANEL WITH FINISHED EDGE @ CORNER COLOR - LIGHT BEIGE
2	CUSTOM SOLID WOOD AND GLASS MAIN ENTRY DOOR COLOR - TO MATCH WINDOW FRAME COLOR	7	INSULATED STEEL AND COMPOSITE GARAGE DOOR	12	6' TALL HEDGES
3	PAINTED STEEL GATE COLOR - TO MATCH WINDOW FRAME COLOR	8	(N) WALL MOUNTED EXTERIOR LIGHTING FIXTURE	13	12 x 24 PRIMED AND PAINTED POLYURETHANE GABLE VENT BY FYPON OR APPROVED EQUAL
4	(N) CLASS 'A' CONCRETE TILE ROOF	9	PRIMED AND PAINTED METAL GUTTER AND DOWNSPOUTS COLOR - TO MATCH ROOF / WALL	14	PAINTED STEEL C-CHANNEL BALCONY FASCIA, BRACKETS AND RAILINGS COLOR - TO MATCH WINDOW FRAME COLOR
5	FIBERGLASS WINDOWS	10	(N) PLANTER	15	DOOR / WINDOW DECORATIVE TRIM

STAMP:



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PROJECT  
**206 INVERNESS DRIVE  
REMODEL AND  
ADDITION**

OWNER  
JOHN DOLMAYAN  
206 INVERNESS DRIVE  
LA CANADA FLINTRIDGE, CA 91011

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CONTRACTOR

DEBERT  
CONSULTANT

NOTES

REV #	DATE	DESCRIPTION

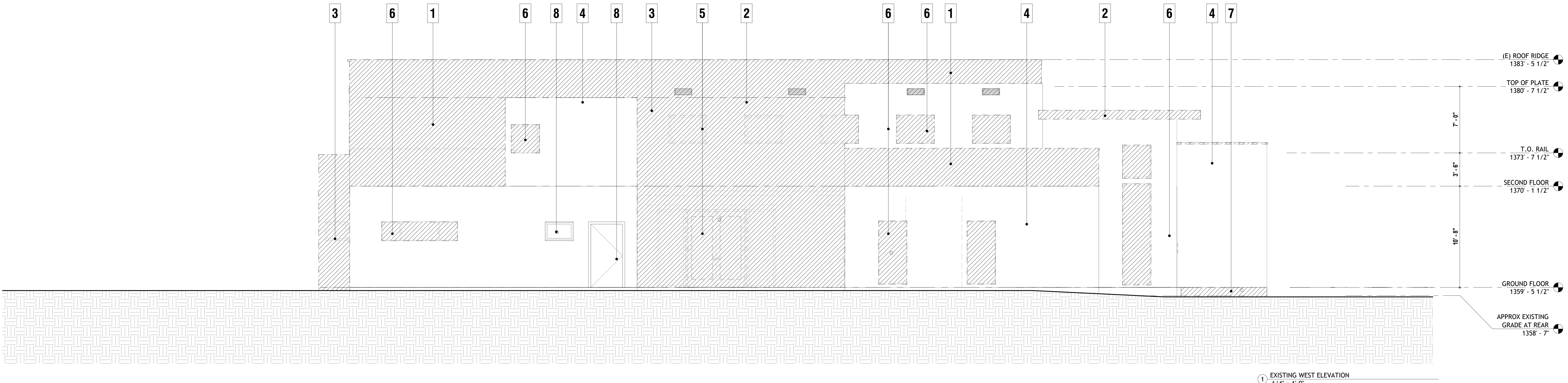
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SHEET NAME  
ELEVATIONS

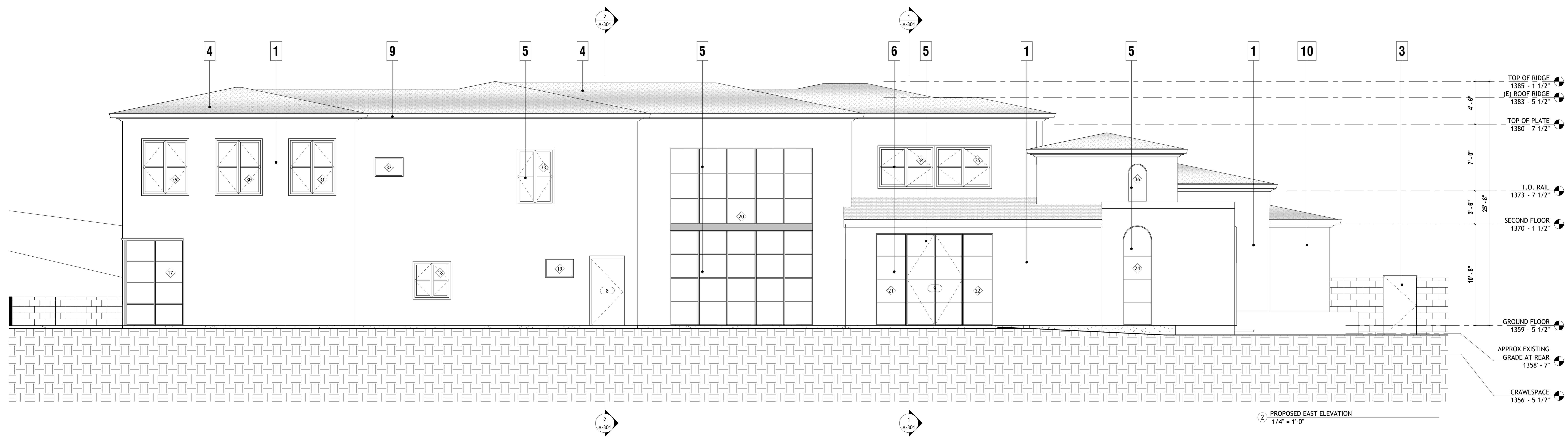
SCALE  
1/4" = 1'-0"

DRAWING



1 EXISTING WEST ELEVATION  
1/4" = 1'-0"

1	PORTION OF (E) WALL TO BE DEMOLISHED	6	(E) WINDOW AND TRIM TO BE DEMOLISHED
2	(E) ROOF TO BE DEMOLISHED	7	(E) SLAB TO BE DEMOLISHED. SEE PLAN
3	(E) WALL TO BE DEMOLISHED. SEE PLAN	8	(E) DOOR OR WINDOW TO REMAIN
4	(E) WALL TO REMAIN AND BE REFINISHED	9	(E) DECK AND RAILING TO BE DEMOLISHED
5	(E) DOOR TO BE DEMOLISHED	10	(E) POST TO BE REMOVED



2 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

1	SMOOTH TROWEL WHITE STUCCO FINISH	6	FIBERGLASS DOORS	11	HONED 4X12 LIMESTONE PANEL WITH FINISHED EDGE @ CORNER COLOR - LIGHT BEIGE
2	CUSTOM SOLID WOOD AND GLASS MAIN ENTRY DOOR COLOR - TO MATCH WINDOW FRAME COLOR	7	INSULATED STEEL AND COMPOSITE GARAGE DOOR	12	6' TALL HEDGES
3	PAINTED STEEL GATE COLOR - TO MATCH WINDOW FRAME COLOR	8	(N) WALL MOUNTED EXTERIOR LIGHTING FIXTURE	13	12 x 24 PRIMED AND PAINTED POLYURETHANE GABLE VENT BY FYPON OR APPROVED EQUAL
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5	FIBERGLASS WINDOWS	10	(N) PLANTER	15	DOOR / WINDOW DECORATIVE TRIM

STAMP:



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PROJECT

## 206 INVERNESS DRIVE REMODEL AND ADDITION

OWNER  
JOHN DOLMAYAN  
206 INVERNESS DRIVE  
LA CANADA FLINTRIDGE, CA 91011

ARCHITECT  
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sevan.b@bnw-eng.com

CONTRACTOR

DESIGN  
CONSULTANT

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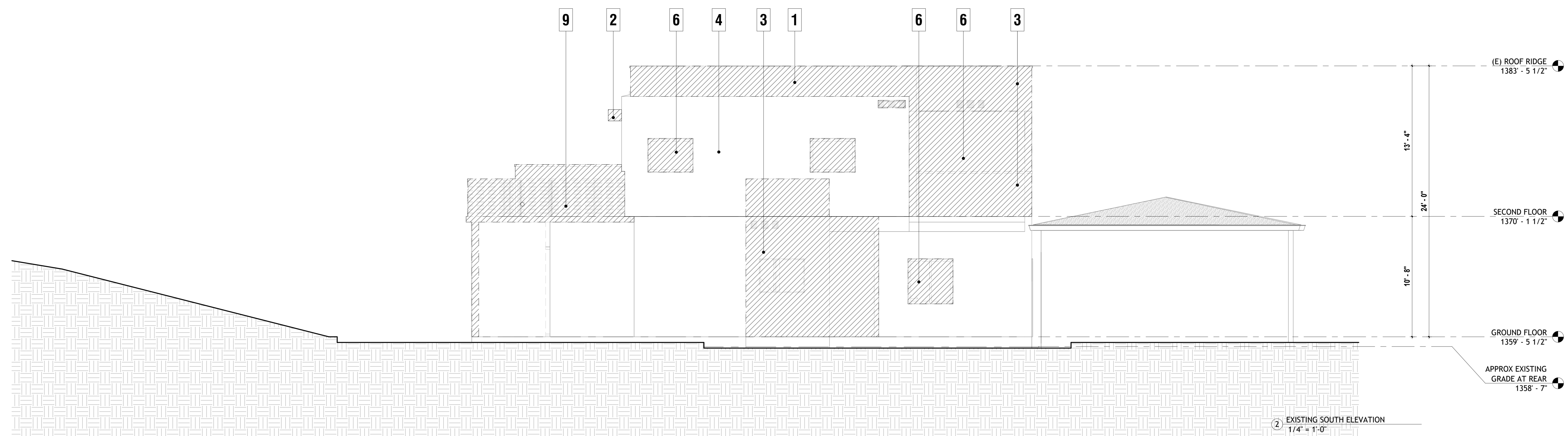
ELEVATIONS

SCALE

1/4" = 1'-0"

DRAWING

# A-203



(E) & DEMO ELEVATION KEYNOTES			
1	PORTION OF (E) WALL TO BE DEMOLISHED	6	(E) WINDOW AND TRIM TO BE DEMOLISHED
2	(E) ROOF TO BE DEMOLISHED	7	(E) SLAB TO BE DEMOLISHED. SEE PLAN
3	(E) WALL TO BE DEMOLISHED. SEE PLAN	8	(E) DOOR OR WINDOW TO REMAIN
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PROPOSED ELEVATION KEYNOTES					
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PROJECT  
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REMODEL AND  
ADDITION**

OWNER  
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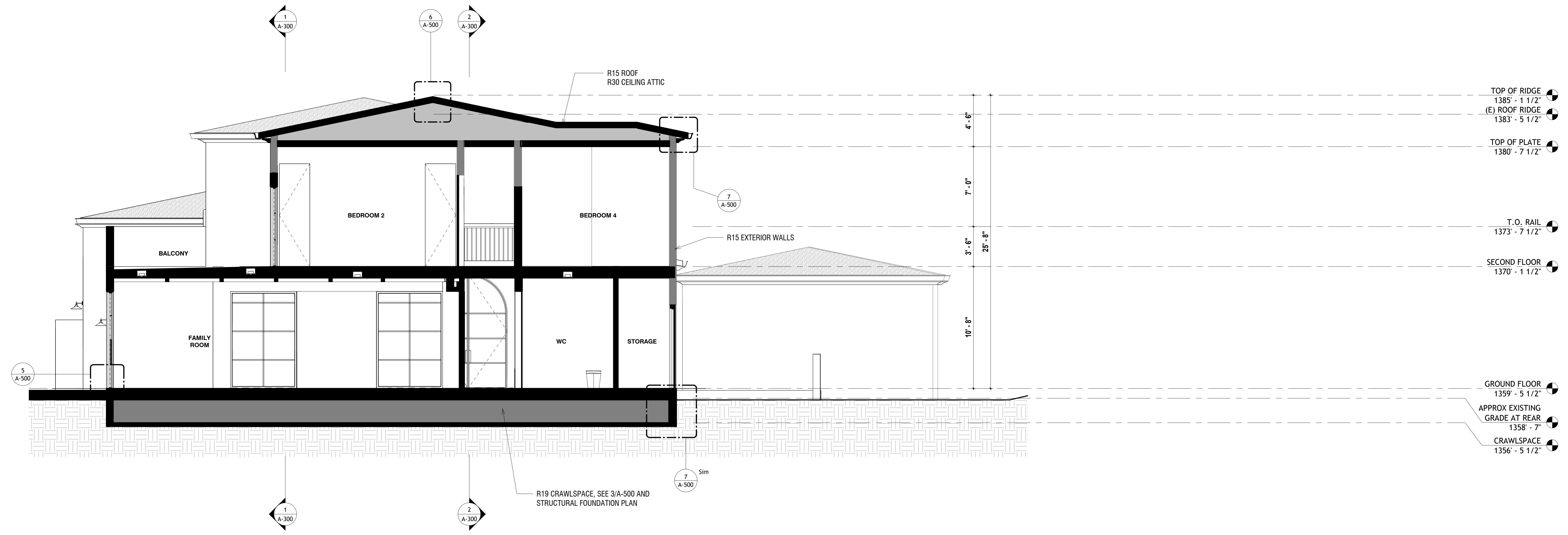
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SHEET NAME  
SECTIONS

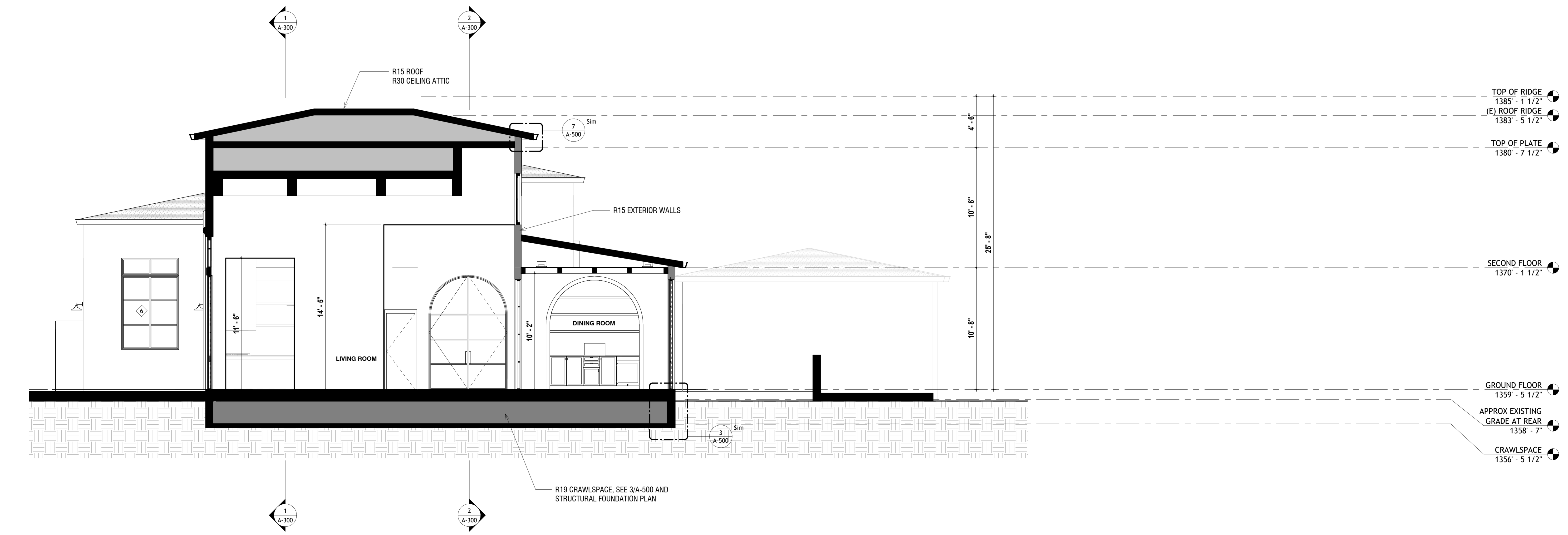
SCALE  
1/4" = 1'-0"

DRAWING

## A-301



SECTION C  
1/4" = 1'-0"



SECTION C  
1/4" = 1'-0"

# CITY OF LA CAÑADA FLINTRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

### NOTICE OF ADMINISTRATIVE APPROVAL AND ACKNOWLEDGEMENT OF CONDITIONS *Certified Mail / Return Receipt*

**Date of Approval:** May 27, 2026  
**Case No:** HILL-2025-0043 & DIR-2026-0012

**Site Location:** 920 Bay Tree Road  
**Planner:** Kurtis Fabela

**To:** Michael and Juliana Ricks  
920 Bay Tree Road  
La Cañada Flintridge, CA 91011

**Re:** **Hillside Development Permit (HILL-2025-0043) & Director's Review – Setback Modification (DIR-2026-0012) at 920 Bay Tree Road**

---

#### Hillside Development Permit (HILL-2025-0043)

Per Section 11.35 – Hillside Development of the City of La Cañada Flintridge Municipal Code, staff reviewed the request for a Hillside Development Permit to allow a 208 square-foot, one-story addition to an existing one-story residence, a 12 square-foot, one-story addition to an existing attached garage, and a maximum 3'-0" high, inward-facing retaining wall on a hillside lot at 920 Bay Tree Road.

Per Section 11.35.030, a Hillside Development Permit is required for any project requiring a building permit on a hillside lot (a lot with an average slope of 15% or greater). The subject property is a hillside lot with an average slope of approximately 19 percent. The property slopes upward along the eastern side yard, and slopes downward at the rear of the lot, south of the flat pad containing the existing house, garage, and pool. The lot size is approximately 15,061 square feet, and the maximum allowed floor area is 4,762 square feet with a slope factor guideline of 1.00 due to the lot's 19 percent average slope. The total proposed floor area is 3,417 square feet, which is compliant with the floor area requirement for the lot.

The plans show new 208 and 12 square-foot, one-story additions located on the eastern side of the house and northern side of the attached garage, respectively. The 208 square-foot addition complies with the front setback requirement by providing 41'-10". A Director's Setback Modification is requested for the 12 square-foot garage addition proposed 18'-11" from the front property line, as it encroaches within the minimum required 25'-0" front yard setback. The side yard setback requirement is 10'-9", where the main house addition provides 22'-8" and the garage addition provides 26'-0", exceeding the minimum requirement. The new inward facing retaining wall located east of the new 208 square-foot main house addition is located out of all setback areas and is proposed with a compliant 3'-0" maximum height.

HILL-2025-0043  
DIR-2026-0012

The main house addition matches the existing house with a proposed height of 14'-6" and the garage addition is underneath the existing roof at a height of 13'-0". The stucco exterior and roofing matches the existing house's siding, roof material, color, and pitch. The project adheres to the required Zoning and Hillside Development standards and does not change the current height or floor area of the property, nor does it result in adverse massing, view, or use impacts.

Based on review of the proposed project, the following finding is made in the affirmative in accordance with Municipal Code Section 11.35.060.C(2):

**The project is found not to be in conflict with or potentially detrimental to the public health, safety or welfare, or other community standards, and conforms to the city's general plan and all other ordinances and regulations of the city.**

The proposed project preserves the lot's hillside character due to the limited visual impact of the additions and retaining wall, as well as the limited scope of the proposed grading actions for the project. A limited 17.2 cubic yards of cut are proposed along the east slope to accommodate the new 30' long retaining wall, which will not lead to significant visual impacts. The retaining wall is limited in height and is oriented away from neighbors and the street toward the existing house and new addition. The additions will match the style of the existing house, do not alter the visual scale of the existing one-story residence, no new privacy nor view impacts are introduced, and the project remains consistent with the residential design guidelines. In all, the project preserves the hillside character of the property and does not contribute to negative impacts to health, safety and welfare.

#### Director's Review – Setback Modification (DIR-2026-0012)

Per Section 11.45.010 – Setback Modifications of the City of La Cañada Flintridge Municipal Code, staff reviewed requests for the construction of a 12 square-foot addition to an existing attached garage within the required front-yard setback at 920 Bay Tree Road. The front-yard setback requirement for the lot, based on an average of neighboring properties on the same side of the street, is 25'-0". The residence is a legal nonconforming structure with an existing front yard setback of 18'-2". The new garage addition, with a front yard setback of 18'-11", is proposed with an encroachment of 6'-1" but will not encroach into the required 25'-0" front yard setback beyond the limits already established by the existing garage or result in less than a five-foot setback. In addition, within the required setback, the exterior walls and roof of the garage establishing an existing setback encroachment will be retained, and the project does not involve demolition of more than 30 percent of the existing floor area which would qualify the project as new construction. Overall, the project involves the infill of a notched area on the north side of the garage with floor area that will match the existing scale, walls, and roof of the existing house and garage.

Pursuant to Section 11.45.010 Setback Modification, the following positive findings are made:

- 1. Topographic features, lot configurations or other conditions make it impractical to require compliance with the yard requirements (§11.45.010(B)(1)(f)).**

Provision of the required 25-foot (25'-0") front-yard setback for the 12 square-foot garage addition is not practical due to the legal nonconforming setbacks maintained by the main house and attached garage, as well as the location of the existing notch on the north side of the garage. Though the garage maintains a compliant garage width of 18'-0", expanding the notch on the north side of the garage to match the walls of the existing house would not impact the visual scale or appearance of the garage and includes a limited 12 square-foot increase of floor area covered by an existing roof. The existing notch relies on an irregular interior layout of the garage with no significant architectural purpose or functional benefit. The proposed addition continues the existing wall plane and provides continuity along the front elevation, which cannot be altered or remedied outside of the required front yard setback.

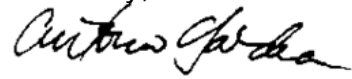
- 2. The proposed project preserves the existing scale and character of the surrounding neighborhood, and protects public views, and aesthetic and other property values in such neighborhoods in a manner that is compatible with reasonable development of the subject lot and is consistent with the residential design guidelines as adopted by resolution of the city council (§11.45.010(B)(1)(g)).**

The subject addition is consistent in design with the primary structure and is harmonious and compatible in scale and mass with the surrounding neighborhood. The addition, which eliminates the notch in the northern garage wall, maintains the existing 13'-0" height and scale of the primary structure, with no alteration to the roof or visible scale of the garage. The addition does not result in any view blockage to adjacent neighbors and is compatible with development on-site and in the immediate area.

Based on the above finding, the request **IS APPROVED**, subject to the conditions of approval listed in Exhibit "A", attached to this notice.

Please note that the approval expires 24 months from the date of this approval unless an extension request is received in writing prior to the expiration of the original approval. If the approval expires prior to the start of construction, and no request for extension is received by that time, City procedures require a new application with full fees. Please also be aware that the City will not provide further notice of the expiration date.

Sincerely,



*Antonio Gardea, AICP for  
Susan Koleda, AICP  
Director of Community Development*

CC:

[REDACTED]  
[REDACTED]  
8605 SANTA MONICA BLVD #332631  
WEST HOLLYWOOD, CA 90069

5864-036-023  
[REDACTED]  
5834 BRIARTREE DR  
LA CANADA FLINTRIDGE, CA 91011

5864-036-002  
[REDACTED]  
5775 SUMMIT CREST DR  
LA CANADA FLINTRIDGE, CA 91011

5864-036-025  
[REDACTED]  
910 E 2ND AVE  
ELLENSBURG, WA 98926

5864-036-001  
[REDACTED]  
5781 SUMMIT CREST DR  
LA CANADA FLINTRIDGE, CA 91011

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**HILLSIDE DEVELOPMENT PERMIT (HILL-2025-0043)**  
**DIRECTOR'S REVIEW – SETBACK MODIFICATION (DIR-2026-0012)**  
**920 BAY TREE ROAD**

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled HILL-2025-0043 & DIR-2026-0012.
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and the property owner shall file with the Director of Community Development written acknowledgment of the conditions stated herein on forms provided by the Planning Division.
4. All structures, site work and other features shall be located and maintained substantially as shown on the site plan labeled HILL-2025-0043 & DIR-2026-0012, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to the expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Director of Community Development does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction.
11. All construction/contractor parking shall be on-site only. If it is deemed by the Community Development Director that sufficient on-site parking may not be available, then on-street parking in front of the site will be permitted if it can be demonstrated that such parking will not interfere with the immediate neighbors and will not interfere with the public's use of the surrounding streets. If this cannot be found, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.

**PROPERTY OWNERS' ACKNOWLEDGEMENT OF CONDITIONS**

As the property owner(s), we, Michael and Juliana Ricks, hereby acknowledge that we have received, read, and understand all conditions of approval, listed in Exhibit "A", attached.

\_\_\_\_\_  
Signature of Property Owner Date

\_\_\_\_\_  
Signature of Property Owner Date

**Please sign and return one (1) copy of this form to the Planning Division in order to activate this Hillside Development Permit (HILL-2025-0043) & Director's Review – Setback Modification (DIR-2026-0012) at 920 Bay Tree Road**

**APPEAL PROCEDURES**

Any interested person may appeal this action to the Planning Commission within fifteen (15) days of the mailing date of this notice.

An appeal must contain all of the following information in order to be considered timely filed:

- 1. The Project Case No.,
- 2. The nature of the appeal (e.g., objection to approval, to denial, or to one or more of the conditions).
- 3. Appellant contact information including a brief statement of reasons for the appeal.
- 4. A filing fee equal to one-half the original application fee plus applicable public notification fee.

File applications for appeal to:

CITY OF LA CAÑADA FLINTRIDGE  
ONE CIVIC CENTER DRIVE  
LA CAÑADA FLINTRIDGE, CA 91011  
(818) 790-8880

Any court challenge of the matter will be limited to filing within 90 days of a final City decision, per the adoption of Section 1094.6 of the Code of Civil Procedure, as adopted by the City Council.



**CITY OF LA CAÑADA FLINTRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

**NOTICE OF ADMINISTRATIVE APPROVAL AND  
ACKNOWLEDGEMENT OF CONDITIONS  
*Certified Mail / Return Receipt***

**Date of Approval:** June 8, 2026  
**Case No:** DEV-2024-0082 (Amendment)

**Site Location:** 4261 Commonwealth Avenue  
**Planner:** Kurtis Fabela

**To:** Andre and Alice Navasargian  
P.O. Box 1433  
La Cañada Flintridge, CA 91012

**Re: Amendment to approval of Director’s Second Floor Review (DEV-2024-0082)  
at 4261 Commonwealth Avenue**

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Per Section 11.45 – Director’s Review, Modifications and Special Reviews of the City of La Cañada Flintridge Municipal Code, on January 15, 2025, the Director of Community Development approved the request to allow an 81 square-foot addition to an existing second floor. Per Section 11.11.050.A.3, Second Floor Review is required for any project resulting in additional floor area at the second floor level. On June 2, 2026, an amendment to the Director’s Second Floor Review was requested to alter the project by adding 94 square feet of second floor area to the rear of the house. A total of 175 square feet is being added to the second floor. The uncovered balcony on the second floor is also being extended along the rear (west) of the second floor. As part of the project, the first floor addition is also being increased by 180 square feet for a total of 261 square feet.

The lot at 4261 Commonwealth has an area of approximately 39,712 square feet and is currently developed with an existing two-story, Colonial Revival style house, detached garage, and pool. The lot has a trapezoidal shape with frontage along Commonwealth Avenue. The plans show 175 square feet of second floor addition area that is part of a larger scope of work, including an interior remodel of the house, new uncovered balconies on the rear of the house, and a 261 square-foot first floor addition. Given the proposed second floor addition is less than 750 square feet and 45% of the existing second floor area, the project is subject to Director’s Review. The total floor area, inclusive of the proposed additions, is 5,582 square feet, which is compliant with the allowed floor area based on a lot size of 9,692 square feet. The project complies with all development standards and requirements of the Municipal Code, does not introduce new views or excessive massing, preserves the existing scale and character of the neighborhood, and is consistent with the residential design guidelines.

Based on review of the proposed project, the following Second Floor Review findings are made in the affirmative in accordance with Municipal Code Section 11.45.050.B:

**The two-story design includes adequate setbacks, screening and modulation.**

The new second floor addition and balcony maintains a 22'-11" side yard setback, exceeding the minimum required 20'-0" second floor setback, or 20% of the average lot width. In addition, the proposed second floor addition substantially complies with all other setback requirements. The second floor addition does not employ modulation or introduce vertical projections, as it would be contrary to the characteristics of a Colonial Revival style. The addition effectively matches the style of two-story house. A vacant corner of the house is filled in, contributing to a more symmetrical design notably employed by the Colonial Revival style. The project avoids introducing any new views into adjacent properties or excessive massing. The addition incorporates a hip roof that matches the articulation style, design, and materials of the existing roof. Existing vegetation blocks views to the adjacent property to the north, northwest, and east while the addition matches the existing building line on the northern side of the house, reducing visibility from offsite.

**The two-story design preserves the existing scale and character of the surrounding neighborhood.**

The neighborhood located on Commonwealth Avenue shares a diversity of houses, both one and two-story; however, a majority of homes adjacent to and near the subject lot at 4261 Commonwealth are two-story, single-family residences of varying architectural styles. The second floor addition complements the Colonial Revival architectural style of the existing home and preserves the existing scale and character of the surrounding neighborhood.

**The two-story design protects public views, aesthetics, privacy and property values of the neighbors.**

The existing house and vegetation on the east side of the property avoids the introduction of views offsite from street-level. The second floor addition area also limits visibility and minimizes new views from adjacent properties through its proposed location, existing vegetation, and the incorporation of a single window on the north side of the addition. Particularly, the window matches all existing windows in placement, size, and design that are located on the north side of the house.

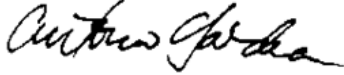
**The two-story design is consistent with the residential design guidelines as adopted by resolution of the city council.**

In all, the second-floor addition maintains neighborhood compatibility with regard to scale and massing and incorporates physical design components that complement the overall architectural style of the existing house; thus, the project remains consistent with the residential design guidelines.

Based on the above findings, your request **IS APPROVED**, subject to the conditions of approval listed in Exhibit "A", attached to this notice.

Please note that the approval expires 24 months from the date of this approval unless an extension request is received in writing prior to the expiration of the original approval. If the approval expires prior to the start of construction, and no request for extension is received by that time, City procedures require a new application with full fees. Please also be aware that the City will not provide further notice of the expiration date.

Sincerely,



Antonio Gardea, AICP

for

Susan Koleda, AICP

Director of Community Development

cc:

5814015012

[REDACTED]  
4301 Commonwealth Ave  
La Cañada Flintridge, CA 91011

5814015017

[REDACTED]  
PO Box 875  
Montrose, CA 91021

[REDACTED]  
[REDACTED]  
3454 W 1st St  
Los Angeles, CA 90004

5814014009

[REDACTED]  
13592 Desmond St  
Pacoima, CA 91331

5814014001

[REDACTED]  
1860 Cottontail Creek Rd  
Cayucos, CA 93430

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**SECOND FLOOR REVIEW - AMENDMENT**  
**(DEV-2024-0082)**  
**4261 COMMONWEALTH AVENUE**

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled DEV-2024-0082.
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and the property owner shall file with the Director of Community Development written acknowledgment of the conditions stated herein on forms provided by the Planning Division.
4. All structures, site work and other features shall be located and maintained substantially as shown on the site plan labeled DEV-2024-0082, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to the expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Director of Community Development does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction.
11. All construction/contractor parking shall be on-site only. If it is deemed by the Community Development Director that sufficient on-site parking may not be available, then on-street parking in front of the site will be permitted if it can be demonstrated that such parking will not interfere with the immediate neighbors and will not interfere with the public's use of the surrounding streets. If this cannot be found, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.

# # # #

**PROPERTY OWNERS' ACKNOWLEDGEMENT OF CONDITIONS**

As the property owner(s), we, Andre and Alice Navasargian, hereby acknowledge that we have received, read, and understand all conditions of approval, listed in Exhibit "A", attached.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

**Please sign and return one (1) copy of this form to the Planning Division in order to activate this Director's Second Floor Review - Amendment (DEV-2024-0082) at 4261 Commonwealth Avenue**

**APPEAL PROCEDURES**

Any interested person may appeal this action to the Planning Commission within fifteen (15) days of the mailing date of this notice.

An appeal must contain all of the following information in order to be considered timely filed:

1. The Project Case No.,
2. The nature of the appeal (e.g., objection to approval, to denial, or to one or more of the conditions).
3. Appellant contact information including a brief statement of reasons for the appeal.
4. A filing fee equal to one-half the original application fee plus applicable public notification fee.

File applications for appeal to:

CITY OF LA CAÑADA FLINTRIDGE  
ONE CIVIC CENTER DRIVE  
LA CAÑADA FLINTRIDGE, CA 91011  
(818) 790-8880

Any court challenge of the matter will be limited to filing within 90 days of a final City decision, per the adoption of Section 1094.6 of the Code of Civil Procedure, as adopted by the City Council.

# CITY OF LA CAÑADA FLINTRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

### NOTICE OF APPROVAL AND ACKNOWLEDGEMENT OF CONDITIONS

#### *Certified Mail / Return Receipt*

**Date of Approval:** June 16, 2026  
**Case No:** HILL-2026-0015

**Site Location:** 5236 Stardust Road  
**Case Planner:** Kurtis Fabela/Eric Mehrabians

**To:** Marion & Scott Darling  
5236 Stardust Road  
La Cañada Flintridge, CA 91011

**Re: Approval of Hillside Development Permit (HILL-2026-0015) for a New Retaining Wall at 5236 Stardust Road**

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Staff reviewed the request for a Hillside Development Permit (HILL-2026-0015) to allow a maximum 3'-0" high retaining wall within the front yard on a hillside lot per review criteria contained in Section 11.35 – Hillside Development of the City of La Cañada Flintridge Municipal Code. The project also includes a pool and spa remodel consisting of a new baja shelf and steps, plaster, and tile within the existing shell.

Per Section 11.35.030.C., Hillside Development Permit approval is required of any project requiring a building permit on a hillside lot. The property is a hillside lot measuring approximately 10,440 square feet, with an average slope of approximately 17 percent. The lot slopes upward slightly from the street to the flat pad containing the main house and pool, and downward past the rear yard. The plans show a new 3'-0" high outward facing retaining wall that extends from the entryway stairway in the front yard toward the northern side property line. The project includes approximately 16.3 cubic yards of backfill behind the retaining wall.

The project complies with all Zoning and Hillside Development standards. The proposed retaining walls and grading do not significantly impact the hillside character of the lot. The project does not result in adverse massing, view, or use impacts. Based on review of the proposed project, the following Hillside Development finding is made in the affirmative in accordance with Municipal Code Section 11.35.060.C(2):

**The project is found not to be in conflict with or potentially detrimental to the public health, safety or welfare, or other community standards, and conforms to the city's general plan and all other ordinances and regulations of the city.**

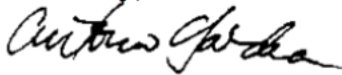
The maximum three-foot (3'-0") height and design of the retaining wall ensures limited grading to not adversely impact the hillside character of the lot. The new retaining wall

would be connected to the existing pillar. The new retaining wall would be visually similar to the planter wall that abuts the stairway leading to the house. The prominent sloped area on the lot, located in the rear yard behind the flat pad containing the existing house and pool, will not be impacted. In all, the project preserves the hillside character of the site and neighborhood and conforms to the general plan and all other ordinances and regulations of the city.

Based on the above findings, the request is **APPROVED**, subject to the conditions of approval listed in Exhibit "A", attached to this notice.

Please note that this Hillside Development Permit (HILL-2026-0015) expires 24 months from the date of this approval unless an extension request is received in writing prior to the expiration of the original approval. If the approval expires prior to the start of construction, and no request for extension is received by that time, City procedures require a new application with full fees. Please also be aware that the City will not provide further notice of the expiration date.

Sincerely,



Antonio Gardea, AICP for  
Susan Koleda, AICP  
Director of Community Development

cc:

5817-022-035

[REDACTED]  
5136 CROWN AVE  
LA CANADA FLINTRIDGE, CA 91011

5817-022-004

[REDACTED]  
5226 STARDUST RD  
LA CANADA FLINTRIDGE, CA 91011

5817-022-006

[REDACTED]  
3344 SANTA CARLOTTA ST  
LA CRESCENTA, CA 91214

5817-022-036

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
5140 CROWN AVE  
LA CANADA FLINTRIDGE, CA 91011

[REDACTED]  
[REDACTED]  
1000 S MAGNOLIA AVE  
MONROVIA, CA 91016

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**DIRECTOR'S MISCELLANEOUS REVIEW**  
**HILLSIDE DEVELOPMENT PERMIT (HILL-2026-0015)**  
**5236 STARDUST ROAD**

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled Hillside Development Permit (HILL-2026-0015).
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and the property owner shall file with the Director of Community Development written acknowledgment of the conditions stated herein on forms provided by the Planning Division.
4. All structures, site work and other features shall be located and maintained substantially as shown on the site plan labeled Hillside Development Permit (HILL-2026-0015), except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to the expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Director of Community Development does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction.
11. All construction/contractor parking shall be on-site only. If it is deemed by the Community Development Director that sufficient on-site parking may not be available, then on-street parking in front of the site will be permitted if it can be demonstrated that such parking will not interfere with the immediate neighbors and will not interfere with the public's use of the surrounding streets. If this cannot be found, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.

# # # #

**PROPERTY OWNERS' ACKNOWLEDGEMENT OF CONDITIONS**

As property owner(s), we, Marion & Scott Darling, hereby acknowledge that we have received, read, and understand all conditions of approval, listed in Exhibit "A", attached.

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Signature of Property Owner(s) Date

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Signature of Property Owner(s) Date

**Please sign and return one (1) copy of this form to the Planning Division in order to activate this Hillside Development Permit (HILL-2026-0015) at 5236 Stardust Road**

**APPEAL PROCEDURES**

Any interested person may appeal this action to the Planning Commission within fifteen (15) days of the mailing date of this notice.

An appeal must contain all of the following information in order to be considered timely filed:

- 1. The Project Case No.,
- 2. The nature of the appeal (e.g., objection to approval, to denial, or to one or more of the conditions).
- 3. Appellant contact information including a brief statement of reasons for the appeal.
- 4. A filing fee equal to one-half the original application fee plus applicable public notification fee.

File applications for appeal to:

CITY OF LA CAÑADA FLINTRIDGE  
ONE CIVIC CENTER DRIVE  
LA CAÑADA FLINTRIDGE, CA 91011  
(818) 790-8880

Any court challenge of the matter will be limited to filing within 90 days of a final City decision, per the adoption of Section 1094.6 of the Code of Civil Procedure, as adopted by the City Council.

# CITY OF LA CAÑADA FLINTRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

### NOTICE OF ADMINISTRATIVE APPROVAL AND ACKNOWLEDGEMENT OF CONDITIONS

**Date of Approval:** June 22, 2026  
**Case No:** HILL-2026-0013

**Site Location:** 5464 Rock Castle Drive  
**Planner:** Harriet Harris/Eric Mehrabians

**To:** Rachel Salvo & Christopher Dooley  
5464 Rock Castle Drive  
La Cañada Flintridge, CA 91011

**Re:** Hillside Development Permit (HILL-2026-0013) at 5464 Rock Castle Drive

Per Section 11.35 – Hillside Development of the City of La Cañada Flintridge Municipal Code, staff reviewed the request for a Hillside Development Permit to allow first-floor additions totaling 589 square feet and the addition of a new 126 square-foot front porch to an existing residence on a hillside lot.

Per Section 11.35.030, a Hillside Development Permit is required for any project requiring a building permit on a hillside lot (a lot with an average slope of 15% or greater). The subject property is a hillside lot with an average slope of approximately 26 percent. A majority of the slope is located along the northerly property line. Per the survey map, the lot size is 10,080 square feet and is currently developed with an existing one-story residence with an attached garage. The maximum allowed floor area based on a lot area of 10,080 square feet is 3,618 square feet. The project proposes a total floor area of 3,139 square feet, which remains below the slope factor adjusted maximum allowed floor area limit of 3,401 square feet.

The plans show two single-story additions: a 323-square-foot addition on the north side of the residence and a 266-square-foot addition at the front of the existing residence. Also proposed is a new 126-square-foot front porch addition that does not count towards the overall floor area. The north side addition would have an 18-foot side-yard setback and a 35'-9" rear-yard setback, exceeding the nine-foot side yard and 15'-0" rear-yard setback requirement, respectively. The front-yard addition would provide a 33'-4" front-yard setback and a nine-foot side-yard setback on the south side. The new front porch would provide a 26'-6" front-yard setback and a nine-foot side-yards setback. The proposed additions would increase the existing roof height to 17'-0". This would be achieved by framing over the existing roof to provide a continuous ridge. The project adheres to the required Zoning and Hillside Development standards and does not result in adverse massing, view, or use impacts.

Based on review of the proposed project, the following finding is made in the affirmative in accordance with Municipal Code Section 11.35.060.C(2):

**The project is found not to be in conflict with or potentially detrimental to the public health, safety or welfare, or other community standards, and conforms to the city's general plan and all other ordinances and regulations of the city.**

The proposed project preserves the lot's hillside character due to the addition's location on a flat pad. Slopes and ridgelines will not be affected, and intensive grading actions will not be required for the additions. Though the project increases the total floor area by 589 square feet, the addition's design maintains the scale and style of the existing house. The project adheres to the residential design guidelines and does not introduce massing or privacy concerns due to its size, height, location, and likeness to the existing house. In all, the project preserves the hillside character of the property and does not contribute to negative impacts to health, safety and welfare.

Based on the above finding, the request **IS APPROVED**, subject to the conditions of approval listed in Exhibit "A", attached to this notice.

Please note that the approval expires 24 months from the date of this approval unless an extension request is received in writing prior to the expiration of the original approval. If the approval expires prior to the start of construction, and no request for extension is received by that time, City procedures require a new application with full fees. Please also be aware that the City will not provide further notice of the expiration date.

Sincerely,



Susan Koleda, AICP  
Director of Community Development

*cc: next page*

5870-030-013

[REDACTED]  
5534 Rock Castle Drive  
La Canada Flintridge, CA 91011

5870-030-011

[REDACTED]  
[REDACTED]  
5508 Rock Castle Drive  
La Canada Flintridge, CA 91011

5870-030-012

[REDACTED]  
21067 Alaminos Drive  
Santa Clarita, CA 91350

5870-030-009

[REDACTED]  
5458 Rock Castle Drive  
La Canada Flintridge, CA 91011

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**HILLSIDE DEVELOPMENT PERMIT (HILL-2026-0013)**  
**5464 ROCK CASTLE DRIVE**

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled HILL-2026-0013.
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and the property owner shall file with the Director of Community Development written acknowledgment of the conditions stated herein on forms provided by the Planning Division.
4. All structures, site work and other features shall be located and maintained substantially as shown on the site plan labeled HILL-2026-0013, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to the expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
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# # # #

**PROPERTY OWNERS' ACKNOWLEDGEMENT OF CONDITIONS**

As the property owner(s), we, Rachel Salvo & Christopher Dooley, hereby acknowledge that we have received, read, and understand all conditions of approval, listed in Exhibit "A", attached.

\_\_\_\_\_  
Signature of Property Owner Date

\_\_\_\_\_  
Signature of Property Owner Date

**Please sign and return one (1) copy of this form to the Planning Division in order to activate this Hillside Development Permit (HILL-2026-0013) at 5464 Rock Castle Drive**

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