



## Planning Commission **STAFF REPORT**

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

*Vincent Gonzalez, Director –  
Planning & Community Preservation*

DATE: November 5, 2015

TO: Planning Commission

FROM: Monica Esparza, Assistant Planner

THROUGH: Vincent Gonzalez, Director – Planning and Community Preservation

**SUBJECT: Conditional Use Permit 15-23 (CUP 15-23) to allow the addition of 2,279 square-feet to the existing 2,052-square-foot residence for a total of 4,731 square-feet of floor area on the property located at 126 E. Mira Monte Avenue.**

---

### **Executive Summary**

The applicants, William and Anastasia Kefalas, are requesting that the Planning Commission consider a Conditional Use Permit (CUP) to allow the addition of 2,279 square-feet to the existing 2,052-square-foot residence for a total of 4,731 square-feet of floor area on the property located at 126 E. Mira Monte Avenue. Pursuant to SMMC Section 17.20.025.C(iii), structures exceeding a total of 3,500 square feet of floor area on lots measuring over 11,001 square-feet require approval of a Conditional Use Permit.

Staff recommends that the Planning Commission approve Conditional Use Permit 15-23 (CUP 15-23), pursuant to Resolution 15-15, subject to conditions of approval.

### **BACKGROUND**

The subject property is a 21,320-square-foot lot located in the R-1 (One Family Residential – Minimum Lot Size 7,500 sq. ft.) Zone with a General Plan Land Use Designation of RL (Residential Low Density). The adjacent properties to the north,

south, east, and west are also zoned R-1. The existing 2,452-square-foot single-family residence and detached 2-car garage were built in 1907. The residence contains two stories with 4 (four) bedrooms and 2 (two) bathrooms and a basement below the first story which is occupied by structural elements for the residence. The structure also includes two enclosed patios at the rear that were built without permits. According to the City's building permit files, the exterior stairs were repaired in 2009, a perimeter fence was installed in 1989 and 2000, and a reroof was completed in 1987.

## **PROPOSED PROJECT**

The project involves the addition of 2,279 square-feet to the rear of the existing 2,052 square-foot residence. No changes are being proposed to the existing 400-square-foot garage. The total proposed floor area, including the addition, is 4,731 square-feet. Pursuant to SMMC Section 17.20.025.C(iii), single-family residences that exceed 3,500 square feet of floor area located on lots over 11,001 square feet require approval of a CUP.

The existing structure is an example of Craftsman style architecture. According to the applicant, improvements to the exterior materials of the existing structure will be made to rehabilitate the appearance of the residence, and the areas of new construction will include materials that are appropriate to the Craftsman style so as to blend in with the existing structure. The windows will be replaced, as will the casings and frames. The balcony, eaves, porch, and columns will be repaired where feasible or replaced and painted.

The property slopes downwards in a north-south direction such that the first story in the front of the house becomes the second story in the rear. For purposes of clarification, the area below the first story will be referred to as the lower level since this area does not meet the definitions of a basement or partial basement per Code Section 17.20.015. The proposed project includes a 1,525 square-foot addition to the rear of the first floor and a 754 square-foot addition on the lower level. Square-footage is not being added to the existing second story as part of the proposed project. The existing structure has one bedroom on the first story and three bedrooms on the second story.

The proposed project will also involve an interior remodel that includes locating two bedrooms on the first story, one bedroom on the 754-square-foot lower level addition, and a master suite occupying the entire second story. The residence will include a total of four bedrooms, three bathrooms, a foyer, living room, kitchen, dining room, and family room. The project will also involve additional attic space over the first and second stories for a total of 1,562 square feet. However, it is important to note that, pursuant to the definition of gross floor area in the R-1 Zoning Ordinance, attic areas may be exempted from the calculation of floor area if it meets the criteria outlined in Code Section 17.20.015 ("Definitions"); based on the information provided by the applicant, staff has verified that the existing and proposed attic space complies with this section, and as such, their floor area can be excluded from the total floor area calculation.

### Demolition

The project will require demolition of 39 linear feet (approximately 23 percent) of the 172-foot long exterior walls along the rear of the residence to accommodate the addition, and it will not impact the original front façade of the structure. The total square footage of the area proposed for demolition is 670 square feet.

The proposed demolition does not require a discretionary demolition permit or a historic resources survey. Pursuant to Code Section 17.60.056.F, a project requiring demolition of less than 25% or less of the existing walls is exempt from requiring a discretionary demolition permit if the following conditions exist: a) the demolition is required for an addition/alteration to the structure that is permitted by code; b) the addition is permitted at the same time as the required demolition; c) neither the demolished portion of the structure nor the addition impacts the original front façade of the structure; and d) the site plan and all required permits for the remodel have been approved by the applicable city reviewing authority.

The site plan is included herein for reference as Exhibit B and a materials board has been submitted and will be made available for viewing at the public hearing.

### Public Hearing Notice – Minor Conditional Use Permit

The public hearing notice for this project stated that the applicant is requesting approval of a minor conditional use permit to exempt a partial basement from the gross floor area calculation. The existing area located north of the proposed lower level is a basement occupied by the foundation/structural elements of the residence. The interior height of this 2,157-square-foot area varies between 3.5 feet to 6.5 feet. After the public hearing notice was given, staff has concluded that, while this area is a basement<sup>1</sup>, it does not fit the definition of a “full basement”, which is exempt from the floor area calculation, or “partial basement”, which may be exempt through the approval of a minor conditional use permit pursuant to Code Section 17.20.015. Consequently, a minor conditional use permit is not the appropriate mechanism to exempt this area from the calculation of floor area.

Based on a discussion between the applicant and staff, it was determined that due to the structural elements required to be added in this area to reinforce the foundation of the residence (e.g., new walls, footings, retaining walls), it would be unlikely that the applicant could effectively use this space for anything other than structural foundation use. Under advisement from the City Attorney, staff has included a condition of approval in Resolution 15-15 requiring that a covenant be recorded by the applicant agreeing that this area will never be used or converted into habitable space. As a result, staff is recommending that this area not be included in the calculation of gross floor area for the

---

<sup>1</sup> Code Section 17.08 defines “basement” as “any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein

---

subject property. For informational purposes, if this area were to be included, the total proposed floor area would be 6,888 square-feet, therefore in excess of the maximum allowable floor area for the subject property.

A draft of the covenant is attached herein for reference as Exhibit G.

*Landscaping and Protected Trees*

The applicant is proposing to maintain the existing landscaping on the project site. There are a total of 3 (three) Coast Live Oak (*Quercus agrifolia*) trees on the property, none of which are proposed for removal. A condition of approval has been included in the Resolution requiring that protective measures be taken to avoid impacts to the oak trees during construction.

**NEIGHBORHOOD ANALYSIS**

Staff identified two parcels on the same side of the street that are the same size as the project site for purposes of comparing the square footages of the existing residences with that of the proposed project. According to information provided in the LA County Tax Assessor's<sup>2</sup> website for 46 E. Mira Monte, this 2,217-square-foot residence has three bedrooms and three bathrooms. Assuming that 46 E. Mira Monte is providing the Code-required parking, the total estimated floor area for the property is 2,617 square-feet. Based on the CUP approved for 68 E. Mira Monte in 2013, this residence has a total of 4,566-square-feet of floor area, including five bedrooms, three bathrooms, and a 3-car garage. Both of these residences are also two-story structures.

---

<sup>2</sup> The LA County Tax Assessor does not include the garage floor area in the total square footage of the property.



### PROJECT SUMMARY

Category	Existing	Proposed	Code Requirement / Allowed	Meets Code
<b>Lot size</b>	21,320 sq. ft. (205' deep X 104' wide)	No Change	7,500 sq. (minimum)	Yes
<b>Lot Coverage</b>	8%	15%	Not to exceed 40% of lot area.	Yes
<b>Building Height</b>	22 feet (as measured from 1/3 of the height of the pitched roof)	No Change	Yes (25 ft. max)	Yes
<b>Gross Floor Area</b>	2, 452 sq. ft.	4, 731 sq. ft.	4, 738 sq. ft. (3,500 sf + 12% of area over 11,000 sf)	Yes
<b>Building Setbacks:</b>				
<u><b>Front</b></u>	51 feet	No Change	25 feet	Yes
<u><b>Sides:</b></u>				
<b>East</b>	33 feet	No Change	(Total cumulative: 30% of lot width=31 feet, with minimum 10 feet on each side)	Yes
<b>West</b>	31 feet	17 feet, 6 inches		Yes
<u><b>Rear</b></u>	117 feet	85 feet		Yes
<b>Parking</b>	2-car garage	No Change	2 spaces per dwelling unit in a garage or carport	Yes

## **ANALYSIS/ FINDINGS**

### **Conditional Use Permit:**

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

1. **That the site for the proposed use is adequate in size, shape and topography;** in that the project site is rectangular in shape and the 21,320-square foot lot size significantly exceeds the 7,500-square foot minimum lot size for the zone where it is located. The project complies with all setbacks, allowable gross floor area, angle plane requirement, and will continue to be used as a single-family residential use as allowed by the underlying R-1 Zone.
2. **That the site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** in that East Mira Monte Avenue is 70 feet wide which is more than a standard width for residential areas. The proposed project involves an addition to the existing single-family residence, therefore the use will remain the same and will not result in more traffic than as currently generated.
3. **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the addition does not diminish the privacy or enjoyment of neighboring properties because it is consistent with the pattern of residential development in the neighborhood. The residence will remain a two-story structure and will comply with all the development standards in the R-1 One-Family Residential Ordinance, such as allowable floor area, lot coverage, setbacks, and angle plane requirements. The residence has a generous front yard setback of 51 feet and rear setback of 85 feet, both well beyond the minimum setback requirements of 25 feet and 15 feet, respectively. The setback distances from the side property lines and from neighboring buildings are more than sufficient as the applicant is providing setbacks that exceed those required by code. Therefore, the proposed use will not interfere with the use, possession and enjoyment of surrounding and adjacent properties.
4. **That there is a demonstrated need for the use requested;** in that the existing structure is in poor condition and the applicant wishes to remodel the home and add space for their growing family.

5. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** in that the proposed use as a single family residence is consistent with the site's current use as well as the goals of its General Plan designation of Residential – Low Density as implemented by the R-1 Zoning Ordinance. The project does not propose to increase the height of the existing structure, and will include generous setbacks that exceed the minimum requirements therefore allowing for adequate buffering from neighboring properties, usable private yard area, air circulation and light, consistent with Policy L7.1. Further, the CUP request to exceed 3,500 square feet is consistent with Policy L7.2 which requires discretionary review of projects that exceed the maximum floor area allowed for ministerial review. Finally, the project is consistent with Policy L7.4 in that the project would be compatible with and complement surrounding existing homes.
6. **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** in that single-family residential properties serve the needs of the City when such projects are consistent with the General Plan and R-1 Zoning requirements.

**Additional findings required as described in Section 17.60.041**

The following findings are required for all single family houses:

1. **That the proposed project be designed in one consistent style and the height, bulk, scale and mass of new construction and reconstruction be compatible with the existing neighborhood and the surroundings;** in that the project is compliant with all R-1 standards. The design of the house is consistent with the height, bulk, scale, and mass of the surrounding properties, which includes a mixture of one-story and two-story residential structures. In addition, the proposed architectural character is consistent on all sides of the residence.
2. **That the proposed project reflects the scale of the neighborhood in which it is proposed and that it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting and does not cause adverse impacts;** in that the addition is located in the rear of the existing structure and cannot be seen from the public right-of-way. The residence will remain a two-story structure which is consistent with the mixture of one and two-story structures along East Mira Monte. The addition complies with all setbacks of the R-1 zone and consistently maintains the Craftsman style on all sides.

**PUBLIC NOTICE PROCESS**

---

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

### **ENVIRONMENTAL**

The proposed project qualifies for a Categorical Exemption, pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), in that it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment and therefore is not subject to CEQA.

### **ALTERNATIVES**

The Planning Commission can:

1. Approve the application for Conditional Use Permit 15-23, with or without conditions of approval;
2. Deny the application for Conditional Use Permit 15-23, and direct Staff to provide a Resolution at the next Planning Commission meeting.
3. Continue the subject project, and provide the applicant with direction.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve Conditional Use Permit 15-23 (CUP 15-23) pursuant to Planning Commission Resolution 15-15, subject to conditions of approval.

Prepared By:

Monica Esparza  
Assistant Planner

Attachments:

1. Exhibit A: Planning Commission Resolution 15-15
2. Exhibit B: Site Plan
3. Exhibit C: Colored Front Elevations

4. Exhibit D: Project Application
5. Exhibit E: Vicinity Map
6. Exhibit F: Site Photos
7. Exhibit G: Draft Deed Restriction and Covenant

# EXHIBIT A

Planning Commission Resolution 15-15

## **PC RESOLUTION 15-15**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING CONDITIONAL USE PERMIT 15-23 TO ALLOW THE ADDITION OF 2,279 SQUARE-FEET TO THE EXISTING 2,052 SQUARE-FOOT RESIDENCE FOR A TOTAL OF 4, 731 SQUARE-FEET OF FLOOR AREA ON THE PROPERTY LOCATED AT 126 EAST MIRA MONTE AVENUE**

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

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

**William and Anastasia Kefalas  
267 W. Montecito Ave.  
Sierra Madre, CA. 91024**

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

A request to allow the addition of 2,279 square-feet to the existing 2,052-square-foot residence for a total of 4,731 square-feet of floor area on the property located at 126 E. Mira Monte Avenue. Pursuant to SMMC Section 17.20.025.C(iii), structures exceeding a total of 3,500 square feet of floor area on lots measuring over 11,001 square-feet require approval of a Conditional Use Permit.

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

WHEREAS, a public hearing was held before the Planning Commission on November 5, 2015, with all testimony received being made part of the public record;

WHEREAS, the proposed project qualifies for a Categorical Exemption, pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), in that it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment and therefore is not subject to CEQA.

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

- **That the site for the proposed use is adequate in size, shape and topography;** in that the project site is rectangular in shape and the 21,320-square foot lot size significantly exceeds the 7,500-square foot minimum lot size for the zone where it is located. The project complies with all setbacks, allowable gross floor area, angle plane requirement, and will continue to be used as a single-family residential use as allowed by the underlying R-1 Zone.

- **That the site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** in that East Mira Monte Avenue is 70 feet wide which is more than a standard width for residential areas. The proposed project involves an addition to the existing single-family residence, therefore the use will remain the same and will not result in more traffic than as currently generated.
- **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the addition does not diminish the privacy or enjoyment of neighboring properties because it is consistent with the pattern of residential development in the neighborhood. The residence will remain a two-story structure and will comply with all the development standards in the R-1 One-Family Residential Ordinance, such as allowable floor area, lot coverage, setbacks, and angle plane requirements. The residence has a generous front yard setback of 51 feet and rear setback of 85 feet, both well beyond the minimum setback requirements of 25 feet and 15 feet, respectively. The setback distances from the side property lines and from neighboring buildings are more than sufficient as the applicant is providing setbacks that exceed those required by code. Therefore, the proposed use will not interfere with the use, possession and enjoyment of surrounding and adjacent properties.
- **That there is a demonstrated need for the use requested;** in that the existing structure is in poor condition and the applicant wishes to remodel the home and add space for their growing family.
- **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** in that the proposed use as a single family residence is consistent with the site's current use as well as the goals of its General Plan designation of Residential – Low Density as implemented by the R-1 Zoning Ordinance. The project does not propose to increase the height of the existing structure, and will include generous setbacks that exceed the minimum requirements therefore allowing for adequate buffering from neighboring properties, usable private yard area, air circulation and light, consistent with Policy L7.1. Further, the CUP request to exceed 3,500 square feet is consistent with Policy L7.2 which requires discretionary review of projects that exceed the maximum floor area allowed for ministerial review. Finally, the project is consistent with Policy L7.4 in that the project would be compatible with and complement surrounding existing homes.
- **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** in that single-family residential properties serve the needs of the City when such projects are consistent with the General Plan and R-1 Zoning requirements.



**Planning Commission Resolution 15-15**  
**November 5, 2015**

---

The following findings are required for all single family houses:

- **That the proposed project be designed in one consistent style and the height, bulk, scale and mass of new construction and reconstruction be compatible with the existing neighborhood and the surroundings;** in that the project is compliant with all R-1 standards. The design of the house is consistent with the height, bulk, scale, and mass of the surrounding properties, which includes a mixture of one-story and two-story residential structures. In addition, the proposed architectural character is consistent on all sides of the residence.
- **That the proposed project reflects the scale of the neighborhood in which it is proposed and that it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting and does not cause adverse impacts;** in that the addition is located in the rear of the existing structure and cannot be seen from the public right-of-way. The residence will remain a two-story structure which is consistent with the mixture of one and two-story structures along East Mira Monte. The addition complies with all setbacks of the R-1 zone and consistently maintains the Craftsman style on all sides.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES Conditional Use Permit 15-23, subject to the conditions of approval in the attached Exhibit A.

The approval is final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

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

APPROVED, the 5<sup>th</sup> day of November, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

**Planning Commission Resolution 15-15**  
**November 5, 2015**

---

Ken Goldstein, Chairperson  
Sierra Madre Planning Commission

ATTEST:

---

Vincent Gonzalez, Director  
Planning & Community Preservation Department

**EXHIBIT A**

**CONDITIONS OF APPROVAL**  
**CUP 15-23**

**General Conditions:**

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
3. Execute and deliver to the City's Department of Development Services an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

**Planning Conditions**

**Planning Commission Resolution 15-15**  
**November 5, 2015**

---

The applicant and property owner shall:

1. Construct the project in substantial conformance with all applications and supporting materials presented to the Planning Commission on November 5, 2015. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Conditional Use Permit.
2. Submit construction plans, for 1<sup>st</sup> Plan Check within one (1) year of the date of this approval; failure to do so will constitute an abandonment of the entitlement, and shall render this approval null and void.
3. Record a covenant prior to the issuance of the certificate of occupancy, as provided by the City of Sierra Madre, prohibiting the use or conversion of the crawl space/basement into habitable space.

**Public Works Conditions**

The applicant and property owner shall:

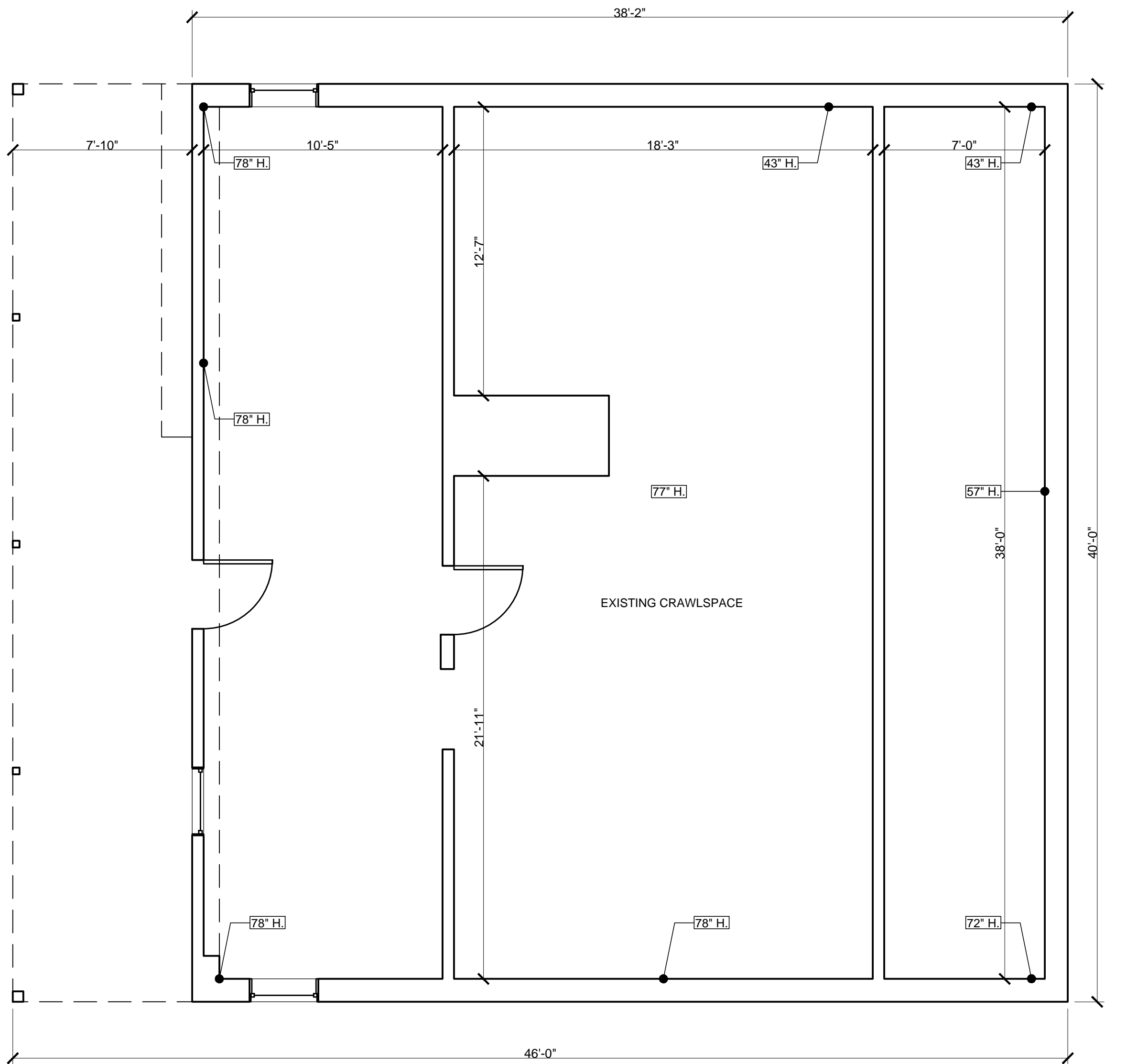
1. Comply with low impact development (LID) standards, including the preparation of a grading and drainage plan.
2. Submit an erosion control plan prepared by a civil engineer prior to Building Permit issuance.
3. Show on the plans submitted for Plan Check all protected tree on the project site, labeled as to dbh and species. The trees shall be plotted accurately to scale as measured in the field, and the drip line of each tree within the subject property shall be measured in the field at eight compass points of the compass and drawn to scale.
4. Erect a protective fence around the trees under the supervision of the record arborist, Mr. Linz. All construction, demolition, and grading work on the site shall meet all of the requirements of SMMC Chapter 12.20.
5. Connect the house to the existing public sewer system in East Mira Monte Avenue. Backflow prevention will be required on the sewer lateral. The proposed sewer connection shall be shown on all future copies of the site plan.
6. Underground all electrical utilities.

(end of conditions)

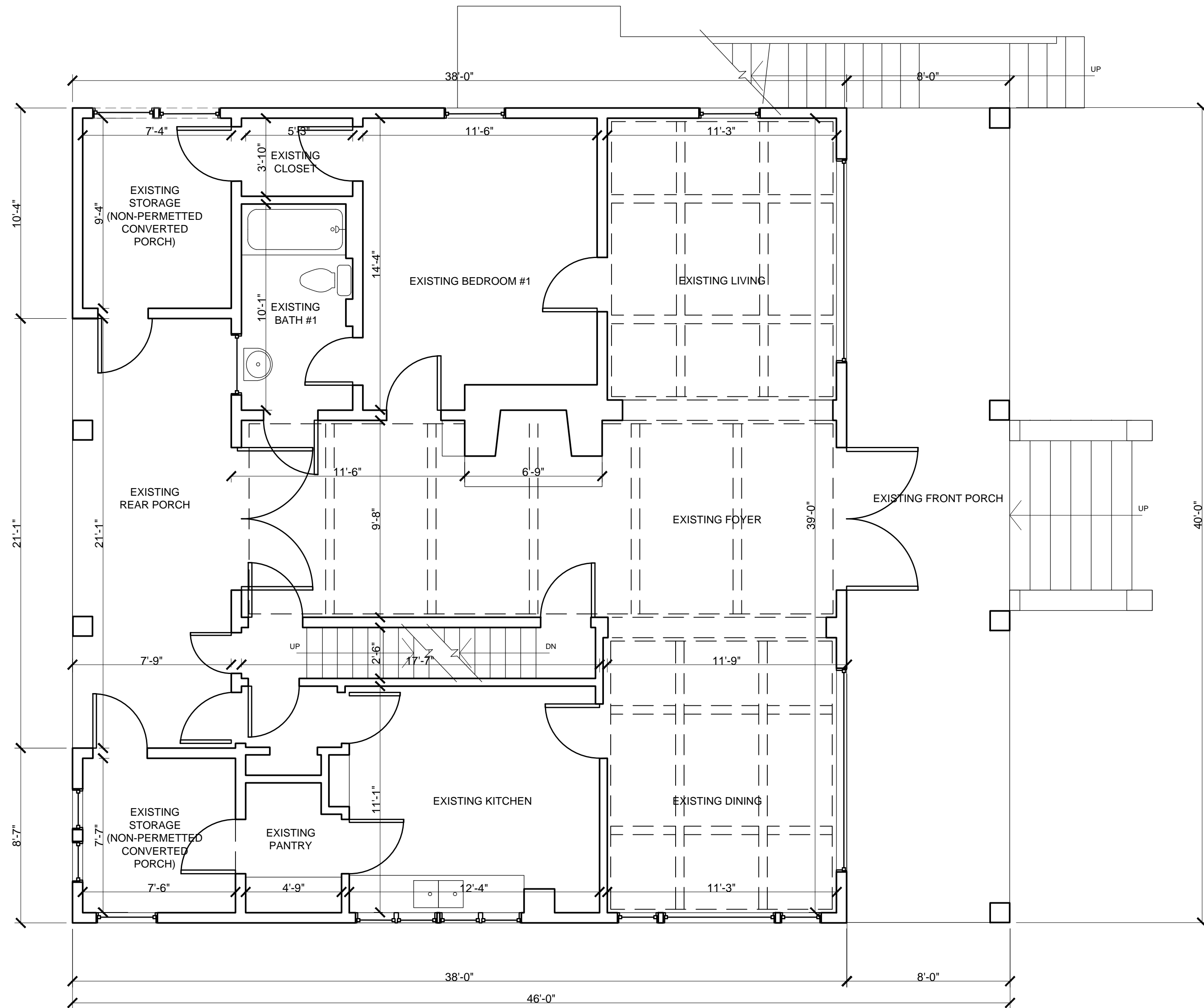
# EXHIBIT B

Site Plan



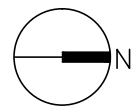


EXISTING BASEMENT FLOOR AREA (LESS THAN 7'-6" CEILING HEIGHT) = 38' x 40' = 1,520 SQ. FT.



EXISTING FIRST FLOOR AREA = 30' x 40' = 1,200 SQ. FT.

REVISION	BY
10/28/2015	1
SAG & A-R DESIGN AND ENGINEERING SERVICES 281 N. ALTADENA DR., PASADENA, CA 91107 626-449-6461	
126 E. MIRA MONTE AVE, SIERRA MADRE, CA 91024	
Date: 09/14/2015	
Scale: AS NOTED	
Drawn:	
Job:	
Sheet: A-2 Of Sheet	



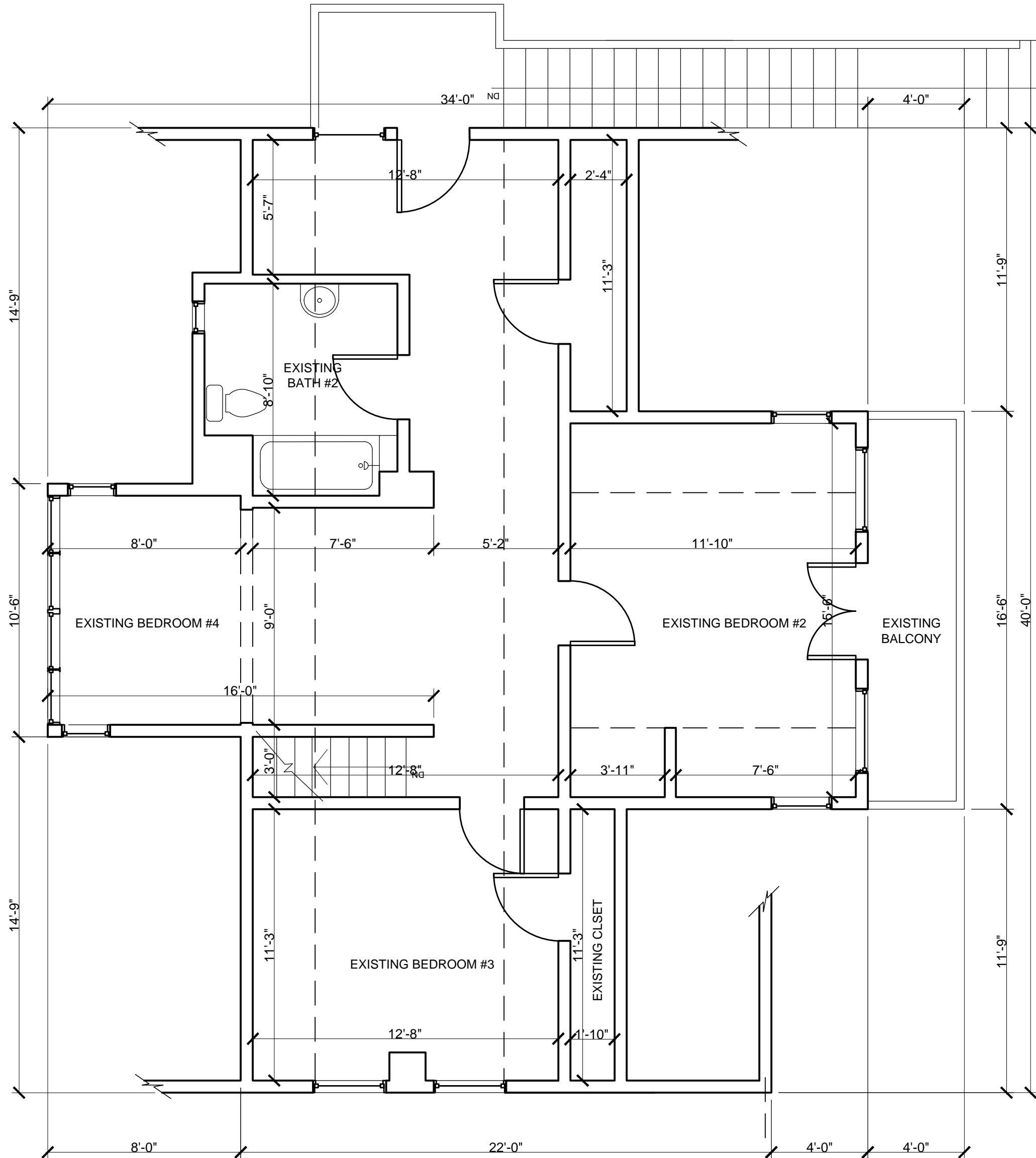
**EXISTING SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**WALL KEY**

EXISTING WALL

- EXISTING SECOND FLOOR = 852.00 SQ.FT.



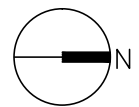
REVISION	BY
10/28/2015	1

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

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024







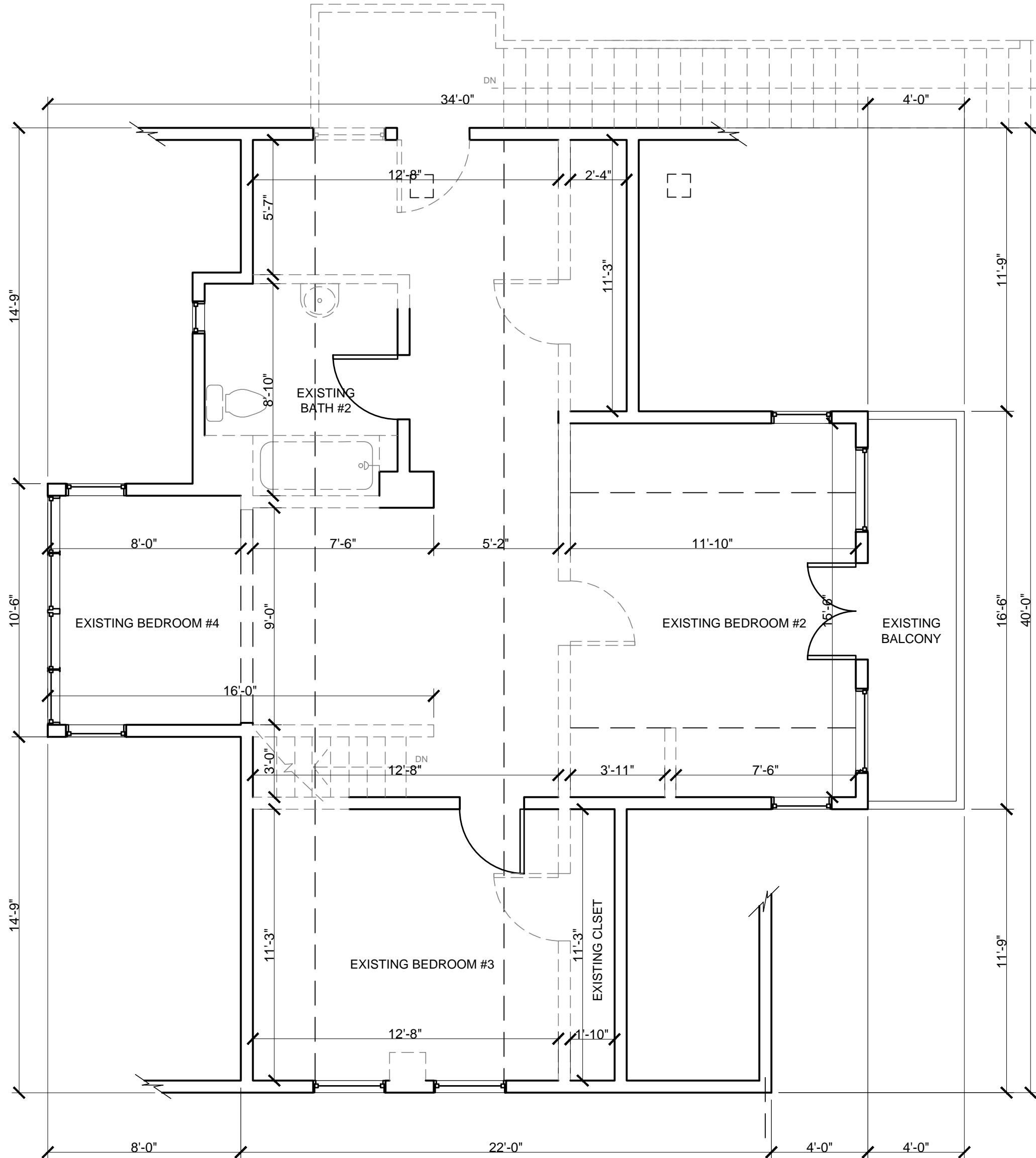
**DEMOLITION SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**WALL KEY**

EXISTING WALL

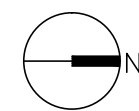
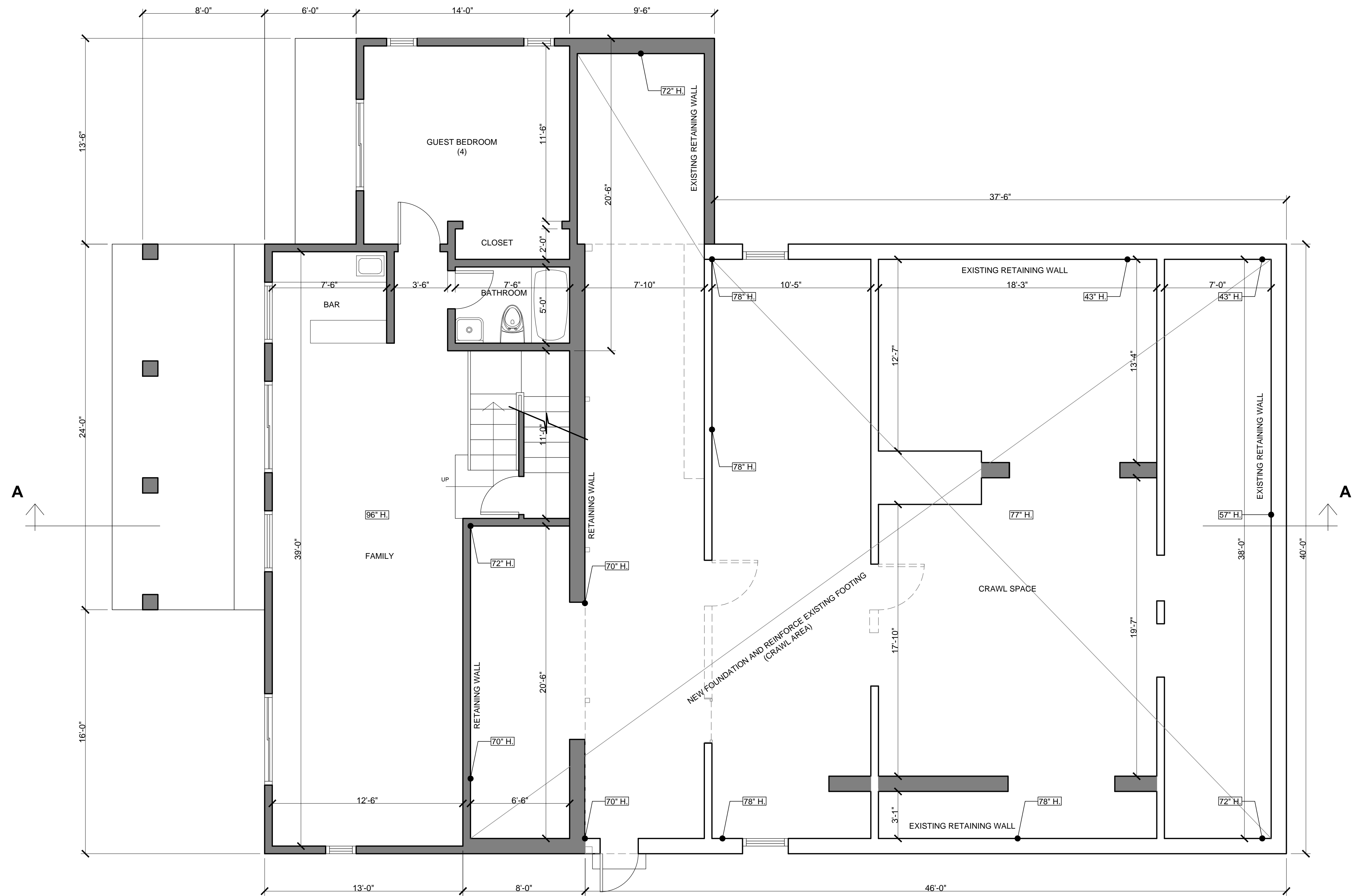
REMOVE WALL



REVISION	BY
10/28/2015	1

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

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024



**PROPOSED CRAWL SPACE AND LOWER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"  
TOTAL PROPOSED ADDITION LIVING AREA AT BASEMENT FLOOR AREA = 754.50 SQ.FT.

**PROPOSED BREAK DOWN LIVING AREA FOR ADDITION BASEMENT FLOOR AREA (CLEAR AREA):**

- FAMILY ROOM	= 13' x 40' =	520.00 SQ. FT.
- GUEST BEDROOM	= 13.5' x 14' =	189.00 SQ. FT.
- BATHROOM	= 7' x 6.5' =	45.50 SQ. FT.
<b>TOTAL</b>		<b>754.50 SQ.FT.</b>

**PROPOSED CRAWL SPACE PLAN (LESS THAN 7'-6" CEILING HEIGHT - NOT A LIVING AREA):**

- EXISTING CRAWL SPACE AREA	38' x 40' =	1,520 SQ.FT.
- PROPOSED ADDITION AREA AT LOWE LEVEL	= (53.5' x 8') + (22' x 7")	
	= 428 + 154 =	582 SQ.FT.

**WALL KEY**

	EXISTING WALL
	NEW WALL
	REMOVE WALL

**NOTES:**

- A. THE PROPOSED EXTERIOR DEMOLITION WALL SHALL BE LESS THAN 25% FROM THE TOTAL EXTERIOR WALL.  
- TOTAL EXISTING EXTERIOR WALL = 46' x 2 + 4' x 2 = 172 L.FT.  
- PROPOSED EXTERIOR DEMOLITION WALL = 39' L.FT. = 22.67 % > 25%
- B. ALL DEMOLITION STRUCTURE SHALL BE PERMITTED BY CITY CODE.
- C. ALL REQUIRED PERMITS FOR REMODEL OR NEW STRUCTURE HAVE BEEN PROVIDED BY THE APPLICABLE CITY REVIEWING AUTHORITY.

REVISION	BY
10/28/2015	1

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

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024

Date: 09/14/2015

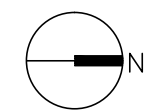
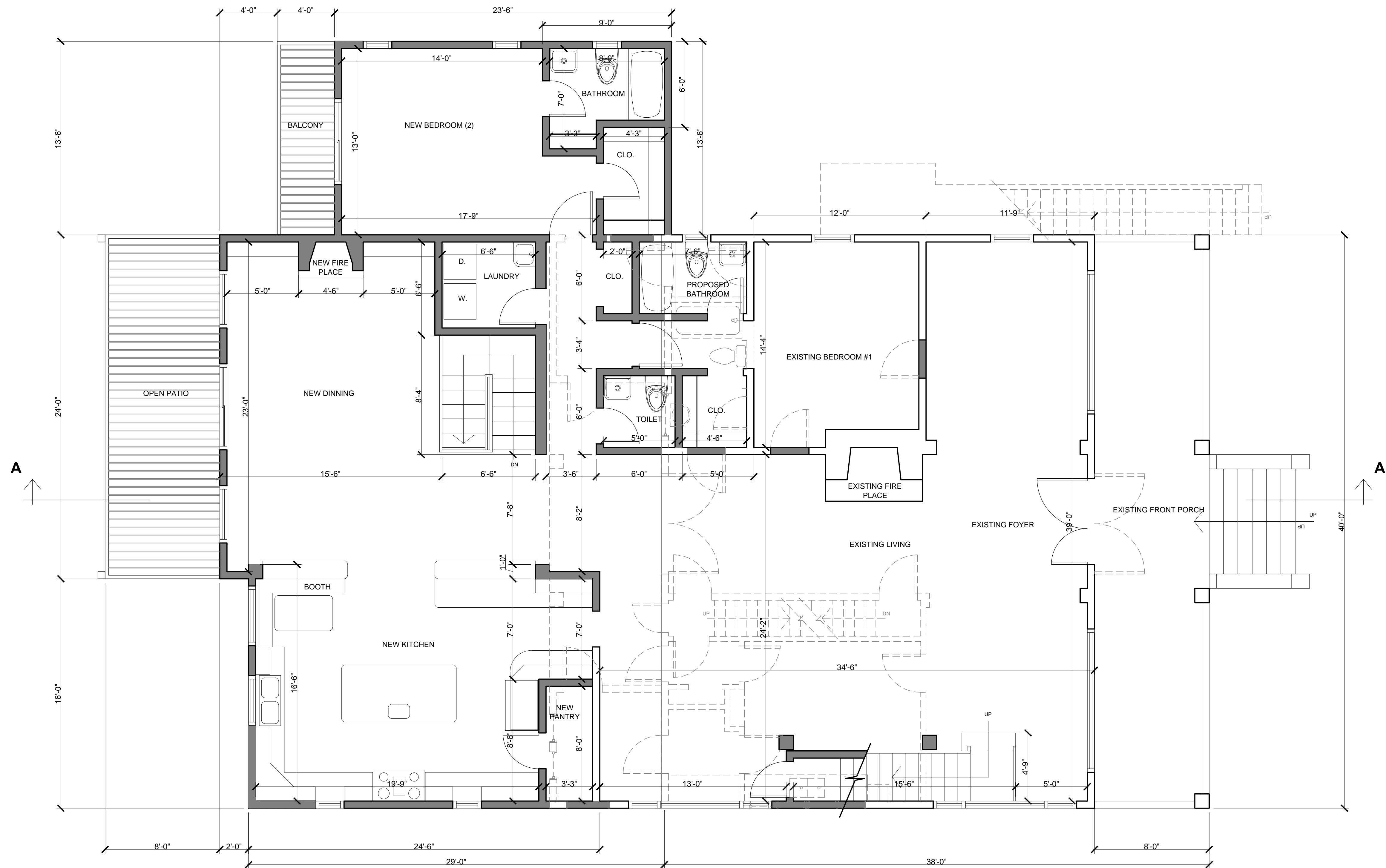
Scale: AS NOTED

Drawn:

Job:

Sheet:

Of  
A-6  
Sheet



### PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN AREA = 30' x 40' = 1,200 SQ. FT.

PROPOSED ADDITION FIRST FLOOR AREA = 1,525 SQ. FT.

PROPOSED TOTAL FIRST FLOOR PLAN = 2,725.00 SQ. FT.

#### WALL KEY

EXISTING WALL

NEW WALL

REMOVE WALL

#### PROPOSED BREAK DOWN ROOM AREA FOR ADDITION FIRST FLOOR AREA (CLEAR AREA):

- BEDROOM , BATHROOM & CLOSET	= 23.5' x 13.5' =	317.25 SQ. FT.
- LAUNDRY	= 8' x 7' =	56 SQ. FT.
- TOILET	= 6' x 4.5' =	27 SQ. FT.
- CLOSET & ADDITION AREA FOR BATHROOM	= 5' x 6' =	30 SQ. FT.
- STAIRWAY	= 6.5' x 8' =	52 SQ. FT.
- ADDITION AREA FOR EXISTING LIVING AREA	= 25' x 4.5' =	112.5 SQ. FT.
- NEW KITCHEN	= 25.5' x 16.5' =	420.75 SQ. FT.
- DINING AREA	= 24' x 15.5' =	372 SQ. FT.

#### NOTES:

- THE PROPOSED EXTERIOR DEMOLITION WALL SHALL BE LESS THAN 25% FROM THE TOTAL EXTERIOR WALL.
  - TOTAL EXISTING EXTERIOR WALL = 46' x 2 + 4' x 2 = 172 L.F.T.
  - PROPOSED EXTERIOR DEMOLITION WALL = 39' L.F.T. = 22.67 % > 25%
- ALL DEMOLITION STRUCTURE SHALL BE PERMITTED BY CITY CODE.
- ALL REQUIRED PERMITS FOR REMODEL OR NEW STRUCTURE HAVE BEEN PROVIDED BY THE APPLICABLE CITY REVIEWING AUTHORITY.

REVISION	BY
10/28/2015	1

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

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024

Date: 09/14/2015

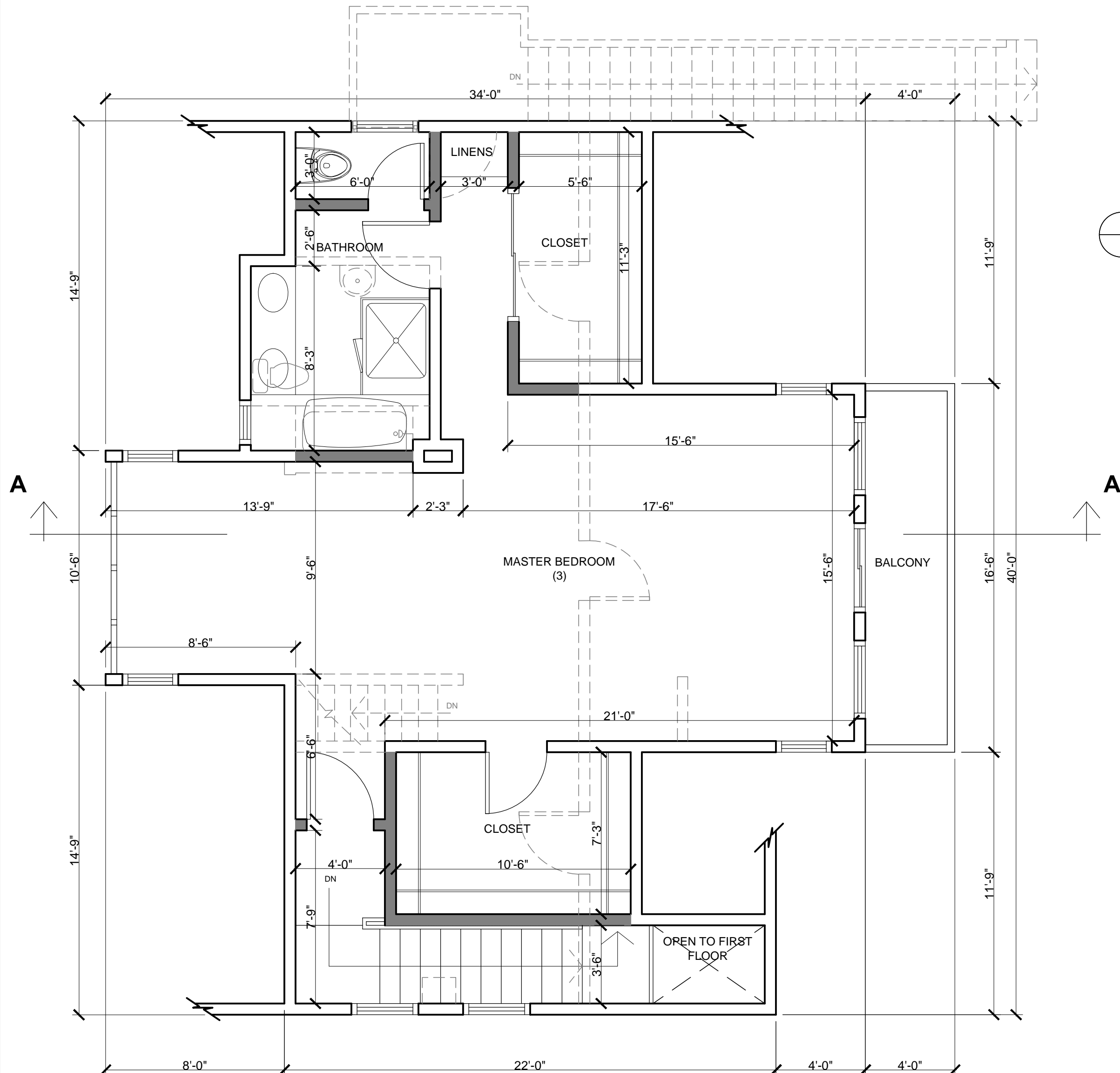
Scale: AS NOTED

Drawn:

Job:

Sheet:

Of A-7 Sheet



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

**BREAK DOWN ROOM FOR ADDITION SECOND FLOOR AREAS:**

- NO NEW ADDITION AREA FOR SECOND FLOOR.
- EXISTING AND PROPOSED SECOND FLOOR AREA = 852.00 SQ.FT.

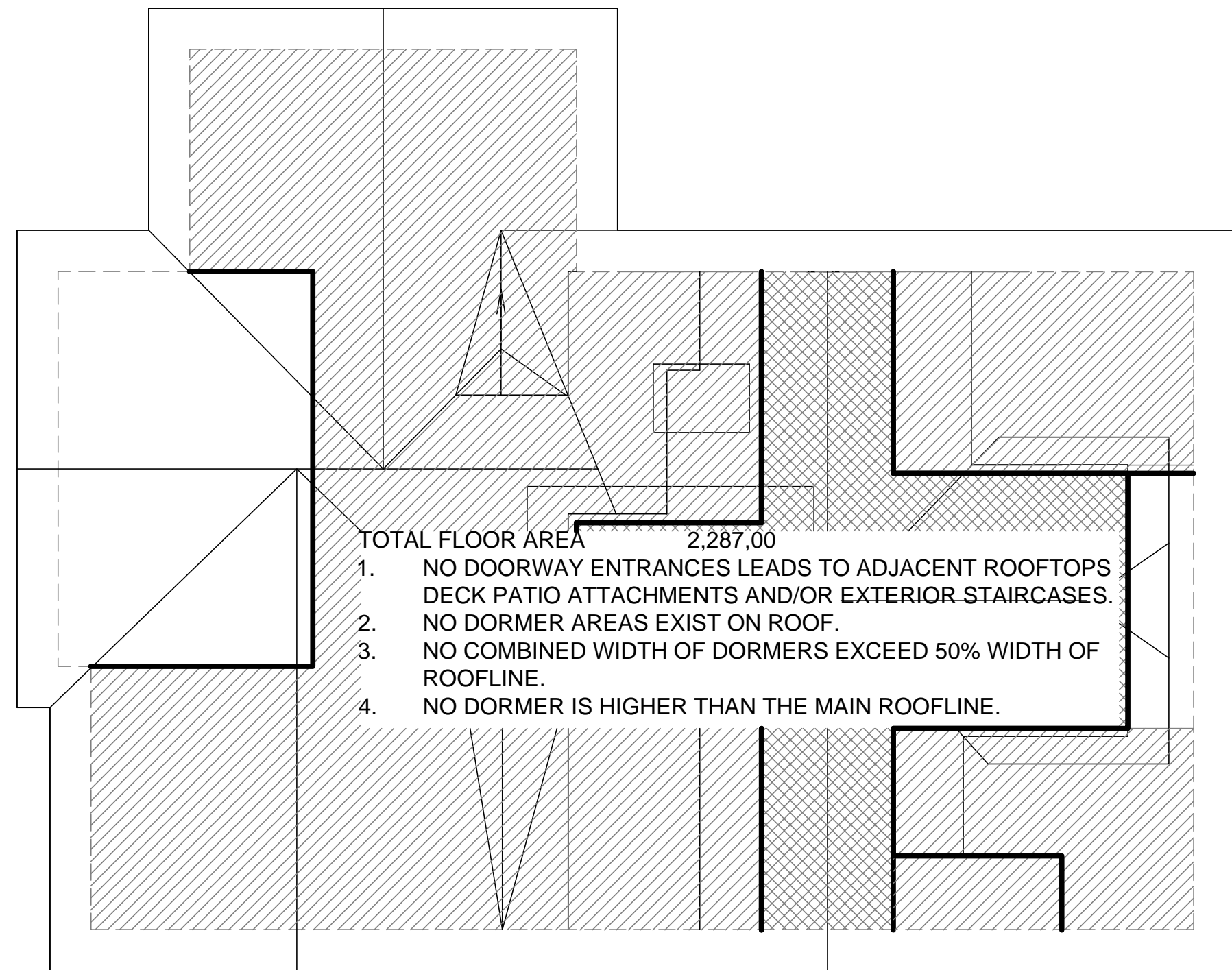
**NOTES:**

- THE PROPOSED EXTERIOR DEMOLITION WALL SHALL BE LESS THAN 25% FROM THE TOTAL EXTERIOR WALL.
  - TOTAL EXISTING EXTERIOR WALL =  $46' \times 2 + 4' \times 2 = 172$  L.F.T.
  - PROPOSED EXTERIOR DEMOLITION WALL =  $39'$  L.F.T. =  $22.67\% > 25\%$
- ALL DEMOLITION STRUCTURE SHALL BE PERMITTED BY CITY CODE.
- ALL REQUIRED PERMITS FOR REMODEL OR NEW STRUCTURE HAVE BEEN PROVIDED BY THE APPLICABLE CITY REVIEWING AUTHORITY.

**WALL KEY**  
— EXISTING WALL  
— NEW WALL  
- - - REMOVE WALL

**EXISTING & PROPOSED ATTIC FOR THE HOUSE**  
SCALE: 1/8" = 1'-0"

**KEY PLAN**  
— FIRST FLOOR ATTIC  
— SECOND FLOOR ATTIC

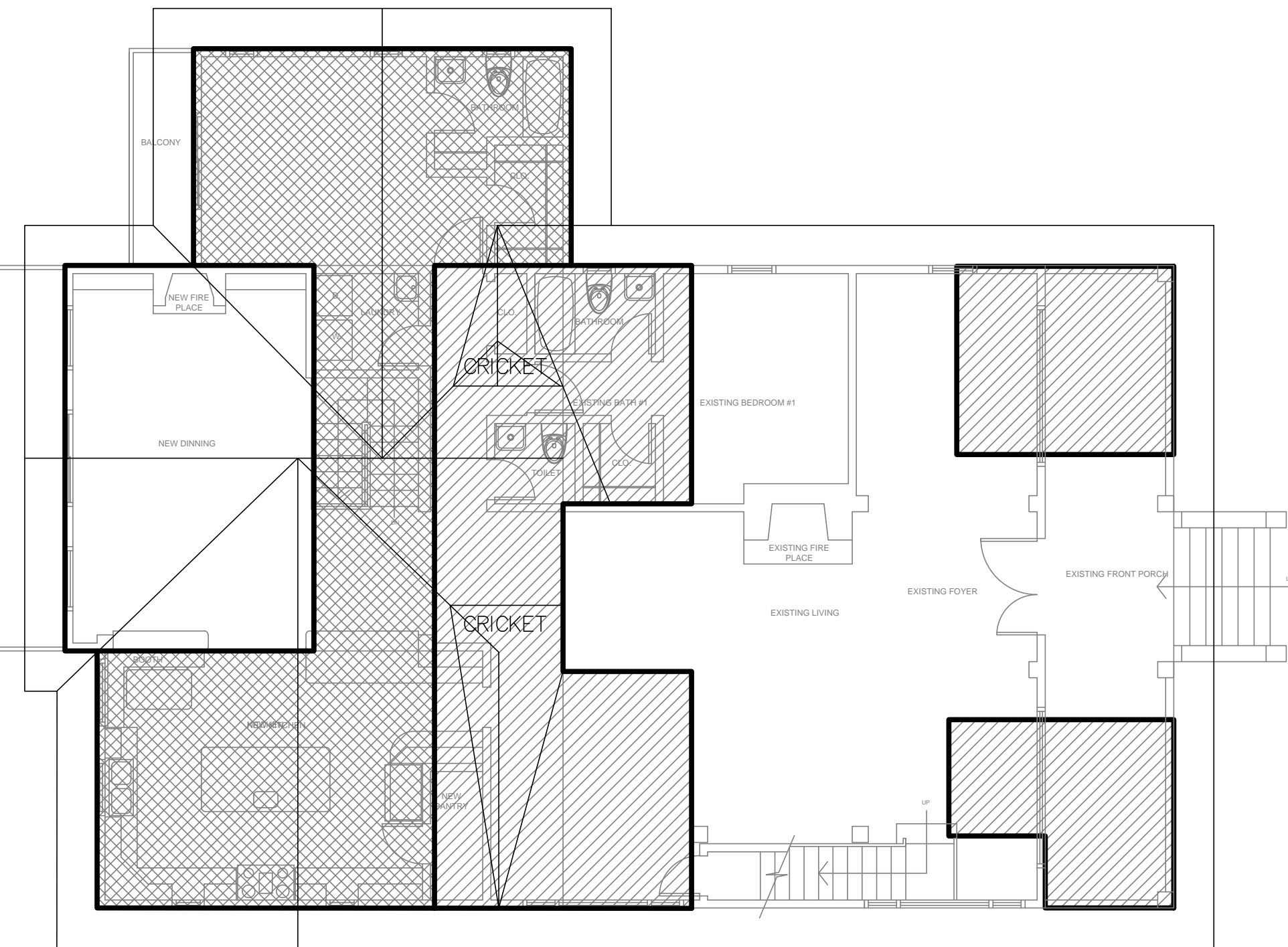


- TOTAL FLOOR AREA 2,287.00
- NO DOORWAY ENTRANCES LEADS TO ADJACENT ROOFTOPS DECK PATIO ATTACHMENTS AND/OR EXTERIOR STAIRCASES.
  - NO DORMER AREAS EXIST ON ROOF.
  - NO COMBINED WIDTH OF DORMERS EXCEED 50% WIDTH OF ROOFLINE.
  - NO DORMER IS HIGHER THAN THE MAIN ROOFLINE.

**EXISTING ATTIC FOR SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

EXISTING SECOND FLOOR ATTIC AREA =  $(8 \times 40) + (16.5 \times 15) + (10.5 \times 11) = 683.00$  SQ.FT.

**KEY PLAN**  
— EXISTING ATTIC



**EXISTING AND PROPOSED ATTIC FOR FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

EXISTING FIRST FLOOR ATTIC =  $2 (12 \times 14) + (40 \times 14) - (6 \times 5) - (10.5 \times 8) = 782.00$  SQ.FT.  
PROPOSED FIRST FLOOR ATTIC =  $(13.5 \times 22.5) + (24 \times 16) + (24 \times 8) = 879.75$  SQ.FT.

**KEY PLAN**  
— EXISTING ATTIC  
— PROPOSED ATTIC

REVISION	BY
10/28/2015	1

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

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024

Date: 09/14/2015

Scale: AS NOTED

Drawn:

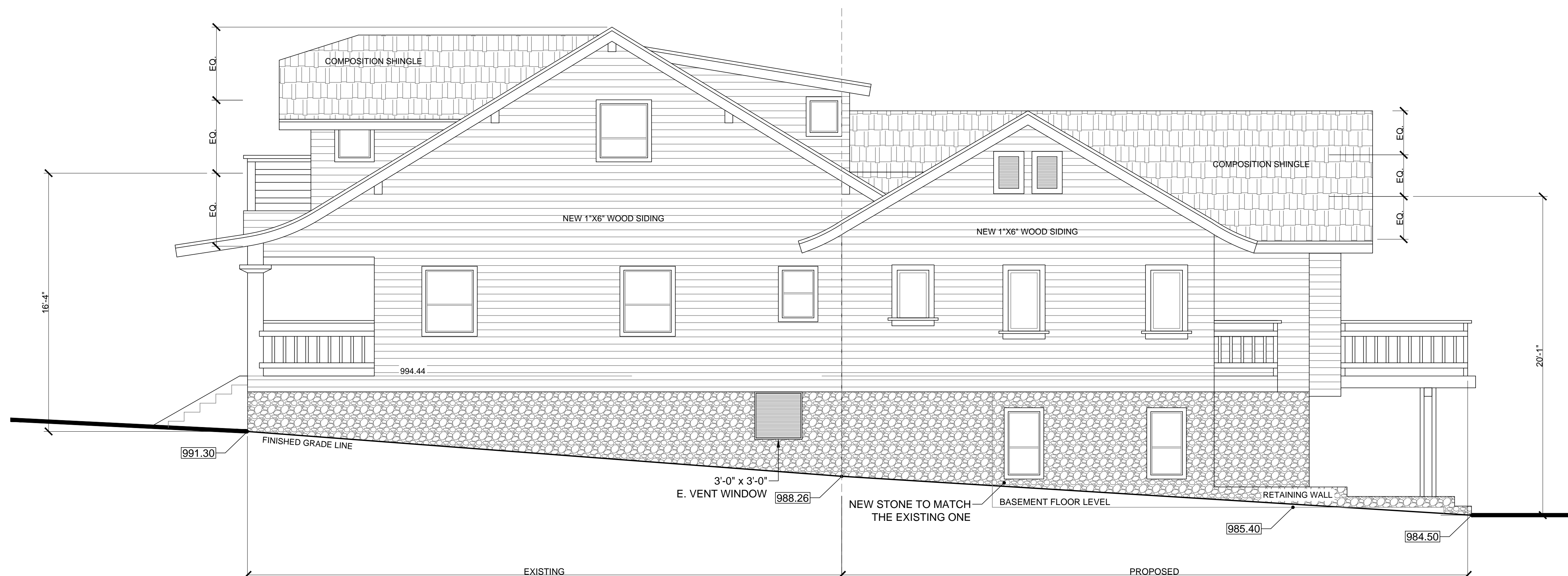
Job:

Sheet:

Of 8 Sheet

REVISION	BY
10/28/2015	1

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024



REVISION	BY
10/28/2015	1

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

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024

Date: 09/14/2015

Scale: AS NOTED

Drawn:

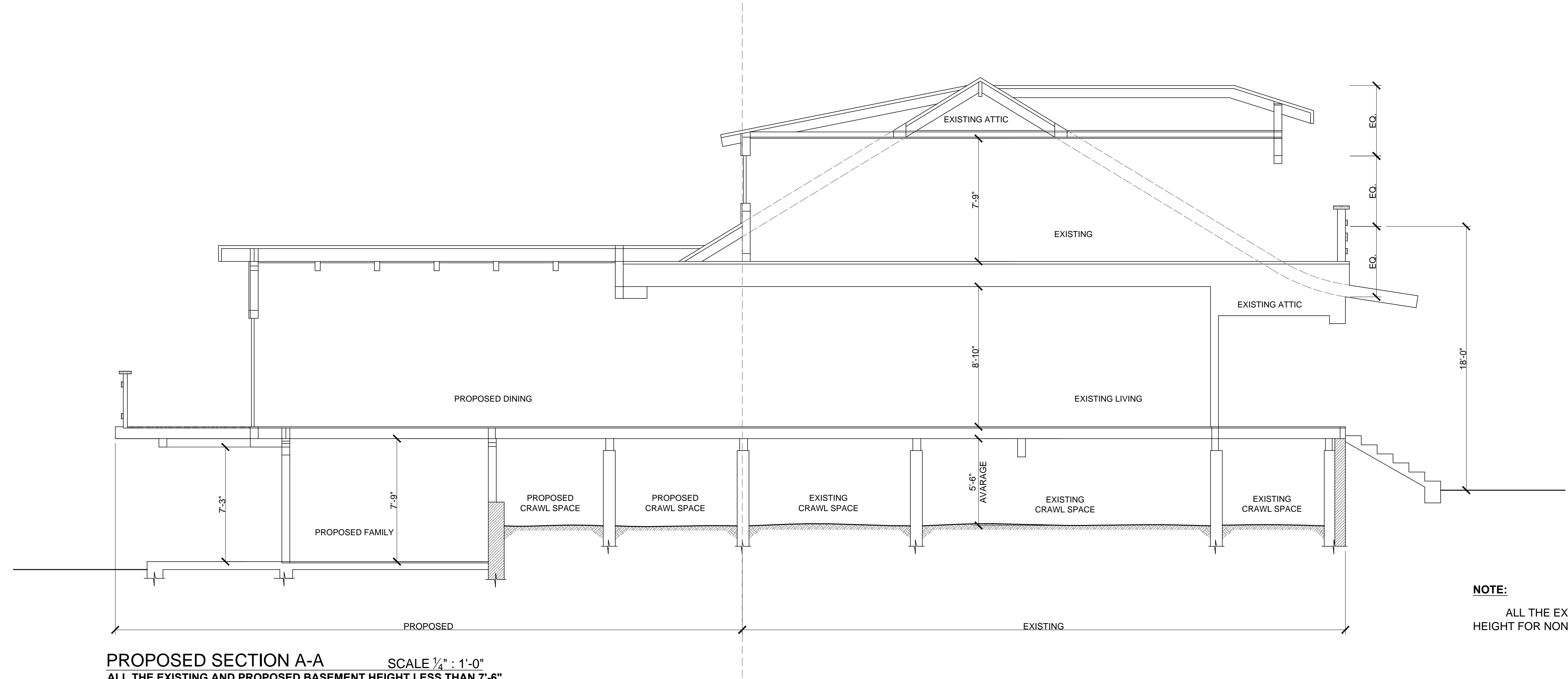
Job:

Sheet:

A-10  
Of Sheet



PROPOSED SOUTH ELEVATION (REAR) SCALE 1/4" : 1'-0"  
PROPOSED ADDITION SOUTH ELEVATION AREA = 1,044 SQ.FT.



PROPOSED SECTION A-A SCALE 1/4" : 1'-0"  
ALL THE EXISTING AND PROPOSED BASEMENT HEIGHT LESS THAN 7'-6"

NOTE:  
ALL THE EXISTING AND PROPOSED BASEMENT  
HEIGHT FOR NON LIVING AREA IS LESS THAN 7'-6"



EXISTING & PROPOSED NORTH ELEVATION (FRONT) SCALE 1/4" : 1'-0"

EXISTING NORTH ELEVATION AREA = 613 SQ.FT.

PROPOSED ADDITION NORTH ELEVATION AREA = 160 SQ.FT.

REVISION	BY
10/28/2015	1

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

126 E. MIRA MONTE AVE,  
SIERRA MADRE, CA 91024



# EXHIBIT C

Colored Front Elevations



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

# EXHIBIT D

Project Application



# City of Sierra Madre Planning Application Form

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

Date Received

P.C. Hearing Date

11-5-15

Project No.

CUP 15-23

Project Location 126 E. Mira Monte

APN # 5762-013-019 General Plan & Zoning R-1

Exact Legal Description: City of Sierra Madre, county of Los Angeles, lot #39 of Monte Lado Tract, as per map recorded in Book 7, page (5) 174 of maps in the office of the county recorder of said county.

Applicant Requests: The approval of a 2,279 sq ft addition to the existing 2,452 sq ft residence pursuant to Code Section 17.20.025.c.(iii)

## Type of Discretionary Review/Fee

Variance ☐  
\$ \_\_\_\_\_

Minor Variance ☐  
\$ \_\_\_\_\_

Conditional Use Permit ☐  
\$ \_\_\_\_\_

Minor Conditional Use Permit ☐  
\$ \_\_\_\_\_

Zone Change ☐  
\$ \_\_\_\_\_

General Plan Amendment ☐  
\$ \_\_\_\_\_

Public Facilities Fee ☐  
\$ \_\_\_\_\_

Second Unit Permit ☐  
\$ \_\_\_\_\_

Environmental Fee ☐  
\$ \_\_\_\_\_

Noticing Fee ☐  
Director \_\_\_\_\_  
PC \$ \_\_\_\_\_  
CC \$ \_\_\_\_\_

## Applicant Information

Name: William and Anastasia Kefalas

Address: 267 W. Montecito Ave

Sierra Madre, CA. 91024

Owner ☒

Escrow ☐

Lessee ☐

Other ☐



H/C. (626) 786-4635

W: (626) 355-3502



If required:

COVENANTS, CONDITIONS AND/OR RESTRICTIONS:

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

TOTAL \$  
**RECEIVED**

SEP 17 2015

CITY OF SIERRA MADRE  
PLANNING & BUILDING

# Planning Application Form

Page 2

## Architect Information

Firm: S.A.G. Construction and Design

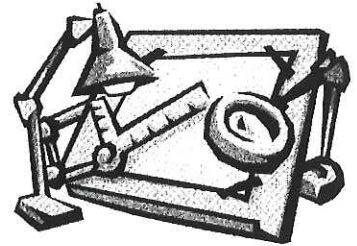
Contact: Samir Guirguis

Address: 281 N. Altadena Dr.

Phone: (818) 424-6610

Pasadena, Ca. 91107

Fax: (626) 568-9406



## Contractor Information

Company:

Contact:

Address:

Phone:

Fax:

## Engineer Information

Company: AR Engineering Services

Contact: Amgad Farag

Address: 20833 Kingscrest Dr.

Phone: (818) 793-2980

Saugus Ca. 91350

Fax: (509) 756-9443

### Appeal

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

## For Office Use Only

### Cultural Heritage Commission

Date:

Action:

### Tree Advisory Commission

Date:

Action:

### City Council Appeal

Date:

Action:

### CRA

Date:

Action:

**RECEIVED**

SEP 17 2015

CITY OF SIERRA MADRE  
PLANNING & BUILDING



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

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

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



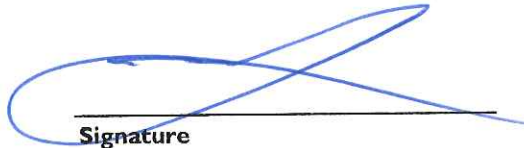
**Certification**

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

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

William Kefalas

Name of Applicant

  
Signature

Name of 2nd Applicant

Signature

**Variance and  
Conditional Use**

**Permit applications  
must include:**

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

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

- SEE ATTACHED -



## California Jurat Certificate

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

State of California

County of LOS ANGELES

S.S.

Subscribed and sworn to (or affirmed) before me on this 22 day of July,  
Month

20 15, by WILLIAM KEFALAS and  
Name of Signer (1)

[Signature], proved to me on the basis of  
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
Signature of Notary Public

JOSE U. LOZANO, NOTARY PUBLIC

For other required information (Notary Name, Commission No. etc.)



Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

CERTIFICATION

containing ONE pages, and dated JULY 22, 2015

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: \_\_\_\_\_

**Required Submittal Materials:**

- ☒ Completed Planning Application Form
- ☒ **PROJECT DESCRIPTION & ANALYSIS:** On **page 10**, describe the proposal including current use of the property, demolition (if any), proposed construction, proposed use and any other relevant information to the applicant request. Submit all information listed on the analysis form.
- ☒ **SITE PLAN:** Attach a dimensioned site plan including all property lines indicating existing and proposed structures and the current and proposed use of all structures. Indicate the location of any structures within 5 feet of the abutting site(s). The site plan must indicate a north direction, the architect's name, the owner's name, existing trees & plant materials, internal & external right-of-ways, yard dimensions, and a scale. *To be included in two (2) blue print size (24"x36") sets of plans, due at the time of application submittal.*
- ☒ **DIMENSIONED FLOOR PLANS:** Must indicate North direction, architect's name, owner's name, and a scale. *To be included in the set of plans, due at the time of application submittal.*
- ☒ **ELEVATIONS:** Dimensioned elevations must be included for each side of the property. Elevations must identify the relevant property lines, natural & finished grade, and massing of structures on adjacent properties. *To be included in the set of plans, due at the time of application submittal.*
- ☒ **COLORED PHOTOGRAPHS:** Include pictures of all four (4) directions (N, S, E & W) of existing site and abutting properties looking in and out. *One (1) set of photos due at the time of application submittal.*
- ☒ Fourteen (14) copies/sets of the following: 1) 3-hole punched 11"x17" reductions of site plan, floor plans, and elevations; 2) Colored photographs (3-hole punched). *These items to be submitted a minimum 10 days prior to Planning Commission hearing date.*
- ☒ **ELECTRONIC COPY OF PLANS:** PDF format. *To be submitted a minimum 10 days prior to Planning Commission hearing date.*
- ☒ Colored rendering of front elevation
- ☒ Owner's Affidavit
- ☒ **NOTIFICATION:**  
A 300-foot-radius map and the names of the property owners within a 300 foot radius is required.  
Submit a master list and 2 (two) sets of typed labels listing all property owners and their addresses for purposes of mailing public hearing notices. \*Note: A 150-foot-radius is required for Minor Variances or consent of abutting owners and owner directly across the street from the project site.
- N/A ☐ Environmental Information Form
- N/A ☐ **SITE SURVEY:** The survey must be completed by a licensed surveyor and show existing grades, structures, and other relevant information. (If required by the Planning Department)
- J/A ☐ Tree removal plan (if necessary) for review by the Tree Advisory Commission
- ☒ Entry onto Private Land. By submitting said form a property owner grants permission to staff and the Planning Commissioners the right to enter private property to evaluate the request.
- N/A ☐ Public Facilities Fee: Please check with Development Services staff if this fee applies to your project (Title 15; Chapter 15.52)



**CONDITIONAL USE PERMIT FINDINGS**

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

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

The general plan designation for the site is R1 single family residential. The proposed use remains the same

as the project involves rehabilitation of the current structure and an addition which is within the guidelines of the R1 zoning code

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

The site is in an R1 zone and is currently being used as a single family home. The use will remain the same

and will not generate any more traffic than it does currently.

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

The proposed use is a single family residence, which is what it currently is. The additional square footage proposed will be at the rear of the

current building and is lower in height than the existing structure. The proposed addition will not interfere with neighboring properties.

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

Applicant is not proposing a change of use, but the addition of square footage which is within the R1 designation guidelines.

Current structure is in disrepair, with substandard materials, construction, layout and space for a family.

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

The design and scope of work was created within the guidelines of the general plan, in order to maintain the historical, architectural

and ecological integrity and quality of the property. It is a priority to preserve the architectural integrity of the current structure, with the addition.

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

The public interest is being served with the permitted use, as it seeks to restore a historical structure and

make it viable and beautiful for a new family and add value to the neighboring properties.

RECEIVED

SEP 17 2015

CITY OF SIERRA MADRE  
PLANNING & BUILDING

**CONDITIONAL USE PERMIT FINDINGS**

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

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

The proposed addition is commensurate in scale and mass with other properties in the

vicinity. The height has purposely been scaled to be less than the current structure to

minimize the bulk and mass of the structure.

- B. That the proposed project reflects the scale of the neighborhood in which it is proposed and that it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting and does not cause adverse impacts.

The project reflects the scale of the neighborhood, with most of the proposed addition

out of the public view. The style of architecture will be the same as it is now, with the

addition blending in to the same style. The proportions are commensurate to the lot size

and the neighboring homes, sitting well below R1 zoning setbacks from all elevations.

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

The proposed design of the addition has been created to blend with the existing Arts

and Crafts style from all sides of the structure. This includes, roof lines, windows,

siding materials and stone work.

**RECEIVED****SEP 17 2015****CITY OF SIERRA MADRE  
PLANNING & BUILDING**

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

Proposing an addition to the first floor of the existing two story house and new basement space underneath the addition

\* The existing house consists of four bedrooms, two bathrooms, kitchen, foyer, living room,

dining room, front porch, and two non-permitted rooms at the rear porch.

\* The proposed addition consists of, two full bathrooms, powder room, family room, laundry

room, redesigning the existing four bedrooms, redesign the living and dining rooms and kitchen.

\*No square footage is being added to the second floor.

New basement space will be used as a Family room and one of the four bedrooms.

Fill in the following information:

**Square Footage of Structures**

Existing Dwelling . . . . .	2,052 sq ft
Existing Garage . . . . .	400 sq ft
Other Structure(s) . . . . .	n/a
Proposed Structure . . . . .	4,731.75 sq ft

**Floor Area**

Maximum Allowable Floor Area . . . . .	4,738.40 sq ft
Existing Floor Area . . . . .	2,452.00 sq ft
Proposed Floor Area . . . . .	4,731.75 sq ft

**Permissible Lot Coverage**

Permitted Lot Coverage . . . . .	4,738.40 sq ft
Existing Lot Coverage . . . . .	2,240.00 sq ft
Proposed Lot Coverage . . . . .	3,445.00 sq ft

**RECEIVED**  
SEP 17 2015  
CITY OF SIERRA MADRE  
PLANNING & BUILDING



**Front Yard Setback**

Required . . . . .	25'
Existing . . . . .	51'
Proposed . . . . .	same 51'

**Side Yard Setbacks**

Required. . . . .	31' cumulative
Existing . . . . .	33' East 31' West
Proposed . . . . .	33' East 17.5' West

**Rear yard Setback**

Required . . . . .	15'
Existing . . . . .	108.0'
Proposed . . . . .	85.0'

**Height**

Existing . . . . .	26.8'
Proposed . . . . .	26.8' same

**Parking**

Existing . . . . .	2 cars 400 sq ft
Proposed . . . . .	2 cars 400 sq ft

**RECEIVED**

SEP 17 2015

CITY OF SIERRA MADRE  
PLANNING & BUILDING

# Planning Application Form

Page 12

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

Proposed Landscaping includes:

Existing

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

- Rear Porch
- Interior walls at first and second floor

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

Is the site in the Community Redevelopment Area? X \_\_\_\_\_ NO \_\_\_\_\_ YES

Will the site be graded? \_\_\_\_\_ NO X \_\_\_\_\_ YES

Cubic Yards 63 Cut ☒ Fill ☐ Import 63 Export

Will a wall be constructed? ☒ NO \_\_\_\_\_ YES

\_\_\_\_\_ Height \_\_\_\_\_ Length \_\_\_\_\_ Material

**RECEIVED**

SEP 17 2015

CITY OF SIERRA MADRE  
PLANNING & BUILDING

## City of Sierra Madre

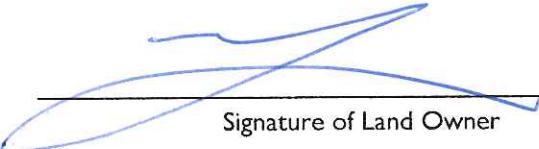
**ENTRY ONTO PRIVATE LAND**

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

Madre may enter upon my land located at 126 E. Mira Monte Ave Sierra Madre, Ca. 91024

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

those persons lawfully entitled to the possession thereof.

  
\_\_\_\_\_  
Signature of Land Owner

7/16/15

  
\_\_\_\_\_  
Date



## City of Sierra Madre

**OWNER'S AFFIDAVIT**

I am the owner of the property located at 126 E. Mira Monte Ave Sierra Madre, Ca. 91024.

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

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

Signature

Please print:    Name    William Kefalas

                         Address    267 W. Montecito Ave

Sierra Madre, Ca. 91024

                         Telephone    (626) 786-4635

**PLEASE NOTE: THE ABOVE SIGNATURE MUST BE NOTARIZED.**

— SEE ATTACHED —

## California Jurat Certificate

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

State of California

County of LOS ANGELES

S.S.

Subscribed and sworn to (or affirmed) before me on this 22 day of July,  
Month

20 15, by WILLIAM KEFALAS and  
Name of Signer (1)

[Signature],  
Name of Signer (2)

proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
Signature of Notary Public

JOSE U. LOZANO, NOTARY PUBLIC

For other required information (Notary Name, Commission No., etc.)



Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

OWNERS AFFIDAVIT

containing ONE pages, and dated JULY 22, 2015

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: \_\_\_\_\_



**City of Sierra Madre****OWNERSHIP LIST**

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

**Legal Description:**

City of Sierra Madre, county of Los Angeles, lot #39 of  
Monte Lado Tract, as per map recorded in Book 7, page (5) 174 of maps in the office  
of the county recorder of said county.

Assessor's Pin: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

**PLEASE NOTE: THE ABOVE SIGNATURE MUST BE NOTARIZED.**

*- SEE ATTACHED -*

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

# California Jurat Certificate

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

State of California

County of LOS ANGELES

} s.s.

Subscribed and sworn to (or affirmed) before me on this 22 day of JULY,  
Month

20 15, by WILLIAM KEFALAS and  
Name of Signer (1)

[Signature], proved to me on the basis of  
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
Signature of Notary Public

JOSE U. LOZANO, NOTARY PUBLIC

For other required information (Notary Name, Commission No., etc.)



Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

OWNERSHIP LIST

containing ONE pages, and dated JULY 22, 2015

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:  
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

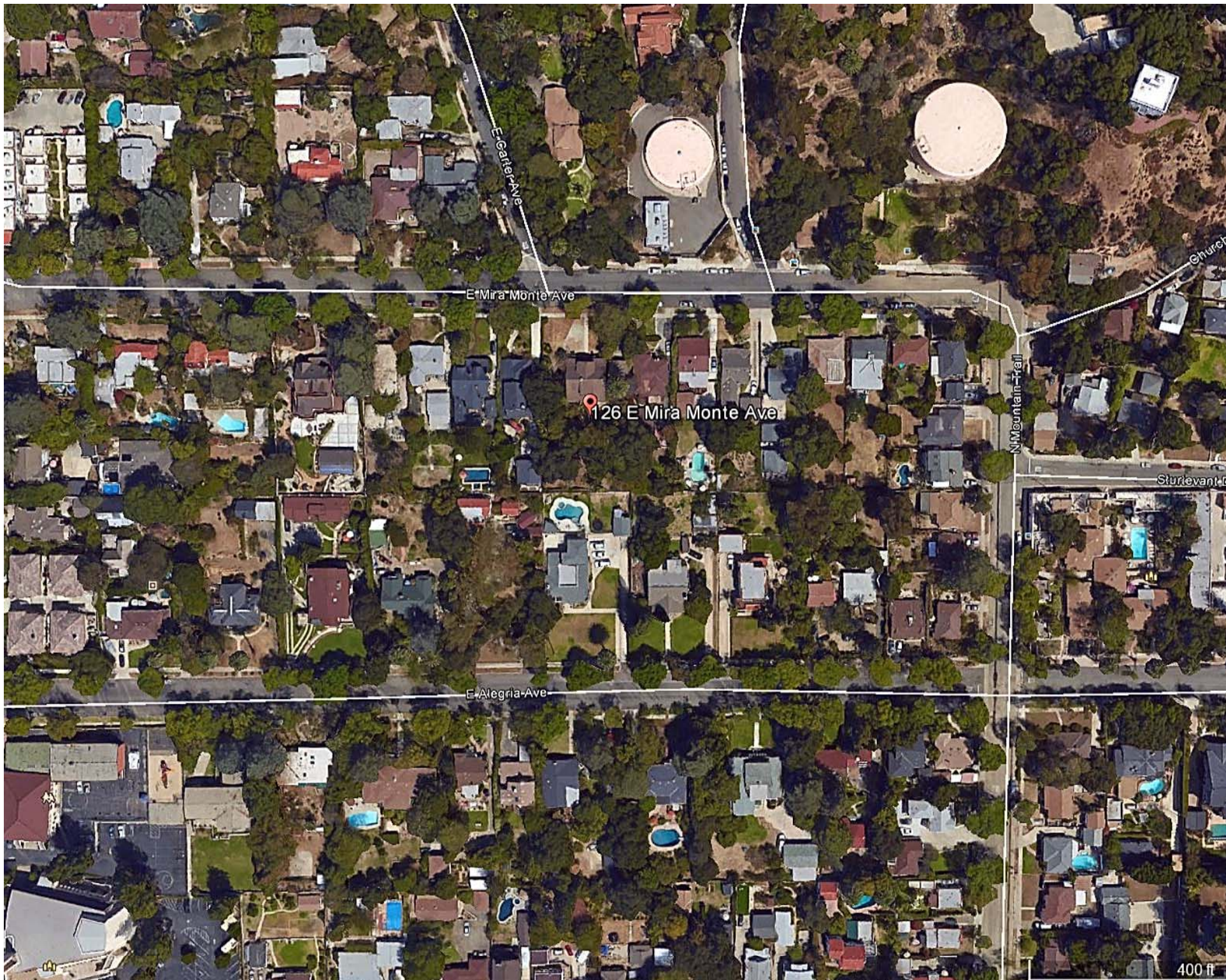
Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: \_\_\_\_\_

# EXHIBIT E

Vicinity Map







# EXHIBIT F

Site Photos





North Elevation facing South



North Elevation facing North



South Elevation facing North



South Elevation facing South



West Elevation facing East



West Elevation facing West





East Crawl Space 77"



West Crawl Space 43"



Mid Point Crawl Space 45"



West Crawl Space 45"

North Wall Crawl Space 45"



Mid Point Crawl Space 75"



# EXHIBIT G

Draft Deed Restriction and Covenant



Recording Requested By  
And When Recorded Mail to:

The City of Sierra Madre  
Planning and Community Preservation Department  
232 W. Sierra Madre Blvd.  
Sierra Madre, California 91024

---

Space above this line for recorder's use

DEED RESTRICTION AND COVENANT

THIS DEED RESTRICTION AND COVENANT ("Deed Restriction") is made as of \_\_\_\_\_, 2015 (the "Effective Date") by and between the City of Sierra Madre, a municipal corporation (the "City") and WILLIAM AND ANASTASIA KEFALAS, an [Individual] ("Owner").

RECITALS

WHEREAS, by Grant Deed dated \_\_\_\_\_, Owner acquired ownership of and fee simple title and in and to certain real property which is identified by Assessor's Parcel No(s). 5762-013-019 and is located at the address(es) of 126 EAST MIRA MONTE AVENUE, Sierra Madre, California (the "Property"), a legal description of which is attached hereto as Exhibit "A" and incorporated by reference herein;

WHEREAS, Owner applied for a conditional use permit to add 2,279 square feet to the existing 2,052 square foot residence for a total of 4,731 square feet; and

WHEREAS, the existing residence sits on a raised foundation, within which includes an undeveloped area beneath the first floor which is approximately 2,157 square feet, and which if considered as part of the total gross floor area, would exceed the maximum permitted gross floor area permitted for the lot, without a granted variance application;

WHEREAS, the undeveloped area beneath the first floor has an average interior height of five-feet, six-inches and includes several beams and posts supporting the main structure, and as such, it is characterized by the Owner as a "crawl space" under the house, which provides access to the foundation and any additional foundation support which may be required, as well as possible utility space for an HVAC or similar equipment to serve the habitable space within the residence; and

WHEREAS, Owner voluntarily agreed to include as a condition of approval a deed restriction permanently prohibiting the conversion of the "crawl space" to habitable space, in lieu of processing a request for a variance to exceed the maximum permitted gross floor area permitted for the lot.

WHEREAS, Owner agrees to this Deed Restriction pursuant to the terms contained herein.

### DEED RESTRICTION AND COVENANT

NOW, THEREFORE, in consideration of the above recitals which are incorporated herein by this reference, the parties hereto agree as follows:

1. Owner agrees that the "crawl space," described in the recitals above under the residential structure on the Property located at 126 E MIRA MONTE AVENUE, as legally described in Exhibit "A" attached hereto and incorporated herein, shall never be converted to habitable space or used a habitable space, as defined by the City of Sierra Madre Municipal Code and all other codes referenced therein. Owner agrees that the "crawl space" may not be used as a basement or for any other use, other than storage, access, construction and maintenance of pier and beam or other foundation support and utility space for heating/ventilation/air conditioning or similar equipment serving the area above the "crawl space."

2. Owner agrees that a violation of this Deed Restriction shall, at the option of the City, (i) cause any benefit or entitlement to be revoked or terminated or, (ii) cause this Deed Restriction to be enforced by order of a court of competent jurisdiction or, (iii) allow the City to pursue any or all remedies available in law or equity. Owner agrees that City's rights and remedies shall be cumulative and not exclusive. Owner agrees to pay to City its attorneys' fees expended in the enforcement of this Deed Restriction, and the court may set the sum of the attorney's fees as part of any order or judgment.

3. Owner consents and agrees that unless specifically modified or terminated in writing by the City, this Deed Restriction shall remain in full force and effect. Any modification to this Deed Restriction must be agreed upon by both the Owner and the City.

4. The execution of this Deed Restriction by the Owner shall constitute an agreement and covenant with the City of each provision, term and condition contained herein, shall be recorded as a covenant running with the land burdening the Property for the benefit of City, and shall be binding upon the heirs, devisees, assigns, lessees, transferees, and successors in interest of the Owner.

5. If any sentence, clause, phrase or portion of this deed restriction is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Deed Restriction.

IN WITNESS WHEREOF, the Owner(s) have executed this Deed Restriction as of the date and year first above written at \_\_\_\_\_, California.

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Print Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Print Name

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

State of California  
County of Los Angeles

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

## **EXHIBIT A**

### **Legal Description of Property**

**THE REAL PROPERTY IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS: LOT 39 OF MONTE LADO TRACT IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 174 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the attached Deed Restriction and Covenant, dated \_\_\_\_\_, 20\_\_ and signed by \_\_\_\_\_ and \_\_\_\_\_, “Owner(s)”, is hereby accepted by the City of Sierra Madre with instruction to the City Clerk of the city to record the document in the Office of the Recorder of Los Angeles County, California..

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor of the City of Sierra Madre

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

State of California  
County of Los Angeles

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public