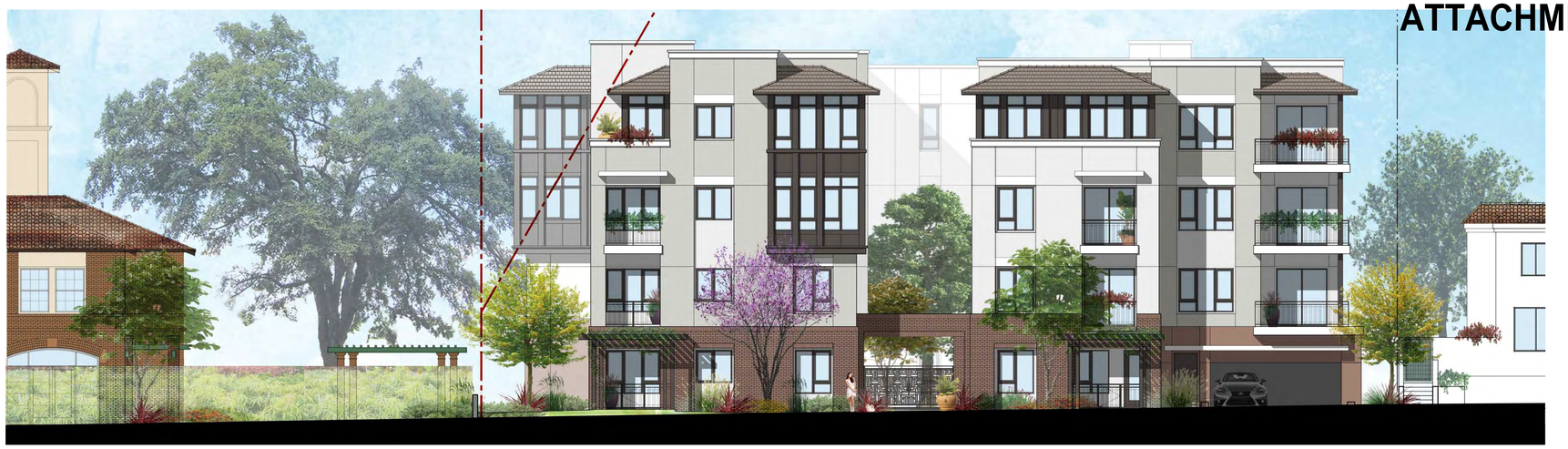
ATTACHMENT G



511 S. OAK KNOLL AVENUE

PROJECT DATA

PROJECT ADDRESS	511 S. OAK KNOLL AVENUE
ASSESSOR PARCEL NUMBER	5734-020-021
ZONING DISTRICT	CD-RM48-HL-40(45)
LOT SIZE	28,350 SF

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 4-STORY MULTI-FAMILY BUILDING WITH:

1) 46 DWELLING UNITS (FLATS) ABOVE
2) 1 LEVEL OF SUBTERRANEAN PARKING
3) 1 MAIN GARDEN RECTANGLE WITH 1 ANCILLARY GARDEN & ADDITIONAL GARDEN SPACES PER CITY OF GARDENS REQUIREMENT

OCCUPANCY TYPE:
R-2 RESIDENTIAL
S-2 PARKING

CONSTRUCTION TYPE:
TYPE V-A FRAMING
OVER TYPE IA PODIUM DECK

BUILDING HEIGHT:
47'-10"
(40' MAX., 55' HEIGHT AVERAGING-PER REVISED CENTRAL DISTRICT PLAN, MAP 6.1.3: BUILDING HEIGHT)

BUILDING STORIES:
4 STORIES

PROJECT SUMMARY

511 S Oak Knoll Avenue
Project Summary
February 10, 2025

Residential					
Units	**Number**	**Area**			
Plan 1 - One Bedroom	2	768			1,536
Plan 1a - One Bedroom	1	738			738
Plan 1b - One Bedroom	2	716			1,432
Plan 1c-One Bedroom+Roof Terrace	1	701			701
Plan 2 - One Bedroom	3	800			2,400
Plan 2a- One Bedroom	1	806			806
Plan 3 - One Bedroom	3	884			2,652
Plan 3a- One Bedroom	1	875			875
One Bedroom Subtotal			14		
Plan 4 - Two Bedroom	2	920			1,840
Plan 4a- Two Bedroom	1	849			849
Plan 4b - Two Bedroom	3	904			2,712
Plan 4c - Two Bedroom	1	1078			1078
Plan 5 - Two Bedroom	12	1,053			12,636
Plan 5a - Two Bedroom	3	1,261			3,783
Plan 5b - Two Bedroom	1	1,176			1,176
Plan 5c -Two Bedroom	1	1248			1248
Plan 5d - Two Bedroom	3	1030			3090
Plan 6 - Two Bedroom + Den	3	1,248			3,744
Plan 6a - Two Bedroom	1	1,164			1,164
Plan 7 - Two Bedroom + Den	1	1,688			1,688
Two Bedroom Subtotal			32		
Total Residential	**46**				**46,148**

Residential Density Proposed		
Maximum Density Allowed	31 Units	910sf/unit
Base Density State Density Bonus	32 Units	(FRACTIONS ROUNDED UP FOR STATE DENSITY BONUS)
Total Density PROPOSED	46 Units	See attached Density Table
Garden Requirements		
Required		
Main Garden Rectangle	4,820 sf	17% of Site Area (28,350sf)
Total Garden Space	9,072 sf	32% of Site Area (28,350sf)
Proposed		
Main Garden Rectangle	3,647 sf	
Ancillary Garden Space	1,368 sf	
Garden Space	4,135 sf	
Total Garden Space	9,150 sf	
Main Garden Rectangle	3,647 sf	
Enclosed Garden Encroachments	228 sf	(228 sf < 474 sf (13% of Main Garden)
Unenclosed Garden Encroachments	219 sf	(219 sf < 255 sf (7% of Main Garden)

Ancillary Garden	1,368 sf		
Enclosed Garden Encroachments	0 sf	(0 sf < 178 sf (13% of Ancillary Garden)	
Unenclosed Garden Encroachments	0 sf	(0 sf < 96 sf (7% of Ancillary Garden)	
Parking			
Required			
1 Bedroom	14 spaces	(1 space /1 Br.)	
2 Bedroom	48 spaces	(1.5 space /2 Br.)	
Guest	5 spaces	(1 space /10 units)	
Total Parking Required	**67 spaces**		
Proposed			
Standard	42 spaces		
Tandem	20 spaces	(30% of spaces max)	29.9%
Standard EV	3 spaces		
Handicap EV	1 spaces		
Handicap	1 spaces	(2% of parking)	
Total Parking Proposed	**67 spaces**		

Density Bonus Analysis
Oak Knoll 511

Lot Area:	28,350
Residential Density:	48
Base Density:	32

Very-low Income with Density Bonus

% Units Provided	% Bonus	Total Units	Affordable Units	Market-rate Units	Unit Increase
5.0%	20.0%	39	2	37	7
6.0%	22.5%	40	2	38	8
7.0%	25.0%	41	3	38	9
8.0%	27.5%	41	3	38	9
9.0%	30.0%	42	3	39	10
10.0%	32.5%	43	4	39	11
11.0%	35.0%	44	4	40	12
12.0%	38.75%	45	4	41	13
13.0%	**42.50%**	**46**	**5**	**41**	**14**
14.0%	46.25%	47	5	42	15
15.0%	50.00%	49	5	44	17

Bold denotes level of affordability proposed. For Very Low Income housing, one concession is allowed at 5% of Units provided. Two concessions are allowed for 10% or more of units provided.

PROJECT TEAM

OWNER:
K27 CAPITAL, LLC
280 MACHLIN COURT
CITY OF INDUSTRY, CA 91789
(909) 455-4733

ARCHITECT:
LCRA
35 HUGUS ALLEY, SUITE 220
PASADENA, CA 91103
(626) 449-9698

BUILDING PROGRAM NARRATIVE

The project is a four-story multi-family building with a fully subterranean garage. It will be built on a vacant lot. The site is situated in a multi-family high density residential zone. It is subject to the City of Garden standards. The RM-48 District allows 31.15 units which is rounded to 32 units as tne base density for Density Bonus. The project utilizes a 42.5% density bonus under the very-low income table for an allowed density of 46 units. Inclusionary Housing requires 20% of the 31.15 units (6 units as affordable). the affordable units include 5 very-low income units and 1 moderate income unit. The project includes a waiver of the Tree Protection Ordinance and a concession for height under the State Density Bonus program.

The building is laid out around a central courtyard common open space. Entry porches covered decks and balconies provide private open spaces. An electric power sub-station is adjacent to the site. We are enclosing the hallways parallel to the sideyards to block the loud noise coming from the sub-station.

A contemporary style has been chosen for the proposed building. The design and massing of the building acknowledges adjacent historic resource, 541 S. Oak Knoll Ave.

SHEET INDEX

ARCHITECTURE	
AG-1.0	COVER SHEET
SURVEY	TOPOGRAPHIC SURVEY
A-0.1	SITE PLAN
A-0.2	BLOCK FACE DIAGRAM, TRANSPORTATION/CIRCULATION DIAGRAMS
A-0.3	BUILDING DESIGN CONCEPT, CIRCULATION & OPEN SPACE DIAGRAMS
A-0.4	DESIGN EVOLUTION
A-0.5	DESIGN EVOLUTION, ARCHITECTURAL INTENT DIAGRAM
A-0.6	DESIGN EVOLUTION
A-0.7	URBAN CONTEXT DIAGRAMS: OPPORTUNITIES AND CONSTRAINTS
A-0.8	INSPIRATION/PRECEDENT PHOTOS
A-0.9	TREES PLAN & INVENTORY
A-0.10	DESIGN COMMISSION COMMENTS & RESPONSES
A-1.0	P-1 FLOOR PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR
A-1.5	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	BUILDING SECTIONS
A-2.5	COLOR EXTERIOR ELEVATIONS
A-2.6	COLOR EXTERIOR ELEVATIONS
A-2.7	COLOR EXTERIOR ELEVATIONS
A-2.8	COLOR EXTERIOR ELEVATIONS
A-2.9	BUILDING SECTIONS
A-3.0	3D VIEWS
A-4.0	UNIT PLANS
A-4.1	UNIT PLANS
A-4.2	UNIT PLANS
A-4.3	UNIT PLANS
A-4.4	UNIT PLANS
LANDSCAPE	
L-1	LANDSCAPE PLAN
ARBORIST	
PG. 1	TREE INVENTORY & TREE PROTECTION PLAN
PG. 2	TREE INVENTORY & TREE PROTECTION PLAN
PG. 3	TREE INVENTORY & TREE PROTECTION PLAN

VICINITY MAP



511 SOUTH OAK KNOLL AVENUE
PASADENA, CA

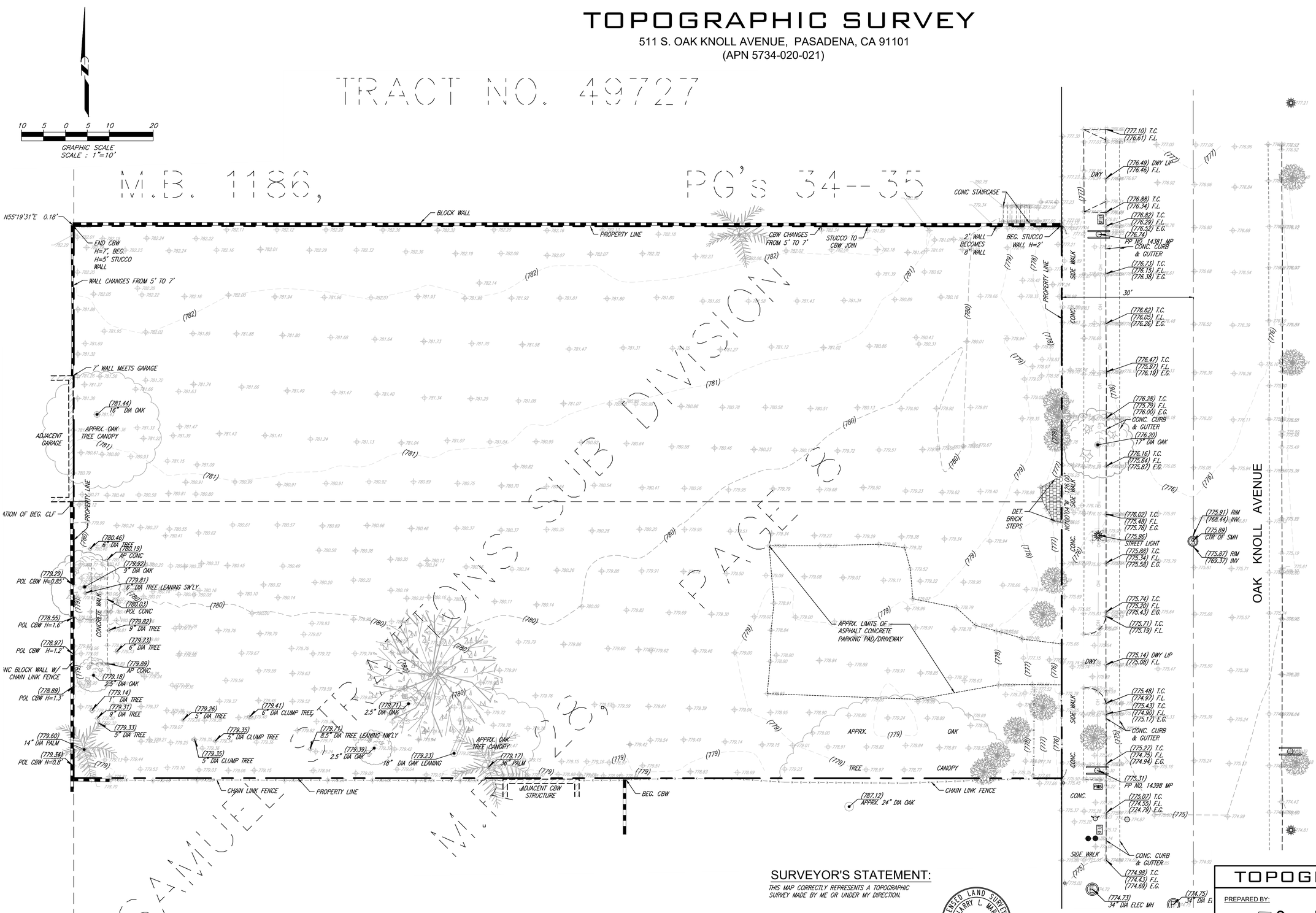
TOPOGRAPHIC SURVEY

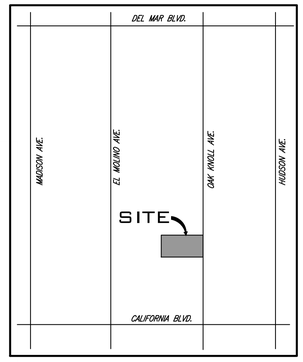
511 S. OAK KNOLL AVENUE, PASADENA, CA 91101
(APN 5734-020-021)

TRACT NO. 49727

M.B. 1186, PG'S 34 -- 35

GRAPHIC SCALE
SCALE : 1"=10'





VICINITY MAP

SCALE=1" = 400'

ABBREVIATIONS

AP	ANGLE POINT
POL	POINT ON LINE
F.S.	FINISHED SURFACE
C.L. FEN	CHAIN LINK FENCE
E.X.	EXISTING
CONC.	CONCRETE
GND	GROUND
DBL	DOUBLE GATE
DWY	DRIVEWAY
FS	FINISH SURFACE
RET WALL	RETAINING WALL
BCK	BACK
BLCK	BLOCK
DG	DRAIN GRATE
AC	ASPHALT CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
EG	EDGE OF GUTTER
BRIK	BRICK
CTR	CENTER
BW	BACK OF WALK
WD	WOOD
GAR	GARAGE
CBW	CONCRETE BLOCK WALL

LEGEND

PROPERTY LINE

BLOCK WALL

CHAIN LINK FENCE

TREE

LEGAL DESCRIPTION

LOTS 49 AND 50 OF SAMUEL STRATTON'S SUBDIVISION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 28 PAGE 8, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY.

BENCHMARK

CITY OF PASADENA BM NO. 552/39
ELEV: 792.13'

DESCRIPTION: BOLT IN WEST CURB OF S EL MOLINO AVE AT HOUSE #415

BASIS OF BEARING

THE BEARDING SHOWN HEREON ARE BASED ON THE CENTERLINE OF CALIFORNIA BOULEVARD SHOWN AS N 89°59'47" W ON THE MAP OF TRACT NO. 71782 FILED IN BOOK 1396, PAGES 99-100 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

DATE OF SURVEY

9/12/23 & 9/22/23

BOUNDARY NOTE

THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY RECORD FROM TRACT NO. 71782 FILED IN BOOK 1396, PAGES 99-100 OF MAPS, RECORDS OF LOS ANGELES COUNTY. SAID MAP BEING A RETRACEMENT OF SAMUEL STRATTON'S SUBDIVISION, AS PER MAP FIELD IN BOOK 28, PAGE 28, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY.

511 S. OAK KNOLL AVENUE
PASADENA, CA 91101
(APN 5734-020-021)

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION.

LARRY L. MAR, PLS 7652

9/25/23

LICENSED LAND SURVEYOR
LARRY L. MAR
L 7652
STATE OF CALIFORNIA

PREPARED BY:
Southland Civil Engineering & Survey, LLP
87 N. Raymond Ave., Ste 300
Pasadena, CA 91103
Office: 626-486-2555

TOPOGRAPHIC SURVEY

DRAWN BY: SCES
CHECKED BY: SCES
DESIGNED BY: SCES

Proj. No. 9520-23010

Sheet 1 of 1

J:\9520-23010\MAPPING\TOPOGRAPHIC SURVEY.dwg Nov 29, 2023 9:15 am LEGORGIO

RM-48 DISTRICT

EXISTING 2-STORY APARTMENT BUILDING

RM-48 DISTRICT
EXISTING 2-STORY TOWNHOMES

225.00 FT.

EXISTING CMU WALL

PROPERTY LINE

SETBACK

EXISTING CMU WALL

SETBACK

EXISTING 1-STORY DETACHED GARAGE (NO WINDOW ALONG PROPERTY LINE SIDE)

PROPOSED DRIVEWAY

16% 8% 2% SLOPE

12'-0" WIDENED SIDEWALK

BUILDING VOLUME

BUILDING VOLUME AT FRONT SETBACK

COURTYARD OPENING

LOT WIDTH

82'-8" GARDEN PERIMETER CALCULATION

20'-2" GARDEN PERIMETER CALCULATION

31'-10" GARDEN PERIMETER CALCULATION

10'-6" 15'-0" 15'-0" 10'-6" 10'-2"

21 SQFT 30 SQFT 30 SQFT 21 SQFT 37 SQFT

ENTRY

GARDEN 463 SQ. FT

CANOPY TREES 1 & 4

MAIN GARDEN RECTANGLE 3647 SQ. FT.

CANOPY TREES 2 & 3

ANCILL. GARDEN 1368 SQ. FT.

GARDEN 2230 SQ. FT.

GARDEN 325 SQ. FT.

30 SQFT 56 SQFT 21 SQFT 60 SQFT 42 SQFT 42 SQFT 57 SQFT

7'-6" 14'-1" 10'-10" 15'-0" 10'-6" 10'-6" 14'-5"

82'-8" GARDEN PERIMETER CALCULATION

52'-0" GARDEN PERIMETER CALCULATION

RM-48 DISTRICT
PROPOSED FOUR-STORY MULTI-FAMILY BLDG.

GARDEN 1117 SQ. FT.

EXISTING CHAINLINK FENCE

EXISTING CHAINLINK FENCE OVER CMU RETAINING WALL

PROPERTY LINE

EXISTING CHAINLINK FENCE

40'-0"

EXISTING CMU WALL/ENCLOSURE (NO WINDOW ALONG PROPERTY LINE)

RM-48 DISTRICT
EXISTING POWER PLANT SUB-STATION

EXISTING PERGOLA

RM-48 DISTRICT

100'-0"

EXISTING 2-STORY HOUSE

FRONTAGE CALC.

TOTAL SITE WIDTH = 126'-0"

BUILDING WIDTH AT FRONT SETBACK = 63'-0"

63'-0" / 126'-0" = 0.50 (50%)

TOTAL SITE WIDTH = 126'-0"

TOTAL BUILDING WIDTH = 99'-11"

99'-11" / 126'-0" = 0.793 (79.30%)

RM-48 DISTRICT

EXISTING 3-STORY APARTMENT BUILDING OVER ON-GRADE PARKING

GARDEN CALC.

MAIN GARDEN RECTANGLE PERIMETER = 253'-8"

TOTAL BUILDING ENCLOSURE = 190'-6"

190'-6" / 253'-8" = 0.751 (75.10%)

ANCILLARY GARDEN PERIMETER = 170'-4"

TOTAL BUILDING ENCLOSURE = 120'-2"

120'-2" / 170'-4" = 0.705 (70.54%)

PROPOSED NEW BUILDING FOOTPRINT

ENCLOSED GARDEN ENCROACHMENT

UNENCLOSED GARDEN ENCROACHMENT

PROPOSED NEW SUBTERRANEAN PARKING FOOTPRINT

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

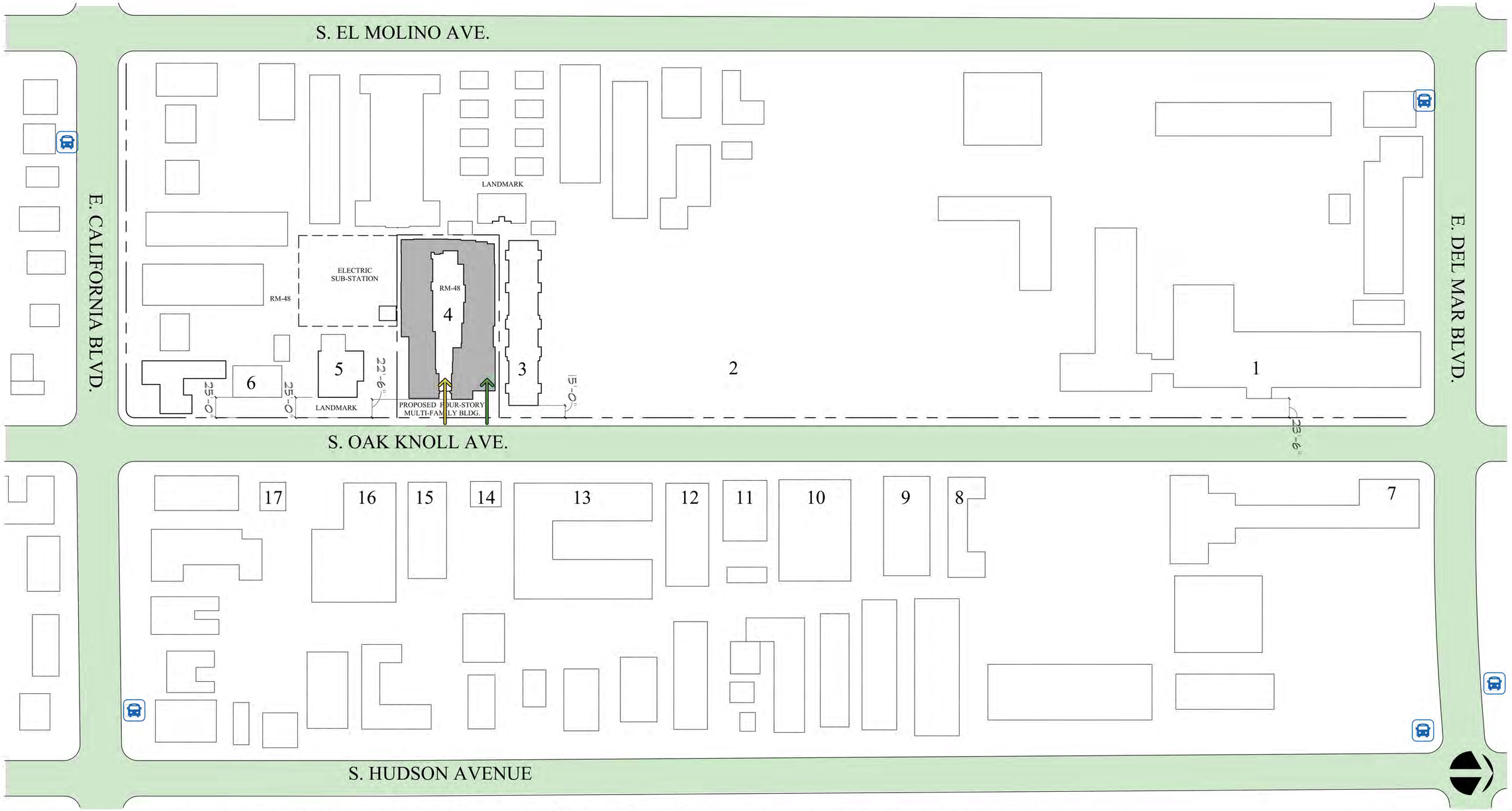
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 14, 2025

SITE PLAN A-0.1

LCRA



FRONT SETBACK & BUILDING HEIGHT ANALYSIS (ALONG SOUTH OAK KNOLL)
OF PROPERTIES ALONG BLOCK FACE: 6

PROP #	ADDRESS	SETBACK	# OF STORIES
1	325 S. OAK KNOLL AVE.	23'-6"	2
2	365 S. OAK KNOLL AVE.	EMPTY (SCHOOL YARD)	-
3	501 S. OAK KNOLL AVE.	15'-0"	2
4	511 S. OAK KNOLL AVE.	EMPTY (PROJ. SITE)	-
5	541 S. OAK KNOLL AVE.	25'-0"	2*
6	553 S. OAK KNOLL AVE.	25'-0"	2*

MINIMUM FRONT SETBACK REQUIRED: 22'-2" (AVERAGE OF 4 DEVELOPED LOTS)
SETBACK PROVIDED: 22'-2"

7	330 S. OAK KNOLL AVE.	2
8	410 S. OAK KNOLL AVE.	2
9	420 S. OAK KNOLL AVE.	2
10	432 S. OAK KNOLL AVE.	2
11	448 S. OAK KNOLL AVE.	2*
12	454 S. OAK KNOLL AVE.	2
13	500 S. OAK KNOLL AVE.	3
14	510 S. OAK KNOLL AVE.	1
15	516 S. OAK KNOLL AVE.	2
16	534 S. OAK KNOLL AVE.	3
17	544 S. OAK KNOLL AVE.	1

HEIGHT ANALYSIS

TOTAL NUMBER DEVELOPED OF PROPERTIES AT BOTH SIDES OF THE STREET:	15
NUMBER OF 1 STORY STRUCTURES:	2 (13%)
NUMBER OF 2 STORY STRUCTURES:	8 (54%)
*(NUMBER OF 2 STORY STRUCTURES W/ 1 STORY BUILDING ELEMENT AT THE STREET)	3 (20%)
NUMBER OF 3 STORY STRUCTURES:	2 (13%)

SCALE: 1" = 50'-0"

LEGEND

- VEHICULAR ACCESS
- VEHICULAR ENTRANCE
- PASADENA TRANSIT ROUTE & STOPS
- PEDESTRIAN ACCESS
- PEDESTRIAN ENTRANCE

BLOCK FACE DIAGRAM, TRANSPORTATION / CIRCULATION NETWORK DIAGRAM A-0.2

511 S. OAK KNOLL AVENUE

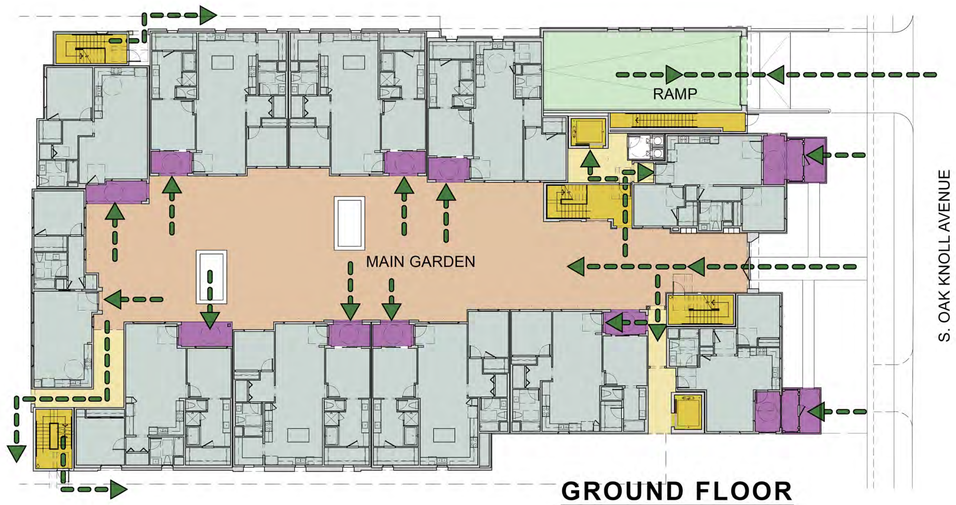
K27 Capital, LLC

February 3, 2025

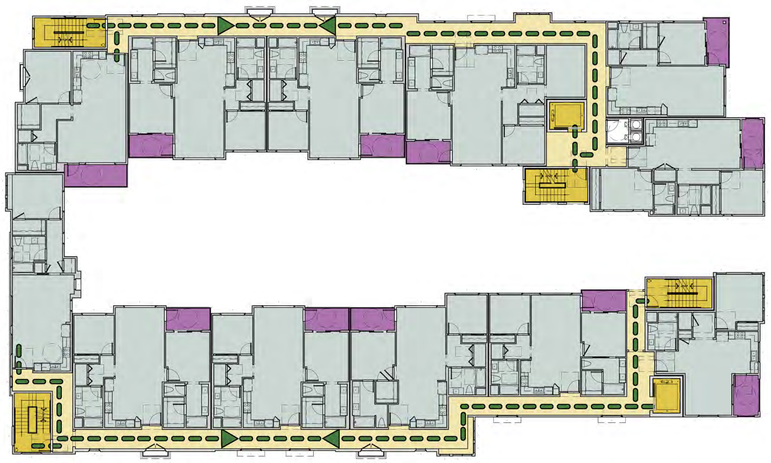
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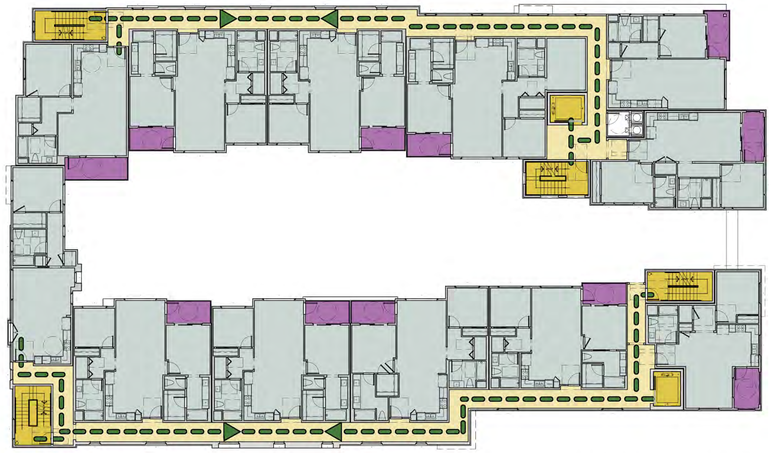
P1 LEVEL



GROUND FLOOR



THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR

LEGEND

- PARKING
- ROUTE
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- COMMON-USE AREAS/COMMON OPEN SPACE
- PRIVATE SPACES
- (PORCH, DECK, BALCONY)

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

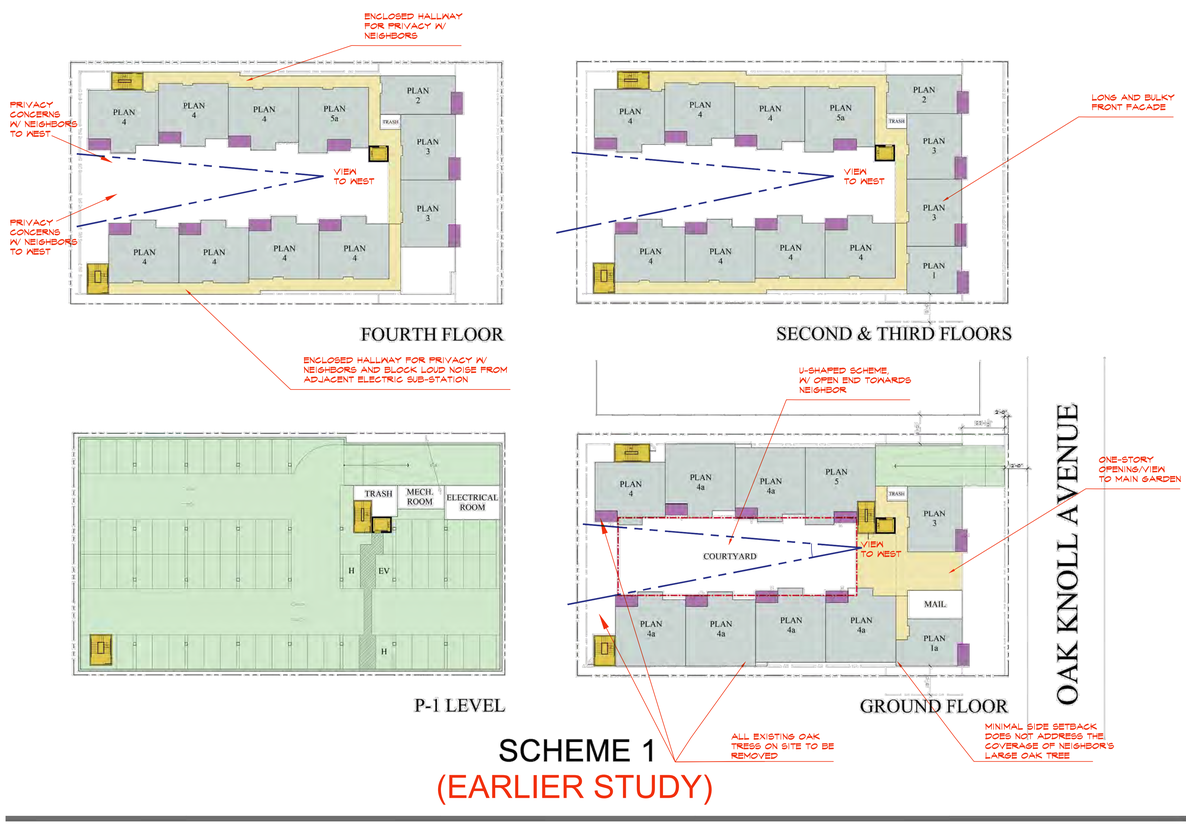
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

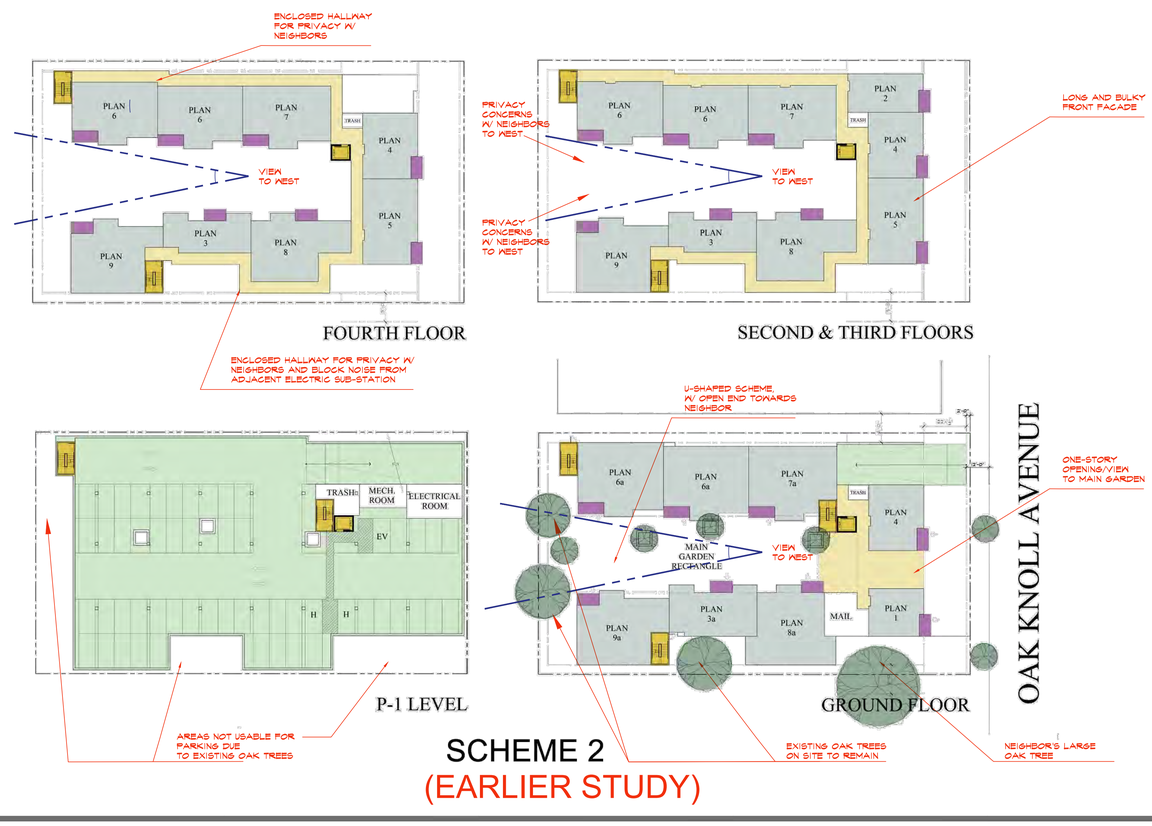
February 13, 2025

BUILDING DESIGN CONCEPT DIAGRAMS,
CIRCULATION & OPEN SPACE DIAGRAMS A-0.3

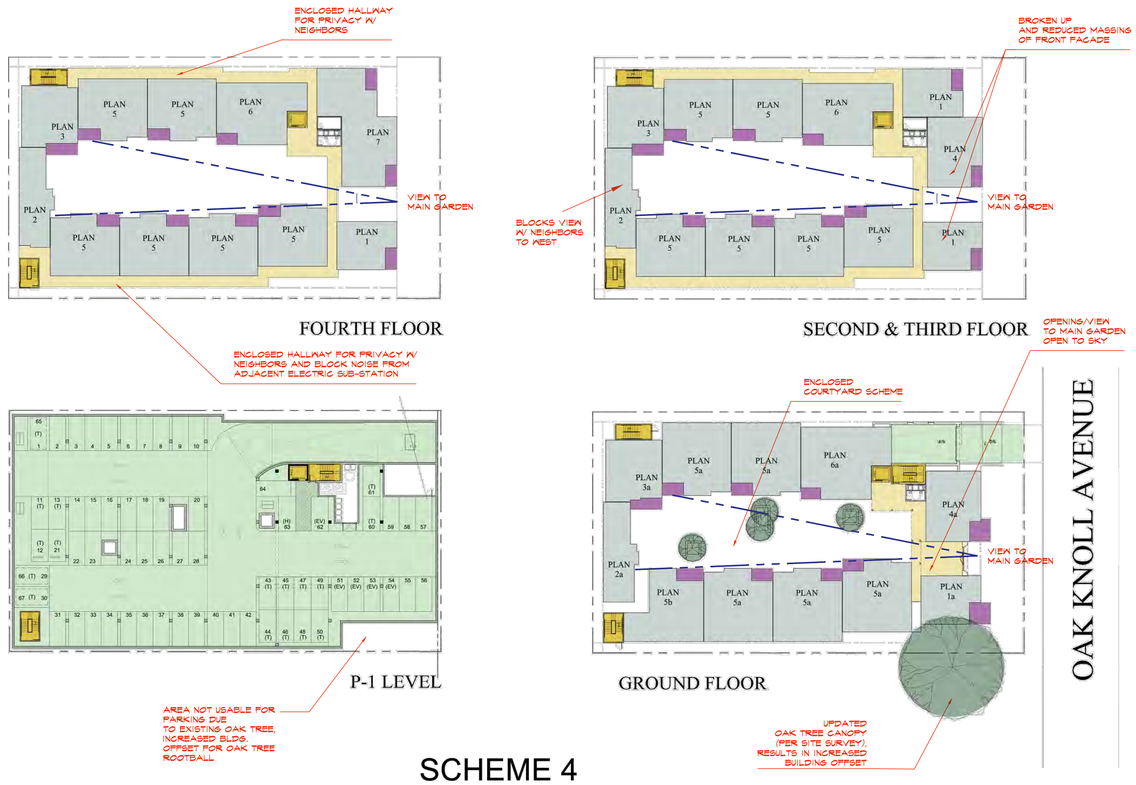
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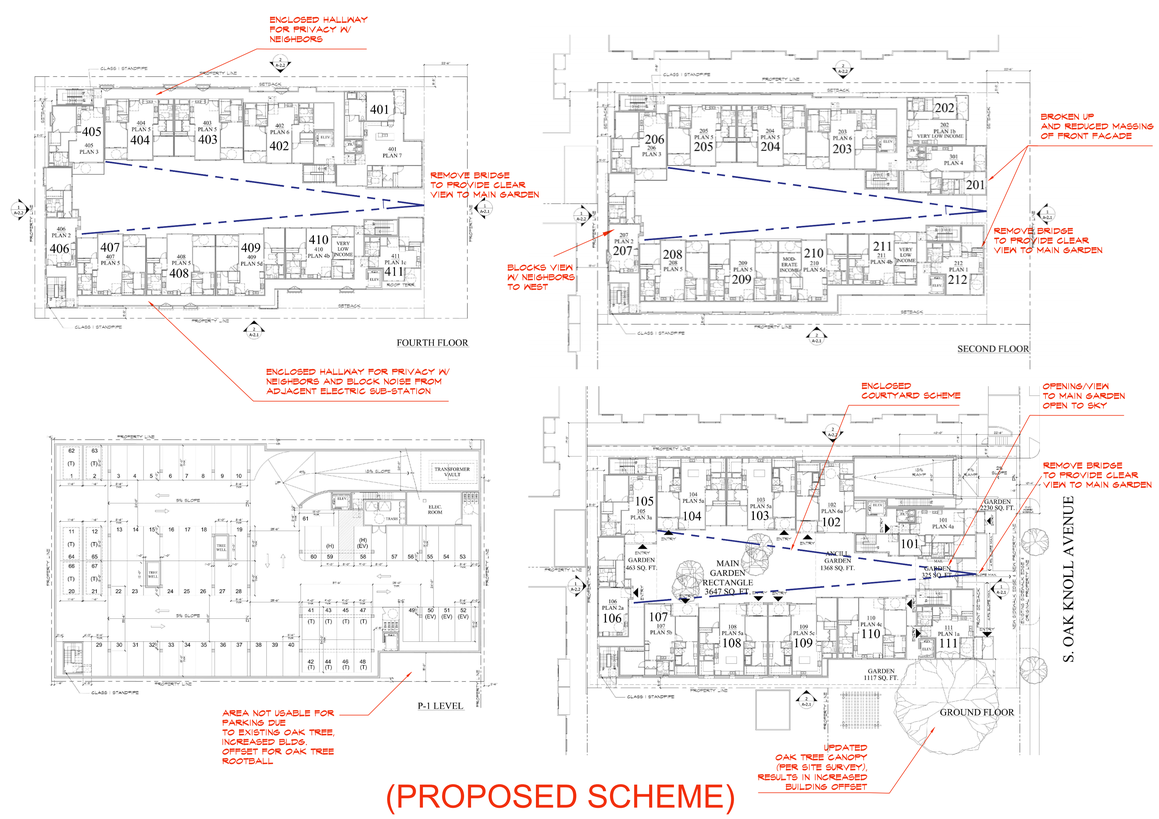
SCHEME 1
(EARLIER STUDY)



SCHEME 2
(EARLIER STUDY)



SCHEME 4
(EARLIER STUDY)



(PROPOSED SCHEME)

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 13, 2025

DESIGN EVOLUTION A-0.4

LCRA

SEE SHEET A-0.7 INSPIRATION/PRECEDENT PHOTOS
FOR ADDITIONAL INFORMATION ON PHOTOGRAPHS



PROPOSED EAST ELEVATION



541 S. OAK KNOLL AVE.(designated landmark)



541 S. OAK KNOLL AVE.(designated landmark)



EARLIER ELEVATION STUDY, SCHEME 4

CONS: ROUND-ARCHED OPENINGS APPEAR TO CLASH WITH THE REST OF FENESTRATION
GLASS RAILINGS, SEEM TOO MODERN
HORIZONTAL ACCENT CLADDING APPEAR WEAK



500 S. EL MOLINO (designated landmark)





EARLIER ELEVATION STUDY, SCHEME 2

CONS: BULKY AND CONTINOUS MASSING, SMALL AND
NOT CLEARLY DEFINED ENTRY TO THE COURTYARD/MAIN GARDEN





GUARDRAIL DESIGN STUDIES

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 11, 2025

DESIGN EVOLUTION, ARCHITECTURAL INTENT DIAGRAM A-0.5

LCRA



2. SOUTH ELEVATION

PROPOSED



SOUTH ELEVATION

EARLIER STUDY



1. WEST ELEVATION

PROPOSED

BY ADDING MORE JULIET'S BALCONIES AND TALLER BAY WINDOWS, THE ELEVATIONS HAVE MORE OF A RESIDENTIAL FEEL. THE BASE OF BUILDING IS MORE DEFINED, VISUALLY REDUCING THE MASS AND HEIGHT.



WEST ELEVATION

EARLIER STUDY

EXTERIOR ELEVATIONS APPEAR INDUSTRIAL. BASE OF BUILDING NOT WELL DEFINED AND VISUALLY MADE THE BUILDING MASSIVE AND TALL.



2. NORTH ELEVATION

PROPOSED



NORTH ELEVATION

EARLIER STUDY

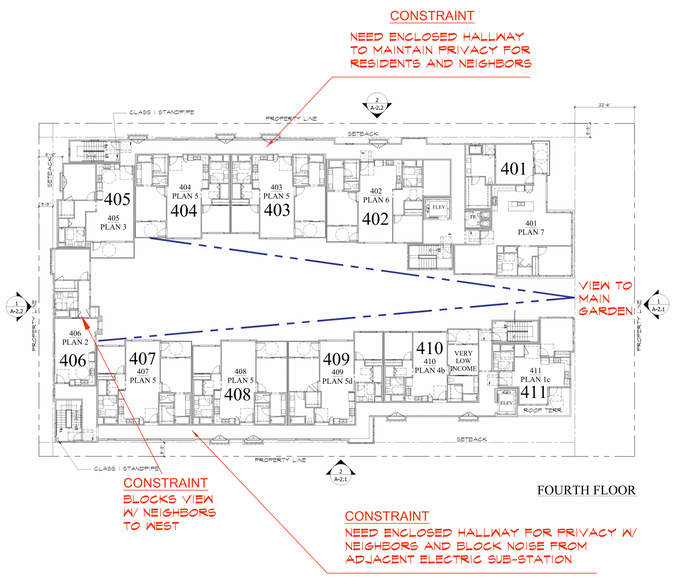
SIDES AND REAR ELEVATION STUDIES

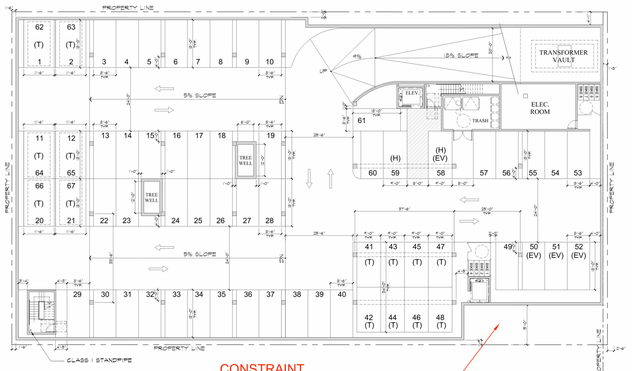
511 S. OAK KNOLL AVENUE

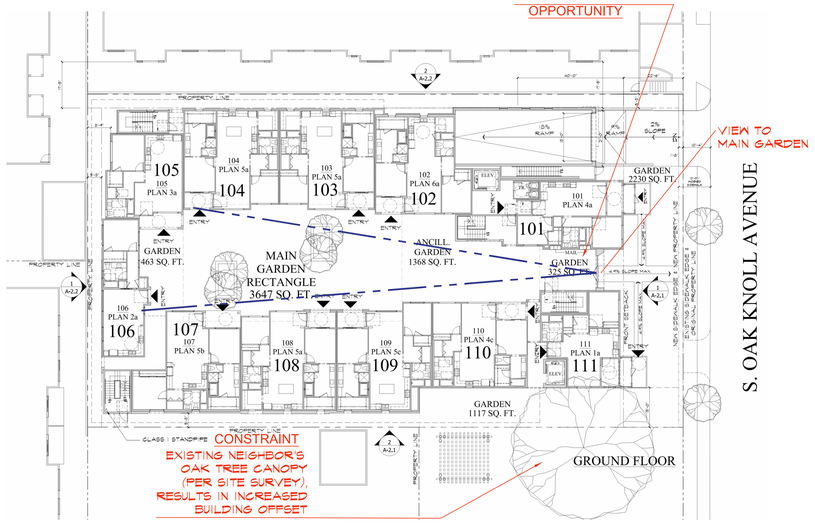
K27 Capital, LLC

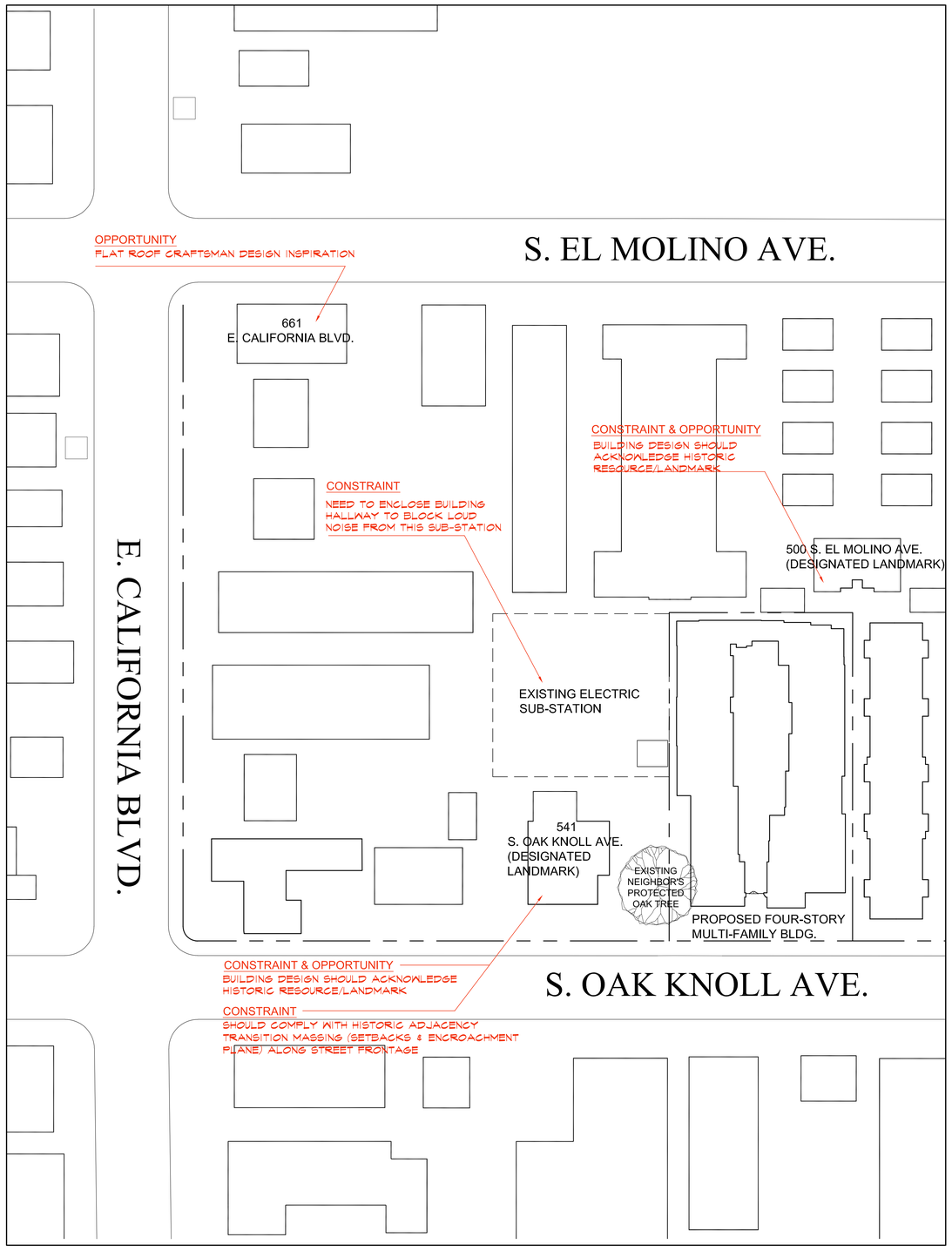
February 13, 2025

LCRA









511 S. OAK KNOLL AVENUE

URBAN CONTEXT DIAGRAMS: OPPORTUNITIES AND CONSTRAINTS A-0.7

K27 Capital, LLC

February 12, 2025

LCRA









541 S. OAK KNOLL AVE.(designated landmark)

BRICK CLADDING: INSPIRATION FOR BASE CLADDING ALONG OAK KNOLL AVENUE, AND THE BRICK CLADDED ENTRY TO THE COURTYARD/MAIN GARDEN.

INSPIRATION FOR THE TRELLIS AT THE ENTRY PORCHES AND AT THE TOP OF THE BREEZEWAY ALONG OAK KNOLL AVENUE

HIP ROOFS WITH CONCRETE TILE: SIMILAR FORMS AND MATERIALS USED TO ACCENTUATE SPECIFIC SECTIONS AND CORNERS OF THE BUILDING

USED OF OVERSIZED LINTEL OVER WINDOWS AND DOORS: INSPIRATION FOR WINDOW AND DOOR ENHANCEMENTS



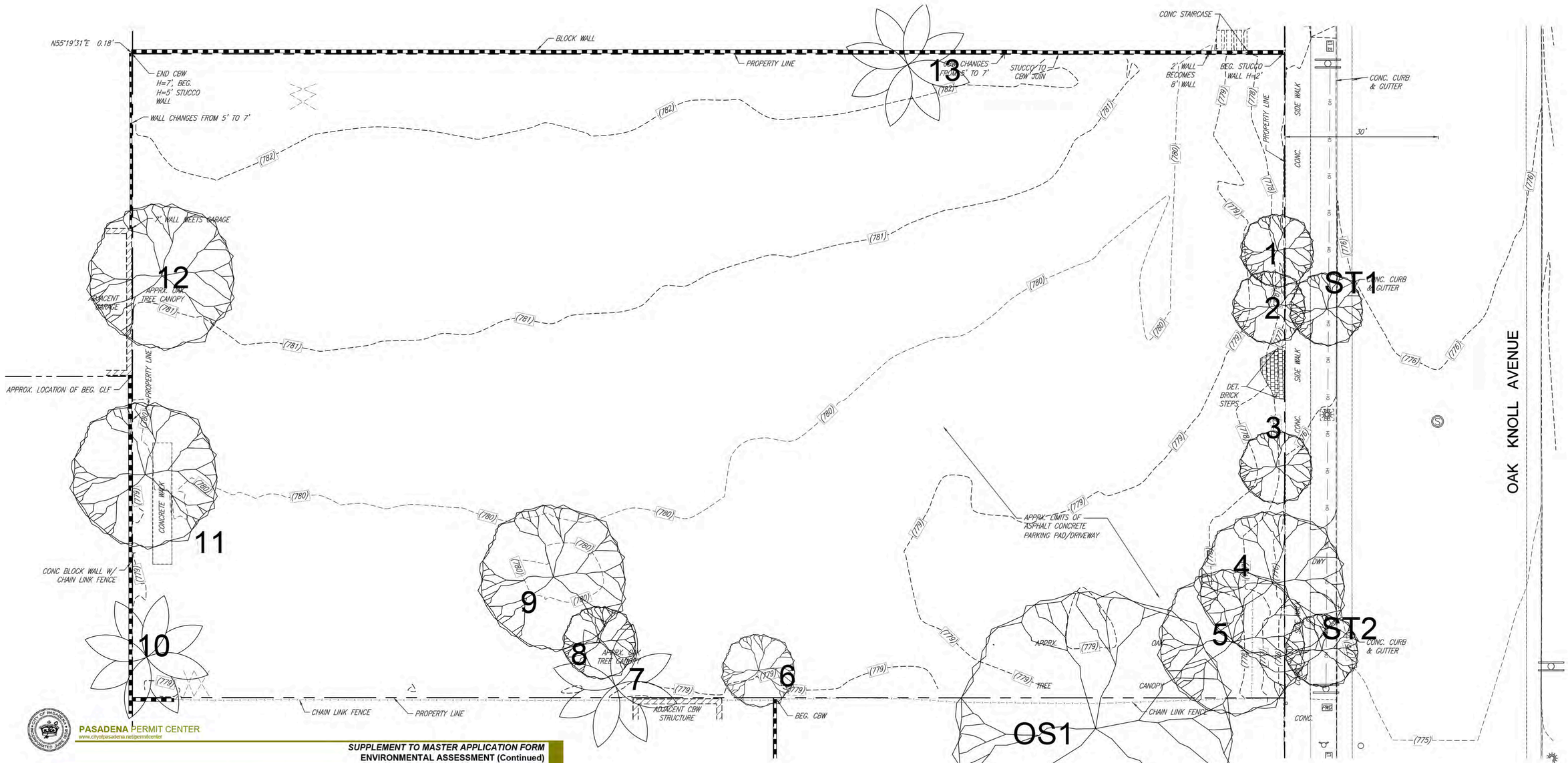




500 S. EL MOLINO (designated landmark)

ENGLISH TUDOR W/ HALF-TIMBER FRAMES: INSPIRATION FOR THE CLADDING OF OUR PROPOSED ORIEL/BAY WINDOW.

COVERED, ARCHED ENTRY PORCH: INSPIRATION FOR THE GROUND LEVEL ENTRY PORCHES



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT (Continued)

TREE INVENTORY FOR PROPERTY LOCATED AT 511 South Oak Knoll Avenue, Pasadena, CA — Page 1 of 2

(For hillside properties include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)

Application may not be processed if Tree Inventory is not completed or if left blank. If no trees exist on site indicate "NONE."

Tree #[1]	Scientific Name / Common Name	DBH[2]	Height[3]	Spread[3]	Proposed Status X=Remove R=Remain L=Relocate	Street tree or public tree? Y=Yes, N=No, U=Unknown
1	*Pittosporum undulatum* / Victorian Box	15			X	N
2	*Pittosporum undulatum* / Victorian Box (8, 8, 7, 6, 4)	15			X	N
3	*Pittosporum undulatum* / Victorian Box	15			X	N
4	*Pittosporum undulatum* / Victorian Box	15			X	N
5	*Pittosporum undulatum* / Victorian Box	15			X	N
6	*Prunus ilicifolia* / Catalina Cherry	19			X	N
7	*Washingtonia robusta* / Mexican Fan Palm	14			X	N
8	*Quercus agrifolia* / Coast Live Oak	18			X	N
9	*Ulmus parvifolia* / Chinese Elm (Coppiced)	Shrub			X	N
10	*Washingtonia robusta* / Mexican Fan Palm	14			X	N
11	*Quercus agrifolia* / Coast Live Oak	9			X	N
12	*Quercus agrifolia* / Coast Live Oak	16			X	N

TREE INVENTORY FOR PROPERTY LOCATED AT 511 South Oak Knoll Avenue, Pasadena, CA — Page 2 of 2

(For hillside properties include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)

Application may not be processed if Tree Inventory is not completed or if left blank. If no trees exist on site indicate "NONE."

Tree #[1]	Scientific Name / Common Name	DBH[2]	Height[3]	Spread[3]	Proposed Status X=Remove R=Remain L=Relocate	Street tree or public tree? Y=Yes, N=No, U=Unknown
13	*Phoenix canariensis* / Canary Island Date Palm		20' 16' BT		X	N
ST1	*Quercus ilex* / Holly Oak	17			R	Y
ST2	*Cinnamomum camphora* / Camphor	18			R	Y
OS1	*Quercus chrysolepis* / Canyon Live Oak	24			R	N

[1] Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of-way.
[2] Diameter at breast height (DBH) measured 4 ½ feet above the point where the trunk meets the ground.
[3] Estimate the tree height and spread of canopy and provide measurement in feet.

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

July 17, 2024

TREES PLAN & INVENTORY A-0.9

LCRA

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

September 26, 2024

Burke Farrar
Odyssey Development Services
141 South Lake Avenue, Suite 105
Pasadena, CA 91101

Via email: BFarrar@OdysseyPasadena.com

NOTICE OF DESIGN COMMISSION COMMENTS
Application for Preliminary Consultation
505 South Oak Knoll Avenue (RM-48 HL-40(45))
Case #: DHP2024-00077 Council District 7

Dear Mr. Farrar,

On September 24, 2024, at a public meeting at the Pasadena City Council Chambers, the Design Commission, acting under the provisions of Section 17.61.030 of the Pasadena Municipal Code, reviewed your application for Preliminary Consultation of the proposed four-story, 47,360 square-foot, 46-unit multi-family residential development. The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan, the Design-Related Goals and Policies in the Central District Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-family Residential Districts. The Commission generally agreed with the comments in the staff report, which are reiterated below, and provided additional comments on the preliminary design, also listed below:

1. Create meaningful but simple modulation and articulation of the massing throughout that responds to the surrounding context. Specifically, the design should acknowledge and respond to the two adjacent historic resources at 541 S. Oak Knoll Avenue and 500 S. El Molino Avenue, both individually designated landmarks. As the design develops, the project should express a simple yet elegant design that does not meld or combine features from the varied styles in the surrounding context. The design should articulate a compatible relationship overall to the context without combining specific features of various styles.

2. Explore ways to ensure cohesive treatments at all facades that provide simplicity, depth, and a connection to the context, particularly to avoid overwhelming adjacent historic resources.

3. Consider the building's siting and the main garden's relationship to the public right-of-way. The design should provide a strong visual connection between the main garden and public right-of-way that enhances the pedestrian experience from within and from outside. In particular, views from the public right-of-way into the main garden should be

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more direct and unobstructed by building volume, solid fencing, and overhead circulation corridors.

4. The enclosed circulation corridors at the outer edges of the building should be further studied to maximize the units' access to light and air, which may warrant a variation in unit plans and/or types, creation of open-air circulation zones, or provision of additional variety in the means of accessing units. Ensure that façade treatments on the sides and rear of the building relate to the interior programming of the building.

5. Units at the ground floor that front South Oak Knoll Avenue should be articulated as primary entrances rather than secondary/patio access points.

6. Ensure that the communal open spaces for the project include some amenities that will allow for use by the residents of the project, which may include discreet seating areas or other amenities that will help balance the generally passive intended use of the spaces.

7. Ensure that the residential portion of the project includes the required Pasadena Building Elements and Craftsmanship Element, identified in the plans submitted for Concept Design Review.

8. Study the organization of the internal programming and ensure a strong relationship between the programming and exterior. This may include re-examining the unit types and locations, the enclosed corridor locations and connections, locations of vertical circulation and access points. Consider incorporating a communicating stair near the front of the building to encourage its use for primary access to the upper floors by pedestrians.

NEXT STEPS

This completes the Preliminary Consultation process. The next step in the design review process will be **Concept Design Review**. As your project moves forward, for the project should endeavor to address and respond, in writing and/or graphically, to the comments above. If the comments are not satisfactorily addressed, revisions to the submitted plans may be required and the approval process for your project may be delayed.

Please contact me if you have any questions about this letter.

Sincerely,

Stephanie Cisneros
Senior Planner
Design and Historic Preservation Section
Tel: 626-744-7219
Email: scisneros@cityofpasadena.net

cc: Energov; Address file

RESPONSE (1) - LCRA

MODULATION AND ARTICULATION OF THE MASSING HAS BEEN REVISED TO BETTER ACKNOWLEDGE AND RESPOND TO THE TWO ADJACENT HISTORIC RESOURCES. SLOPED ROOFS WITH TILE ROOFING AND TRADITIONAL ARCHITECTURAL ELEMENTS SUCH AS VERTICAL SIDING HAVE BEEN ADDED TO THE ARCHITECTURAL DESIGN (WITHOUT COMBINING SPECIFIC FEATURES) TO BE MORE COMPATIBLE TO THE OVERALL CONTEXT & WITH THE HISTORIC RESOURCES AT 541 S. OAK KNOLL AND 500 S. EL MOLIINO AVE.

RESPONSE (2) - LCRA

FACADE DESIGN HAS BEEN UPDATED TO PROVIDE BETTER CONNECTION WITHOUT OVERWHELMING THE EXISTING CONTEXT. THE COMBINATION OF PARAPET ROOFS AND SLOPED ROOFS ALLOW BETTER CONNECTION TO THE ADJACENT BUILDINGS. THE ROOF EAVES AND CANOPIES PROVIDE SHADOW AND DEPTH ON THE BUILDING FACADE. DEEPLY RECESSED COVERED OUTDOOR SPACES (BALCONIES & PORCHES) PROVIDE FURTHER CONNECTIVITY TO THE OUTDOOR ARES AND TO THE STREET.

RESPONSE (3) - LCRA

VISUAL CONNECTION BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE MAIN GARDEN HAS BEEN ENHANCED WITH THE REMOVAL OF THE OVERHEARD CIRCULATION (BRIDGE WALKWAY). ENTRY FEATURE HAS ALSO BEEN MODIFIED TO ALLOW MORE DIRECT VIEWS INTO THE COURTYARD AND GARDEN AREAS. FENCING AND GATES COMPLY WITH THE CODE REQUIREMENT FOR VISIBILITY.

RESPONSE (4) - LCRA

THE ENCLOSED CIRCULATION CORRIDORS AT THE OUTER EDES OF THE BUILDING HAVE BEEN MAINTAINED FOR (2) SPECIFIC REASONS.
1) PROVIDE PRIVACY TO ADJACENT NEIGHBORS FROM CORRIDORS.
2) DUE TO NOISE FROM EXISTING POWER PLANT SUB-STATION
LIGHT AND AIR IS PROVIDED FROM WINDOWS AND DOORS WITH BALCONIES AT THE ENCLOSED CIRCULATION CORRIDORS. THE FACADE TREATMENTS AT THE SIDES AND REAR OF THE BUILDING RELATE TO THE INTERIOR PROGRAM OF THE BUILDING.

RESPONSE (5) - LCRA

GROUND FLOOR UNITS HAVE BEEN REVISED TO PROVIDE DIRECT FRONT DOOR ACCESS FROM SOUTH OAK KNOLL AVENUE. SECONDARY ACCESS IS PROVIDED FROM THE CORRIDOR. FRONT PORCH ENTRIES HAVE BEEN FURTHER ENHANCED BY REPLACING SLIDING DOORS WITH WINDOWS.

RESPONSE (6) - LAGDW

THREE COMMUNAL OPEN SPACES AT THE MAIN GARDEN - PROVIDE (SEATING AT PLANTERS, OUTDOOR KITCHEN / BBQ AND DINING / LOUNGE SEATING)

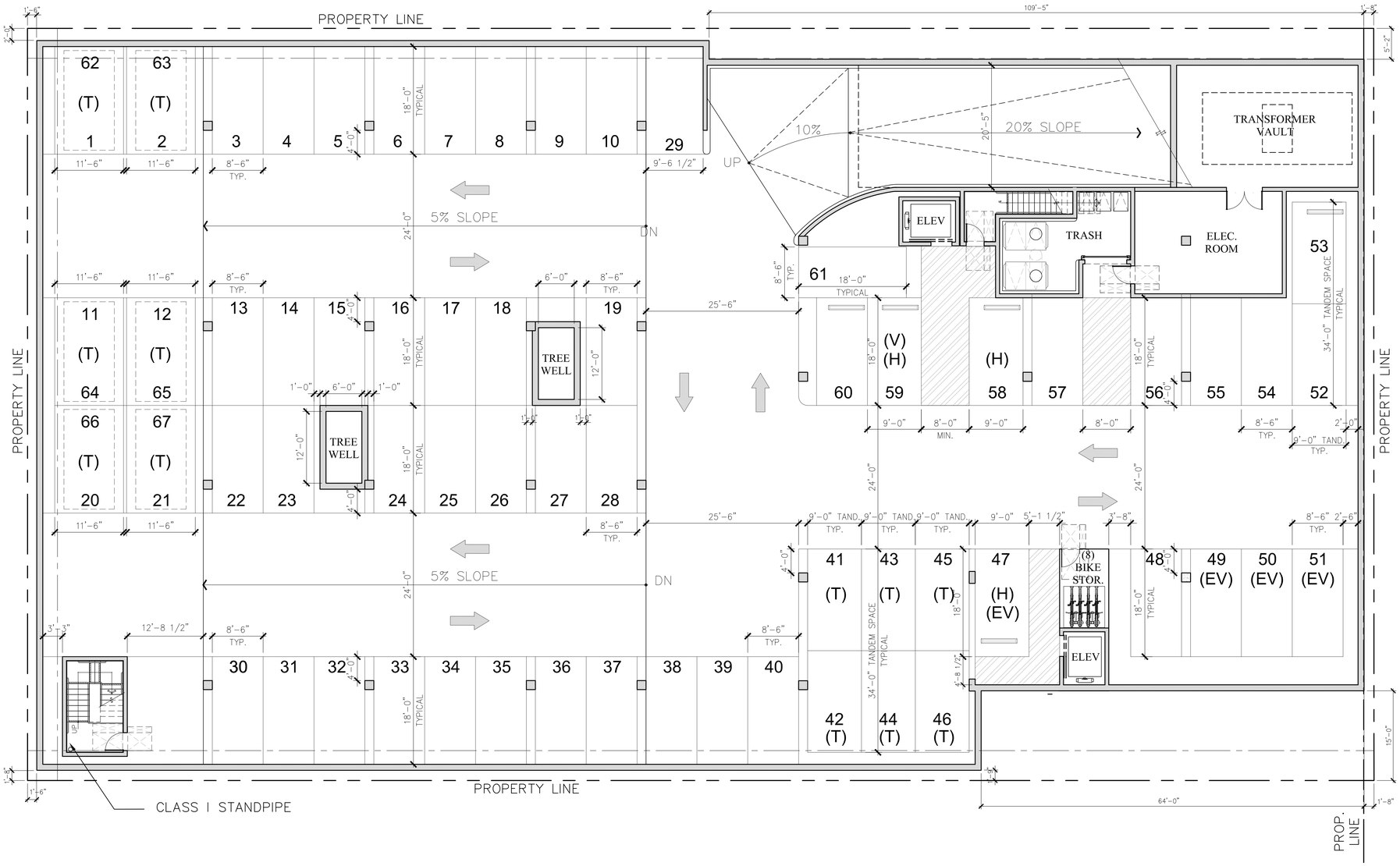
RESPONSE (7) - LCRA

CRAFTSMANSHIP ELEMENTS - THE PROJECT INCLUDES DECORATIVE IRON WORK FOR BALCONY & STAIR RAILINGS. THE PROPOSED DESIGN IS A MODERN INTERPRETATION OF CRAFTSMAN DESIGN (SIMPLE GEOMETRY & MODULAR DESIGN). THE FRONT AND SIDE GATES AND FENCE ALSO PROVIDE A UNIQUE GEOMETRIC PATTERN INSPIRED BY CRAFTSMAN ARCHITECTURE.

BUILDING ELEMENTS - THIS PROJECT INCLUDES NUMEROUS ROOFED BALCONIES SUPPORTED BY POSTS ON THE GROUND FLOOR. THERE ARE OUTDOOR LIVING AREAS (LOGGIAS) WITH ORIENTATION TOWARDS THE STREET AND MAIN GARDEN. IN ADDITION WE HAVE AN EXTERIOR STAIRCASE ADJACENT TO THE MAIN GARDEN / ANCILLARY GARDEN.

RESPONSE (8) - LCRA

NEW STAIRCASE HAS BEEN ADDED AT THE FRONT OF THE BUILDING (NEAR MAIN GARDEN / ANCILLARY GARDEN) TO ENCOURAGE PRIMARY ACCESS TO THE UPPER FLOORS BY THE PEDESTRIANS. VISUAL CONNECTIVITY IS PROVIDED BY LARGE OPENINGS INTO THE STAIRWELL.



P-1 LEVEL

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

September 18, 2025

P-1 FLOOR PLAN A-1.0

LCRA

S. OAK KNOLL AVENUE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

105
105
PLAN 3a

104
PLAN 5a
104

103
PLAN 5a
103

102
PLAN 6a
102

ELEV.

TR.

101
PLAN 4a
101

MAIL

GARDEN
2230 SQ. FT.

GARDEN
325 SQ. FT.

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

GARDEN
463 SQ. FT.

MAIN
GARDEN
RECTANGLE
3647 SQ. FT.

ANCILL.
GARDEN
1368 SQ. FT.

18% RAMP

9% RAMP

2% SLOPE

DN

40'-0"

22'-6"

17'-5"

8'-4"

5'-3"

1'-5"

5'-3"

2'-0"

6'-0"

10'-4"

1'-8"

12'-0" // WIDENED SIDEWALK

4.9% SLOPE MAX.

4.9% SLOPE MAX.

4.9% SLOPE MAX

1
A-2.2

2
A-2.2

1
A-2.1

2
A-2.1

106
PLAN 2a
106

107
107
PLAN 5b
107

108
PLAN 5a
108

109
PLAN 5c
109

110
PLAN 4c
110

111
PLAN 1a
111

ELEV.

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

FRONT SETBACK

GARDEN
1117 SQ. FT.

CLASS I STANDPIPE

5'-3"

5'-0"

NEW SIDEWALK EDGE ℄ NEW PROPERTY LINE

EXISTING SIDEWALK EDGE ℄ ORIGINAL PROPERTY LINE

GROUND FLOOR

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

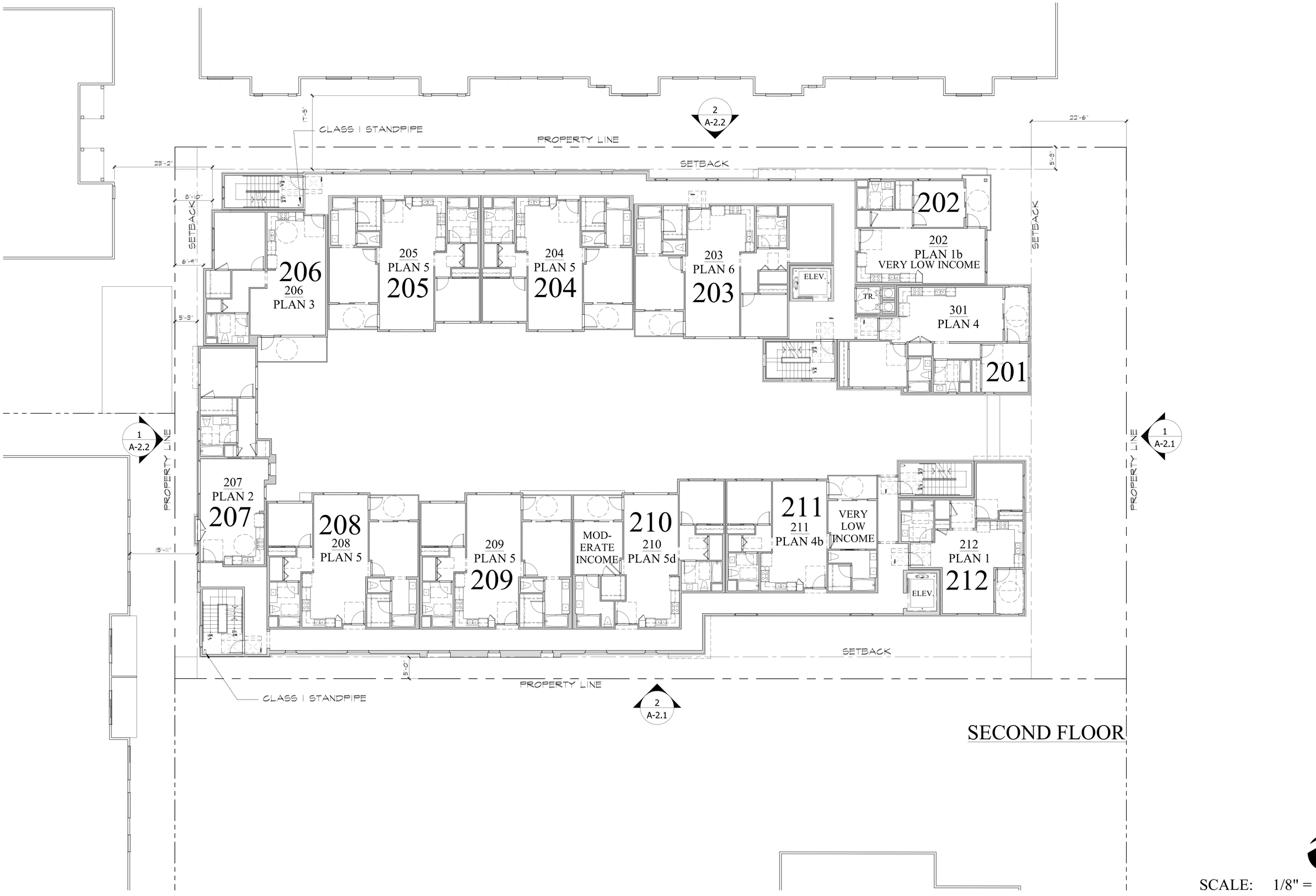
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 14, 2025

GROUND FLOOR PLAN A-1.1

LCRA



SECOND FLOOR

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

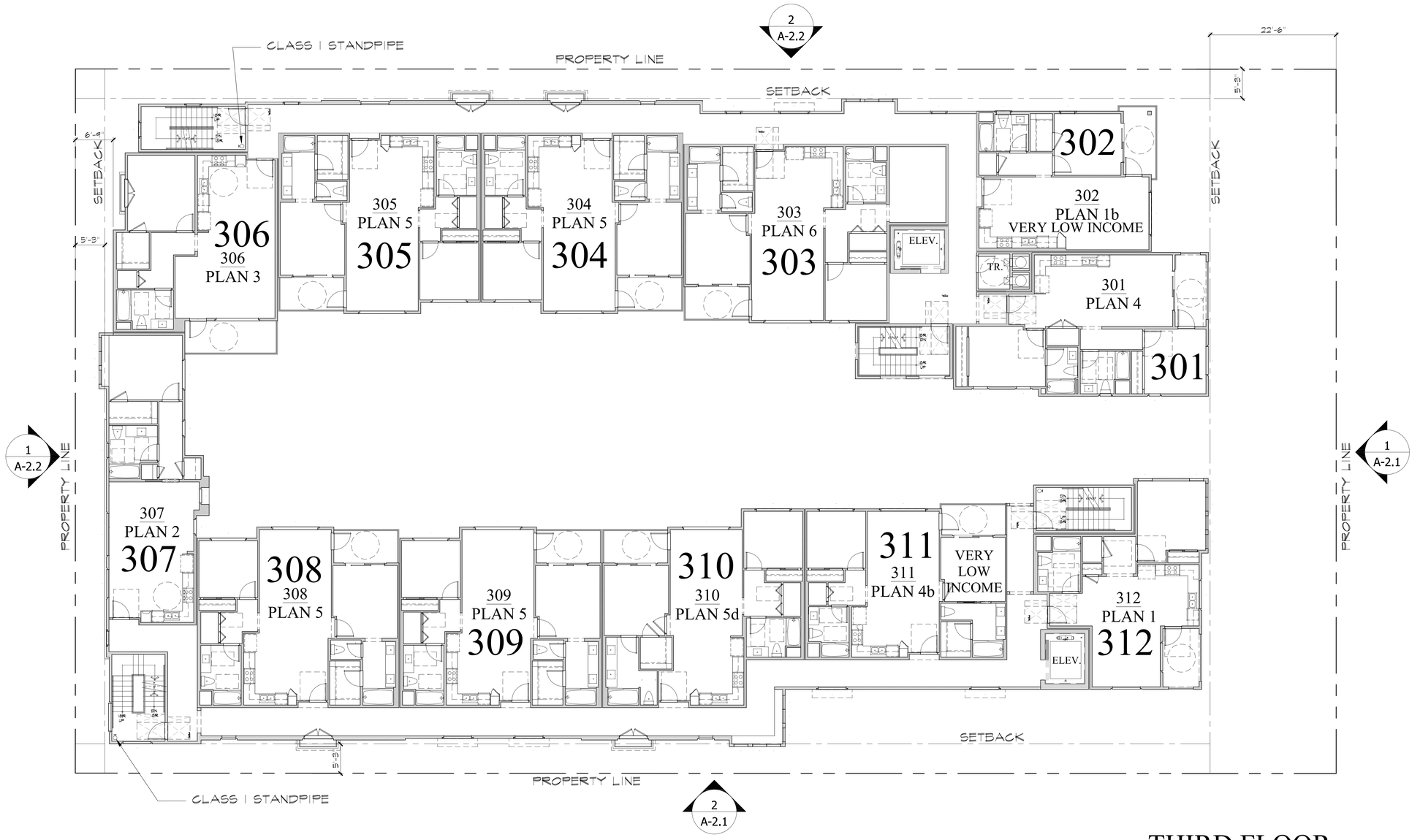
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

SECOND FLOOR PLAN A-1.2

LCRA



THIRD FLOOR

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

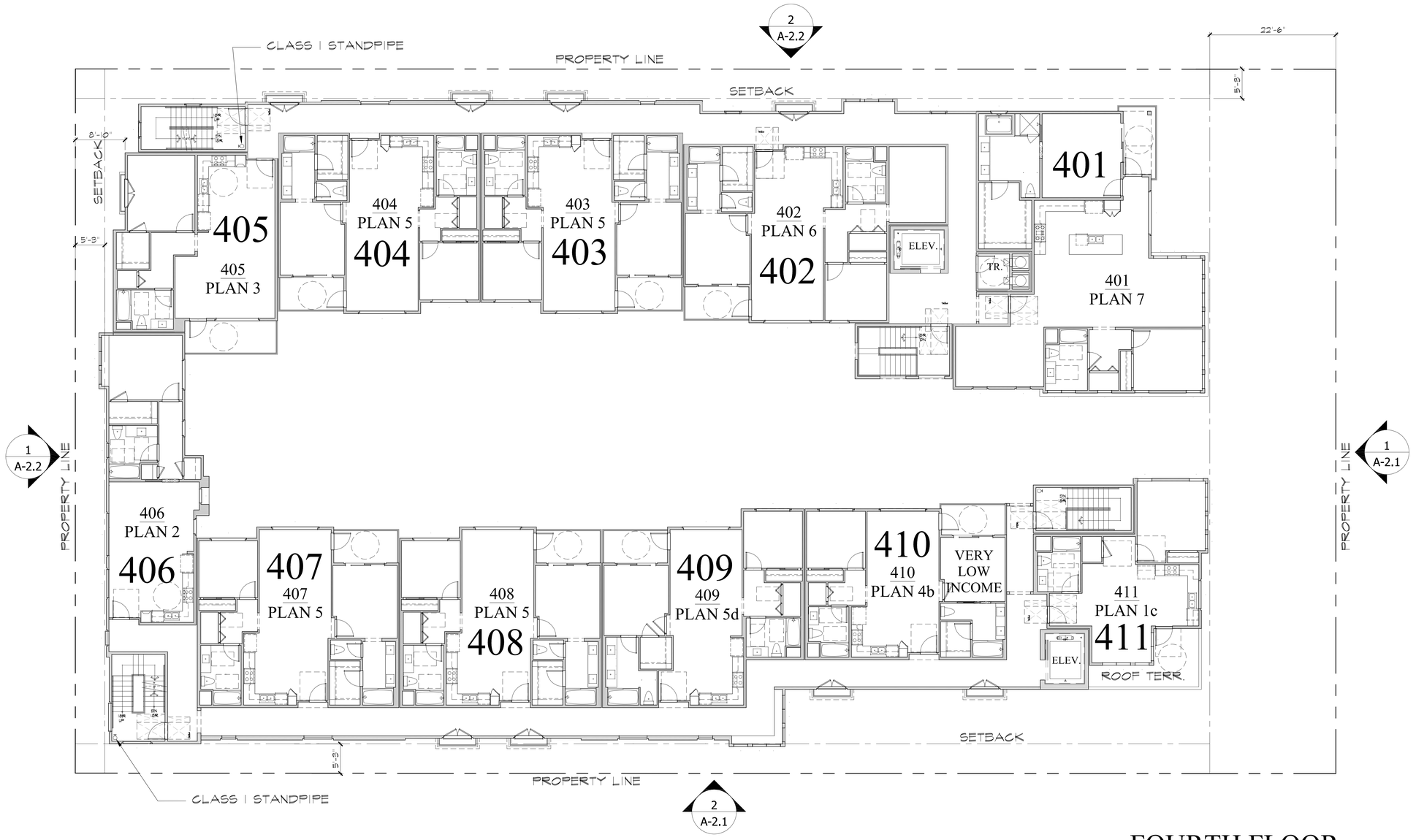
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

THIRD FLOOR PLAN A-1.3

LCRA



FOURTH FLOOR

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

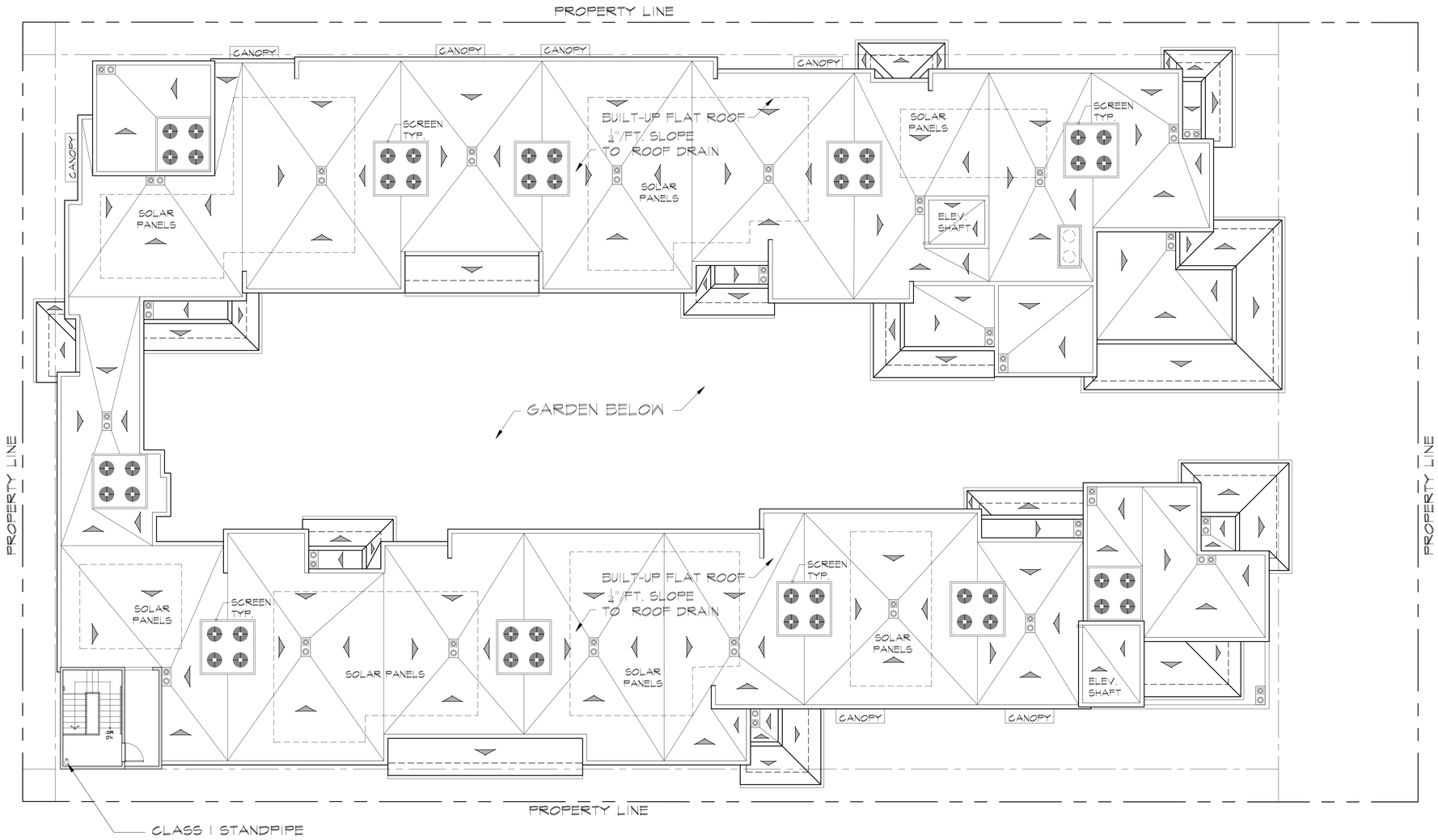
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

FOURTH FLOOR PLAN A-1.4

LCRA



ROOF PLAN

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

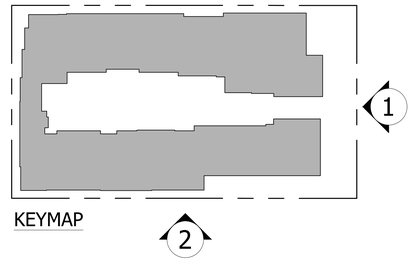
February 14, 2025

ROOF PLAN A-1.5

LCRA



1. EAST ELEVATION



ELEVATION NOTES

1	LIGHT SAND FINISH STUCCO - BASE COLOR
2	LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
3	LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
4	LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
5	BRICK VENEER
6	CEMENT BOARD SIDING, SMOOTH FINISH
7	VINYL DOORS AND WINDOWS
8	CONCRETE TILE FLAT ROOFING
9	WOOD POSTS - PAINT FINISH
10	METAL RAILING - PAINT FINISH
11	PAINTED CANOPY
12	ENTRY GATE - PAINT FINISH
13	WOOD PERGOLA - PAINT FINISH
14	PARAPET TRIM - PAINT FINISH



2. SOUTH ELEVATION

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

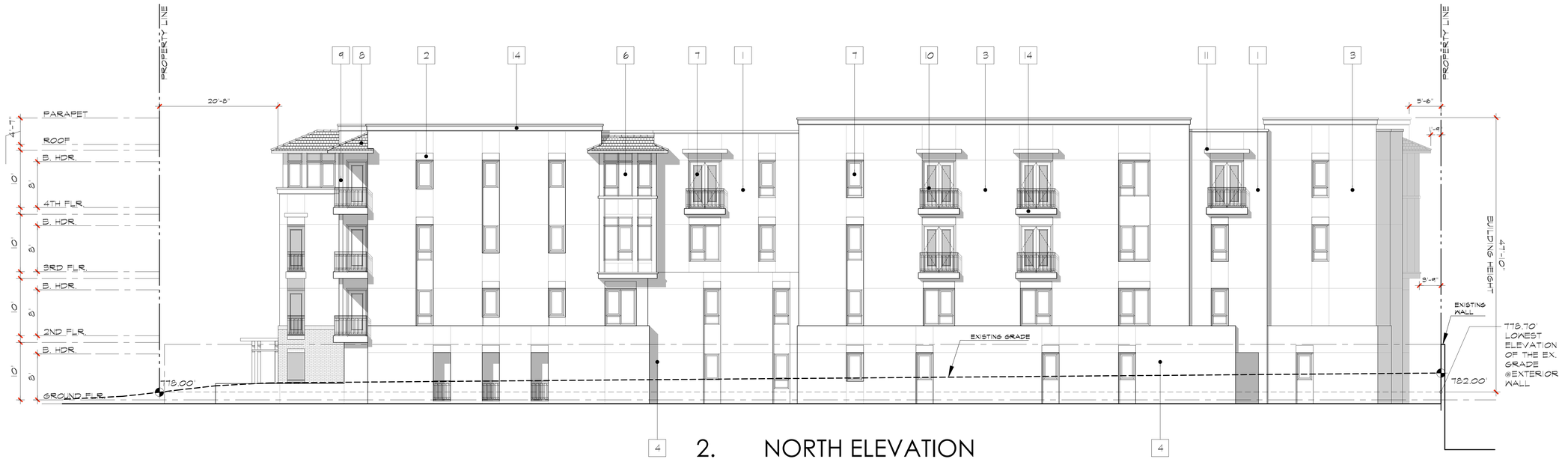
February 14, 2025

EXTERIOR ELEVATIONS A-2.1

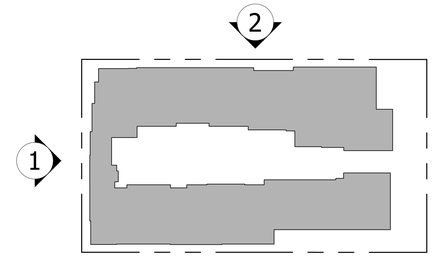
LCRA



1. WEST ELEVATION



2. NORTH ELEVATION



KEYMAP

ELEVATION NOTES

1	LIGHT SAND FINISH STUCCO - BASE COLOR
2	LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
3	LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
4	LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
5	BRICK VENEER
6	CEMENT BOARD SIDING, SMOOTH FINISH
7	VINYL DOORS AND WINDOWS
8	CONCRETE TILE FLAT ROOFING
9	WOOD POSTS - PAINT FINISH
10	METAL RAILING - PAINT FINISH
11	PAINTED CANOPY
12	ENTRY GATE - PAINT FINISH
13	WOOD PERGOLA - PAINT FINISH
14	PARAPET TRIM - PAINT FINISH

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

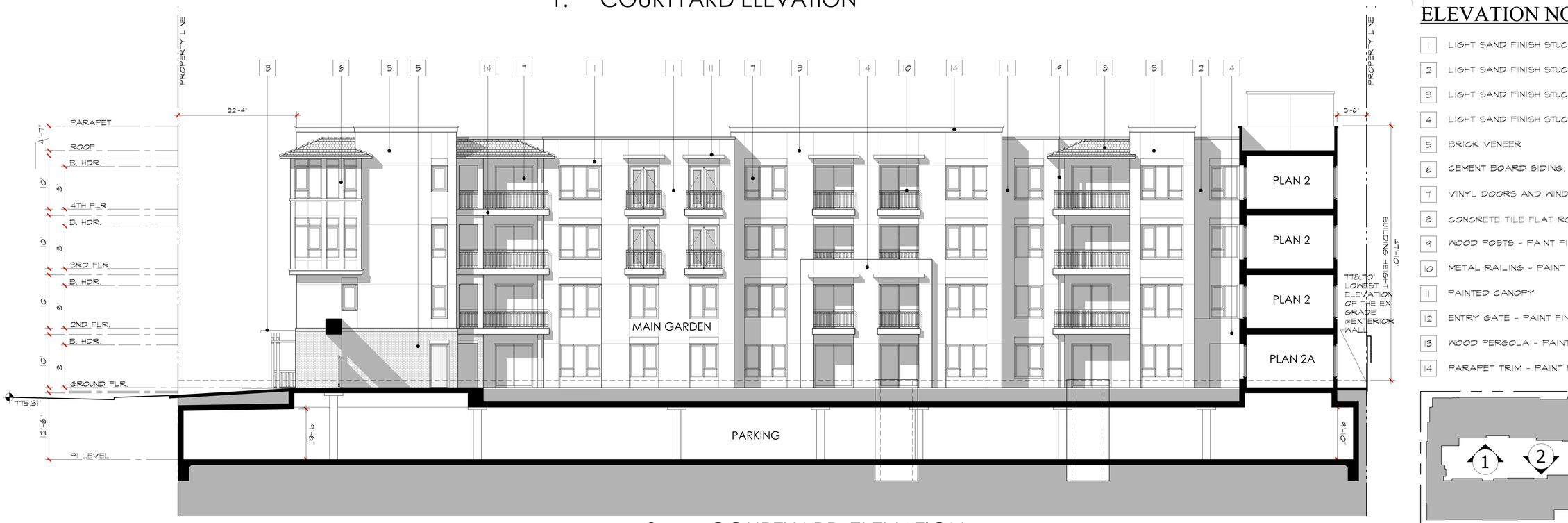
February 14, 2025

EXTERIOR ELEVATIONS A-2.2

LCRA



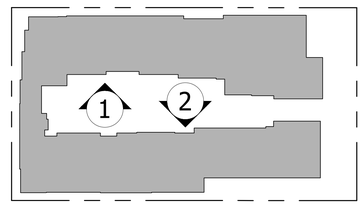
1. COURTYARD ELEVATION



2. COURTYARD ELEVATION

ELEVATION NOTES

1. LIGHT SAND FINISH STUCCO - BASE COLOR
2. LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
3. LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
4. LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
5. BRICK VENEER
6. CEMENT BOARD SIDING, SMOOTH FINISH
7. VINYL DOORS AND WINDOWS
8. CONCRETE TILE FLAT ROOFING
9. WOOD POSTS - PAINT FINISH
10. METAL RAILING - PAINT FINISH
11. PAINTED CANOPY
12. ENTRY GATE - PAINT FINISH
13. WOOD PERGOLA - PAINT FINISH
14. PARAPET TRIM - PAINT FINISH



KEYMAP

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

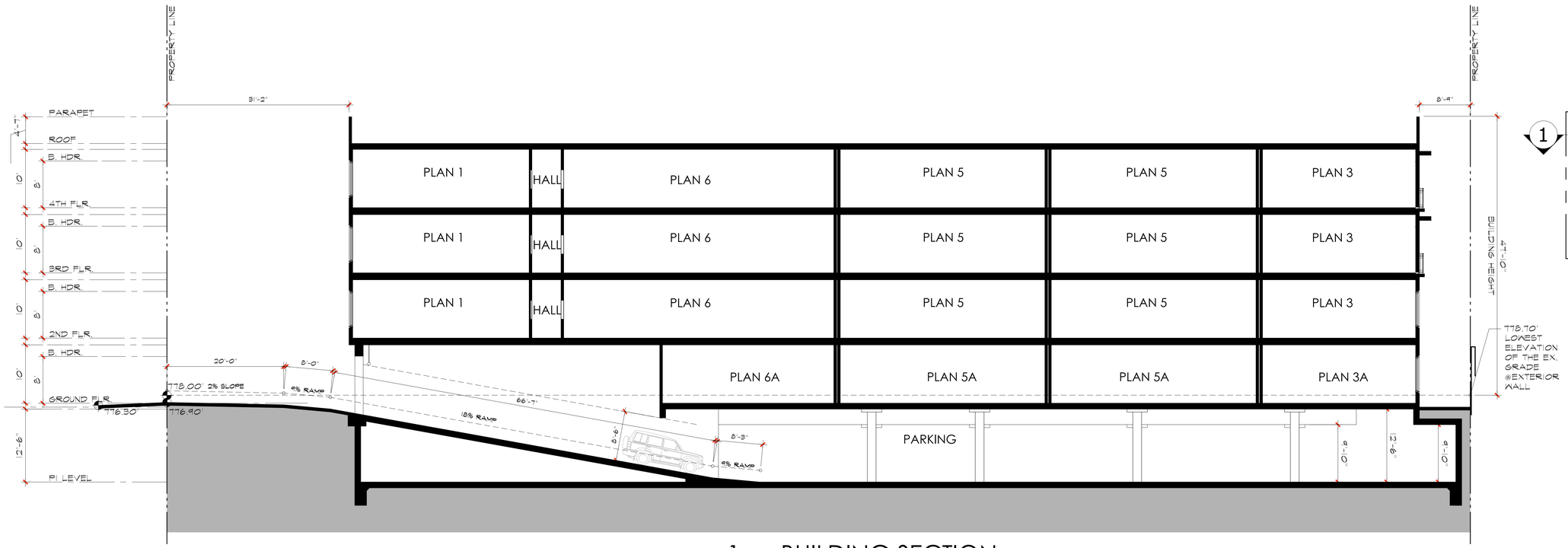
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

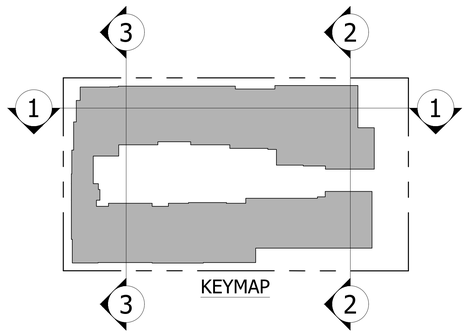
February 14, 2025

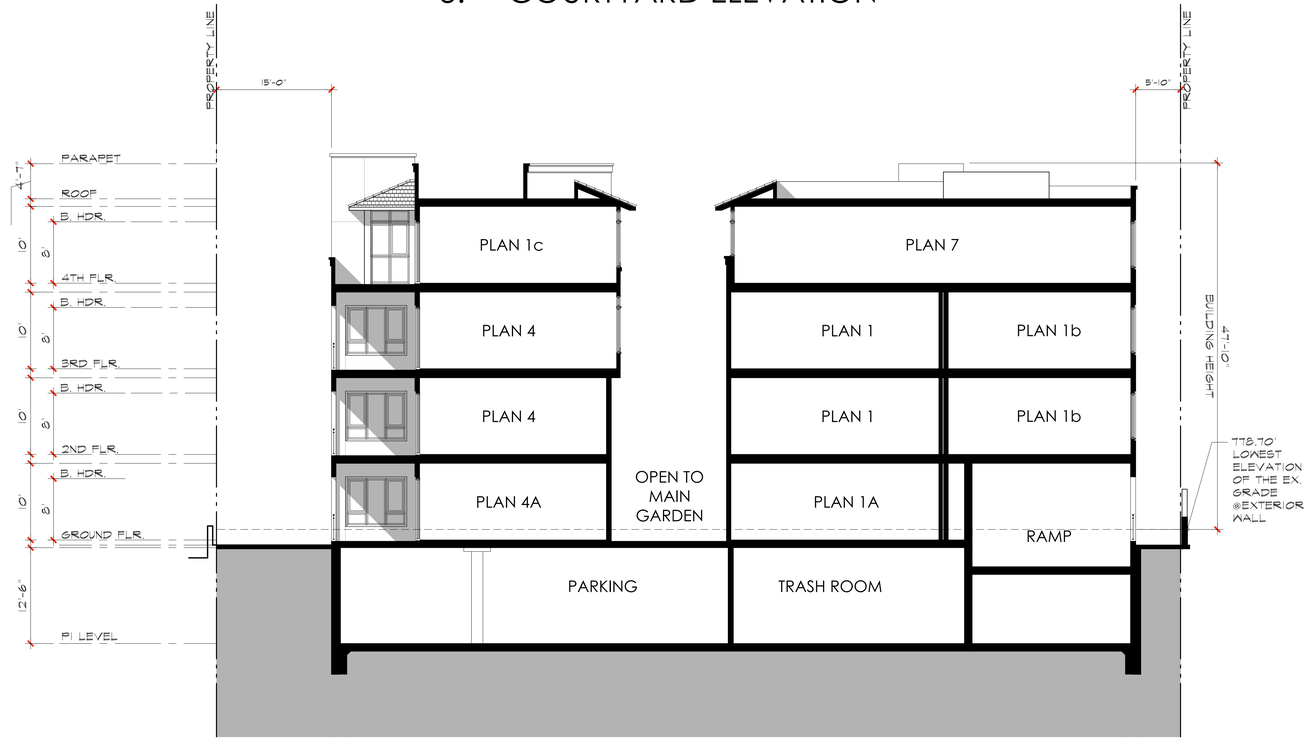
EXTERIOR ELEVATIONS A-2.3

LCRA

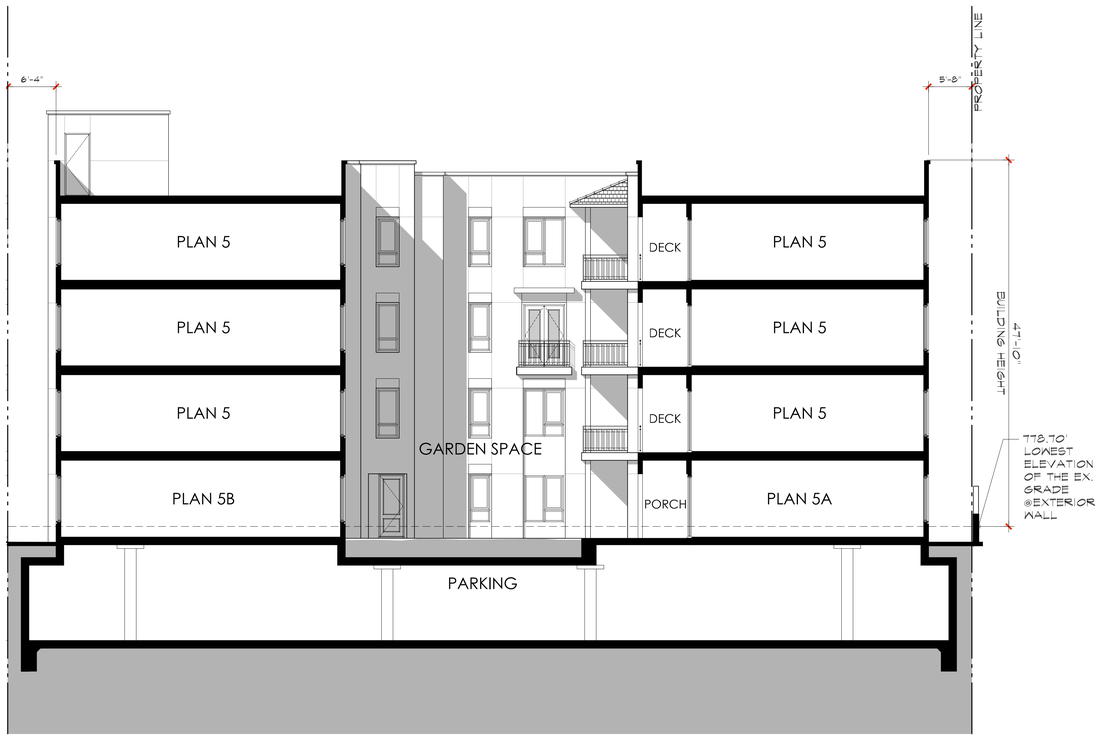


1. BUILDING SECTION





2. BUILDING SECTION



3. COURTYARD ELEVATION

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

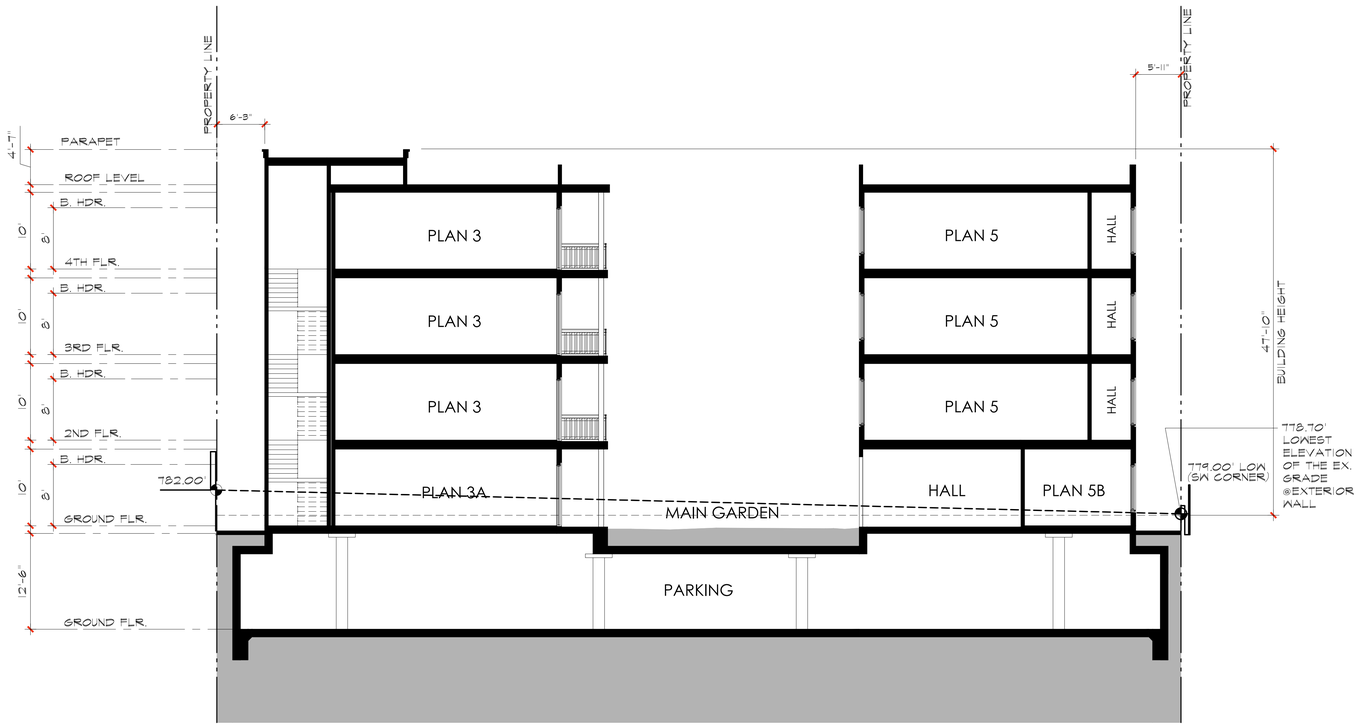
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

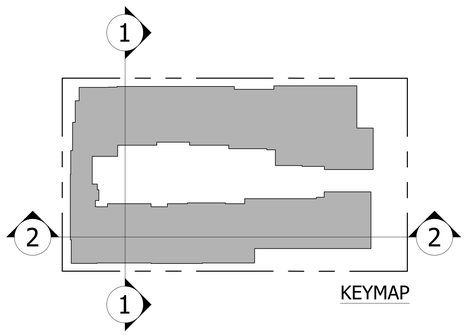
February 14, 2025

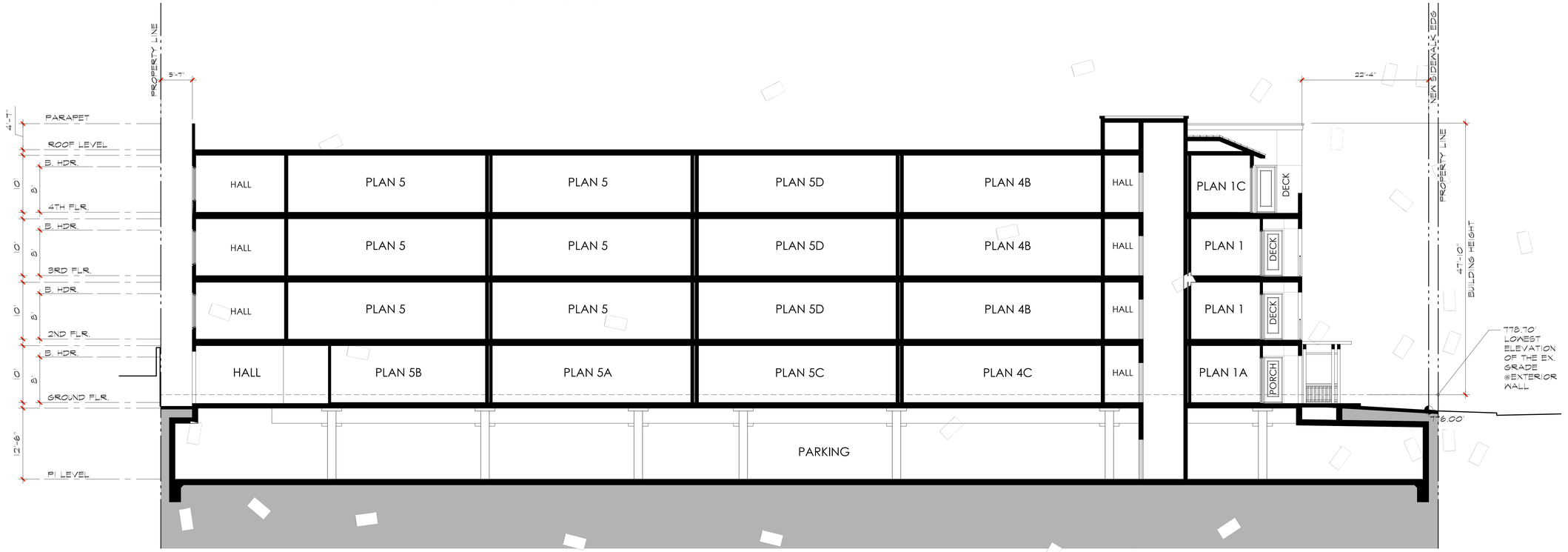
EXTERIOR SECTIONS/ELEVATIONS A-2.4

LCRA



1. BUILDING SECTION





2. BUILDING SECTION

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

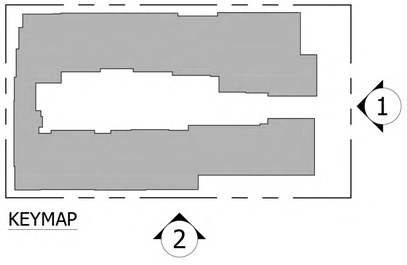
February 14, 2025

EXTERIOR SECTIONS/ELEVATIONS A-2.5

LCRA



1. EAST ELEVATION



ELEVATION NOTES

1. LIGHT SAND FINISH STUCCO - BASE COLOR
2. LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
3. LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
4. LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
5. BRICK VENEER
6. CEMENT BOARD SIDING, SMOOTH FINISH
7. VINYL DOORS AND WINDOWS
8. CONCRETE TILE FLAT ROOFING
9. WOOD POSTS - PAINT FINISH
10. METAL RAILING - PAINT FINISH
11. PAINTED CANOPY
12. ENTRY GATE - PAINT FINISH
13. WOOD PERGOLA - PAINT FINISH
14. PARAPET TRIM - PAINT FINISH



2. SOUTH ELEVATION

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 12, 2025

COLORED EXTERIOR ELEVATIONS A-2.6

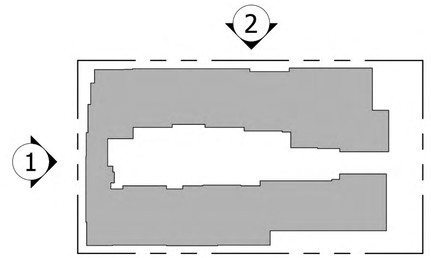
LCRA



1. WEST ELEVATION



2. NORTH ELEVATION



KEYMAP

ELEVATION NOTES

1	LIGHT SAND FINISH STUCCO - BASE COLOR
2	LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
3	LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
4	LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
5	BRICK VENEER
6	CEMENT BOARD SIDING, SMOOTH FINISH
7	VINYL DOORS AND WINDOWS
8	CONCRETE TILE FLAT ROOFING
9	WOOD POSTS - PAINT FINISH
10	METAL RAILING - PAINT FINISH
11	PAINTED CANOPY
12	ENTRY GATE - PAINT FINISH
13	WOOD PERGOLA - PAINT FINISH
14	PARAPET TRIM - PAINT FINISH

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 12, 2025

COLORED EXTERIOR ELEVATIONS A-2.7

LCRA



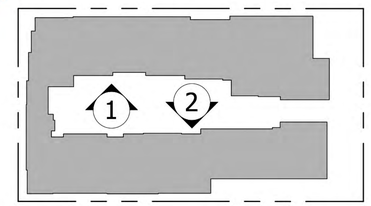
1. COURTYARD ELEVATION



2. COURTYARD ELEVATION

ELEVATION NOTES

1. LIGHT SAND FINISH STUCCO - BASE COLOR
2. LIGHT SAND FINISH STUCCO - ACCENT COLOR 1
3. LIGHT SAND FINISH STUCCO - ACCENT COLOR 2
4. LIGHT SAND FINISH STUCCO - ACCENT COLOR 3
5. BRICK VENEER
6. CEMENT BOARD SIDING, SMOOTH FINISH
7. VINYL DOORS AND WINDOWS
8. CONCRETE TILE FLAT ROOFING
9. WOOD POSTS - PAINT FINISH
10. METAL RAILING - PAINT FINISH
11. PAINTED CANOPY
12. ENTRY GATE - PAINT FINISH
13. WOOD PERGOLA - PAINT FINISH
14. PARAPET TRIM - PAINT FINISH



KEYMAP

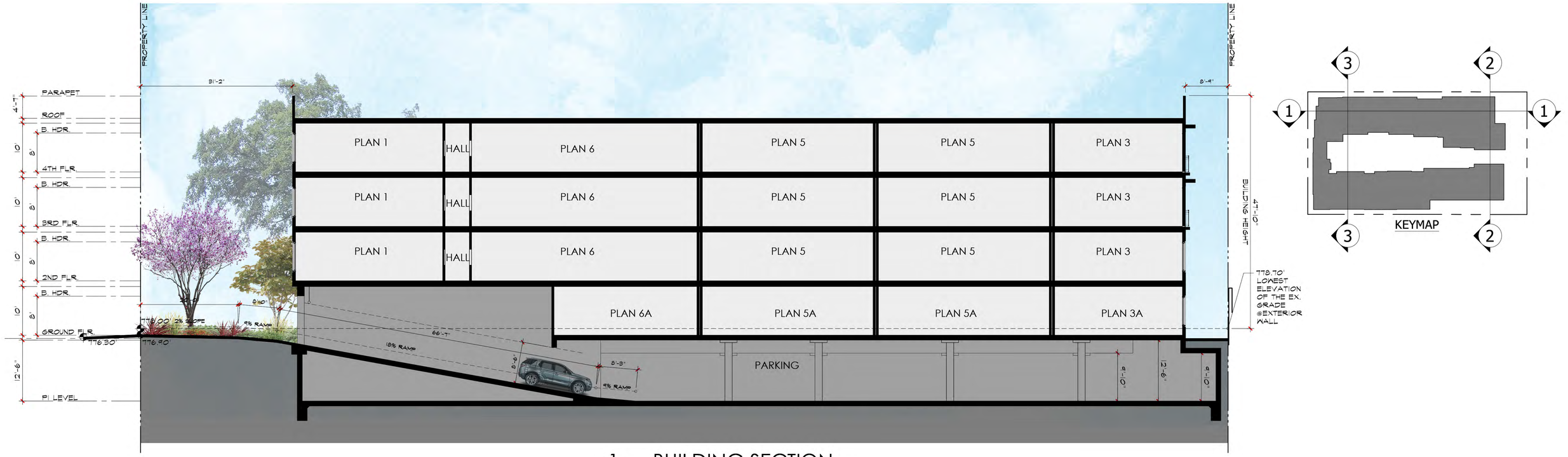
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 12, 2025

COLORED EXTERIOR ELEVATIONS A-2.8

LCRA



1. BUILDING SECTION



2. BUILDING SECTION



3. COURTYARD ELEVATION

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

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 12, 2025

COLORED EXTERIOR ELEVATIONS A-2.9

LCRA











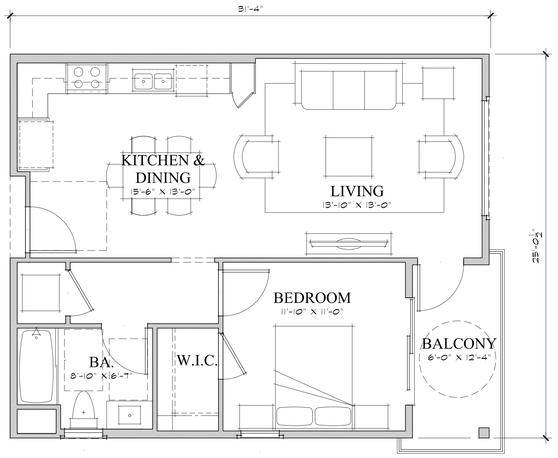
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 17, 2025

3D-VIEWS A-3.0

LCRA



FLOOR PLAN — PLAN 1b

716 SQ. FT. — SCALE: 1/4" = 1'-0"



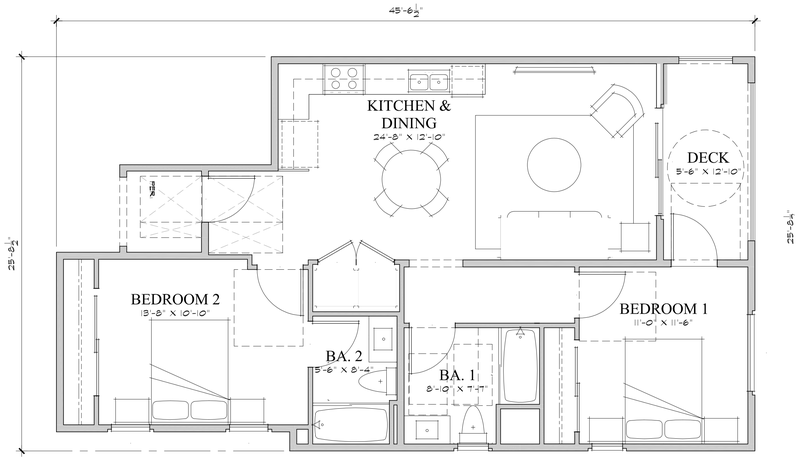
KEYMAP — GROUND FLOOR

SCALE: NOT TO SCALE



KEYMAP — SECOND FLOOR

SCALE: NOT TO SCALE



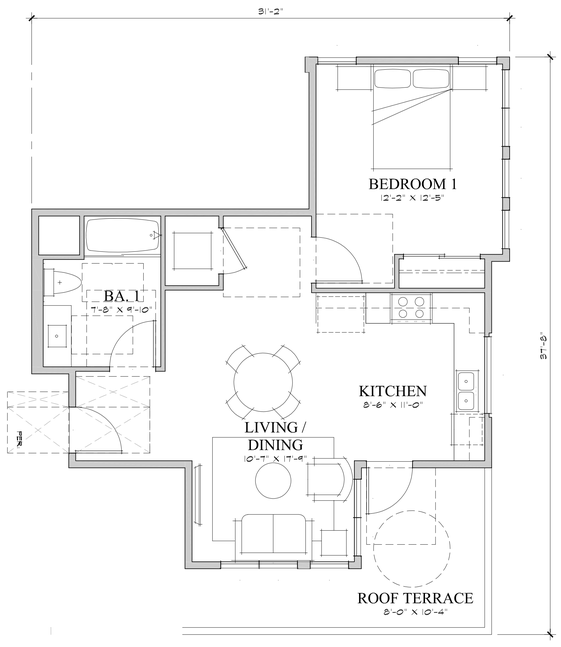
FLOOR PLAN — PLAN 1

920 SQ. FT. — SCALE: 1/4" = 1'-0"



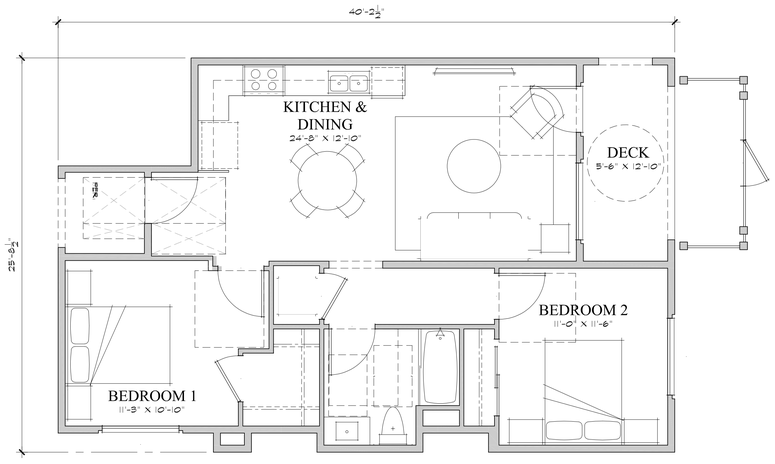
KEYMAP — THIRD FLOOR

SCALE: NOT TO SCALE



FLOOR PLAN — PLAN 1c

########## — SCALE: 1/4" = 1'-0"



FLOOR PLAN — PLAN 1a

849 SQ. FT. — SCALE: 1/4" = 1'-0"



KEYMAP — FOURTH FLOOR

SCALE: NOT TO SCALE

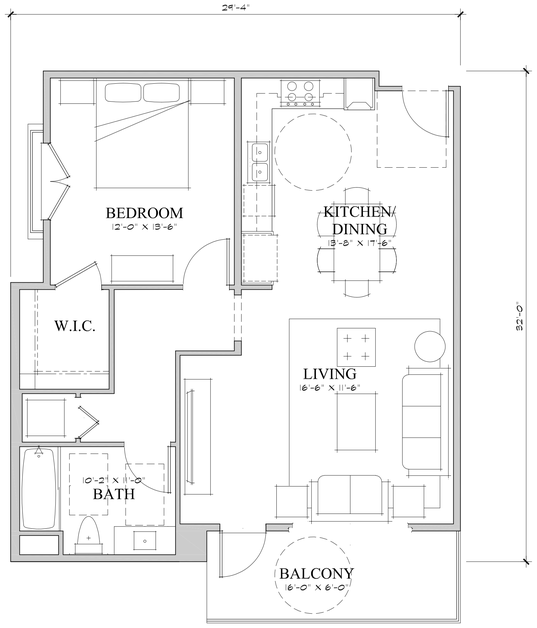
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

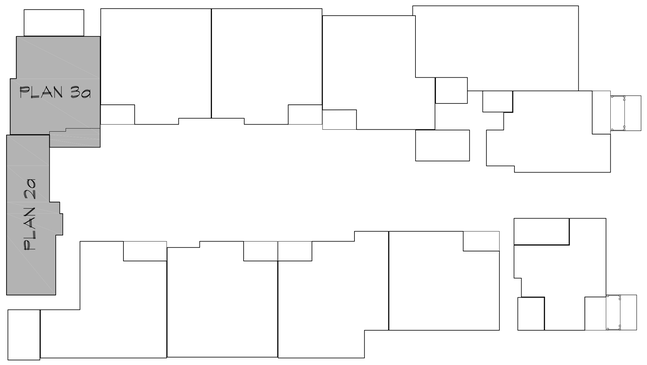
UNIT PLANS A-4.0

LCRA



FLOOR PLAN — PLAN 3

884 SQ. FT. — SCALE: 1/4" = 1'-0"



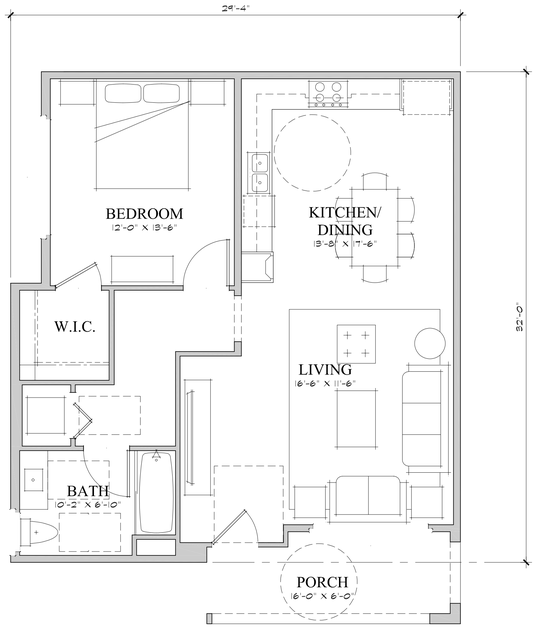
KEYMAP — GROUND FLOOR

SCALE: NOT TO SCALE



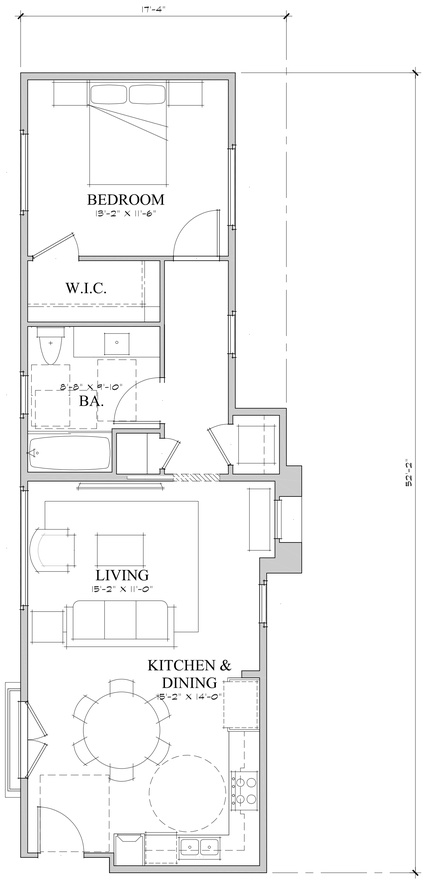
KEYMAP — SECOND FLOOR

SCALE: NOT TO SCALE



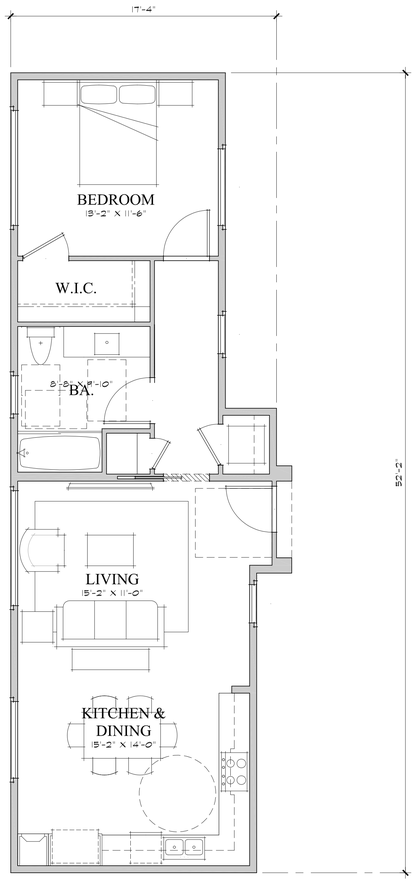
FLOOR PLAN — PLAN 3a

875 SQ. FT. — SCALE: 1/4" = 1'-0"



FLOOR PLAN — PLAN 2

800 SQ. FT. — SCALE: 1/4" = 1'-0"



FLOOR PLAN — PLAN 2a

806 SQ. FT. — SCALE: 1/4" = 1'-0"



KEYMAP — THIRD FLOOR

SCALE: NOT TO SCALE



KEYMAP — FOURTH FLOOR

SCALE: NOT TO SCALE

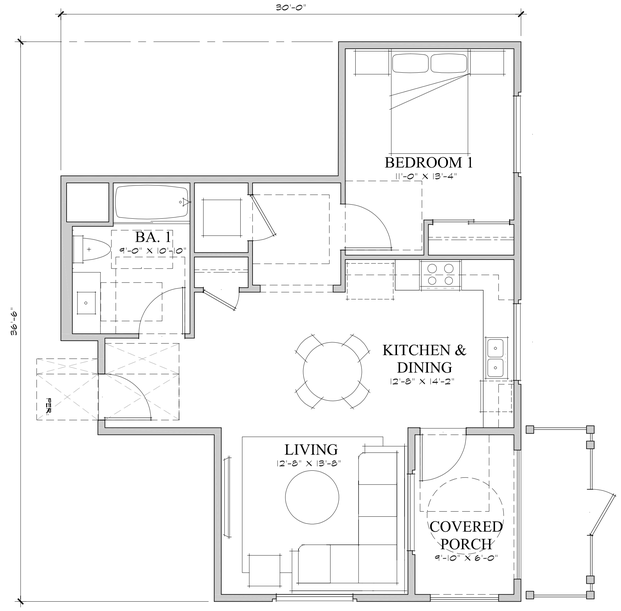
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

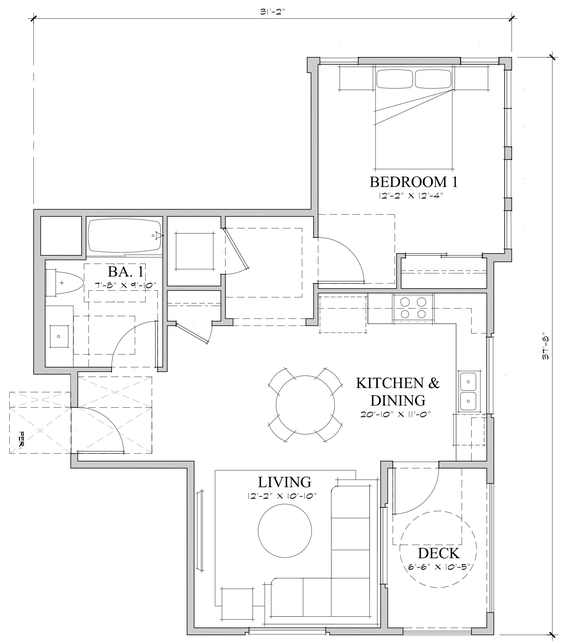
UNIT PLANS A-4.1

LCRA



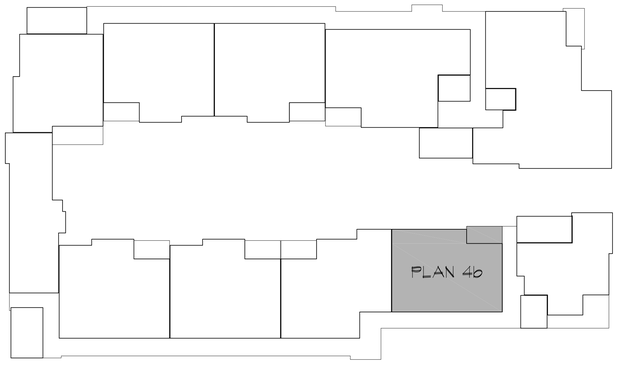
FLOOR PLAN — PLAN 4a

738 SQ. FT. — SCALE: 1/4" = 1'-0"



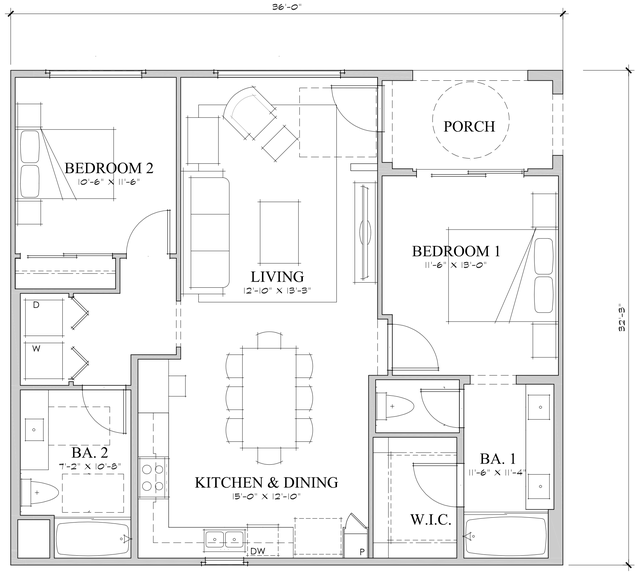
FLOOR PLAN — PLAN 4

768 SQ. FT. — SCALE: 1/4" = 1'-0"



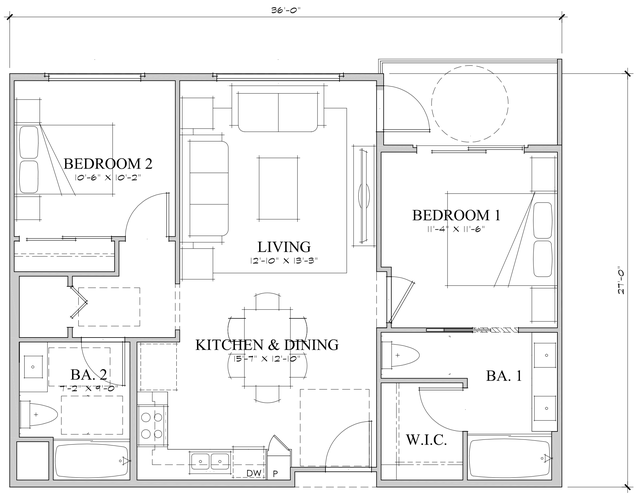
KEYMAP — FOURTH FLOOR

SCALE: NOT TO SCALE



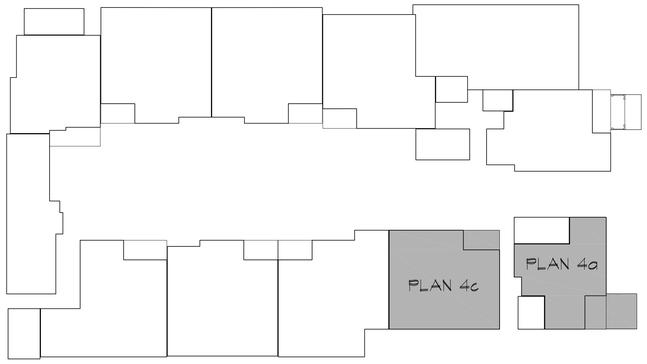
FLOOR PLAN — PLAN 4c

1078 SQ. FT. — SCALE: 1/4" = 1'-0"



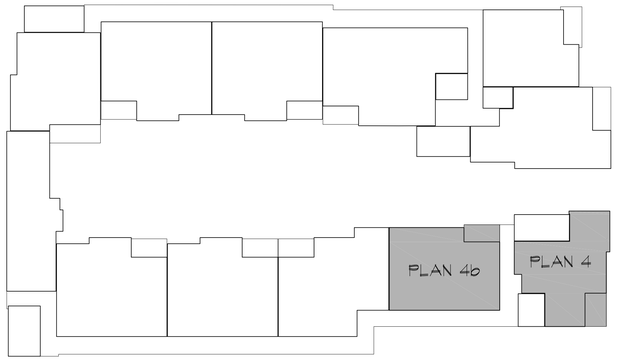
FLOOR PLAN — PLAN 4b

904 SQ. FT. — SCALE: 1/4" = 1'-0"



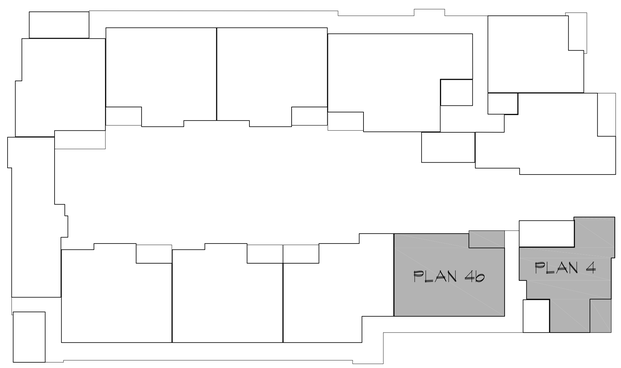
KEYMAP — GROUND FLOOR

SCALE: NOT TO SCALE



KEYMAP — SECOND FLOOR

SCALE: NOT TO SCALE



KEYMAP — THIRD FLOOR

SCALE: NOT TO SCALE

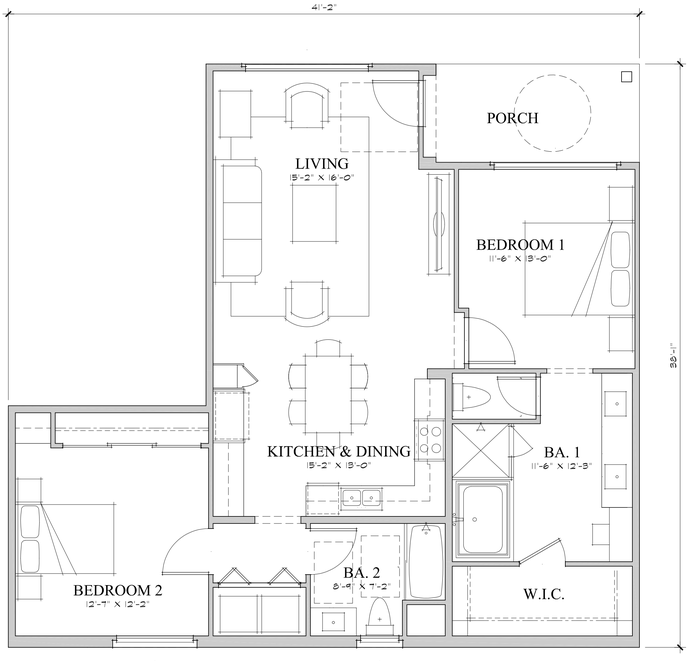
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

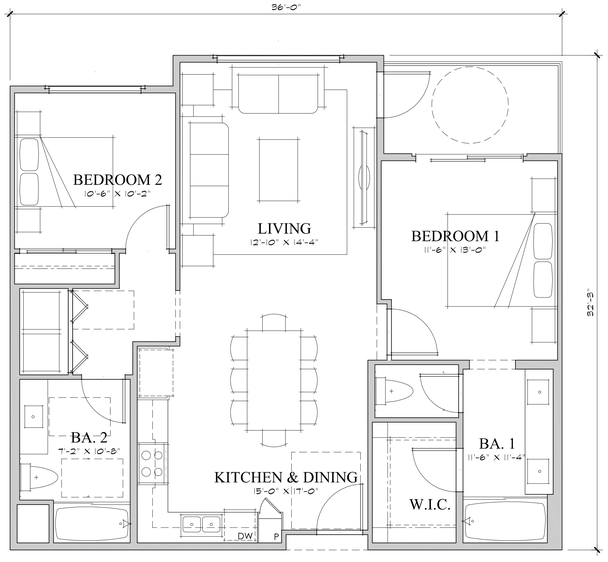
UNIT PLANS A-4.2

LCRA



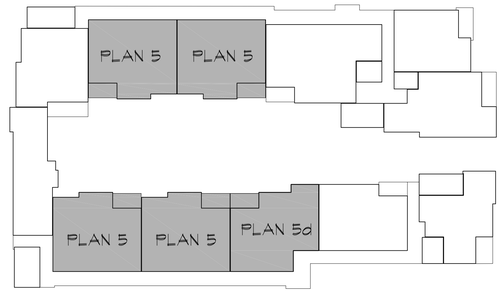
FLOOR PLAN — PLAN 5b

1176 SQ. FT. — SCALE: 1/4" = 1'-0"



FLOOR PLAN — PLAN 5

1053 SQ. FT. — SCALE: 1/4" = 1'-0"



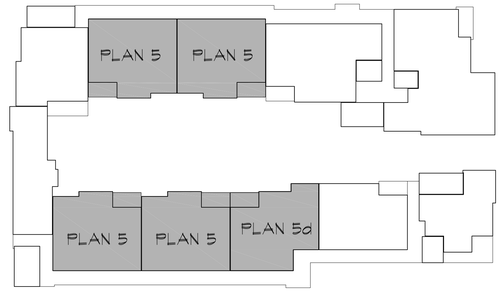
KEYMAP — THIRD FLOOR

SCALE: NOT TO SCALE



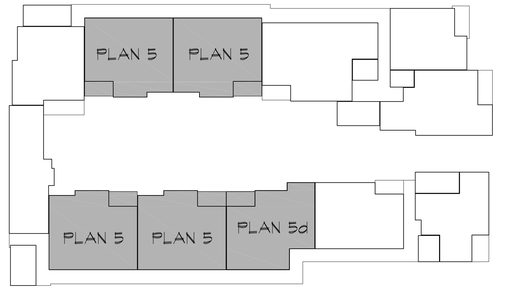
KEYMAP — GROUND FLOOR

SCALE: NOT TO SCALE



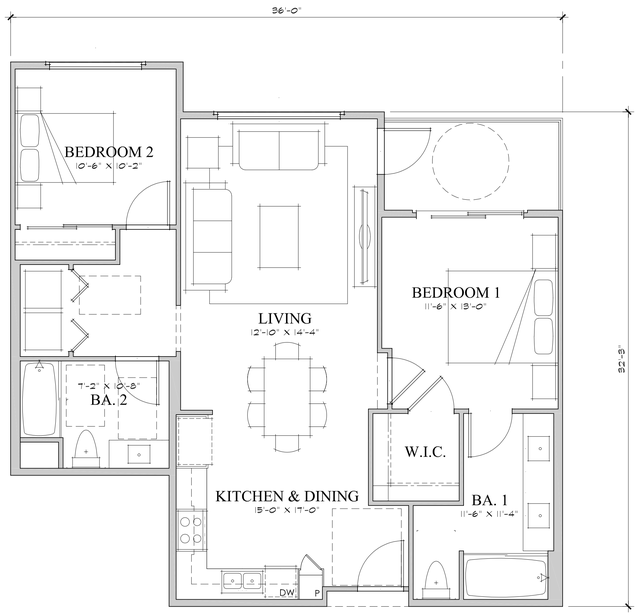
KEYMAP — FOURTH FLOOR

SCALE: NOT TO SCALE



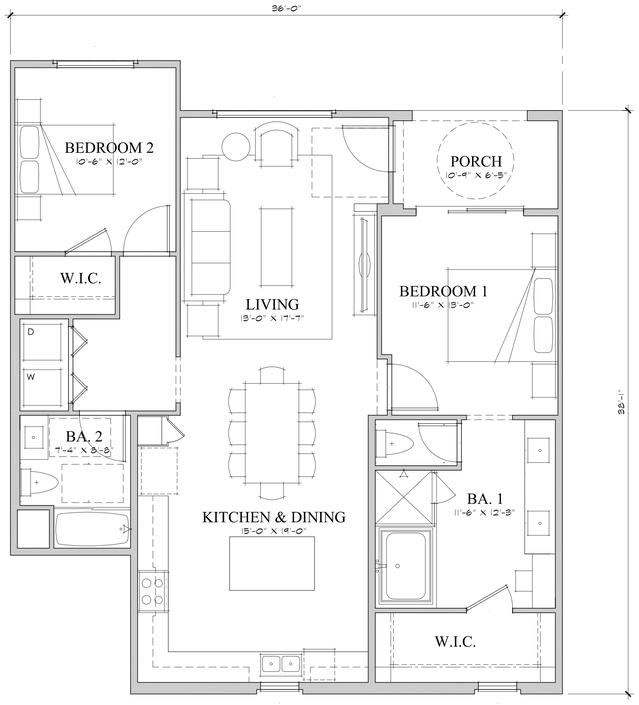
KEYMAP — SECOND FLOOR

SCALE: NOT TO SCALE



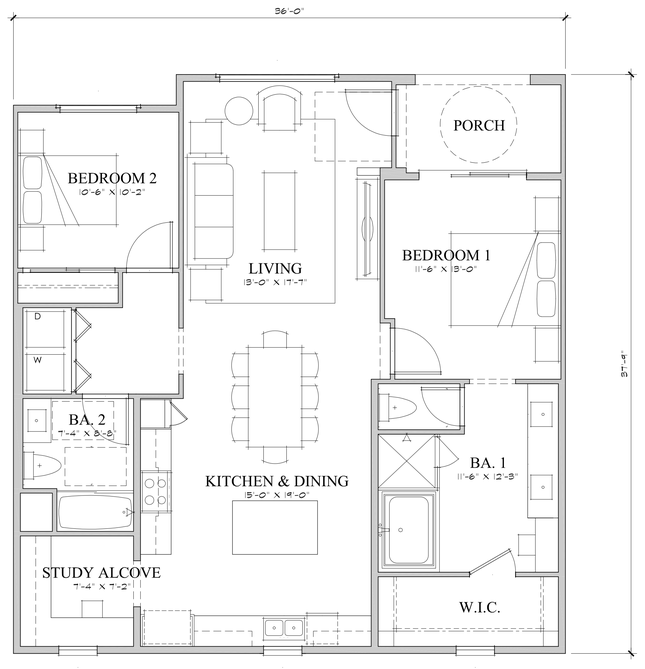
FLOOR PLAN — PLAN 5d

1030 SQ. FT. — SCALE: 1/4" = 1'-0"



FLOOR PLAN — PLAN 5c

1248 SQ. FT. — SCALE: 1/4" = 1'-0"



FLOOR PLAN — PLAN 5a

1261 SQ. FT. — SCALE: 1/4" = 1'-0"

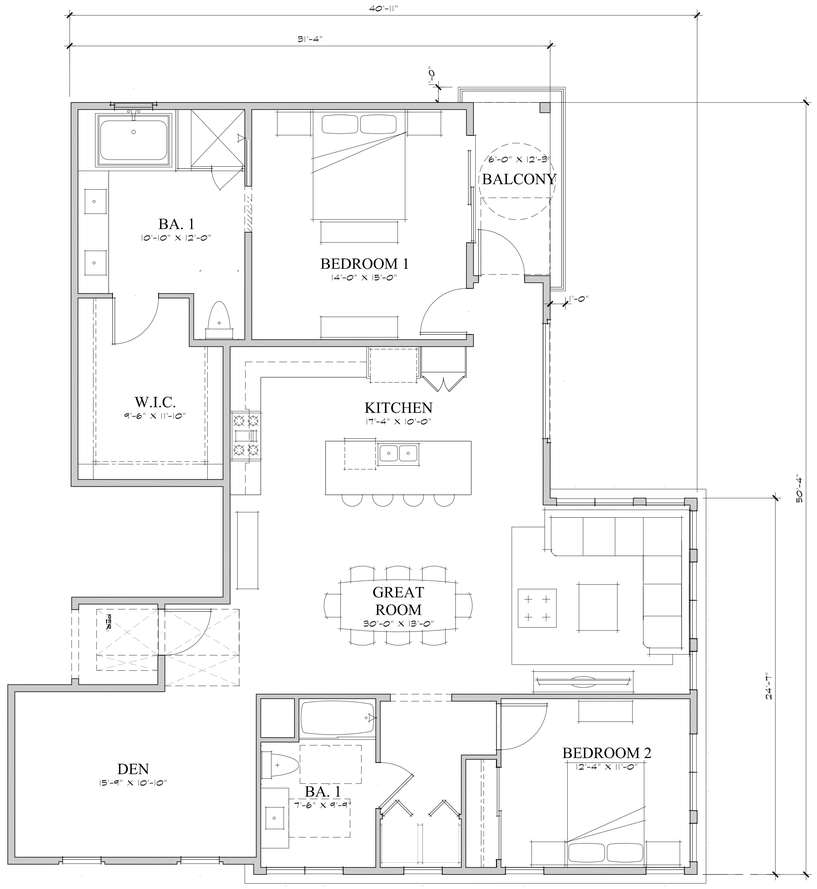
511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

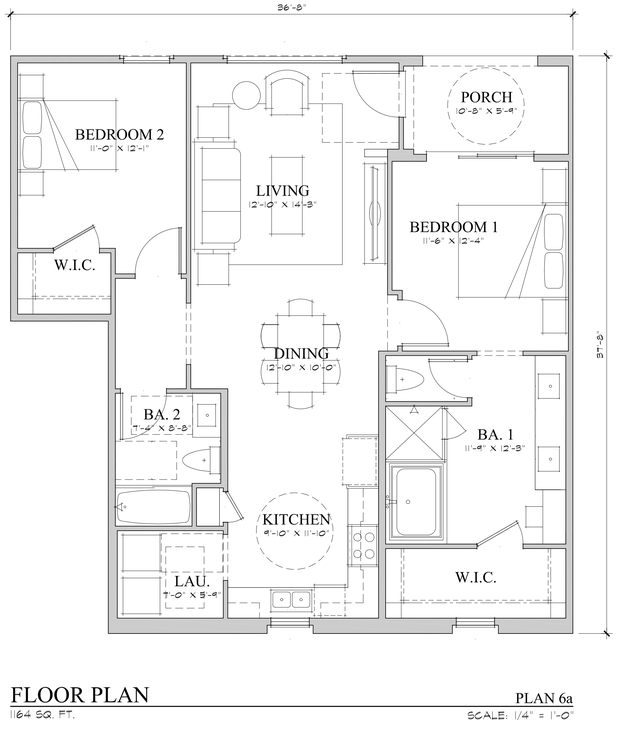
UNIT PLANS A-4.3

LCRA



FLOOR PLAN — PLAN 7

1688 SQ. FT. — SCALE: 1/4" = 1'-0"



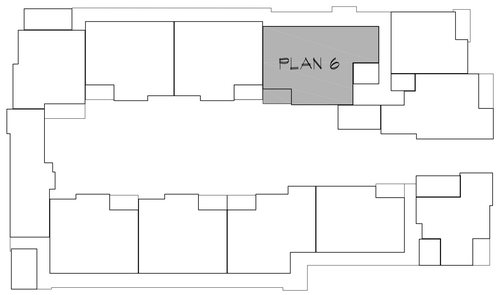
FLOOR PLAN — PLAN 6a

1164 SQ. FT. — SCALE: 1/4" = 1'-0"



FLOOR PLAN — PLAN 6

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



KEYMAP — THIRD FLOOR

SCALE: NOT TO SCALE

KEYMAP — GROUND FLOOR

SCALE: NOT TO SCALE



KEYMAP — FOURTH FLOOR

SCALE: NOT TO SCALE

KEYMAP — SECOND FLOOR

SCALE: NOT TO SCALE

511 S. OAK KNOLL AVENUE

K27 Capital, LLC

February 7, 2025

UNIT PLANS A-4.4

LCRA



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	REMARKS
TREES					
	ARB HYB	Arbutus x `Marina` Arbutus Standard	36"box	4	
	ARC MUL	Archontophoenix cunninghamiana Multi-Trunk King Palm	36"box	5	
	OLE SWA	Olea europaea `Swan Hill` TM Swan Hill Olive	36"box	4	
	QUE AGR	Quercus agrifolia Coast Live Oak	36"box	4	
	TRI BRI	Tristania conferta Brisbane Box	24"box	5	
SHRUBS					
A	ACA CIT	Acacia cognata 'ACCOG01' Cousin Itt Little River Wattle	5 gal	29	Low
	AGA BL4	Agave x `Blue Glow` Blue Glow Agave	5 gal	27	Low
6	ASP MYR	Asparagus densiflorus `Myers` Myers Asparagus	5 gal	18	
	BAM GOL	Bambusa multiplex `Golden Goddess` Golden Goddess Bamboo	15 gal	4	
B	BOU BLO	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 gal	26	Low
	CAR DIV	Carex divulsa European Grey Sedge	5 gal	79	Low
C	CAR TUT	Carissa macrocarpa `Tuttlei` Natal Plum	5 gal	56	
	CHO TEC	Chondropetalum tectorum Cape Rush	5 gal	31	Low
D	DIA VAR	Dianella tasmanica `Variegata` Flax Lily	5 gal	65	Mod
	EUP IGN	Euphorbia ingens Candelabra Tree	25 gal	1	Low
	FIC REP	Ficus repens Creeping Fig	5 gal	76	Mod
L	LAV STO	Lavandula stoechas Spanish Lavender	5 gal	23	
	LOM BRE	Lomandra longifolia `Breeze` Dwarf Mat Rush	5 gal	137	Low
N	NAN LMN	Nandina domestica 'Lemon-Lime' Lemon-Lime Heavenly Bamboo	5 gal	26	
	PHO AMR	Phormium x 'Amazing Red' Amazing Red New Zealand Flax	5 gal	10	
	SOL HET	Sollya heterophylla Australian Bluebell	5 gal	39	

NORTH

0 8 16 24 feet

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

L.A. GROUP
Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

REGISTERED LANDSCAPE ARCHITECT
TYLER BEAN GOLD LIC. No. 6574
Signature
4/30/27
Renewal Date
STATE OF CALIFORNIA

511 S. OAK KNOLL AVENUE
Pasadena, CA

prepared for:
NAME
Address

Issue	Description	Date
1	00000 00000	00-00-0000

Date *

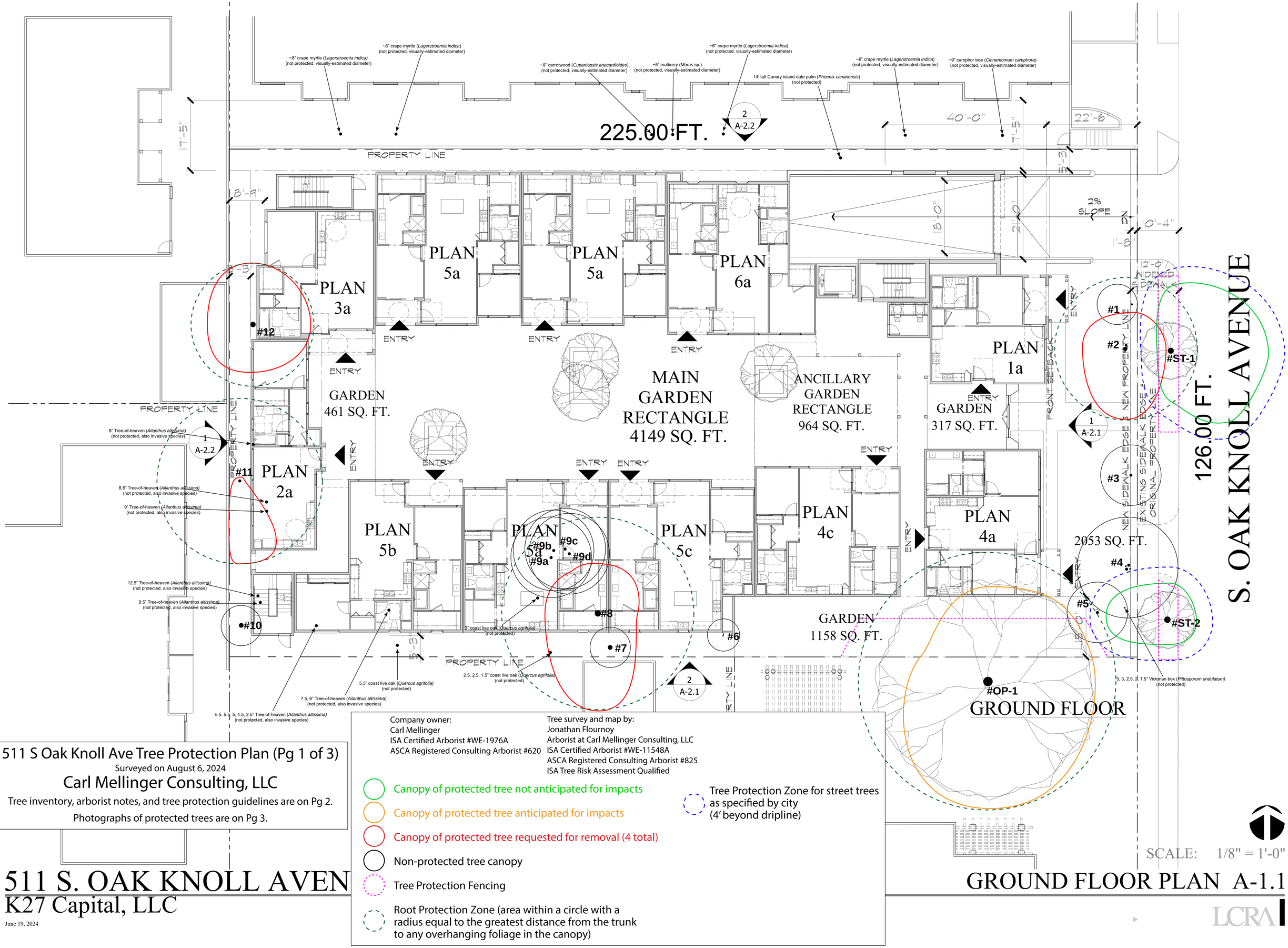
Drawn By .

Sheet Title
PLANTING PLAN

Job No. 4836

Sheet No.
LP-1.0

. of . Sheet



511 S Oak Knoll Ave Tree Protection Plan (Pg 1 of 3)

Surveyed on August 6, 2024

Carl Mellinger Consulting, LLC

Tree inventory, arborist notes, and tree protection guidelines are on Pg 2.

Photographs of protected trees are on Pg 3.

Company owner:
Carl Mellinger
ISA Certified Arborist #WE-1976A
ASCA Registered Consulting Arborist #620

Tree survey and map by:
Jonathan Flournoy
Arborist at Carl Mellinger Consulting, LLC
ISA Certified Arborist #WE-11548A
ASCA Registered Consulting Arborist #825
ISA Tree Risk Assessment Qualified

- Canopy of protected tree not anticipated for impacts
- Canopy of protected tree anticipated for impacts
- Canopy of protected tree requested for removal (4 total)
- Non-protected tree canopy
- Tree Protection Fencing
- Root Protection Zone (area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy)
- Tree Protection Zone for street trees as specified by city (4' beyond dripline)

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

511 S. OAK KNOLL AVEN

K27 Capital, LLC

June 19, 2024

GROUND FLOOR PLAN A-1.1

LCRA

511 S Oak Knoll Ave Tree Protection Plan (Pg 2 of 3)

Surveyed on August 6, 2024

Carl Mellinger Consulting, LLC

TREE TABLE

Tree #	Species	Common name	DBH (in)*	Cumulative DBH***	Height (ft)**	Width (ft)**	Health	Structure	Comments	Protection Status	Disposition
On-property trees											
1	*Pittosporum undulatum*	Victorian box	6	6	30	10	Fair	Poor	Recently-cut trunks measured 5, 4, and 4" at 4' off the ground. Even if these trunks were included in the diameter measurement, cumulative DBH would only be 9.5 inches	Not protected - below cutoff size for species (15")	n/a - not protected
2	*Pittosporum undulatum*	Victorian box	12, 8	14.5	35	20	Fair	Fair/poor	Some canopy dieback, drought stressed, 12" diameter trunk is actually 2 trunks that are growing very tightly together and so were counted as one trunk. Recently cut trunks measured 6.5 and 3.5" at 4' off the ground. If we include the recently-cut trunks, the cumulative diamter would be 16 and the tree would be protected, thus we are calling this a protected tree. Also, tree diameter may increase to protected size by the time construction actually starts.	Specimen Tree	Removal requested to make room for future construction staging, construction traffic, and eventual landscaping
3	*Pittosporum undulatum*	Victorian box	8.5	8.5	18	15	Fair	Poor	Dieback in part of canopy but decent new growth on canopy interior	Not protected - below cutoff size for species (15")	n/a - not protected
4	*Pittosporum undulatum*	Victorian box	9, 8.5, 5.5, 5	14.5	25	25	Fair	Poor	Drought stressed, canopy dieback, codominant trunks	Not protected - below cutoff size for species (15")	n/a - not protected
5	*Pittosporum undulatum*	Victorian box	9.5, 3, 3, 2	10.5	30	15	Poor	Fair/poor	Drought stressed, thin canopy	Not protected - below cutoff size for species (15")	n/a - not protected
6	*Prunus ilicifolia subsp. lyonii*	Catalina cherry	4, 4	5.5	15	8	Fair	Fair	Drought stressed	Not protected - below cutoff size for non-protected species (19")	n/a - not protected
7	*Washingtonia robusta*	Mexican fan palm	~14	~14	70 BTH	10	Good/fair	Good	Dead fronds at bottom of canopy (typical)	Not protected - below cutoff size for non-protected species (19")	n/a - not protected
8	*Quercus agrifolia*	coast live oak	18.5 @ 3.5'	18.5 @ 3.5'	27	35	Good	Fair	Buried trunk, northern trunk lean	Native tree	Removal requested - trunk is in footprint of proposed building
9a	*Ulmus parvifolia*	Chinese elm	3, 3, 3, 2.5, 2.5, 2.5, 2, 2	7.5	25	20	Good	Fair	Coppiced tree	Not protected - below cutoff size for species (20")	n/a - not protected
9b	*Ulmus parvifolia*	Chinese elm	3.5, 3.5, 3.5, 3, 2, 2	7.5	25	20	Good	Fair	Coppiced tree	Not protected - below cutoff size for species (20")	n/a - not protected
9c	*Ulmus parvifolia*	Chinese elm	3, 3, 3, 2.5, 2, 2, 2, 1.5, 1.5	7	25	20	Good	Fair	Coppiced tree	Not protected - below cutoff size for species (20")	n/a - not protected
9d	*Ulmus parvifolia*	Chinese elm	2, 2, 1.5, 1	3.5	25	20	Good	Fair	Coppiced tree	Not protected - below cutoff size for species (20")	n/a - not protected
10	*Washingtonia robusta*	Mexican fan palm	~14	~14	70 BTH	10	Good/fair	Good	Slight leaf chlorosis (yellowing)	Not protected - below cutoff size for non-protected species (19")	n/a - not protected
11	*Quercus agrifolia*	coast live oak	9	9	12	20	Good	Fair	45 degree southern trunk lean, buried trunk, 2-horned gall wasp damage on leaves (tolerable), umbrella-like canopy shape, growing under nearby tree-of-heaven's	Native tree	Removal requested - clearance pruning would remove most of canopy and trunk conflicts with over-excavation for building foundation
12	*Quercus agrifolia*	coast live oak	16	16	30	25	Good	Fair	Buried trunk, cavity from old branch failure at 10' high on trunk with good reaction wood, 2-horned gall wasp damage on leaves (tolerable), sycamore borer damage on trunk (tolerable)	Native tree	Removal requested - trunk conflicts with proposed building footprint
Off-property trees											
OP-1	*Quercus chrysolepis*	canyon live oak	~28	~28	55	55	Good	Fair	Visually-estimated trunk diameter, dead twigs scattered throughout canopy from oak twig girdler (tolerable), good leaf density	Native tree	Retain with 10% canopy impacts and 10-15% root impacts
Trees in the public right-of-way											
ST-1	*Quercus ilex*	holly oak	17.5	17.5	50	30	Good	Fair	Western leaning trunk, large root cuts from sidewalk repair, large 6" and 5" branch removals at 1.5' high, old mechanical damage on anchor roots and trunk but no signs of significant decay, growing into power lines, limited root space in 4.5' wide planter	Street Tree	Retain with minmal to no impacts
ST-2	*Cinnamomum camphora*	camphor tree	19 @ 4'	19 @ 4'	30	20	Fair/poor	Poor	DBH measured at 4' to avoid trunk bulge at 4.5', canopy is competing with adjacent Victorian box tree, (3) 8" diameter branch wounds toward street filled with cement, mallet indicated hollow trunk by (3) 8" diameter branch wounds, canopy growing into power lines, limited root space in 4.5' wide planter, weeping under a ~5" diameter branch, persea mite damage on leaves (seen as small circular blotches)	Street Tree	Retain with minmal to no impacts

***Measured in inches at standard 4.5ft height, unless otherwise noted**

****Estimated in feet**

*****Cumulative DBH calculated by adding trunk area**

ARBORIST NOTES

All 4 protected trees on the property are requested for removal.

Severe impacts are NOT anticipated for nearby row of non-protected trees along northern neighbor's property.

The property will be cleared, and the entire property, outside of the Tree Protection Fencing for tree #OP-1, may be used for construction traffic or construction staging.

City of Pasadena
Tree Protection Guidelines

Revised 5/13/19

Purpose:

The City's Tree Protection Guidelines are established for projects subject to Chapter 8.52 'City Trees and Tree Protection' and for projects for which compliance with the Tree Protection Guidelines is a condition of approval. Specifically, the guidelines seek to avoid negative impacts to protected trees that may occur during construction such as:

- Mechanical injury to roots, trunks or branches
- Compaction of soil
- Changes to existing grade, which may expose or suffocate roots

Definitions for standardized terms and diagrams are included in the guidelines.

A. General Requirements:

1. Applicants may be required to place a security deposit in the amount of the assessed value of the tree as determined using the most recent version of the International Society of Arboriculture guide to plant appraisal. The security deposit will be returned to the applicant upon successful completion of the project and upon verification that the tree has not sustained significant damage during construction. If significant damage has been sustained, and the subject tree requires further monitoring post-construction, the City Manager or designee may hold the security deposit for an additional period of time. If the subject tree has fallen into irreversible decline and must be removed based on its condition, the applicant may forfeit the deposit to the City in order to cover removal and replacement costs.
2. Violations of the City Trees and Tree Protection Ordinance may result in administrative fines in an amount up to the Tree Replacement Value of the subject tree(s).
3. Compliance Orders issued respective to violations of the City Trees and Tree Protection Ordinance may include corrective action to replace the tree canopy loss that resulted from tree removal or catastrophic damage to a protected tree.
4. Violations to the Tree Protection Guidelines may result in fines assessed per day and imposed per violation, and the potential generation of a stop work order on the construction project.
5. When a tree protection plan is required, the plan may include written recommendations for the health and long-term welfare of the protected trees during the pre-construction, demolition, construction, and post-construction development phases. Notes on the plans would include specifics on avoiding injury, damage treatment and inspections of protected trees.
6. If an applicant finds that the implementation of the following guidelines is impracticable due to the unique site, landscaping, or other characteristics of the project, the applicant may submit a request to deviate from the guidelines to the Department reviewing the permit application. The Department of Public Works and the Department of Planning and Community Development will review the applicant's tree protection measures for public trees and private trees, respectively. The Director of Public Works and the Director of Planning and Community Development (or their designees) may approve requests to deviate from these guidelines.

Such requests may be submitted by the applicant on a tree protection plan; consulting arborist report; or other manner that articulates how the tree protection measures cannot be reasonably implemented.

B. Tree Protection Zone:

The Tree Protection Zone (TPZ) shall be established to the extent of the tree's dripline plus four (4) radial feet. The guidelines herein shall be applied to the TPZ to safeguard the health of protected trees. Tree roots are generally located in the top 12–24 inches of soil and can extend to a distance exceeding the trees height and/or width.

1. Refer to Standard Plan S-642 'Tree Protection Standard' for full details.
2. Protective (6-foot high minimum) chain-link fencing with an access gate of minimal width should be installed around the TPZ to the extent practicable subject to approval by staff prior to the commencement of any grading, construction, or demolition. Fencing must also include 8 ½" x 11" (minimum) signage that includes the following information: Tree Protection Zone; name and contact information of project owner or authorized representative; and "Please contact the Pasadena Citizen Service Center to report any concerns (626) 744-7311."
3. The TPZ shall be irrigated sufficiently with clean water to keep the tree in good health and vigor before, during, and after construction. This may mean deeply soaking the ground periodically.
4. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the TPZ.
5. The TPZ should not be subjected to flooding incidental to the construction work.
6. All work conducted in the ground within the TPZ of any protected tree should be accomplished with hand tools, unless an air spade is utilized. Trenches in the TPZ should be tunneled, or completed with an air spade to avoid damage to roots within the TPZ. Information regarding air spades is available from staff.
7. Where structural footings are required and major roots (over 3" in diameter) will be impacted, the engineer of record should submit acceptable footing design alternatives and or location alternatives to staff before proceeding with further plan review.
8. Where more than 50% of the TPZ is impacted or roots greater than 3 inches in diameter are to be removed within the TPZ, the engineer of record should submit acceptable design alternatives to staff for review.
9. Any required trenching should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is preferred as it is less harmful than tangential trenching. Construction activity should be diverted from the TPZ. Cutting of roots should be avoided (i.e. place pipes and cables below uncut roots). Wherever possible and in accordance with applicable code requirements, the same trench should be used for multiple utilities.
10. "Natural" or pre-construction grade should be maintained in the TPZ. At no time during or after construction should soil be in contact with the trunk of the tree above the basal flair.
11. In areas where the grade around the protected tree will be lowered, some root cutting may be unavoidable. Cuts should be clean and made at right angles to the roots. When practical, cut roots back to a branching lateral root.

12. When removing existing pavement in the TPZ, avoid the use of heavy equipment, which will compact and damage the root system.
13. If staff requires mulch in the TPZ, the mulch materials and location should be shown on the plan. Larger projects will require construction staging plans to indicate where materials will be stored and how the equipment will move in and around the property to minimize damage to the TPZ. Root damage and soil compaction may be mitigated in some cases by using trench covers or mulch in the TPZ.

C. Pruning:

* Pruning guidelines are for private trees only. Contact the Department of Public Works for public tree service requests 626-744-7311.

1. Pruning of all trees should be in accordance with industry standards (International Society of Arboriculture or ANZI 133.1).
2. Pruning of oaks should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Excessive pruning is harmful to oaks. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i. e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree.
3. Pruning of trees other than oaks should be limited to the removal or reduction of major structural limbs and should be done only as required for actual building clearance or safety. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i. e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree.
4. Landmark Trees must be pruned by or under the direction of a qualified arborist.

D. Inspections:

1. Inspection of Protective Fencing: City staff may require inspection of fencing to verify placement and approval of materials prior to the commencement of construction.
2. Pre-construction meeting. City staff may require an on-site pre-construction meeting with the contractor and or applicant to discuss tree protection with the site supervisor, grading equipment contractors, and demolition crew.
3. Inspection of rough grading. City staff my require inspection to ensure protected trees will not be injured by compaction, cut or fill, drainage and trenching activities.
4. Special Activity in the Tree Protection Zone: City staff may require the direct on-site supervision of work in the tree protection zone.
5. Periodic Inspections: City staff may require inspections verifying adherence to tree protection measures during the on-going construction process. The cost for inspections by City staff or a contract Certified Arborist may be invoiced to the property owner.

E. Definitions:

1. *Basal flair* or *root crown* means the tree trunk where it emerges from the root system and flairs out

to create the base of the tree.

2. *Canopy* means the area of a tree that consists primarily of branches and leaves.
3. *Dripline* means the outermost area of the tree canopy (leafy area of tree).
4. *Certified Arborist* means an individual who has demonstrated knowledge and competency through obtainment of the current International Society of Arboriculture arborist certification, or who is a member of the American Society of Consulting Arborists.
5. *Tree Protection Zone (TPZ)* means the area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the tree canopy plus four (4) radial feet.
6. *Tree Replacement Value/Cost:* the value or cost of the injured or removed tree determined utilizing the most recent edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture ("ISA").

APPROVED BY:

Steve Mermell, City Manager

511 S Oak Knoll Ave Tree Protection Plan (Pg 3 of 3)

Surveyed on August 6, 2024

Carl Mellinger Consulting, LLC

Protected specimen tree #2



Protected native tree #12



Protected street tree #ST-2



Protected native tree #8



Protected native tree #OP-1, on southern neighbor's property



Protected native tree #11



Protected street tree #ST-1

