

May 6, 2020



client: Johnny Ray Zone and Amanda Chapman

project: SINGLE FAMILY RESIDENCE ADU GARAGE CONVERSION AND ADDITION at:
771 N. Holliston Avenue
Pasadena, CA 91104

architect: office42

Pasadena Hearing officers, Planning staff, and Community,

Our clients, Johnny Zone and Amanda Chapman, propose to expand their existing one story 1,163 square foot single family home, located in Bungalow Heaven, by a modest 370 square feet, for much needed additional living space. The addition size is well within what is allowable on the lot.

Given the unusual location of the home, at the absolute rear of the lot, there are very limited design options for an expansion. Every effort was made to expand thoughtfully, to the rear side of the house, in a manor that keeps the historic integrity, prominence, and character of the existing facade, as it is viewed from the street. And in a manor that does not impact their neighbors. To further comply with the goals of the historic district, the addition was designed to match the exact footprint of a prior unbuilt addition, which was proposed **and approved** in 2014.

An addition is also proposed to the back of the existing one car garage. This addition meets the city code of adding a second parking space for an addition. The design of the the garage addition is equally considerate of maintaining the aesthetic, and prominence of the existing structure; the existing materials and roof line will be maintained the same at the extension.

The owner fully agrees with all of the conditions of approval. We have been in correspondence with the historic planning staff, and are collaborating to provide designs that meet the criteria requested.

Thank you very much for your consideration,

Danielle Lockareff
Office 42 architecture

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