

CASE STUDY 2.0
REBUILDING LOS ANGELES

*A Visionary
Catalog for
Resilient and
Sustainable
Homes*

GINA—A

GINA—A is an award-winning architecture & design consultancy, founded by Regina Vest Teng. With offices in Los Angeles and New York City, our experience spans across a variety of scales and programs — including institutional, retail, and residential — specializing in custom builds. Each project is approached with a rigor towards spatial clarity and sensitive materiality. Our process often examines the intersection of environment, nature and culture, in order to realize deeply contextual spaces for everyday life.

We bring to each project a thoughtful, detailed approach, influenced by Vest Teng's prior experience working with leading Japanese minimalist architects. As a small studio, we are involved from start to finish, working closely with an experienced team of consultants, fabricators and builders to bring our designs into reality.

Recent projects include a renovation of a 1940s Pasadena single family residence, a historic farm renovation in Connecticut, and a multi-media collaboration commissioned by Materials & Applications in Los Angeles.

Regina Vest Teng is a native Angeleno, having earned her degrees from the University of Southern California (USC) and Princeton University. Prior to forming the studio, she was project lead for Pritzker laureates Kazuyo Sejima + Ryue Nishizawa / SANAA in Tokyo. She also teaches at the Yale School of Architecture and Columbia University GSAPP, where her graduate design studios focus on questions of atmosphere, materiality and nature.

Collaborators

Mark Accari
Kate Yeh Chiu
Manuel Cordero
Christopher Gardner
Timothy M. Ho
Veronica Nicholson
Galen Pardee
Nick Sivushenka
Alex Spatzier
Sara V. Suarez
Steve Webb

Project Team



Regina Vest Teng
Founder & Director



Veronica Nicholson
Designer



Timothy M. Ho
Program & Strategy

PROJECT NARRATIVE



Site: 921 Kagawa Street
Neighborhood: Alphabet Streets
Pacific Palisades
Lot size: 6500 S.F.
Setbacks: 20' front
5' side
15' rear or 5' rear with ADU
Max Height: 25'-0"

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The project is located at 921 Kagawa Street in the Alphabet Streets of the Pacific Palisades, at the site of a home lost in the January 2025 fire. The 50' x 130' parcel, totaling 6,500 S.F., represents a typical lot in the Alphabet Streets. This east-west flat lot is situated with the backyard facing west, optimal for sunset views.

Within this compact urban fabric, our proposal offers privacy and calm by reorienting towards

enclosed courtyards. A calm, minimal front facade reveals a private, double-height side entry. Pockets of natural light and small *niwa* gardens throughout offer the feeling of being embedded in a serene landscape. Loftier communal spaces and the primary suite are aligned along the north face; three bedrooms with en suite baths, as well as the kitchen and services, are laid out along the south edge.

Conceived of as a primary residence with a front-facing garage, attached JADU and detached rear ADU, the design can easily be adapted for lots with rear alley access by mirroring the garage and ADU locations. The ADU's are also easily adapted as primary suites for aging in place.

This lot was selected as it is currently listed for sale by the owners, as of December 2025. The owners, who have been part of the community for over twenty years, are keen to offer a compelling home for a new generation of families in the Alphabet Streets.

PARCEL INFO & DIAGRAMS

ADDRESS: 921 KAGAWA STREET



BUILDING AREAS

GROSS FLOOR AREA:	3,622 SQ FT
GARAGE AREA:	473 SQ FT
TOTAL AREA:	4,095 SQ FT
FOOTPRINT INCL. TERRACES:	3,160 SQ FT
	105'x37'7"
LEVEL 1 FLOOR AREA:	2,257 SQ FT
LEVEL 2 FLOOR AREA:	1,366 SQ FT
ATTACHED ADU:	374 SQ FT
DETACHED ADU:	688 SQ FT
HEIGHT:	23'

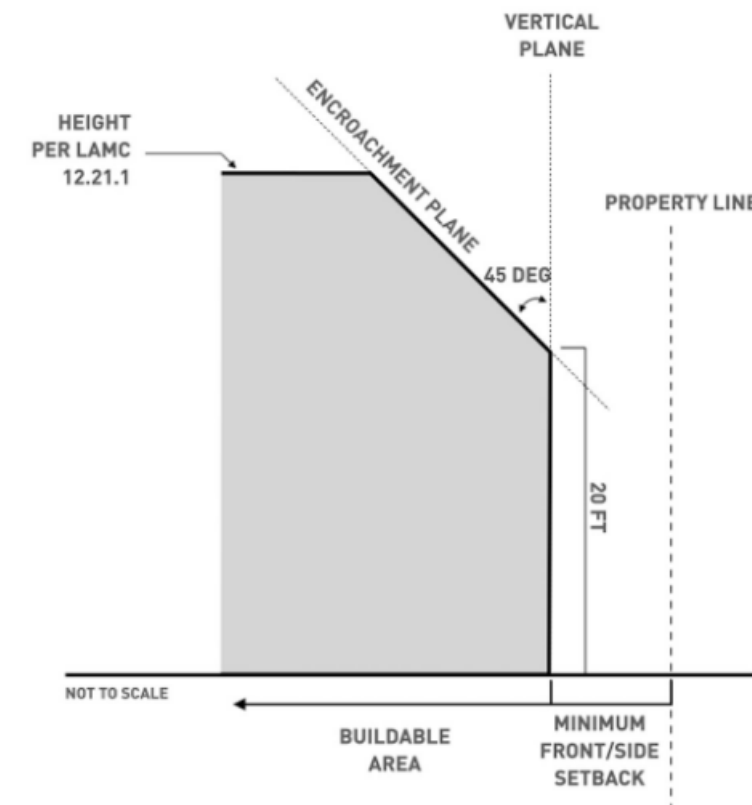
PROGRAM

LEVEL 1:	FOYER, LIVING ROOM, KITCHEN, DINING ROOM, ATTACHED ADU, DETACHED ADU, POWDER ROOM, LAUNDRY ROOM, OUTDOOR DECK AND GARDEN, GARAGE
LEVEL 2:	3 BEDROOMS / 3 BATHROOMS, DEN, OFFICE

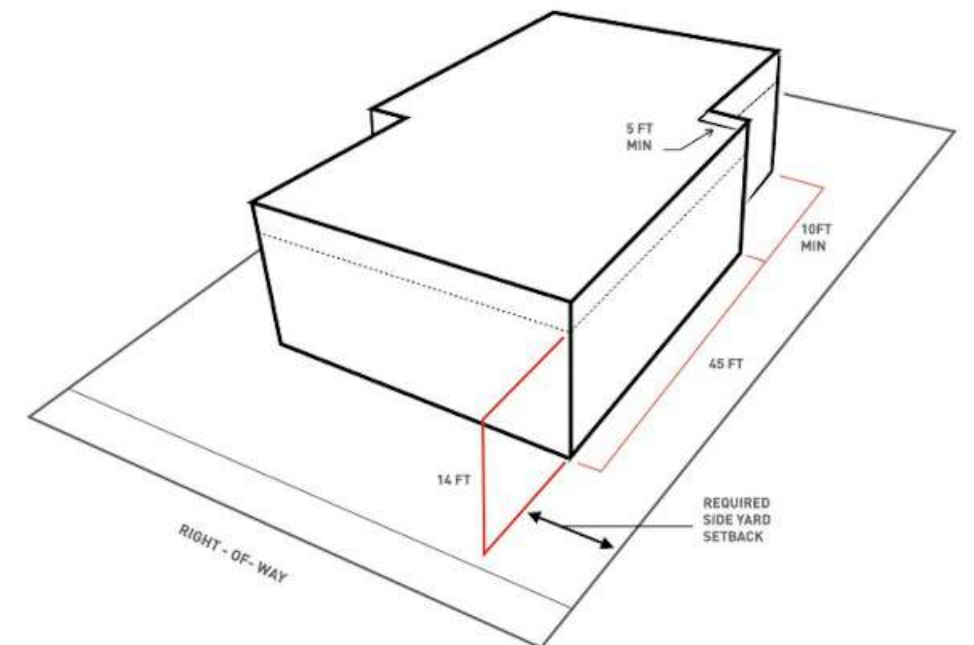
PROJECT DATA

SITE ADDRESS:	921 KAGAWA ST., PACIFIC PALISADES
LOT AREA:	6,500 SQ FT
ZONED:	R1
MAXIMUM ENVELOPE HEIGHT:	28'
L.A.M.M. 12.21 C.10 (D)(1)(I):	33'
SETBACK REQUIREMENTS:	FRONT: 20'
	REAR: 15'
	ADU REAR: 4'
	SIDE: 5'
PARKING REQUIREMENTS	2 COVERED SPACES
LOT COVERAGE (FLAT):	MAX ALLOWABLE COVERAGE: 50%
BUILDING AREAS:	MAX ALLOWABLE 4,095

BUILDING HEIGHT DIAGRAM

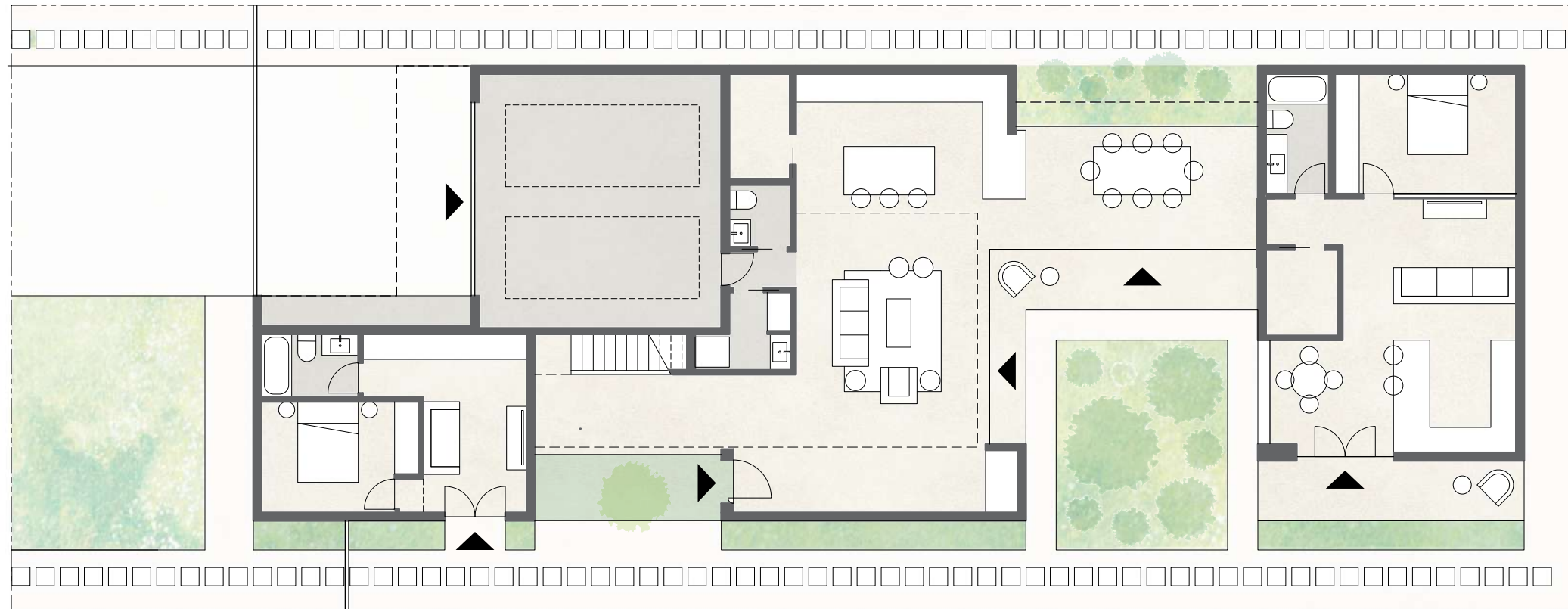


BUILDING ENVELOPE AND SETBACK DIAGRAM



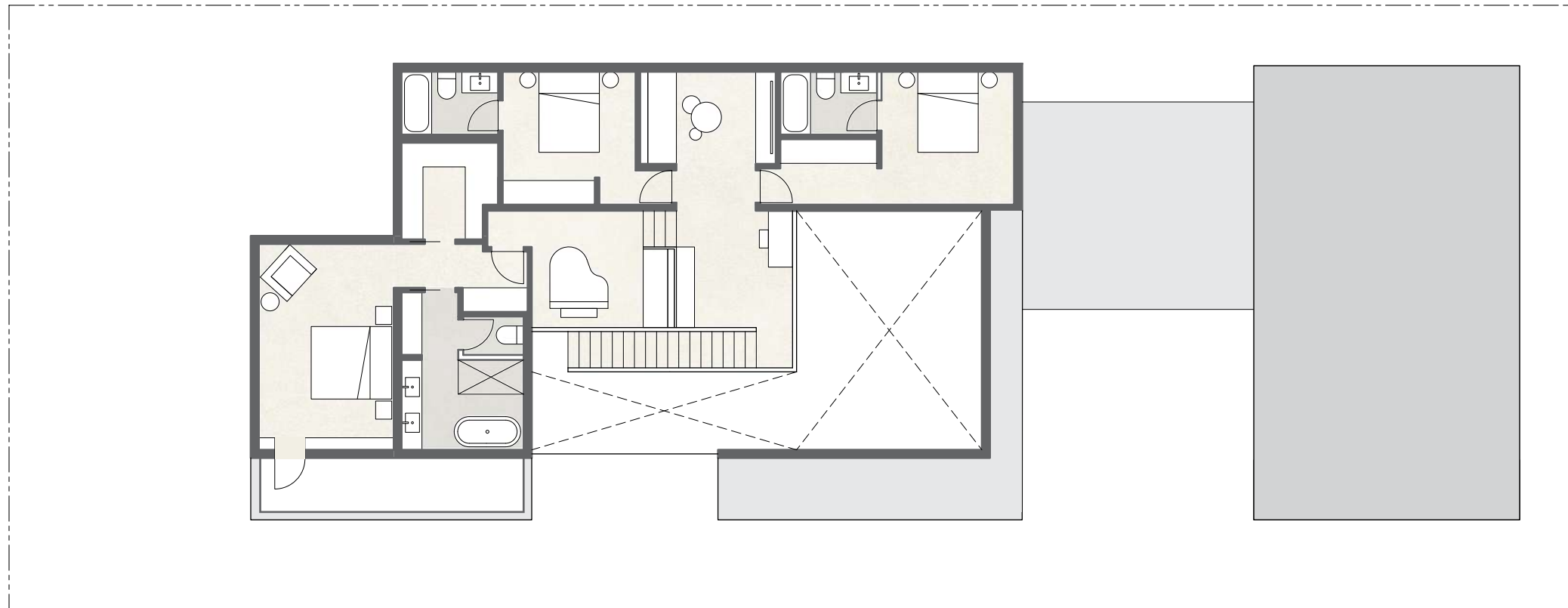
DRAWINGS

PLAN 1F



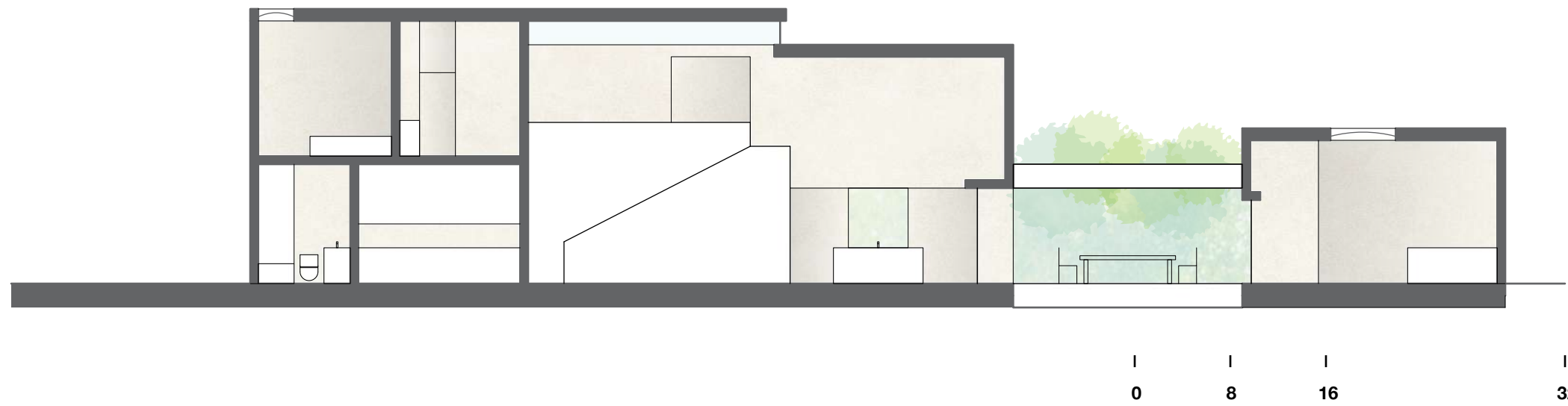
| 0 | 8 | 16 | 32

PLAN 2F



| 0 | 8 | 16 | 32

SECTION E-W



RENDERINGS











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