

CASE STUDY 2.0

REBUILDING LOS ANGELES



MILLÁN ARCHITECT / STUDIO

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Case Study 2.0 - The Return Home
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606 Venice Blvd
Venice, California 90291
424.443.8654
millanarchitect.com

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WHO WE ARE



Anna Kudashkina |
Project Manager

Anna brings over a decade of global experience to Millán Architect / Studio. She holds dual master's degrees in Architecture and Architectural Engineering, including an M.Arch II from UCLA.

Her work includes high-end hospitality and custom residential projects, with leadership roles on luxury developments for brands such as Nobu and Kempinski, spanning Malibu, Abu Dhabi, and Bermuda.

She combines technical rigor with design precision to ensure design intent is carried through execution.

Micol Romano | Designer



Born and raised in Milan, Italy, Micol moved to Los Angeles to study and earned her Bachelor of Architecture from Woodbury University. She has worked for high end firms on residential and mixed-used projects before joining MA/S.

Micol has always been an observer in character, and studying architecture has made her even more sensitive to the many facets of a home and creating meaningful spaces for others.



Victor Acuña |
Project & BIM Manager

Victor Acuña is an international architect with over 15 years of experience delivering large-scale, complex projects across Latin America and the United States. His work spans higher education, mixed-use developments, and multifamily high-rises, including adaptive reuse projects in downtown Los Angeles.

A Graphisoft-certified BIM Manager, he brings advanced digital coordination and delivery expertise to every phase of the work.



Ed Millán, AIA | Founder, Principal Architect

Ed Millán is the founder and principal architect of Millán Architect / Studio. With over 17 years of experience, Ed has led projects from early concept through construction across Southern California and beyond, with particular expertise navigating complex permitting conditions in coastal, historic, and environmentally sensitive contexts.

Ed's work is rooted in the belief that architecture should be both rigorous and restorative. He is deeply invested in the continuity of a project—from the first sketch through the built result—and is known for an exacting attention to detail that carries across structure, materials, and spatial experience. His approach emphasizes clarity, restraint, and longevity, resulting in work that is thoughtful, resilient, and grounded in how people actually live.

A registered architect in California and Colorado, Ed earned his Bachelor's degree from the University of Colorado's College of Architecture and Planning before relocating to Los Angeles to complete his Master of Architecture at the University of Southern California. He recently served on the board of the Venice Heritage Foundation and is committed to mentorship, collaboration, and expanding access and opportunity within the architecture profession.

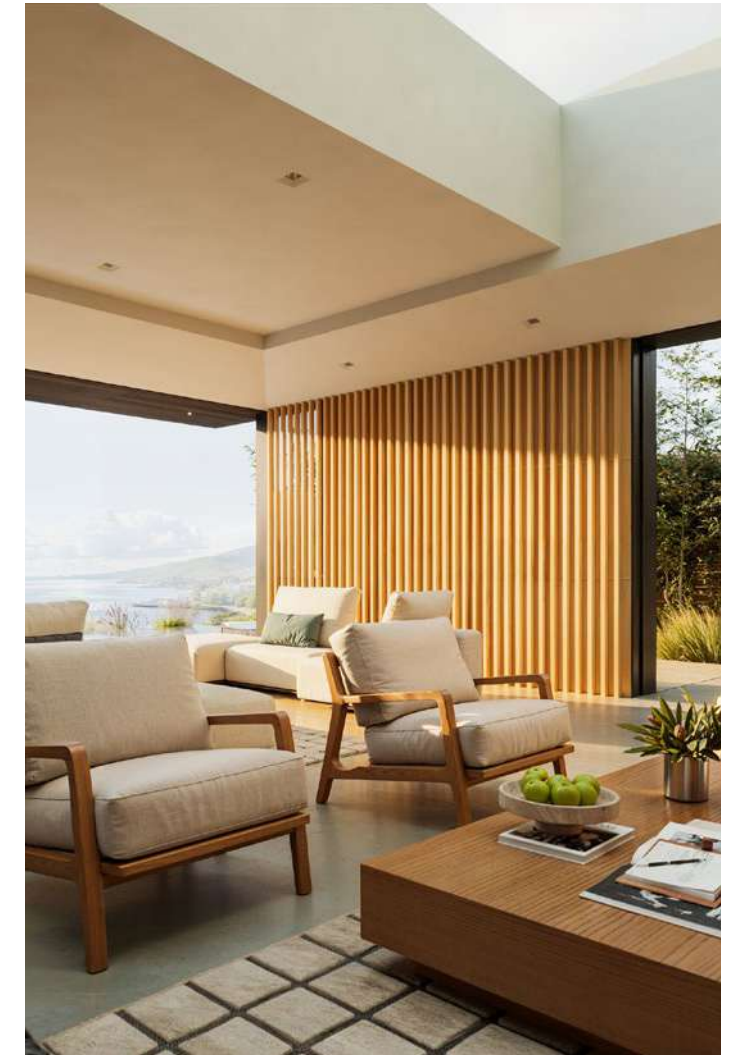
He is a proud husband and father of two children, and his family plays a central role in shaping his values around home, responsibility, and care. Outside the studio, Ed is a dedicated jiu-jitsu practitioner, an interest that reflects his respect for discipline, humility, and continuous learning—qualities that carry directly into his architectural practice.

Millán Architect / Studio is a small, collaborative practice based in Venice Beach. We work across residential and boutique commercial projects, but at the core, our focus is always the same: designing places that are structurally sound, thoughtfully detailed, and genuinely supportive of the people who live in them.

We believe architecture should do more than perform — it should restore. Restore a sense of calm. Restore clarity. Restore a connection between people, place, and the environments they depend on. That belief shapes how we approach every project, whether it's a single home or a larger community effort.

Our team brings together architects, designers, and long-standing creative partners who value rigor, curiosity, and collaboration. We care deeply about getting the fundamentals right — structure, materials, proportion, light — and about making design decisions that hold up over time. Nothing we do is about excess or spectacle. We're interested in work that's grounded, durable, and lived in.

Our involvement in Case Study 2.0 — and The Return Home — is personal. We live and work in Los Angeles. We have designed and built or rebuilt homes in Malibu, the Palisades, Santa Monica, Venice,



and Ventura. We've worked with clients navigating insurance claims, code changes, expedited permitting, and the emotional weight that comes with losing a home. These fires didn't happen somewhere else — they happened to our communities.

In response to the January 2025 fires, our studio has committed time and resources to support rebuilding efforts, including free initial consultations and reduced-fee or pro bono architectural services when possible. We're staying closely involved with evolving City and State requirements around fire rebuilds — from new structural engineering standards to permitting pathways and compliance updates — so we can help families make informed decisions early, when it matters most.

The Return Home reflects how we work and what we value: clear thinking, restraint, resilience, and care. It's our way of contributing something useful — not just an idea, but a practical, buildable home that helps people move forward.

THE RETURN HOME



The Return Home was developed as part of **Case Study 2.0** in direct response to the 2025 Los Angeles fires. The project starts from a simple question: how do you help families rebuild quickly, safely, and with a sense of stability after losing everything?

This is not meant to be a one-off house. It's a practical, repeatable model that can adapt to different lots, budgets, and family needs while staying grounded in clear architectural principles. The form is straightforward and compact, which keeps construction costs down and reduces unnecessary risk during rebuilding. The building uses non-combustible, fire-resistant materials and is paired with defensible landscape strategies so resilience is built into the design from the start.

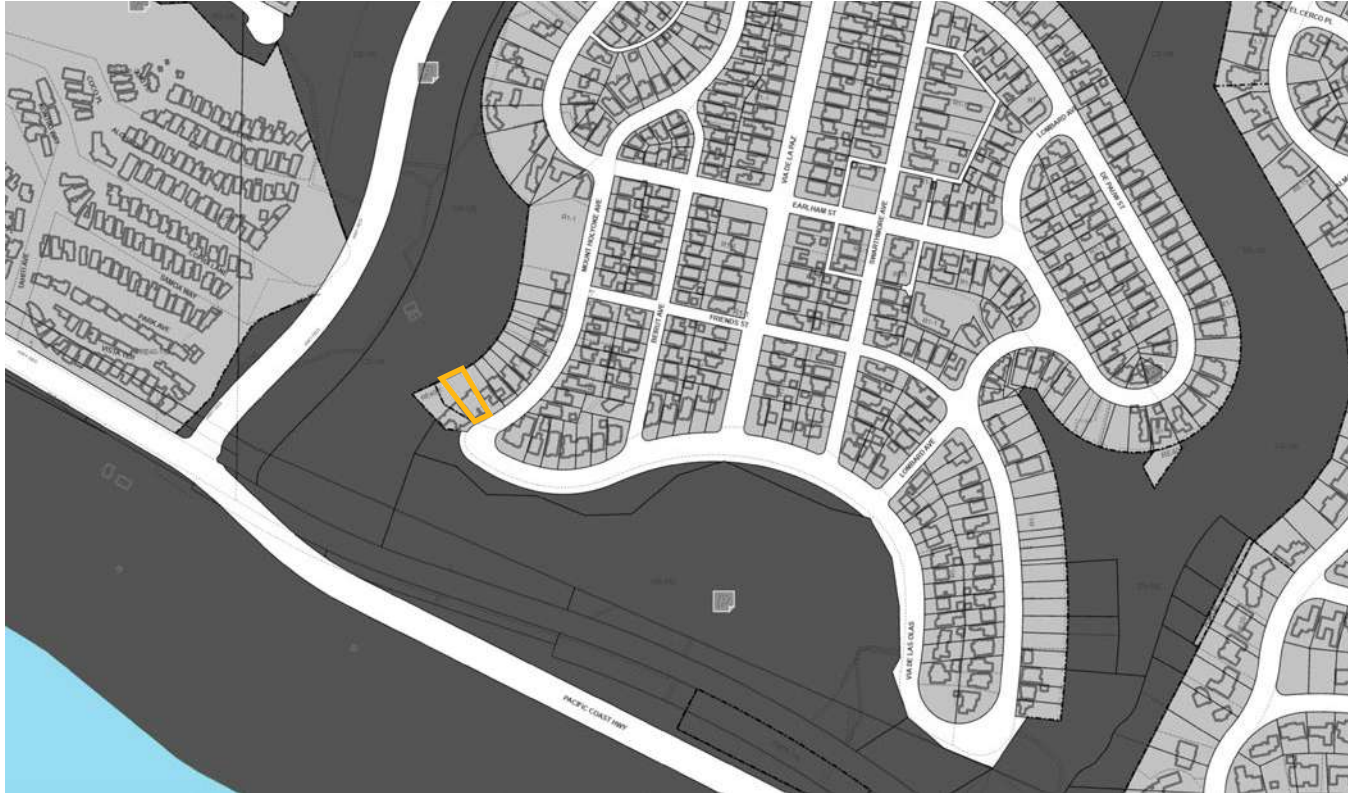
Inside, the house is organized around clarity and ease of use. Spaces are efficient, well-proportioned, and filled with daylight without being oversized or wasteful. The layout favors flexibility—rooms can shift in use over time, allowing the house to grow and change with the people living in it. The intention is to create a home that feels calm and familiar, not experimental.

The material palette is limited and durable, chosen for longevity and performance rather than effect. Nothing here is precious. The goal is a house that can be lived in hard, maintained easily, and still feel thoughtful years down the line.

At its core, **The Return Home** is about restoring a baseline—safety, dignity, and a sense of place—so families can move forward. It's not about replacing what was lost. It's about creating a solid foundation for life to resume.

SITE + ZONING PARAMETERS

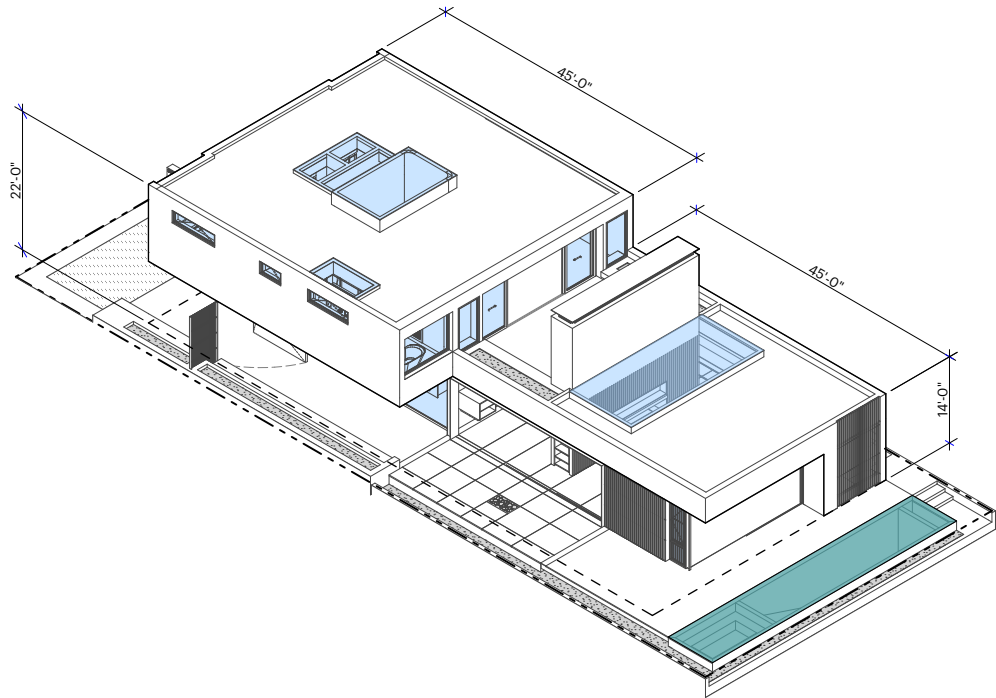
ADDRESS: 307 N MOUNT HOLYOKE AVENUE, PACIFIC PALISADES, CA 90272



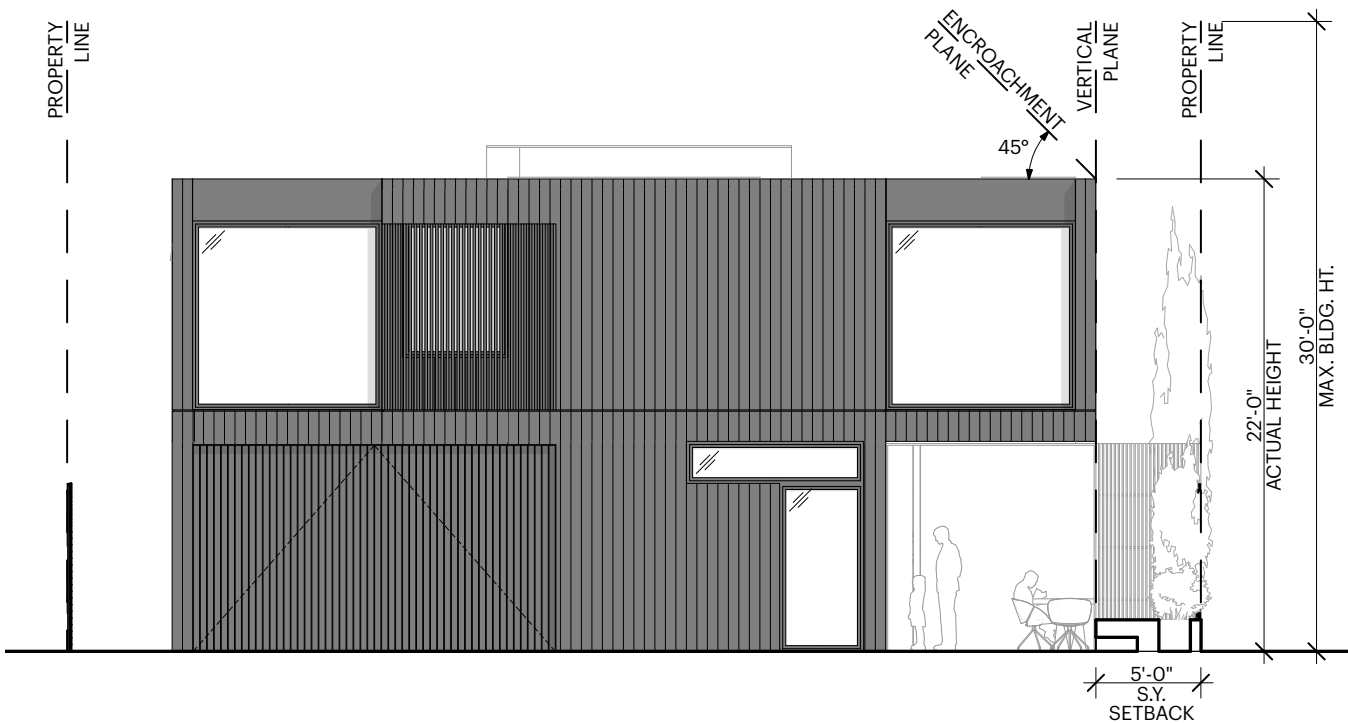
BUILDING AREAS:

Conditioned Floor Area			
• Conditioned Ground Floor	2,486	sf	
• Conditioned Second Floor	1,777	sf	
Proposed RFA:	4,263	sf	
Max Allowable RFA:	4,282	sf	
Remaining RFA:	19	sf	
RFA-Exempt Areas			
• 2-Car Garage	400	sf	
• Open, Unenclosed Balconies	458	sf	
• Open, Unenclosed Covered Porch	474	sf	
• Mechanical Room	62	sf	
Optional Basement (RFA-Exempt per LAMC 12.03)			
• Conditioned Basement	4,180	sf	
Gross Floor Area (GFA)			
Ground Floor	2,945	sf	
Second Floor	1,884	sf	
Total GFA:	4,829	sf	
Total GFA w/Optional Basement:	9,009	sf	

BUILDING ENVELOP + SETBACK DIAGRAM:



BUILDING HEIGHT DIAGRAM:



SITE APPLICABILITY:

The home illustrated in this presentation is shown on a representative site at **307 N Mount Holyoke Avenue** in the **Pacific Palisades Marquez Knolls hillside area**, selected to demonstrate the design's ability to capture coastal views and respond to hillside conditions common in this portion of the Palisades.

The design has been developed as a flexible architectural template well suited for the **typical ~50' x 130' lot** configuration found throughout much of Pacific Palisades, including many properties in the Alphabet Streets neighborhood as well as numerous lots in the adjacent hillside areas **around Mount Holyoke Avenue and the Marquez Knolls area**.

While the example site carries a **Hillside designation**, which may introduce additional planning considerations such as grading limits or hillside development regulations, the design strategy shown here is intentionally adaptable. **Millán Architect / Studio** can evaluate and refine the design to respond to the specific zoning, hillside, and view opportunities of each individual property.

The purpose of this presentation is therefore to illustrate how the **Case Study 2.0 residence** can be deployed across multiple Palisades sites, with adjustments made as needed to maximize allowable building area, respond to hillside constraints, and optimize coastal views.

PROJECT DATA:

Site Address	307 N Mount Holyoke Avenue
Lot Dimensions	54' x 130'
Lot Area	7,020 sf
Zone	R1-V1
FAR	0.61
Max Allowable Residential Floor Area (Max RFA)	4,282.20 sf
Height	Pitched roof ≥ 25% slope: 33 ft max Roof < 25% slope: 28 ft max
Encroachment Plane	Yes, begins at 22'-0" above grade at req'd yards, slopes inward at 45° (1:1) 33' Max abv grade for varied roofs
Setback Req's	Front Yard: 25'-0" Rear Yard: 15'-0" Side Yard: 5'-0"
Parking Req's	2 Covered Spaces
Max Lot Coverage Hillside	46% of Lot Area = 3,704 sf Yes*

DESIGN FEATURES



FIRE RESISTANCE

The home is designed around a layered wildfire resilience strategy. Noncombustible assemblies, ember-resistant detailing, and defensible landscape planning reduce ignition risk while exceeding California fire code requirements. Exterior materials and construction methods prioritize durability and long-term resilience in wildfire-prone environments.



ROOFING

A Class A rated roof assembly provides the highest level of fire protection. The roof design minimizes exposed venting and integrates ember-resistant detailing to prevent ignition from wind-driven embers. Strategic skylights introduce daylight deep into the home while maintaining fire-safe detailing.



BUILDING SIDING

The exterior is clad in vertically oriented shou sugi ban charred wood siding, achieving a Class A fire rating while creating a durable and resilient façade. The controlled charring process removes the most combustible portion of the wood while forming a protective surface that resists weathering, insects, and fire exposure.



WINDOWS & DOORS

Large multi-panel pocketing glass walls open the living areas to outdoor terraces and gardens, allowing the home to expand seamlessly between interior and exterior space. Fire-resistant aluminum window and door systems with insulated glazing help protect against radiant heat and flame intrusion.



DEFENSIBLE SPACE INTEGRATION

The design intentionally avoids maximizing the allowable building footprint, preserving open space around the structure to enhance defensible space strategies. Landscape planning prioritizes xeriscaping and fire-resistant plant palettes, creating natural fire breaks while reducing irrigation demand.



VENTS

Critical vent locations are minimized and protected using ember-resistant detailing to reduce the risk of ember intrusion during wildfire events. Mechanical systems are carefully integrated to maintain ventilation performance while prioritizing fire safety.



EMBER-RESISTANT FEATURES

Roof edges, exterior overhangs, and façade transitions are carefully detailed to limit surfaces where embers can accumulate. Durable noncombustible assemblies reduce the likelihood of ignition while maintaining a clean architectural expression.



SUSTAINABILITY

The home is oriented to optimize natural light and ventilation while reducing reliance on artificial heating and cooling. The roof is designed to support solar photovoltaic panels and future battery storage, allowing homeowners to integrate renewable energy systems and improve long-term energy resilience.



DESIGN QUALITIES

Case Study 2.0 emphasizes clarity and restraint. Orthogonal geometry, balanced proportions, and carefully considered materials create an understated architectural language that is both contemporary and timeless.



CONSTRUCTION METHODOLOGY

An optional light-gauge steel framing system replaces conventional wood studs, increasing fire resistance, dimensional stability, and structural durability while reducing combustible material within the building envelope.



EFFICIENCY

The structure is intentionally rational and efficient. Structural shear walls are carefully arranged to minimize steel while maintaining performance, requiring only a single moment frame to support the primary cantilever condition. This efficient structural strategy simplifies construction while maintaining architectural flexibility.



STYLE FEATURES

The home balances simplicity with warmth. Vertical siding, deep shadows, and carefully framed openings create a dynamic yet restrained façade that responds to the surrounding landscape and neighborhood scale.



ADDITIONAL SPECIAL FEATURES

Strategically placed skylights introduce natural light deep into the interior while reinforcing the home's connection to the sky and surrounding landscape. Large sliding glass walls create a continuous relationship between indoor and outdoor living spaces.



CUSTOMIZATION POTENTIAL

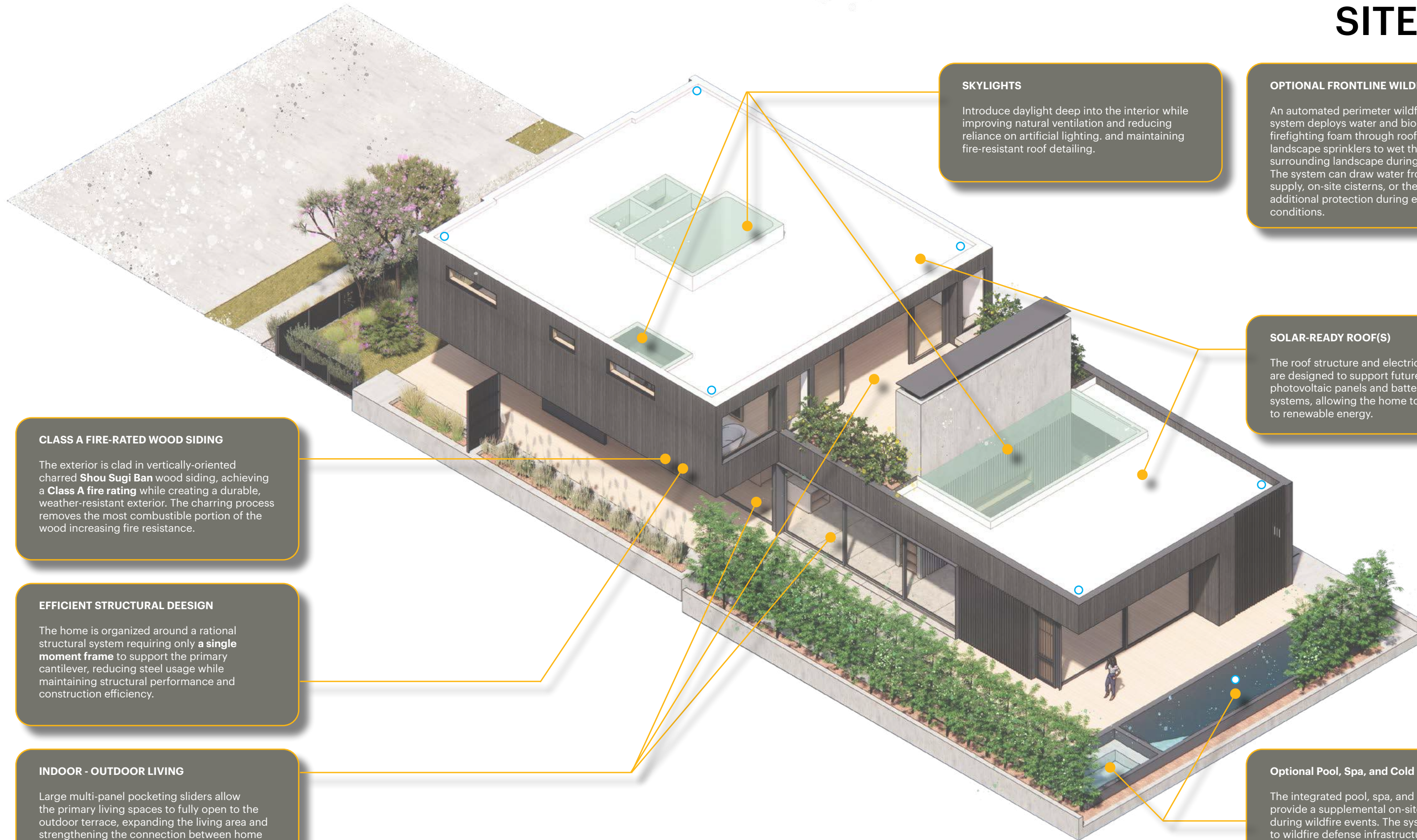
The design supports several optional enhancements including:

- Integrated pool, spa, and cold plunge providing recreation, wellness, and family gathering space.
- Optional basement addition designed to comply with potential RFA exemption criteria.
- Frontline Wildfire Defense® System integration.

The optional pool system can also serve as a supplemental water resource during wildfire emergencies, supporting wildfire defense infrastructure that may draw from municipal supply, on-site cisterns, or the pool depending on availability.

For more information about the wildfire protection system:
frontlinewildfire.com

SITE PLAN



SKYLIGHTS
Introduce daylight deep into the interior while improving natural ventilation and reducing reliance on artificial lighting, and maintaining fire-resistant roof detailing.

OPTIONAL FRONTLINE WILDFIRE DEFENSE®
An automated perimeter wildfire protection system deploys water and biodegradable firefighting foam through roofline and landscape sprinklers to wet the structure and surrounding landscape during wildfire events. The system can draw water from municipal supply, on-site cisterns, or the pool, providing additional protection during emergency conditions.

SOLAR-READY ROOF(S)
The roof structure and electrical infrastructure are designed to support future solar photovoltaic panels and battery storage systems, allowing the home to transition easily to renewable energy.

CLASS A FIRE-RATED WOOD SIDING
The exterior is clad in vertically-oriented charred **Shou Sugi Ban** wood siding, achieving a **Class A fire rating** while creating a durable, weather-resistant exterior. The charring process removes the most combustible portion of the wood increasing fire resistance.

EFFICIENT STRUCTURAL DESIGN
The home is organized around a rational structural system requiring only a **single moment frame** to support the primary cantilever, reducing steel usage while maintaining structural performance and construction efficiency.

INDOOR - OUTDOOR LIVING
Large multi-panel pocketing sliders allow the primary living spaces to fully open to the outdoor terrace, expanding the living area and strengthening the connection between home and landscape.

Optional Pool, Spa, and Cold Plunge
The integrated pool, spa, and cold plunge provide a supplemental on-site water source during wildfire events. The system can connect to wildfire defense infrastructure that toggles between municipal supply, cistern storage, or pool water depending on availability.

FIRE-RESILIENT MATERIALS



STRUCTURAL STEEL FRAMING

A light-gauge structural steel framing system provides a non-combustible primary structure that significantly reduces ignition risk compared to conventional wood framing. Steel maintains dimensional stability under extreme temperature conditions and resists warping, shrinking, and rot. Combined with fire-rated wall assemblies, the system improves overall building resilience while supporting long spans, large openings, and refined architectural detailing.



THERMALLY BROKEN ALUMINUM WINDOWS & DOORS

High-performance aluminum window and door systems combine structural precision, energy efficiency, and inherent fire resistance. Thermally broken frames reduce heat transfer while allowing for slender profiles and expansive glass openings that maximize daylight and visual connection to the landscape. Durable finishes such as anodized or powder-coated aluminum provide long-term weather protection and minimal maintenance.



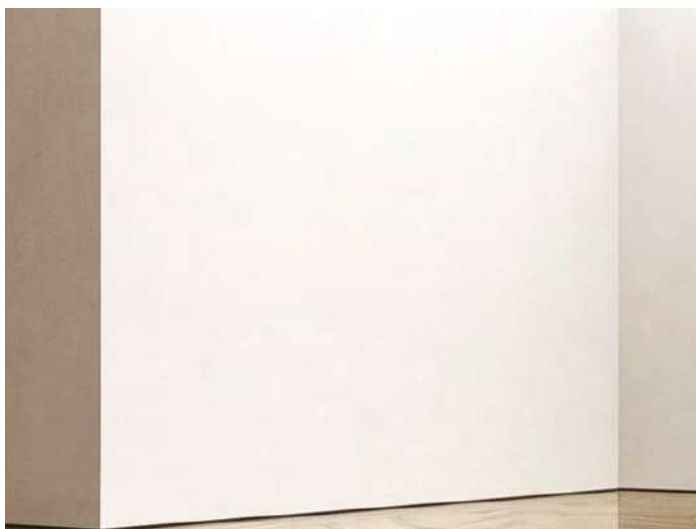
EXTERIOR CLADDING — CHARRED WOOD (OPTION)

Vertically oriented charred wood siding (Shou Sugi Ban) offers a distinctive architectural finish while improving durability and fire resistance relative to untreated wood. The controlled charring process carbonizes the outer layer of the wood, creating a protective surface that slows ignition, increases weather resistance, and enhances longevity. Installed over a ventilated rain-screen assembly with fire-resistant backing layers, the system balances natural material expression with wildfire-aware performance.



FIRE-RESILIENT LANDSCAPING

The landscape strategy incorporates defensible space principles informed by City of Ventura wildfire guidelines, integrating hardscape, low-fuel planting palettes, and drought-tolerant native species. Non-combustible ground covers such as gravel, decomposed granite, and stone reduce flame spread adjacent to the structure. Vegetation is carefully spaced and selected for low resin content and higher moisture retention to minimize ignition potential while supporting ecological resilience.



EXTERIOR CLADDING — STEEL-TROWEL CEMENT PLASTER (OPTION)

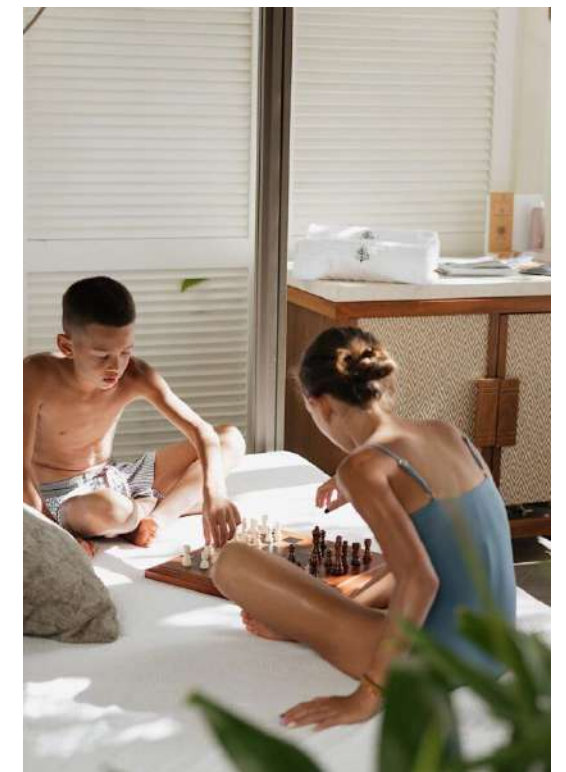
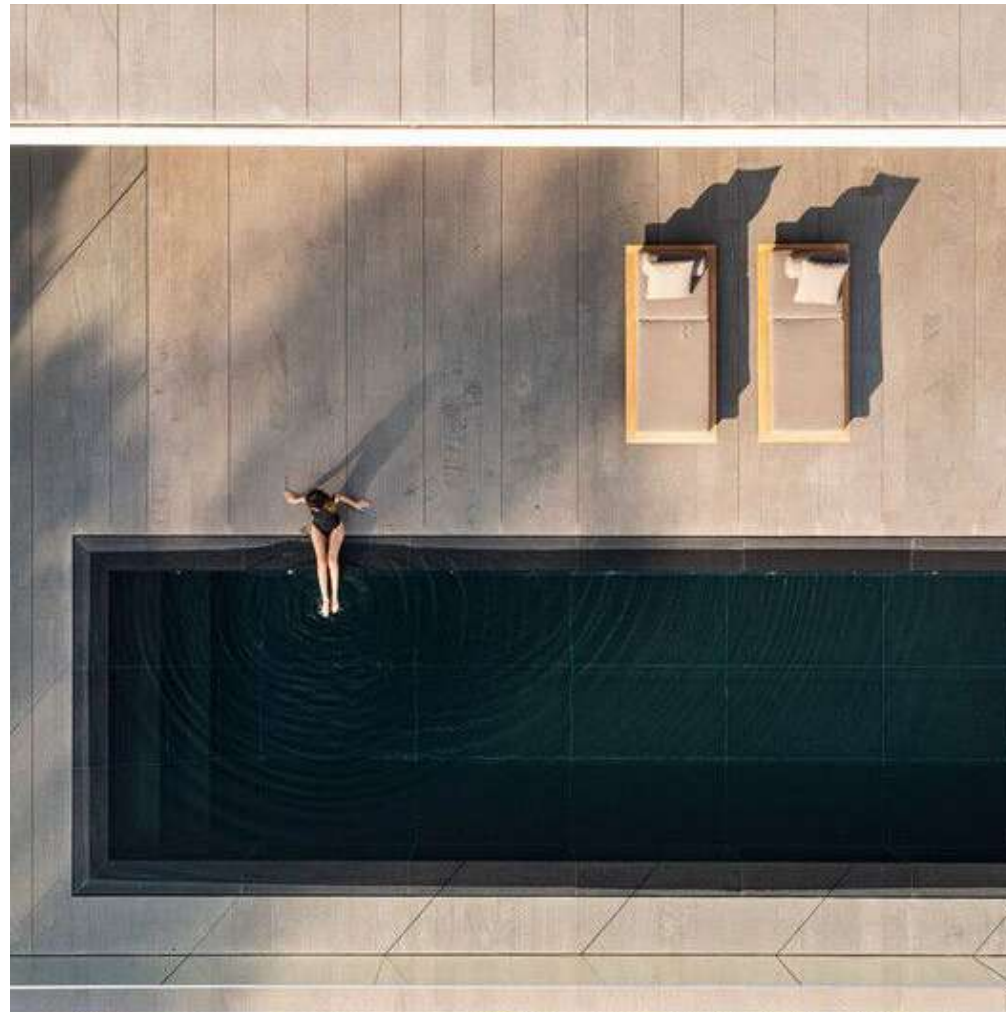
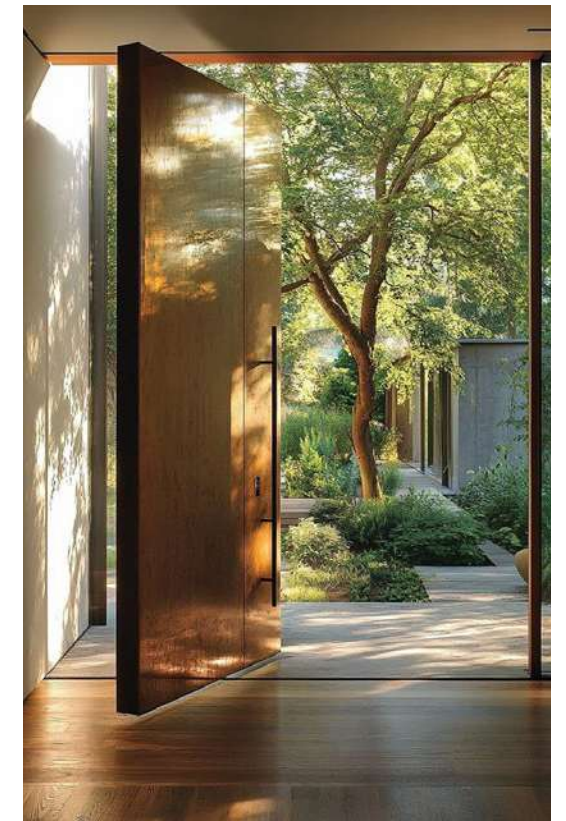
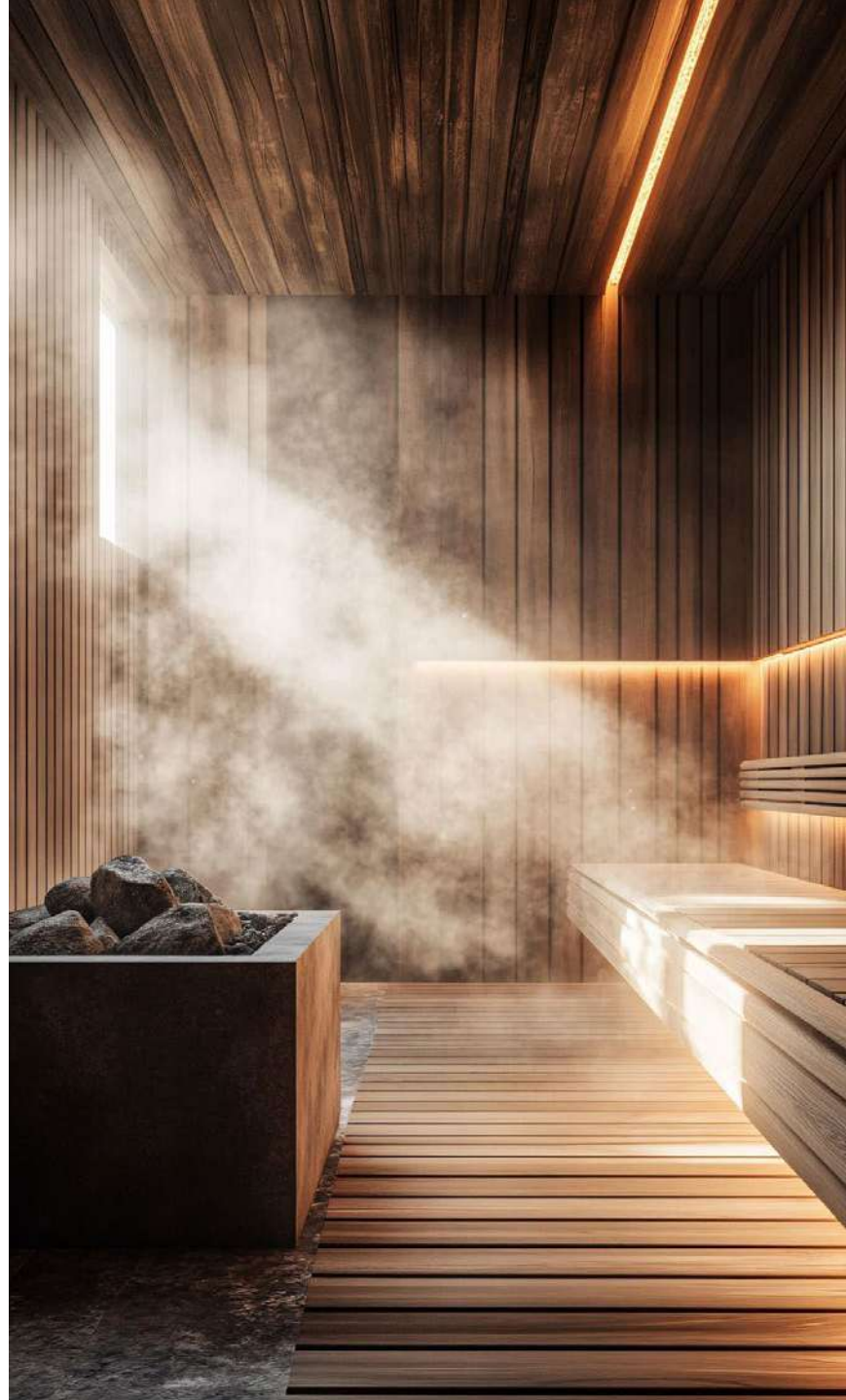
A cement plaster façade provides a seamless, non-combustible exterior surface capable of achieving Class A fire-rated wall assemblies. Applied over metal lath or cementitious substrates, the system offers excellent durability, weather resistance, and breathability. A steel-troweled finish creates a refined monolithic appearance while maintaining the resilience required for wildfire-prone environments.



WATER RESILIENCE — POOL / CISTERN FIRE DEFENSE

The design incorporates a pool and water storage strategy that can serve both recreational and emergency functions. In addition to supporting family use and wellness amenities such as a spa or cold plunge, the pool can function as a supplemental water reserve for wildfire defense systems. When paired with systems such as the Frontline Wildfire Defense System, stored water can be utilized for perimeter spraying and ember suppression, providing an additional layer of resilience when municipal water supply may be compromised.

LIFESTYLE



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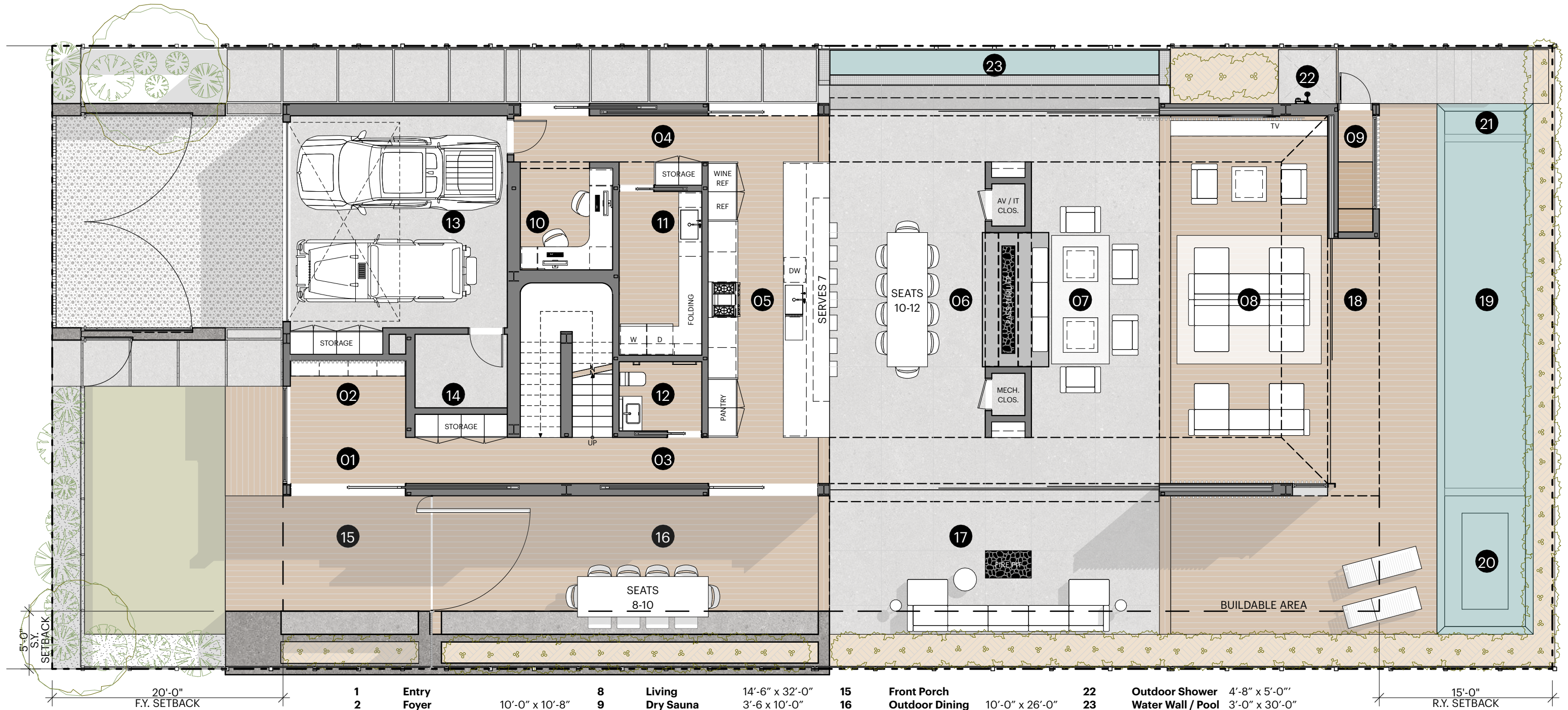
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GROUND LEVEL

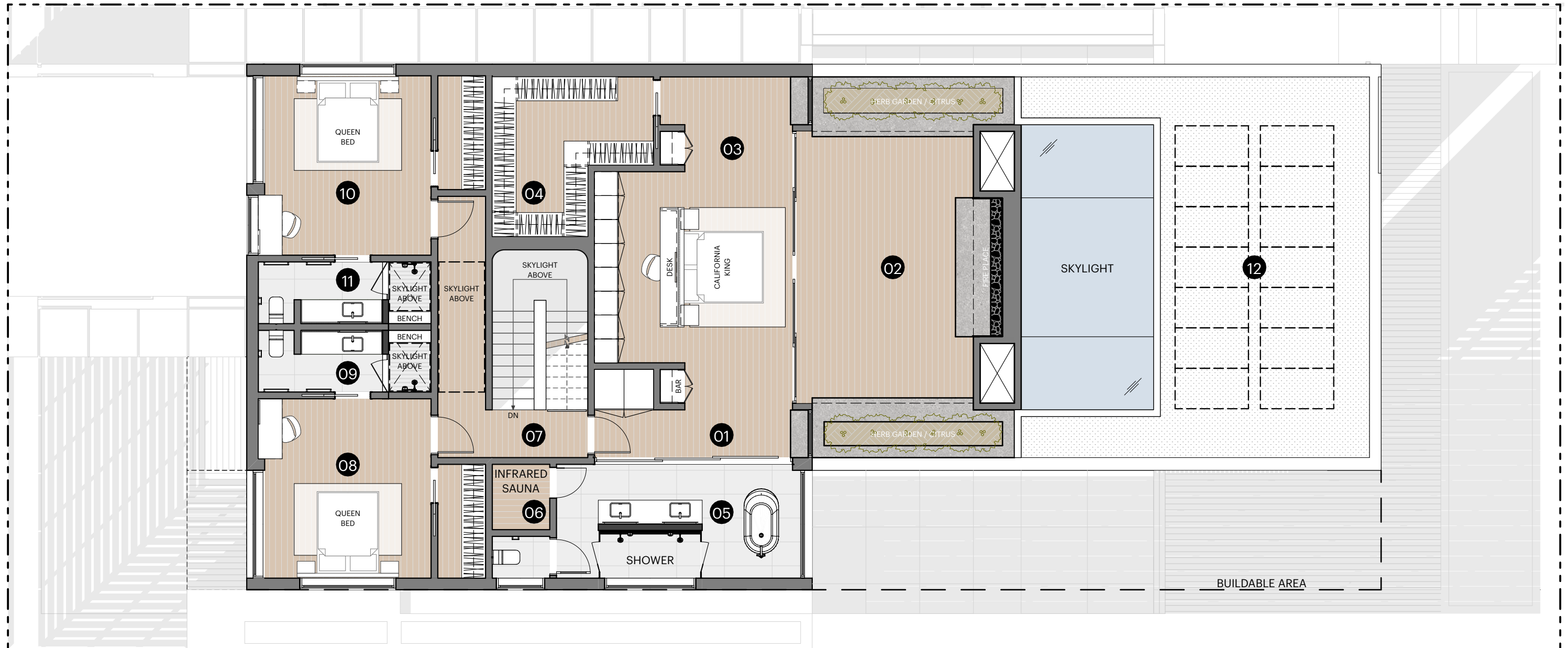
3 Bedrooms / 3.5 Bathrooms / **4,263 SF** Conditioned Area
+4,180 SF Conditioned Basement Level (Optional)



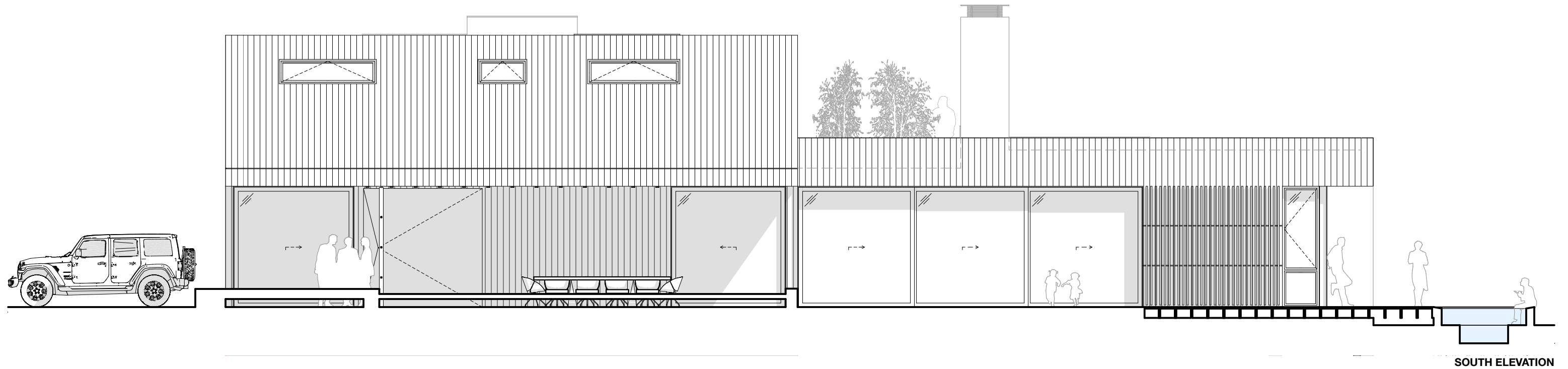
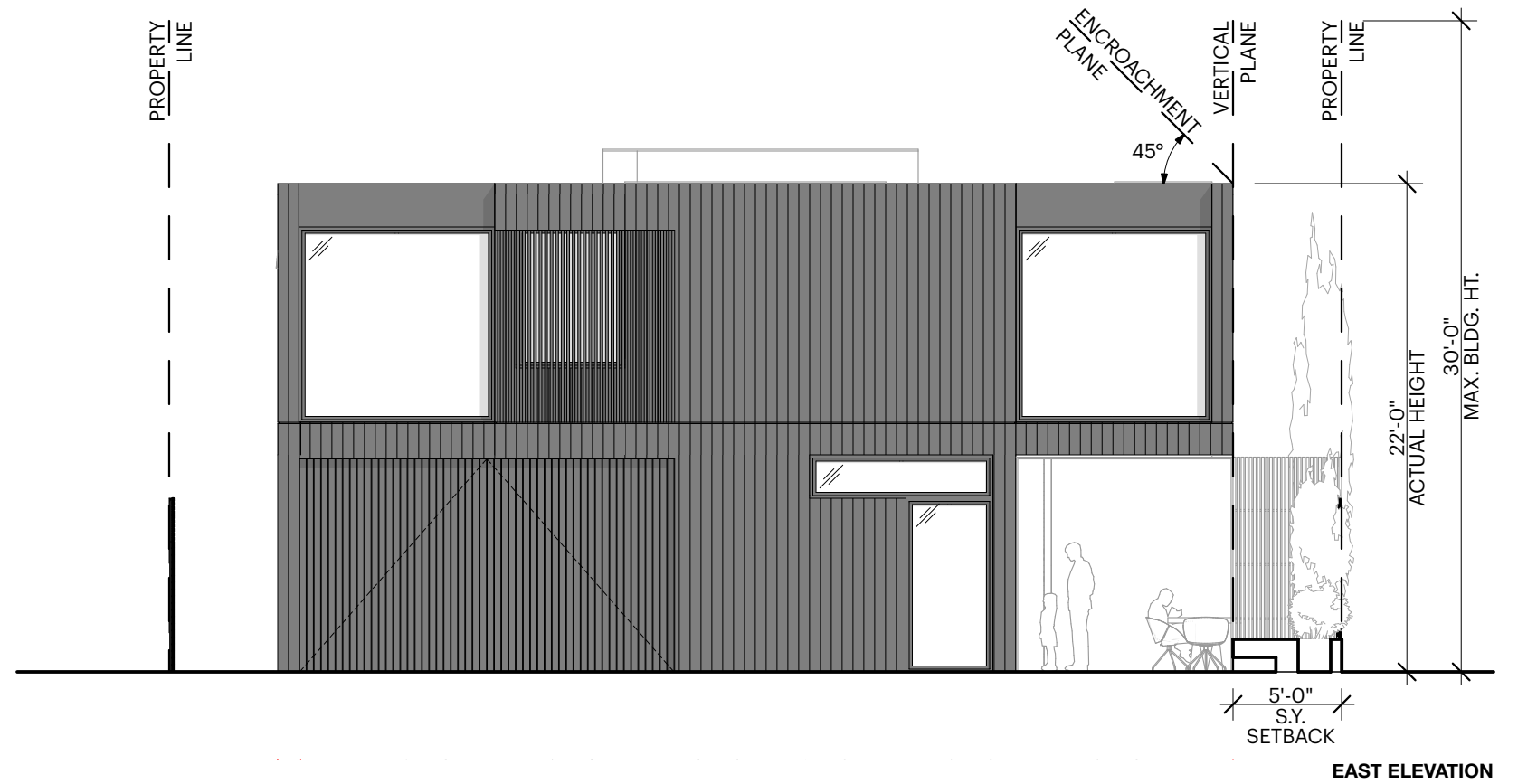
1	Entry		8	Living	14'-6" x 32'-0"	15	Front Porch		22	Outdoor Shower	4'-8" x 5'-0"
2	Foyer	10'-0" x 10'-8"	9	Dry Sauna	3'-6" x 10'-0"	16	Outdoor Dining	10'-0" x 26'-0"	23	Water Wall / Pool	3'-0" x 30'-0"
3	South Hall		10	Office	8'-0" x 8'-9"	17	Outdoor Living	12'-0" x 45'-0"			
4	North Hall		11	Laundry	7'-2" x 14'-2"	18	Pool Deck				
5	Kitchen	10'-8" x 23'-10"	12	Powder	6'-0" x 7'-2"	19	Pool	7'-0" x 30'			
6	Dining	13'-6" x 23'-10"	13	Garage	20'-0" x 20'-0"	20	Spa	7'-0" x 11'-4"			
7	Lounge	11'-0" x 23'-10"	14	Utility	6'-4" x 8'-0"	21	Cold Plunge	7'-0" x 2'-0"			

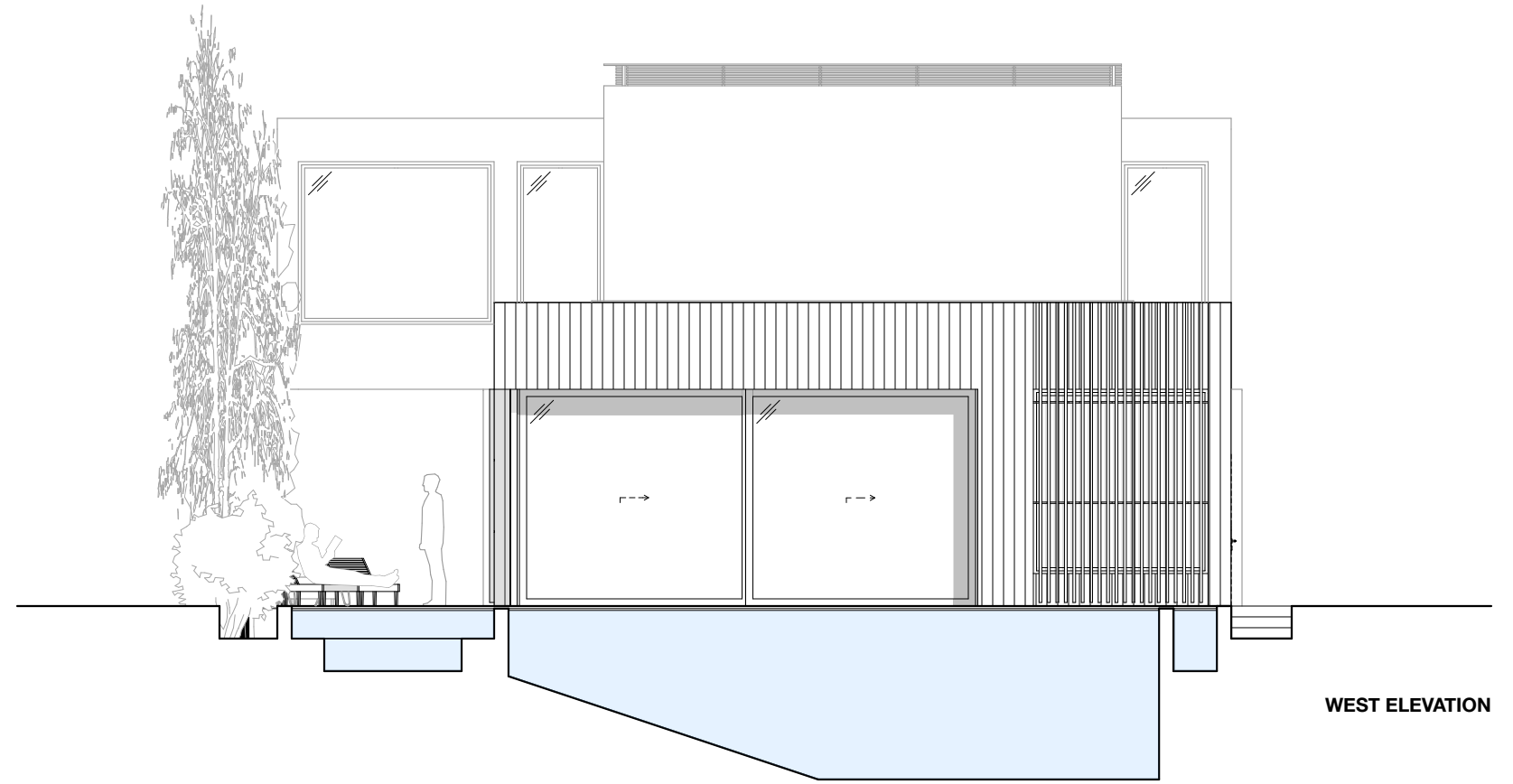
SECOND LEVEL

3 Bedrooms / 3.5 Bathrooms / **4,263 SF** Conditioned Area
+4,180 SF Conditioned Basement Level (Optional)

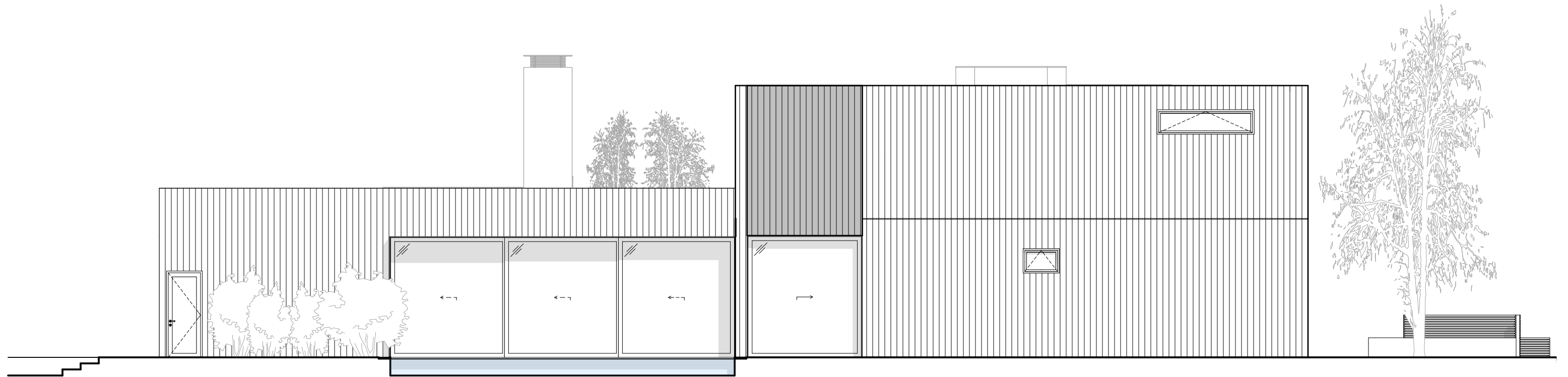


01	Master Bedroom	16'-5" x 31'-10"	08	Bedroom 2	13'-11" x 15'-0"
02	Master Private Deck	14'-6" x 31'-10"	09	Bathroom 2	5'-0" x 14'-5"
03	Master Lounge		10	Bedroom 3	13'-11" x 15'-0"
04	Master Walk-In Closet	13'-4" x 13'-6"	11	Bathroom 3	5'-0" x 14'-5"
05	Master Bathroom	10'-8" x 23'-10"	12	Roof (Solar-Ready)	
06	Infrared Sauna (Optional)	13'-6" x 23'-10"			
07	Hall				





WEST ELEVATION



NORTH ELEVATION





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