



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**AGENDA  
REGULAR MEETING  
THURSDAY, OCTOBER 19, 2023 AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS  
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

*South Pasadena Cultural Heritage Commission Statement of Civility*

*As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Cultural Heritage Commission Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/82268359053> **Meeting ID: 822 6835 9053**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the two methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/82268359053>

<b>CALL TO ORDER:</b>	Chair	Mark Gallatin
<b>ROLL CALL:</b>	Chair	Mark Gallatin
	Vice-Chair	Conrado Lopez
	Commissioner	William Cross
	Commissioner	Jeremy Ding
	Commissioner	Kristin Morrish
<b>COUNCIL LIAISON:</b>	Mayor Pro Tem	Evelyn G. Zneimer

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

**PUBLIC COMMENT GUIDELINES** (Public Comments are limited to 3 minutes)

The Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:

Participate in-person at the Council Chambers, 1424 Mission Street, South Pasadena

Option 2:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov).

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Cultural Heritage Commission meeting.

NOTE: Pursuant to State law, the Cultural Heritage Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Cultural Heritage Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

**PUBLIC COMMENT****1. Public Comment – General (Non-Agenda Items)****CONSENT CALENDAR ITEMS****2. Minutes from the Regular Meeting of April 20, 2023****3. Minutes from the Regular Meeting of May 18, 2023****PUBLIC HEARING**

- 4. 1401 Santa Teresa Street, Project No. 2566-NID/DRX** – A request for a Notice of Intent to Demolish a 1,882-square-foot single-family residence located at 1401 Santa Teresa Street (APN: 5311-009-043). Projects that include the demolition of buildings that are over 45 years of age, are required to be evaluated to determine if the property is eligible for historic designation. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 – New Construction or Conversion of Small Structures.

**Recommendation**

Finding the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15303. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structure located at 1401 Santa Teresa Street does not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

- 5. 605 Grand Avenue, Project No. 2582-COA** – A request for a Certificate of Appropriateness for a 498 square-foot second story addition to an existing 2,173 square-foot, two-story single-family residence located at 605 Grand Avenue (APN: 5317-042-006). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

**Recommendation**

Finding the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness, subject to the conditions of approval.

**DISCUSSION**

6. **1209 Indiana Avenue, Project No. LMR23-0001** – Landmark Historic Designation Request.

**Recommendation**

Form a subcommittee to review a request for a Landmark Historic Designation.

**ADMINISTRATION**

7. **Comments from City Council Liaison**
8. **Comments from Commissioners**
9. **Comments from Subcommittees**
10. **Comments from Staff**

**ADJOURNMENT**

11. **Adjourn to the Regular Cultural Heritage Commission meeting scheduled for November 16, 2023 at 6:30 PM.**

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Cultural Heritage Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

**ACCOMMODATIONS**

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

10/12/2023

Date

Sandra Robles, Associate Planner



MINUTES OF THE REGULAR MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**April 20, 2023 at 6:30 P.M.**

AMEDEE O. "DICK" RICHARDS, JR. COUNCIL CHAMBERS  
1424 MISSION STREET

### ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair), William Cross, Kristin Morrish, and Jeremy Ding

Council Liaison: Evelyn G. Zneimer, Mayor Pro Tem

Staff Present: Alison Becker (Deputy Community Development Director), Matt Chang (Planning Manager), Braulio Madrid (Associate Planner), Mackenzie Goldberg (Assistant Planner)

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

### APPROVAL OF AGENDA

Approved, 5-0.

### DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross drove by each property listed on the agenda. Chair Gallatin drove by 1119 Windsor Place (Item 4) and last month drove by 1716 Wayne Avenue (Item 5).

### PUBLIC COMMENT

1. **Public Comments – General (Non-Agenda Items)**

None.

### PRESENTATION

2. **Updates from the City Manager's Office** – Deputy City Manager Domenica Megerdichian

Deputy City Manager Megerdichian shared updates from the City Manager's office.

### CONSENT CALENDAR ITEMS

3. **Minutes from the Regular Meeting of September 15, 2022**

Commissioner Morrish moved, seconded by Vice-Chair Lopez, to approve the minutes.

Commissioner Cross	Yes
Commissioner Morrish	Yes
Commissioner Ding	Abstain
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

**Approved, 4-0-1.**

- 1119 Windsor Place, Project No. 22-07-ADU** – A request to convert a 497 square-foot detached garage into an Accessory Dwelling Unit (ADU) at the rear of an existing 1,466 square-foot, single-family residence for the property located at 1119 Windsor Place (APN: 5315-005-042). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

**Recommendation:**

Continue to a future meeting date to be determined.

**Public Comment:**

Staff received two (2) public comments for this item.

**Decision:**

Commissioner Morrish moved, seconded by Vice-Chair Lopez, to continue this item to a future meeting date to be determined.

Commissioner Cross	Yes
Commissioner Morrish	Yes
Commissioner Ding	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

**Approved, 5-0.**

**CONTINUED ITEM**

- 1716 Wayne Avenue, Project No. 2481-COA** – A Certificate of Appropriateness to add a 702.5 square-foot, two-story addition to an existing 1,902 square-foot two-story single-family residence located at 1716 Wayne Avenue (APN: 5321-010-003). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

The item was continued from the regularly scheduled March 16, 2023 Cultural Heritage Commission meeting. The Applicant has provided revised elevation plans and seeks input from the Commission.

**Recommendation:**

Review and provide comments on the revised elevation plans. Continue this item to the May 18, 2023 Cultural Heritage Commission meeting.

**Presentation:**

Associate Planner Madrid presented a PowerPoint presentation.

**Applicant's Presentation:**

None. However, the Applicant was available in Chambers and the project designer was available on Zoom.

**Questions for Staff:**

None.

**Questions for Applicant:**

The Commissioners and the homeowner discussed the windows.

**Public Comment:**

None.

**Discussion:**

Chair Gallatin commended the Applicant and designer for incorporating suggestions from the Commission's previous meeting. He expressed concern about the transition between the old and the new and the synthetic roofing material selected. The Applicant was encouraged to refer to the City Design Guidelines.

The Commissioners suggested that the proposed design needed improvement and decided a subcommittee should be created to assist the homeowners with the project.

**Decision:**

Chair Gallatin moved, seconded by Commissioner Morrish, to form a subcommittee of Vice-Chair Lopez and Commissioner Ding. This item will be continued to the May 18, 2023 Cultural Heritage Commission meeting.

Commissioner Cross	Aye
Commissioner Morrish	Aye
Commissioner Ding	Aye
Vice-Chair Lopez	Aye
Chair Gallatin	Aye

**Motion carried, 5-0.**

Vice-Chair Lopez informed the Commission that he would not be available for the May 18, 2023 meeting.

**PUBLIC HEARING**

- 1507 Rollin Street, Project No. 2550-COA** – A Certificate of Appropriateness to add a 363 square-foot first-floor addition, and a new 983 square-foot, second floor addition, and a 282 square-foot patio to an

existing 2,043 square-foot, one-story, single family residence for the property located at 1507 Rollin Street (APN: 5319-005-018). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

**Recommendation:**

Find the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

**Presentation:**

Assistant Planner Goldberg presented a PowerPoint presentation.

**Questions for Staff:**

The Commissioners expressed concern that there were no windows in the addition on the east elevation.

Chair Gallatin asked about items labeled on the plans differently than the staff report. Assistant Planner Goldberg explained the appropriate corrections would be made.

**Applicant Presentation:**

None. However, the Applicant was present in the Chamber.

**Questions for Applicant:**

Chair Gallatin asked about several discrepancies between the plans and the staff report, including: the lot coverage of the ADU; the proposed percentages on the hardscape vs. landscape calculations; and information regarding a door on the first floor that was neither labeled nor keyed to the door schedule. In addition, there were suggestions to consider an alternative when replacing the bathroom window above the shower; to introduce windows or cantilever to the east elevation; to reduce the plate height to eight (8) feet on the addition; and to consider the use of 3-D modeling or a computerized fly around to provide a more three-dimensional sense as to how the house relates to the neighborhood.

Vice-Chair Lopez and the Architect discussed the modification of the existing chimney and adjusting the drawings accordingly.

**Public Comment:**

None.

**Applicant Rebuttal:**

None.

**Commission Discussion:**

Commissioner Morrish commented that perhaps the east elevation is intentionally solid because it faces a large multi-family development.

Vice-Chair Lopez commended the Applicant and discussed several issues, including the rear elevation, the scale and volume, and the Hardie shingles. He also asked if the Fibrex windows were true divided lites.

Vice-Chair Lopez also mentioned a belly band, although he would not make that a requirement.

Vice-Chair Lopez suggested inclusion of a 3-D image to be required for all second story additions.

Commissioner Cross concurred with Vice-Chair Lopez's comments.

After discussion, the Commissioners decided to list their recommendations as Conditions of Approval and for any changes providing a conflict, to review them at a Chair Review level.

**Decision:**

Commissioner Morrish moved, seconded by Commissioner Ding, to approve this project as submitted, with the Conditions of Approval. Those items that were discussed that are not just drawing errors will be reviewed by a Chair Review. All of the mandatory findings can be made - Project Specific Finding No. 2., the Project is appropriate to the size of the neighborhood; No. 3., there is a clear distinction between the new and existing home; and No. 5., it adds substantial extra space to the homeowner.

Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Commissioner Ding	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

**Motion carried, 5-0.**

**ADMINISTRATION**

**7. Comments from Council Liaison:**

None.

**8. Comments from Commissioners:**

Chair Gallatin shared that he attended virtually a session at the California Preservation Foundation Conference, a hybrid presentation this year – an in-person conference in San Francisco with some sessions being live streamed. He attended *Conquering Deterioration Planning or Deferred Maintenance in Historic Buildings*. Tomorrow, he will attend *Equity and Social Justice through Preservation*, which has case examples from Altadena and Santa Barbara. The virtual conference continues next week, Wednesday, Thursday and Friday. In addition, he will be attending the American Planning Association's virtual conference Wednesday, Thursday and Friday of next week.

**9. Comments from Subcommittees:**

None

**10. Comments from South Pasadena Preservation Foundation (SPPF) Liaison:**

None.

**11. Comments from Staff:**

Deputy Director Becker applauded the presentation of a comprehensive report on the activities of the City given by Deputy City Manager Megerdichian. She commended the Commissioners for running a very efficient meeting.

**ADJOURNMENT**

The meeting adjourned at 8:43 pm to the next regular meeting of the Cultural Heritage Commission on May 18, 2023 at 6:30 pm.

APPROVED,

\_\_\_\_\_  
Mark Gallatin  
Chair, Cultural Heritage Commission

\_\_\_\_\_  
Date

MINUTES OF THE REGULAR MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**May 18, 2023 at 6:30 P.M.**

CITY MANAGER'S CONFERENCE ROOM  
1414 MISSION STREET, SOUTH PASADENA, CA 91030

**ROLL CALL**

The meeting convened at: 6:30 pm  
Commissioners Present: Mark Gallatin (Chair), William Cross, Kristin Morrish and Jeremy Ding  
Commissioners Absent: Conrado Lopez (Vice-Chair)  
Staff Present: Matt Chang (Planning Manager), Braulio Madrid (Associate Planner), Sandra Robles (Associate Planner) and Mackenzie Goldberg (Assistant Planner)

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

**APPROVAL OF AGENDA**

**Approved, 4-0.**

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Commissioner Cross drove by each property listed on the agenda.  
Chair Gallatin drove by 1400 Mission Street (Item 4) and 1130 Meridian Avenue (Item 5).

**PUBLIC COMMENT**

**1. Public Comments – General (Non-Agenda Items)**

None.

**CONSENT CALENDAR ITEM**

**2. Minutes from the Special Meeting of October 26, 2022**

Chair Gallatin proposed a correction to the minutes under Item 7 under Applicant Presentation. Commissioner Morrish moved, seconded by Commissioner Cross, to approve the minutes with the correction.

**Approved, 4-0.**

## CONTINUED ITEM

- 3. 1716 Wayne Avenue, Project No. 2481-COA** – A Certificate of Appropriateness to add a 702.5 square-foot, two-story addition to an existing 1,902 square-foot two-story single-family residence located at 1716 Wayne Avenue (APN: 5321-010-003). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

This item was continued from the regularly scheduled April 20, 2023 Cultural Heritage Commission meeting.

### **Recommendation:**

Continue this item to the June 15, 2023 Cultural Heritage Commission meeting.

### **Presentation:**

None. Commissioner Ding remarked that the Subcommittee (comprised of Vice-Chair Lopez and himself) had been available; however, per Staff, the Applicant was not quite ready yet.

### **Decision:**

Commissioner Ding moved, seconded by Commissioner Morrish, to continue this item to the June 15, 2023 Cultural Heritage Commission meeting.

**Motion carried, 4-0.**

## PUBLIC HEARING

- 4. 1400 Mission Street, Project No. 2495-NID/CUP/DRX** – A request for a Notice of Intent to Demolish a 643 square-foot convenience store and a 1,221 square-foot repair garage at the Chevron gas station located at 1400 Mission Street (APN: 5315-002-030). A project that includes the demolition of buildings constructed at least 45 years prior to date of the application are required to be evaluated by the Cultural Heritage Commission to determine if the property could potentially meet national, state, or local criteria for historic designation. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for the Categorical Exemption under Section 15061(b)(3) - Common Sense Exemption; Class 2, Section 15302 (Replacement or Reconstruction); and Class 3, Section 15303 (New Construction or Conversion of Small Structures).

### **Recommendation:**

Find the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15302, and 15303. Determine that the two structures located at 1400 Mission Street do not meet the nation, state or local criteria for historic designation and the project may proceed through the City's development application process.

### **Presentation:**

Associate Planner Robles presented a PowerPoint presentation. City Consultant Michelle Anderson (via Zoom) and the Applicant's representative (in Chambers), were available to answer questions.



**Questions for Staff:**

Chair Gallatin noted a correction in the staff report and pointed out that the qualifying criteria for the National Register are the significance and integrity of the historic resource and have nothing to do with Federal licensing permitting funding.

**Applicant Presentation:**

None. However, the Applicant’s representative was present and thanked the Commission for its consideration of the project.

**Questions for Applicant:**

None.

**Public Comment:**

None.

**Commission Discussion:**

The Commissioners commended the project and thought it well done.

**Decision:**

Commissioner Morrish moved, seconded by Commissioner Ding, to find the project exempt from CEQA pursuant to Section 15061(b)(3), 15302 and 15303, and that it does not meet the national, state or local criteria for historic designation.

Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross	Yes
Commissioner Ding	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

**Motion carried, 4-0.**

- 5. **1130 Meridian Avenue, Project No. 2514-COA/TRP** – A request for a Certificate of Appropriateness for a 246 square-foot first floor addition and a new 577 square-foot second floor addition to an existing one-story, 945 square-foot single-family residence, and a Tree Removal Permit for the removal of two (2) non-native trees for a property located at 1130 Meridian Avenue (APN: 5315-006-044). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/ Rehabilitation).

**Recommendation:**

Find the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness and Tree Removal Permit, subject to the Conditions of Approval.

**Presentation:**

Assistant Planner Goldberg presented a PowerPoint presentation.

**Questions for Staff:**

None.

**Applicant Presentation:**

The project architect presented a presentation.

**Questions for Applicant:**

Commissioner Morrish asked the project architect to expand about differentiation between the old and new, and whether the windows and door set for demolition were salvageable and reusable.

The project architect explained the differentiation and planned to re-use the windows if they are reusable.

Commissioner Cross asked if the color of the residence was changing. He enjoyed the color and hoped that the garden remained.

Chair Gallatin asked about the ceiling height of the addition and commented that the architect had done several things to mitigate the addition, including the articulation on the front and increasing the side yard setback on the North side. He also asked if the architect would be amenable to providing window detail to show how the windows would be recessed at the wall plane.

**Public Comment:**

None.

**Applicant Rebuttal:**

None.

**Commission Discussion:**

Commissioner Cross commented that he drives by the residence daily and has always enjoyed the color of the home, the architectural style and the garden.

Chair Gallatin thanked the project architect for the presentation because it showed how you can sensitively do a second-story addition on a one-story home and accommodate a growing family.

**Decision:**

Commissioner Morrish moved, seconded by Commissioner Ding, to find the project exempt from CEQA pursuant to Section 15301 and 15331 and to approve the Tree Removal Permit. The required Findings and Project Specific Findings 2, 3 and 5 can be made, with the added Condition of Approval that the project architect supply additional window details showing how they recess in the stucco.

Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross	Yes
Commissioner Ding	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

**Motion carried, 4-0.**

6. **260 Hillside Road, Project No. 2543-COA** – A request for a Certificate of Appropriateness for a two-story, 2,668 square-foot rear addition with a balcony to an existing 5,281 square-foot single-family residence, for a property located at 260 Hillside Road (APN: 5317-039-011). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

**Recommendation:**

Find the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

**Presentation:**

Associate Planner Madrid presented a PowerPoint presentation. The Applicant and homeowner were available for questions.

**Questions for Staff:**

Commissioner Morrish remarked about the importance of having a haul route for the proposed project.

The Commissioners and Associate Planner Madrid discussed the historic stone wall and expressed appreciation that no alterations were proposed to it. They also discussed the reference to Spanish Colonial Revival style and agreed the reference should be to Monterey Revival Style.

**Applicant Presentation:**

None.

**Questions for Applicant:**

Commissioner Morrish asked about the brick to be used on the addition.

Chair Gallatin had several questions, including regarding use of a licensed architect; use of a real brick veneer material and not an imitation product; existing windows and roof line, clarification of the doors and windows to be used; and the materials for the columns and rings on the balcony and balustrade.

**Applicant Rebuttal:**

None.

**Commission Discussion:**

The Commissioners had no major issues with the project and found it to be virtually not visible from the public right-of-way, blend in well with the existing architecture and take advantage of the topography of the site.

**Decision:**

Commissioner Morrish moved, seconded by Commissioner Ding, to approve this project as submitted. The mandatory Findings could be made. In addition, they can make Project Specific Finding 2 – it is appropriate to the size and effects of the neighborhood; Project Specific Finding 3 – it provides a clear distinction between the new addition and the existing; and Project Specific Finding 5 – it adds substantial new living space for the homeowner. Conditions of Approval will be added to include a Chair Review of the materials

to be used, including a review of the brick used, the wood windows to be used, and the materials used for the columns on the balcony.

Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross	Yes
Commissioner Ding	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

**Motion carried, 4-0.**

## DISCUSSION ITEM

### 7. 2023 Annual Commission Report

**Recommendation:**

Discuss and approve the 2023 Annual Commission Report.

**Staff Presentation:**

Planning Manager Chang presented the draft report and thanked the Commissioners for their participation and feedback.

The Commissioners and staff discussed the content of the Annual Report and Work Plan.

Chair Gallatin suggested having a checklist of submittal requirements so that staff could hand it to applicants which would identify when an application is not complete.

Commissioner Morrish suggested including staff's efforts and progress addressing the backlog of minutes from two to three years ago as a Commission accomplishment.

**Decision:**

Chair Gallatin moved, seconded by Commissioner Morrish, to approve the Annual Report and the Work Plan for next year subject to the comments provided.

**Approved, 4-0.**

## ADMINISTRATION

### 8. Comments from Council Liaison:

None.

### 9. Comments from Commissioners:

None.

### 10. Comments from Subcommittees:

None

**11. Comments from Staff:**

Planning Manager Chang reported on the status of the Draft Housing Element and the letter received from the California Department of Housing and Community Development (HCD).

Planning Manager Chang also reported that the Commissioners Congress will be held on June 28. He also reported that with regard to staffing, the department is in the process of recruiting a Senior Planner and a Planning Technician.

Chair Gallatin asked if the City does outreach to the local universities like USC, UCLA and Cal State Northridge that have planning programs and are graduating their classes about now.

Chair Gallatin inquired on the status of the improvements to the Rialto Theatre.

**ADJOURNMENT**

The meeting adjourned at 8:03 pm to the next regular meeting of the Cultural Heritage Commission on June 15, 2023 at 6:30 pm.

APPROVED,

\_\_\_\_\_  
Mark Gallatin  
Chair, Cultural Heritage Commission

\_\_\_\_\_  
Date



# Cultural Heritage Commission Agenda Report

ITEM NO. 4

**DATE:** October 19, 2023

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Sandra Robles, Associate Planner

**SUBJECT:** **Project No. 2566-NID/DRX is a request for a Notice of Intent to Demolish a 1,882-square-foot single-family residence located at 1401 Santa Teresa Street (APN: 5311-009-043). Projects that include the demolition of buildings that are over 45 years of age, are required to be evaluated to determine if the property is eligible for historic designation. Finding project exempt under California Environmental Quality Act (CEQA) Guidelines, under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 – New Construction or Conversion of Small Structures.**

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## RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3) and 15303.
2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structure located at 1401 Santa Teresa Street does not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

## BACKGROUND

The subject site is an irregular-shaped 40,367-square-foot lot located on a cul-de-sac within the Altos de Monterey overlay district (see **Image 1** on the following page to view the aerial). The property was originally developed in 1965 with a 1,803-square-foot single-family residence and a 504-square-foot attached garage. The property is currently listed as 1,882 square feet on the Los Angeles County Assessor's, likely due to the enclosure of the rear patio. The subject property has not undergone substantial renovations (see **Images 2, 3, and 4** to view the property as it appears today), as the only other building permit on record is for a retaining wall that was issued in 1967.

**Image 1: Aerial of 1401 Santa Teresa Street**



**Image 2: Santa Teresa Street, Subject Property Located to the Left**





**Image 3: 1401 Santa Teresa Street – Front Elevation**



**Image 4: 1401 Santa Teresa Street – Rear Elevation with Enclosed Patio**





## **PROJECT DESCRIPTION**

The applicant is requesting a Notice of Intent to Demolish a 1,882-square-foot single-family dwelling located at 1401 Santa Teresa Street in order to construct a new single-family dwelling. Projects that include the demolition of buildings over 45 years are required to be evaluated to determine if the property could potentially meet national, state, or local criteria for historic designation. If the Cultural Heritage Commission determines that the demolition of the single-family dwelling would not result in an impact of a historic or cultural resource, the project may proceed to the Design Review Board for review and determination.

## **HISTORIC RESOURCE EVALUATION REPORT ANALYSIS**

The City Council commissioned the first comprehensive historic resources survey in 1991. The purpose of the survey was to develop an inventory of historic resources and to provide a foundation of their recognition in all future planning processes. The *Historic Resources Inventory: Inventory of Addresses* was adopted by the City Council on November 30, 1994, which included all properties and historic districts eligible for local, state, or federal designation at the time. The survey was updated in 2002. A Citywide Historic Context Statement was adopted in 2014. The project site has not been identified as a Cultural Resource in any of the previously prepared surveys.

In accordance to the South Pasadena Municipal Code (SPMC), Section 2.65(e)(3), any structure over 45 years old that proposes demolition and is not identified as a historic or cultural resource requires the preparation of an intensive-level Historic Resource Evaluation (HRE) report. The single-family structures on the subject property is over 45 years old and is slated for demolition, as such, an intensive-level HRE was prepared by a City-selected architectural historian consultant, SWCA Environmental Consultants, to evaluate the property and determine if the property is a historic and cultural resource prior to its demolition.

The Historic Resource Evaluation report, included as **Attachment 1**, includes research on the property, a survey of the built environment, and an evaluation the subject property for inclusion in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of South Pasadena Landmark designation.

### ***NRHP and CRHR Criteria***

The subject property was evaluated under NRHP and CRHR criteria to determine historical significance. The NRHP and CRHR are national and state guides to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. A cultural resource is evaluated under four criteria to determine its historical significance, the HRE report makes the following determinations for each criterion:

**Criterion A/1:** Is associated with events that have made a significant contribution to the broad pattern of United States/California's history and cultural heritage.

**HRE Finding:** *Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state, or national history or cultural heritage.*

**Criterion B/2:** Is associated with the lives of persons important in our past.

**HRE Finding:** *On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property had a significant association with the city, region, state, or nation.*

**Criterion C/3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

**HRE Finding:** *The property does not represent a distinctive or outstanding example of postwar architectural design.*

**Criterion D/4:** Has yielded, or may be likely to yield, information important in prehistory or history.

**HRE Finding:** *The property is not the principal source of important information pertaining to significant events, people, or architectural style.*

### **City of South Pasadena Landmark Designation Criteria**

The criteria for designating historic and cultural resources at the local level in the City of South Pasadena are enumerated under Section 2.63(b) of the SPMC. At least one of the following criteria must be met for a property to be determined eligible for listing as a Landmark in the City of South Pasadena, and the property must retain integrity of location, design, setting, materials, workmanship, feeling, and association:

**Criterion 1:** Its character, interest, or value as part of the heritage of the community.

**HRE Finding:** *The property does not hold character, interest or value as part of the heritage of South Pasadena*

**Criterion 2:** Its location as a site of a significant historic event.

**HRE Finding:** *Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state, or national history or cultural*

*heritage.*

**Criterion 3:** Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the City, state, or United States.

***HRE Finding:*** *On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property had a significant association with the city, region, state, or nation.*

**Criterion 4:** Its exemplification of a particular architectural style or an era of history of the City.

***HRE Finding:*** *The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular residential property type, thus, 1401 Santa Teresa Street does not meet the criteria for eligibility described in the citywide Historic Context Statement.*

**Criterion 5:** Its exemplification of the best remaining architectural type in a neighborhood.

***HRE Finding:*** *The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular residential property type, thus, 1401 Santa Teresa Street does not meet the criteria for eligibility described in the citywide Historic Context Statement.*

**Criterion 6:** Its identification as the work of a person or persons whose work has influenced the heritage of the City, the state, or the United States.

***HRE Finding:*** *The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular residential property type, thus, 1401 Santa Teresa Street does not meet the criteria for eligibility described in the citywide Historic Context Statement.*

**Criterion 7:** Its embodiment of elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship.

***HRE Finding:*** *The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular residential property type, thus, 1401 Santa Teresa Street does not meet the criteria for eligibility described in the citywide Historic Context Statement.*

**Criterion 8:** It is either a part of or related to a square, park, or other distinctive area which should be developed or preserved according to a plan based on

a historic, cultural, or architectural motif.

**HRE Finding:** *The property is not part of or related to a square, park, or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif.*

**Criterion 9:** Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

**HRE Finding:** *The property does not have a unique location or singular physical characteristic that represents an established and familiar visual feature of a neighborhood*

**Criterion 10:** Its potential for yielding information or archeological interest.

**HRE Finding:** *The property developed in the 1960s and is not likely to yield information of archaeological interest.*

**Criterion 11:** In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

**HRE Finding:** *Investigation of the Altos de Monterey Planning District does not suggest that the subject property would contribute to an existing or potential historic district.*

### **HRE Report Conclusion**

The HRE report for the single-family dwelling at 1401 Santa Teresa Street concludes that the subject property is lacking significance, as such, the property is recommended ineligible for listing in the NRHP or CRHR and is recommended ineligible for Landmark designation at the local level.

Based on the report's findings, the subject property is not eligible for national, state, or local designation, as such, the project would not result in a substantial adverse change to historic and cultural resources. Staff recommends that the Cultural Heritage Commission (CHC) concur with the HRE report's findings and allow the project to proceed through the development application process. If the CHC clears the property from having any historic and cultural significance, the project may proceed to the Design Review Board for review and determination.

### **ENVIRONMENTAL ANALYSIS**

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 – New Construction or Conversion of Small Structures.

## **STAFF RECOMMENDATION**

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3) and 15303.
2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structure located at 1401 Santa Teresa Street does not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

## **ALTERNATIVES TO CONSIDER**

If the Commission does not agree with staff's recommendation, the following options are available:

1. The Cultural Heritage Commission may continue the project to address comments discussed; or
2. The Cultural Heritage Commission can determine that the single-family dwelling on the subject property to be potentially eligible at the national, state, or local level and the property shall be added to the City's Inventory of Cultural Resources and the provisions of SPMC, Section 2.65(e), Procedures for a Certificate of Appropriateness, shall apply to the proposed demolition. If any such resources are potentially affected by a project, the City shall require preparation of the appropriate CEQA documentation.

## **PUBLIC NOTICING**

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, in the South Pasadena Review newspaper on October 6, 2023, and individual property mailings to those within 300 feet of the project site mailed on October 5, 2023.

## **NEXT STEPS**

If the Cultural Heritage Commission determines that the subject property is not eligible for historic designation, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. If no appeal is filed, the applicant will proceed with the development application process where the Design Review Board is the deciding body.


If the Cultural Heritage Commission determines that the subject property merits consideration for historic designation, the decision can be appealed by any person affected by the decision to the City Council within 15 days from the date of decision.

## **ATTACHMENTS**

1. Historic Resource Evaluation Report
2. Preliminary Development Plans

# **ATTACHMENT 1**

## Historic Resource Evaluation Report



Historic Resources Evaluation  
Report, 1401 Santa Teresa  
Street,  
South Pasadena, California

September 2023

PREPARED FOR:

**City of South Pasadena | Community Development  
Department  
1414 Mission Street  
South Pasadena, California 91030**

PREPARED BY:

**SWCA Environmental Consultants  
Contact: Debi Howell-Ardila, MHP  
320 North Halstead Street, Suite 120  
Pasadena, California 91107**





**HISTORIC RESOURCES EVALUATION REPORT,  
1401 SANTA TERESA STREET, SOUTH PASADENA,  
CALIFORNIA**

Prepared for

**City of South Pasadena**  
**Community Development Department**  
1414 Mission Street  
South Pasadena, California 91030  
Attn: Sandra Robles

Prepared by

Susan Zamudio-Gurrola, MHP, Architectural Historian  
and  
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SWCA Project No. 81794

September 2023



## EXECUTIVE SUMMARY

This historic resource evaluation report (HRER) was prepared by SWCA Environmental Consultants (SWCA) at the request of the City of South Pasadena Community Development Department (City) for the property at 1401 Santa Teresa Street (Assessor's Parcel Number 5311-009-043) (subject property). The subject property consists of a one- and two-story single-family residence constructed in 1965. This report was completed to determine the historical resource status of the subject property and to facilitate compliance with Article IVH of the City's Municipal Code (known as the "Cultural Heritage Ordinance") and the California Environmental Quality Act (CEQA).

### Current Historical Resource Status

Based on previous evaluations and surveys, the residence at 1401 Santa Teresa Street is not currently a qualifying historical resource. The property is not listed in the California Built Environment Resources Directory, South Pasadena Inventory of Historic Resources (Inventory), or South Pasadena Register of Cultural Landmarks (Register). In addition, the property was not identified in the City's previous historic resources surveys, including the 2017 update, nor does it fall within a designated or eligible historic district. However, the property falls within the Altos de Monterey Planning District identified in the 2017 *City of South Pasadena Historic Resources Survey*; the Planning District was assigned a California Historical Resources Status Code of "6L" meaning that the district was determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning.

### Methodology

This intensive-level HRER was based on research, literature review, and a site inspection to weigh the subject property's potential eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and/or South Pasadena Register. Archives and collections consulted for this study included the South Pasadena Public Library, newspaper archives, and other online archives and sources. Census, voter registration, and civil records on file with Ancestry.com were also consulted. Previous City studies consulted for this evaluation included the 2014 *City of South Pasadena Citywide Historic Context Statement* and the 2017 *City of South Pasadena Historic Resources Survey*.

This report was completed by SWCA Architectural Historian Susan Zamudio-Gurrola with oversight by Architectural History Senior Team Lead Debi Howell-Ardila, MHP. Ms. Zamudio-Gurrola has over 10 years of experience in cultural resources management, and Ms. Howell-Ardila is an award-winning preservation professional with 17 years of experience who is also a former Cultural Heritage Commissioner in South Pasadena. They both exceed the Secretary of the Interior's Professional Qualifications Standards for history and architectural history. Their resumes are included in Appendix A.

### Findings

Based on this evaluation, 1401 Santa Teresa Street does not appear eligible for the NRHP, CRHR, or South Pasadena Register. Research did not reveal that the property has an association with a significant pattern of development or event, or with an individual important in the history of the city, region, state, or nation. The property is not a distinctive or outstanding example of an architectural style or work of a master; it represents a modest example of postwar residential design. The property does not exemplify a rare building or construction type, nor is it the last property type of its kind.

The property does not meet other local criteria for eligibility either individually or as a contributor to a historic district. Therefore, the subject property at 1401 Santa Teresa Street is not a historical resource pursuant to CEQA.

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## 1. INTRODUCTION

This historic resource evaluation report (HRER) was prepared by SWCA Environmental Consultants (SWCA) at the request of the City of South Pasadena Community Development Department (City) for the property at 1401 Santa Teresa Street (Assessor's Parcel Number 5311-009-043) (subject property) (Figure 1).

The subject property consists of a one- and two-story single-family residence constructed in 1965. This report was completed to determine the historical resource status of the subject property and to facilitate compliance with Article IVH of the City's Municipal Code (known as the "Cultural Heritage Ordinance") and the California Environmental Quality Act (CEQA).

Based on previous evaluations and surveys, the residence at 1401 Santa Teresa Street is not currently a qualifying historical resource. The property is not listed in the California Built Environment Resources Directory, South Pasadena Inventory of Historic Resources (Inventory), or South Pasadena Register of Cultural Landmarks (Register). In addition, the property was not identified in the City's 2017 *City of South Pasadena Historic Resources Survey* (2017 Historic Resources Survey), nor does it fall within a designated or eligible historic district.<sup>1</sup> The property is, however, located within the Altos de Monterey Planning District identified in the 2017 Historic Resources Survey. The Planning District was assigned a California Historical Resources Status Code "6L" meaning that the district was determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning. Moreover, the property was not among those individual properties in Altos de Monterey identified in the 2017 Historic Resources Survey as individually eligible for federal, state, and/or local historic landmark status.

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<sup>1</sup> Historic Resources Group, 2017. *Administrative Draft Report, City of South Pasadena Historic Resources Survey*.

Figure 1. Subject property location on a street map.

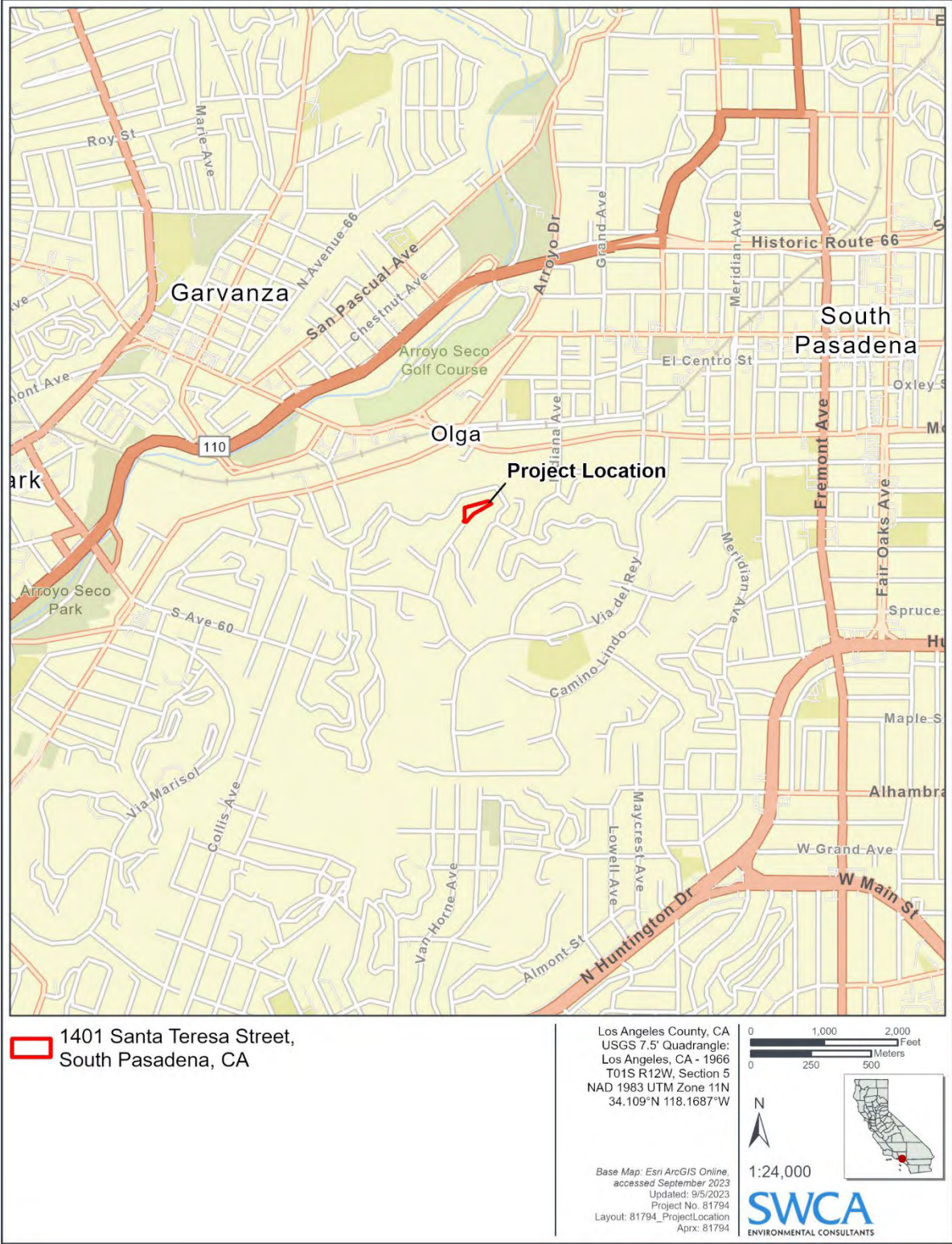




Figure 2. Subject property location on an aerial photograph.



## Previous Historic Resource Surveys and Inventories

### ***City of South Pasadena Inventory of Cultural Resources, 1991 and 2001–2003***

Prepared in 1991 and 2001-2003, the South Pasadena Inventory of Cultural Resources was created to ensure that cultural resources are recognized and proactively managed in the City's planning process. The inventory includes all properties and historic districts eligible for local, state, or federal designation. It also includes properties designated on the NRHP and CRHR. The Inventory of Cultural Resources, which focused primarily on properties constructed up to 1945, was adopted by the South Pasadena City Council in 1994 and incorporated in Chapter 5, "Historic Preservation Element," of the City's General Plan.

The 2001-2003 survey update was also incorporated in the Inventory and adopted by the City Council. All properties included on the Inventory of Cultural Resources qualify as historical resources pursuant to CEQA.

The subject property was not yet 45 years of age at the time the 2001–2003 survey was completed.

### ***City of South Pasadena Historic Resources Survey, 2015–2017***

Completed between 2015 and 2017, the South Pasadena Citywide Historic Resources Survey provided an update to the Inventory of Cultural Resources. The project objective was applying the City's 2014 thematic, Multiple Property Documentation (MPD) format *City of South Pasadena Citywide Historic Context Statement* (Historic Context Statement)<sup>2</sup> to refine and expand on previous survey results.

The survey update also included resources that were of-age but had never been evaluated—namely, properties constructed between 1935 and 1972. Phase 1 examined the north-south corridor identified as the area of potential effects for the California Department of Transportation's (Caltrans's) State Route 710 Environmental Impact Report. Phase 2 of the survey included properties constructed between 1935 and 1972. Phase 3 re-surveyed properties on the Inventory of Cultural Resources.

At the conclusion of survey work, findings were summarized in a historic resources survey report and a consolidated and updated Inventory of Cultural Resources.

The subject property was not included or identified as an eligible property in the 2015–2017 survey.

### ***South Pasadena Citywide Historic Context Statement, 2014***

The 2014 Historic Context Statement provides a thematic framework for consistent and comparative evaluations.<sup>3</sup>

In order to guide historic resource evaluations, the Historic Context Statement includes a built environment chronology of the City and contexts/themes of significance for evaluating properties. Registration requirements, including character-defining features and integrity thresholds, are included to ensure consistency in all assessments.

The Historic Context Statement describes themes of significance and architectural styles from the pre-World War II era in South Pasadena. The applicable context, "Mid-20<sup>th</sup> Century Growth (1945–1972)," and themes are applied in this evaluation in Section 5.

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<sup>2</sup> Historic Resources Group, 2014. *City of South Pasadena Citywide Historic Context Statement*.

<sup>3</sup> Historic Resources Group, 2014. *Final Administrative Report, South Pasadena Citywide Historic Context Statement*. Prepared for City of South Pasadena Planning and Building Department. Available at: <https://www.southpasadenaca.gov/home/showpublisheddocument/7332/636721709083330000>.

## 2. REGULATORY FRAMEWORK

This section identifies the federal, state, and local laws, statutes, guidelines, and regulations that govern the identification and treatment of historic resources.

### Federal

#### ***National Historic Preservation Act of 1966***

Enacted in 1966 and amended in 2000, the National Historic Preservation Act (NHPA) instituted a multifaceted program, administered by the Secretary of the Interior, to encourage sound preservation policies of the nation's cultural resources at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer, and provided for the designation of State Review Boards.

The NHPA also established a mechanism to certify local governments to carry out the historic preservation goals of this national legislation. The City belongs to this program as a "Certified Local Government," as overseen by the State of California Office of Historic Preservation.

#### ***National Register of Historic Places***

The NRHP was established by the NHPA of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 Code of Federal Regulations [CFR] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

**Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;

**Criterion B:** It is associated with the lives of persons who are significant in our past;

**Criterion C:** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or

**Criterion D:** It has yielded/may yield, information important in prehistory/history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance."<sup>4</sup> The National Park Service recognizes seven qualities or aspects that, when considered together, define historic integrity.

To retain historic integrity, a property will always possess several, and ideally most, of the seven aspects, which are defined as follows:

1. **Location:** the place where the historic property was constructed or where the historic event occurred.

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<sup>4</sup> National Park Service (NPS). 1990. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, p. 44. Washington, D.C.: U.S. Department of the Interior, National Park Service.

2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** direct link between an important historic event or person and a historic property.

## State

The policies of the NHPA are implemented at the state level by the State of California Office of Historic Preservation, a division of the California Department of Parks and Recreation. The Office of Historic Preservation is also tasked with carrying out the duties described in the Public Resources Code (PRC) and maintaining the California Built Environment Resources Directory and CRHR. The state-level regulatory framework also includes CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of historical and archaeological resources.

### **California Register of Historical Resources**

Created in 1992 and implemented in 1998, the CRHR is, according to PRC Sections 21083.2 and 21084.1, "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys, or designated by local landmarks programs, may be nominated for inclusion in the CRHR.

The CRHR criteria are closely based on those of the NRHP. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

**Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

**Criterion 2:** It is associated with the lives of persons important in our past.

**Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values.

**Criterion 4:** It has yielded/may likely yield, information important in history/prehistory.

As with resources nominated to the NRHP, CRHR-nominated resources must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.<sup>5</sup>

### **California Environmental Quality Act**

CEQA requires a lead agency to analyze whether historical resources may be adversely impacted by a proposed project. Under CEQA, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves historical resources. Second, if historical resources are present, the proposed project must be analyzed for a potential substantial adverse change in the significance of the resource.

According to CEQA Guidelines Section 15064.5, for the purposes of CEQA, historical resources are defined as:

1. A resource listed in, or formally determined eligible for listing in, the California Register of Historical Resources (CRHR (PRC 5024.1, Title 14 CCR, Section 4850 et seq);
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historic resources survey meeting the requirements of Section 5024.1(g) of the PRC;
3. Any building, structure, object, site, or district that the lead agency determines eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing on the CRHR (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. As noted previously, resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be an historical resource (PRC Section 5024.1). Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (CEQA Guidelines, Section 15064.5).

In terms of substantial adverse change to historical resource, CEQA Guidelines Section 15064.5 specifies that “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Section 15064.5 further specifies that “material impairment” occurs when a project alters in an adverse manner or demolishes “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” or eligibility for inclusion in the NRHR, CRHR, or local register.

### **Secretary of the Interior’s Standards for the Treatment of Historic Properties**

In accordance with the California Code of Regulations (CCR) and CEQA Guidelines, a project that has been determined to conform with the *Secretary of the Interior’s Standards for the Treatment of Historic*

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<sup>5</sup> For more information, see State of California, Office of Historic Preservation, 2011, “Technical Assistance Series #6, California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).” Available at: <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>. Accessed 31 August 2023.

*Properties (Secretary's Standards)* is a project generally considered to avoid, lessen, or mitigate significant adverse impacts to historical resources.<sup>6</sup> If a project meets the *Secretary's Standards*, the project can qualify for a potential categorical exemption from CEQA.<sup>7</sup>

The goal of the *Secretary's Standards* is to outline treatment approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance. When changes are carried out according to the standards, the historical resource retains its historic integrity and thereby continues to convey the reasons for its significance. The *Secretary's Standards* and associated Guidelines are not "prescriptive but are intended to promote responsible preservation practices."<sup>8</sup> The standards offer recommendations for maintaining, repairing, and replacing historic features.

The *Secretary's Standards* also provide guidance on additions and new construction adjacent to historic districts and properties, in order to ensure that there are no adverse impacts to integrity as a result of a change in setting.

The most flexible of the four *Secretary's Standards* is rehabilitation. For the purposes of Certificate of Appropriateness applications in South Pasadena, rehabilitation is the most commonly used treatment approach. The 10 *Secretary's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

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<sup>6</sup> 14 California Code of Regulations {CCR} Section 15126.4.

<sup>7</sup> 14 CCR Section 15331.

<sup>8</sup> Weeks, K.D., and A.E. Grimmer. 2001. *Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior. Available at: <http://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf>. Accessed July 11, 2022.



compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Secretary's Standards* compliance begins with the identification and documentation of the “character-defining,” or historically significant, features of the historical resource.

According to *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, identifying character-defining features consists of a three-step process.<sup>9</sup> Step 1 involves assessing the physical aspects of the building exterior as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, sequences of spaces, finishes and materials.

## Local

### **City of South Pasadena Cultural Heritage Ordinance**

Updated in 2017, the City’s Cultural Heritage Ordinance includes eligibility criteria for landmarks and historic districts. As codified in Ordinance Section 2.63B, buildings, structures, natural features, and historic districts are eligible for local designation if they meet any or all of the following criteria:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
10. Its potential of yielding information of archaeological interest;
11. Its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

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<sup>9</sup> Nelson, L.H., FAIA. 1982. *Preservation Briefs #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*. U.S. Department of the Interior, National Park Service. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>. Accessed July 11, 2022.

### **3. PROPERTY DESCRIPTION AND SITE HISTORY**

Located in South Pasadena's Altos de Monterey neighborhood, 1401 Santa Teresa Street consists of a one- and two-story single-family residence and with an attached garage constructed in 1965. The property is eclectic, displaying some basic elements of Mid-Century Modern style homes, but appears to have been influenced by Ranch-style architecture as well.

Occupying a large, irregularly-shaped, hillside parcel, the residence is set back from the street with the paved driveway and auto court in the foreground leading to the attached garage within the two-story portion of the home, followed by the one-story portion which is shielded from view from the public right-of-way (Figure 3). The home's exterior is primarily sheathed with stucco and has vertical wood siding accents.

Constructed on a concrete foundation, the home generally has a T-shaped footprint. Its two-story wing includes a ground-floor garage capped by a low-pitched hipped roof with broadly overhanging eaves, exposed rafter tails and fascia board, and clad with composite shingles. The garage door is a contemporary paneled roll-up door. A recessed second story of living space above the garage is capped by a similar low-pitched hipped roof. While the majority of the home is sheathed with stucco, vertical wood siding accents the front of the garage. In addition, an area on the second story is framed by molding that surrounds several windows and a vertical wood siding accent (see Figure 3).

The home's west elevation contains a secondary entrance—the pedestrian door was obscured from view by a metal security door and a wrought iron fence enclosing a small service yard or patio (Figure 4). Fenestration consists of aluminum-framed sliding windows of different sizes on the first and second story.

The broad overhang on the garage's east side is supported by a square wood post and creates a covered walkway leading to the primary entrance (Figure 5). Two steps lead to a wood paneled door with a fanlight, which is flanked by a stone-veneered wall on one side and a textured glass sidelight on the other (Figure 6). The covered walkway is secured by an iron railing and a security door mounted on the post. Aluminum-framed sliding windows on the garage's east wall look out onto the covered walkway.

The home's one-story east wing is capped by a side-gabled roof with overhanging eaves, exposed rafter tails and fascia board (see Figure 6 and Figure 7). The east wing's south façade displays a multi-light, aluminum-framed picture window. Its east elevation displays an aluminum-framed window, a brick chimney that is painted white, and a secondary entrance consisting of a pedestrian door with glazing which is covered by an aluminum screen door (see Figure 7).

The north (rear) elevation of the home displays aluminum-framed sliding windows, one of which projects slightly from the wall plane, similar to a kitchen box window (Figure 8 and Figure 9). While the one-story east wing has shallow eaves at the rear elevation, the two-story west wing has broadly overhanging eaves with exposed rafter tails and fascia board, similar to the front of the home (see Figure 9).

A one-story addition is located at the northwest corner of the home abutting a concrete block retaining wall behind in the back yard (see Figure 9). The addition has a nearly flat roof and vertical wood cladding. Its east elevation displays a vinyl-sash sliding window and a contemporary wood door with nine lights over two panels.

A detached covered patio is also located to the rear of the home and consists of a flat wood roof supported by square metal posts with decorative metal scrollwork (see Figure 9).

The following photographs document the existing conditions, features, and setting of the subject property.

**Figure 3. Overview of subject property showing the west elevation, partially obscured view of the south façade, driveway, and paved area in front of home; view facing northeast.**



**Figure 4. West elevation showing secondary entrance and service yard, view facing northeast.**





**Figure 5. Closeup of the south façade at the juncture of the two-story and one-story wings, view facing north (the east wing is partially obscured by foliage).**



**Figure 6. Closeup of primary entrance and east wing; view facing north.**





**Figure 7. East elevation of home, view facing west.**



**Figure 8. Overview of rear of home showing addition, view facing southwest.**





Figure 9. Closeup of the home’s rear elevation and addition, view facing southwest.



Figure 10. Setting – view of Santa Teresa Street cul-de-sac facing north (subject property is at left).



## Overview of Construction Chronology

Based on Los Angeles County Assessor data and building permits, the residence at 1401 Santa Teresa Street was constructed in 1965 on Lot 7 of Tract 25588 for an estimated cost of \$27,730. Building permit records reflect the building's original construction by Alta Vista Development Company and subcontractors, and a minor change to the property consisting of the construction of 90 feet of concrete block retaining wall. Table 1 provides a summary of available building permits for the subject property.

Other alterations identified through visual observation include the replacement of pedestrian and garage doors, addition of a fence and gate in front of the primary entrance, construction of a covered patio in the rear yard, and construction of the addition at the northwest corner of the home, which is estimated to have occurred in the 1990s based on aerial photographs. Figure 11, Figure 12, and Figure 13 provide a visual overview of the property as seen on aerial photographs. The property is not depicted on any of the available Sanborn maps as it was built after the most recent Sanborn map (1963).

**Table 1. Building Permits on file for 1401 Santa Teresa Street**

Date	Permit #	Owner	Architect/ Engineer	Contractor	Description and Estimated Cost
1/27/1965	56933	Metropolitan Savings & Loan Association	None listed	Alta Vista Dev. Co.	Plan checking, single-family residence with attached two-car garage
3/9/1965	57283	Metropolitan Savings & Loan Association	None listed	Alta Vista Dev. Co.	Building, single-family residence with attached two-car garage (estimated cost not stated)
3/29/1965	57479	Metropolitan Savings & Loan Association	None listed	Nat Taylor & Sons	Plumbing, single-family residence with attached two-car garage (estimated cost not stated)
6/14/1965	58122	Metropolitan Savings & Loan Association	None listed	McGee Elect.	Electric, single-family residence with attached two-car garage (estimated cost not stated)
6/30/1965	58265	Metropolitan Savings & Loan Association	None listed	B.L. Crume	Sewer, single-family residence with attached two-car garage (estimated cost not stated)
7/28/1965	58485	Metropolitan Savings & Loan Association	None listed	S & S Sheet Metal	Furnace; day and night FAU (\$505)
5/29/1967	Illegible	Ben Register	None listed	Owner	Approximately 90' of 3'-4" concrete block retaining wall (\$335)

**Figure 11.** A 1970 aerial photograph shows the subject property just a few years after its construction; note the two-story west wing on the left, and one-story east wing on the right.



Source: EDR<sup>10</sup>

**Figure 12.** A 1989 aerial photograph shows the home largely unchanged.



Source: EDR<sup>11</sup>

<sup>10</sup> EDR, 2023b.

<sup>11</sup> EDR, 2023b.



**Figure 13. A 2002 aerial photograph shows the addition at the rear, northwest corner of the residence had been built by this time (white rectangular area noted by red arrow).**



Source: EDR<sup>12</sup>

## Ownership/Occupant History

Information presented in this section was drawn from building permits, city directory data from EDR<sup>13</sup>, and the combined collections of Ancestry.com, including voter registration, census, birth/death, and marriage records, unless otherwise noted.

Based on available information, it appears the first owner of 1401 Santa Teresa Street was Benton Register, who is listed on a 1967 building permit. He was born approximately 1938 in California, attended Stanford University, and in 1961, married Brenda L. Petrie. The couple had a daughter, Elizabeth, and a son, Gregory. Benton Register worked as an electronics engineer for the ITE Bulldog Corp. and Square D Corp. in 1968.<sup>14</sup> Brenda was also a Stanford University graduate and a member of the South Pasadena Republican Women's Club.<sup>15</sup>

The property was listed for sale in 1971 and 1972, and was ultimately sold by the Registers to Bill Biscoe and his wife, who relocated from Arizona to South Pasadena. The Biscoes married in 1961 and had four sons and one daughter. In the early 1970s, Bill Biscoe was a data processing manager for Lawry's Foods, Inc., in Los Angeles, and later worked for Unico American Corp.<sup>16</sup> His wife, Elizabeth (Pat) Irvine

<sup>12</sup> EDR, 2023b.

<sup>13</sup> EDR, 2023c.

<sup>14</sup> U.S. Federal Census, 1950. Available at Ancestry.com. Accessed August 2023; *Van Nuys Valley News*. 1968. "Pierce College Students Slated to Hear Experts." Available at Newspapers.com. Accessed August 2023; California, U.S., Marriage Index, 1960-1985. "Benton W. Register." Available at Ancestry.com. Accessed August 2023.

<sup>15</sup> *Long Beach Press-Telegram*, 1961. "Spring Sparkles for Trio of Brides." May 9. Available at Newspapers.com. Accessed August 2023; *South Pasadena Journal*, 1966. "GOP Women meet for Coffee Hour." October 20. Available at Newspapers.com. Accessed August 2023.

<sup>16</sup> *South Pasadena Review*, 1971. Advertisement for properties listed and sold by Kennedy Companies. June 30. Available at Newspapers.com. Accessed August 2023; *South Pasadena Review*, 1972a. Advertisement for Kennedy Companies. July 17. Available at Newspapers.com. Accessed August 2023; *South Pasadena Review*, 1972b. "The Bill Biscoes Here From Arizona."

Biscoe, was born in Chicago around 1940, was educated in Minneapolis, and moved to Los Angeles during World War II to be closer to her brother who served in the U.S. Navy. In her professional life, Elizabeth Biscoe worked as a secretary and a personnel assistant. She was also a member of the Golden Triangle Business and Professional Women's Club, the Eastern Star, the Original Daylite White Shrine, and the Daughters of the American Revolution.<sup>17</sup>

1401 Santa Teresa Street was again listed for sale in 1973 and 1981.<sup>18</sup> Between 1981 and 2020, owners or occupants included Lai Yee Chan, Wai Man Chan, Kam Chan, and Peter K. Chan. In addition, Francis Boutwell was listed at the property in 2002, possibly a renter.<sup>19</sup>

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August 9. Available at Newspapers.com. Accessed August 2023; *Los Angeles Times*, 1976. Advertisement for "Programmer Analyst." September 12. Available at Newspapers.com. Accessed August 2023.

<sup>17</sup> Bourcier, Angela, 1973. "Conejo Courier." *Valley News*, November 8. Available at Newspapers.com. Accessed August 2023; California, U.S., Marriage Index, 1960-1985. Available at Newspapers.com. Accessed August 2023.

<sup>18</sup> *South Pasadena Review*, 1973. Advertisement for Kennedy Companies. May 2. Available at Newspapers.com. Accessed August 2023.; *South Pasadena Review*, 1981. Advertisement for Regent Properties. January 28. Available at Newspapers.com. Accessed August 2023.

<sup>19</sup> U.S., Public Records Index, 1950-1930, volume 1. Available at Ancestry.com. Accessed August 2023; U.S., Index to Public Records, 1994-2019. "Lai Yee Chan." Available at Ancestry.com. Accessed August 2023; EDR, 2023. The EDR-City Directory Abstract for 1401 Santa Teresa St. August 11. On file with SWCA; U.S., Phone and Address Directories, 1993-2002. "Francis Boutwell." Available at Ancestry.com. Accessed August 2023.

## 4. FOCUSED NEIGHBORHOOD CONTEXT

1401 Santa Teresa Street falls within Monterey Hills, near South Pasadena’s western border. The subject property was constructed in 1965 as part of the development project called Altos de Monterey which was conceived in the 1950s and was underway in the early 1960s.

South Pasadena grew exponentially in the early twentieth century. In one decade, between 1900 and 1910, the city’s population grew more than fourfold—from over 1,000 to over 4,650. With this expansion came robust new construction activity throughout the city; however, the hills around the subject property were developed at a much slower pace. During the 1900s, residential development in South Pasadena extended outward from the city center, with concentrations of new buildings along the east-west thoroughfares of Mission Street and Monterey Road, and the north-south thoroughfares of Meridian and Fair Oaks Avenues.

For Monterey Hills, with its topography, residential settlement arrived gradually. The city’s original commercial and transportation centers were a few miles to the northeast. Neighborhoods through central and west South Pasadena quickly filled in through the early twentieth century, while Monterey Hills remained sparsely populated.

The roaring 1920s brought more development to the hills, as the city’s population nearly doubled in one decade, growing from 7,600 in 1920 to 13,700 by 1930. After the 1920s boom, “the character of the City resembled that of a single-family residential neighborhood, and by 1930, most residential tracts had been subdivided, with the exception of Raymond Hill and Monterey Hills.”<sup>20</sup> During this era, the Arts and Crafts movement was in decline, and period-revivalism rose in popularity. Throughout South Pasadena, pre-1920 neighborhoods generally feature the Craftsman style; post-1920, neighborhoods started to embrace period-revival styles such as Spanish Colonial, English/Tudor, Colonial, Classical, Monterey Revival styles.

The Great Depression slowed but did not halt new construction in South Pasadena, which saw Works Progress Administration–era projects and “Minimal Traditional” homes funded through the new Federal Housing Administration (FHA). By the late 1930s and early 1940s, development started to increase in the Monterey Hills.

Between 1940 and 1950, California’s population boomed, expanding by 53 percent. In South Pasadena, as well, the population continued to increase, but the rate was tempered, given the shortage of open land and tracts for new construction. Even so, the regional housing crisis affected South Pasadena as it did cities throughout the region. In 1948, the City’s first Planning Commission amended the zoning code to allow for increased density and multi-family housing in areas such as Raymond Hill. In the subsequent years, the concentration of new apartment buildings on Raymond Hill, many of which were designed by leading modernist architects such as Edward Fickett, provided much-needed housing and facilitated population growth. Monterey Hills was the City’s other remaining area with large swaths of open space.

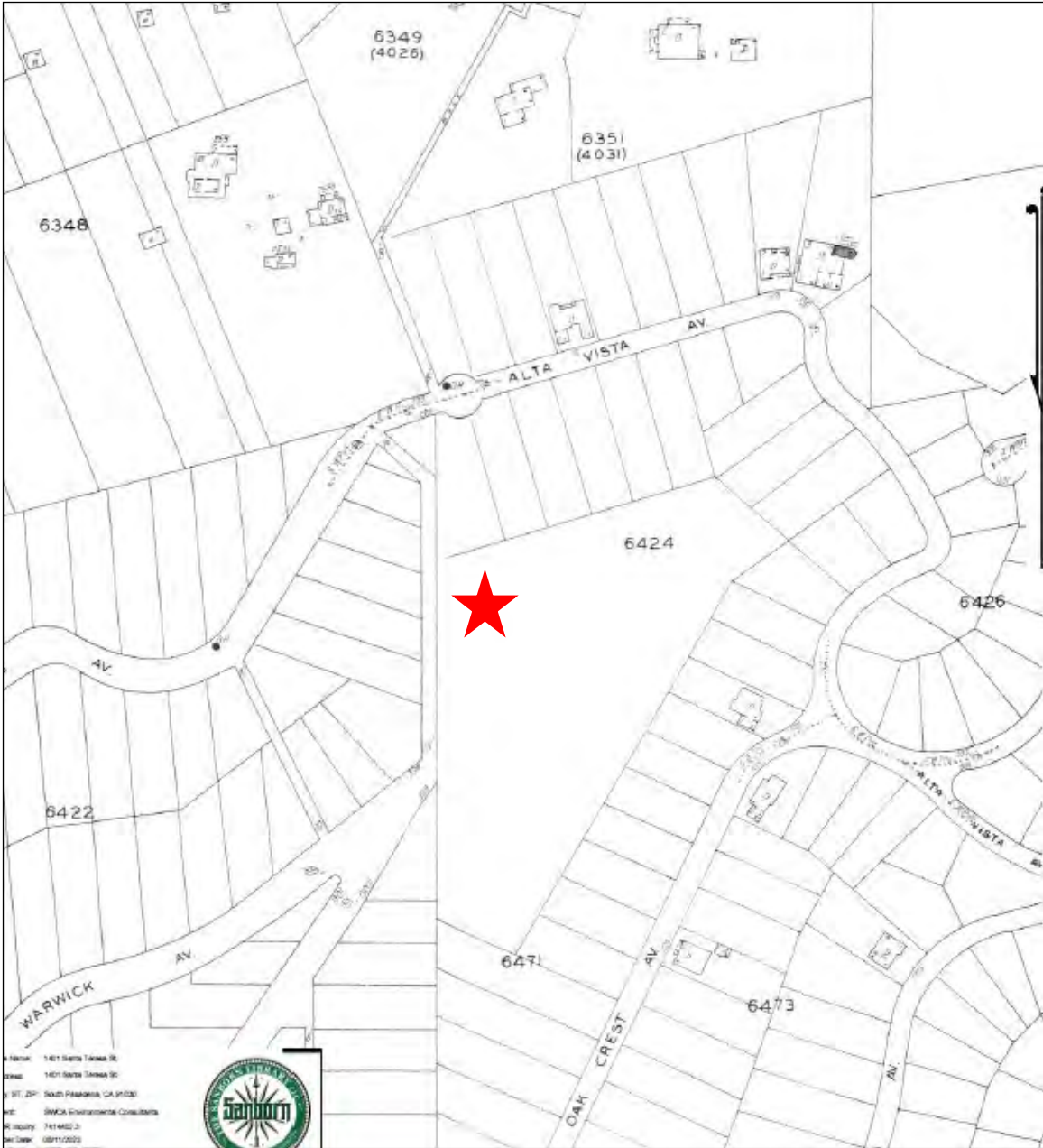
In 1950, the City began studying the large area of undeveloped land in the Monterey Hills. The City’s Community Redevelopment Agency (CRA), established in 1953, planned an urban renewal project to prepare the “unproductive” hill site for, and encourage, development.<sup>21</sup> This area became known as Altos de Monterey. Sanborn maps, shown in Figure 14 through Figure 16, illustrate the pace of development in the vicinity of the subject property between 1930 and 1963 which was at first meager, but later increased on lots adjacent to the Altos de Monterey development area which got fully underway in the early 1960s.

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<sup>20</sup> Historic Resources Group, 2014, p. 51.

<sup>21</sup> *South Pasadena Journal*, 1965. “Monterey Hills auction nets \$1,123,000. January 28. Available at Newspapers.com. Accessed August 2023; Historic Resources Group, 2017. *Administrative Draft Report, City of South Pasadena Historic Resources Survey*.

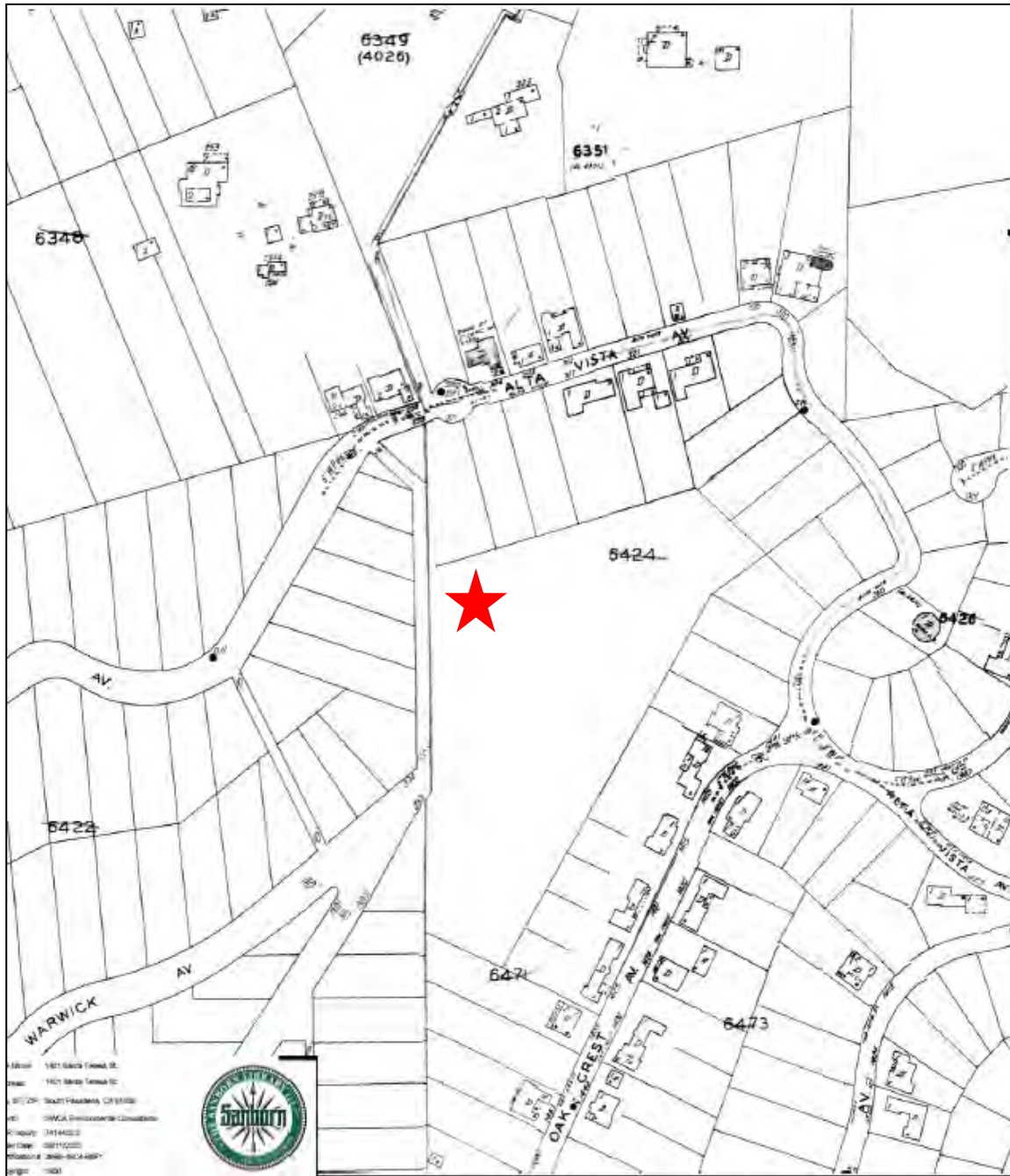
Figure 14. Sanborn map, 1930. Curving roads and residential parcels had been platted, but there was sparse development. Santa Teresa St. and the subject property (approximate location marked with a star) had not been developed.



Source: EDR<sup>22</sup>

<sup>22</sup> EDR, 2023a.

**Figure 15. Sanborn map, 1950. Additional homes had been built in the area, but many vacant parcels remained prior to the Altos de Monterey development project. Santa Teresa St. and the subject property (approximate location marked with a star) had not been developed.**

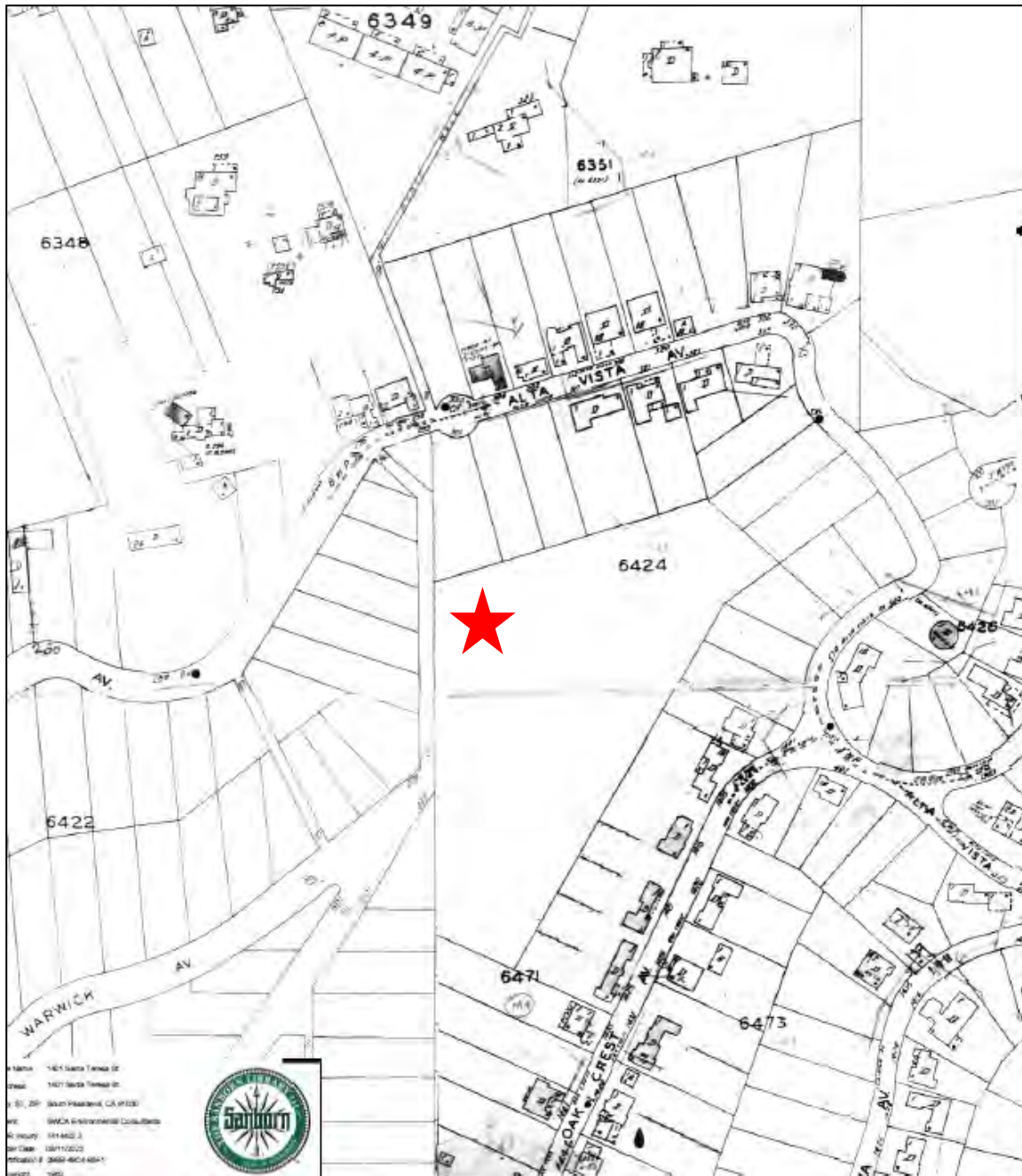


Source: EDR<sup>23</sup>

<sup>23</sup> EDR, 2023a.



Figure 16. Sanborn map, 1963. Additional homes had been built in the area, but many vacant parcels remained prior to the Altos de Monterey development project. Santa Teresa St. and the subject property (approximate location marked with a star) had not been developed.



Source: EDR<sup>24</sup>

<sup>24</sup> EDR, 2023a.

The CRA obtained a loan from the FHA to assist with the development of the area. As described in the 2017 Historic Resource Survey report:

In 1958, the CRA was granted a federal loan of \$4.5 million to finance the construction of Altos de Monterey, a 631-parcel, single-family residential subdivision. The project garnered national attention as the country's first open-land, straight-loan residential development project and one of the largest undertaken by the Urban Renewal Agency. The 309-acre site ... was graded, street improvements constructed, and all utilities buried underground. The first house was completed in September of 1964.<sup>25</sup>

Figure 17 depicts a map published in the CRA's "Altos de Monterey Progress Report" in 1965, which depicted lots sold to individuals and builders, and lots retained by the City.

**Figure 17. Map of the Altos de Monterey lots sold through December 31, 1965, published by the CRA in a progress report.**



Source: Citywide Historic Context Statement.<sup>26</sup>

<sup>25</sup> Historic Resources Group, 2017.

<sup>26</sup> Historic Resources Group, 2014.

In November 1963, the CRA announced the minimum prices for the first 80 lots in Altos de Monterey to be sold at public auction on January 25 and 26, 1963. Prices ranged from \$9,500 to \$20,000. Buyers were required to be present at the auction and place a minimum deposit of \$750. Additionally, construction of the home was required to begin within one year of the title being received, and construction was required to be completed within two years of that date. While originally auctioned off as individual homesites, by January 1965, the CRA began offering groupings of contiguous parcels for sale, including groups of five, six, seven, and 10 adjacent properties.<sup>27</sup>

By August 1965, seven auctions had been held, and by the end of that year, 441 lots had been sold, 160 homes had been completed, and 101 homes were under construction. Six of the lots had been purchased by the City and 13 lots were set aside for an elementary school which was built near the center of the development and completed in 1967. Final lot sales are estimated to have occurred between 1969 to 1970. Approximately 63 percent of the lots were sold to builders, and 37 percent to individual property owners.<sup>28</sup>

Altos de Monterey was also an example of a “close-in” community, which became popular in the Los Angeles area in the late 1950s and 1960s. These communities were typically in areas that were further out from the easily developable flat land, in hilly areas that had remained undeveloped. Their “close-in” locations and expansive views became highly desirable for upper-middle class homebuyers. Due to the higher cost of grading, establishing infrastructure, and engineering homes for hilly lots, these homes were higher priced than those on the flat lands.<sup>29</sup>

Several builders/developers were involved in the construction of homes in the neighborhood, including Halo Homes, Rudnick Homes, Shanahan Homes, Throp and Hoyt Homes, and Wencon Homes. A range of architectural styles, amenities and price points were seen.<sup>30</sup>

Figure 18, Figure 19, and Figure 20 show the evolution of the Altos de Monterey neighborhood surrounding the subject property.

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Historic Resources Group, 2017; *Independent Star News*, 1965. “Next Altos Auction on Jan. 24.” January 10. Available at [Newspapers.com](http://Newspapers.com). Accessed August 2023.

<sup>28</sup> Historic Resources Group, 2014, p. 231; Historic Resources Group, 2017.

<sup>29</sup> Historic Resources Group, 2014, p. 229-230.

<sup>30</sup> Historic Resources Group, 2017.



Figure 18. A 1964 aerial photograph shows early stages of development in the Altos de Monterey neighborhood with extensive grading, new streets and culs-de-sac. The subject property was not yet built; its location is indicated by a red arrow.



Source: EDR<sup>31</sup>

<sup>31</sup> EDR, 2023b.

Figure 19. A 1970 aerial photograph shows much of the lots in Altos de Monterey developed; the location of the subject property is indicated by a red arrow.



Source: EDR<sup>32</sup>

<sup>32</sup> EDR, 2023b.



Figure 20. A 1977 aerial photograph shows the Altos de Monterey neighborhood highly built out; the location of the subject property is indicated by a red arrow.



Source: EDR<sup>33</sup>

<sup>33</sup> EDR, 2023b.

The character of the transformation of Monterey Hills and Raymond Hill was measured not only in volume, though, it was also measured in style—namely, the Mid-Century Modern style. Beginning in the pre-World War II era, South Pasadena had already become a hub for modernist architects and designers, such as Whitney R. Smith and industrial designer Henry Dreyfuss (both of whom chose to live and work in the city). Pre-1945 commissions by Richard Neutra, Irving Gill, and Rudolph Schindler also had helped establish modernism in the city. By the postwar period, the city could boast of “a significant collection of [Mid-Century Modern] architecture, designed by important local and regional architects.”<sup>34</sup>

As throughout Southern California, Mid-Century Modern design in South Pasadena rejected historicism and embraced simplicity and honesty in materials and construction, site-specific design, the use of indigenous materials, such as wood and stone, and a high degree of indoor-outdoor integration.<sup>35</sup> Varying expressions of these ideas in Mid-Century Modern design currently remain on display throughout Monterey Hills. The Altos de Monterey neighborhood also features the work of master architects such as Carl Maston, Buff & Hensman, Tryon and Driskel, Miller Fong, Alfred V. Chaix, FAIA, Earl Kastenbach & Associates, and Ternstrom & Skinner.<sup>36</sup>

The 2017 Historic Resources Survey report identified the Altos de Monterey subdivision as a potential Planning District due to its development history and cohesive design principles. Additionally, a number of individual properties in the subdivision that are singular design (not one of several tract designs developed for the neighborhood), are excellent examples of an architectural style, and/or represent the work of a master architect were found individually eligible for local landmark designation.<sup>37</sup> 1401 Santa Teresa Street was not among those identified as individually eligible.

## **Alta Vista Development Company**

Alta Vista Development Company incorporated on April 17, 1961 in California. The company appears to have been in business for a short period as its status as a corporation was inactive by 1969. Besides the subject property (Lot 7 of Tract No. 25588), Alta Vista Development Company acquired other lots in the same tract including lots 569 and 570. Local newspapers reported on the company conducting business pertaining to those lots through 1966, but no additional information was found on the company after that time.<sup>38</sup>

As part of the 2017 Historic Resources Survey report, research was conducted to identify important Modern-era architects, designers, and builders working in South Pasadena during that period. The report also mentioned developers associated with subdivisions in the city. Alta Vista Development Company was not identified as a potentially important or prolific developer.<sup>39</sup>

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<sup>34</sup> Historic Resources Group, 2014, p. 34.

<sup>35</sup> Howell-Ardila, Debi. 2013. “Whitney Roland Smith and the USC Connection,” *Outside In: The Architecture of Smith & Williams* (Los Angeles, CA: Getty Publications). See also Deborah Howell-Ardila, 2010, “‘Writing Our Own Program’: The USC Experiment in Modern Architectural Pedagogy, 1930-1960,” Master’s Thesis, University of Southern California School of Architecture, Historic Conservation Program. Available at the Getty Research Institute, Los Angeles, CA; [http://primo.getty.edu/GRI:GETTY\\_ALMA51145536990001551](http://primo.getty.edu/GRI:GETTY_ALMA51145536990001551).

<sup>36</sup> Historic Resources Group, 2017. *South Pasadena Historic Resources Survey Report*, p. 66.

<sup>37</sup> Historic Resources Group, 2017, p. 26.

<sup>38</sup> California Secretary of State, 2023. “Alta Vista Development Company (412651).” Available at <https://bizfileonline.sos.ca.gov/search/business>. Accessed August 2023; *South Pasadena Review*, 1966. “9783, Notice of Trustee’s Sale.” Available at [Newspapers.com](http://Newspapers.com). Accessed August 2023.

<sup>39</sup> Historic Resources Group, 2017.

## 5. CRITERIA FOR EVALUATION AND FINDINGS

### Framework for Evaluation: South Pasadena Citywide Historic Context Statement Eligibility Standards

As noted previously, the 2014 Historic Context Statement provides a consistent, comparative framework for historic resource surveys and evaluations in the city. This section draws on the study to present the applicable contexts/themes for the subject property. Based on a review of the Historic Context Statement, the following two contexts/themes are most relevant for this evaluation:

1. Context: Mid-20th Century Growth (1945–1972)
  - a. Theme: Post-World War II Subdivisions & Tract Development (1945–1972)
    - i. Subtheme: Altos de Monterey (1953–1972)
2. Context: Architecture and Design
  - a. Theme: Post-World War II Modernism/Regional Modernism
    - i. Subtheme: Mid-Century Modern

The theme descriptions and eligibility standards for each category follow.

#### ***Context #1: Mid-20th Century Growth (1945–1972) | Theme: Post-World War II Subdivisions & Tract Development (1945–1972) | Subtheme: Altos de Monterey (1953–1972); Property Type: Single-family Residence***

According to the Citywide Historic Context Statement, postwar development in South Pasadena “reflects wider trends in Southern California ... Although the City was largely built-out by this period, there were two new subdivisions, along with infill housing in previously established neighborhoods. South Pasadena has a significant collection of architecture from this period, designed by important local and regional architects, several of whom lived and had offices in the City.”<sup>40</sup> As noted previously, the primary locations for mid-century growth in South Pasadena were Monterey Hills and Raymond Hill, which were the only areas remaining within city limits that could accommodate new residential development on a large scale.<sup>41</sup> Altos de Monterey and Raymond Hill were the only large-scale developments constructed in South Pasadena in the post-World War II period. As described in the Citywide Historic Context Statement:

Properties eligible under this theme represent the development of Raymond Hill and Altos de Monterey...Individual residences may be eligible under this theme as representative examples of these postwar developments, reflecting design and planning principles of the period. Individual properties may also be eligible as excellent examples of a particular architectural style associated with the period, or the work of a known or master architect, under the Architecture and Design context (Criterion C/3/D).<sup>42</sup>

A residential property or tract feature from this period may be significant and eligible under this theme under the following criteria:

<sup>40</sup> Historic Resources Group, 2014, p. 34.

<sup>41</sup> Ibid, pp. 199-200.

<sup>42</sup> Historic Resources Group, 2014, p. 237.

**A/1/B (Event):**

As an excellent and intact single- or multi-family residence representing the development of Raymond Hill and Altos de Monterey. These two developments represent South Pasadena's large-scale residential subdivisions of the post-World War II era. *Individual properties that are eligible under this theme must also be excellent examples of their style, or the work of a noted architect.*<sup>43</sup>

As an extant example of original tract features associated with Raymond Hill and Altos de Monterey, including street patterns, landscaping, and other features and amenities.

**C/3/D (Design):**

As an excellent example of a particular multi-family residential property type. Raymond Hill may retain significant examples of multi-family property types from this period of development that are eligible under this theme.

**A/1/L (Event):**

A collection of residences from this period that are linked geographically may be eligible under this theme as a historic district. Historic districts are evaluated locally under Criterion L (significant as a distinguishable neighborhood or area whose components may lack individual distinction). Raymond Hill and Altos de Monterey are unified aesthetically by plan, physical development, and architectural quality, and represent post-World War II planning principles. An intensive-level survey of these two areas should be undertaken to determine whether they retain sufficient historic integrity to be eligible as a historic district. There may not be intact districts that correspond to the original tract boundaries; however, a smaller portion of each neighborhood may still qualify under this theme.

**Context #2: Architecture and Design | Theme: Post-World War II Modernism/Regional Modernism | Subtheme: Mid-Century Modern**

As stated in the *Citywide* Historic Context Statement, "Mid-century Modernism" describes

the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration.

Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.<sup>44</sup>

Postwar architects developed a regionally-inflected modernism that had links to the International Style but took its cues primarily from regional precedent and character. More a vocabulary than a style, Mid-Century Modernism rose in popularity due to its use of standardized, prefabricated materials, which allowed for easy, economical construction. Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)

<sup>43</sup> Historic Resources Group, 2014, p. 237; Emphasis added.

<sup>44</sup> Ibid, p. 306.

- Simple geometric forms
- Expressed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing
- Attached carport or garage
- Expressionistic/Organic subtype: sculptural forms and geometric shapes
- A-frame, folded plate or barrel vault roofs

The 2017 Historic Resources Survey evaluated numerous properties and historic districts eligible under this context and theme. A few examples, by way of comparison, include:

- On Alta Vista Drive: 304, 335, 370, 511, 520, 525, 550, and 551
- 612 Camino Verde Drive
- 325 Camino del Cielo Drive
- 701 El Tesorito Street (also CRHR-eligible)
- 534 Arroyo Drive

Designated landmarks in the city qualifying under this context and theme include:

- 209 Beacon Avenue, Whitney R. Smith Residence
- 1414 Fair Oaks Building, designed by Smith & Williams, Eckbo, Dean, Austin, & Williams
- Fleet House, 325 Monterey Road, industrial designer Henry Dreyfuss, architect Edward Larrabee Barnes

## Evaluation

### **Criteria A/1/B/L (Event)**

The property at 1401 Santa Teresa Street **does not appear eligible for NRHP, CRHR, or local listing under Criteria A/1/B/L**. Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state, or national history or cultural heritage.

Although the subject property falls in the category of a single-family residence in Altos de Monterey, the property is not an excellent example of any particular architectural style, nor does it represent the work of a noted architect. In addition, the individual property does not represent a collection of residences linked

geographically as a historic district. Therefore, the property does not meet the eligibility standards described in the citywide Historic Context Statement.

Therefore, the property does not appear eligible for listing under Criteria A/1/B/L.

### ***Criteria B/2/3 (Person)***

1401 Santa Teresa Street **does not appear individually eligible for NRHP, CRHR, or local listing under Criteria B/2/3.** On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property had a significant association with the city, region, state, or nation.

Therefore, the property does not appear eligible for NRHP, CRHR, or local listing under Criteria B/2/3.

### ***Criteria C/3, Local Criteria 4/5/6/7 (Architecture/Design)***

1401 Santa Teresa Street **does not appear individually eligible for listing in the NRHP or CRHR under Criteria C/3, or local listing under Criteria 4/5/6/7.** The residence on the property is a modest and eclectic one- and two-story home that displays minimal features of Mid-Century Modern architectural design such as one and two-story configuration, a partial low-pitched gabled roof with wide, overhanging eaves, little exterior decorative detailing but with small areas of wood and stone accents, and an attached garage. In this case, the property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular multi-family residential property type, thus, 1401 Santa Teresa Street does not meet the criteria for eligibility described in the citywide Historic Context Statement.

Therefore, the property does not appear NRHP, CRHR, or locally eligible for listing under NRHP or CRHR Criteria C/3, or local Criteria 4/5/6/7.

### ***Local Criteria 1, 8, and 9***

The property does not meet local eligibility Criteria 1, 8, or 9 as the property does not hold character, interest or value as part of the heritage of South Pasadena (Criterion 1); it is not part of or related to a square, park, or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif (Criterion 8); and it does not have a unique location or singular physical characteristic that represents an established and familiar visual feature of a neighborhood (Criterion 9).

Therefore, the property at 1401 Santa Teresa Street does not meet the criteria for inclusion on the South Pasadena Inventory or Register.

In summary, 1401 Santa Teresa Street does not meet federal, state, or local eligibility criteria, either individually or as a contributor to a historic district, and it does not qualify as a historical resource pursuant to CEQA.



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SWCA

# APPENDIX A:

Key Staff Resumes



## DEBI HOWELL-ARDILA, M.H.P., SENIOR TEAM LEAD, ARCHITECTURAL HISTORY

Ms. Howell-Ardila is an award-winning historic preservation professional with over 17 years of experience in environmental compliance and historic preservation. She leads SWCA's statewide Architectural History practice in Southern California. She has led site investigations and evaluations for thousands of properties throughout California, with a focus on the San Francisco Bay Area and Southern California. Her experience includes citywide surveys, thematic historic context statements, environmental compliance studies and documentation in support of CEQA, at the program- and project-level, cultural resources ordinance and element development, federal and local landmark nominations, design guidelines, Mills Act applications, and Secretary of the Interior's Standards preservation project review. Ms. Howell-Ardila exceeds the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

### YEARS OF EXPERIENCE

17

### EXPERTISE

Specialized practice in historic preservation planning and policy

Specialized expertise in program- and project-level CEQA analyses

NHPA Section 106 and NEPA compliance studies

Secretary of the Interior's Standards project review and compliance

### EDUCATION

M.H.P., Historic Preservation; University of Southern California, School of Architecture; 2010

B.A., German and Architectural History; University of California, Berkley; 1997

### REGISTRATIONS / CERTIFICATIONS

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History

Foundation Award, *LAUSD Historic Context Statement, 1870 to 1969*

### SELECTED PROJECT EXPERIENCE (\* denotes project experience prior to SWCA)

**City of San Gabriel Historic Preservation and Cultural Resources Ordinance Update; City of San Gabriel Department of Planning; Los Angeles County, California.** SWCA updated the City of San Gabriel Historic Preservation and Cultural Resources Ordinance. Updates included expanding the criteria and process for designation and registration of landmarks and historic districts, project review and Certificates of Appropriateness, as well as appeals, enforcement, and penalties section. SWCA, in conjunction with subconsultant, Chattel, Inc., planned and led community outreach efforts to educate the public, decision-makers, and stakeholders on the provisions of the new ordinance. In 2017 and 2018, San Gabriel's Historic Preservation and Cultural Resources Ordinance Update won preservation awards from the Los Angeles Conservancy and California Preservation Foundation. *Role: Project Manager and Lead Author/Historic Preservation Specialist.*

**\*City of South Pasadena, Planning and Building Department, Contract Planning Project Review.** Ms. Howell-Ardila served as Preservation Planner and Project Manager for project review, permit processing, and preservation planning support to the City of South Pasadena Planning and Building Department. Duties included preparing historic resource evaluations, assessing projects for compliance with the City's Municipal Code, design guidelines, and the *Secretary of the Interior's Standards*, and preparing and presenting staff reports to the Cultural Heritage Commission. *Role: Project Manager and Lead Author/Historic Preservation Specialist.*

**1843 Oakwood Avenue, Glendale, Historic Resources Evaluation Report; City of Glendale Building and Planning Department, Glendale, California.** SWCA recently prepared an intensive-level evaluation for a Craftsman property in Glendale. In order to provide the evidence necessary for the City's determination, SWCA planned and carried out a focused, efficient comparative study of similar properties and styles in Glendale. Subject properties were mapped and documented, and results were quantified in the Historic Resources Evaluation Report. *Role: Project Manager and Lead Author/Historic Preservation Specialist.*

**1023 N. Soldano Avenue, Azusa, Historic Preservation Project Review; City of Azusa Planning Division, Azusa, California.** Ms. Howell-Ardila recently completed historic preservation project review and impacts screening for the City of Azusa Planning Division for 1023 N. Soldano Avenue. Constructed in 1905, the property is a two-story, single-family residence included on City's list of Potential Historic Landmarks, approved by Council in 2001. Ms. Howell-Ardila provided a due-diligence Memorandum for the Record and user-friendly Secretary's Standards project review as part of the entitlements process for modifications to the property. Existing conditions, alterations, and character-defining features were identified, the proposed project analyzed in detail for compliance with the Secretary of the Interior's Standards for the Treatment

## AWARDS

2019: California Preservation Foundation Award, *City of Riverside Latino Historic Context Statement*

2018: California Preservation Foundation Award, *City of San Gabriel Historic Preservation and Cultural Resources Ordinance*

2018: Los Angeles Conservancy Preservation Award, *City of San Gabriel Historic Preservation and Cultural Resources Ordinance*

2015: Los Angeles Conservancy Preservation Award, *LAUSD Historic Context Statement, 1870 to 1969*

2014: California Preservation Foundation Award, *LAUSD Historic Context Statement, 1870 to 1969*

of Historic Properties (Secretary's Standards). Ms. Howell-Ardila also completed a project impacts screening to offer guidance on the potential for direct or indirect significant adverse impacts to historical resources. *Role: Project Manager and Lead Author/Historic Preservation Specialist*

**Historic Resources Technical Study, Existing Sites Technical Memorandum; Academy of Art University; San Francisco, California.** SWCA prepared a multi-property historic resources technical study in support of an Existing Sites Technical Memorandum (ESTM) for the Academy of Art University. Key issues included updating historic resource evaluations for 26 properties, documenting exterior and interior character-defining features and alterations over time, and subjecting unpermitted alterations to Secretary of the Interior's Standards project review and analyzing potential impacts. Treatment approaches were also recommended to facilitate compliance with the Secretary of the Interior's Standards. SWCA's Architectural History team completed/updated historic resource evaluations for 26 properties on an accelerated schedule of five months. *Role: Lead Architectural Historian and Project Manager.*

**Los Angeles Unified School District (LAUSD) Design Guidelines and Treatment Approaches for Historic Schools; LAUSD; Los Angeles County, California.** SWCA prepared district-wide design guidelines for LAUSD, the second largest public school district in the United States. Given LAUSD's 130-year history and expansive geographic range, the LAUSD Design Guidelines provided detailed treatment approaches for a range of school types, architectural styles, and projects, using the Secretary of the Interior's Standards as the point-of-departure. *Role: Project Manager and Lead Historic Preservation Specialist. Served as the project manager and principal author of the design guidelines.*

**City of Manhattan Beach Historic Preservation Ordinance; City of Manhattan Beach Department of Community Development; Los Angeles County, California.** SWCA drafted a new Historic Preservation Ordinance for the City of Manhattan Beach. Work efforts included training sessions and outreach to the City's Planning Commission and City Council, as well as public workshop hearings, stakeholder outreach, and developing educational materials. *Role: Project Manager and Lead Historic Preservation Specialist. Led efforts to provide historic preservation consulting services in support of a new historic preservation ordinance and Mills Act Tax Abatement program in the City of Manhattan Beach.*

**LA Plaza Cultura Village Environmental Impact Report (EIR), Cultural Resources Technical Report; County of Los Angeles; Los Angeles County, California.** Analysis of potential impacts to historic resources dealt primarily with indirect impacts to adjacent historic districts, an analysis based on study of the Secretary of the Interiors Standards for the Treatment of Historic Properties as well as community plan design guidelines. *Role: Senior Architectural Historian. Served as principal author of a technical report; carried out research, literature review, survey, and analysis in support of the LA Plaza de Cultura Village EIR; authored the historic resources section of the technical report, including impacts analysis and mitigation measures; and provided responses to public comments on the draft EIR.*

**\*Riverside Latino Historic Context Statement; City of Riverside; Riverside County, California.** Preparation of the *City of Riverside Latino Historic Context Statement*, which explored over a century of history and culture of Riverside's Latino community. This effort was recognized with an award from the California Preservation Foundation in 2019. *Role: Principal Author/Investigator. Authored historic context statement.*



## SUSAN ZAMUDIO-GURROLA, M.H.P., ARCHITECTURAL HISTORIAN

Susan Zamudio-Gurrola is an architectural historian with ten years of experience in cultural resource management. Her experience includes conducting evaluations for the NRHP, CRHR, and local designations; preparing cultural resources studies in compliance with NEPA, Section 106 of the NHPA, CEQA, and local ordinances; assessing integrity; reviewing projects for conformance with the SOI Standards; preparing historic context statements, Caltrans-format cultural resources reports, HABS/HAER documentation, and findings of effect. Ms. Zamudio-Gurrola has worked on projects in California, Arizona, Idaho, and Texas, and has performed extension-of-staff historic preservation services and design review for several municipalities throughout California. She also conducted oral history interviews for the Bracero History Archive, a joint project of the Smithsonian National Museum of American History and various organizations. Ms. Zamudio-Gurrola served for several years on the board of directors for the Rancho Camulos Museum, a National Historic Landmark. She meets and exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

### YEARS OF EXPERIENCE

10

### EXPERTISE

CEQA

Section 106

Historic Resources Surveys

Historic Context Statements

National Register of Historic Places (NRHP)

### EDUCATION

M.H.P., Historic Preservation; University of Southern California; 2009

B.A., History of Art and Architecture; University of California, Santa Barbara; 2004

### TRAINING

CEQA Workshop, Association of Environmental Professionals, 2016

### MEMBERSHIPS

California Preservation Foundation

National Alliance of Preservation Commissions

### SELECTED PROJECT EXPERIENCE (\* denotes project experience prior to SWCA)

**\*Historic Context Statement and Reconnaissance Survey for the Eastern Oxnard Plain; County of Ventura Planning Division; Ventura County, California.** The project consisted of the preparation of a historic context statement and a reconnaissance-level historic resources survey for unincorporated rural areas of Ventura County, California. Encompassing an area of approximately 36,120 acres, the survey area included 1,621 assessor parcels. Two community outreach meetings were held with interested members of the community which helped inform the historic context and survey. Twenty properties that were over 45 years old and associated with the context themes were recorded on California Department of Parks and Recreation (DPR) 523A forms, and DPR update forms were prepared for eight additional properties. The historic context statement, survey results and recommendations were provided in an illustrated report to which the DPR forms were appended. *Role: Architectural Historian.*

**\*Historic Resources Survey and Context for the Town of Saticoy; County of Ventura Planning Division; Ventura County, California.** In support of an update to the Saticoy Area Plan, a historic context statement and reconnaissance-level historic resources survey were completed for the unincorporated and largely Hispanic community of Saticoy. The survey area included 311 assessor parcels covering approximately 238 acres. A historic context statement was developed for the community, and property-specific research was conducted for 24 properties which were recorded on DPR 523 series forms. Research was augmented by outreach to Spanish-speaking community members. An illustrated historic context statement and survey report was prepared which included recommendations to the County of Ventura for adopting and refining review procedures for historical resources in Saticoy. *Role: Architectural Historian.*

**\*Camarillo Springs Golf Course Development Project; Cadence Environmental Consultants; Camarillo, California.** A cultural resources study was completed for the Camarillo Springs Golf Course Development Project which involved the development of

248 age-restricted single-family homes and recreation center on an existing golf course property, as well as the reconfiguration and renovation of the golf course. The study included a cultural resources records search, archaeological and built environment pedestrian surveys, Native American outreach, an Extended Phase I investigation, Phase II evaluation program, evaluation of the golf course for potential historic significance, and preparation of a report and DPR forms. *Role: Architectural Historian.*

**\*Emergency Communication Towers Categorical Exclusions; Ventura County Fire Protection District; Ventura County, California.** The project entailed assisting the Ventura County Fire Protection District (VCFPD) with the preparation of three Categorical Exclusions under NEPA, Categorical Exemptions under CEQA, and the associated cultural resources technical studies. The project proposed to construct towers and antennas at three VCFPD fire stations for broadcasting and receiving Federal Communications Commission (FCC)-licensed radio signal as part of a remote wildfire early detection network. As the project required licensing from the FCC and included funding from the Federal Emergency Management Agency, it required compliance with Section 106 of the NHPA. This included conducting a cultural resources study for each fire station which included delineating an Area of Potential Effects for each project site, conducting cultural resources records searches, extensive Native American and interested party consultation, public notice, archival research, field surveys, evaluations for the National and California Registers, effects/impacts assessments, use of the FCC Tower Construction Notification System and E-106 system, and completion of FCC 620 Forms. California State Historic Preservation Officer concurrence was obtained following completion of the studies. *Role: Task Manager.*

**\*Kenney Street Widening and Pedestrian Improvements Project Cultural Resources Study; County of Ventura Public Works; Ventura County, California.** The project consisted of street widening and improvements completed in the vicinity of Rio Real Elementary School in El Rio, an unincorporated area of Ventura County. New sidewalk, and curb and gutter were constructed, and shoulders were widened. The project had Caltrans oversight and was subject to compliance with Section 106 of the NHPA. A cultural resources assessment was conducted, which included delineation of an Area of Potential Effects (APE), a cultural resources records search, Native American and local interested party consultation, a field survey, archival research, evaluation of several properties adjacent to the APE for historical significance, and preparation of an Archaeological Survey Report, Historical Resources Evaluation Report, Historic Property Survey Report, and DPR 523 series forms. *Role: Architectural Historian.*

**\*2800 Barry Street Historic Resource Evaluation; City of Camarillo Department of Community Development; Camarillo, California.** Proposed by the City of Camarillo, the project consisted of demolishing buildings and structures on a vacant property that had previously housed a lumber and hardware supply business. As the buildings were over 50 years old, a historical resource evaluation was completed as part of the environmental analysis conducted in conformance with CEQA. The study included a cultural resources records search, archival research, intensive-level field survey, an evaluation for listing in the National Register, California Register and local designation, and preparation of a memorandum and DPR 523 series forms. *Role: Architectural Historian.*

**\*Cabrillo Boulevard Pedestrian and Bicycle Improvements and Replacement of the Union Pacific Railroad Bridge Project Historical Resources Evaluation Report; City of Santa Barbara and TY Lin International; Santa Barbara California.** The project entailed replacement of the Union Pacific Railroad bridge over East Cabrillo Boulevard, and development of a roundabout and roadway improvements at the intersection of the boulevard and Los Patos Way. The project was to receive funding from the Federal Highway Administration with Caltrans as the federal lead agency, and was subject to Section 106 of the NHPA. Two historic properties determined eligible for listing in the National Register by the State Historic Preservation Officer were located within the Area of Potential Effects. The historical resources assessment included consultation with local historical groups, a field survey, extensive archival research including research at the Olmsted archives, preparation of a Caltrans-format Historical Resources Evaluation Report, a DPR update for the East Cabrillo Boulevard Parkway Historic District, and evaluations or DPR updates for nine other properties within the APE. Alterations that had occurred within the district were documented, and extant character-defining features were identified. In addition, a Historic Structures/Sites Report was prepared to fulfill the City of Santa Barbara's environmental review and reporting requirements. A Finding of No Adverse Effect report found the project would not result in an adverse effect to historic properties and received State Historic Preservation Officer concurrence. *Role: Architectural Historian.*

**\*Inland Branch 2020 Fire Emergency Clean-Up Response Program; CalRecycle; Inland Branch, California.** The project entailed providing environmental and emergency permitting services to assist with CalRecycle's coordinated structural debris and hazard tree removal projects in areas damaged by the wildfires that devastated Lake, Mendocino, Napa, Solano, and Sonoma Counties in 2020. This included reassessment of previously documented historic period resources and preparation of resource record updates; archaeological and biological assessments; archaeological and biological monitoring; agency and tribal coordination; GIS support; emergency permitting services; and guidance and implementation of water-quality best management practices. *Role: Architectural Historian.*



## **ATTACHMENT 2**

### Preliminary Development Plans

**ENERGY**

- T-1 TITLE 24 ENERGY CALCULATIONS
- T-2 TITLE 24 ENERGY CALCULATIONS
- T-3 TITLE 24 ENERGY CALCULATIONS
- T-4 TITLE 24 ENERGY CALCULATIONS

**STRUCTURAL**

- S-0.0 STRUCTURAL GENERAL NOTES
- S-0.1 STRUCTURAL GENERAL NOTES
- S-1 FOUNDATION PLAN
- S-2 FRAMING PLAN
- S-3 ROOF FRAMING PLAN
- SD-0.1 STRUCTURAL DETAILS
- SD-0.2 STRUCTURAL DETAILS
- SD-1 FOUNDATION DETAILS
- SD-2 FRAMING DETAILS
- SD-3 FRAMING DETAILS
- HFX-1 HARDY FRAME PLAN
- HFX-2 HARDY FRAME PLAN
- HFX-3 HARDY FRAME PLAN
- SHEET 1 OF 3 STANDARD QUALITY ASSURANCE PLAN
- SHEET 2 OF 3 STANDARD QUALITY ASSURANCE PLAN
- SHEET 3 OF 3 STANDARD QUALITY ASSURANCE PLAN

**SHEET INDEX**

**ARCHITECTURAL**

- A-1 PARTIAL SITE PLAN, PROJECT DESCRIPTION
- A-2 OVERALL SITE PLAN
- C-1 SITE TOPOGRAPHIC SURVEY
- C-2 SLOPE BAN CALCULATIONS
- C-3 GRADING PLANS AND LID
- CG-1 CALGREEN BUILDING STANDARDS CODE
- CG-2 CALGREEN BUILDING STANDARDS CODE
- A-3 GENERAL NOTES
- A-4 LOWER LEVEL FLOOR PLAN
- A-5 FIRST FLOOR PLAN
- A-6 SECOND FLOOR PLAN
- A-7 ROOF PLAN
- A-8 ROOM FINISH, DOOR AND WINDOW SCHEDULES
- A-9 INTERIOR ELEVATIONS
- A-10 LOWER LEVEL REFLECTED CEILING PLAN
- A-11 FIRST FLOOR REFLECTED CEILING PLAN
- A-12 SECOND FLOOR REFLECTED CEILING PLAN
- A-13 LOWER LEVEL POWER & LIGHTING PLAN
- A-14 FIRST FLOOR POWER & LIGHTING PLAN
- A-15 SECOND FLOOR POWER & LIGHTING PLAN
- A-16 BUILDING SECTIONS
- A-17 BUILDING SECTIONS
- A-18 EXTERIOR ELEVATIONS
- A-19 EXTERIOR ELEVATIONS
- A-20 ARCHITECTURAL DETAILS

**PROJECT DESCRIPTION**

DESCRIPTION OF WORK DEMOLISH EXISTING STRUCTURE AND CONSTRUCT A 7,381 SF NEW RESIDENCE WITH TWO LEVELS ABOVE GRADE AND A BASEMENT

PROJECT ADDRESS 1401 SANTA TERESA STREET SOUTH PASADENA, CA. 91030

OWNER CHAD AND JESSICA TAMASHIRO 1401 SANTA TERESA STREET SOUTH PASADENA, CA. 91030

ARCHITECT K.C. FONG, AIA 5251 HASKELL STREET LA CANADA, CA. 91011 (626) 726-7675 kcfong@aia.com

LEGAL DESCRIPTION LOT 7 OF TRACT NO. 25588 AS PER MAP RECORDED IN BOOK 713 PAGES 51-77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES

APN NO. S311-009-043

ZONING R-1

LOT SIZE 40,142 SF (OR 0.9215 AC)

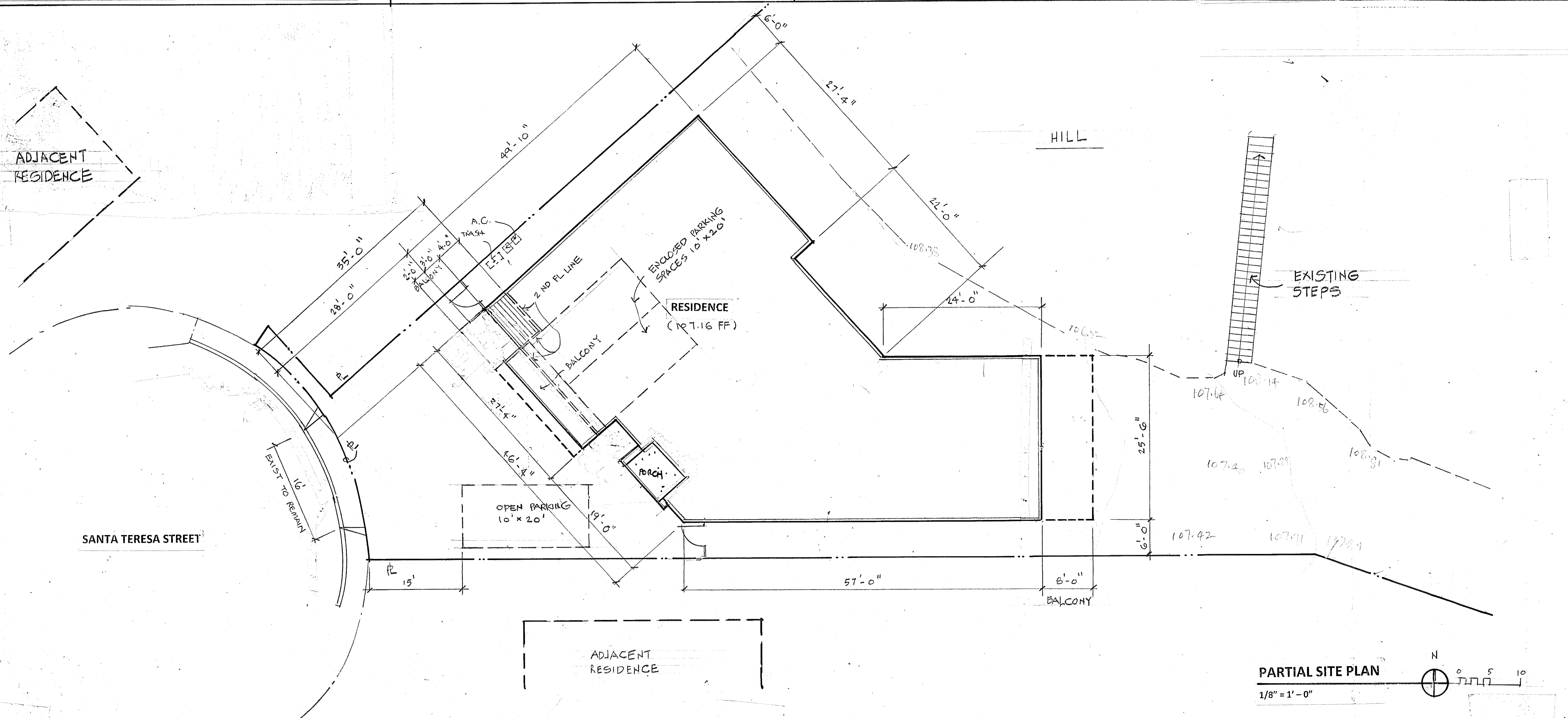
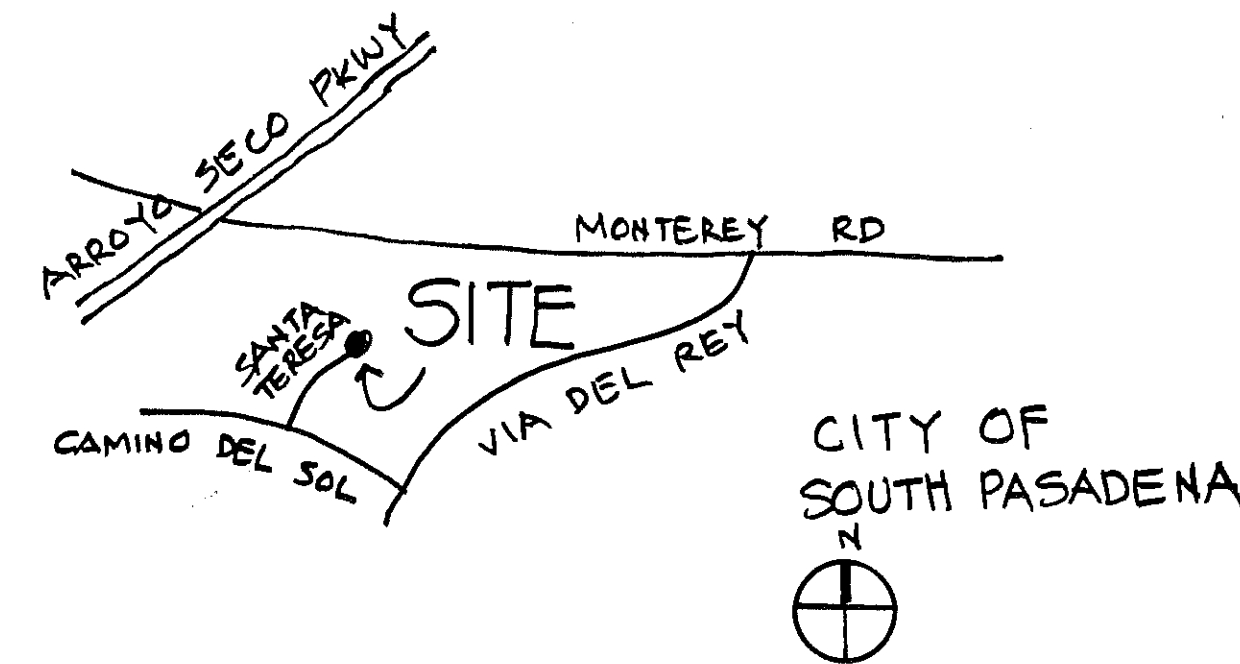
FAR ALLOWED 35% OF 40,142 SF = 14,050 SF

PROPOSED BUILDING AREA EXISTING BUILDING TO BE DEMOLISHED = 1,824 SF  
 NEW RESIDENCE: BASEMENT = 2,700 SF  
 FIRST LEVEL = 2,887 SF  
 SECOND LEVEL = 7,381 SF  
 TOTAL = 12,968 SF

ATTACHED GARAGE (2-CAR) = 470 SF  
 BALCONIES = 105 SF  
 204 SF  
 779 SF  
 TOTAL =

CONSTRUCTION TYPE V - SPRINKLERED (SPRINKLER PLANS UNDER SEPARATE PERMIT)

APPLICABLE BUILDING CODES 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARD  
 2022 CALIFORNIA GREEN BUILDING STANDARD COUNTY OF LOS ANGELES ORDINANCE



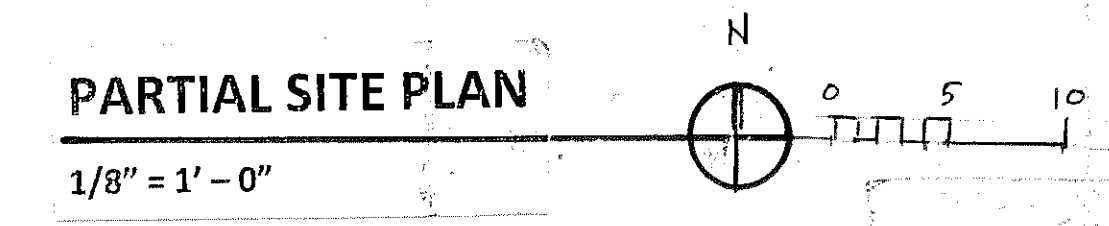
K.C. FONG, AIA ARCHITECT  
 5251 HASKELL STREET  
 LA CANADA, CA. 91011  
 (626) 726-7675 kcfong@aia.com

TAMASHIRO RESIDENCE  
 1401 SANTA TERESA STREET  
 SOUTH PASADENA, CA. 91030

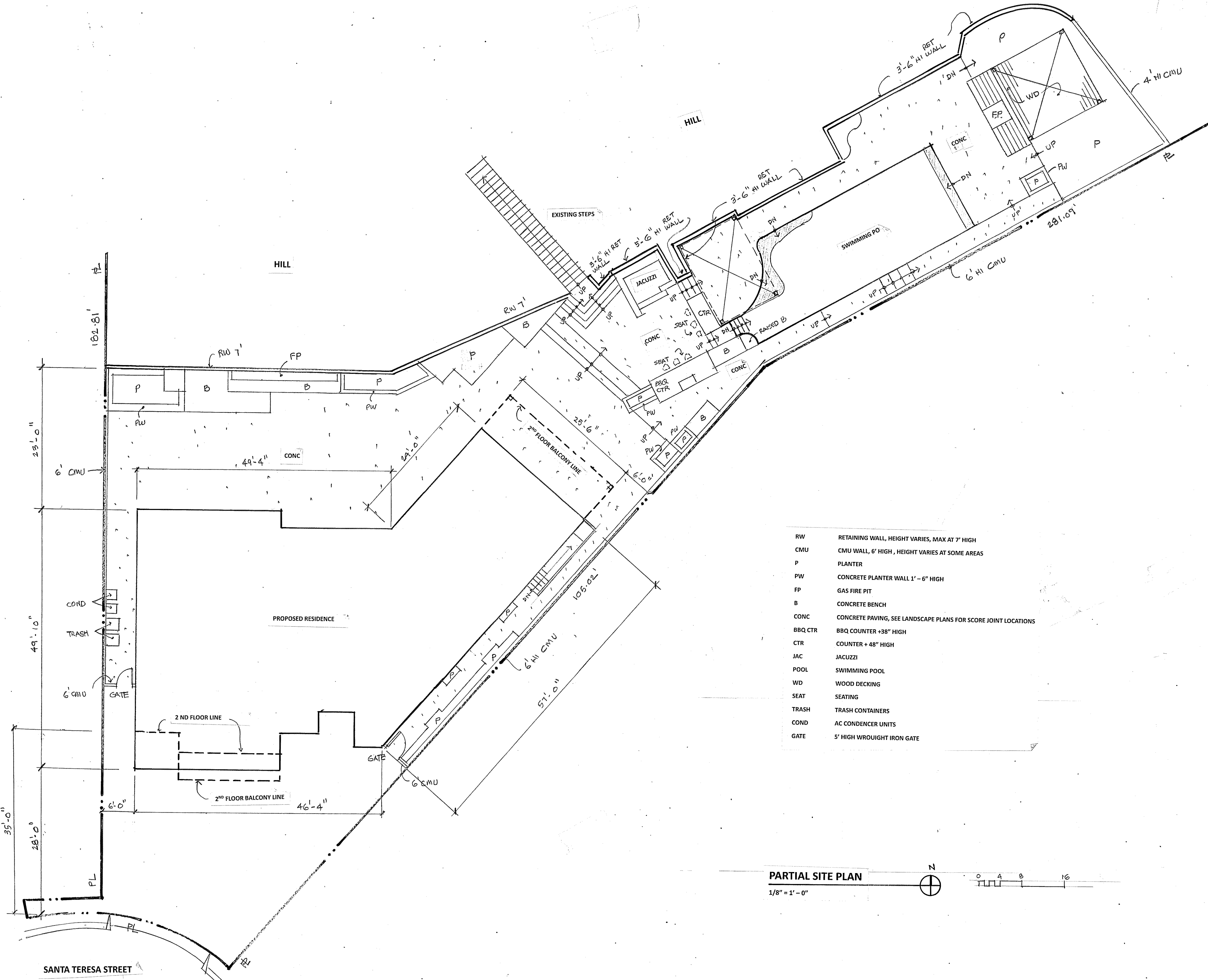
PARTIAL SITE PLAN



Date  
 Scale  
 Drawn  
 Job  
 Sheet T-1  
 Of Sheets



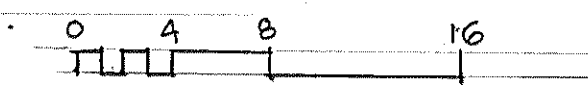
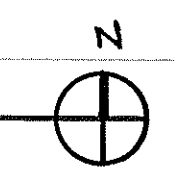




- RW RETAINING WALL, HEIGHT VARIES, MAX AT 7' HIGH
- CMU CMU WALL, 6' HIGH, HEIGHT VARIES AT SOME AREAS
- P PLANTER
- PW CONCRETE PLANTER WALL 1'-6" HIGH
- FP GAS FIRE PIT
- B CONCRETE BENCH
- CONC CONCRETE PAVING, SEE LANDSCAPE PLANS FOR SCORE JOINT LOCATIONS
- BBQ CTR BBQ COUNTER +38" HIGH
- CTR COUNTER + 48" HIGH
- JAC JACUZZI
- POOL SWIMMING POOL
- WD WOOD DECKING
- SEAT SEATING
- TRASH TRASH CONTAINERS
- COND AC CONDENSER UNITS
- GATE 5' HIGH WROUGHT IRON GATE

**PARTIAL SITE PLAN**

1/8" = 1'-0"

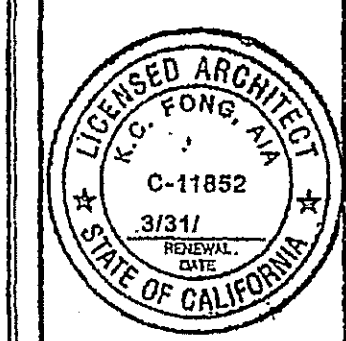


REVISIONS	BY

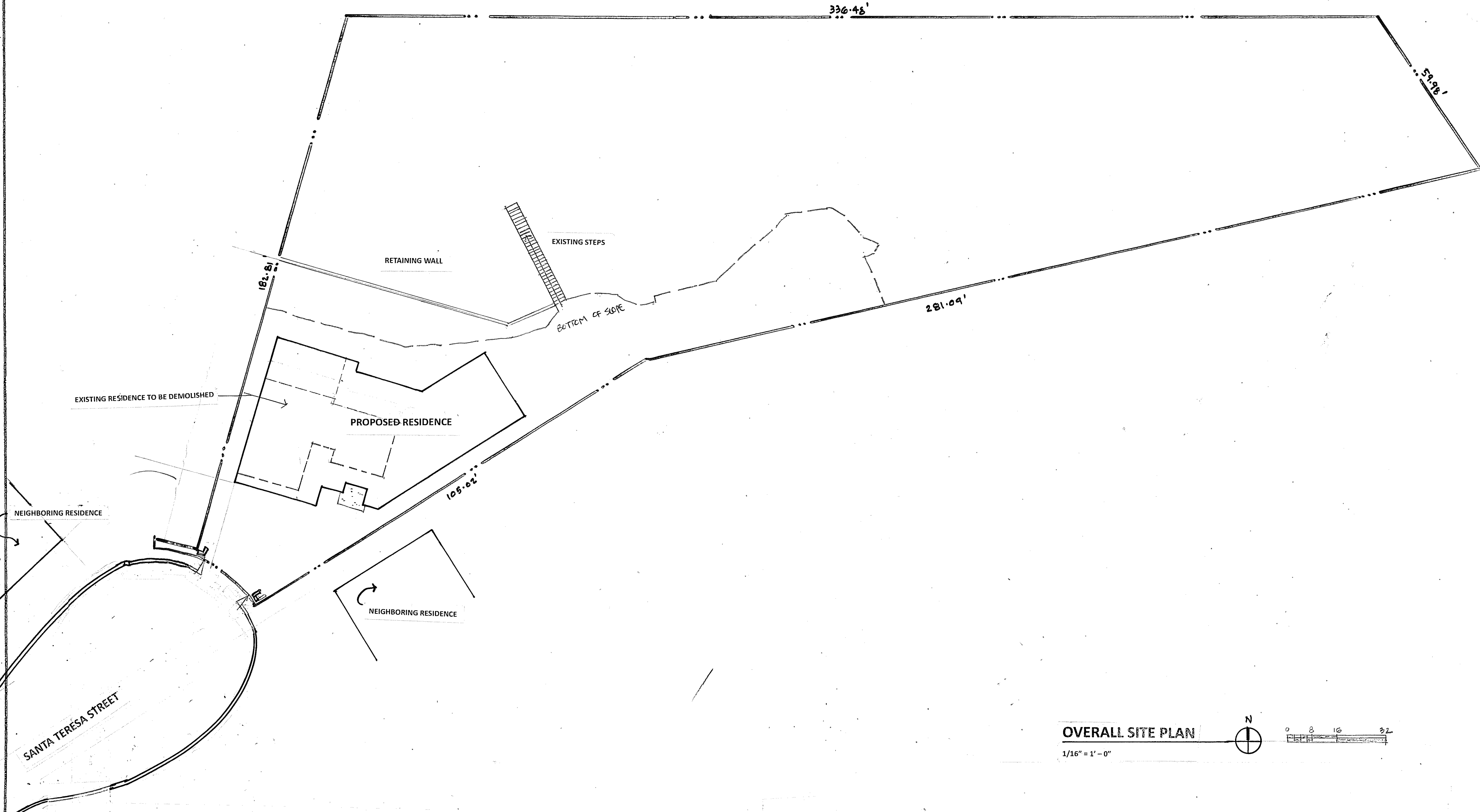
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 (626) 726-7675 kcfong@aia.com

**TAMASHIRO RESIDENCE**  
 1401 SANTA TERESA STREET  
 SOUTH PASADENA, CA. 91030

**PARTIAL SITE PLAN**



Date	
Scale	
Drawn	
Job	
Sheet	A-1
Of	Sheets



**OVERALL SITE PLAN**

1/16" = 1'-0"

0 8 16 32

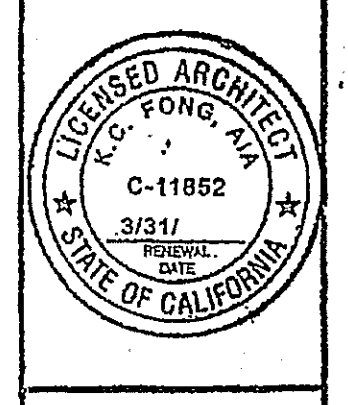
N

REVISIONS	BY

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**TAMASHIRO RESIDENCE**  
 1401 SANTA TERESA STREET  
 SOUTH PASADENA, CA. 91030

**OVERALL SITE PLAN**



Date
Scale
Drawn
Job
Sheet
A-2
Of Sheets

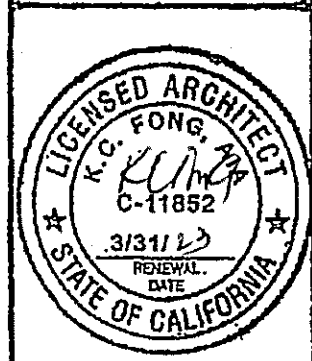
BUILDING ELEMENTS

- 1 CLEAR TEMPERED DOUBLE PANE GLAZING, ALUMINUM CLAD FRAMES FOR ALL WINDOW, OPAGUE IN BATHROOMS – CASEMENT OR FIXED WINDOWS
- 2 TEMPERED FOLDING GLASS OPERABLE DOOR
- 3 WROUGHT IRON RAILING
- 4 SMOOTH FINISH STUCCO
- 5 "S" MISSION ROOF TILKE
- 6 TYPICAL 1/2" STUCCO EXPANSION JOINTS
- 7 ATTIC VENT
- 8 DECORATED WOOD FRONT DOOR
- 9 DECORATED WOOD GARAGE DOOR

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TAMASHIRO RESIDENCE  
 1401 SANTA TERESA STREET  
 SOUTH PASADENA, CA. 91030

EXTERIOR ELEVATIONS



Date  
 Scale  
 Drawn  
 Job  
 Sheet  
 A-9  
 Of Sheets



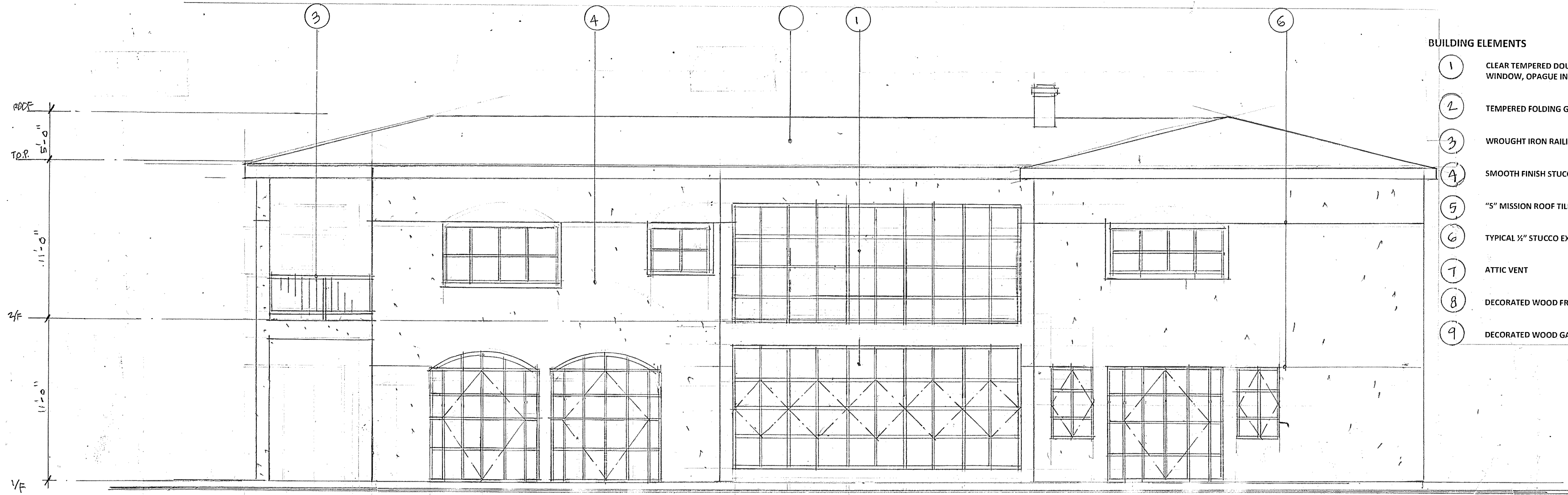
SOUTH

EAST

EXTERIOR ELEVATIONS

1/4" = 1' - 0"

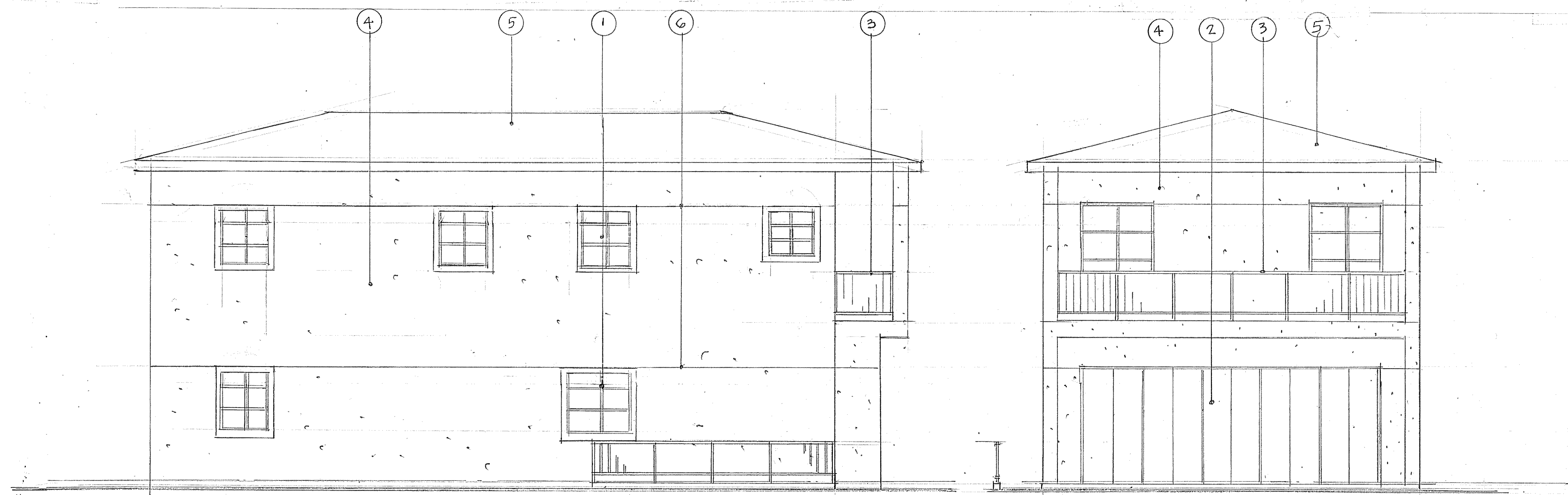




**BUILDING ELEMENTS**

- ① CLEAR TEMPERED DOUBLE PANE GLAZING, ALUMINUM CLAD FRAMES FOR ALL WINDOW, OPAQUE IN BATHROOMS – CASEMENT OR FIXED WINDOWS
- ② TEMPERED FOLDING GLASS OPERABLE DOOR
- ③ WROUGHT IRON RAILING
- ④ SMOOTH FINISH STUCCO
- ⑤ "S" MISSION ROOF TILKE
- ⑥ TYPICAL 1/2" STUCCO EXPANSION JOINTS
- ⑦ ATTIC VENT
- ⑧ DECORATED WOOD FRONT DOOR
- ⑨ DECORATED WOOD GARAGE DOOR

NORTH



WEST

**EXTERIOR ELEVATIONS**

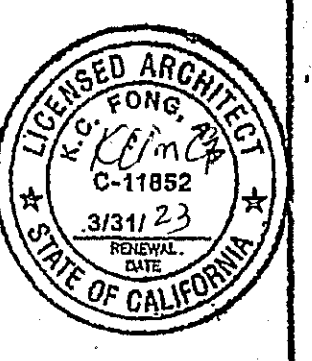
1/4" = 1' - 0"

BY	
DATE	
SCALE	
DRAWN	
JOB	
SHEET	

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TAMASHIRO RESIDENCE  
 1401 SANTA TERESA STREET  
 SOUTH PASADENA, CA. 91030

EXTERIOR ELEVATIONS



Date	
Scale	
Drawn	
Job	
Sheet	A-10
Of	Sheets



## Cultural Heritage Commission Agenda Report

ITEM NO. 5

**DATE:** October 19, 2023

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Mackenzie Goldberg, Assistant Planner

**SUBJECT:** **Project No. 2582-COA – A request for a Certificate of Appropriateness to add a 498 square-foot second floor addition to an existing two-story, 2,173 square-foot single-family residence at 605 Grand Avenue (APN: 5317-042-006); Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.**

---

### RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2582-COA subject to the conditions of approval (**Attachment 1**).

### BACKGROUND

The subject property is an irregular-shaped 8,335 square-foot lot located at the northwesterly corner of Grand Avenue and Sterling Place, and abutting 5 Oaks Drive (private street). The subject property is located within the Residential Single-Family Zoning District, or RS Zone, and is surrounded by one- and two-story single-family residential uses. To the south, the subject property is bounded by the 110 Freeway. Neighborhood images are included in **Attachment 2**.

The subject site is currently developed with an existing 2,173 square-foot single-family dwelling, and a 460 square-foot two car garage. The subject site is included in the City's Inventory of Historic Resources, listed as a potential contributor to the eligible Mid Grand Avenue Revival District (**5D3**). The Mid Grand Avenue Revival District, is an eligible district, identified by the City's 2017 Survey. The district is characterized by

modestly-sized period revival single-family residences with a period of significance from 1908 to 1949.

**Image 1: Street View of the Property**



**EXISTING EAST ELEVATION - NO WORK**

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

The single-family residence (see **Image 1** above) was built in 1927 in the Spanish Colonial Revival style. Character-defining features include the stucco exterior, corbel detail, decorative juliet balcony, clay vent, chimney, and arched portal. Since being built, the property has undergone several alterations. According to building records, in 1932, a permit was issued for the addition of a servant's quarter at the rear of the house. In 1955, a permit was issued for the addition of a carport with an associated permit issued for a new driveway approach. In 2011, a permit was issued for a re-roof and the installation of composition shingles. In 2015, a permit was issued for an expansion of the existing, two-car garage and a new gable pitched roof. That same year, a permit was issued for a new pool and jacuzzi in the side yard along Sterling Place. Building permit records are included as **Attachment 3**.

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Certificate of Appropriateness to add a 498 square-foot second-story addition to an existing two-story 2,173 square-foot house. All the proposed work is located at rear of the second story. When complete, the property will include a total of 2,671 square-feet. The second-story addition will allow for a new primary bathroom, and a new guest bedroom and bath, for a total of four (4) bedrooms and three (3) baths. The architectural plans and proposed materials are included as **Attachment 4**.

## **PROJECT ANALYSIS**

### ***Project Analysis: General Plan Consistency***

The General Plan land use designation of the project is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6.0 units per acre. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan. With implementation of the recommendations noted below and compliance with the conditions of approval, the project will comply with the Goals and Policies of the General Plan.

### ***Project Analysis: Zoning Code Compliance***

The subject property is zoned Residential Single-Family (RS), which is intended for the development of detached single-family homes and accessory structures. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City's design standards and guidelines. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040, 36.220.050, and 36.350.200 were applied to the proposed project. The table below lists the project's conformance with applicable development standards.

**Table 2: Residential Development Standards Compliance**

Standard	Requirement	Existing	Proposed
<b>Lot Coverage</b>	50% (3,888 SF max. allowed)	26.3% 2,047 SF	27.5% 2,144 SF
<b>Floor Area Ratio (FAR)</b>	35% (2,721 SF max. allowed)	28% 2,173 SF	34% 2,671 SF
<b>Building Height</b>	35 ft.	24 ft. 11 in.	23 ft. 2 in. (second-story addition)
<b>Off-Street Parking</b>	2-Car (Covered)	2-car garage	2-car garage
<b>Front Setback</b>	15' (with porch) 20' (w/o porch)	34 ft. 8 in.	Unchanged
<b>Side Setback (North)</b>	10% of lot width (5 ft. minimum)	4 ft. 7 in.	8 ft. 6 in. (second-story addition)
<b>Side Setback (South)</b>	10% of lot width (5 ft. minimum)	13 ft.	29 ft. 2 in. (second-story addition)
<b>Rear Setback</b>	20 ft.	4 ft.	21 ft. 6 in. (second-story addition)

***Project Analysis: Certificate of Appropriateness (COA)***

The proposed first and second floor addition requires a Certificate of Appropriateness and review and approval from the Cultural Heritage Commission as the addition is larger than 200 square feet. The subject property has been identified as a contributor to an eligible historic district by the City of South Pasadena. As such, an addition should be visually subordinate, or secondary, to the original structure.

The proposed project includes a 498 square-foot second-floor addition. All proposed work is concentrated to the rear of the existing structure and maintains the character of the existing two-story structure. There are no proposed changes to the front elevation. The second-story addition will be visible from the public right-of-way along Sterling Place. The addition extends the side gabled roof to the west, with eaves and rafters to match the existing; however, the new roof ridge of the addition is set down 21 inches

from the existing ridge. The existing decorative clay vent cover will be re-used on the addition. The new addition also incorporates design elements, such as the stucco corbeled overhang and juliet balcony, that are similar to architectural features found on the existing front elevation.

## **FINDINGS**

### ***Required Certificate of Appropriateness (COA) Findings***

In order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the design and layout of the proposed addition complies with the findings as stipulated in the South Pasadena Municipal Code.

#### *Mandatory Findings*

The Cultural Heritage Commission shall make all the required findings listed below.

**1. The project is consistent with the goals and policies of the General Plan.**

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1927, is listed on the City of South Pasadena's Historic Inventory List as a potential contributor to the eligible Mid Grand Revival District. The proposed project has been designed to retain and preserve the character-defining features of the house.

**2. The project is consistent with the goals and policies of Article IVH – Cultural Heritage Ordinance – of Chapter 2 of the South Pasadena Municipal Code.**

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project implements the goals of the Cultural Heritage Ordinance by encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is generally consistent with the *Secretary of Interior's Standards*.

**3. The project is consistent with the applicable criteria identified in subsection (e)(8) of this section which the commission applies to alterations, demolitions, and relocation requests.**

The project, including the residence's addition, is consistent with the *City of South Pasadena's Design Guidelines*; the following are most relevant to the proposed modifications and addition to the property:



1. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
2. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p. 37)
3. "Dividing the building mass into smaller separate structures can break up the perceived mass of a building." (p. 38)
4. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)
5. "Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided." (p. 46)

The project is consistent with the standards in the Secretary of Interior's Standards of Rehabilitation, as shown in **Table 3**.

**Table 3: Consistency with Secretary of Interior Standards**

Standard	Recommendation
<b>Standard 1:</b> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	<b>Consistent.</b>
<b>Standard 2:</b> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	<b>Consistent.</b>
<b>Standard 3:</b> Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	<b>Consistent.</b>
<b>Standard 4:</b> Changes to a property that have acquired historic significance will be retained and preserved.	<b>Consistent.</b>



Standard	Recommendation
<b>Standard 5:</b> Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	<b>Consistent.</b>
<b>Standard 6:</b> Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	<b>Not applicable.</b>
<b>Standard 7:</b> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	<b>Not applicable.</b>
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	<b>Not applicable.</b>
<b>Standard 9:</b> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	<b>Consistent.</b>
<b>Standard 10:</b> New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	<b>Consistent.</b>

*Project Specific Findings for a Certificate of Appropriateness*

**Finding 2. The project is appropriate to the size, massing, and design context of the historic neighborhood;**

The project is appropriate to the size, massing and design context of the historic residence and the surrounding district, which is comprised of a mixture of one and two-story residential buildings. The second-story addition is located to the rear of the property and incorporates compatible building materials, finishes, and

detailing as the historic property. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and the neighborhood.

**Finding 3. In the case of an addition or enlargement, the project provides clear distinction between the new and historic elements of the cultural resource or improvement;**

The new addition is located at the rear of the property and to the west of the existing second-story. The new addition extends the side gabled roof to the west and matches the existing roof slope and massing. To provide clear distinction between the new and historic elements, the ridge line of the new addition is set down 21 inches from the ridge line of the original second-story.

**Finding 5. The project adds substantial new living space while preserving the single story [architectural style or building type] character of the streetscape;**

The project will add substantial new living space while preserving the character of the historic district. The proposed second-story addition will provide a new guest suite. The proposed addition will not modify the façade along Grand Avenue.

## **GENERAL STANDARDS FOR CONSTRUCTION**

The Public Works Department has reviewed this project and recommended Conditions of Approval (**Attachment 1**) to mitigate any potential construction impact during construction. The recommended conditions including, but not limited to, requiring the applicant to submit a construction management plan, advanced notice for any street closures, and prohibiting overnight storage of materials or equipment within the public right-of-way.

## **ENVIRONMENTAL ANALYSIS**

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

## **STAFF RECOMMENDATION**

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.

2. Approve Project No. 2582-COA subject to the conditions of approval (**Attachment 1**).

## **ALTERNATIVES TO CONSIDER**

The Cultural Heritage Commission has the following options available;

1. The Cultural Heritage Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Cultural Heritage Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.

## **PUBLIC NOTICING**

A Public Hearing Notice was published on October 6, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on October 5, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

## **NEXT STEPS**

If the Cultural Heritage Commission approves the project, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. Should there be no appeals during this 15-day period, the applicant may proceed through the Plan Check Process with the Planning Division to review the construction plans to ensure that all conditions are satisfied prior to submittal with the Building Division.

## **ATTACHMENTS**

1. Conditions of Approval
2. Neighborhood Images
3. Building Permits
4. Architectural Plans

# **ATTACHMENT 1**

## **Conditions of Approval**

**CONDITIONS OF APPROVAL**  
**Certificate of Appropriateness / Tree Removal Permit**  
**Project No. 2582-COA**  
**605 Grand Avenue (APN: 5317-042-006)**

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**DEVELOPMENT REQUIREMENTS**

*Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.*

**PLANNING DIVISION:**

- P1. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P2. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Certificate of Appropriateness.
- P3. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P4. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P5. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission/Board concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P6. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- P7. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.

**PUBLIC WORKS DEPARTMENT**

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW3. Sterling Place and Grand Avenue shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.
- PW4. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW5. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associate fee for the installation of a new water meter connection.
- PW6. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.
- PW7. The applicant shall include the following information on the plans:
- 1) The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
  - 2) The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).
  - 3) Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
- PW8. The applicant shall add the following notes on the plans:
- 1) The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH)



- (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
- 2) Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.
  - 3) No overnight storage of materials or equipment within the public right-of-way shall be permitted.
  - 4) Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
  - 5) The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
  - 6) The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

### **BUILDING DIVISION**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Project shall comply with the CalGreen Residential mandatory requirements.

- B9. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. A separate permit is required for Fire Sprinklers.

**FIRE DEPARTMENT:**

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); Current California Fire Code (CFC); Current California Building Code and NFPA standards.
- FD2. Fire Sprinklers are required. Submit plans to City for approval.
- FD3. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- FD4. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD5. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD6. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD7. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD8. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD9. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
- 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;
  - 2) Any addition to an existing building which has fire sprinklers installed;
  - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
  - 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent

(50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;

- 5) An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the works exposed building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

FD10. Address Identification. New and existing building shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be view from the public way, a monument, pole or other sign or means shall be use to identify the structure. Address numbers shall be maintained.

FD11. FD11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.

FD12. FD12. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:

- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
- 2) In each room used for sleeping purposes.
- 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

FD13. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).

FD14. Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed; and in dwelling units that have attached garages.

FD15. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).

FD16. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:

- 1) At each stairway on all floor levels where combustible materials have accumulated.

- 2) In every storage and construction shed.
- 3) Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.

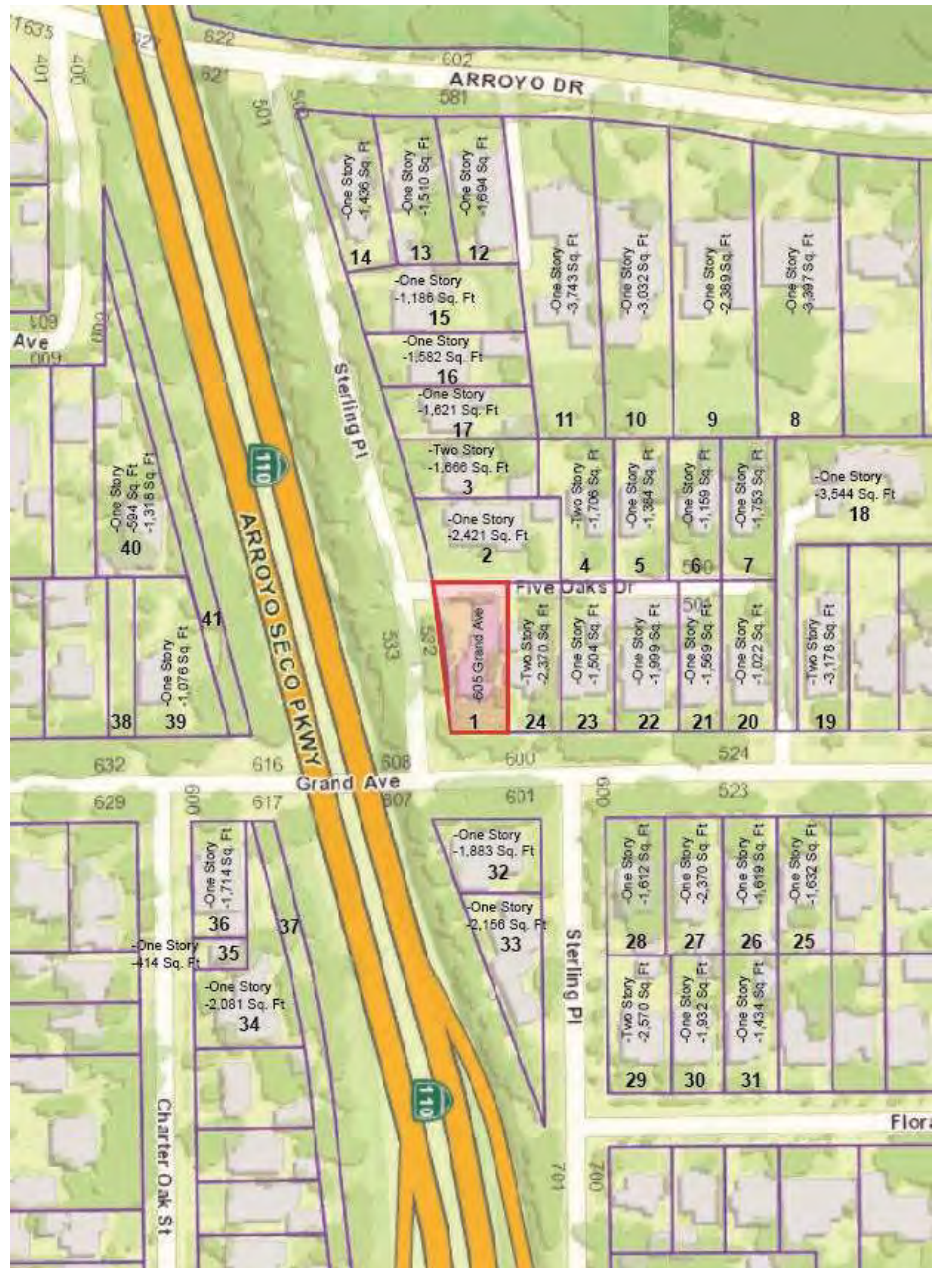
FD17. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

## **ATTACHMENT 2**

Neighborhood Images

1. 605 Grand Ave
2. 530 Sterling Pl
3. 526 Sterling Pl
4. 537 Five Oaks Dr.
5. 533 Five Oaks Dr.
6. 529 Five Oaks Dr.
7. 525 Five Oaks Dr.
8. 520 Arroyo Dr.
9. 530 Arroyo Dr.
10. 534 Arroyo Dr.
11. 600 Arroyo Dr.
12. 604 Arroyo Dr.
13. 610 Arroyo Dr.
14. 618 Arroyo Dr.
15. 514 Sterling Pl
16. 518 Sterling Pl
17. 522 Sterling Pl
18. 521 Grand Ave
19. 519 Grand Ave
20. 525 Grand Ave
21. 533 Grand Ave
22. 537 Grand Ave
23. 539 Grand Ave
24. 603 Grand Ave
25. 520 Grand Ave
26. 524 Grand Ave
27. 528 Grand Ave
28. 534 Grand Ave
29. 533 Floral Park Ter
30. 529 Floral Park Ter
31. 525 Floral Park Ter
32. 601 Sterling
33. 609 Sterling
34. 616 Charter Oak St
35. 608 Charter Oak St
36. 626 Grand Ave
36. 626 Grand Ave Rear
37. 5313-005-801
38. 5313-003-010
39. 629 Grand Ave
40. 630 Forest Ave
40. 630 Forest Ave Rear
41. 5313-003 801

Annotated Map of Neighborhood Showing Number of Stories  
 One or Two Story Configuration: **605 Grand Ave St. South Pasadena**





Catalog of Neighborhood Homes Showing Address, Square Footage, and One Story or Two Story Configuration: **605 Grand Ave St. South Pasadena**



1.605 Grand Ave





2. 530 Sterling Pl
- One Story
  - 2,421 Sq. Ft





3. 526 Sterling Pl
- Two Story
  - 1,666 Sq. Ft





4. 537 Five Oaks Dr.
- Two Story
  - 1,706 Sq. Ft



5. 533 Five Oaks Dr.

- One Story
- 1,384 Sq. Ft





6. 529 Five Oaks Dr.

- One Story
- 1,159 Sq. Ft





7. 525 Five Oaks Dr.
- One Story
  - 1,753 Sq. Ft



8. 520 Arroyo Dr.
- One Story
  - 3,397 Sq. Ft





9. 530 Arroyo Dr.
- One Story
  - 2,389 Sq. Ft



10. 534 Arroyo Dr.
- One Story
  - 3,032 Sq. Ft





11. 600 Arroyo Dr.
- One Story
  - 3,743 Sq. Ft



12. 604 Arroyo Dr.
- One Story
  - 1,694 Sq. Ft





13. 610 Arroyo Dr.
- One Story
  - 1,510 Sq. Ft



14. 618 Arroyo Dr.
- One Story
  - 1,436 Sq. Ft





15. 514 Sterling Pl
- One Story
  - 1,186 Sq. Ft



16. 518 Sterling Pl
- One Story
  - 1,582 Sq. Ft





17. 522 Sterling Pl
- One Story
  - 1,621 Sq. Ft





18. 521 Grand Ave
- One Story
  - 3,544 Sq. Ft



19. 519 Grand Ave  
- Two Story  
- 3,178 Sq. Ft





20. 525 Grand Ave  
- One Story  
- 1,022 Sq. Ft



21. 533 Grand Ave
- One Story
  - 1,569 Sq. Ft





22. 537 Grand Ave
- One Story
  - 1,999 Sq. Ft





23. 539 Grand Ave
- One Story
  - 1,504 Sq. Ft



24. 603 Grand Ave
- Two Story
  - 2,370 Sq. Ft





25. 520 Grand Ave
- One Story
  - 1,632 Sq. Ft



26. 524 Grand Ave
- One Story
  - 1,619 Sq. Ft





27. 528 Grand Ave
- One Story
  - 2,370 Sq. Ft





28. 534 Grand Ave
- One Story
  - 1,612 Sq. Ft



29. 533 Floral Park Ter

- Two Story
- 2,570 Sq. Ft





30. 529 Floral Park Ter
- One Story
  - 1,932 Sq. Ft



31. 525 Floral Park Ter

- One Story
- 1,434 Sq. Ft





32. 601 Sterling
- One Story
  - 1,883 Sq. Ft



33. 609 Sterling
- One Story
  - 2,156 Sq. Ft





34. 616 Charter Oak St

- One Story
- 2,081 Sq. Ft



35. 608 Charter Oak St

- One Story
- 414 Sq. Ft





36. 626 Grand Ave
- One Story
  - 1,714 Sq. Ft





39. 629 Grand Ave  
- One Story  
- 1,076 Sq. Ft



40. 630 Forest Ave

- One Story
- 594 Sq. Ft | 1,318 Sq. Ft





40. 630 Forest Ave Rear



**ATTACHMENT 3**

Building Permits

# J O B C A R D

Address: 605 Grand

Date: 9-22-55

Owner: Hammou

Contractor: owner

Permit Number: 33966 Value:

Fee: 5<sup>00</sup>

Job: Drive Approach.

Rough Inspection 9-23-

Final Inspection 11-9-55

P.H.

Inspector

J.H.

Inspector

CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS

LOCATION *605 Grand Avenue*

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_

OWNER *V. C. (Jack) Hamman*

DESCRIPTION *Addition of Carport + alterations  
old garage*

*\$/000<sup>00</sup>*

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
<i>7-</i>		PLAN CHECKING		
<i>7-1-55</i>	<i>33524</i>	BUILDING	<i>Owner</i>	<i>400</i>
		TEMP POWER		
		ELEC. WIRING		
		EXCAVATION		
<i>7-28-55</i>	<i>34226</i>	PLUMBING	<i>Owner</i>	<i>180</i>
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

# CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

LOCATION 605 GRAND AVE.  
 LOT 6 BLOCK \_\_\_\_\_ TRACT 9004

OWNER E. P. GROETZINGER  
537 GRAND AVE. COLO. 3742

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN PLMB.	FIN. BLDG.	ELEC. FIX.
--------	-------	--------	------------	-------	-----------	------------	------------

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
6-13-27	5768	BUILDING	SAME	7000 00
7-26-27	8876	ELECT. WIRING	JEFFRIES	420
10-21-27	8950	ELECT. FIXTURES	JACOBS	240
7-13-27	7433	PLUMBING	C. A. SCHOCK	500 00
7-13-27	3333	SEWER	" " "	100



**CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS**

LOCATION 605 GRAND

LOT 6 BLOCK \_\_\_\_\_ TRACT 9004

OWNER MARY B. SPRUANCE.

ADD. SERVANTS QUARTERS. REAR.

<input checked="" type="checkbox"/> TRENCH	<input type="checkbox"/> FRAME	<input type="checkbox"/> WIRING	<input type="checkbox"/> RGH. PLMB.	<input type="checkbox"/> SEWER	<input type="checkbox"/> FIN. PLMB.	<input type="checkbox"/> FIN. BLDG.	<input type="checkbox"/> ELEC. FI.
--	--------------------------------	---------------------------------	-------------------------------------	--------------------------------	-------------------------------------	-------------------------------------	------------------------------------

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
8-10-32	410	BUILDING	DAY WORK	250 <sup>00</sup> 2 <sup>00</sup>
8-17-32	420	ELEC. WIRING	CL. FE. / PCC	125
		ELEC. FIXTURES		
8-12-32	413	PLUMBING / Show.	H WITTE	10
		SEWER		
		HOUSE CONN.		



# City of South Pasadena

1414 Mission Street  
South Pasadena, CA 91030  
Office Hrs: 7:30 am to 5:00 pm, M-Th  
7:30 am to 4:00 Friday  
Phone Number (626) 403-7220  
Insp. Request (626) 403-7226

SITE ADDRESS 605 Grand Ave		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Larry Ruddak		
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER 626-441-1052		
PRINCIPAL	RESIDENTIAL	LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER	<b>BUILDING AND SAFETY</b>	
CONTACT PERSON Finley Guevara		
PHONE NUMBER (213) 570-5757		
CONTRACTOR'S NAME ARS I		
STREET ADDRESS 3371 Glendale Blvd #208		
CITY	STATE	ZIP CODE
Los Angeles	CA	90039
LICENSE CLASS C39	LICENSE NUMBER 874450	EXPIRATION DATE 10/31/12
PHONE NUMBER (323) 224-8777		
WORKER'S COMPENSATION INSURANCE COMPANY NAME State Fund		
WORKER'S COMP. INSURANCE POLICY NUMBER 1912490	EXPIRATION DATE 10/01/11	

## REROOF APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

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

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: \_\_\_\_\_ Date: 8/23/11

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: \_\_\_\_\_ Date: 8/23/11

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

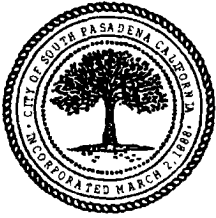
I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Finley Guevara

Signature: \_\_\_\_\_ Date: 8/23/11

605 GRAND AVE

DESCRIPTION OF WORK		
<input type="checkbox"/> Reroof Over Existing	<input checked="" type="checkbox"/> Tear-Off and Reroof	
<input type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing	
<input type="checkbox"/> Other	Re-roof including Tear-off of Existing.	
Installing 50 yr OC Gump Shingles		
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> NONRESIDENTIAL
AREA	CODE IN EFFECT	
2600	SQUARES / SQ. FT	
\$ 10,500	INITIAL VALUATION	\$ REVISIED VALUATION
<b>PRE-ROOF INSPECTION IS REQUIRED</b>		
<b>DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED</b>		
<b>ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT</b>		
BUILDING PERMIT FEE <i>New roof material</i> \$ 224.70		
ISSUANCE FEE <i>to match color</i> \$ 26.60		
<i>Celestent tan</i> \$		
<i>08-23-11 texture</i> \$		
\$		
\$		
\$		
TOTAL \$ 251.30		
#313051	PERMIT NUMBER	INITIALS
028229	SD	8/23/11
DATE OF FINAL	FINAL BY	
8/30/11	_____	



# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

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

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: Thomas Tyminski Date: 1/19/10

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: Thomas Tyminski Date: 1/19/10

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Thomas Tyminski

Signature: Thomas Tyminski Date: 1/19/10

605 GRAND

DESCRIPTION OF WORK <u>Frame New LARGER opening in A Non Bearing Wall in Kitchen</u>		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO.: UNITS:		PLANNING FILE NO.
\$ <u>2600</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE		\$ <u>83.27</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
FIRE DEPT. PLAN CHECK FEE <u># 261048</u>		\$ _____
PLAN CHECK NUMBER <u>025442</u>	INITIALS <u>SD</u>	DATE <u>1/19/10</u>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE <u>18345.21</u>	\$ <u>95.97</u>	
ISSUANCE FEE	\$ <u>26.10</u>	
SMIP FEE	\$ <u>0.50</u>	
GENERAL PLAN FEE	\$ <u>9.50</u>	
PIF (PARK IMPACT FEE)	\$ _____	
GROWTH FEE	\$ _____	
<u># 261048</u> TOTAL	\$ <u>125.07</u>	
PERMIT NUMBER <u>025443</u>	INITIALS <u>SD</u>	DATE <u>1/19/10</u>
DATE OF FINAL <u>1/19/10</u>	FINAL BY <u>[Signature]</u>	

SITE ADDRESS <u>605 Grand Ave</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>LARRY + TAMI RUDDECK</u>		
STREET ADDRESS <u>605 Grand Ave</u>		
CITY <u>South Pasadena</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
<b>FINAL</b>		
PRINCIPAL DESIGNER'S ADDRESS		STATE ZIP CODE
PHONE NUMBER		
<b>BUILDING AND SAFETY</b>		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME <u>Tom Tyminski</u>		
STREET ADDRESS <u>830 NIAGARA ST</u>		
CITY <u>Burbank</u>	STATE <u>CA</u>	ZIP CODE <u>91505</u>
LICENSE CLASS <u>B General</u>	LICENSE NUMBER <u>529939</u>	EXPIRATION DATE <u>5/31/2010</u>
PHONE NUMBER <u>818 848-0399</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>STATE FUND</u>		
WORKER'S COMP. INSURANCE POLICY NUMBER <u>713-08 031727</u>	EXPIRATION DATE <u>9/24/10</u>	

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 PLANNING & BUILDING DIVISION

# BUILDING PERMIT

Building Address: <b>605 GRAND AVE</b>			U.B.C. Edition: <b>55</b>	Type Const.	Occ. Load	Occ. Group
Lot No.	Tract	Tract	USE ZONE	Variance Required	Appr.	
Owner: <b>MR. &amp; MRS. LARRY RUDDOCK</b>			Lot Size			
Mailing Address: <b>605 GRAND AVE.</b>						
City: <b>SO. PASADENA</b>	Zip: <b>91030</b>	Tel.: <b>441-1052</b>	VALUATION: \$ <b>375.<sup>00</sup></b>			
Contractor: <b>HARRY L. TELLA</b>			B			
Address: <b>336 CHESTER ST.</b>			BUILDING FEE <b>15 00</b>			
City: <b>GLENDALE CAL.</b>	Zip: <b>91203</b>	Tel.: <b>246-8920</b>	S.M.I. FEE <b>50</b>			
State Lic. & Classif.: <b>359162 C29</b>	City Lic. No.: <b>24937</b>		E PLAN CHECKING FEE			
Arch., Engr., Designer			E Energy Compl. Fee			
Address		Tel.	S Penalty			
City	Zip	State Lic. No.	SPECIAL INSP: <b>DEC 9/9/88</b>			
Proposed Construction: <b>RELINE FIREBOX WALLS</b>			PERMIT NO.: <b>006838</b>		WORKERS COMP. EXP.	PROCESSED BY: <b>A.H.</b> Date: <b>8-16-88</b>
<b>ONLY NOT FLOOR:</b>						
Sq. Ft. Size	No. Stories: <b>2</b>	No. Units				
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repairs <input checked="" type="checkbox"/>	Demolition <input type="checkbox"/>		
<b>WORKER'S COMPENSATION DECLARATION</b>						
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).						
Policy No. _____ Company _____						
<b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</b>						
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.						
Date: <b>8-16-88</b> Applicant: <b>Harry L. Tella</b>						
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.						
<b>CONSTRUCTION LENDING AGENCY</b>						
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)						
Lender's Name _____						
Lender's Address _____						
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.						
Signature of Applicant: <b>Harry L. Tella</b> Date: <b>8-16-88</b>						
Mailing Address: <b>336 CHESTER ST.</b>						
City, State, Zip: <b>GLENDALE, CA 91203</b>						
<p><b>LICENSED CONTRACTOR'S DECLARATION</b></p> <p>I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.</p> <p>Exp. Date: <del>2-28-90</del> Signature of Contractor: <b>Harry L. Tella</b></p> <p><b>OWNER-BUILDER DECLARATION</b></p> <p>I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).</p> <p><input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B. &amp; P. C. for this reason _____</p> <p>Date: _____ Owner: _____</p>						

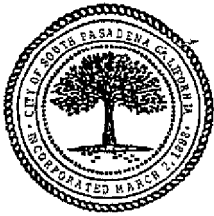
department of PUBLIC WORKS

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY  
 ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.





# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: [Signature] Date: 1/16/14

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

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

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: [Signature] Date: 1/16/14

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Lowell Korman

Signature: [Signature] Date: 1/16/14

605 GRAND

DESCRIPTION OF WORK <u>Removal of (E) Load Room To (N) REAR RM &amp; Load Room</u>		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO: <u>6000 UNITS</u>	PLANNING FILE NO	
<u>(7500)</u>		
INITIAL VALUATION \$ <u>7500</u>	REVISED VALUATION	
PLAN CHECK FEE	\$ <u>142.</u>	
ADDITIONAL PLAN CHECK FEE	\$ _____	
FIRE DEPT. PLAN CHECK FEE <u>#367322</u>	\$ <u>35.</u>	
PLAN CHECK NUMBER <u>032356</u>	INITIALS <u>[Signature]</u>	DATE <u>12/17/13</u>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input checked="" type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ <u>179.08</u>	
ISSUANCE FEE	\$ <u>28.30</u>	
SMIP FEE	\$ <u>0.60</u>	
GENERAL PLAN FEE	\$ <u>17.90</u>	
PIF (PARK IMPACT FEE)	\$ _____	
GROWTH FEE	\$ _____	
<u>#367928</u>	TOTAL	\$ <u>207.38</u>
PERMIT NUMBER <u>32478</u>	INITIALS <u>SD</u>	DATE <u>1/16/14</u>
DATE OF FINAL <u>6/7/14</u>	FINAL BY <u>[Signature]</u>	

SITE ADDRESS <u>605 GRAND AVE.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>LOWELL &amp; PANDA KORMAN</u>		
STREET ADDRESS <u>605 GRAND AVE.</u>		
CITY <u>SOUTH PASADENA</u>	STATE <u>CA</u>	ZIP CODE <u>9103</u>
PHONE NUMBER <u>(323) 239-5358</u>		
PRINCIPAL DESIGNER'S NAME <u>ED FRAS</u>		LICENSE NO.
STREET ADDRESS <u>2850 OCEAN PARK BL #315</u>		
CITY <u>Santa Monica</u>	STATE <u>CA</u>	ZIP CODE <u>9</u>
PHONE NUMBER <u>(323) 239-5358</u>		
CONTRACTOR'S NAME <b>FINAL</b> <u>ED FRAS</u>		
PHONE NUMBER <u>(323) 239-5358</u>		
CONTRACTOR'S SPECIALTY <b>BUILDING AND SAFETY</b>		
STREET ADDRESS		
CITY	STATE <u>CA</u>	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	



# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

SITE ADDRESS <b>605 GRAND AVE</b>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <b>LOWRY &amp; PANDA KORMAN</b>		
STREET ADDRESS <b>605 GRAND AVE SOUTH PASADENA 91020</b>		
CITY	STATE	ZIP CODE
PHONE NUMBER <b>323-739-4178</b>		
PRINCIPAL DESIGNER'S NAME <b>BRIAN NORTWAVE</b>		LICENSE NO <b>C-21514</b>
STREET ADDRESS <b>2850 Ocean Park Blvd #315</b>		
CITY	STATE	ZIP CODE
<b>Santa Monica</b>	<b>CA</b>	<b>90405</b>
PHONE NUMBER <b>310-452-6500</b>		
CONTACT PERSON <b>David Rosas</b>		
PHONE NUMBER <b>323-371-8994</b>		
CONTRACTOR'S NAME <b>Creation Builders Inc</b>		
STREET ADDRESS <b>22647 Ventura Blvd #535</b> <b>SOME OF ABOVE</b>		
CITY	STATE	ZIP CODE
<b>Woodland Hills</b>	<b>CA</b>	<b>91364</b>
LICENSE CLASS <b>B</b>	LICENSE NUMBER <b>971748</b>	EXPIRATION DATE <b>4/30/16</b>
PHONE NUMBER <b>288 590 5590</b>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <b>State</b>		
WORKER'S COMP INSURANCE POLICY NUMBER <b>9011556</b>		EXPIRATION DATE <b>4/25/16</b>

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason \_\_\_\_\_

Signature *[Signature]* Date 9/8/15

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

Signature \_\_\_\_\_ Date \_\_\_\_\_

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Signature *[Signature]* Date 10.15.15

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name *[Signature]*  
 Signature *[Signature]* Date 9/8/15

605 GRAND

DESCRIPTION OF WORK <b>EXTEND GARAGE AT FRONT (73 SQ FT)</b>		
<b>NEW GABLE ROOF AT (E) GARAGE</b>		
<b>(PER PLAN)</b>		
OCCUPANCY GROUP <b>R-3</b>	TYPE OF CONSTRUCTION <b>V-B</b>	AREA <b>7 800 SQ FT</b>
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES <b>1</b>	FIRE SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO UNITS		PLANNING FILE NO
\$ <u>10.000</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE		\$ <u>113.60</u>
ADDITIONAL PLAN CHECK FEE <b>#380398</b>		\$ _____
FIRE DEPT PLAN CHECK FEE <b>#380398</b>		\$ <u>35.00</u>
PLAN CHECK NUMBER <b>035759</b>	INITIALS <b>JF</b>	DATE <b>9-8-15</b>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID		<input type="checkbox"/> SCAQMD
<input type="checkbox"/> SANITATION DIST PAID		<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL
<input type="checkbox"/> HEALTH DEPT APPROVAL		<input type="checkbox"/> OSHA PERMIT OBTAINED
<input checked="" type="checkbox"/> FIRE DEPT APPROVAL		<input type="checkbox"/> PUBLIC WORKS FEES PAID
BUILDING PERMIT FEE	\$ <u>281.30</u>	
ISSUANCE FEE	\$ <u>28.70</u>	
SMIP FEE	\$ <u>1.30</u>	
GENERAL PLAN FEE	\$ <u>28.13</u>	
PIF (PARK IMPACT FEE)	\$ _____	
GROWTH FEE	\$ _____	
<b>#380984</b>	TOTAL	\$ <u>310.00</u>
PERMIT NUMBER <b>035919</b>	INITIALS <b>[Signature]</b>	DATE <b>10-7-15</b>
DATE OF FINAL	FINAL BY	



# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

SITE ADDRESS 605 Grand Ave		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Pamela Korman		
STREET ADDRESS 605 Grand Ave		
CITY S Pasadena	STATE CA	ZIP CODE 91030
PHONE NUMBER 323 241 2602		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON Yaniv		
PHONE NUMBER 818 808 2603		
CONTRACTOR'S NAME Creation Builders Inc		
STREET ADDRESS 22647 <del>Tracy</del> Ventura Blvd #535		
CITY Woodland Hills	STATE CA	ZIP CODE 91364
LICENSE CLASS B	LICENSE NUMBER 971748	EXPIRATION DATE 4/30/16
PHONE NUMBER 388 590 5590		
WORKER'S COMPENSATION INSURANCE COMPANY NAME State		
WORKER'S COMP INSURANCE POLICY NUMBER 9211556	EXPIRATION DATE 4/25/16	

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

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

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

Signature: \_\_\_\_\_ Date: 12/4/15

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: \_\_\_\_\_ Date: 12/4/15

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 12/4/15

605 GRAND

DESCRIPTION OF WORK 30x11 Pool & Jacuzzi Pool equipment, electric pool cover motor Gate		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO UNITS		PLANNING FILE NO.
\$ 20,000 INITIAL VALUATION		\$ REVISED VALUATION
PLAN CHECK FEE		\$ 113.00
ADDITIONAL PLAN CHECK FEE		\$
FIRE DEPT. PLAN CHECK FEE #382194		\$
PLAN CHECK NUMBER 36251	INITIALS [Signature]	DATE 12-4-15
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ 435.30	
ISSUANCE FEE	\$ 28.70	
SNIP FEE	\$ 2.00	
GENERAL PLAN FEE	\$ 48.53	
PIF (PARK IMPACT FEE)	\$	
GROWTH FEE	\$	
#382194	TOTAL	\$ 464.00
PERMIT NUMBER 36252	INITIALS [Signature]	DATE 12-4-15
DATE OF FINAL	FINAL BY	



# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

SITE ADDRESS <b>605 GRAND AVE. SOUTH PASADENA, CA</b>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <b>LOWELL PANDA KORMAN</b>		
STREET ADDRESS <b>605 GRAND AVE</b>		
CITY <b>SOUTH PASADENA</b>	STATE <b>CA</b>	ZIP CODE <b>91030</b>
PHONE NUMBER <b>(323) 841-2608</b>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <b>PANDA KORMAN</b>		
PHONE NUMBER <b>(323) 841-2608</b>		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP INSURANCE POLICY NUMBER	EXPIRATION DATE	

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason \_\_\_\_\_

Signature: *flw* Date: 10/30/2015

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

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

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: *flw* Date: 10/30/2015

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: PANDA P. KORMAN

Signature: *flw* Date: 10/30/2015

605 GRAND

DESCRIPTION OF WORK <b>PR GARAGE EXTENSION 4x20'</b>		
OCCUPANCY GROUP		
TYPE OF CONSTRUCTION		
AREA		
OCCUPANCY GROUP		
TYPE OF CONSTRUCTION		
AREA		
NUMBER OF STORIES	FIRE SPRINKLERS	CODE IN EFFECT
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
STATISTICAL CLASSIFICATION		PLANNING FILE NO.
NO	UNITS	
INITIAL VALUATION		REVISED VALUATION
\$ _____		\$ <u>SEE P# 35919</u>
PLAN CHECK FEE		\$ <u>113.00</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
FIRE DEPT. PLAN CHECK FEE		\$ _____
# <u>331467</u>		
PLAN CHECK NUMBER	INITIALS	DATE
<b>036068</b>	<i>JK</i>	<b>10-30-15</b>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ _____	
ISSUANCE FEE	\$ _____	
SNIP FEE	\$ _____	
GENERAL PLAN FEE	\$ _____	
PIF (PARK IMPACT FEE)	\$ _____	
GROWTH FEE	\$ _____	
TOTAL \$ _____		
PERMIT NUMBER	INITIALS	DATE
DATE OF FINAL	FINAL BY	

*P/C ONLY*



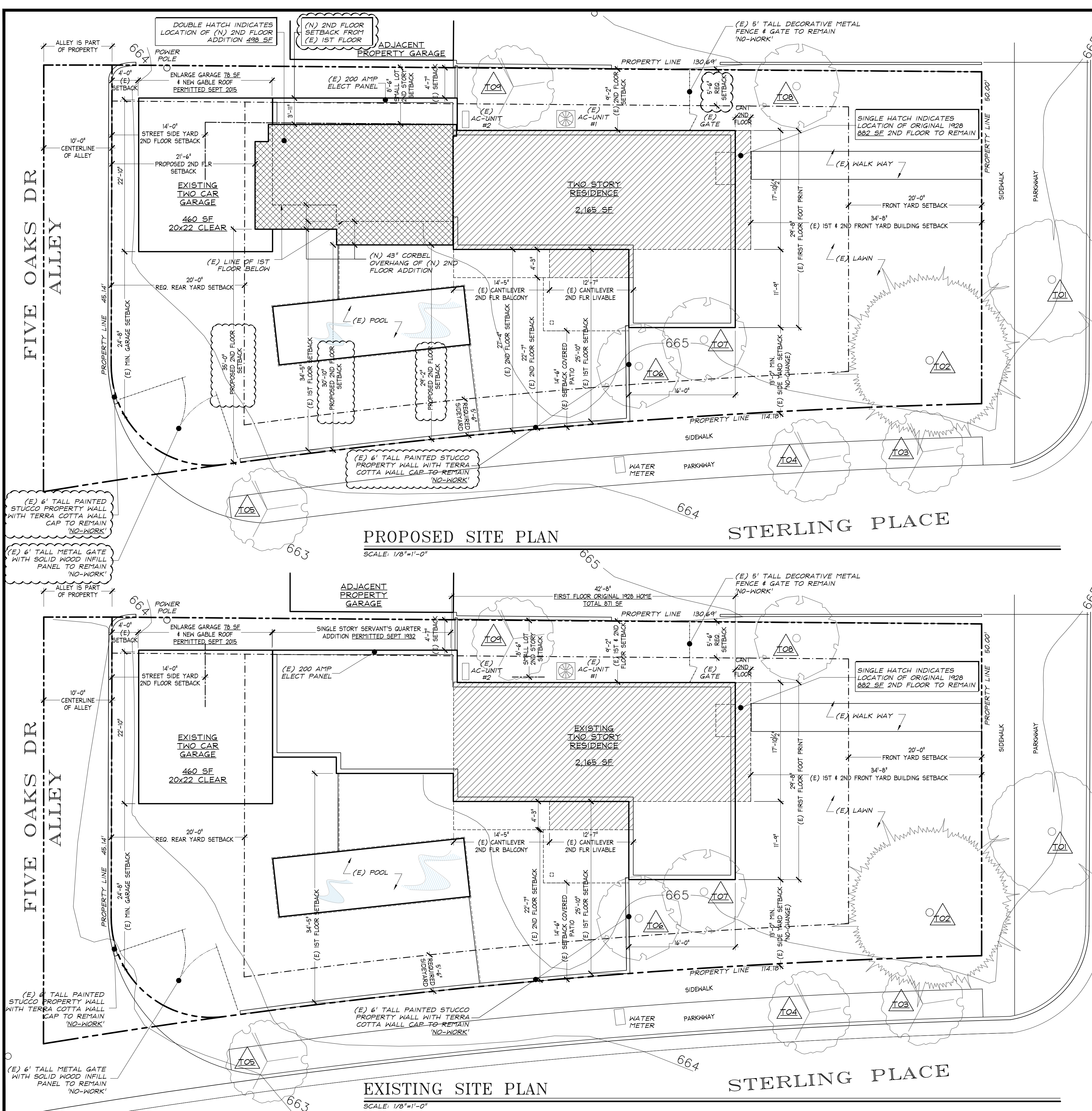
# **ATTACHMENT 4**

## Architectural Plans



10/10/2023 9:05 AM

C:\Studio\build\_work\K Addition\_Pendalower\DR605 GRAND.A11.dwg



BASIC PROJECT INFO	
PROJECT:	KORMAN FAMILY HOUSE REMODEL & ADDITION
ADDRESS:	605 GRAND AVE SOUTH PASADENA, CA 91030
APN:	5317-042-006
LEGAL:	TRACT # 9004 E 1/2 OF LOT A BETWEEN N AND S LINES OF LOT 6 PRODUCED IN AND LOT 6 LOWELL & PAULA KORMAN
CLIENT:	PATRICK SZURPICKI LICENSE C-38758
ARCHITECT:	206 WINCHESTER AVE ALHAMBRA, CALIFORNIA 91801 (626) 975-0103
HOME INFORMATION	
# OF STORIES:	TWO-STORY
BASEMENT:	CAL BASEMENT
SPRINKLED:	NO
TYPE OF ROOF:	ASPHALT SHINGLE CLASS 'A'
EXT. WALL FINISH:	STUCCO
INT. WALL FINISH:	DRYWALL
FOUNDATION TYPE:	RAISED FOUNDATION
CONSTRUCTION TYPE:	V-B
OCCUPANCIES:	R-3 / U
NO OF DWELLING UNITS:	(1) SFR
PROPERTY 50' x 130.69' = 7,756	
EXISTING IMPERVIOUS SURFACES:	
(E) PAVEMENT DRIVEWAY (NO WORK)	810 SF
(E) POOL DECK PAVERS (NO WORK)	1,450 SF
(E) EAST DRIVEWAY (TO BE DEMOLISHED)	1,200 SF
<b>TOTAL EXISTING LANDSCAPE IMPERVIOUS SURFACE AREA</b>	<b>3,460 SF</b>
PROPOSED PERVIOUS (SOFTSCAPE):	
(E) POOL	260 SF
(E) FRONT LAWN & PLANTERS	2,100 SF
(E) GRAVEL PLANTER AREA NORTH SIDE YARD	400 SF
(E) GRAVEL PLANTER AT GARAGE	130 SF
<b>TOTAL LANDSCAPE PERVIOUS (SOFTSCAPE) AREA</b>	<b>2,890 SF</b>
NO CHANGE TO (E) IMPERVIOUS AND PERVIOUS SURFACES	

**SITE DRAINAGE NOTE:**  
(E) SITE DRAINAGE TO REMAIN. MINIMAL REWORK OF GRADE TO ACCOMMODATE (N) ADDITION AREA. 5% MIN. SLOPE OF GRADE AWAY FROM HOUSE TYPICAL.

**DRAINAGE NOTE:**  
LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10' FEET (R401.3)

**BEYOND 10' OF STRUCTURE MIN SURFACE DRAINAGE SLOPE GRADE FOR LANDSCAPE & A.C. PAVEMENT OF 1.0% AND CONCRETE PAVEMENT OF 0.5% PERCENT**

**EXCEPTION: DRAINS OR SWALES MAY BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE IF PHYSICAL BARRIERS PROHIBIT THE 6" OF FALL WITHIN 10'. IMPERVIOUS SURFACES WITHIN 10' SHALL BE SLOPED A MIN 2% AWAY FROM BLDG FOUNDATION**

**PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.**  
CROSS LOT DRAINAGE IS NOT PROMITTED

605 GRAND - TREE INVENTORY					
SYM.	CONDITION	SCIENTIFIC & COMMON NAME	SIZE (DIAMETER INCHES)	HEIGHT	PROPOSED STATUS
T01	EXIST	Magnolia grandiflora - SOUTHERN MAGNOLIA	16"	25'	RETAIN
T02	EXIST	Eucalyptus robusta - SWAMP MANGROVY	12"	32'	RETAIN
T03	EXIST	Carya illinoensis - PECAN HICKORY	12"	24'	RETAIN
T04	EXIST	Carya illinoensis - PECAN HICKORY	12"	24'	RETAIN
T05	EXIST	Celtis sinensis - CHINESE HACKBERRY	14"	20'	RETAIN
T06	EXIST	Cucurbitaria procumbens - CARROTWOOD	22"	16'	RETAIN
T07	EXIST	Albizia julibrissin - SILK TREE	11"	22'	RETAIN
T08	EXIST	Solanum elaeagnifolium - POTATO TREE	8"	15'	RETAIN
T09	EXIST	Pistacia chinensis - CHINESE PISTACHIO	21"	28'	RETAIN

- ALL EXISTING TREES TO REMAIN
  - ALL TREES SINGLE TRUNK
- NOTE:**  
NO EASEMENTS ON PROPERTY  
NO OAK TREES ON PROPERTY

DRAWING SHEETS	
ARCHITECTURAL	
A1.1	(E) & (N) SITE PLAN & PROJECT INFO
TOPO	(E) SITE SURVEY
A1.2	MATERIAL BOARDS AND 3D RENDERINGS
A1.3	(E) SQUARE FOOTAGE VERIFICATION 1ST FLOOR
A1.4	(E) SQUARE FOOTAGE VERIFICATION 2ND FLOOR
A2.1	(E) 1st FLOOR DEMO PLAN & (E) CONDITION PHOTOS
A2.2	(E) 2ND FLOOR DEMO PLAN & (E) CONDITION PHOTOS
A2.3	(E) ROOF PLAN
A3.1	(N) 1ST FLOOR PLAN
A3.2	(N) 2ND FLOOR PLAN
A3.3	(N) ROOF PLAN
A4.1	(N) & (E) SOUTH ELEVATION
A4.2	(N) & (E) EAST ELEVATION
A4.3	(N) & (E) NORTH ELEVATION
A4.4	(N) & (E) WEST ELEVATION
A4.5	BUILDING SECTIONS A & B
A6.1	WINDOW SCHEDULE & DETAILS

**PROJECT DESCRIPTION:**

- (N) 2nd FLOOR ADDITION 498 SF
- (N) RE-ORGANIZE (E) 2ND FLOOR LAYOUT
- (N) PRIMARY BATHROOM (E) 2ND FLOOR AREA
- (N) GUEST BATHROOM IN (N) ADDITION
- (N) GUEST BEDROOM
- (N) INTERIOR REMODEL OF KITCHEN
- (N) INTERIOR REMODEL OF (E) FAMILY ROOM

PROPERTY INFORMATION	
YEAR BUILT:	1928
ELECT PANEL SIZE:	200AMP
SEWER TYPE:	PUBLIC
SETBACKS:	FRONT: 20' SIDES: 5'-6" 10% LOT WIDTH REAR: 20'
MAX BUILDING HEIGHT:	35'
ZONING:	R5
HISTORIC:	503 - MID GRAND REVIVAL DIST
ARCHITECTURE STYLE:	SPANISH COLONIAL REVIVAL
LOT AREA:	8,335 SF
TOTAL ALLOWED FLOOR AREA	0.35 OF 7,775 S.F. = 2,721 SF
EXISTING	2,173 SF / 7,775 S.F. = 28%
PROPOSED	2,671 SF / 7,775 S.F. = 34%

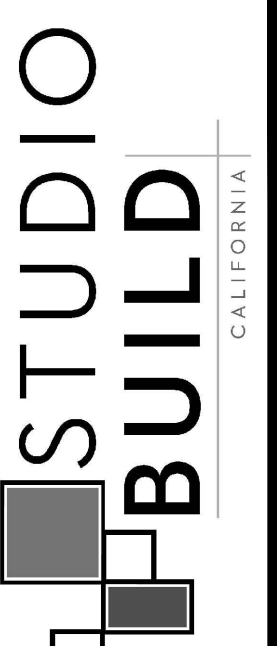
LIVABLE BUILDING AREA	
(E) RESIDENCE (PER ASSESSORS)	2,286 SF
(E) RESIDENCE (PER FIELD VERIFY)	2,173 SF
(E) 1ST FLOOR TO REMAIN	1,383 SF
(E) 2ND FLOOR TO REMAIN	790 SF
EXISTING GARAGE:	460 SF
PROPOSED SECOND FLOOR ADDITION :	498 SF
<b>TOTAL PROPOSED FAR =</b>	<b>2,671 SF</b>

OUTDOOR LIVING:	
(E) COVERED OUTDOOR PATIO	144 SF
(E) 2ND FLOOR COVERED BALCONY	60 SF
<b>TOTAL =</b>	<b>204 SF</b>

TOTAL ALLOWED LOT COVERAGE	
EXISTING	2,047 SF / 7,775 S.F. = 26.3%
PROPOSED	2,144 SF / 7,775 S.F. = 27.5%

LOT COVERAGE BREAKOUT:	
<b>EXISTING LOT COVERAGE AREA:</b>	
(E) RESIDENCE (FOOTPRINT)	1,383 SF
(E) ATTACHED GARAGE	460 SF
(E) COVERED PATIO	144 SF
(E) 2ND FLOOR COVERED BALCONY	60 SF
<b>(E) TOTAL</b>	<b>2,047 SF</b>
<b>PROPOSED LOT COVERAGE AREA:</b>	
(N) 2ND FLR CANTILEVERED OVERHANG	97 SF
<b>(N) TOTAL</b>	<b>2,144 SF</b>

VICINITY MAP	
[Map showing the project location at the intersection of Grand Ave and Sterling Place in South Pasadena, CA.]	



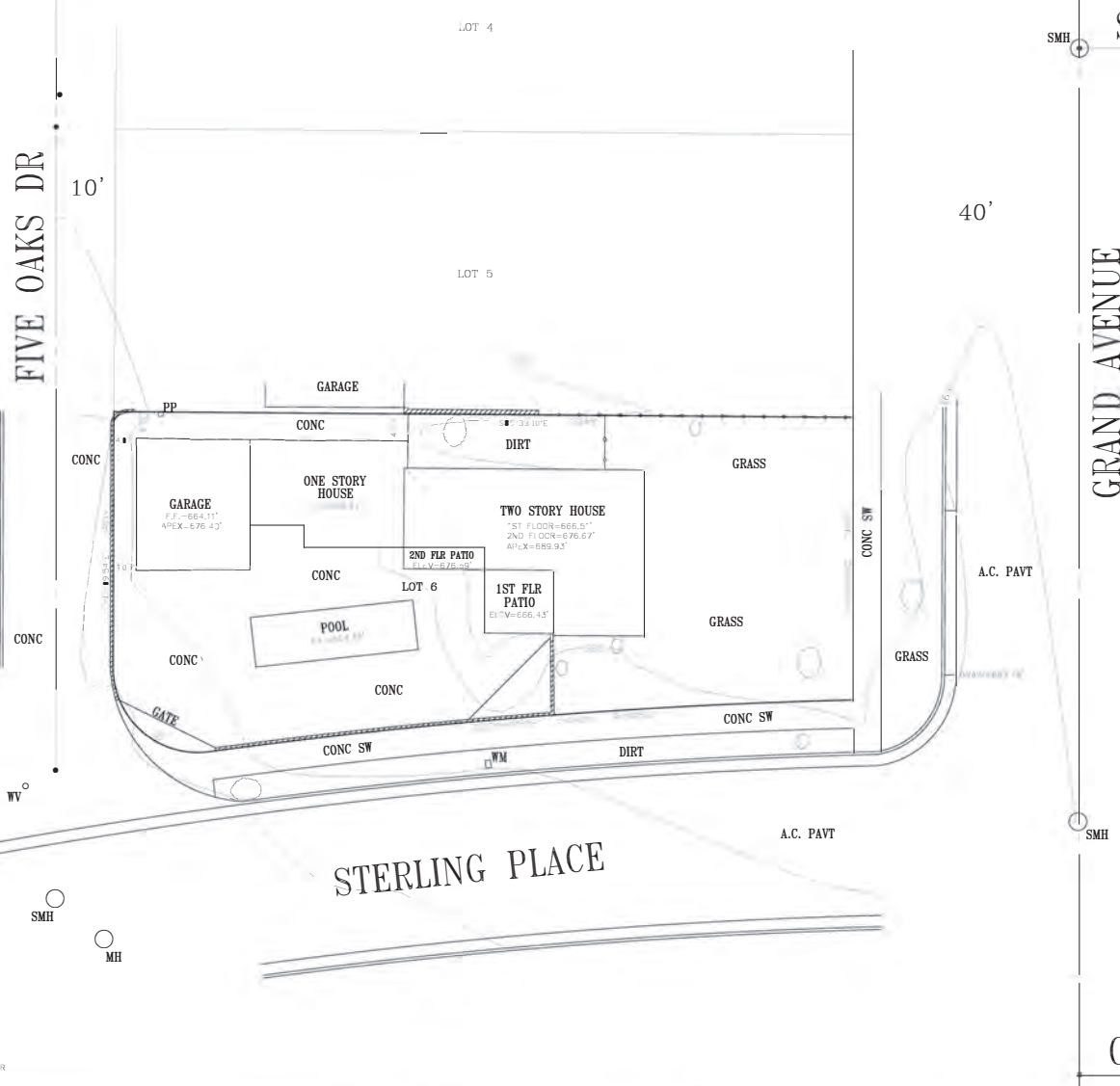
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05/07/23 INITIAL SUBMITTAL  
09/06/23 CHC - REVISION SUBMITTAL

(E) & (N) SITE PLAN, BUILDING INFO  
KORMAN REMODEL & ADDITION  
605 GRAND AVE  
SOUTH PASADENA, CA 91030

Print Date: 9/6/2023  
File Name:  
Sheet: A1.1





ASSESSOR PARCEL NUMBER  
1317-043-006

- LEGEND**
- BLOCK WALL
  - RED IRON PIN
  - FLAG IRON PIN
  - SURVEY MARK

**BENCH MARK**  
BENCH MARK IS "S" SET IN MAN HOLE NEAR THE INTERSEC ON STERLING PLACE AND FIVE OAKS DR  
ASS. MED. = 662.37

REVISIONS				
NO.	DATE	BY	APP'D	DATE



CITY OF SO. PASADENA  
BUILDING & SAFETY DEPARTMENT

DESIGNED M.A.D.  
DATE: \_\_\_\_\_  
DRAWN M.A.D.  
DATE: \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE: \_\_\_\_\_

DUFFY LAND SURVEY SYSTEMS  
MICHAEL A. DUFFY, P.L.S.  
5828 VILLA DR. BANCRO DUCAMONGA, CA 91727  
909.232.7653  
PLS5113@GMAIL.COM  
MICHAEL A. DUFFY, PLS 5113 DATE

STUDIO BUILD  
PATRICK STRUPPE  
908.976.8888  
PATRICK@STUDIOBUILD.COM

605 GRAND AVE, SO. PASADENA  
TOPOGRAPHIC SURVEY  
LOT 6, TRACT 9004, MB 120/18

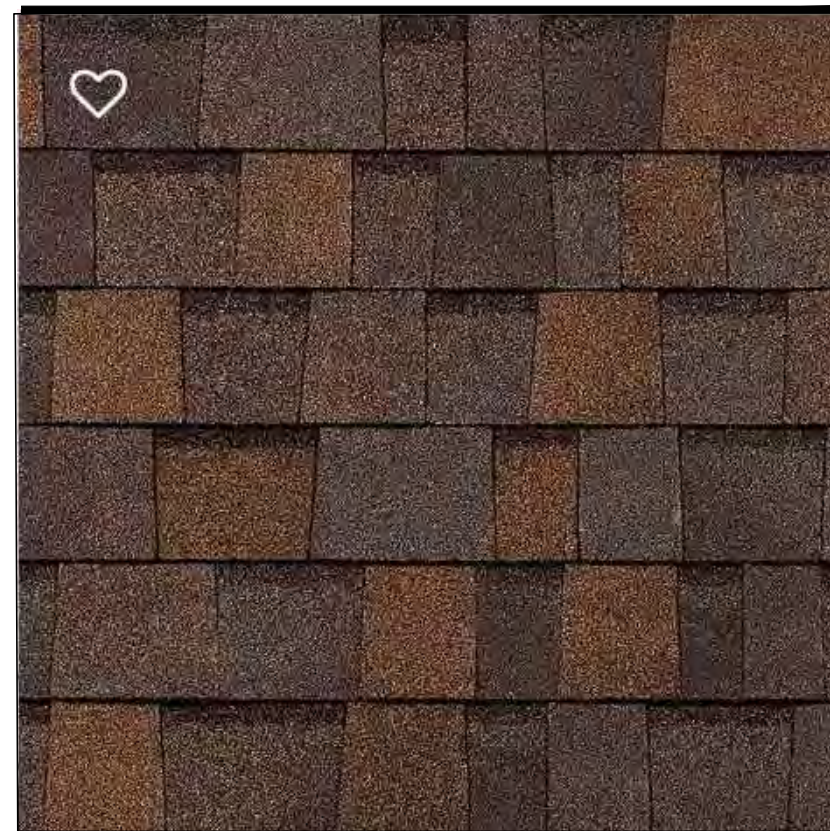


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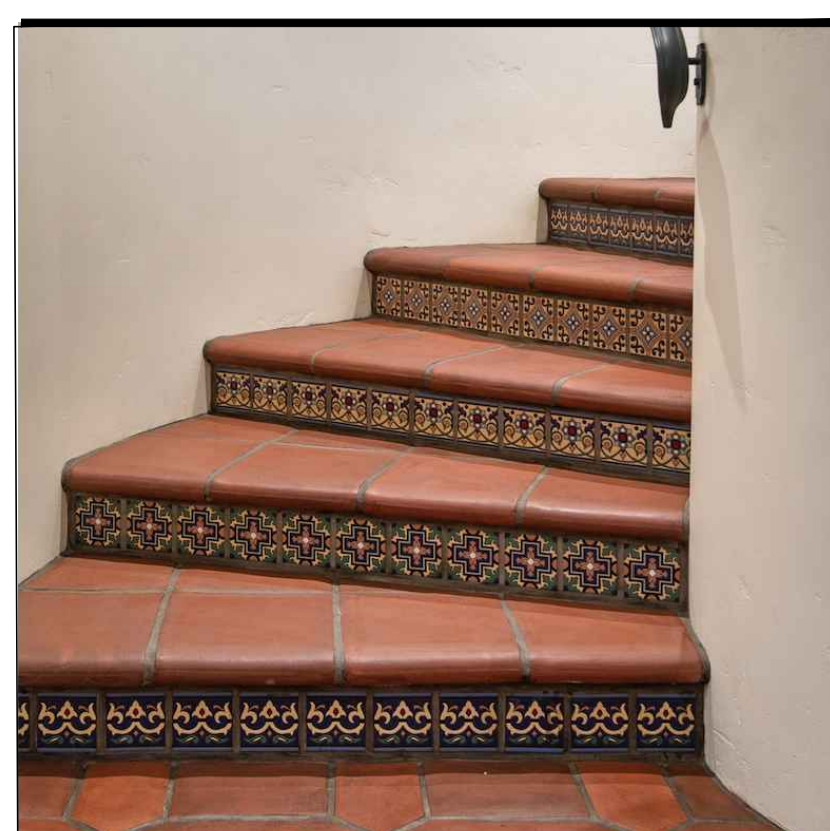


SAVE DECORATIVE CLAY VENT COVER FOR RE-USE ON (N) GABLE END OF 2ND FLOOR ADDITION

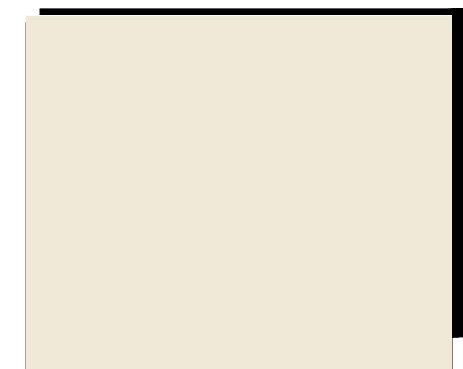
(N) OUTLOOKERS TO MATCH (E) RESIDENCE DETAILS



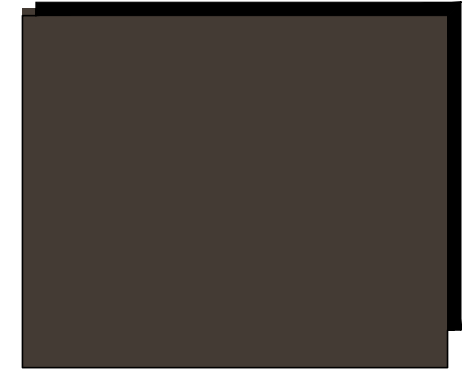
(N) ASPHALT ROOFING TO MATCH (E) ASPHALT SHINGLE ROOF ON THE EXISTING RESIDENCE



(N) TERRA COTTA TILE AT (N) JULIET BALCONY TERRA BELLA - MISSION TILE WEST



PAINTED STUCCO COLOR  
LINEN WHITE OC-145 - BENJAMIN MOORE  
LOW LUSTER FINISH SANTA BARBARA STUCCO FINISH TO MATCH HOUSE



WINDOW & EXTERIOR TRIM COLOR  
MATCH (E) COLOR ON RESIDENCE NIGHT SHADE 2116-10 - BENJAMIN MOORE SATIN FINISH

(N) WINDOW ADDED NECESSARY FOR EGRESS TO (N) REMODELED BEDROOM #2  
(E) DOOR IS MORE THAN 1-1/2' STEP OUT AND WILL NOT MEET EGRESS FOR BEDROOM

— ASPEN CASHEM —

**MAKE A STATEMENT.**  
A fine choice for many architects and builders, the elegant architectural lines, rich wood veneers and innovative hidden hardware of our Aspen casements make them an outstanding mix of modern functionality and classic design.  
Outside, Aspen casement windows come in two choice-worthy wood products by our exclusive Canadian™ wood processors, of the finest wood species, offering you a choice of nearly limitless colors and textures.  
All Aspen windows are engineered with leading structural performance and energy efficiency.

**UNIQUE SCREENS**  
Optional "look-out" removable screens are there when you need them and disappear when you don't.

**EXTERIOR TRIM**  
Group 3 on page 17

**HIDDEN HARDWARE, AN ASPEN SIGNATURE**  
The hidden hardware, normally visible on the side profile, is elegantly hidden from sight, so that the window remains as one piece. Hidden hardware comes in any color of white, stainless steel and brushed brass with window film. It comes in a variety of finished finishes to complement your window, giving Aspen a refined look through and through.

**BEAUTIFUL FINISHES**  
Hand-crafted, hand-applied finishes.

(N) WOOD CASEMENT WINDOWS - SIERRA PACIFIC - ASPEN COLLECTION



NEW 2ND FLOOR ADDITION NEW ROOF RIDGE 2" LOWER THAN ORIGINAL RESIDENCE

(N) DECORATIVE STUCCO CORBELS SEE DTL C SHT A&I

(N) PAINTED METAL RAILING TO MATCH (E) BALCONY RAILING DETAILS

(N) DECORATIVE WOOD BRACKET SEE DTL B SHT A&I

(E) ARCH WINDOW WITH WOOD GRILL TO REMAIN

(E) ARCH WINDOW WITH WOOD GRILL TO REMAIN

(N) ARCH WINDOW AND WOOD GRILL TO MATCH (E) WOG



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Date: 08/07/23  
Revision: CHC - INITIAL SUBMITTAL  
09/06/23  
CHC - REVISION SUBMITTAL

3D RENDERINGS & MATERIAL BOARDS  
Project Title: KORMAN REMODEL & ADDITION  
605 GRAND AVE  
SOUTH PASADENA, CA 91030

Print Date: 9/6/2023  
File Name:

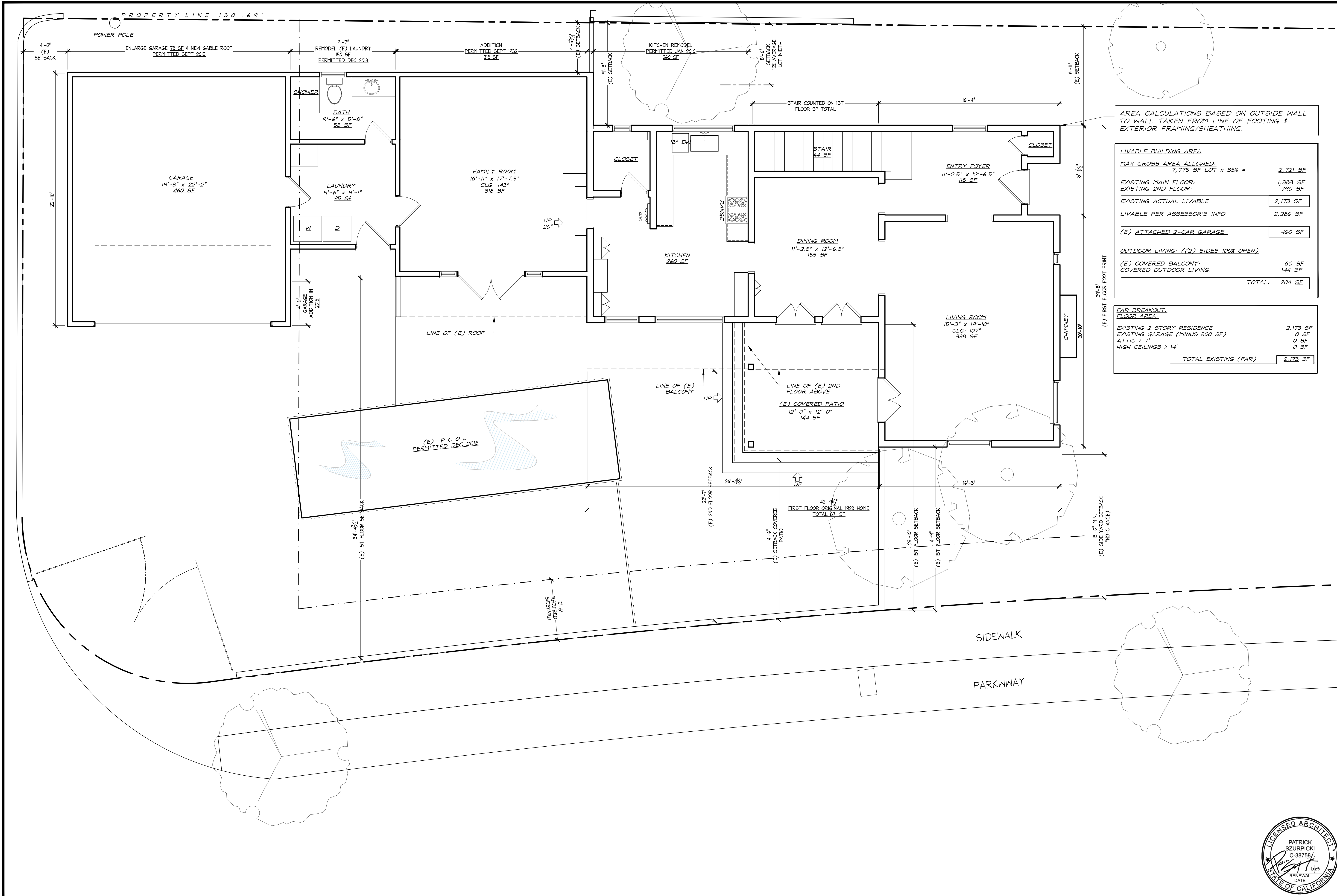
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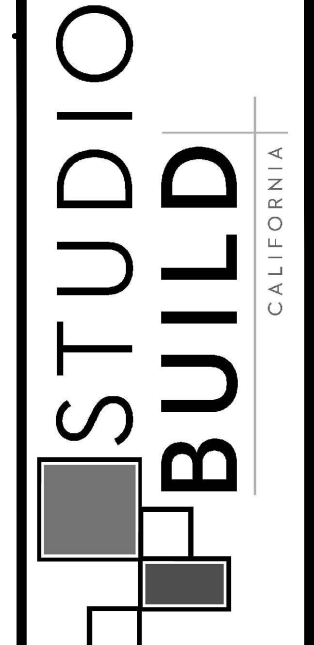
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AREA CALCULATIONS BASED ON OUTSIDE WALL TO WALL TAKEN FROM LINE OF FOOTING & EXTERIOR FRAMING/SHEATHING.

LIVABLE BUILDING AREA	
MAX GROSS AREA ALLOWED: 7,775 SF LOT x 35% =	2,721 SF
EXISTING MAIN FLOOR:	1,383 SF
EXISTING 2ND FLOOR:	790 SF
EXISTING ACTUAL LIVABLE	2,173 SF
LIVABLE PER ASSESSOR'S INFO	2,286 SF
(E) ATTACHED 2-CAR GARAGE	460 SF
OUTDOOR LIVING: ((2) SIDES 100% OPEN)	
(E) COVERED BALCONY:	60 SF
COVERED OUTDOOR LIVING:	144 SF
<b>TOTAL:</b>	<b>204 SF</b>

FAR BREAKOUT FLOOR AREA:	
EXISTING 2 STORY RESIDENCE	2,173 SF
EXISTING GARAGE (MINUS 500 SF)	0 SF
ATTIC > 7'	0 SF
HIGH CEILINGS > 14'	0 SF
<b>TOTAL EXISTING (FAR)</b>	<b>2,173 SF</b>



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Date	Revision
06/07/23	CHC - INITIAL SUBMITTAL
09/08/23	CHC - REVISION SUBMITTAL

**(E) 1ST FLOOR PLAN**  
**KORMAN REMODEL & ADDITION**  
 605 GRAND AVE  
 SOUTH PASADENA, CA 91030



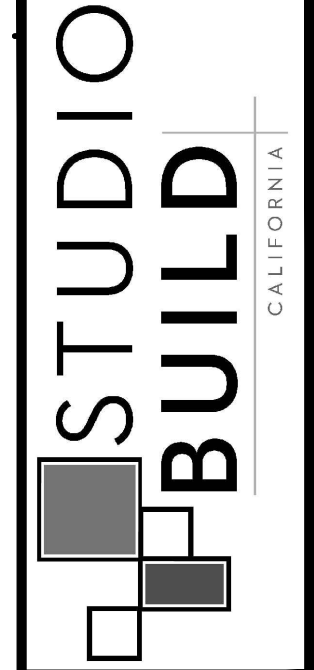
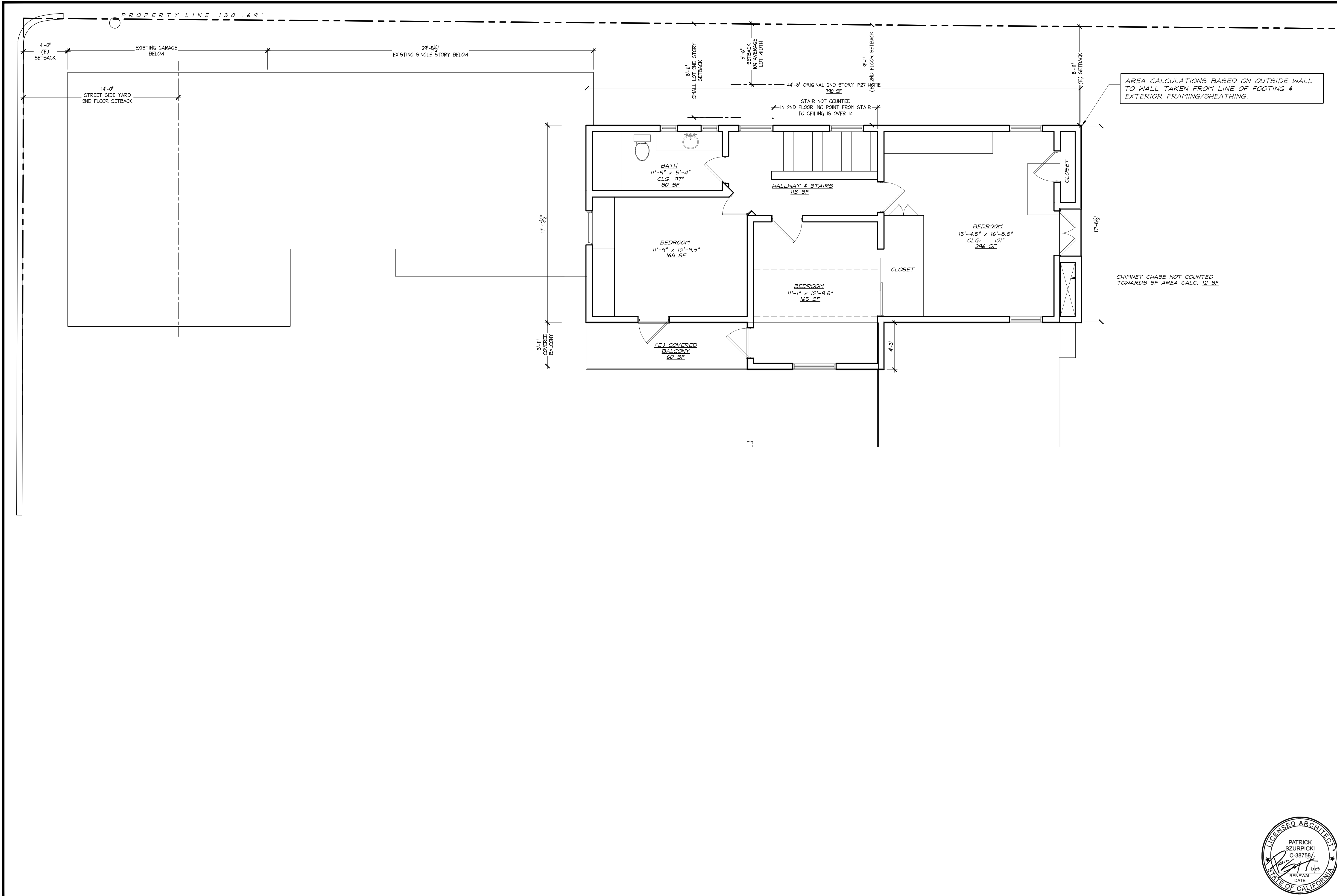
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 File Name:

**(E) 1ST FLOOR PLAN - AREA VERIFICATION**

SCALE: 1/4"=1'-0"  
 Sheet: A1.3

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Date	Revision
06/07/23	INITIAL SUBMITTAL
09/08/23	REVISION SUBMITTAL

Project Title  
**KORMAN REMODEL & ADDITION**  
605 GRAND AVE  
SOUTH PASADENA, CA 91030



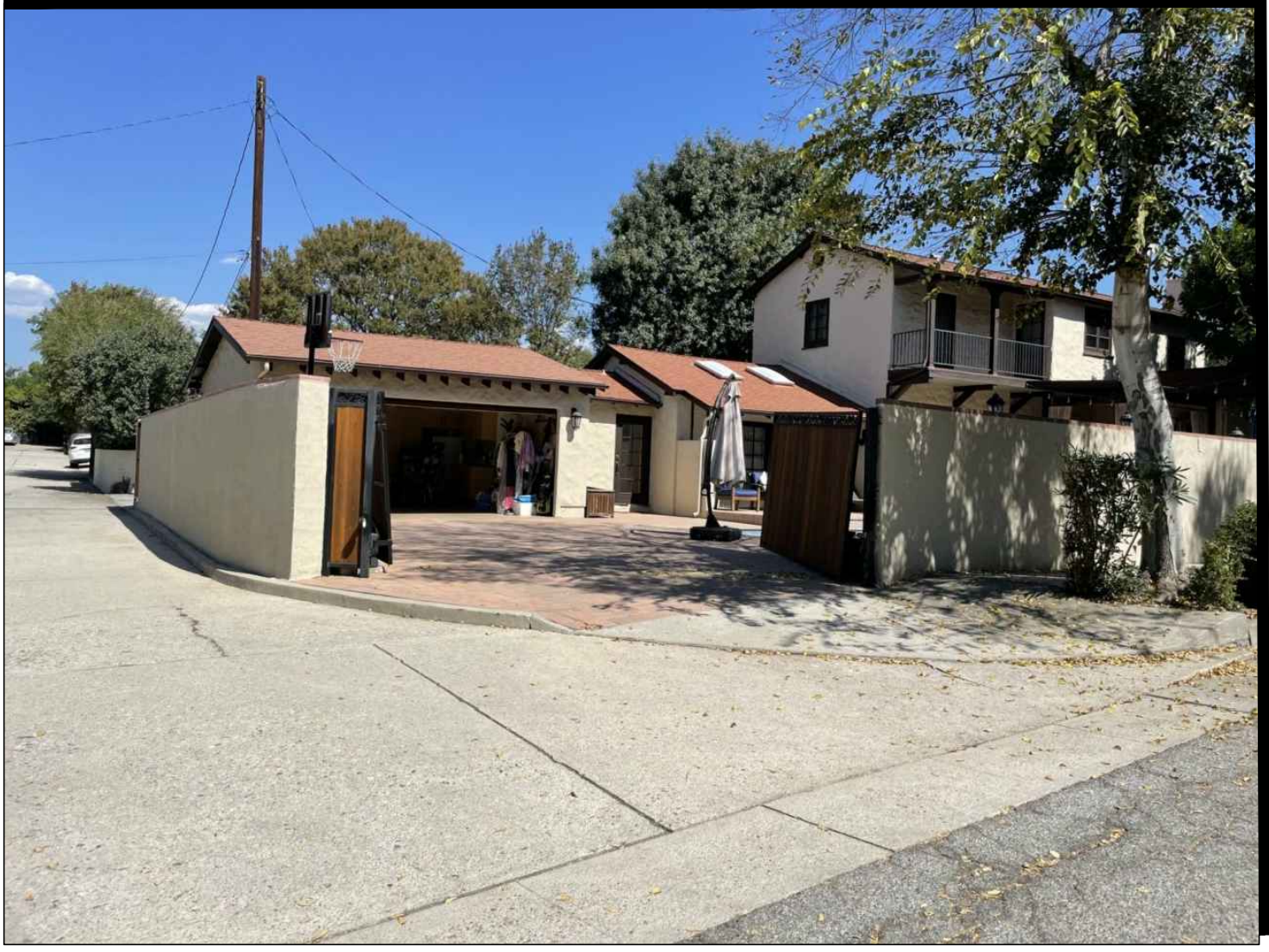
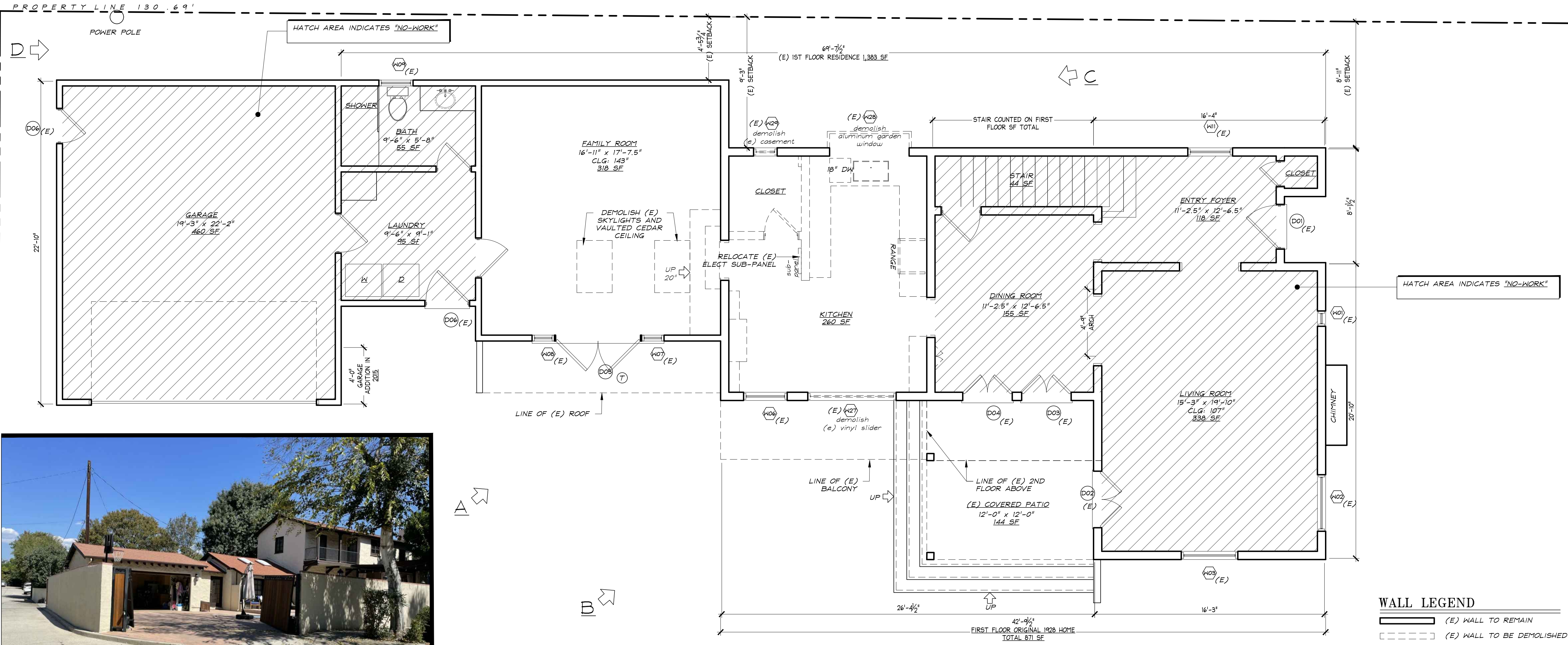
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**(E) 2ND FLOOR PLAN - AREA VERIFICATION**

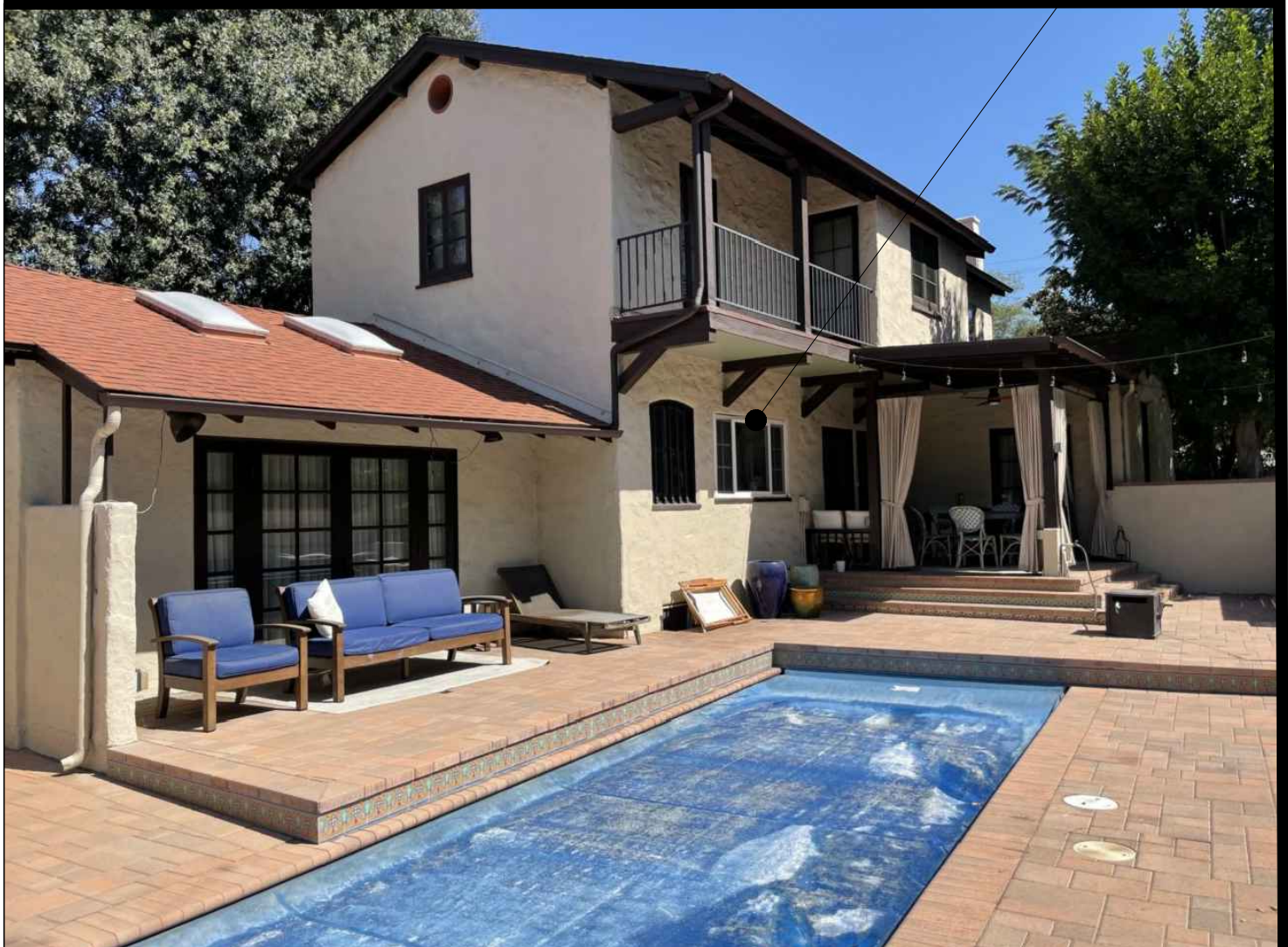
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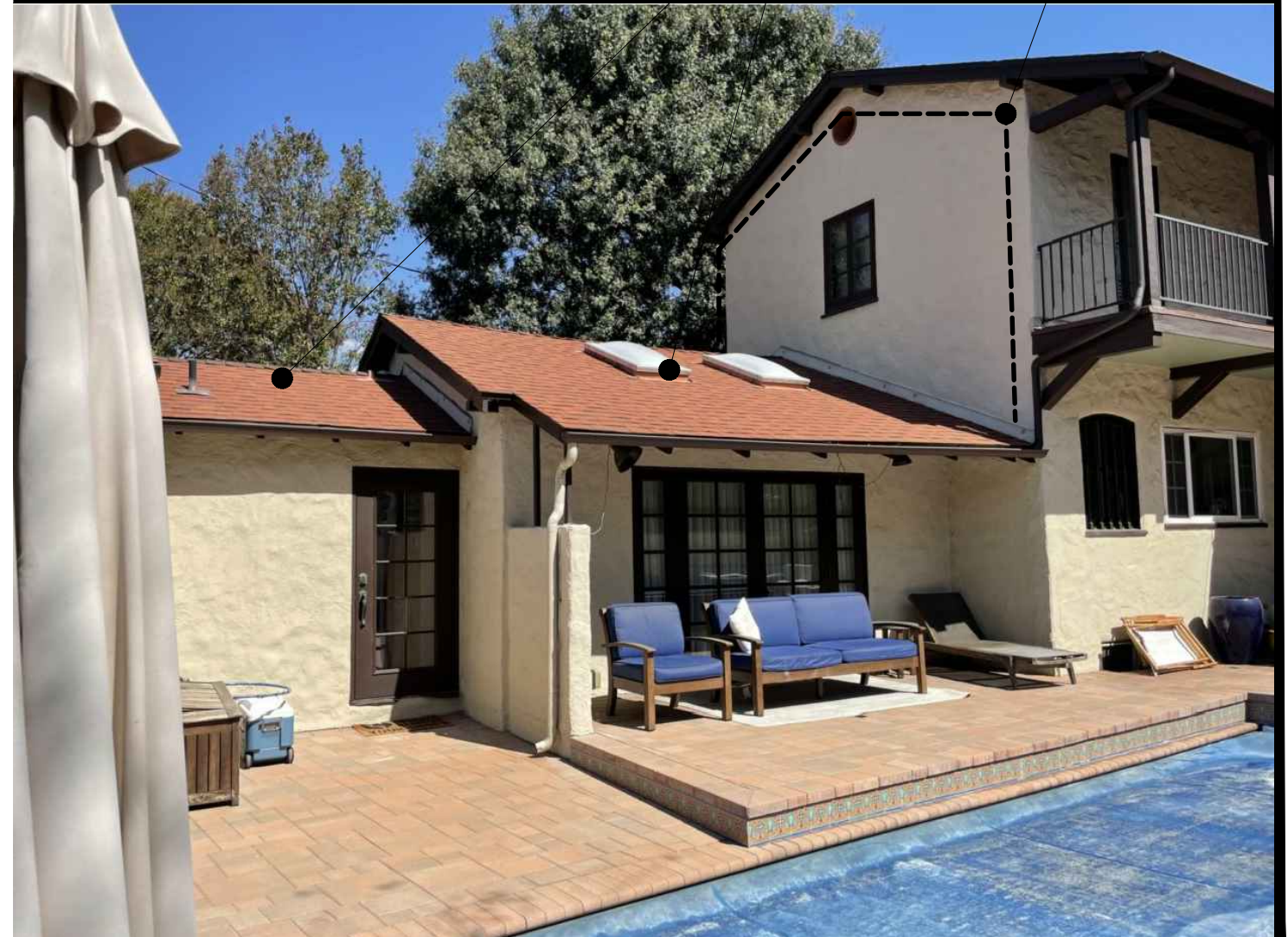
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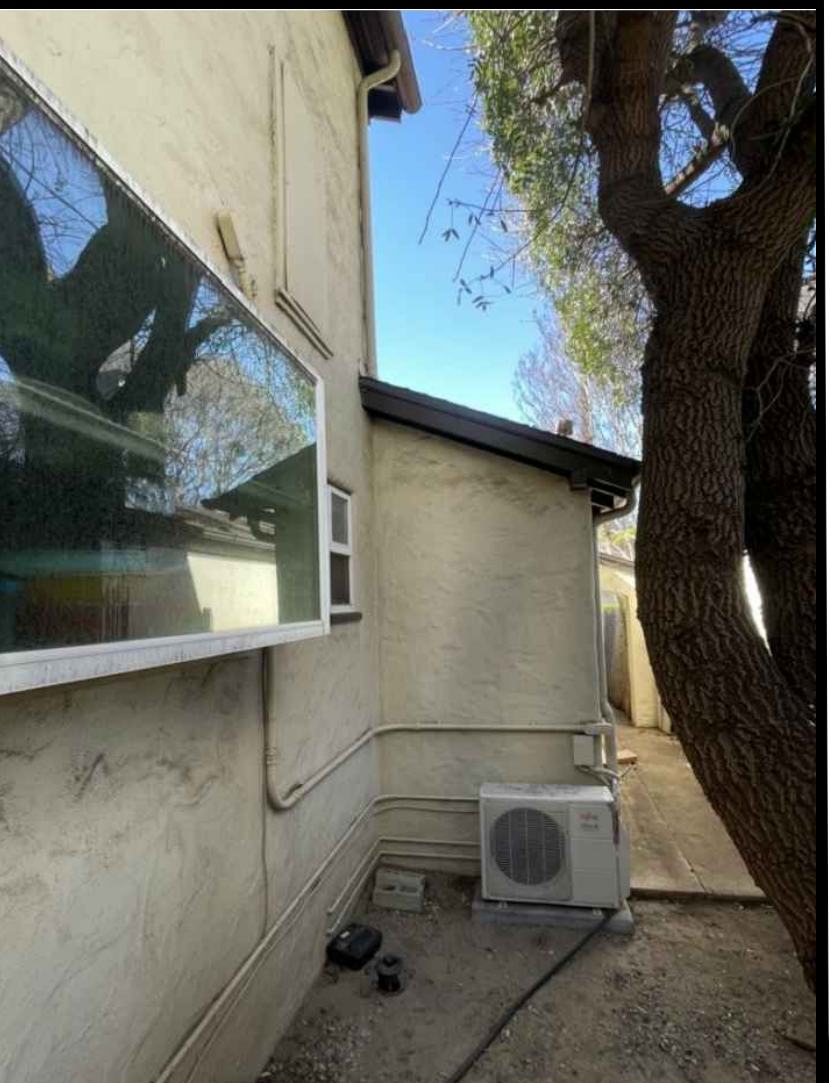
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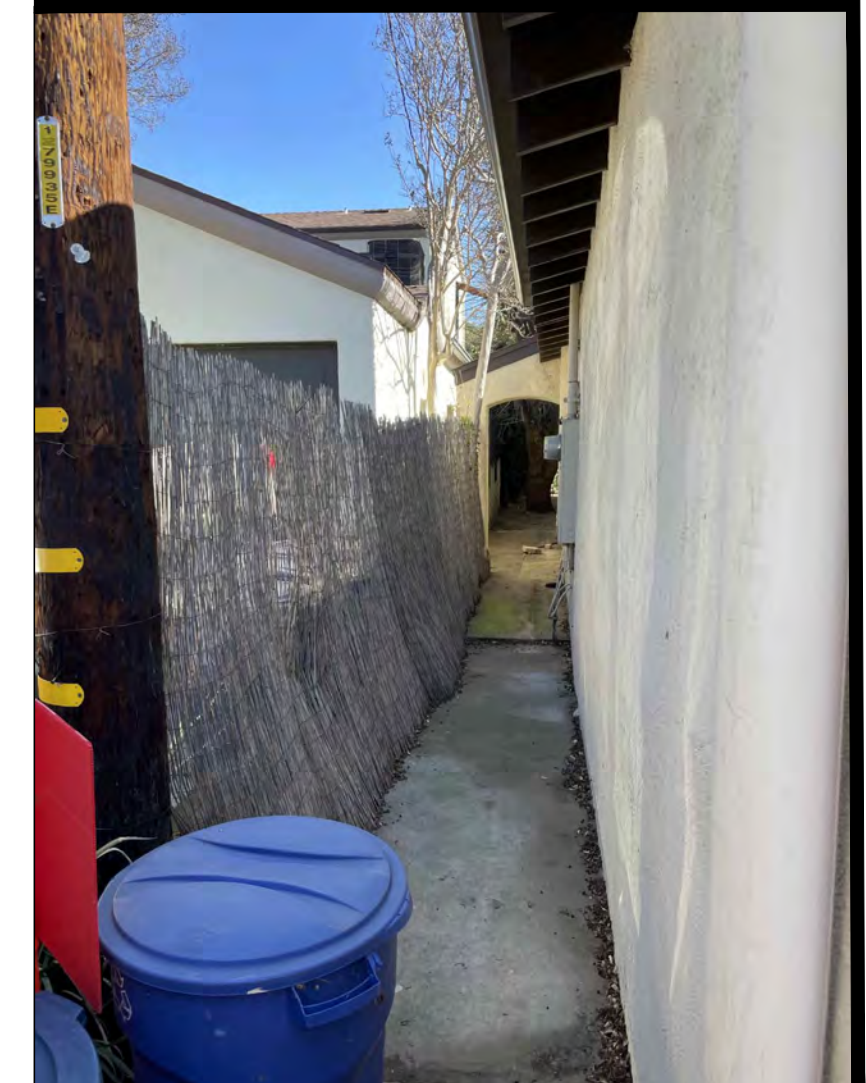
(E) WEST EXTERIOR ELEVATION - B



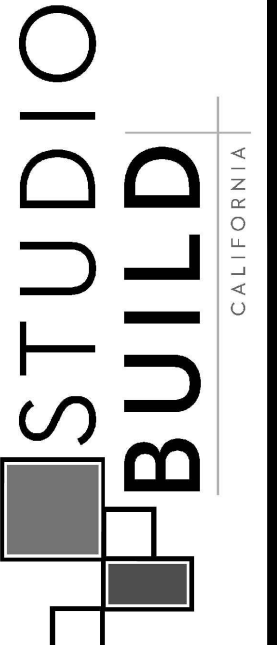
(E) SOUTH EXTERIOR ELEVATION - C



(E) NORTH SIDYARD - C

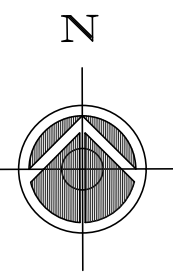


(E) NORTH SIDYARD - D

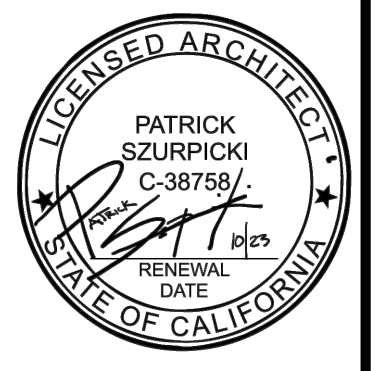


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Revision  
08/07/23 INITIAL SUBMITTAL  
09/06/23 CHC - REVISION SUBMITTAL



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



Project Title  
**KORMAN REMODEL & ADDITION**  
605 GRAND AVE  
SOUTH PASADENA, CA 91030

Print Date  
9/6/2023

Sheet  
A2.1

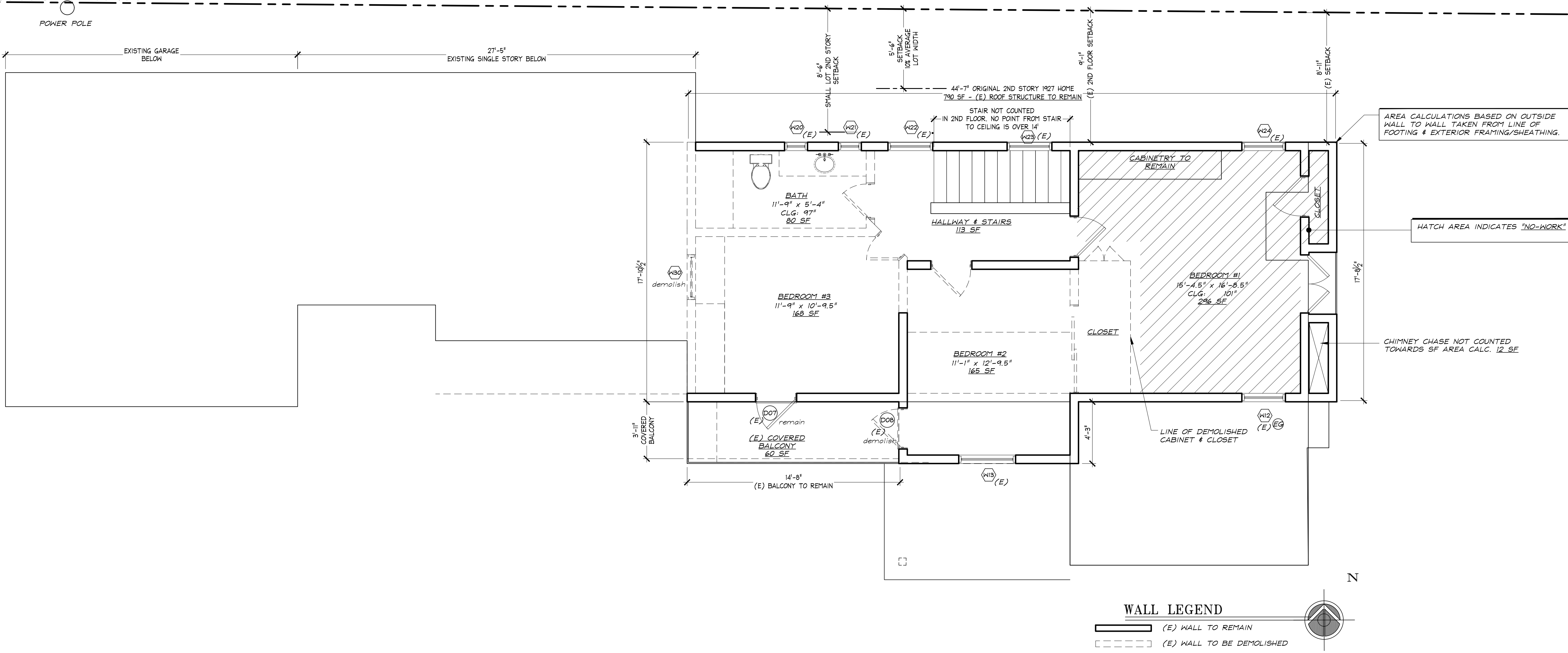
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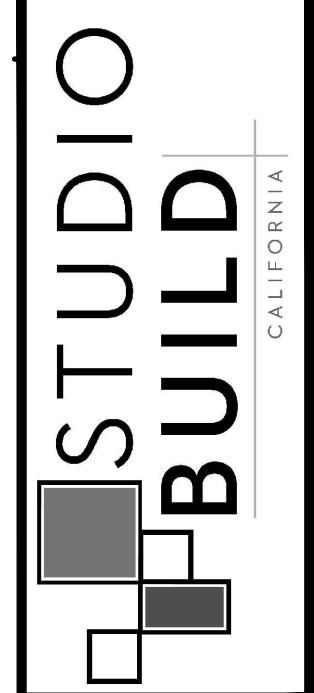
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PROPERTY LINE 130.69'



# 2ND FLOOR DEMOLITION PLAN

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



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Revision	Date	Remarks
△	08/07/23	CHC - INITIAL SUBMITTAL
△	09/06/23	CHC - REVISION SUBMITTAL

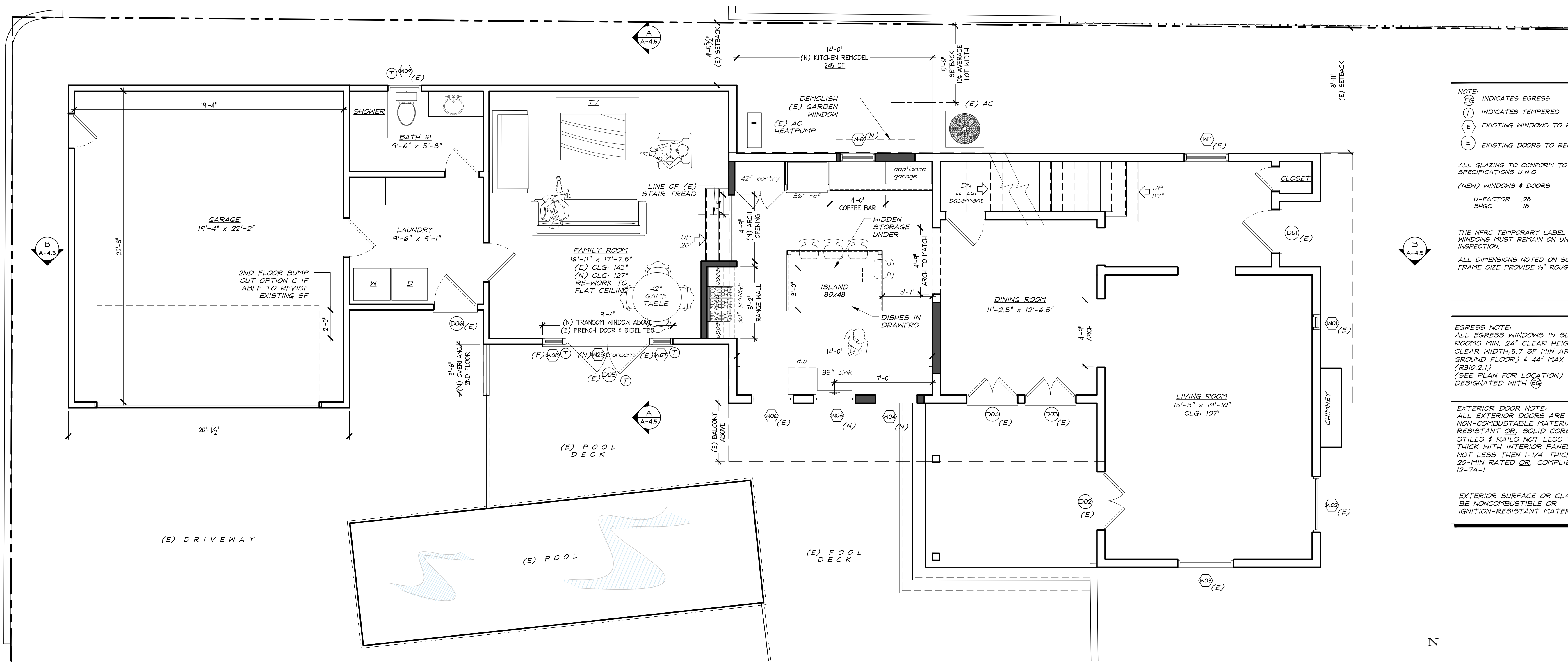
Project Title: **KORMAN REMODEL & ADDITION**  
 605 GRAND AVE  
 SOUTH PASADENA, CA 91030

Print Date: 9/6/2023  
 File Name:

D.P.: PIS  
 Job #: A2.2



9/16/2023 10:29 AM



NOTE:  
 (E) INDICATES EGRESS  
 (T) INDICATES TEMPERED  
 (E) EXISTING WINDOWS TO REMAIN  
 (E) EXISTING DOORS TO REMAIN

ALL GLAZING TO CONFORM TO THE FOLLOWING SPECIFICATIONS U.N.O.  
 (NEW) WINDOWS & DOORS  
 U-FACTOR .28  
 SHGC .18

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON UNIT UNTIL FINAL INSPECTION.

ALL DIMENSIONS NOTED ON SCHEDULE ARE NET FRAME SIZE PROVIDE 1/2" ROUGH ON ALL SIDES.

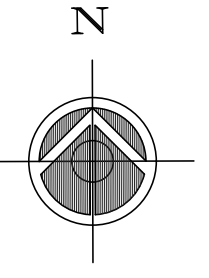
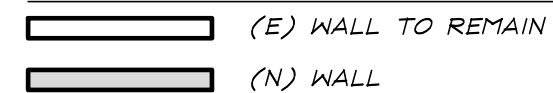
EGRESS NOTE:  
 ALL EGRESS WINDOWS IN SLEEPING ROOMS MIN. 20" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MIN AREA (5.0 SF @ GROUND FLOOR) & 44" MAX SILL HEIGHT (R310.2.1) (SEE PLAN FOR LOCATION) DESIGNATED WITH (E)

EXTERIOR DOOR NOTE:  
 ALL EXTERIOR DOORS ARE NON-COMBUSTIBLE MATERIAL OR, IGNITION RESISTANT OR, SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4" THICK OR, MIN 20-MIN RATED OR, COMPLIES WITH SFM 12-7A-1

EXTERIOR SURFACE OR CLADDING SHALL BE NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

PROPOSED 1ST FLOOR PLAN

WALL LEGEND

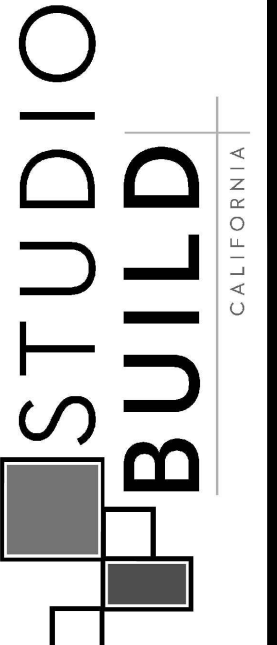


SCALE: 1/4"=1'-0"



605 GRAND AVE  
 INTERIOR CONCEPTS  
 SOUTH PASADENA, CA

605 GRAND AVE  
 INTERIOR CONCEPTS  
 SOUTH PASADENA, CA



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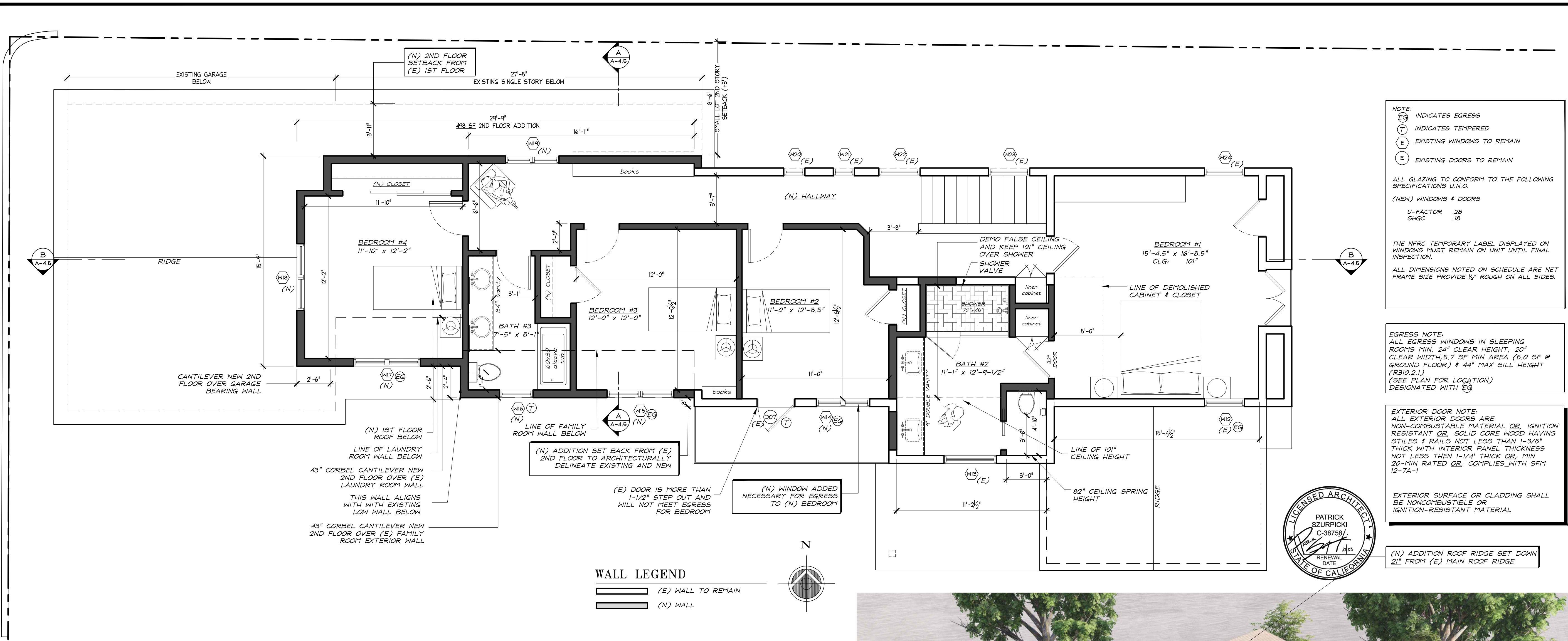
08/07/23 INITIAL SUBMITTAL  
 09/06/23 CHC - REVISION SUBMITTAL

(N) FIRST FLOOR PLAN  
 KORMAN REMODEL & ADDITION  
 605 GRAND AVE  
 SOUTH PASADENA, CA 91030

Print Date: 9/6/2023  
 File Name: [blank]  
 Sheet: A3.1

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**NOTE:**  
 (E) INDICATES EGRESS  
 (T) INDICATES TEMPERED  
 (E) EXISTING WINDOWS TO REMAIN  
 (E) EXISTING DOORS TO REMAIN

ALL GLAZING TO CONFORM TO THE FOLLOWING SPECIFICATIONS UNLESS NOTED:  
 (NEW) WINDOWS & DOORS  
 U-FACTOR .28  
 SHGC .18

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON UNIT UNTIL FINAL INSPECTION.

ALL DIMENSIONS NOTED ON SCHEDULE ARE NET FRAME SIZE PROVIDE 1/2" ROUGH ON ALL SIDES.

**EGRESS NOTE:**  
 ALL EGRESS WINDOWS IN SLEEPING ROOMS MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MIN AREA (5.0 SF @ GROUND FLOOR) & 44" MAX SILL HEIGHT (R310.2.1) (SEE PLAN FOR LOCATION) DESIGNATED WITH (E)

**EXTERIOR DOOR NOTE:**  
 ALL EXTERIOR DOORS ARE NON-COMBUSTIBLE MATERIAL OR, IGNITION RESISTANT OR, SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4" THICK OR, MIN 20-MIN RATED OR, COMPLIES WITH SFM 12-7A-1

EXTERIOR SURFACE OR CLADDING SHALL BE NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

(N) ADDITION ROOF RIDGE SET DOWN 21" FROM (E) MAIN ROOF RIDGE

**WALL LEGEND**  
 (E) WALL TO REMAIN  
 (N) WALL

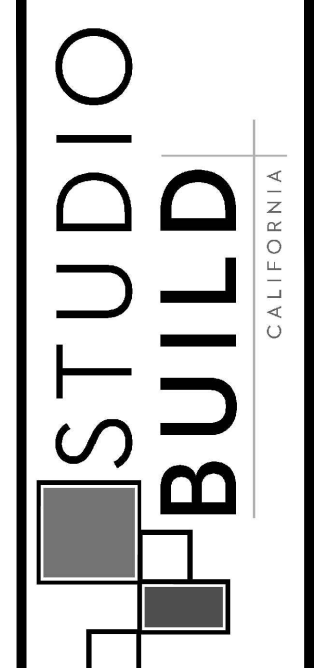


**PROPOSED 2ND FLOOR PLAN**

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



**PROPOSED 2-STORY MASSING STUDY**



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Date: 08/07/23  
 Revision: CHC - INITIAL SUBMITTAL  
 CHC - REVISION SUBMITTAL

09/06/23  
 CHC - REVISION SUBMITTAL

PROJECT TITLE:  
**KORMAN REMODEL & ADDITION**

605 GRAND AVE  
 SOUTH PASADENA, CA 91030

Print Date: 9/6/2023

Sheet: A3.2



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# ROOF & VENTILATION NOTES

- (N) CLASS 'A' ASPHALT ROOFING
- ROOFING ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 9 OF THE RESIDENTIAL CODE AND SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790
- PROVIDE 26 GA. GALVANIZED STEEL FLASHING AT ALL ROOF TO WALL CONDITIONS.
- PROVIDE GALVANIZED FLASHING AROUND PIPES, VENTS, FLUES, AND CHIMNEYS AS REQUIRED

ROOF VENTING NOT REQUIRED (SINGLE HATCHED AREA).  
PER COMPLIANCE WITH ALL 5 REQUIREMENTS CODE SECTION R806.5

CATHEDRAL ROOF VENTING NOT RECOMMENDED PER INSULATION MANUFACTURER'S SPECIFICATIONS. PRODUCT IS 1" OF SPRAY ON CLOSED-CELL POLYURETHANE FOAM. MANUFACTURER: SUPERSGREEN FOAM R-7/IN. 4 DENIM BATT INSULATION TO MAKE UP R-30

FOAM-LOK 2000 QUALIFIES AS A VAPOR RETARDER AS DEFINED BY THE INTERNATIONAL CODE COUNCIL AND ASHRAE (CLASS II) AT A MINIMUM THICKNESS OF 1 1/2 INCHES.

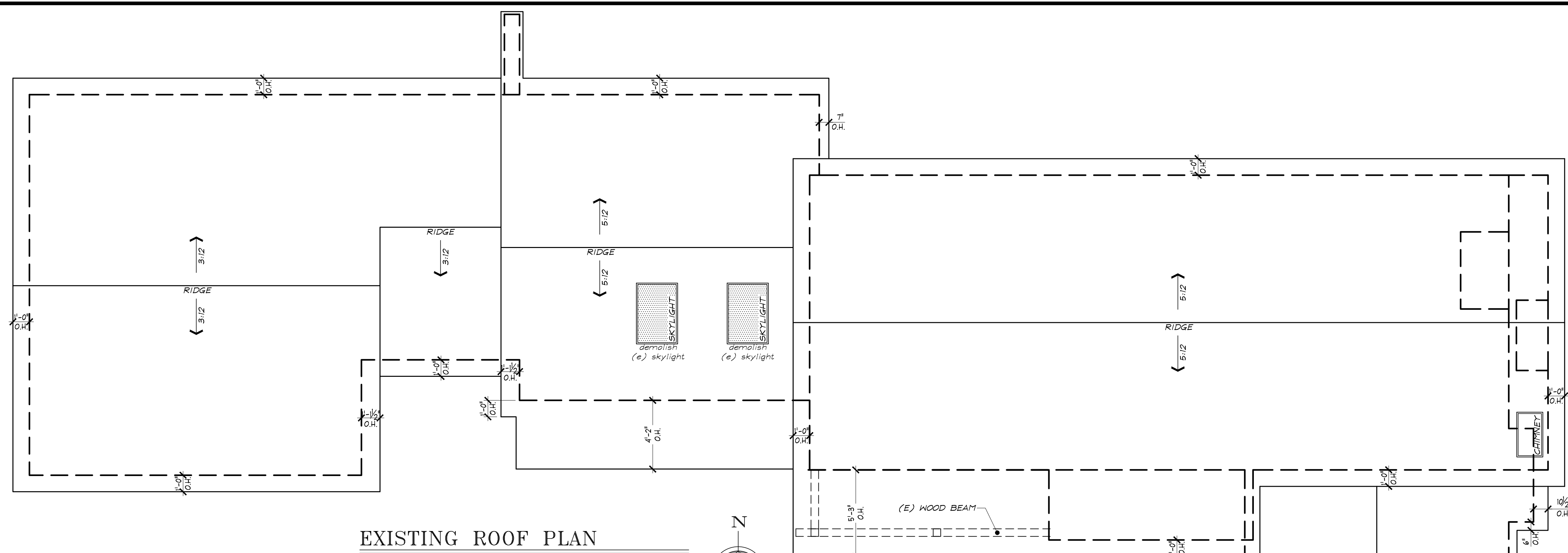
CLOSED CELL R-VALUE 6.3 PER INCH DENIM BATT INSULATION TO MAKE UP THE REMAINING R-30

**ATTIC & CRAWL SPACE VENTILATION NOTES:**  
VENT OPENINGS FOR UNDERFLOOR VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS. UNDERFLOOR VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1 SF FOR EACH 150 SF UNDERFLOOR AREA. OPENINGS SHALL BE AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/16" MIN 1/8" MAX OPENINGS.

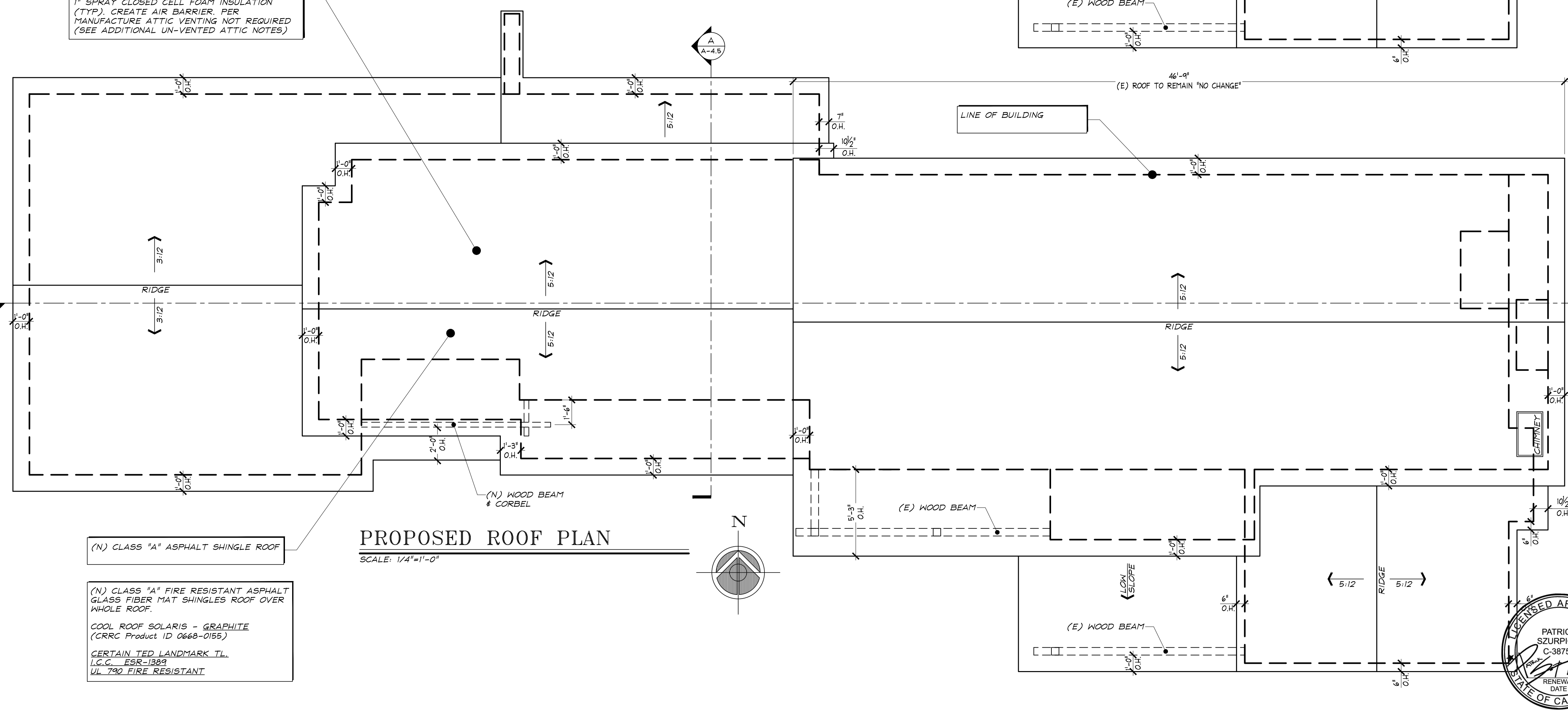
**UNVENTED ATTIC CODE SECTION:**

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.  
UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGING THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

- THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
- NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
- WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH (6.4 MM) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
- IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
- INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
  - ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
  - WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
  - WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
  - WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
  - ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.
- WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER



**INSULATION NOTE:**  
2XB RAFTERS WITH 1" CLOSED CELL FOAM ON UNDERSIDE OF ROOF DECK. 8XB DENIM BATT INSULATION IN REST OF CAVITY.  
1" SPRAY CLOSED CELL FOAM INSULATION (TYP) CREATE AIR BARRIER. PER MANUFACTURE ATTIC VENTING NOT REQUIRED (SEE ADDITIONAL UN-VENTED ATTIC NOTES)



(N) CLASS 'A' ASPHALT SHINGLE ROOF

(N) CLASS 'A' FIRE RESISTANT ASPHALT GLASS FIBER MAT SHINGLES ROOF OVER WHOLE ROOF.  
COOL ROOF SOLARIS - GRAPHITE (CRRP Product ID 0668-0155)  
CERTAIN TED LANDMARK TL I.C.C. ESR-1389  
UL 790 FIRE RESISTANT.



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Revision: 06/07/23 INITIAL SUBMITTAL  
09/06/23 CHC - REVISION SUBMITTAL

EXISTING & PROPOSED ROOF PLANS  
KORMAN REMODEL & ADDITION  
605 GRAND AVE  
SOUTH PASADENA, CA 91030

Print Date: 9/6/2023  
Sheet: A3.3  
SCALE: 1/4"=1'-0"

(N) ROOF PLAN / (E) ROOF PLAN





EXISTING EAST ELEVATION - NO WORK

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

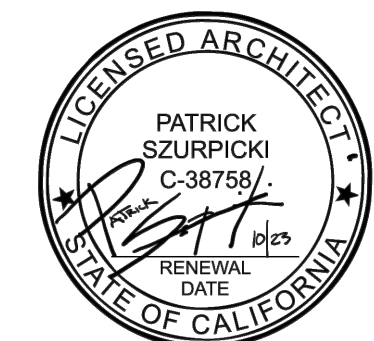


(E) EAST EXTERIOR ELEVATION - 'NO-WORK'



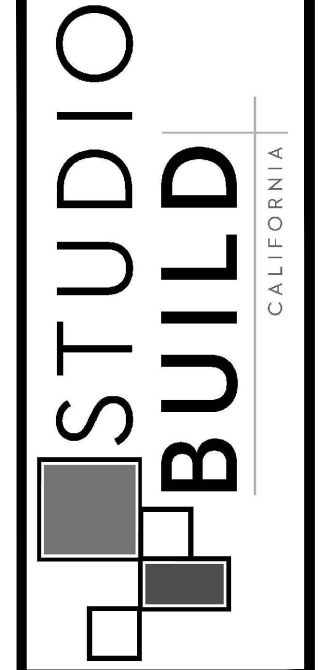
(E) EAST EXTERIOR ELEVATION - 'NO-WORK'

(E) EAST EXTERIOR ELEVATIONS



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

Sheet: A4.1



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Revision	Date	Remarks
△	08/07/23	INITIAL SUBMITTAL
△	09/08/23	CHC - REVISION SUBMITTAL
△		CHC - REVISION SUBMITTAL

Project Title: EXISTING EXTERIOR ELEVATIONS - NO CHANGE

Project: KORMAN REMODEL & ADDITION

605 GRAND AVE  
SOUTH PASADENA, CA 91030

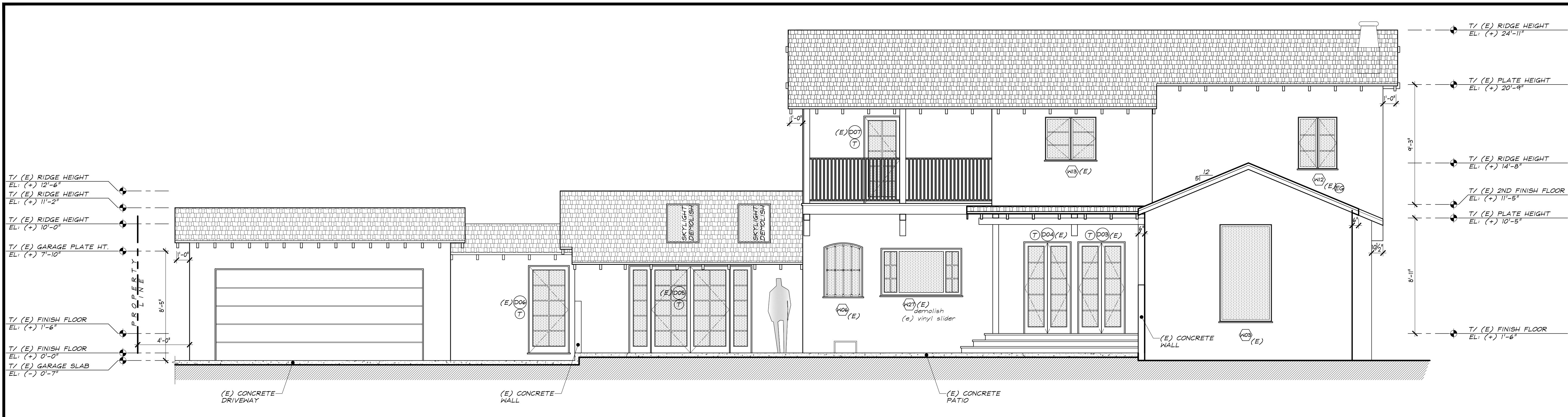
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EXISTING SOUTH ELEVATION

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

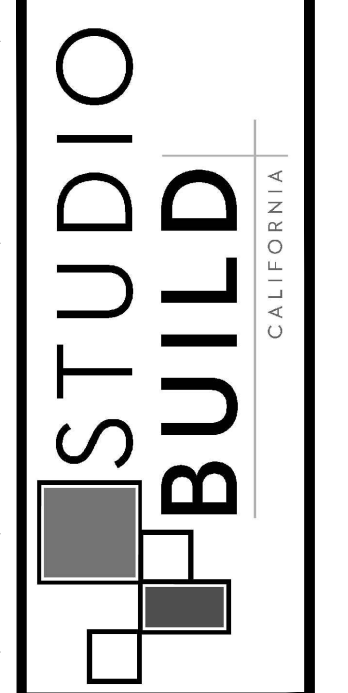


PROPOSED SOUTH ELEVATION

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

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

(E) & (N) SOUTH EXTERIOR ELEVATIONS



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Revision  
08/07/23 INITIAL SUBMITTAL  
09/06/23 CHC - REVISION SUBMITTAL

Project Title  
**EXISTING & NEW SOUTH EXTERIOR ELEVATIONS**  
**KORMAN REMODEL & ADDITION**  
605 GRAND AVE  
SOUTH PASADENA, CA 91030



Print Date  
9/6/2023

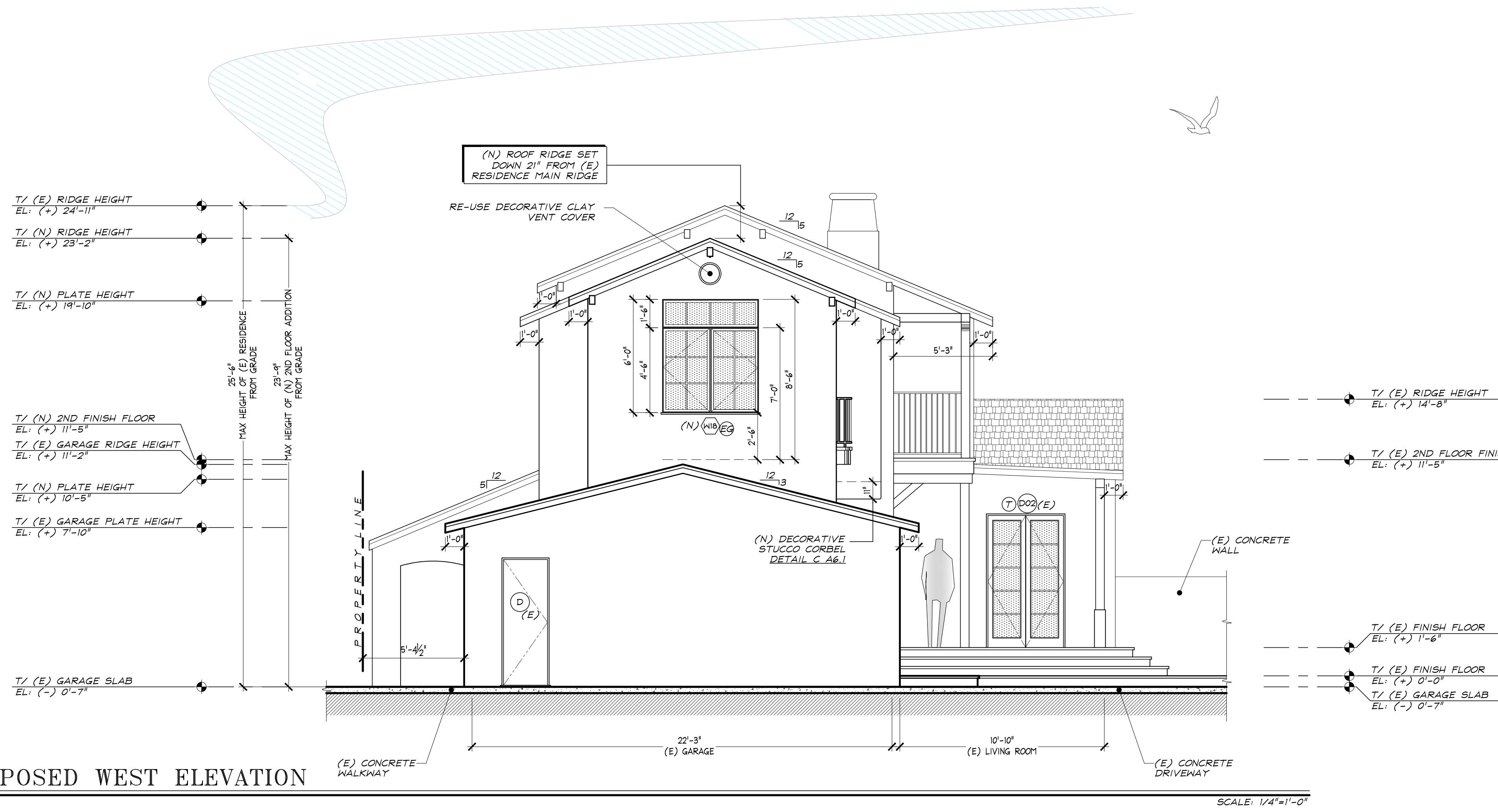
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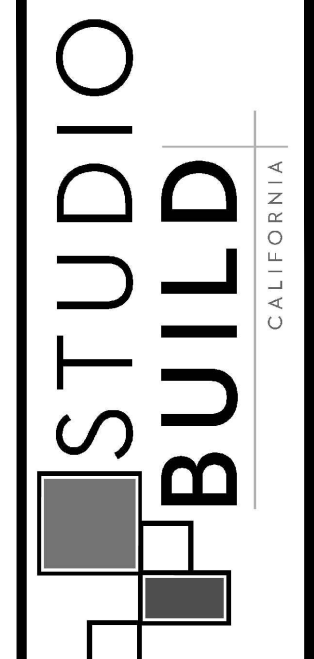


EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

(E) & (N) WEST EXTERIOR ELEVATIONS



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Revision: 08/07/23 INITIAL SUBMITTAL  
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EXISTING & NEW WEST EXTERIOR ELEVATIONS

KORMAN REMODEL & ADDITION

605 GRAND AVE  
 SOUTH PASADENA, CA 91030

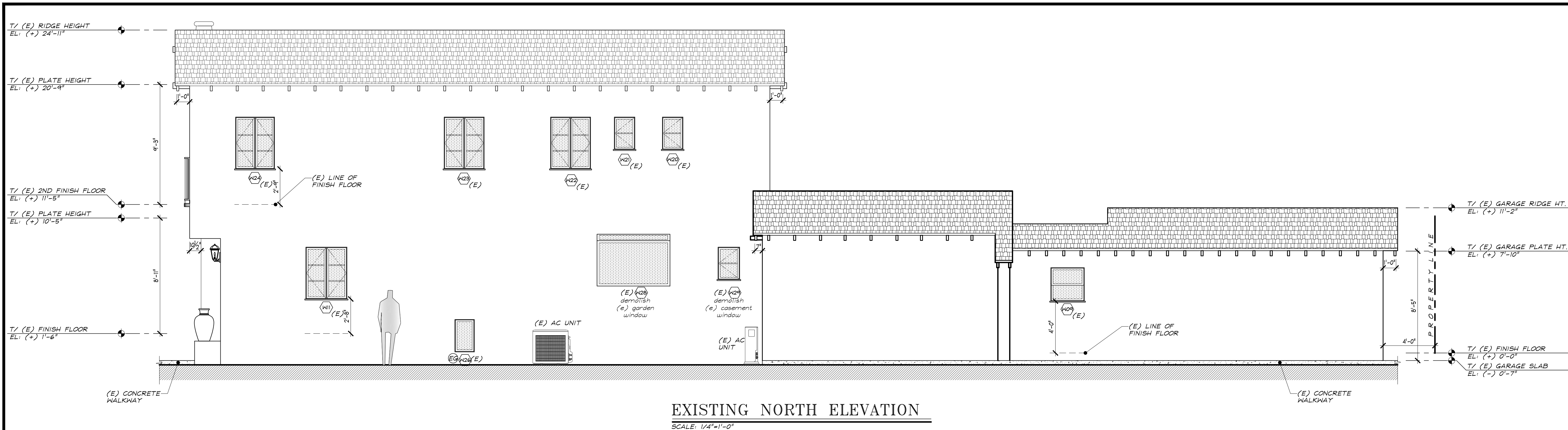
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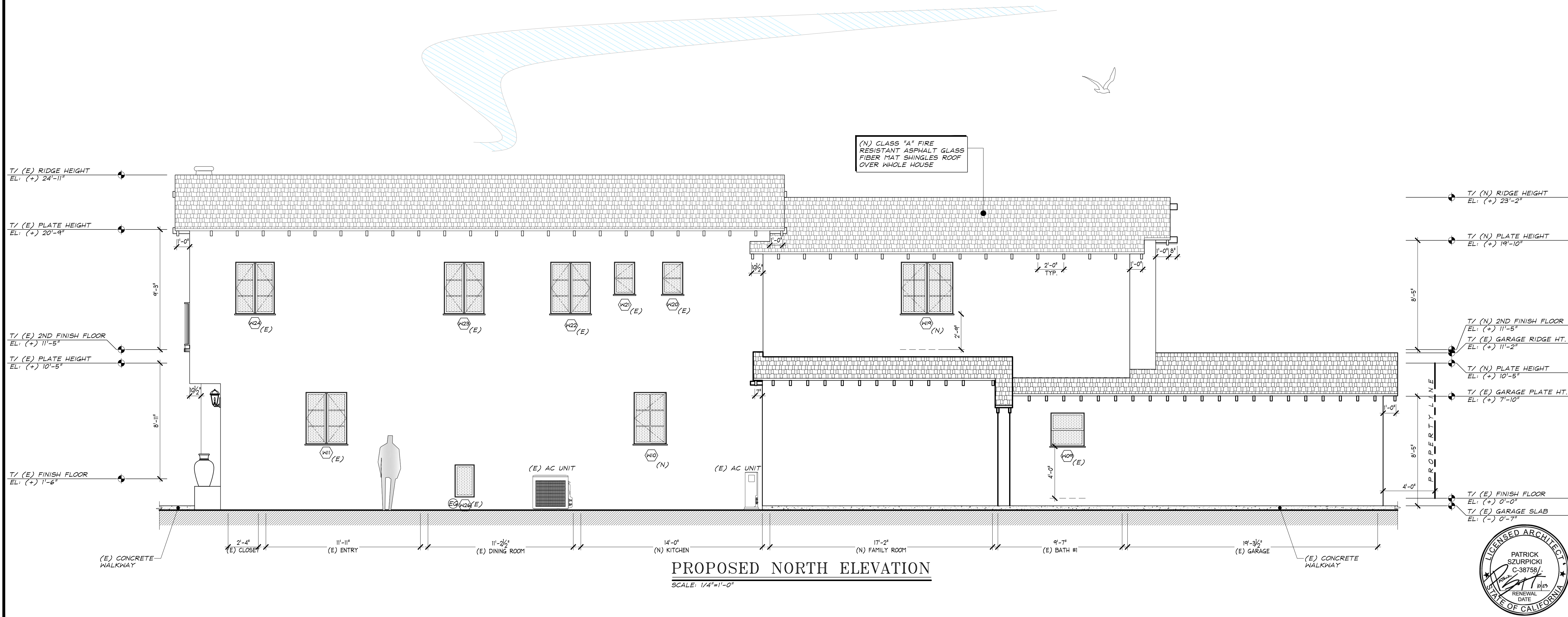
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### EXISTING NORTH ELEVATION

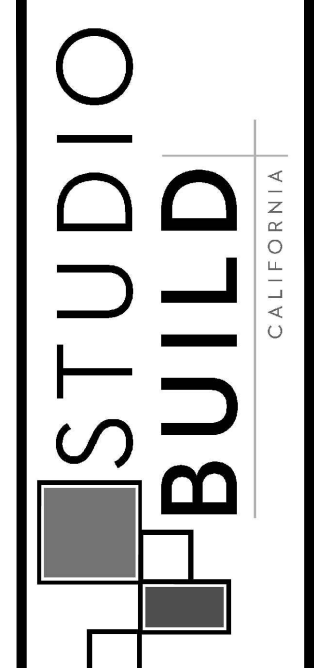
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### PROPOSED NORTH ELEVATION

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

## (E) & (N) NORTH EXTERIOR ELEVATIONS



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Revision: 08/07/23 INITIAL SUBMITTAL  
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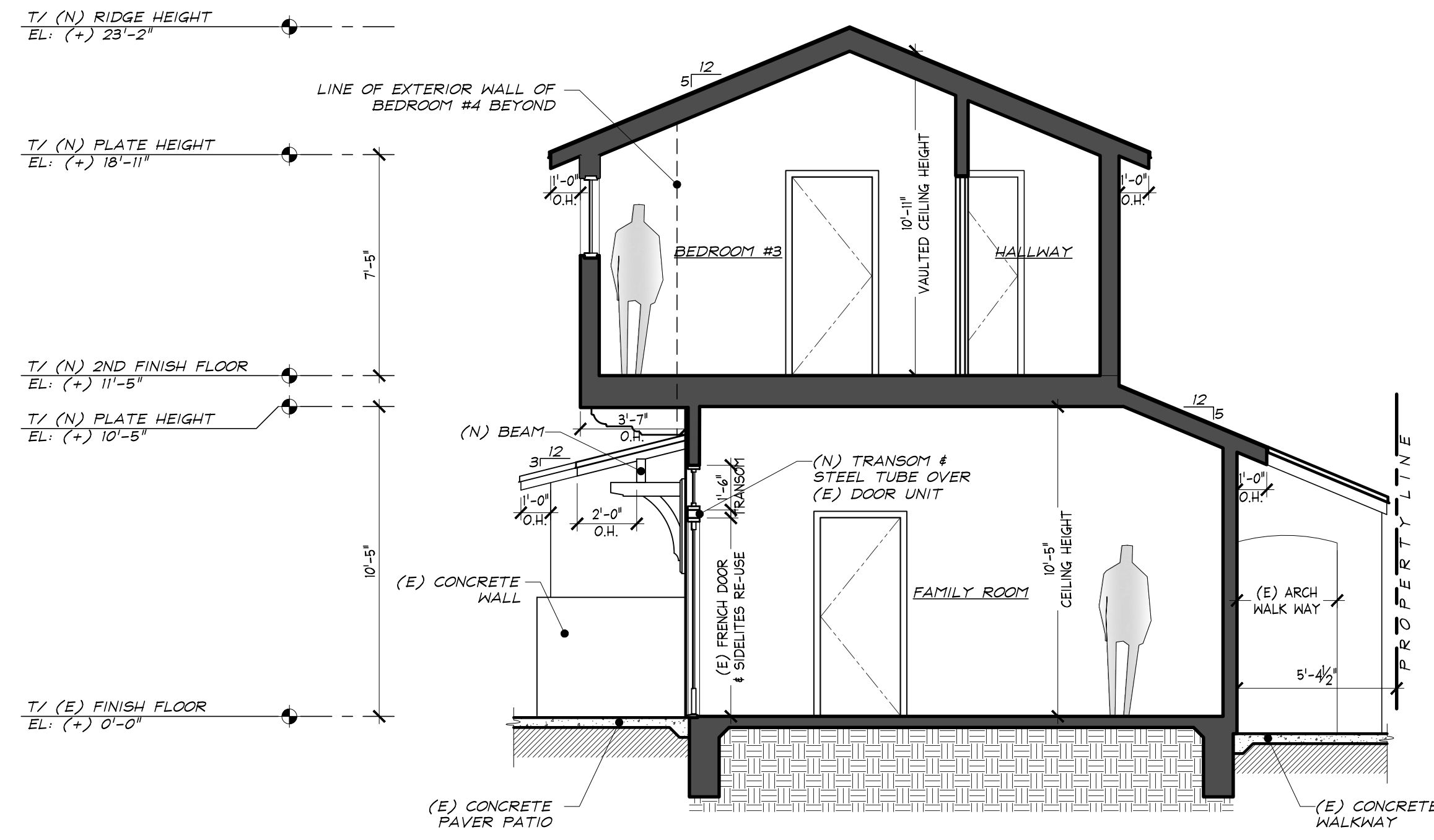
Project Title: **EXISTING & NEW NORTH EXTERIOR ELEVATIONS**  
 KORMAN REMODEL & ADDITION  
 605 GRAND AVE  
 SOUTH PASADENA, CA 91030



Print Date: 9/6/2023  
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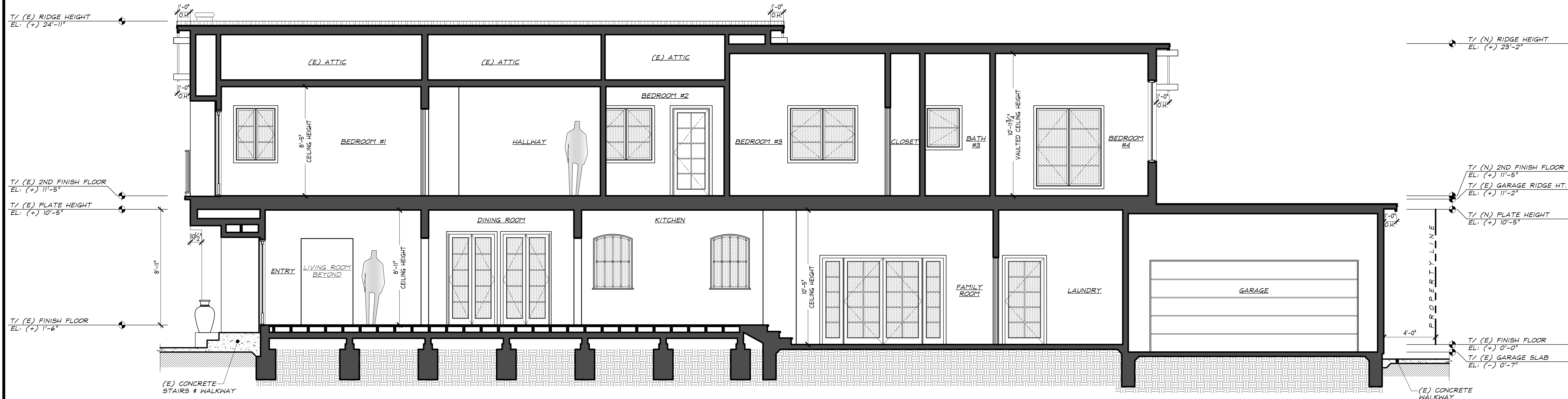
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PROPOSED BUILDING - SECTION A

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



PROPOSED BUILDING - SECTION B

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

(N) BUILDING SECTIONS



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Date	08/07/23	Revision	INITIAL SUBMITTAL
Date	09/08/23	Revision	REVISION SUBMITTAL
Date		Revision	

NEW BUILDING SECTIONS  
 KORMAN REMODEL & ADDITION  
 605 GRAND AVE  
 SOUTH PASADENA, CA 91030



Scale	1/4"=1'-0"
Sheet	A4.5



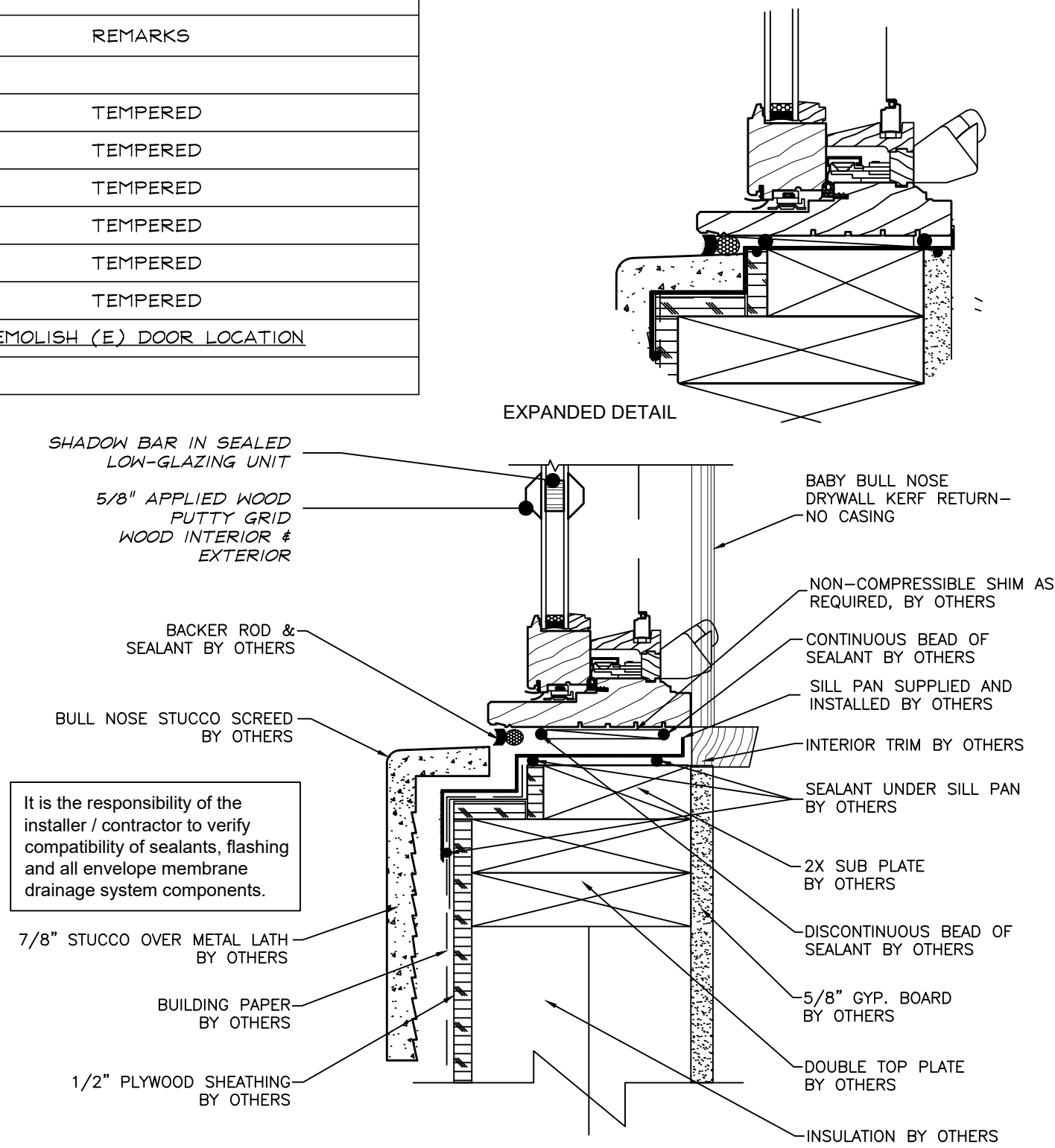
1ST FLOOR WINDOW SCHEDULE											
SYM.	CONDITION	LOCATION	SIZE (W x H)	HDR HT	TYPE	OPERATION	MFR	MODEL	MATERIAL	GLASS	REMARKS
W01	EXISTING	LIVING ROOM	13 x 24	80	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W02	EXISTING	LIVING ROOM	48 x 48	80	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W03	EXISTING	LIVING ROOM	48 x 90	80	FIXED		CUSTOM		WOOD	DUAL GLAZE LOW E	
W04	NEW	KITCHEN	36 x 48	85	FIXED		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	ARCH TOP TO MATCH (E) W06
W05	NEW	KITCHEN	36 x 48	85	FRENCH CASEMENT		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	
W06	EXISTING	KITCHEN	36 x 48	80	FIXED		CUSTOM		WOOD	DUAL GLAZE LOW E	
W07	EXISTING	FAMILY ROOM	20 x 80	80	SIDELITE		CUSTOM		WOOD	DUAL GLAZE LOW E	
W08	EXISTING	FAMILY ROOM	20 x 80	80	SIDELITE		CUSTOM		WOOD	DUAL GLAZE LOW E	
W09	EXISTING	BATH #1	31 x 31	80	DOUBLE HUNG				FIBERGLASS	DUAL GLAZE LOW E	
W10	NEW	KITCHEN	30 x 48	80	CASEMENT		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	
W11	EXISTING	ENTRANCE	36 x 48	80	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W25	NEW	FAMILY ROOM	112 X 18	102	TRANSOM		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	
W26	EXISTING	BASEMENT	18 X 30	42	CASEMENT		ORIGINAL		WOOD	DUAL GLAZE LOW E	EGRESS
W27	EXISTING	(E) KITCHEN	72 X 42	80	SLIDER		N/A		VINYL		DEMOLISH
W28	EXISTING	(E) KITCHEN	62 X 48	80	GARDEN WINDOW		N/A		ALUM		DEMOLISH
W29	EXISTING	(E) PANTRY	20 X 30	80	GARDEN WINDOW		N/A		ALUM		DEMOLISH

2ND FLOOR WINDOW SCHEDULE											
SYM.	CONDITION	LOCATION	SIZE (W x H)	HDR HT	TYPE	OPERATION	MFR	MODEL	MATERIAL	GLASS	REMARKS
W12	EXISTING	BEDROOM #1	36 x 48	81	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	EGRESS
W13	EXISTING	BATH #2	47 x 40	81	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W14	NEW	BEDROOM #2	52 x 48	81	(2) CASEMENT		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	EGRESS
W15	NEW	BEDROOM #3	60 x 48	81	CASEMENT		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	EGRESS
W16	NEW	BATH #3	30 x 48	81	CASEMENT		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	
W17	NEW	BEDROOM #4	60 x 72	84	(2) FIXED CASEMENT		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	FACTORY MULLED
W18	NEW	BEDROOM #4	61 x 72	114	(2) CASEMENT/TRANSOM		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	FACTORY MULLED EGRESS
W19	NEW	HALLWAY	48 x 48	81	(2) CASEMENT/TRANSOM		SIERRA PACIFIC		WOOD	DUAL GLAZE LOW E	
W20	EXISTING	HALLWAY	19 x 30	81	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W21	EXISTING	HALLWAY	19 x 30	81	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W22	EXISTING	HALLWAY	37 x 48	81	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W23	EXISTING	HALLWAY	37 x 48	81	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W24	EXISTING	BEDROOM #1	37 x 48	81	CASEMENT		CUSTOM		WOOD	DUAL GLAZE LOW E	
W30	EXISTING	BEDROOM #1	42 x 54	81	(2) CASEMENT		ORIGINAL		WOOD	SINGLE GLAZ	DEMOLISH

EXTERIOR DOOR SCHEDULE							
SYM.	DOOR	LOCATION	SIZE (W x H)	HDR HT	DESCRIPTION	MATERIAL	REMARKS
D01	EXISTING	ENTRY	42 X 84	86	IN-SWING	SOLID WOOD	
D02	EXISTING	LIVING ROOM	48 X 84	86	FRENCH IN-SWING	WOOD	TEMPERED
D03	EXISTING	DINING ROOM	42 X 84	86	FRENCH IN-SWING	WOOD	TEMPERED
D04	EXISTING	DINING ROOM	42 X 84	86	FRENCH IN-SWING	WOOD	TEMPERED
D05	EXISTING	FAMILY ROOM	72 X 80	82	FRENCH OUT-SWING	WOOD	TEMPERED
D06	EXISTING	LAUNDRY ROOM	36 X 80	82	IN-SWING	WOOD	TEMPERED
D07	EXISTING	BEDROOM #2	32 X 80	82	OUT-SWING	WOOD	TEMPERED
D08	EXISTING	BATH #2	32 X 80	82	OUT-SWING	WOOD	DEMOLISH (E) DOOR LOCATION



DUAL GLAZE UNIT GRID DETAIL



(N) WOOD WINDOW DETAILS

SCALE: N.T.S.

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4).

- FIXED AND OPERABLE PANELS OF SLIDING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
  - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
  - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
  - GLAZING IN GUARDS AND RAILINGS.
  - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
  - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
  - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
  - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING (R304.2).

**NOTE:**  
 (E) INDICATES EGRESS  
 (T) INDICATES TEMPERED  
 (E) EXISTING WINDOWS TO REMAIN  
 (E) EXISTING DOORS TO REMAIN

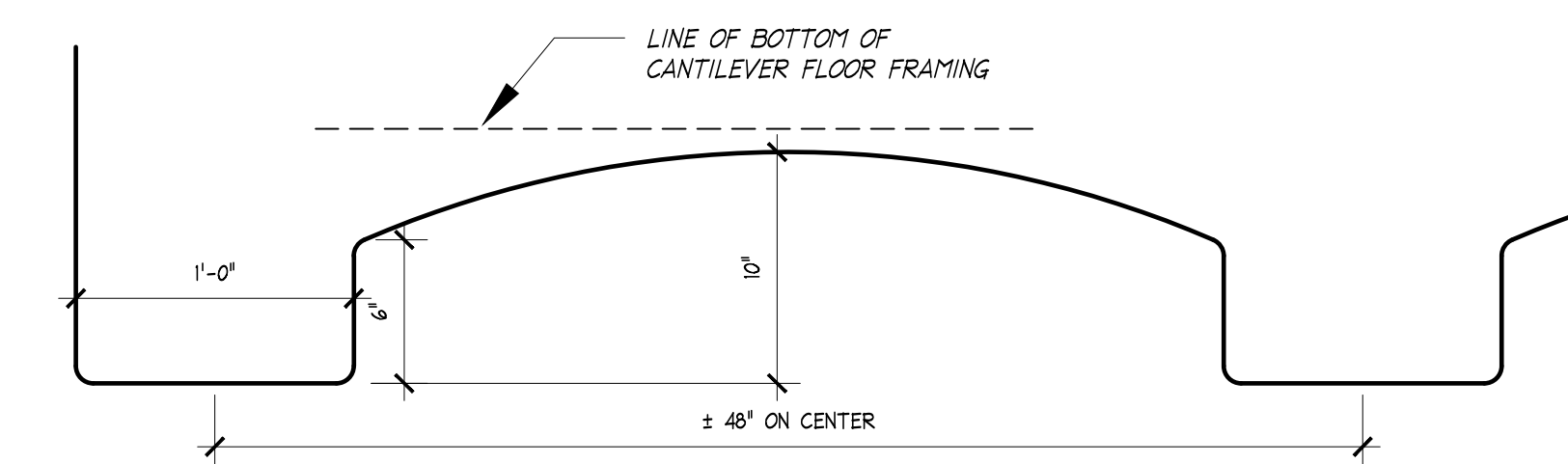
ALL GLAZING TO CONFORM TO THE FOLLOWING SPECIFICATIONS U.N.O.  
 (NEW) WINDOWS & DOORS  
 U-FACTOR .28  
 SHGC .18  
 THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON UNIT UNTIL FINAL INSPECTION.  
 ALL DIMENSIONS NOTED ON SCHEDULE ARE NET FRAME SIZE PROVIDE 1/2" ROUGH ON ALL SIDES.

**EGRESS NOTE:**  
 ALL EGRESS WINDOWS IN SLEEPING ROOMS MIN. 20" CLEAR HEIGHT, 20" CLEAR WIDTH; 5.7 SF MIN AREA (5.0 SF @ GROUND FLOOR) & 44" MAX SILL HEIGHT (R310.2.1) (SEE PLAN FOR LOCATION) DESIGNATED WITH (E)

**EXTERIOR DOOR NOTE:**  
 ALL EXTERIOR DOORS ARE NON-COMBUSTIBLE MATERIAL OR IGNITION RESISTANT OR SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4" THICK OR, MIN 20-MIN RATED OR, COMPLIES WITH SFM 12-7A-1 EXTERIOR SURFACE OR CLADDING SHALL BE NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

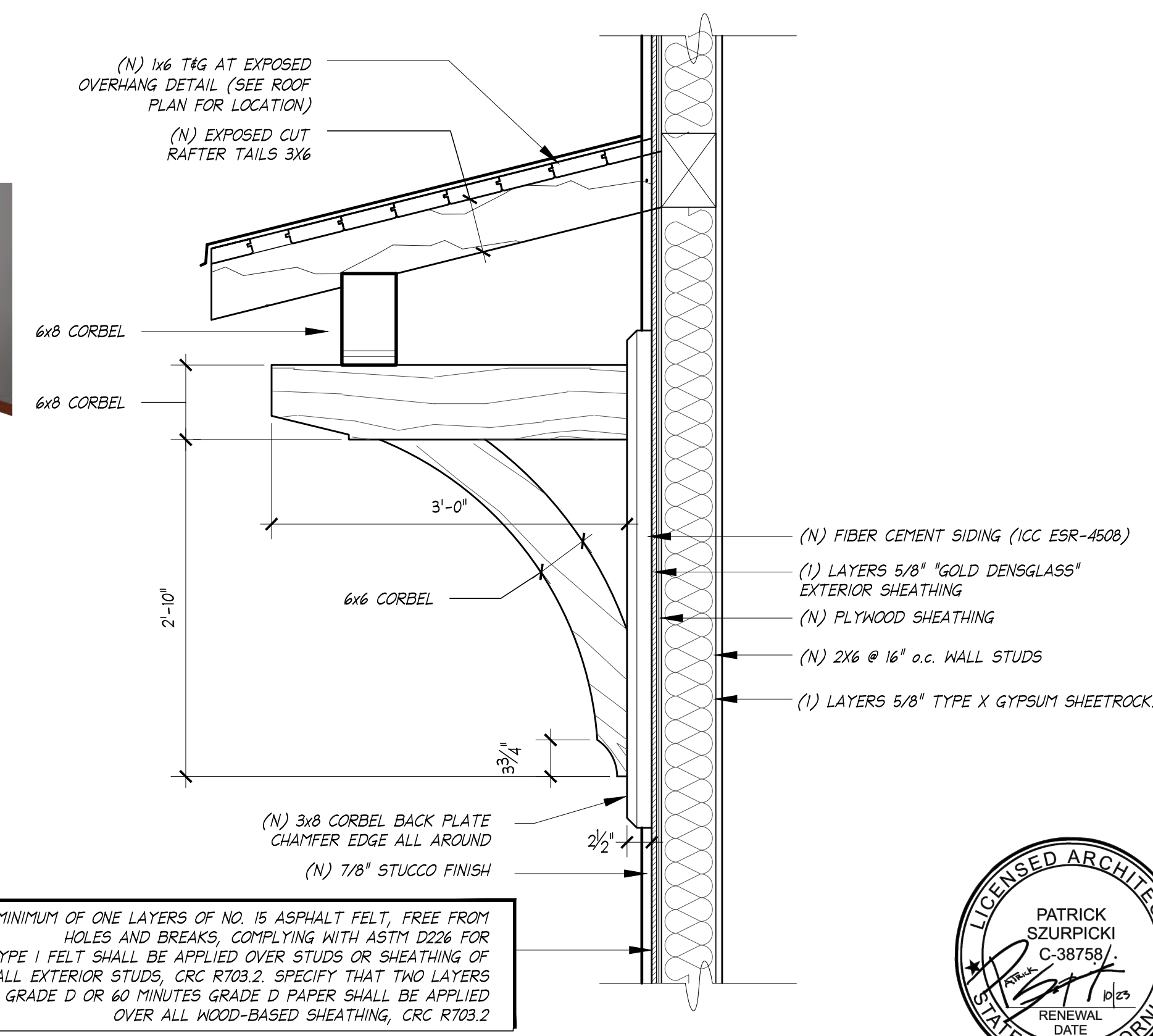


(N) WOOD CASEMENT WINDOWS - SIERRA PACIFIC - ASPEN COLLECTION



(N) STUCCO CORBEL DETAIL

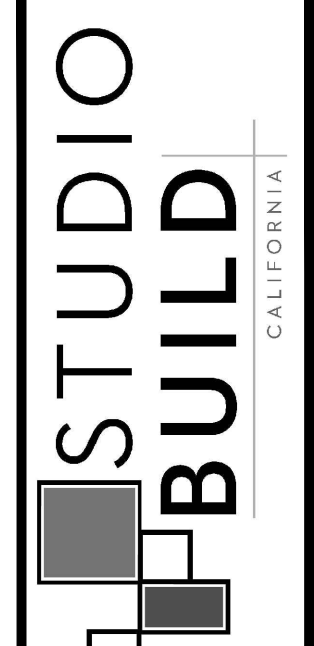
SCALE: 1-1/2"=1'-0"



OVERHANG RAFTER DETAIL

SCALE: 1-1/2"=1'-0"

SCHEDULES & DETAILS



Copyright Notice: The use of these plans is restricted to the project and location shown. It is expressly limited to such use. Any other use, in whole or in part, is prohibited. The user of these plans shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The user shall indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from or due to the use of these plans.

Revision: 08/07/23 INITIAL SUBMITTAL  
 09/06/23 CHC - REVISION SUBMITTAL

Scale: N.T.S.

(N) WINDOW SCHEDULE & DETAILS  
 KORMAN REMODEL & ADDITION  
 605 GRAND AVE  
 SOUTH PASADENA, CA 91030



Print Date: 9/6/2023  
 File Name:

Sheet: A6.1





# Cultural Heritage Commission Agenda Report

ITEM NO. 6

**DATE:** October 19, 2023

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Mackenzie Goldberg, Assistant Planner

**SUBJECT:** **Project No. LMR23-0001 is a request for a Landmark Historic Designation for a single-family residence located at 1209 Indiana Avenue (Assessor's Parcel Number: 5314-010-061).**

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## Recommendation

Staff recommends that the Cultural Heritage Commission appoint a subcommittee to review a request for a Landmark Historic Designation.

## Discussion/Analysis

On August 27, 2023, the applicants, Michael Emerling and Ruth Ballenger, submitted an application for a Landmark Historic Designation for the single-family residence located at 1209 Indiana Avenue. A Letter of Intent was prepared by the applicant and has been included as **Attachment 1**.

As stated in the report, the single-family residence was built in 1911 and is an intact Chalet-Craftsman Bungalow. The subject property is listed on the South Pasadena Inventory of Cultural Resources and was found to be eligible for individual landmark status in the city's 2015 Historic Resource Survey (**5S3**); However, the subject property has yet to be formally designated or landmarked.

Staff recommends that the Commission appoint a subcommittee to review this request in further detail.

## Environmental Analysis

The designation of landmarks qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8. Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

### **Staff Recommendation**

Staff recommends that the Commission appoint a subcommittee of two members to review the application for consideration of a landmark designation.

### **Public Noticing**

The public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

### **Next Steps**

The appointed "Landmark Subcommittee" will review the submitted materials. Planning staff will arrange a site visit with the applicant, applicant representative, and the Landmark Subcommittee to inspect and discuss the property in question of a landmark designation.

### **Attachment**

1. Letter of Intent

# **ATTACHMENT 1**

Letter of Intent



# Michael Emerling and Ruth Ballenger

1209 Indiana Avenue  
South Pasadena, California 91030  
(p) 626.824.1913 (e) [mikeE@alumni.caltech.edu](mailto:mikeE@alumni.caltech.edu)

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Matt Chang, Planning Manager; Mark Gallatin, Chair, Cultural Heritage Commission  
City of South Pasadena Planning & Building Department  
1414 Mission Street  
South Pasadena, CA 91030

August 27, 2023

Dear Mr. Chang and Mr. Gallatin:

We are writing to express our interest in applying for the Mills Act for our home at 1209 Indiana Avenue, South Pasadena (APN #5314-010-061), an intact Chalet-Craftsman Bungalow constructed in 1911. Our understanding is that our home is listed on the South Pasadena Inventory of Cultural Resources but has not yet been formally designated on the Register of Cultural Resources. This finding of individual landmark eligibility for our property was confirmed in 2015 through the City of South Pasadena Historic Resources Survey update, which assigned a California Historical Resources status code of "5S3" to the property.

Since purchasing the home in 2006, it has served as our family's primary residence. Over the years, we have invested time and resources to maintain our home in good repair. However, several issues have emerged recently that ideally need attention soon, in particular due to the rains we experienced in 2023 (and with the upcoming El Nino weather pattern predicted for 2023/2024). Some of the issues include recent leaks in the roof which were particularly pronounced during the rains this last year. These leaks are evidenced by recent damage in the wood detailing in the front of the structure. Additionally, an existing retaining wall at the west side of our property, separating our house from a sloped, undeveloped hill sitting above the wall, shows signs of cracking and potential failure. During heavy rains, the wall does not prevent all water from passing through to our property, which is concerning for the site overall as well as for the distinctive wood shingles on our exterior walls, which extend down to the concrete foundation.

We understand that our residence needs to be designated on the Register to qualify for the Mills Act program. To complete the landmark nomination, and to make sure our Mills Act workplan meets the City's requirements, we have asked local preservation specialist Debi Howell-Ardila to prepare both applications. She has conducted a site visit and started a literature review for the property; based on this, Debi has shared her opinion that our home qualifies for designation as a distinctive, intact Chalet-Craftsman Bungalow and that, given the repair, rehabilitation, maintenance items needed, our home would be a very strong candidate for a potential Mills Act contract.

We do understand that this Letter of Intent arrives late in the year to submit a Mills Act application (we just learned of the program recently), but we wonder if the City and CHC have discretion to expedite review of our application for this year. The Mills Act would help us address the pressing issues before us (repair/replace the roof to stop the leaks and wood damage, to study the best method for mitigating potential flowing water damage to the structure and address the retaining wall, and to plan for the rehabilitation/repairs and repainting of the wonderful original wood features on the exterior of our house), but we are concerned about waiting another year before being able to address these issues. The Mills Act program and property tax abatement would serve as a great help as we continue to maintain our property and address these time-sensitive issues.

Following this letter, you'll find a brief overview of the existing conditions of the façade of our house, along with a few images of the retaining wall and exterior materials overall. Thank you for your consideration. We look forward to hearing from you on next steps, and whether an expedited application process for 2023 might be possible.

Sincerely,



Michael Emerling and Ruth Ballenger

# Appendix A

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## Photographic Overview

Figure 1 1209 Indiana Avenue, northeast perspective



Figure 2 1209 Indiana Avenue, southeast perspective





Figure 3 Detail, façade, 1209 Indiana Avenue, southeast perspective





Figure 4 Detail, façade and south elevation, 1209 Indiana Avenue, east perspective





Figure 5 Roof eave treatment and details, façade and south elevation, east perspective





Figure 6 Façade detail, east perspective





Figure 7 Overview of retaining wall, south perspective



Figure 8 Detail of cracks and water penetration in retaining wall, south perspective

