



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

**AGENDA
REGULAR MEETING
THURSDAY, NOVEMBER 16, 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>

| | | |
|-------------------------|---------------|-------------------|
| CALL TO ORDER: | Chair | Mark Gallatin |
| ROLL CALL: | Chair | Mark Gallatin |
| | Vice-Chair | Conrado Lopez |
| | Commissioner | William Cross |
| | Commissioner | Jeremy Ding |
| | Commissioner | Kristin Morrish |
| COUNCIL LIAISON: | 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.

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)

PRESENTATION

2. 1831 Laurel Street

CONSENT CALENDAR ITEMS

3. Minutes from the Regular Meeting of June 15, 2023

4. Minutes from the Regular Meeting of July 20, 2023

PUBLIC HEARING

- 5. 1907 Fremont Avenue, Project No. 2570/SGN** – A request for a new business sign “HARUKI LASH” located at 1907 Fremont Avenue (APN: 5319-019-002). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301 – Class 1 (Existing Facilities), Section 15311 – Class 11 (Accessory Structures), and Section 15331 – Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

Finding the project exempt from CEQA pursuant to Sections 15301, 15311, and 15331. Approve the Certificate of Appropriateness, subject to the conditions of approval.

DISCUSSION

6. Process for Demolition of Accessory Structures

Recommendation

Discuss and provide direction to staff.

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 December 21, 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.

11/08/2023

Date

Sandra Robles, Associate Planner

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

June 15, 2023 at 6:30 P.M.

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

ROLL CALL

The meeting convened at: 6:31 pm

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

Commissioners Absent: Jeremy Ding

Staff Present: Matt Chang (Planning Manager), Braulio Madrid (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, Commissioner Morrish and Vice-Chair Lopez disclosed site visits to the properties on the agenda.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR ITEM

2. Minutes from the Regular Meeting of November 17, 2022

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 May 18, 2023 Cultural Heritage Commission meeting.

Recommendation:

Continue this item to the July 20, 2023 Cultural Heritage Commission meeting.

Decision:

Chair Gallatin moved, seconded by Vice-Chair Lopez, to continue this item to the July 20, 2023 Cultural Heritage Commission meeting.

Motion carried, 4-0.

PUBLIC HEARING

- 4. 250 Saint Albans Avenue, Project No. 2538-NID/DRX** – A request for a Notice of Intent to Demolish a 1,605 square-foot single-family dwelling and a two-car garage located at 250 Saint Albans Avenue (APN: 5311-010-042). Projects submitted to the Planning Division that include 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 3, Section 15303 (New Reconstruction or Conversion of Small Structures).

Recommendation:

Find the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15303. Determine that the structure located at 250 Saint Albans Avenue does not meet the national, state or local criteria for historic designation and the project may proceed through the City's development application process.

Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant Presentation:

None. However, the Applicant is available for any questions.

Questions for Applicant:

The Commissioners asked about a part of the report that appeared incomplete. City Consultant Debi Howell-Ardila acknowledged the omission and said she would provide a corrected updated report.

Public Comment:

None.

Commission Discussion:

The Commissioners expressed concerns regarding the narrowness of the streets for construction purposes in consideration of the neighbors and wanted those concerns to be appropriately addressed in the Conditions of Approval.

The Commissioners commended the City Consultant for achieving a thorough job of researching and presenting information about the project.

Decision:

Commissioner Morrish moved, seconded by Vice-Chair Lopez, to find that the project at 250 Saint Albans Avenue meets the CEQA exemptions pursuant to Sections 15061(b)(3) and 15303, does not meet any of the required criteria for national, state, or local historic designation, and should be approved as submitted.

Chair Gallatin asked Staff for a Roll Call vote:

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

Motion carried, 4-0.

- 5. **1121 Milan Avenue, Project No. 2546-COA** – A request for a Certificate of Appropriateness to add a 369 square-foot first floor addition and a 334 square-foot second floor addition to an existing two-story, 2,352 square-foot single-family residence for the property located at 1121 Milan Avenue (APN: 5318-018-044). 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.

Chair Gallatin recused himself from this item and left the Chambers as the subject property is within 1,000 feet of his residence.

Vice-Chair Lopez chaired this item.

Staff Presentation:

Assistant Planner Goldberg presented a PowerPoint presentation.

Questions for Staff:

Commissioner Morrish inquired about several Public Works Conditions of Approval.

Associate Planner Goldberg noted the Commissioner’s comments.

Applicant Presentation:

None. However, the Applicant was present to address any questions or concerns.

Questions for Applicant:

Commissioner Morrish inquired if any of the existing windows were going to be reused. The Applicant stated that the windows could not be reused because the sizes are incompatible, and they do not meet egress for the new proposed living space.

Public Comment:

None.

Applicant Rebuttal:

None.

Commission Discussion:

Commissioner Cross commented that the project was not going to change the streetscape and was in character with the neighborhood.

Commissioner Morrish remarked that she was very familiar with the site having known the previous owners, and thought it was an appropriate remodel and addition of square footage to the site.

Vice-Chair Lopez thanked Staff for the very thorough presentation. He especially appreciated the three-dimensional (3D) renderings. He thought the design had the proper scale, was in the right location, and the volumes and the roof were done well.

Decision:

Vice-Chair Lopez moved, seconded by Commissioner Morrish, to approve the project as submitted. It follows all the guidelines. The Commission can make the Mandatory Findings and Specific Finding 2 – the project is appropriate for the size of the neighborhood; Specific Finding 3 – there is a distinction between the new and the historic elements of the house; and Specific Finding 5 - it adds substantial living space.

Vice-Chair Lopez asked Staff for a Roll Call vote:

| | |
|----------------------|-----|
| Commissioner Cross | Yes |
| Commissioner Morrish | Yes |
| Vice-Chair Lopez | Yes |

Motion carried, 3-0.

Chair Gallatin returned to the meeting.

ADMINISTRATION

6. Comments from Council Liaison:

Mayor Pro Tem Zneimer was notified by a resident about unauthorized repairs taking place on historic properties located at 708-710 Fremont.

Chair Gallatin appreciated the South Pasadena Tenants Union bringing this item to the Commission’s attention. City Staff also received the information and issued a stop work order right away.

7. Comments from Commissioners:

Chair Gallatin extended a formal invitation to everyone to the South Pasadena Preservation Foundation Annual Meeting on Sunday, June 25th at 5:30 pm to be held at the Republic of Lucha, 1020 Mission Street, to honor El Adobe Flores, the oldest home in South Pasadena (dating from 1838).

8. Comments from Subcommittees:

Vice-Chair Lopez reported on behalf of the Subcommittee regarding 1716 Wayne Avenue. Not a lot of progress was made during its last meeting. He suggested that on projects that are two (2) or three (3) stories – the Commission should insist on 3D models – either digital or built models – recognizing that it is an additional burden to the owners and to the designer.

Chair Gallatin expressed appreciation for the efforts of the Subcommittee. It appeared successful in clarifying the issues for the Applicant so that they clearly understood the Commission’s initial concerns. The Subcommittee had also made a valuable suggestion on how submittals could be improved by recommending the inclusion of 3D modeling – either digital or physical. The Commission only has what is submitted by the applicant(s) to work with, and sometimes two (2) dimensions do not tell the whole story.

9. Comments from Staff:

Planning Manager Chang reported that the upcoming months will be very busy with the General Plan update, the new Downtown Specific Plan, and rezoning to meet many Housing Element programs. He also invited everyone to join the Staff for the General Plan Community Meeting this Saturday from 9:00 am – 12:00 pm at the War Memorial Building.

In addition, he reminded everyone about the Commissioners Congress to be held on the 28th to celebrate all the achievements from last year, the Work Plan for next year, and to have dinner with Councilmembers, Staff, and other Commissioners as well.

ADJOURNMENT

The meeting adjourned at 8:00 pm to the next regular meeting of the Cultural Heritage Commission on July 20, 2023, at 6:30 pm.

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| APPROVED, | |
| _____ | _____ |
| Mark Gallatin Chair, Cultural Heritage Commission | Date |

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

July 20, 2023 at 6:30 P.M.

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

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

Staff Present: Alison Becker (Community Development Deputy Director), Braulio Madrid (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, 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross drove by and took photographs of the sites included on tonight's agenda.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR ITEM

2. Minutes from the Regular Meeting of December 15, 2022

Approved, 4-0; 1 Abstention (Commissioner Ding).

CONTINUED ITEM

3. 1716 Wayne Avenue, Project No. 2481-COA – A request for 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 June 15, 2023 Cultural Heritage Commission meeting.

Recommendation:

Continue this item to a future Cultural Heritage Commission meeting date to be determined.

Presentation:

Staff recommended that the Commission continue this item to an unspecified date.

Decision:

Commissioner Ding moved, seconded by Vice-Chair Lopez, to continue the hearing for 1716 Wayne Avenue to a future date to be determined, which will require new noticing.

Chair Gallatin asked Staff for a Roll Call vote:

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

Motion carried, 5-0.

PUBLIC HEARING

4. **1808 Diamond Avenue, Project No. 2449-COA** – A request for a Certificate of Appropriateness for a 1,395 square-foot two-story addition with a 380 square-foot rear balcony to an existing one-story, 1,229 square-foot one-story single-family residence with a two-car garage located at 1808 Diamond Avenue (APN: 5319-021-020). 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.

Questions for Staff:

The Commissioners expressed several concerns about the project, including materials to be used for the exterior and clarification regarding the windows. They also discussed the utility and value of a 3D model, which would have been very helpful to their review of this project.

Applicant Presentation:

None. However, the Applicant and the Designer, Kenneth Rojas, were available via Zoom to answer any questions.

Questions for Applicant:

The Commissioners asked about the large volume in the addition being proposed behind the existing house and the struggle with the subordination component of the development standards, the ceiling height, the specifics of the balcony and porch railing details, the roofing materials and the proposed elevations. Designer Rojas explained the considerations that were made when designing the project.

Public Comment:

None.

Applicant's Rebuttal:

Designer Rojas clarified the reason for the large balcony and addressed the concerns expressed regarding window placement. He also remarked that the homeowners, listening on Zoom, indicated they would be open to revising the plans.

Commission Discussion:

The Commissioners identified and discussed several concerning issues, including the lack of the subordinate nature of the addition to the existing house; the height of the ceiling plate of the second floor; the roof angle; a more subtle differentiation between the wood siding and the stucco; the excessively big balcony; and the lack of detail regarding the railings.

The Commission discussed the benefits a 3D model could offer to their review of this project.

The Commissioners and Designer Rojas discussed exterior materials, including the combination of siding and stucco, and the importance of having transitional elements between the two materials which look pleasing to the eye and not jarring, including transitions between a one-story and a two-story, and also within a two-story mass.

The Commission considered whether the project would benefit from having a subcommittee or if the specific guidance tonight was sufficient. The Commission determined that a subcommittee was not needed.

Associate Planner Madrid confirmed notes were taken of all the comments provided by the Commission tonight. Staff will review the resubmittal to ensure the comments are addressed.

Designer Rojas informed the Commission that the owners indicated to him that they agreed to the Commissioners' comments and suggestions. Chair Gallatin expressed the Commission's thanks and appreciation for their willingness to be flexible.

Decision:

Commissioner Morrish moved, seconded by Commissioner Ding, based on the comments made tonight, to continue this item to the next scheduled Cultural Heritage Commission meeting on August 17, 2023 to give the Applicant a chance to review tonight's comments and make changes to the addition, and return to the Commission at that meeting. Some form of 3D modeling is also requested.

Chair Gallatin asked Staff for a Roll Call vote:

Commissioner Cross Yes

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

Motion carried, 5-0.

- 5. 329 Fremont Avenue, Project No. 2552-COA** – A request for a Certificate of Appropriateness for a 400 square-foot first floor addition at the rear of an existing two-story, 1,912 square-foot single-family residence for the property located at 329 Fremont Avenue (APN: 5317-011-038). 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.

Staff Presentation:

Assistant Planner Goldberg presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant Presentation:

None. However, the Applicant and the property owner were present to address any questions or concerns.

Questions for Applicant:

Chair Gallatin and Commissioner Morrish inquired about the new windows being proposed. Designer Kristen Boyle explained that the proposed windows would match the existing windows. The Commission appreciated the reuse of the existing windows.

Public Comment:

None.

Applicant Rebuttal:

None.

Commission Discussion:

The Commissioners agreed that it was a well-done project and a good example of compliance to both the Design Standards and the Secretary of Interior's Standards.

Decision:

Commissioner Cross moved, seconded by Vice-Chair Lopez, that the project be approved as proposed, with the Conditions and Findings as presented in the Staff Report.

Chair Gallatin asked Staff for a Roll Call vote:

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

Motion carried, 5-0.

ADMINISTRATION

6. Comments from Council Liaison:

None.

7. Comments from Commissioners:

The Commissioners and Deputy Director Becker discussed the pros and cons of requiring 3D images for all projects, including methods and costs, and specifically for second-story addition projects.

It was determined that a 3D model requirement would be mandatory on projects going from one story to two, as a minimum.

8. Comments from Subcommittees:

None.

9. Comments from Staff:

Deputy Director Becker reported updates on several items, including officially welcoming Senior Planner Dean Flores to the department; progress of the Draft Program EIR; the advancement of the General Plan and corresponding rezonings through the Planning Commission next month, highlighting there will be two meetings on these topics - August 8 and August 21 - and the hearings will be set for Council in September shortly. She encouraged the Commission to review the plans which were forwarded to them by email and provide comments and suggestions.

Chair Gallatin inquired about any progress toward scheduling of a possible study session on the 45-foot height limit - a follow-up to a resident's question at the workshop held last month at the War Memorial Building.

Deputy Director Becker replied that the City Attorney advised that the department's plans adhere to the 45-foot height limit. In the event a ballot measure is approved by the voters, the City would return with an amendment to the Downtown Specific Plan or General Plan. This does not preclude an Applicant providing affordable housing from exercising state density bonus incentives which would allow them under that circumstance to exceed the height limit.

ADJOURNMENT

The meeting adjourned at 8:28 pm to the next regular meeting of the Cultural Heritage Commission on August 17, 2023, at 6:30 pm.

APPROVED,

Mark Gallatin
Chair, Cultural Heritage Commission

Date



Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: November 16, 2023

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

PREPARED BY: Braulio M. Madrid, Associate Planner

SUBJECT: **Project No. 2570-COA/SGN – A request for a Certificate of Appropriateness for a new business sign “ HARUKI LASH” located at 1907 Fremont Avenue (APN:5319-019-002). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301 - Class 1 (Existing Facilities), Section 15311 – Class 11 (Accessory Structure), and Section 15331 Class 31 (Historical Resource Restoration/Rehabilitation).**

Recommendation

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15311, and 15331 of the CEQA Guidelines.
2. Approve Project No. 2570-COA subject to the conditions of approval (**Attachment 1 - Conditions of Approval**).

Background

Constructed in 1922, the subject site (1905 – 1907 Fremont Ave) is included in the City’s Inventory of Historic Resources. The commercial building is designed with influence of vernacular architecture. After its original built, the commercial building has not had any structural modifications. Only miscellaneous permits for certificate of occupancy and a zoning clearance are on file. (**Attachment 2 – Permits History**)

The commercial space previously had an unpermitted sign “Lash Here” installed in 2021 by the previous owner. Since 2023, a new business has taken over the tenant space and has removed the unpermitted sign. The new owner has placed a banner as a temporary solution while he obtains approvals for the new commercial sign.

Project Site Description

The subject site is located on the west side of Fremont Avenue between Huntington Drive and Huntington Lane. **(Figure 1 Aerial)**

Figure 1: Aerial View of Project Site



The commercial property measures a total of 3,386 square feet. The property is a rectangular lot with an approximate depth of 109 and an approximate width of 31 feet. The subject site is currently developed with a single-story, 1,054 square-foot, multi-tenant commercial building with 2 tenants spaces.

Project Analysis

Certificate of Appropriateness for Sign Permit

A Certificate of Appropriateness is required to authorize any newly proposed signs on historic buildings as identified by the South Pasadena Municipal Code (SPMC) section 2.65. The scope of work consists of the installation of a new illuminated 15.7 sq. ft. business sign for an existing beauty salon for eyelashes. No other improvements have been proposed as part of this application.

General Plan Consistency

The City has updated its General Plan to be consistent with the 2021-2029 (6th Cycle) Housing Element, which included a new Downtown Specific Plan (DTSP) to replace the Mission Street Specific Plan (MSSP), amendments to the Zoning Code and Zoning Map, the creation of a Mixed-Use Overlay District and development standards.

The current General Plan land use designation of the site is Mixed-Use Core. However, the COA/SGN applications was submitted on January, 2023, prior to the new General Plan and Zoning updates. The application was deemed complete on October 31, 2023. As such, review of the project will be considered under the previous South Pasadena General Plan (1998) and CG zoning district.

The project site was identified by the General Plan as part of a Focused Area Overlay (Fair Oaks – Huntington). *This Focus Area composed of 3.3 acres on the north side of Huntington Drive and 4.4 acres on the south side, serves as the visual anchor to Fair Oaks. Split by major traffic arteries - Fair Oaks, Huntington and Fremont - the area nonetheless has the potential for being more pedestrian-friendly while remaining auto-oriented. A vertical and horizontal mixing of uses, including both neighborhood retail and community-level retail in combination with professional office and residential, is to be encouraged.*

The Land Use and Community Design Element of South Pasadena's General Plan states that the goal of urban design in commercial areas is to preserve South Pasadena's historic character, scale and "small town" atmosphere.

The proposed project supports the goals, policies, actions of the General Plan by allowing an existing business to install a new business sign, which would allow for the attraction and potential growth of a local South Pasadena business. The new sign will not change the nature of the business. Therefore, the request is consistent with the General Plan.

Zoning Compliance

The zoning for the site is Commercial General (CG), which was intended for a wide range of commercial retail and service land uses. The existing beauty salon conforms to the allowable uses within the CG zone and is consistent with the General Commercial land use designation in the previous General Plan (1998).

Development Standards

The subject site is located within the Commercial (CG) zoning district. The proposed sign complies with Section 36.230, Commercial Zoning Districts of the SPMC. The purpose of the Certificate of Appropriateness process for the sign permit is to ensure that the proposed business sign is suitable and compatible with the City's sign standards and *Secretary of the Interior's Standards*. The following table list the project's conformance with applicable sign standards.

(Commercial Wall Sign) Development Standards Compliance

| Standard | Requirement | Maximum Allowed | Proposed |
|---|--|---|------------------------|
| Maximum Sign Height | Below Roof - At least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang. | 1' below top of parapet (12 inches minimum) | 40 inch. below parapet |
| Maximum Number of Signs Allowed per Parcel | For a site or building with 2 or more tenants, 1 of any allowed sign type per business frontage. | 1 sign | 1 sign |
| Maximum Sign Area Allowed per Parcel | 1 sf for each linear ft of primary building frontage (for buildings with multiple frontages) | 16 square feet | 15.7 square feet |

Design Review

Project Design Elements

The new sign does not alter the original style of the existing building or modify original features, elements, or spaces, as illustrated in the sign plans (**Attachment 3 - Sign Plans**). In addition, the commercial sign will remain compatible to the existing commercial building, as the installation of the proposed sign will be similar in size ratio when compared to the surrounding commercial storefront signages and as proposed it will remain in compliance with applicable sign standards. (**Attachment 4 - Site & Neighborhood Images**).

City of South Pasadena Design Guidelines for Historic Properties

As codified in the SPMC section 2.65, the City of South Pasadena Design Guidelines are to be assessed in the issuance of a Certificate of Appropriateness (COA). The Design Guidelines for historic resources list guidelines that are based on the Secretary of the Interior’s Standards for Treatment of Historic Properties, which intend to foster the preservation and rehabilitation of the character defining features. Historic buildings standard procedure is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure.

Findings

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

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

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

The recently adopted General Plan land use designation of the site is Mixed-Use Core. However, the site was previously identified as part of the Fair Oaks – Huntington Focus Area Overlay within the old South Pasadena General Plan (1998). Since the COA/SGN applications was submitted and deemed complete prior to the new General Plan and Zoning updates, the review of the project will be considered under the previous General Plan (1998) and CG zoning district. With that said, the proposed project is consistent with the following General Plan (1998) goals, policies, objectives and guidelines:

2.5B Economic Development/Commercial Revitalization

Goal 2: To maintain the character of South Pasadena’s “main street” commercial areas, support the proprietary businesses of the city, avoid deterioration of commercial areas and the business tax base, and promote those forms of economic development that will provide additional jobs, services and opportunities to the city and its residents.

Policy 2.2: Strengthen retail. Encourage retail and sales tax producing businesses to remain in, expand in, or come to South Pasadena to promote healthy retail areas.

Policy 3.10: Encourage convenience business. Encourage the appropriate “convenience” commercial to serve residents within walking distance of homes.

2.7 Specific Focused Areas

Objective 1.1: Create a Cohesive Commercial District

Guideline 1.1: Encourage “Neighborhood” Orientation. Encourage more uses that serve neighborhood needs (e.g., local grocery); permit traditionally “auto-oriented” uses if able to conform to “pedestrian-friendly” design criteria of the neighborhood.

Guideline 1.5: Seeking Complimentary uses. Seek a complementary mixture of land uses so as not to interfere with pedestrian activity.

The proposed project supports the goals, policies, actions of the General Plan by allowing an existing business to install a new commercial wall sign, which would allow for the attraction of new customers and potential growth of a local business. The proposed new sign will not substantially change the nature of the business. Therefore, the request is consistent with the General Plan.

2. The project is consistent with the goals and policies of this article.

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 vernacular building 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 is consistent with the *City of South Pasadena's Design Guidelines, Design Guidelines for Commercial Areas*; the following are most relevant to the proposed modifications and addition to the property:

1. "New construction should both respect the character of the existing building stock and place its own contemporary stamp on the urban setting." (Page 10)
2. "Storefront buildings should incorporate pedestrian oriented signage and lighting" (Page 11)
3. "Some designated historic buildings exist in this area and should be preserved or rehabilitated." (Page 28)
4. "Original materials, rooflines, and architectural details should be retained." (Page 28)
5. "Storefronts and other altered elements should be restored." (Page 28)

The proposed project is consistent with the applicable criteria identified under subsection (e)(8) of section 2.65 *Certificate of appropriateness – Alteration and demolition* of the South Pasadena Municipal Code. In addition to the standards in the *Secretary of Interior's Standards of Rehabilitation*.

| Consistency with Secretary of the Interior Standards | |
|---|--|
| Standard | Staff's Recommended Consistency Determination |
| Standard 1: 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 | Consistent. |
| Standard 2: 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. | Consistent. |
| Standard 3: 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. | Consistent. |
| Standard 4: Changes to a property that have acquired historic significance will be retained and preserved. | Consistent. |
| Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of Vernacular style that characterize a property will be preserved. | Consistent. |
| Standard 6: 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. | Consistent. |
| Standard 7: 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. | Consistent. |
| Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. | Consistent, no archeological resources are known to exist on the site. |
| Standard 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 compatible with the massing, size, scale, and | Consistent. |

| Consistency with Secretary of the Interior Standards | |
|---|--|
| Standard | Staff's Recommended Consistency Determination |
| architectural features to protect the historic integrity of the property and its environment. | |
| Standard 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. | Consistent. |

Recommended Project Specific Findings for a Certificate of Appropriateness (2, 7, and 8)

Finding No. 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 building and the surrounding areas as the massing and style of the commercial sign is in compliance with the city's development standards and the historic building will not be modified as part of this proposal. The proposed business sign has been designed to be subordinate, contemporary, and to be treated as new without applying new interpretations to the original structure. Therefore, the proposed sign will be harmonious and compatible with the surrounding neighborhood.

Finding No. 7: The project will not adversely affect the character of the Historic District in which the property is located; and/or

Besides the proposed commercial sign, the project will not introduce the use of any other new exterior materials to the existing historic commercial building. The new sign will have distinguishing elements differentiating from the original structure. Thus, the project will remain in compliance with maintaining historic elements of the cultural resource, applicable development standards, and design guidelines of South Pasadena.

Finding No. 8: The project will be compatible with the appearance of existing Improvements on the site and the new work will be compatible with the massing, size, scale, and Character-Defining Features to protect the Historic Integrity of the property and its environment.

The proposed sign will allow current and future customers to identify the location of the commercial business. The proposed sign is consistent with the surrounding commercial land uses, which also contain store fronts with signage. The proposed sign will not modify the front facade, helping to preserve the original structure and style in compliance with the design guidelines for historic properties and will remain in compliance with the applicable sign standards.

Environmental Analysis

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), Section 15311 (Class 11 – Accessory Structure) and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation).

- Class 1 includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing use.
- Class 11 includes construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including signs.
- Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The project does not involve any expansion or alteration to the size or structure of the commercial building. As such, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

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, 15311, and 15331 of the CEQA Guidelines.
2. Approve Project No. 2570-COA/SGN 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 if it finds that the project does not meet the City's COA requirements.

Public Noticing

A Public Hearing Notice was published on November 3, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on November 2, 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. Permit History
3. Sign Plan
4. Site & Neighborhood Images

ATTACHMENT 1

Conditions of Approval

**CONDITIONS OF APPROVAL
Certificate of Appropriateness
Project No. 2570-COA/SGN
1907 Fremont Avenue (APN: 5319-019-002)**

**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. The following approval is granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on November 16, 2023:
- A Certificate of Appropriateness for a request to install a new business sign "HARUKI LASH" for the property located at 1907 Fremont Avenue.
- P2. 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.
- P3. 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 any construction or installation.
- P4. 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.
- P5. Any modification to the approved plans shall require review and approval of the Planning Division.
- P6. All future modifications shall remain in compliance with all applicable standards of the South Pasadena Municipal Code Section 36.320.
- P7. 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 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.

P8. Prohibited Sign Illumination:

- a. External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
- b. The light from an illuminated sign shall not be of an intensity or brightness that will interfere with the reasonable enjoyment of residential properties. In areas with low ambient nighttime illumination levels (e.g., residential neighborhoods or business districts with little or no illuminated signing) applicants shall be encouraged to use light, illuminated copy against dark or opaque backgrounds.
- c. Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices that have a changing light intensity, brightness or color.
- d. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- e. Neither the direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
- f. Reflective-type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.

ATTACHMENT 2

Permit History

1907 FREMONT AVENUE

NUMBER
&
STREET

1907 Fremont Ave.

JOB ADDRESS

DATE

8/5/86

**PUBLIC WORKS DEPARTMENT
MISCELLANEOUS FEE RECEIPT**

PLANNING DIVISION • CITY OF SOUTH PASADENA, CA 91030
TELEPHONE (818) 799-9101

RECEIVED FROM

Sigma Energy Systems

MAIL ADDRESS

1907 Fremont Avenue

South Pasadena, Ca. 91030

*
FOR:

FILING FEE FOR PLANNING COMMISSION OR ZONING.

Certificate of Occupancy

REMARKS

AMOUNT DUE \$ ~~20.00~~ paid in full - thank you

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

PERMANENT

CITY OF SOUTH PASADENA
PLANNING AND BUILDING DIVISION

CERTIFICATE OF OCCUPANCY
(Keep for your records once returned approved)

THIS IS TO CERTIFY THAT Foto Shop / Castle Marketplace
(name of business, proposed use, activity & occupancy)
EXISTING AT 1907 Fremont Ave. South Pasadena

OCCUPANCY GROUP _____ TYPE _____ USE ZONE _____

OWNER Anne & Frank Ferrante ADDRESS Marride Cir. La Verne CA PHONE (909) 596-2652

OCCUPANT Daniel Castle ADDRESS 195 Palatine Dr. Alhambra CA 91801 PHONE (626) 458-3686
(home)

STAFF ROUTING (CITY USE ONLY)

PLANNING John Meyer APPROVED/DENIED DATE 8-28-02

FIRE William Williams APPROVED/DENIED DATE 8-29-02

THIS SITE HAS BEEN INSPECTED AND THE OCCUPANCY AND USE THEREOF IS:
APPROVED _____ DENIED _____

THE FOLLOWING IS THE APPLICABLE SECTION OF THE SOUTH PASADENA CITY CODE, WHICH STATES THE NEED FOR A CERTIFICATE OF OCCUPANCY:

36.164 (2) OTHER THAN RESIDENTIAL. IN THE EVENT OF ANY CHANGES OF OCCUPANTS OR TENANTS OF ANY BUILDING, OR PORTION THEREOF OR ANY LAND, USED FOR OTHER THAN RESIDENTIAL PURPOSES, NO NEW OCCUPANT OR TENANT SHALL OCCUPY OR USE ANY SUCH BUILDING, OR PORTION THEREOF OR ANY LAND UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE DIRECTOR OF PLANNING & BUILDING, WITH THE APPROVAL OF THE CHIEF OF THE FIRE DEPARTMENT.

36.164(3) CHANGE OF USE. IN THE EVENT OF ANY CHANGE OF USE OF ANY BUILDING, OR PORTION THEREOF, OR LAND, NO SUCH CHANGE OF USE SHALL BE INSTITUTED UNTIL A NEW CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE DIRECTOR OF PLANNING & BUILDING, WITH THE APPROVAL OF THE CHIEF OF THE FIRE DEPARTMENT.

FEE \$100.00 APPLICANT _____
PERMIT NO. _____ DATE _____

ZC-87-02
(For Staff Use Only)

Zone Clearance Form

City of South Pasadena
Community Development Department
1414 Mission Street, South Pasadena 91030
(626) 403-7220

Instructions: All applicants with projects requiring a building permit or a business license must apply for a zone clearance. The purpose of the zone clearance is to provide the City a chance to review each proposed project and project site for compliance with the South Pasadena Municipal Zoning Code, discretionary permit conditions, and active covenants. Complete the front portion of this application and submit it along with all items listed in the Zone Clearance Submittal Requirements to the Community Development Department. Most plans can be reviewed within 48 hours. Some projects may warrant site visits and additional research, requiring more than 48 hours to complete. We will make every effort to review and return your application request as soon as possible.

Once you obtain approval for your zone clearance, you may proceed to the Building Division for plan checks and building permits.

Date: 8/21/02

Site Address: 1907 Fremont Ave.
South Pasadena CA 91030

Legal Description: _____

Applicant: Daniel E Castle Telephone: 626 441-3686

Mailing Address: P.O. Box 787, South Pasadena CA 91030

Property Owner: Frank & Anne Petrucci Telephone: 909-596-2652

Mailing Address: Martice Cir La Verne CA

Dover Management Corp. 6115 Selma Ave, Suite 200, Los Angeles CA 90028 (323) 467-5700

Project Site Information

Previous Use of Site: Retail/Wholesale Sales

Onsite Parking Available: 1

Other Uses Onsite (including square feet): _____

Project Description and Proposed Use:

Photo shop & graphic design

South Pasadena Community Development staff input only.

Project Name: Photo Shop

Zone Clearance #: 87-02

Mission West District: ()

Zone: C-1

Altos De Monterey: ()

Land Use Designation: General Commercial

Fair Oaks Avenue: ()

Parking Analysis: Total Required Onsite _____ Total Provided Onsite _____

Notes on Individual Uses Parking Required/Provided: _____

Clearance from Existing Planning/Building Files: Yes () No () Remarks Below

Note: Previous discretionary approvals, applicable conditions & building permits:

Approved () Photo Shop allowed in C-1 zone

Denied: ()

Planner Signature: [Signature] Date: 8-28-02

CITY OF SOUTH PASADENA
PLANNING AND BUILDING DIVISION

COMMERCIAL CERTIFICATE OF OCCUPANCY

✓ THIS IS TO CERTIFY that the DESIGN & ENGINEERING OFFICE
(description of proposed use, activity and occupancy)

✓ existing at 1907 FREMONT AVE
(number and street)

Occupancy Group F. FERRANTE Type LA VETRAE Use Zone C-1
✓ OWNER H. DAVIS ADDRESS 1421 BEECH PHONE (714) 596-2652

✓ OCCUPANT H. DAVIS HOME ADDRESS 1421 BEECH PHONE (818) 299 3931

Staff Routing -

BY: CKLACLAIRE Planning Div. Approved/~~Denied~~ Date 8/21/86
BY: QREC Building Div. Approved/~~Denied~~ Date 9/18/86
BY: QREC Fire Dept. Approved/~~Denied~~ Date 9/18/86
BY: _____ Police Dept. Approved/~~Denied~~ Date _____

This site has been inspected and the occupancy and use thereof is hereby

APPROVED ✓ DENIED _____

The following is the applicable section of the South Pasadena City Code, which states the need for a Certificate of Occupancy:

36.164(2) Other than residential. In the event of any change of occupants or tenants of any building, or portion thereof or any land, used for other than residential purposes, no new occupant or tenant shall occupy or use any such building, or portion thereof or any land until a new Certificate of Occupancy has been issued by the Director of Planning & Building, with the approval of the Chief of the Fire Department.

36.164(3) Change of Use. In the event of any change of use of any building, or portion thereof, or land, no such change of use shall be instituted until a new certificate of occupancy shall have been issued by the Director of Planning & Building, with the approval of the Chief of the Fire Department.

FEE \$20.00

1/85

✓ APPLICANT [Signature]
PERMIT NO. _____ DATE 8/4/86

ATTACHMENT 3

Sign Plan

FRONT LED CHANNEL LETTERS

Total: 15.7 sq ft



PRINTING & SIGNS

1928 Tyler Ave, #L
 South El Monte, CA 91733
 sign4u2020@gmail.com

PROJECT NAME&ADDRESS

HARUKI LASH

PROJECT INFO

1907 Fremont Ave
 South Pasadena CA 91030

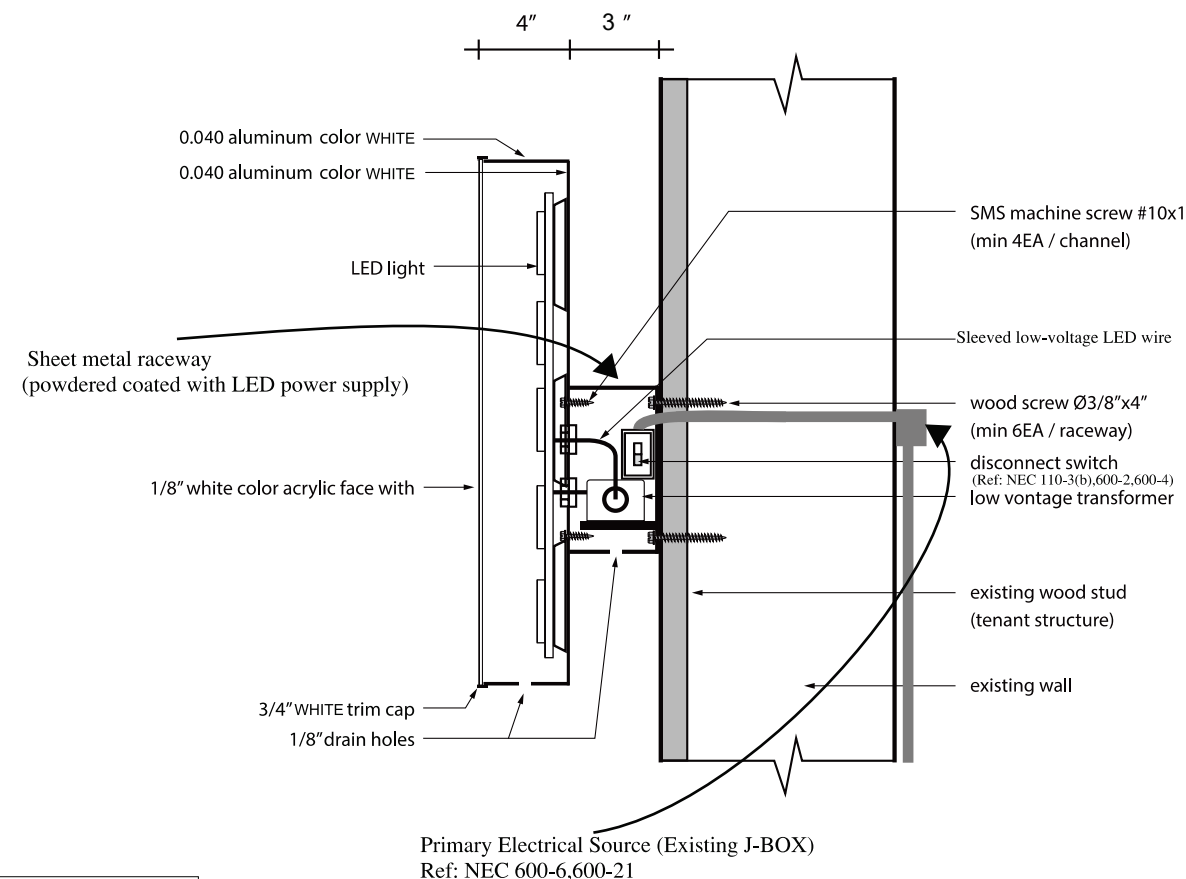
This sign is intended to be installed in the accordance with the requirements of Article 600 of the National Electrical Code and/ or other applicable local codes. This includes proper grounding and bonding of the sign.

APPROVED BY:



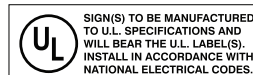
DETAIL:

4"DEPTH LED FACE LIT
 CHANNEL LETTERS.1/8" THICK WHITE ACRYLIC FACE AND VINYL.
 RETURN WITH SMOOTH PRE-COATED EXTERIORBLACK FINISH.
 TRIM CAP COLOR BLACK.
 3/4" TRIM CAP. WHITE LED ILLUMINATION



Complies with 2019 California Building Code & 2019 California Energy Code.

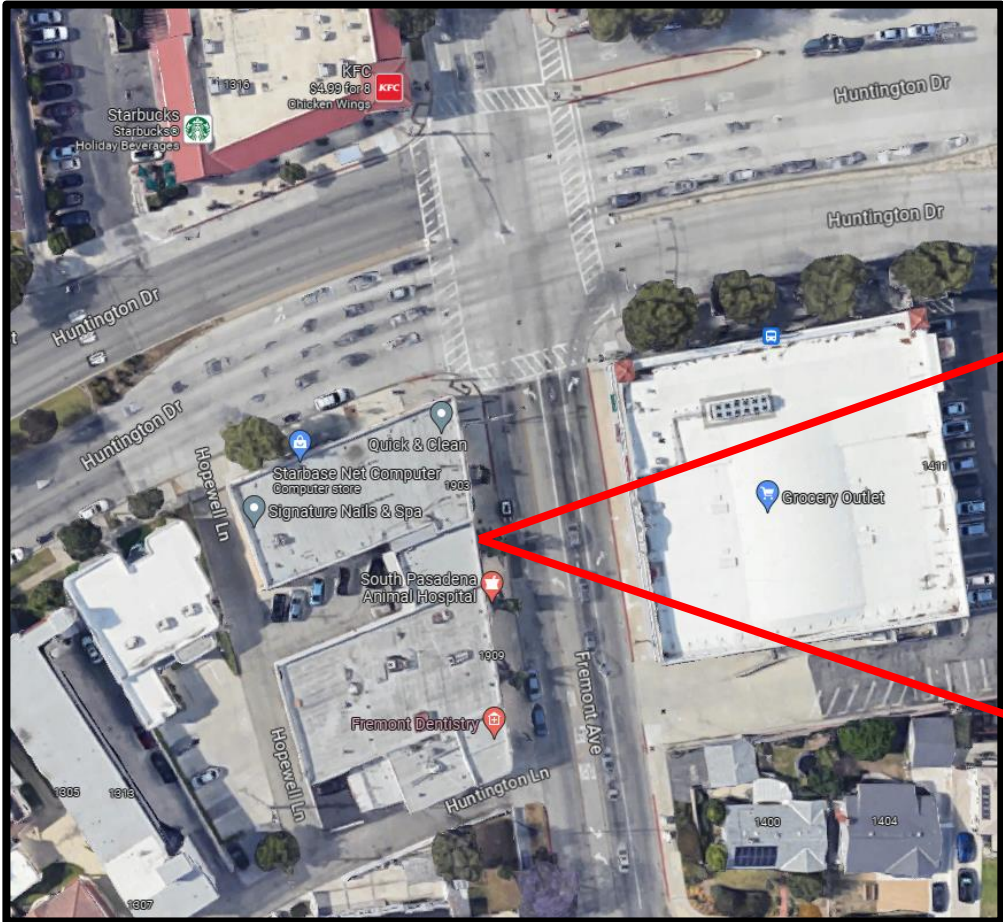
| WALL TYPE | FASTENER TYPE |
|------------------|------------------------------------|
| DRYWALL/STUDS | WOOD SCREW 3/8" TO 1/2" X 2" TO 4" |
| CONCRETE | ANCHOR/LAG 3/8" TO 1/2" X 2" TO 4" |
| STUCCO/SHEETROCK | ANCHOR/LAG 3/8" TO 1/2" X 2" TO 4" |
| STEEL BEAMS | MACH/ANCH 3/8" TO 1/2" X 2" TO 4" |



ATTACHMENT 4

Site and Neighborhood Images

Site and Neighborhood Pictures



Subject Site

