



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

AGENDA
REGULAR MEETING
THURSDAY, FEBRUARY 16, 2023 AT 6:30 P.M.

CITY 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 Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person Hybrid – City 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 City 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)****CONSENT CALENDAR ITEMS****2. Minutes from the Regular Meeting of July 21, 2022****3. Minutes from the Regular Meeting of August 18, 2022****PUBLIC HEARING**

- 4. 1716 Wayne Avenue, Project No. 2481-COA** – A Certificate of Appropriateness to add a 705 square-foot, first and second story additions 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).

Recommendation

Continue this item to the March 16, 2023 Cultural Heritage Commission meeting.

- 5. 504 El Centro Street, Project No. 2443-COA/AUP** – A Certificate of Appropriateness to add a 732-square-foot first-story addition, a 379-square-foot second-story addition, to demolish a 216-square-foot one-car garage, to construct a new 406-square-foot two-car garage and an Administrative Use Permit for a side and rear yard setback reduction at 504 El Centro Street (APN: 5313-008-003). 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).

Recommendation

Continue this item to the March 16, 2023 Cultural Heritage Commission meeting.

- 6. 1501 Oak Street, Project No. 2535-COA/TRP** – A Certificate of Appropriateness to add a 652-square-foot first-floor addition to the rear of an existing 1,488-square-foot single-family dwelling, and the removal of two (2) trees for a property located at 1501 Oak Street (APN: 5319-006-008). 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

Approve the Certificate of Appropriateness, subject to the conditions of approval.

ADMINISTRATION

7. Comments from City Council Liaison
8. Comments from Commissioners
9. Comments from Subcommittees
10. Comments from South Pasadena Preservation Foundation (SPPF) Liaison
11. Comments from Staff

ADJOURNMENT

12. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for March 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.

2/9/2023

Date

matt chang

Matt Chang, Planning Manager

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, July 21, 2022 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET
AND
VIA ZOOM TELECONFERENCE

ROLL CALL-

The meeting convened at: 6:38 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair), William Cross, Rebecca Thompson.

Staff Present: Angelica Frausto-Lupo (Community Development Director), Matt Chang (Planning Manager), Braulio Madrid (Associate Planner), Susana Martinez (Associate Planner), Sandra Robles (Associate Planner)

City Council Liaison: Evelyn G. Zneimer

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, Vice-Chair Lopez visited all sites but had no ex parte communications or contacts

PUBLIC COMMENTS AND SUGGESTIONS

Barbara Cser is a long-time resident. She brought up that the Oaklawn Waiting Station is not at its original location and wishes it be restored to its original form. Chair Gallatin received a letter from Ms. Cser detailing her public comment. Chair Gallatin added that a group of Oaklawn residents met with the city regarding this topic.

CONSENT CALENDAR

Vice-Chair Lopez motioned to approve the minutes of the August 19, 2021 and September 23, 2021 meetings. Commissioner Cross seconded. Motion passed 4-0.

PRESENTATION

None.

PUBLIC HEARING

1. 1801 Marengo Avenue, Project No. 2403-COA – A Certificate of Appropriateness for a 321 square foot two-story addition and interior remodel of an existing 1,727 square foot two-story single-family dwelling unit.

Recommendation:

Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

Presentation:

Associate Planner Braulio Madrid presented the staff report.

Questions for Staff:

Commissioner Cross asked if South Pasadena code required a garage to be closer to the principal residence than the street. Associate Planner Madrid explained the garage was relocated to preserve the historic nature of the home and provide additional space, and the garage would be exactly on the line between the home and the street.

Commissioner Cross further inquired if the overhang on the garage would violate the code. Associate Planner Madrid said it didn't. Cross asked if the municipal code specified attached or detached. Associate Planner Robles specified the code only applies to attached garages.

Commissioner Thompson asked which specific windows would be used. Chair Gallatin responded that all windows would be custom to match the current windows. Project Architect confirmed this was the case.

Chair Gallatin certified that this would be an addition to a home, not a new home.

Applicant's Presentation:

Project Architect Susan Masterman, architect for the applicants joined the meeting. Explained a brief history of interactions between the applicant and the city. Explained the additions to the existing L-shaped house plan, and it was far away from the boundary elevations. The materials would be similar, however the details are slightly different. Summarized that the project is discreet, thoughtful and met all city regulations.

Questions for Applicant:

Chair Gallatin inquired about an air-conditioning unit shown in photograph #5. Architect Masterman said it would be removed.

Chair Gallatin asked if the neutral gray color chosen by the applicant would de-accentuate the half timbering. Architect Masterman said the applicants were going for a weathered paler look and they will use a stain, not paint.

Public Comments:

None

Commissioner Discussion:

Vice-Chair Lopez noted how the project was beautifully built and perfectly scaled. Both Commissioners Thompson and Cross echoed this comment. Chair Gallatin expressed admiration for the work the applicants and architect put into the project.

Decision:

Vice-Chair Lopez motioned, seconded by Commissioner Cross, to approve the project as submitted, but to change the project details to include the stained instead of painted finish.

Motion carried, 4-0. This project is approved, subject to the Conditions of Approval.

2. **2022 Camden Parkway, Project No. 2473-COA— A Certificate of Appropriateness for a 38 square-foot first-floor addition, a 1,368-square-foot second-story addition, and a 325-square foot rear trellis to an existing 1,650 square-foot one-story single family dwelling unit:**

Recommendation:

Staff recommends that the Cultural Heritage Commission form a subcommittee to work with the Applicant to refine and relocate the proposed addition to the rear of the property. Staff recommends approval of the project upon relocation of the addition to the rear of the residence, subject to the Conditions of Approval.

Presentation:

Associate Planner Sandra Robles presented the staff report.

Questions for Staff:

Chair Gallatin asked when the applicant first submitted plans for this project. Associate Planner Robles clarified December 2021.

Applicant's Presentation:

Applicant Emily Porter introduced herself as one of the owners of the home. Explained Project was designed by architect Cynthia Bennett and Associates. Plans to maintain the 1920s Spanish style structure such as the original façade, while adding additional living space. Mentioned it was important that all bedrooms were on the same level for safety purposes, and to have a backyard space. Provided with commissioners a list of 70 signatures, including signatures of all 4 property owners surrounding the project and letters of support.

The principal of the architectural firm explained herself and applicants are aware of large size, but feel it is necessary to have all bedrooms on the same level and preserve the backyard.

Architect for the project Tim Clark emphasized the front of the house remains the same, all changes would be to open up the backyard. The patio in the front, as well as front rooms will all remain the same. Showed how important it was for all the bedrooms to be on the same level. Displayed images of other houses in the area with second stories. Showed how the roof would stay the same. Brief description of materials used.

Questions for Applicant:

Commissioner Thompson asked how the applicants justify the design, describing it as unattractive and designed solely to maximize square footage. Additionally noting loss of character as Spanish Revival and loss of the façade. Architect disagreed with assessment, stating it was Spanish Colonial.

Public Comments:

Samantha Hill is a Camden Parkway resident who is a local architect and chair of the Design Review Board. She expressed support for the Porter renovation. Mentioned bond between their families, kids walk to school together and she wishes to keep the Porter family in the neighborhood. She noted that both herself and Emily

Porter were small business owners who worked out of their homes and need home offices separate from their kids.

Commissioner Discussion:

Commissioner Thompson stated she believed she made her position clear.

Vice-Chair Lopez appreciated the applicant's project, and noted the wide community support for the project. He noted that the backyard is unorthodox and the kids need the space. Vice-Chair Lopez noted the new proposed house would completely erase the little house. Noted the elevation in the front is decent, but other elevations are straight up. No articulations are present except for the trellis in the book which to him is a large issue. Wishes to help the applicant but admits the design as proposed is very hard to support.

Commissioner Cross echoed Vice-Chair Lopez's sentiments. Commissioner Cross noted his main concern is the drive-by front view. The right gable is no longer there, there is no depth to it. It is stuck on to the main house. Commissioner Cross noted in his opinion, the architect needs to take another look at the project to make the ornament not look like an ornament.

Chair Gallatin expressed gratitude for the applicant's outreach effort. Wishes to let the applicant know that in 6 years of being on the CHC, he has never seen a second story historic home turned down. Chair Gallatin says he cannot in good conscience vote to approve this project. He recommends the applicant and their architect work with the city. Chair Gallatin said the project as is does not meet the current guidelines, but it can definitely be improved and subsequently passed.

Staff asked commission to confirm members of the subcommittee and the continuance date. Clarified a motion is needed to form a subcommittee.

Commission asked when applicant would need to submit additional documents for the next meeting. Associate Planner Robles suggested August 8th as the final day. The Commission agreed to meet at the August CHC meeting.

Decision:

Subcommittee will be created to continue to revise and guide the project.

Chair Gallatin motioned to create a subcommittee of Vice-Chair Lopez and Commissioner Cross. Vice-Chair Lopez seconded.

Motion carried, 4-0

Chair Gallatin motioned to continue this project to the August CHC meeting. Commissioner Thompson seconded.

Motion carried, 4-0

3. **424 Oaklawn Avenue, Project No. 2488-COA – A Certificate of Appropriateness to add a 262 square-foot second floor addition and interior remodel of an existing 2,458 square-foot-two-story single family-dwelling unit**

Recommendation:

Approve the Certificate of Appropriateness, subject to the conditions of approval.

Presentation:

Associate Planner Susana Martinez presented the staff report.

Questions for Staff:

Chair Gallatin asked if anyone knows who the original architect on the home is. Associate Planner Martinez said staff does not know.

Applicant's Presentation:

Architect David Law introduced himself, thanks staff and commission. Explains how the neighborhood is a mix of architectural styles. Shows how the proposed project only affects the back elevation, which is the least noticeable. Says many small problems are more of maintenance issues.

Homeowner Carrie Reynolds introduced herself. Clarifies that the side of the home which is being modified is next to a dense grouping of trees which was not in the presentation. Notes this as an additional reason for moving the house back.

Questions for Applicant:

Commissioner Thompson noted a discrepancy in the plans, and asked if anyone wanted to take advantage of the tunnel in the plans. She admires the plan, especially the roofline.

Chair Gallatin asked the architect that about a narrowing of the lot towards the back end of the property. The architect replied that it was a break line that he didn't put it, but should have.

Commissioner Cross expressed admiration for the project. He also asked if the Architect's firm do the building that the Architect's offices are in. The firm did not. Some discussion about the previous building before the offices.

Public Comments:

None

Commissioner Discussion:

Vice-Chair Lopez called it a beautiful design. Commissioner Thompson echoed the comments.

Chair Gallatin noted that this is an easily reversible change, echoes the other commissioners.

Decision:

Commissioner Cross motioned to approve as submitted. Vice-Chair Lopez seconded.

Motion carried, 4-0

4. 1128 Garfield Avenue, Project No. 2462-COA – A Certificate of Appropriateness to add a 174 square foot second floor addition to an existing 3,490 square-foot single-family dwelling unit

Recommendation:

Staff recommends that the Cultural Heritage Commission approve the project, subject to the condition of approval.

Vice-Chair Lopez recused himself as he is the owner of this property.

Presentation:

Associate Planner Susana Martinez presented the staff report.

Questions for Staff:

None

Applicant's Presentation:

None

Questions for Applicant:

Commissioner Cross remarked he did not know it was Vice-Chair Lopez's property, but he always admired it. He said if he was a neighbor he would enjoy the addition and had no problems with the project.

Chair Gallatin asked staff if Vice-Chair Lopez is allowed to speak as an applicant. Planning Manager Chang said he is able to speak as an applicant of this project.

Commissioner Thompson asked about the height of the bathroom.

Vice-Chair Lopez returned to the chamber as an applicant for this project to answer Commissioner Thompson's question. Reiterates the height is the same as the other bathrooms to give it more space.

Back and forth discussion about the plate height in the bathroom and overall diversity in room height. Remarks that the project is well done.

Chair Gallatin asked the applicant about the differentiation of the windows. Applicant responded that the differentiation is the number of divided lights, they are custom windows. Chair Gallatin asked about the red cedar shingle. Applicant stated in order to change modulation, they made the shingles not line up slightly.

Public Comments:

None

Commissioner Discussion:

None

Decision:

Commissioner Cross motioned to approve as submitted. Commissioner Thompson seconded.

3-0 motion carried.

ADMINISTRATION

Vice-Chair Lopez returned to the Commission as a member of the CHC.

5. Comments from Council Liaison:

Councilmember Zneimer thanked the commissioners for their hard work.

6. Comments from Commissioners:

Chair Gallatin thanked staff Lilian Estrada for the more user-friendly commission binders.

7. Comments from Subcommittees:

None.

8. Comments from SPPF Liaison:

Chair Gallatin thanked Councilmember Zneimer for approving a memorandum of understanding on the inspection of eight (8) unoccupied Caltrans homes. Char Gallatin also announced the results of the SPPF election.

9. Comments from Staff:

Planning Manager Chang mentioned that staff is working on the meeting minutes for all commission meetings but will take some time as staff members have to go back and watch the video to record the minutes. Planning Manager Chang also reminded the commission of the special Planning Commission meeting on July 26th which will talk about the Housing Element.

Planning Manager Chang also acknowledged the processing of four cases today and will process more cases next meeting. Looking forward, the 1020 El Centro mixed-use project will come up at the next CHC meeting, which many in the community are eagerly anticipating. He also provided staffing update including the position of a vacant Deputy Director of Community Development.

ADJOURNMENT

10. The meeting adjourned at 8:47 pm to the next regular Cultural Heritage Commission meeting scheduled for August 18, 2022 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

Thursday, August 18, 2022 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET
AND
VIA ZOOM TELECONFERENCE

ROLL CALL-

The meeting convened at: 6:30 pm

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

Staff Present: Angelica Frausto-Lupo (Community Development Director), Ted Gerber (Public Works Director), Matt Chang (Planning Manager), Susana Martinez (Associate Planner), Sandra Robles (Associate Planner)

City Council Liaison: Evelyn G. Zneimer

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

N/A

PUBLIC COMMENTS AND SUGGESTIONS

None

CONSENT CALENDAR

Commissioner Thompson remarked in some of the meeting minute answers to questions are not specific enough.

Chair Gallatin agreed this item needs to be addressed.

Chair Gallatin motioned to approve the September, 2, 2021 meeting minutes.

Motion passed 5-0

PRESENTATION

None.

CONTINUED ITEM

1. 2022 Camden Parkway, Project No. 2473-COA— A Certificate of Appropriateness for a 38 square-foot first-floor addition, a 1,360-square-foot second-story addition, and a 325-square foot rear trellis to an existing 1,650 square-foot one-story single-family dwelling;

Recommendation:

Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

Presentation:

Associate Planner Robles presented the staff report

Questions for Staff:

None

Applicant's Presentation:

Architect for the project Tim Clark thanked the subcommittee for working with him to revise the plans. Showed the addition was pushed back to comply with standards. Back bedroom was moved over the back patio to give more articulation to the front elevation. Briefly described features of the project.

Questions for Applicant:

Commissioner Thompson thanked the applicant for the revision. Notes scale is good and preserves style of original home. Commissioner Thompson asked about the plate heights in the bathroom. Applicant answered it was 10 feet.

Commissioner Cross thanked the applicant for meeting with the subcommittee and said the project looks much better.

Chair Gallatin thanked the applicant for taking the suggestions of the subcommittee. Asked about the modernity of the sconces, which breaks with the older style of the home. Architect Clark says the choice was made to be refreshing and simple. Chair Gallatin also asked if an attic vent on the west elevation could be made to be the same as the original attic vents. Architect Clark replied it could be changed.

Public Comments:

Michelle Trafficante informed the commission that the people on zoom could not see the screens during the presentations.

D. Barbera echoed the previous public comment.

Commissioner Discussion:

Chair Gallatin noted the improvements on the project reflected the value of the subcommittee system.

Decision:

Commissioner Morrish motioned to approve the project with a condition the applicant redesign the attic vents on the first floor. Commissioner Thompson seconded.

Motion carried, 5-0. This project is approved, subject to the Conditions of Approval.

PUBLIC HEARING

2. 525 Floral Park Terrace, Project No. 2463-COA – A Certificate of Appropriateness to add an 867 square-foot two-story addition and interior remodel of an exist 1,434 square-foot single family dwelling.

Recommendation:

Staff recommends that the Cultural Heritage Commission Approve 2463-COA

Presentation:

Planning Manager Chang presented the staff report.

Questions for Staff:

Planning Manager Chang noted an amendment to the conditions of approval.

Applicant's Presentation:

None

Questions for Applicant:

Commissioner Morrish asked about the design of the skylight, as it was missing in the rendering. Architect for the project Nott replied that it was not curved. Chair Gallatin reminded the applicant that skylights visible from the street are not allowed. Chair Gallatin then asked the applicant if they would be willing to continue the roof to a pyramid point and replace the skylight.

Commissioner Morrish asked if the window in the living room of the house was original. Architect replied he thought it was original.

Commissioner Morrish asked about the large variety and busyness of the windows. Architect Nott said the applicant was open to revision. Commissioner Morrish asked about a false front. Architect Nott replied it was a compromise between him and the planner in order to stay within the floor area ratio.

Commissioners discussed among themselves various remedies to the 35% floor area ratio. Commissioner Thompson asked about arches in the front elevation. Architect Nott replied it was a design choice. Commissioner Thompson also asked about the sudden roof incline in the rear elevation. Architect Nott replied it was the planner's recommendation.

Chair Gallatin asked if the east and north elevation stairwell area windows were able to be combined to avoid having an asymmetrical feel. Architect Nott replied he himself didn't enjoy the slim windows, and would consider combining it.

Chair Gallatin pointed out a correction to sheet A 4.3. The proposed south elevation was labeled as the existing south elevation.

Public Comments:

None

Commissioner Discussion:

Vice-Chair Lopez liked the scale and location of the proposed addition. Mentioned if some of the small details could be ironed out the project would be very good. He liked the idea of the skylight and pyramid shaped roof. Vice-Chair Lopez told the applicant he would much rather prefer there be real windows for an actual purpose than fake smaller windows.

Commissioners discussed among themselves if the project needed to be sent to chair review.

Decision:

Commissioner Morrish motioned to approve the project with a condition that there be a CHC chair review to approve the changes discussed at this meeting. Seconded by Vice-Chair Lopez.

Motion carried, 5-0

3. **420 Prospect Circle, Project No. 2472-COA – A Certificate of Appropriateness to add a 45 square-foot addition to the first floor and an 883-square-foot addition to the second floor of an existing 2,243 square-foot single-family dwelling.**

Recommendation:

Staff recommends that the Cultural Heritage Commission approve of the project, subject to an additional review by the Cultural Heritage Commission Chair and Conditions of Approval.

Presentation:

Associate Planner Robles presented the staff report.

Questions for Staff:

Commissioner Morrish asked which time period the project should be restored to. Associate Planner Robles clarified it would be restored to 1951.

Chair Gallatin asked if the 6ft height increase in the report was the same as the 4.5 foot height increase referenced by page 4 of the presentation. Commissioner Thompson replied it was not relevant as the roof height changes across the roof.

Chair Gallatin was concerned with the spacing of the shutters and window casing. Associate Planner Robles replied window casings would be a lot less bulky. Commissioner Thompson asked about the basis for the shutter recommendation. Associate Planner Robles replied for a Cape Cod style home, shutters are traditional. Commissioner Thompson inquired about the extent of the Cape Cod style, including a lack of symmetry. Associate Planner Robles replied the designation was based on a survey.

Chair Gallatin noted contemporary shutters for show often are not functional.

Vice-Chair Lopez wished for further discussion on the topic of shutters.

Applicant's Presentation:

None

Questions for Applicant:

Commissioner Cross asked the applicant what the purpose of all the concrete in the front yard. Architect for the project Melissa Tsai clarified the concrete was already there and is not part of the proposed project.

Public Comments:

None

Commissioner Discussion:

Chair Gallatin noted the house is in a historic district without being designated as such. He appreciates the staff being so specific in their recommendations.

Vice-Chair Lopez does not wish for the house to try and look like the rest of the neighborhood.

Commissioner Thompson expressed disapproval for the east elevation roof. Vice-Chair Lopez replied that such a small part of the roof should cause cancellation of the project. Commissioner Thompson then brought up the windows in front. Vice-Chair Lopez said he prefers the proposed windows to the old windows. The applicant is following what it is there.

Decision:

Vice-Chair Lopez motioned to approve the project as submitted. Commissioner Cross seconded.

Motion carried, 3-2

AYES: Vice-Chair Lopez, Commissioner Cross, and Commissioner Morrish

NOES: Chair Gallatin and Commissioner Thompson

4. **1020 El Centro Street, Project No. 2441 COA/DRX/DBR/AHR/CUP/TTM/SIGN/TRP – A Certificate of Appropriateness, Design Review, Density Bonus Review, Affordable Housing Review, Conditional Use Permit, Tentative Tract Map, Sign Program, and Tree Removal for a proposed mixed-use development consisting of 108 residential condominiums, of which 19 will be affordable units; approximately 22,032 feet of food service and retail uses; two incentive/concessions for an increase in the allowable Floor Area Ratio (FAR) and an increase in the permitted number of stories from two stories to four stories; removal of 25 trees.**

Recommendation:

Staff recommends that the Cultural Heritage Commission recommend approval of the project to the Planning Commission, subject to the conditions of approval.

Presentation:

Associate Planner Martinez presented the staff report.

Questions for Staff:

Commissioner Cross asked if there was any community outreach to the local residents and businesses.

Commissioner Morrish asked if the planning commission wanted the CHC to comment on the project. Associate Planner Martinez clarified that the commission should focus on the cultural resources. Specifically, the auditorium and former school district office building.

Chair Gallatin asked if he can ask questions not pertaining to historical resources.

Commissioner Morrish asked about a city ordinance that preventing applicants from having to go through more than one design review.

Planning Manager Chang further clarified that the CHC's main purpose was to review the certificate of appropriateness, but the commission could comment on other aspects of the project. The Planning Commission would be the final reviewing body, assuming no appeal is filed.

Chair Gallatin asked if the project would have to go through a state architectural review, since it was under the Department of Education. Associate Planner Martinez clarified that this project does not pertain to education and this would not be the case.

Chair Gallatin noted that there is a large residential complex on the west side of the project. He asked how many buildings there would be in the project. Associate Planner Martinez answered many buildings are interconnected through hallways.

Chair Gallatin asked if the city could deny a density bonus request. Planning Manager Chang clarified if the project meets state code, the city cannot deny a density bonus request.

Chair Gallatin asked if the city could deny concessions requests, incentive requests and waiver requests. Planning Manager Chang confirmed that the city could not deny those requests if the project followed state code 65915.

Chair Gallatin asked if any one-way couplets were considered for Diamond Avenue southbound only and Fairview northbound only. Planning Manager Chang introduced Public Works Director Ted Gerber. Director Gerber told the commission that question could be best answered by the applicant and their traffic consultants. Casey Le introduced herself as the traffic consultant who work on the traffic study for the project.

Chair Gallatin asked why water demand calculations were being requested post entitlement, instead of before the project was entitled. Director Gerber replied the city does water calculations with its existing hydraulic models and consider all the other capital improvements to the water system in that area. While the applicant pays for the analysis, it is important that the city does its own analysis as well.

Chair Gallatin asked why the sewer study was asking for after the entitlement. Director Gerber replied that while the city does not have a very complicated sewer system, it is important that the City looks at how the layout will look in the near future, not just the present.

Chair Gallatin asked why a traffic study would be done after construction, and how long after construction should the study be done. Director Gerber replied that the applicant had to make some assumptions already, and the applicant should complete the study about a year after construction to confirm the assumptions were correct.

Applicant's Presentation:

Mark Gangi introduced himself and the Fairview Court and School Hall project.

Mr. Gangi then introduced Dawn Dyer with Studio-MLA to go over the landscaping.

Joe Catalano introduced himself as a qualified historic architect and the author of the historic resource evaluation to go over the Certificate of Appropriateness.

Questions for Applicant:

Commissioner Cross asked if Mr. Catalano had every talked to the architect of this building. Mr. Catalano replied he did, but could not remember the architect's name. Some discussion on the school building style of the era.

Chair Gallatin asked where the section on adaptive re-use was. Mr. Catalano replied it was in the secretary of the interior standards.

Chair Gallatin asked if the applicants would be pursuing state historic tax credit. Mr. Gangi said that legislation had not taken effect yet.

Chair Gallatin asked if there were guidelines for infill districts in the national guidelines. Mr. Catalano did not know.

Chair Gallatin asked if there had been review of the records of the state architect. Mr. Catalano replied there was difficulty in obtaining any information from the state.

Chair Gallatin asked if health-related uses meant fitness related or medically related. Mr. Catalano clarified it was fitness related.

Vice-Chair Lopez asked if he could get more details on the brick screens regarding earthquake resistance. Mr. Gangi replied they would be clipped into balconies at each level. They would be traditionally stacked.

Chair Gallatin asked about the actual number of parking spaces. Mr. Gangi said it depends on how you calculate the site due to different state and local codes. Mr. Gangi says the underground parking was designed to be bright and safe. The project is definitely over the minimum required parking, as requested by the community.

Chair Gallatin asked for clarification in the permitted floor area ratio. Associate Planner Martinez replied it was 0.8 FAR but, incentives would allow them to go higher.

Chair Gallatin asked if the traffic study thought about moving the driveway to Diamond Avenue. Mr. Gangi replied that both Diamond and Fairview Avenue were considered, but Fairview was more attractive as it had a longer and less dark ramp. Additionally, the community felt Diamond was already too crowded, so a traffic consultant was brought in to assess the traffic change.

Chair Gallatin made a correction the project regarding building dates.

Chair Gallatin brought up a public comment, concerning a CEQA Class 32 categorical exemption. Saying the site had not demonstrated it could be adequately served by all required utilities and public services. Chair Gallatin asked if the lack of focus on schooling would be based on the demographics of the intended tenants. Associate Planner Martinez replied that SPUSD is in favor of the project since it would add more students to the district. Chair Gallatin further explained the public comment, which brought up the cumulative impact of similar projects, asking why the applicant did not believe there would be a cumulative impact. Planning Manager said the Mission Street Specific Plan already envisioned the area to be mixed use. Jessie Fan, City's CEQA consultant for the project, replied that all plans would have to demonstrate conformity with the state or city code. Additionally, in the categorical exemption, the applicant concluded there would be a negligible environmental impact, leading to no cumulative impact.

Chair Gallatin asked why the applicant did not do a supplement to the project that was proposed in 2016. Planning Manager Chang replied the project in 2016 was prepared by the School District and the city was not part of the process. Chair Gallatin asked if there was anything that blocked the city from using another agency's environmental report. Planning Manager Chang replied that the city was unable to discern why the EIR was required. Jessie Fan replied the applicant was unable to find the EIR, and were unable to add to that documents.

Chair Gallatin brought up concerns about the number of large projects going on at the same time. He recommended that a group be formed to deal with the increased amount of traffic due to the numerous large projects under construction.

Chair Gallatin asked why the presentation did not bring up residential units on the second floor of two buildings on the Mission Street side between Meridian and Diamond in the air quality report. Ms. Fan replied that the residential units were 40 feet away from the site. Chair Gallatin disagreed and asked if Staff could check the distance.

Chair Gallatin asked if the Downtown Revitalization project was still active. Ms. Le replied that it was considered in the traffic report as part of a natural growth in traffic.

Chair Gallatin asked for a brief explanation of the transportation table. Ms. Le quickly went over the table.

Chair Gallatin asked about the level of service metric being used, as it was outdated. Planning Manager Chang replied that there are many components to the traffic study, and other jurisdictions are using level of service (LOS). Ms. Le replied that the city required the LOS metric to be included.

Chair Gallatin brought up public concerns over traffic issues and depth of traffic analysis. Chair Gallatin asked if it was within the MTIC (Mobility and Transportation Infrastructure Commission) scope to review the project's traffic report to gain a local review. Director Gerber replied that the MTIC does not have a detailed charter to review, so it is possible for them to review it, but it is not part of its responsibility.

Commissioner Morrish asked about the tenant signage. Mr. Gangi explained there will be signage identifying it as a building.

Chair Gallatin asked if a 90% storefront allowance for signage would put signs too close together on adjacent buildings. Mr. Gangi confirmed. But didn't think that everyone would max out their signage.

Chair Gallatin asked for a definition of rope lighting. Mr. Gangi replied it was LED lights put into plastic tubes to create a halo effect. Chair Gallatin also asked about Day-Glo iridescent black lights. Mr. Gangi replied that he didn't want to constrict any innovative sign designs that could enhance a store's brand.

Chair Gallatin asked about retractable doors in an area that currently has panel doors. Mr. Catalano replied that the doors would never be placed on character defining details. Additionally, metal classroom doors should be removed for aesthetic and safety reasons.

Chair Gallatin asked about the reasoning behind a variety of door styles. Mr. Catalano replied he didn't know the exact details.

Chair Gallatin asked Staff about lot frontage requirements. Associate Planner Martinez replied that 95% of the linear feet must be openings.

Chair Gallatin commented a potential place for public art.

Chair Gallatin asked why two parcels are created into of just one. Mr. Gangi replied that since it is a for sale product, they can be sold separately. Additionally, construction would be done at different speeds.

Public Comments:

Lisa Henderson introduced herself as a local architect. Ms. Henderson asked what the process of approving the COA would be with respect to the tenants moving in.

Josh Albrektson brought up declining enrollment in SPUSD and is very excited that the new tenants will bring more life to the South Pasadena. He also brought up that the locals who walk everywhere do not care about traffic. Additionally, the Gold Line parking has a high capacity and believes that the parking issues are overblown.

Karen brought up how she knows many families in Pasadena who would love to bring their kids into SPUSD. She feels as someone who has to drive over the freeway overpass due to safety concerns, parking is very difficult already. She also asked why 4 stories are being allowed, when two is the maximum.

Aaron Giesel introduced himself a former South Pasadena resident who was priced out of the area. He hopes with this project he can move back into South Pasadena.

D. Barbara asked if there was any concern of the parking garage harming the trees. He also asked who approves the designs. His biggest concern is the scale of the building will change the community.

Jimmy voiced his support to the project, citing density as a positive.

Chair Gallatin addressed the 4-story concern. Under density bonus, they are allowed to request extra height.

Mr. Gangi clarified that the trees should have ample root room.

Associate Planner Martinez answered some of Ms. Henderson's questions. The applicant was suggesting phasing, to get more tenants situated. Mr. Gangi told the tenants there would be barricade during constructions, and all tenants were previously notified.

Commissioner Discussion:

Commissioner Morrish suggested the commission support the COA.

Vice-Chair Lopez commends the applicant and their team for their thoroughness, and community outreach.

Commissioner Cross also commended the applicant for their thoroughness.

Chair Gallatin felt the HRE was very well done and thanks Mr. Catalano. Chair Gallatin recognized he asked many questions not regarding historic resources, but feels the community was interested in non-historic issues.

Decision:

Vice-Chair Lopez motioned to make a recommendation to the Planning Commission to accept the project as submitted, subject to the conditions of approval. Commissioner Morrish seconded.

4-0 motion carried.

ADMINISTRATION

5. Comments from Council Liaison:

Councilmember Zneimer provided comments to the proposed mixed-use project.

6. Comments from Commissioners:

Chair Gallatin lets Staff know that a set of guidelines detailing ADUs on historic properties has won an award from the state.

7. Comments from Subcommittees:

None.

8. Comments from SPPF Liaison:

Chair Gallatin reminded the public that garden gala tickets are now on sale.

9. Comments from Staff:

Director Frausto-Lupo reminded everyone there is a community meeting this Saturday on the Housing Element at 10 am in the Council Chambers. Director Frausto-Lupo also lets the commission know that the planning staff has been working efficiently on the Housing Element project to provide a second draft by September 15th.

ADJOURNMENT

10. The meeting adjourned at 11:36 pm to the next regular Cultural Heritage Commission meeting scheduled for September 15, 2022 at 6:30 pm.

APPROVED,

Mark Gallatin
Chair, Cultural Heritage Commission

Date



Community Development
Department

Memo

DATE: February 16, 2023

TO: Cultural Heritage Commission

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

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Item 4. Project No. 2481-COA – A request for a Certificate of Appropriateness for a 705 sq. ft. addition to an existing 1,902 sq. ft. single-family dwelling located at 1716 Wayne Ave (APN: 5321-010-003)

Per applicant's request, the subject project will be continued from the regular scheduled February 16, 2023 Cultural Heritage Commission public hearing to the next scheduled meeting on March 16, 2023.



Community Development
Department

Memo

DATE: February 16, 2023

TO: Cultural Heritage Commission

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

PREPARED BY: Sandra Robles, Associate Planner

RE: Item 5. Project No. 2443-COA/AUP – A request for a Certificate of Appropriateness to add a 732-square-foot first-story addition, a 379-square-foot second-story addition, to demolish a 216-square-foot one-car garage, and to add a new 406-square-foot two-car garage and an Administrative Use Permit for a side and rear yard setback reduction at 504 El Centro Street (APN: 5313-008-003).

The subject project will be continued from the February 16, 2023 Cultural Heritage Commission public hearing to the next scheduled meeting on March 16, 2023.



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: February 16, 2023

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

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: **Project No. 2535-COA/TRP – A request for a Certificate of Appropriateness to add a 652 square-foot rear addition to the rear of an existing 1,488 square-foot, single-family dwelling, and the removal of two (2) trees for the property located at 1501 Oak Street (APN: 5319-006-008); 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. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2535-COA/TRP subject to the conditions of approval (**Attachment 1**).

BACKGROUND

Constructed in 1922, the subject site at 1501 Oak Street is included in the City's Inventory of Historic Resources listed as a historic resource and contributor to the Oak/Laurel Historic District (California Historic Resource Code 5D1). The district and surrounding properties contain a mixture of Craftsman, French Revival, and Tudor Revival style homes constructed between 1908 and 1923 (see **Attachment 2** for Site and Neighborhood Images). The residence is designed in the Prairie-Influence style and has retained the following character-defining features (see **Image 1**):

- Flat roofline
- Parapet
- Box-shaped overhang
- Stucco exterior

- Clerestory Windows

After its original built, the residence has gone through few minor modifications. In 1958, a permit was issued for repair of the existing kitchen and in 1969, a permit was issued for the interior remodel to create two bathrooms. Other than these modifications, permit history reflects minor electrical and plumbing work and the residence has not gone through substantial changes (see **Attachment 3** for Building Permit History).

Image 1: Street View of the Property



PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness (COA) for a proposed 652 square foot addition to the rear of an existing single-family residence. The subject site is a rectangular-shaped lot located on the southerly side of Oak Street. The lot measures approximately 8,882 square feet and is located within the Residential Single Family (RS) zone. The subject site is currently developed with an existing 1,488 square foot single-family dwelling and a 229 square foot detached one-car garage. The existing residence is comprised of three (3) bedrooms, and two (2) bathrooms.

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.

Project Analysis: Certificate of Appropriateness (COA)

The proposed 652 square foot 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 a designated historic district by the City of South Pasadena, as such, an addition should be visually subordinate, or secondary, to the original structure. The proposed addition will be located at the rear of the existing residence with minor modifications proposed at the east and west (side) elevations. The front façade will not be modified and the project will have minimal impact to the public right-of-way along Oak Street.

The rear addition and all exterior modification will be compatible with the existing Prairie-Influence style. Further, the proposed project will be conforming to existing setbacks and will maintain a uniformed roof that follows the existing roof lines. No further encroachment into the existing setbacks are being proposed. All materials will be selected to match the existing home or to maintain the existing Prairie-Influence style.

Project Analysis: Parking and Vehicular Access

Pursuant to section 36.310.040 of the South Pasadena Municipal Code (SPMC), the requirement for a single-family residence is two (2) covered spaces, within a garage or carport that has a minimum interior dimension of twenty (20) feet in length by ten (10) feet wide for each vehicle. The site is currently developed with an existing one-car detached garage along the easterly side of the property. The existing garage measures 12'-5" in width and 18'-5" in length for a total square footage of 229. Vehicular access to the garage is provided off Oak Street at the northeasterly corner of the property. The existing driveway extends along the easterly side of the subject site.

As noted, a two-car garage is classified as a garage that has a minimum interior dimension of twenty (20) feet wide by twenty (20) feet in length. The existing garage does not meet these minimum interior dimensions; therefore, the existing garage is nonconforming. Pursuant to Section 36.360.090.F.1, if a proposed project is in connection to a residential unit listed in the City's Cultural Heritage Inventory List and is nonconforming due to an insufficient number of covered parking spaces, the Community Development Director may waive the requirement if it is part of the Certificate of Appropriateness (COA). The Cultural Heritage Commission must first determine if the circumstances and conditions under Section 36.360.090.F.1 relate to the subject site.

1. Providing the two covered parking spaces would otherwise result in a substantial adverse change in the historic significance of a cultural resources; or
2. Providing the two covered parking spaces would jeopardize the integrity of the cultural resources (as defined in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation).

Further, the subject site must meet the following requirements outlined in **Table 1**.

Table 1: Requirements for Waiver of Parking Requirement

Requirement	Compliance
3. The existing garage contributes to the historic significance of the cultural resource. Supporting documentation shall be provided to show that the existing garage was constructed during the period of significance of the cultural resource.	Compliant.
4. The existing garage space can accommodate at least one vehicle.	Compliant.
5. The historic garage shall be structurally sound or, if deteriorated, the Cultural Heritage Commission approves a rehabilitation plan for the historic garage as part of the Certificate of Appropriateness approval.	Compliant.
6. The second required parking space can be accommodated outside of the existing covered parking space within an existing legal driveway, tandem space, carport, etc.	Compliant.
7. Increases in square footage to the cultural resource would not exceed 50 percent of the square footage of the floor area within the structure that legally existed as of the date of adoption of the ordinance codified in this Section, including any detached accessory building and/or guest house.	Compliant.
8. The proposed work is not associated with the addition of a second residential unit as authorized in SPMC Section 36.350.200 or is not associated with an increase in the number of dwelling units on land zoned for multi-family uses.	Complaint.

Project Analysis: Zoning Code Compliance

The subject site is located within the Residential Single-Family (RS) zoning district, which is intended for areas appropriate for development of detached, single-family homes. The existing land use and density of the project site complies with Section 36.220 of the SPMC. 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. Residential Development Standards from SPMC sections were applied to the proposed project. Since the property is under

10,000 square-feet, the development standards for small non-conforming residential parcels are also applicable. The following table lists the project's conformance with applicable development standards.

Table 2: Nonconforming Residential Parcels /Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage (Section 36.220.050)	50% (4,441 SF max. allowed)	22% 1,984 SF	30% 2,682 SF
Floor Area Ratio (FAR)	35% (3,109 max. allowed)	17% 1,488 SF	24% 2,150 SF
Building Height	35 ft.	14 ft. 6 ½ in.	Unchanged
On Site Parking for Dwellings with a Detached Garage	2 Covered Parking Spaces (Garage or Carport)	1 Covered Space within a garage	Unchanged
Front Setback (Section 36.220.050)	20 ft. (15 ft. with a porch)	45 ft. 10 in.	Unchanged
Side Setback (East)	10% of lot width (4 ft. minimum)	10 ft. 10 in.	Unchanged
Side Setback (West)	10% of lot width (4 ft. minimum)	3 ft. (Existing Legal Non-conforming)	Unchanged
Rear Setback	20 ft.	85 ft. 5 in.	60 ft. 6 in.
Distance Between Structures	10 ft. minimum	13 ft. 3 in. (Home to Garage)	10 ft. (Addition to Garage)

Per section 36.360.090 Alteration to Nonconforming Structures subsection C. Increase in Area, the proposed additions may comply with the existing nonconforming setbacks but shall not propose any further encroachment into the required setbacks. Thus, all proposed additions will remain compliant with any applicable development standards for single family residential properties.

Project Analysis: City of South Pasadena Design Guidelines for Historic Properties

As codified in the SPMC section 2.65, the City of South Pasadena *Design Guidelines for Alteration and Additions to Historic Residences* are to be assessed in the issuance of a Certificate of Appropriateness (COA). As stated on Page 9 of the Design Guidelines for historic resources, the guidelines 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. Additions or alterations are encouraged to be compatible with these historic features.

The subject site at 1501 Oak Street is a contributor to the Oak/Laurel Historic District, which contains primarily one- and two- story single-family residences placed on large lots with deep setbacks. While Laurel Street predominately reflects Craftsman style architecture, Oak Street exhibits examples of Victorian, Craftsman, and Tudor Revival. The period of significance is from 1886 to 1932, with 80% of residences identified as contributors within the boundary area.

The residence exhibits characteristics of the Prairie-Influence style. The materials, finishes, detailing, and size of the addition is compatible with the existing style. The addition will retain the proportional scale of the existing residence and will incorporate materials that are compatible with the original historic residence. Architectural elements incorporated into the design of the proposed addition include smooth stucco finishes, a flat roofline with parapet and box-shaped overhang (**Attachment 4**).

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 proposed project is consistent with the General Plan, specifically, with Goal 8.0 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town atmosphere". The proposed project will continue as a single-family dwelling,

which is of similar density to the adjacent residential development in the neighborhood, therefore it will preserve the historic character, scale, and “small-town atmosphere” as to the surrounding land uses.

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 preserves the architectural and aesthetic features of the historic home consistent in a manner that is consistent with the Ordinance.

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 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, 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
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. The proposed project maintains the property’s use as a single-family residence.
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. The proposed project is contained to the rear and involves only minor modification to the existing structure. Thus, there will be no removal or alteration of defining characteristics.
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. The proposed project does not incorporate elements from other historic properties.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	Not Applicable. There are no changes to the property that have

Standard	Recommendation
	acquired cultural significance.
<p>Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p>Consistent. The proposed project is contained to the rear and thus, preserves defining characteristics of the property.</p>
<p>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.</p>	<p>Consistent. Project Plans note that Doors and Windows are to be removed and salvaged for re-use, where possible.</p>
<p>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.</p>	<p>Not applicable. No chemical or physical treatments are being proposed.</p>
<p>Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>	<p>Not applicable. No archeological resources are known to exist on the site.</p>
<p>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 architectural features to protect the historic integrity of the property and its environment.</p>	<p>Consistent. The new addition adopts the same form as the existing house and is differentiated from the old by stepping in the addition and keeping the overall width less.</p>
<p>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.</p>	<p>Consistent. There are no alterations to the front of the building with only minor modification to the east and west (side) elevations. Thus, if the new addition were to be removed, the essential form and integrity of the historic property would be unimpaired.</p>

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 areas. The property has an existing one-story single-family dwelling unit. The building materials, finishes, and detailing are compatible to the existing historical architectural design of the residence. Additionally, the neighborhood is comprised of a variety of single and two-story residential development. The property adjacent to the property to the north, south, east and west are existing residential uses. Therefore, the proposed addition will be harmonious and compatible with the surrounding historic neighborhood.

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

The proposed addition will create a new bedroom, new bathroom and a new living room that is consistent to the existing use of the residence. The proposed addition is consistent with the surrounding residential land uses, which also contain single-family residences. The proposed addition will not modify the northerly (front) perspective of the existing residence.

Finding 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 addition will be compatible to the existing improvements on the site since the addition will incorporate the Prairie-Influence style architecture of the existing home and will maintain the structure a one-story. Additionally, the proposed additions will continue the existing roof lines in a uniformed matter. Thus, the project is compliant of this finding as it protects the historic integrity of the proposed and surround subject sites.

TREE REMOVAL PERMIT

As part of the project, an existing carrot wood tree and existing eucalyptus tree would be removed at the rear of the house to accommodate the addition. In accordance with SPMC Section 34.12-5, six (6) replacement trees will be provided to the City and the applicant will pay a deposit of \$2,010. This requirement is memorialized in Condition of Approval #PW2. SPMC Chapter 34 does not require that findings be made for approval of a Tree Removal Permit.

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. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2535-COA/TRP 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 February 3, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on February 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. Site and Neighborhood Images
3. Permit History
4. Project Plans

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL

Certificate of Appropriateness/Tree Removal Permit

PROJECT NO. 2535 – COA/TRP
1501 Oak Street (APN: 5319-006-008)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Cultural Heritage Commission on February 16, 2023:

Certificate of Appropriateness for the construction of a 652 square-foot addition to the rear of an existing 1,488 square-foot, single-family dwelling within the Residential Single-Family (RS) zone and a **Tree Removal Permit**, for the removal of two (2) trees for the property locate at 1501 Oak Street.

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. 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 Cultural Heritage Commission.
- P2. 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.
- P3. 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.
- P4. 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.
- P5. 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.

- P6. 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.
- P7. A construction sign with contact information for the contractor shall be posted on-site during construction.

BUILDING DIVISION:

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Cultural Heritage Commission 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 to permit issuance.
- B3. School Development 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. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans. 5353 and 6730 of the State Business and Professions Code.
- B7. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
- B8. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage affected by the addition and exterior hardscape is carried to the public way or drainage structure approved to receive storm water.
- B9. Stormwater Planning Program LID Plan Checklist (MS4-1 Form) completed by an Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link:
<https://www.dropbox.com/s/5p4yf08beipzyot/SP%20MS4-1%20LID%20Determination%20Form.pdf?dl=0>
- B10. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.
- B12. 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.

PUBLIC WORKS DEPARTMENT:

- PW1 Show all existing and proposed trees (including parkway trees), including size and species, and indicate their disposition. The applicant shall show methods of protecting existing onsite and on the parkway trees during construction on the plans. The applicant shall submit an arborist report for all trees (including parkway trees) at project completion to the City, demonstrating that all protection methods were followed and document the tree disposition after construction.
- PW2 Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit in the amount of \$2,010 for the 6 replacement trees. Upon the planning review authority's approval of the development application and satisfaction of all conditions of approval, and payment of all required fees, the applicant shall be issued a tree removal permit.
- PW3 Replacement trees shall be planted per SPMC section 34.12-5 (b). The applicant is required to plant six replacement trees based on the trees proposed for removal. The South Pasadena Public Works Department shall inspect the replacement trees before being planted.
- PW4 Upon the applicant's proof to the city's satisfaction that the applicant has complied with the approved tree replacement plan, the city shall reimburse the applicant's replacement tree deposit. Should the applicant fail to plant any replacement trees per the approved replacement tree plan, the city shall retain the amount of the replacement tree deposit necessary to cover the cost to plant any required replacement trees in alternative locations within the city (public right-of-way, park, etc.), as permitted by SPMC chapter 34.
- PW5 No trees shall be removed from the site until the Tree Removal Permits are issued.
- PW6 The applicant shall pay all applicable City and LA County 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 City and 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.
- PW7 The applicant shall obtain City approval for any modifications or revisions to the approval of this project.
- PW8 The applicant shall provide a copy of a current Title Report (effective date shall be within the last 60 days). The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. The applicant shall identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed.
- PW9 All sheets shall be stamped, if necessary, and signed by the appropriate persons in responsible control of plans, specifications, and instruments of service per Business and Professions Code Section 5536.2.

- PW10 If applicable, the applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW11 Oak Street shall be videotaped before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the start of construction. These video tapes shall be submitted to the City before the start of the project and immediately upon completion of the project.
- PW12 The applicant shall be responsible for posting project signs at the entrance to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of weather-resistant durable material. The applicant shall provide a 24-hour emergency contact number for a designated person who will be responsible for maintaining the public right-of-way during all stages of construction until the project is complete.
- PW13 The applicant shall provide a Construction Management Plan to the Public Works Department for review and approval prior to issuance of permits. The Construction Management Plan shall include, but not be limited to, types of proposed construction activities, an on-site staging plan, haul route, construction schedule, and shall indicate a contractor parking location. All vehicles including workers' vehicles shall not be parked on the streets or public right-of-way. An offsite parking with a shuttle service should be provided if necessary.
- PW14 The applicant shall provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
- PW15 Any construction activity that may require roadway closures 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. At least 48 hours advance notice shall be given to all impacted businesses and residents for street and lane closures. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed within the time limits specified in SPMC Chapter 19A. Approved street closures require Portable Changeable Message Signs (PCMS) to be placed in advance of the project site.
- PW16 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.
- PW17 The applicant shall post temporary "No Parking " signs along the entire perimeter of the property prior to the start of any construction. The temporary "No Parking" signs shall be covered at the end of each working day and uncovered at the start of the following working day prior to any construction activity.
- PW18 Prior to issuance of a grading permit, the applicant shall provide an erosion control plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, use of appropriate BMPs, plans for daily watering of the construction site,

limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.

- PW19 The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW20 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 a dumpster permit from the Public Works Department.
- PW21 No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW22 The applicant shall show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall 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 the site, the applicant shall note on the plans “no trees to be removed” and provide methods of protecting existing trees during construction.
- PW23 The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public-right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features.
- PW24 The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer. In addition, existing sidewalk and driveway approaches that are below current City standards shall be replaced regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW25 The applicant shall provide a 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.
- PW26 The applicant shall show all utility poles adjacent to the properties and note to protect-in-place.
- PW27 The applicant shall show the location of all existing utilities (i.e. sewer lateral and water utility service lines) on adjacent street(s), as well as location and size of all existing or proposed utility service lines serving the property. Show all utility points of connection_(POC).

FIRE DEPARTMENT:

- F1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA standards.
- F2. Fire Sprinklers are required. Submit plans to City for approval.
- F3. (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.
- F4. 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
- F5. (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.
- F6. (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.
- F7. (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.
- F8. 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.
- F9. 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:

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.

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 work exposes building framing and facilities 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.

- F10. Address identification. New and existing buildings 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 can not be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
- F11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- F12. 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.
- F13. 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 907.2.1(CFC 903.2.18) Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 /ft² (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be consider obstructions with respect to sprinkler placement. .
- F14. 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.

- F15. A set of plans must remain on the job site at all time. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- F16. 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



NEIGHBORHOOD CONTEXT MAP



FRANCES AND ANDREW RENTMEESTER
1501 OAK STREET
SOUTH PASADENA, CA 91030



01 - 1501 OAK STREET, SOUTH PASADENA, CA 91030



02 - 1431 OAK STREET, SOUTH PASADENA, CA 91030



03 - 1425 OAK STREET, SOUTH PASADENA, CA 91030



04 - 1411 OAK STREET, SOUTH PASADENA, CA 91030



05 - 1600 FREMONT AVE, SOUTH PASADENA, CA 91030



06 - 1524 FREMONT AVE, SOUTH PASADENA, CA 91030



07 - 1418 OAK STREET, SOUTH PASADENA, CA 91030



08 - 1420 OAK STREET, SOUTH PASADENA, CA 91030



09 - 1428 OAK STREET, SOUTH PASADENA, CA 91030



10 - 1502 OAK STREET, SOUTH PASADENA, CA 91030



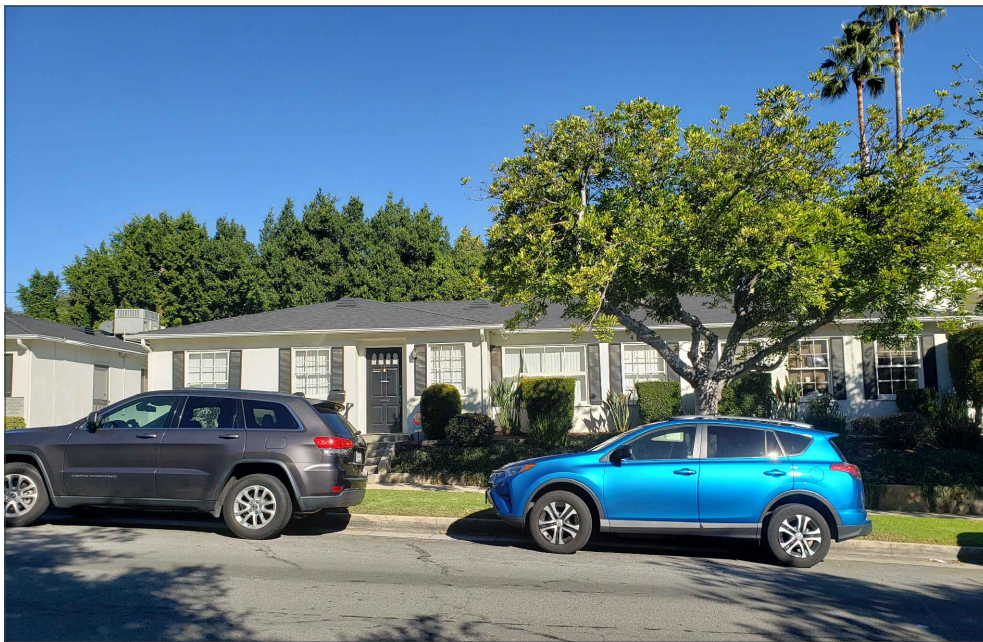
11 - 1506 OAK STREET, SOUTH PASADENA, CA 91030



12 - 1512 OAK STREET, SOUTH PASADENA, CA 91030



13 - 1514 OAK STREET, SOUTH PASADENA, CA 91030



14 - 1520 OAK STREET, SOUTH PASADENA, CA 91030



15 - 1515 OAK STREET, SOUTH PASADENA, CA 91030



16 - 1505 OAK STREET, SOUTH PASADENA, CA 91030

ATTACHMENT 3

Permit History

R4 11674

JOB CARD

Address: 1501 Oak Street Date: July 15, 1957

Owner: John La Pointe

Contractor: Auner

EDISON
CALLED IN.

Permit Number: 37762 Value: \$400.00 Fee: 2.00

Job: Repair to existing Kitchen

Rough Inspection

Final Inspection 3-3-58

Inspector

RB
Inspector

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION

1501 OAK

LOT

BLOCK

TRACT

OWNER

D.S. PATTERSON

FURANCE & BASEMEN

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FI.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED COST

9-28-34

1786

BUILDING

SAME

190 00

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION 1501 OAK

LEGAL DESCRIPTION: LOT 5 BLOCK A TRACT Oncenta Park

OWNER D. S. Patterson
1501 Oak Street
South Pas.

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	FEE
<u>6-2-25</u>	<u>5036</u>	BUILDING	<u>Day Work</u>	<u>100</u>	<u>.60</u>
		ELECT. WIRING			
		ELECT. FIXTURES			
		PLUMBING			
		SEWER			

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

LOCATION 1501 OAK

Lot 5 BLOCK A TRACT ONEONTA PARK

OWNER WESTTEN BROS.

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN. PLMB.	FIN. BLDG.	ELEC. FIX.
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DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
------	--------	----------------	------------	----------------

11-25-21	2960	BUILDING	OWNER	5000 ⁰⁰
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ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

NUMBER & STREET

1501 Oak St

APPLICATION FOR A LATHING/PLASTERING PERMIT OR ROOFING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA TELEPHONE 799-9101 • 682-2175

CONTRACTOR: Smith & Son, STATE LIC. NO: 224889, MAIL ADDRESS: 1360 Virginia Ave, ED 71524, OWNER: Baldwin Park, (CITY BUS. LIC.): B-3062, MAIL ADDRESS: [blank], OWNER PHONE: [blank]

DESCRIPTION OF WORK

NEW BLDG. [blank], ALTER [blank], ADD'N [blank], REPAIR [checked], PRESENT USE [blank], PROPOSED USE [blank]

ROOFING DETAILS

(INCLUDE WEIGHTS, NO. OF LAYERS, TYPE OF SHINGLES, ETC.)

TYPE OF ROOFING: 90#, NO. OF SQUARES: 20, DESCRIPTION: 1 Layer 15# + 90# Hot Map

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ 500.00 FEES \$

LATHING & PLASTERING DETAILS

YDS. EXTERIOR LATH. [blank], YDS. EXTERIOR PLASTER [blank], YDS. INTERIOR LATH. [blank], YDS. INTERIOR PLASTER [blank], COMBINED LATHING & PLASTERING VALUATION \$ [blank], PERMIT FEE \$ [blank]

TOTAL FEE \$ 5.00

INFORMATION PROVIDED BY BUILDING DEPT.

Table with columns: USE, FIRE, OCCUPANCY, CHECKER'S APPROVAL

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

Signature of Ed. H. Smith, SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD – LATHING & PLASTERING

	DATE	APPROVED
EXTERIOR LATHING		
EXTERIOR SCRATCH COAT		
EXTERIOR BROWN COAT		
EXTERIOR FINISH COAT		
INTERIOR LATHING		
INTERIOR BROWN COAT		
INTERIOR FINISH COAT		
PARTIAL OR MISC. INSPECTIONS		
FINAL		

INSPECTION RECORD – ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL) <i>Get Last Cover permitted</i> IN-PROGRESS INSPECTION	2-2-68	<i>Smith</i>
PARTIAL OR MISC. INSPECTIONS		
FINAL	2-6-68	<i>Smith</i>

NUMBER & STREET 1501 OAK ST

LENDER'S NAME & ADDRESS:

APPLICATION FOR A
BUILDING PERMIT
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
 TELEPHONE 799-9101 • 682-2175

CONTRACTOR <u>George W Bertel inc</u>		ST. LIC. NO. <u>196615</u>
MAIL ADDRESS <u>1117 Mission St P.O. Box</u>		PHONE <u>799-9191</u>
ARCHITECT ENGINEER		ST. LIC. NO.
MAIL ADDRESS		PHONE
OWNER <u>Mrs J.C. Henderson</u>		PHONE <u>799 0479</u>
MAIL ADDRESS <u>1505 OAK ST</u>		

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION X	REPAIR	DEMOLISH
FLOOR AREA (SQ. FT.)		NO. OF STORIES <u>1</u>	NO. OF DWELLING UNITS <u>1</u>	
PRESENT BLDG. USE <u>LEARN Bldg.</u>		PROPOSED BLDG. USE <u>SITING</u>		
DESCRIBE WORK TO BE DONE <u>Remodel Area to</u>				

Create 2 BATHROOMS

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL <u>STUCCO</u>	ROOFING MATERIAL <u>COMPO</u>	
LOT WIDTH	LOT DEPTH	LOT AREA

VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$ 1550.00

PLAN CHECK FEE & VALIDATION

64324 9 E - 8.00 TL

BUILDING DEPARTMENT USE, ONLY					
LOT	BLOCK	TRACT			
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.		
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR	
ENG. DEPT. APPROVAL		ZONING APPROVAL			
PERMIT FEE <u>\$16.00</u>					
APPROVED W/OUT PLANS	PERMANENT PLAN		CHECKER'S APPROVAL <u>[Signature]</u>		

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

64358 9 E 16.00 80

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

[Signature]
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
 PERMANENT

ATTACHMENT 4

Development Plans

GENERAL NOTES

24. WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, NOT LESS THAN A 4 INCH DIAMETER (102MM) EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.0.

25. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100MM) AND THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406). (CMC, M504.4.2)

26. LENGTH LIMITATION, UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267MM), INCLUDING TWO 90 DEGREE (1.57RAD) ELBOWS. A LENGTH OF 2 FEET (610MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57RAD) ELBOW IN EXCESS OF TWO. (CMC, 504.4.2.1)

27. WHERE NM CABLE (ROMEX) IS RUN ACROSS THE TOP OF CEILING JOISTS AND/OR WHERE THE ATTIC IS NOT ACCESSIBLE BY PERMANENT STAIRS OR LADDERS, PROTECTION WITHIN 6 FEET OF THE NEAREST EDGE OF THE SCUTTLE HOLE OR ATTIC ENTRANCE SHALL BE PROVIDED. (EC 334.23, 320.23(A))

28. THE FOLLOWING ARE REQUIRED FOR FURNACE OR COMFORT COOLING EQUIPMENT IN AN ATTIC: (CMC, 304.4)

28.1 SCUTTLE 22"x30" OR THE SIZE OF THE LARGEST PIECE OF EQUIPMENT AND LOCATED NOT OVER 20 FEET FROM EQUIPMENT IS REQUIRED.

28.2 24 INCHES WIDE UNOBSTRUCTED PASSAGEWAY OF SOLID CONTINUOUS FLOORING FROM SCUTTLE TO EQUIPMENT AND ITS CONTROLS.

28.3 UNOBSTRUCTED WORK SPACE OF 30" MIN. DEPTH IN FRONT OF EQUIPMENT.

28.4 LIGHT OVER EQUIPMENT WITH A SWITCH AT THE SCUTTLE.

28.5 VENT THROUGH THE ROOF A MINIMUM OF 5 FEET ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.

28.6 FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCE.

29. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.10)

30. USE ONLY APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER AND PLASTICS ARE NOT PERMITTED. (CPC, CHAPTER 6)

31. SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ.IN. OF FLOOR AREA, AND ENCOMPASS A 30" DIAMETER CIRCLE. (CPC, CHAPTER 4)

32. THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS), WHICH USE NO MORE THAN 1.28 GALLONS PER FLUSH. (GREEN BUILDING CODE)

33. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC TYPE VALVE. (CPC, CHAPTER 4)

34. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

35. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVES WATER SUPPLY. (R306.4)

36. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

37. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED) (R308.6.9)

38. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES (102 MM) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. (CPC, 507.2)

39. HABITABLE ROOMS, EXCEPT KITCHENS, SHALL NOT BE LESS THAN 7'-0" IN ANY HORIZONTAL DIMENSION (R304.2)

40. ALL NEW PAVED PARKING AREAS, CIRCULATION AISLES, AND ACCESSWAYS ARE PAVED WITH PORTLAND CONCRETE CEMENT. (17.46.300)

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED.

2. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL OF THE LATEST ISSUES OF THE BUILDING CODES AND ALL APPLICABLE PORTIONS OF LOCAL CODES AND ORDINANCES.

4. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE TO WITH UL 325.(R309.4)

5. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NO EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NO EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R314.6)

6. WHERE AN ADDITION IS MADE TO AN EXISTING DWELLING, OR FUEL- BURNING HEATER, APPLIANCE, OR FIREPLACE IS ADDED TO AN EXISTING DWELLING, NOT PREVIOUSLY REQUIRED TO BE PROVIDED WITH CARBON MONOXIDE ALARMS, NEW CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 315.(R315.2.2)

7. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1. OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

8. FOUNDATION VENTS SHALL BE PROVIDED. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. VENTS SHALL BE COVERED WITH 3/8" GALVANIZED WIRE MESH. ONE VENT SHALL BE WITHIN 36" OF EACH CORNER. (R408)

9. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. (R703.2)

10. ACCESS SHALL BE PROVIDED TO ANY ATTIC EXCEEDING 30" CLEAR HEIGHT. THE OPENING SHALL BE A MINIMUM OF 22"x30" AND HAVE A MINIMUM OF 30" HEAD ROOM ABOVE. (R807)

11. ATTIC VENTILATION SHALL BE PROVIDED AT A RATE OF ONE SQ. FT. FOR EACH 150 SQ. FT. OF ATTIC AREA. (R806)

12. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX OF NO GREATER THAN 200 AND SMOKED DEVELOPED INDEX OF NO GREATER THAN 450. (CRC, R302.9)

13. ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER. (R308)

14. INSULATION COMPLIANCE CARD SHALL BE POSTED AT A CONSPICUOUS LOCATION WITHIN THE DWELLING. (CEC,120.7)

15. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. INSULATION SHALL HAVE A MIN. WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2" IN DIAMETER. FOR PIPE WITH A DIAMETER OF 2" OR GREATER, THE MIN. INSULATION WALL THICKNESS SHALL BE 2". (CPC 609.11.1)

16. GLAZING AND INSULATION SHALL CONFORM TO THE STATE ENERGY INSULATION STANDARDS. (CEC)

17. PROVIDE MINIMUM 0.019-INCH (0.5 MILLIMETERS) (NO. 26 GA. GALVANIZED SHEET GAGE), CORROSION RESISTANT WREEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT LANGE OF 3 1/2" INCHES (89 MILLIMETERS) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. (CRC, R703.7.2.1)

18. GAS AND ELECTRIC METERS SHALL NOT BE INSTALLED IN UNVENTILATED OR INACCESSIBLE LOCATIONS OR CLOSER THAN THREE (3) FEET TO SOURCES OF IGNITION. (CMC, 1308.6)

19. BATHROOMS MUST HAVE AN EXHAUST FAN CAPABLE OF PRODUCING 50 CFM. (CRC, R303)

20. ELEVATE HEAT PRODUCING APPLIANCES (18) EIGHTEEN INCHES ABOVE THE GARAGE FLOOR. (CPC, CHAPTER 5)

21. DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

21.1 NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.

21.2 DRILLING. ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NOT MORE THAN 5/8 INCH (16MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. (CRC, R602.6)

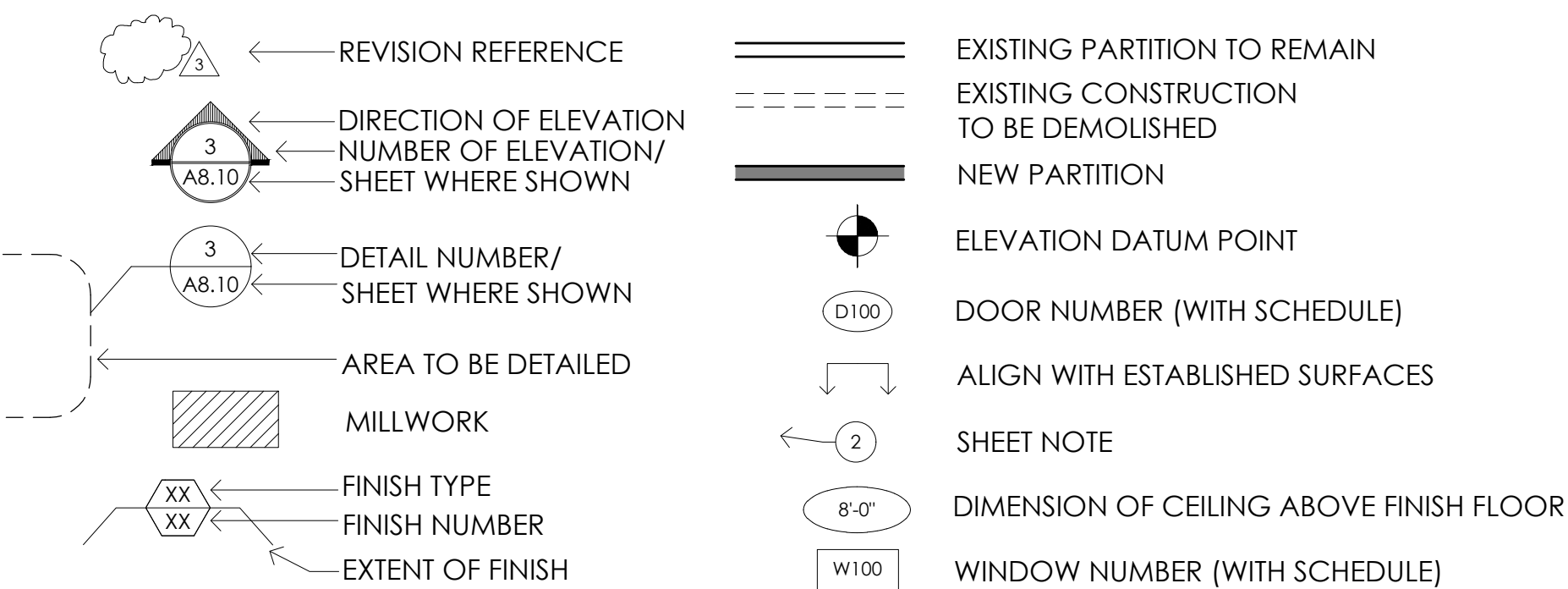
22. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (CRC, R302.11)

23. ACCESSIBLE UNDER-FLOOR AREAS SHALL BE PROVIDED WITH AN 18-INCH BY 24-INCH (457 MILLIMETERS BY 610 MILLIMETERS) ACCESS CRAWL HOLE. PIPES, DUCTS AND OTHER NONSTRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITH UNDER-FLOOR AREAS. (CRC, R408.4)

PROJECT DIRECTORY

OWNERS	ARCHITECT	CONTRACTOR
FRANCES AND ANDREW RENTMEESTER 1501 OAK STREET SOUTH PASADENA, CA 91030	LISA C. HENDERSON, AIA HARVEST ARCHITECTURE 1026 FAIR OAKS AVE. SOUTH PASADENA, CA 91030 626.799.1078 TEL	TBD

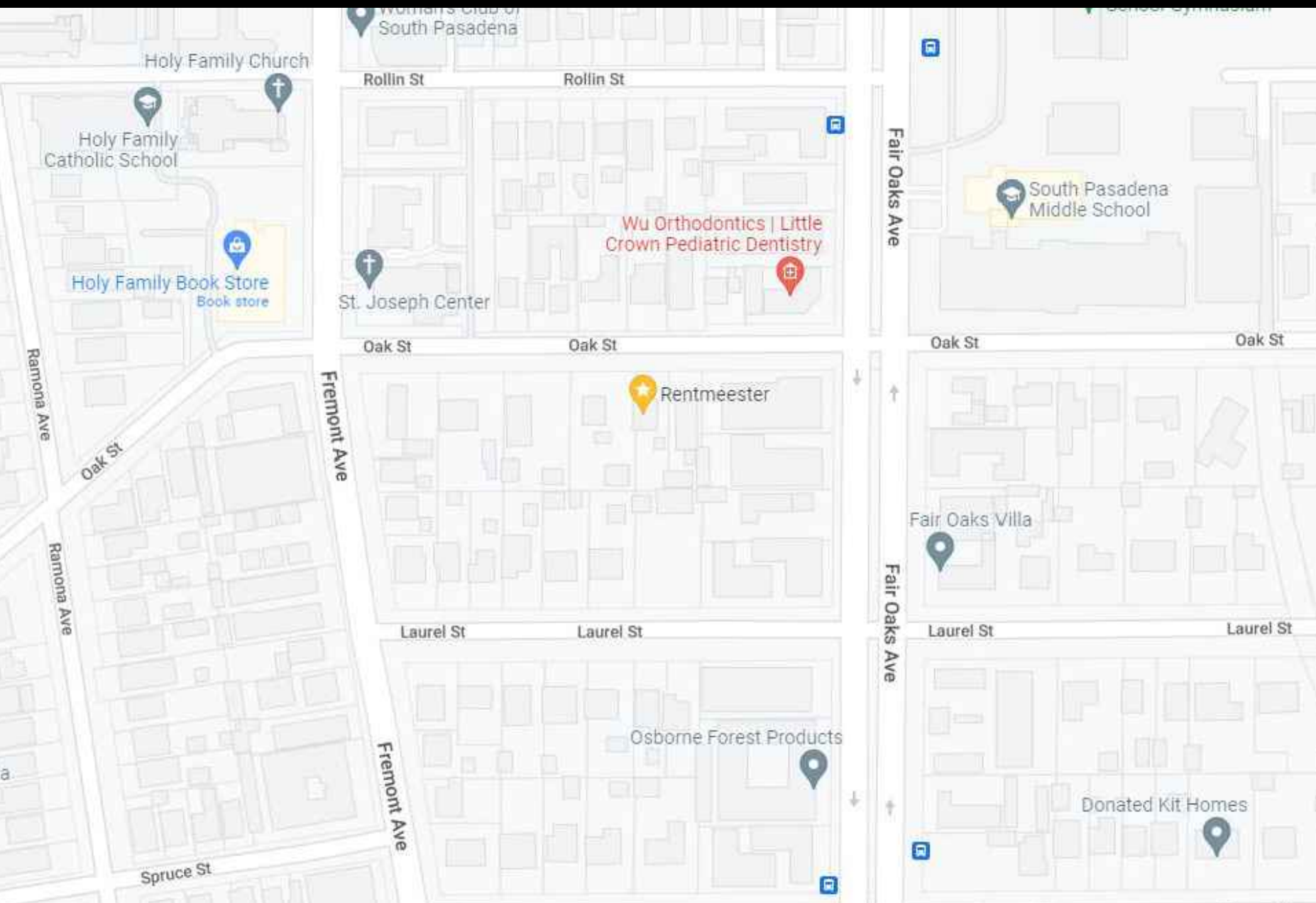
GRAPHIC SYMBOLS



SEPARATE PERMITS/APPROVALS

- MECHANICAL
- ELECTRICAL
- PLUMBING

VICINITY MAP



PROJECT BUILDING CODE DATA

ADDRESS:	1501 OAK STREET SOUTH PASADENA, CA 91030
APN:	5319-006-008
LEGAL DESCRIPTION:	ONEONTA PARK W 50 FT OF LOT 5 BLK A
ZONING:	RS-1
OCCUPANCY TYPE:	RESIDENTIAL SINGLE FAMILY
CONSTRUCTION TYPE:	V-B
HISTORICAL DISTRICT:	OAK/LAUREL HISTORIC DISTRICT
FIRE SPRINKLERS:	NO EXISTING, NO PROPOSED
# OF STORIES:	1 EXISTING, 1 PROPOSED
YEAR BUILT:	1922

SCOPE: 926 SF INTERIOR REMODEL OF EXISTING KITCHEN, PRIMARY BEDROOM, BATHROOM, CLOSET AND LIVING ROOM

652 SF ADDITION OF LIVING ROOM, BATHROOM, BEDROOMS AND CLOSET.

FAR CALCULATIONS

LOT SIZE:	8,882 SF
ALLOWABLE FAR PER TABLE 2.3	0.35
TOTAL ALLOWABLE FAR	3,109 SF

EXISTING BUILDING AREA (MEASURED):	1,488 SF
EXISTING GARAGE AREA (EXEMPT):	229 SF
EXISTING FAR:	.17

PROPOSED BUILDING AREA:	2,150 SF
EXISTING GARAGE AREA (EXEMPT):	229 SF
PROPOSED FAR:	.24

LOT COVERAGE CALCULATIONS

LOT SIZE:	8,882 SF
MAX. ALLOWABLE LOT COVERAGE:	50%

EXISTING BUILDING AREA (MEASURED)	1,488 SF	
EXISTING PATIO AREA (MEASURED)	120 SF	
EXISTING GARAGE AREA (MEASURED)	229 SF	
EXISTING DECK (MEASURED)	147 SF	
TOTAL LOT COVERAGE:	1,984 SF	
EXISTING LOT COVERAGE:	22%	1,984 SF / 8,882 SF

EXISTING BUILDING AREA (MEASURED)	1,488 SF	
EXISTING PATIO AREA (MEASURED)	120 SF	
EXISTING GARAGE AREA (MEASURED)	229 SF	
PROPOSED ADDITION AREA:	652 SF	
PROPOSED DECK AREA:	193 SF	
TOTAL LOT COVERAGE AREA:	2,682 SF	
PROPOSED LOT COVERAGE:	30%	2,682 SF / 8,882 SF

CODES: 2019 CALIFORNIA BUILDING CODE, STRUCTURAL ONLY
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

SHEET INDEX

ARCHITECTURAL	
A0.00	TITLE SHEET
A0.30	DOOR AND WINDOW SCHEDULE
A0.40	KEY PLAN
A0.41	CONTEXT IMAGES
A0.42	EXISTING STRUCTURE IMAGES
A0.43	PUBLIC UTILITY MAPS
A1.00	AS-BUILT / DEMOLITION SITE PLAN
A1.10	PROPOSED SITE PLAN
A1.20	TREE INVENTORY
A2.00	AS-BUILT / DEMOLITION FLOOR PLAN
A2.10	PROPOSED FLOOR PLAN
A5.00	AS-BUILT AND PROPOSED ROOF PLAN
A6.00	EXTERIOR SOUTH ELEVATIONS - EXISTING AND PROPOSED
A6.10	EXTERIOR EAST ELEVATIONS - EXISTING AND PROPOSED
A6.20	EXTERIOR WEST ELEVATIONS - EXISTING AND PROPOSED
A6.30	EXTERIOR NORTH ELEVATIONS - EXISTING AND PROPOSED

RENTMEESTER RESIDENCE

1501 OAK STREET
SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
1026 FAIR OAKS AVE
SOUTH PASADENA, CA 91030
TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RESUBMITTAL SET	MO	LH

SEAL/SIGNATURE



PROJECT NAME
RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
TITLE SHEET

SCALE
NA

A0.00

1/6/2023

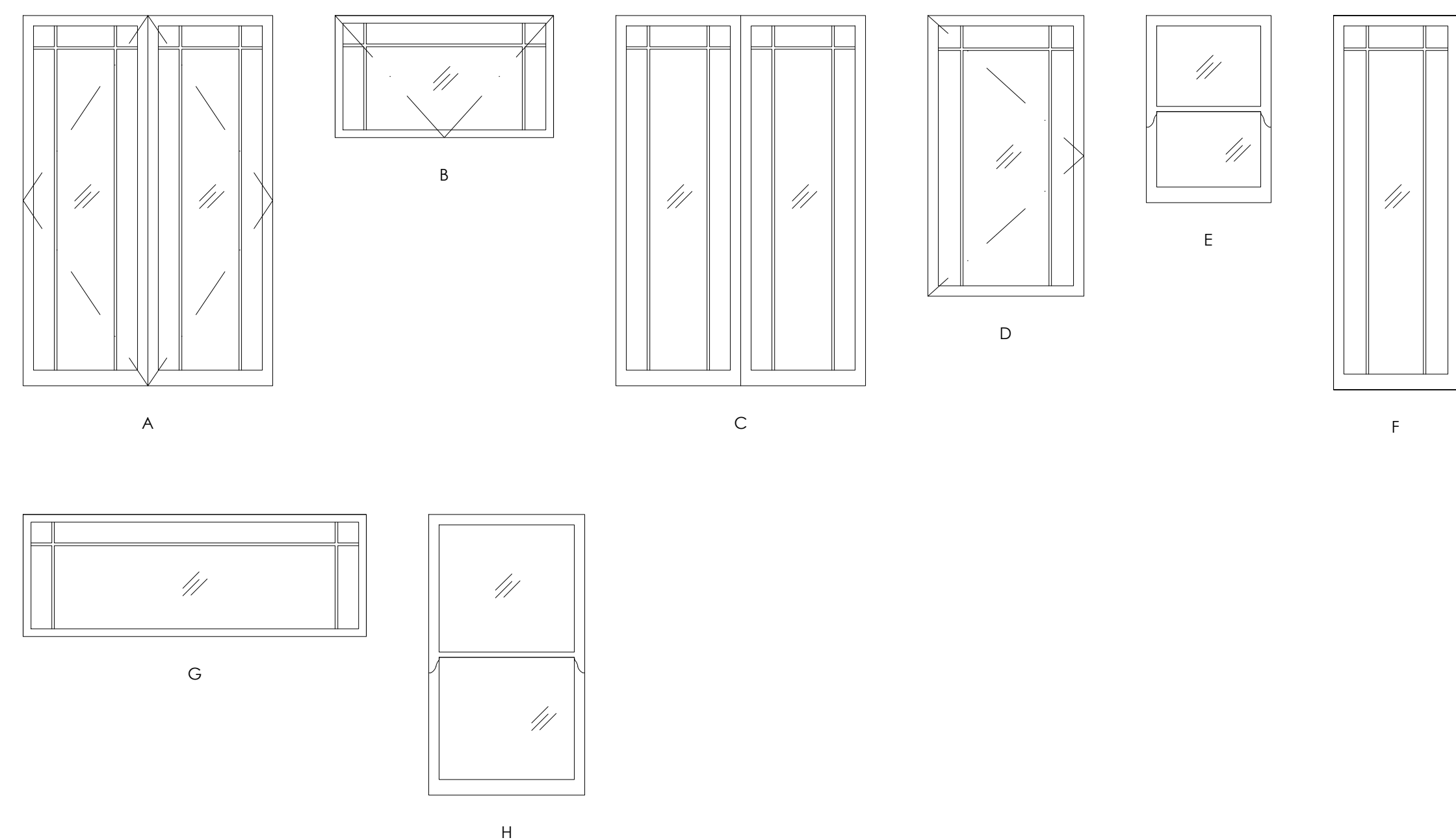
WINDOW SCHEDULE

MAIN HOUSE

NO.	TYPE	OPENING	DESCRIPTION	MATERIAL	LOCATION	MANUFACTURER	HARDWARE	U-FACT.	SHGC	REMARKS
W101	A	4'-0" x 6'-0"	EX. DOUBLE CASEMENT	PAINT GRADE WOOD/GLASS	LIVING ROOM	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN
W102	A	4'-0" x 6'-0"	EX. DOUBLE CASEMENT	PAINT GRADE WOOD/GLASS	LIVING ROOM	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN
W103	B	3'-6" x 2'-0"	EX. CASEMENT	PAINT GRADE WOOD/GLASS	CLOSET	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN
W104	C	4'-0" x 6'-0"	EX. DOUBLE CASEMENT	PAINT GRADE WOOD/GLASS	KITCHEN	B&B OR EQUIVALENT	T.B.D.	-	-	FIXED, EXISTING TO REMAIN
W105	C	4'-0" x 6'-0"	EX. DOUBLE CASEMENT	PAINT GRADE WOOD/GLASS	KITCHEN	B&B OR EQUIVALENT	T.B.D.	-	-	FIXED, EXISTING TO REMAIN
W106	D	2'-6" x 4'-6"	NEW CASEMENT	PAINT GRADE WOOD/GLASS	FAMILY ROOM	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W107	D	2'-6" x 4'-6"	NEW CASEMENT	PAINT GRADE WOOD/GLASS	FAMILY ROOM	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W108	D	2'-6" x 4'-6"	NEW CASEMENT	PAINT GRADE WOOD/GLASS	FAMILY ROOM	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W109	D	2'-6" x 4'-6"	NEW CASEMENT	PAINT GRADE WOOD/GLASS	FAMILY ROOM	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W110	E	2'-6" x 3'-0"	NEW DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	POWDER ROOM	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W111	E	2'-6" x 3'-0"	NEW DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	PRIMARY CLOSET	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W112	F	2'-0" x 6'-0"	NEW CASEMENT	PAINT GRADE WOOD/GLASS	PRIMARY BEDROOM	B&B OR EQUIVALENT	T.B.D.	-	-	FIXED, TEMPERED GLASS
W113	F	2'-0" x 6'-0"	NEW CASEMENT	PAINT GRADE WOOD/GLASS	PRIMARY BEDROOM	B&B OR EQUIVALENT	T.B.D.	-	-	FIXED, TEMPERED GLASS
W114	G	5'-6" x 2'-0"	NEW CASEMENT	PAINT GRADE WOOD/GLASS	PRIMARY BEDROOM	B&B OR EQUIVALENT	T.B.D.	-	-	FIXED, TEMPERED GLASS
W115	E	2'-6" x 3'-0"	NEW DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	PRIMARY BATH	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W116	H	2'-6" x 4'-6"	EX. DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	BEDROOM #2	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN
W117	H	2'-6" x 4'-6"	EX. DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	BEDROOM #2	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN
W118	E	2'-6" x 3'-0"	NEW DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	BATH #1	B&B OR EQUIVALENT	T.B.D.	-	-	TEMPERED GLASS
W119	H	2'-6" x 4'-6"	EX. DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	BEDROOM #1	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN
W120	H	2'-6" x 4'-6"	EX. DOUBLE-HUNG	PAINT GRADE WOOD/GLASS	BEDROOM #1	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN
W121	B	3'-6" x 2'-0"	EX. CASEMENT	PAINT GRADE WOOD/GLASS	CLOSET	B&B OR EQUIVALENT	T.B.D.	-	-	EXISTING TO REMAIN

NOTES:
 - VERIFY SIZES OF ALL WINDOWS AND DOORS ON JOB SITE AND REVIEW ALL SPECIFICATIONS WITH ARCHITECT PRIOR TO ORDERING AND INSTALLING.
 - G.C. TO PROVIDE SEPARATE DOOR AND WINDOW ALLOWANCE BASED ON SPECIFICATIONS SHOWN PRIOR TO ORDERING AND INSTALLING.
 - NEW WINDOWS AND DOORS TO BE "B&B" OR EQUAL UNLESS OTHERWISE NOTED.
 - NEW WINDOWS AND DOORS TO BE PAINTED TO MATCH EXISTING.
 - NFRC WINDOW LABELS TO BE REMOVED ONLY BY OWNERS AFTER FINAL BUILDING INSPECTION.

WINDOW TYPE



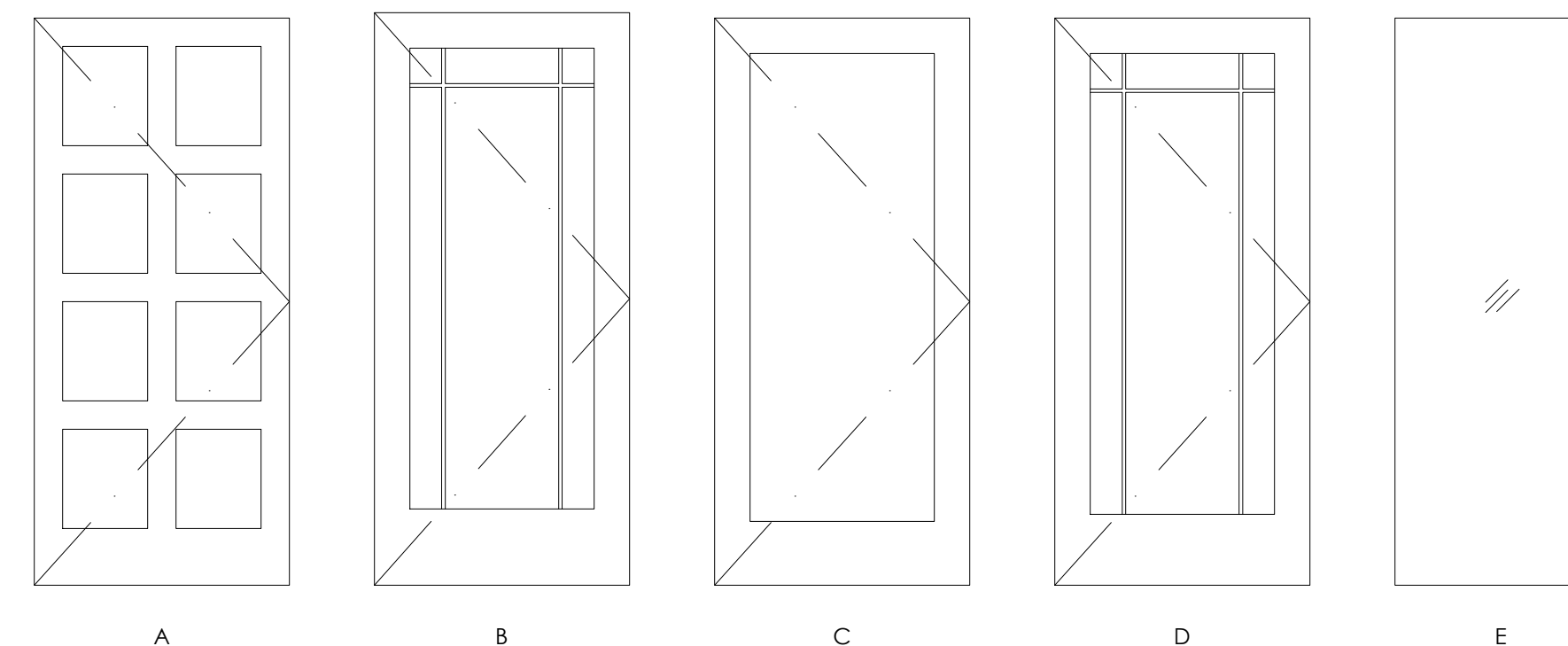
1/2" = 1'-0"

DOOR SCHEDULE

MAIN HOUSE

NO.	TYPE	OPENING	DESCRIPTION	MATERIAL	THK.	LOCATION	HARDWARE	MANUFACTURER	REMARKS
D101	A	3'-0" x 6'-8"	EXISTING 6 PANEL DOOR	PAINT GRADE WOOD	1 3/4"	LIVING ROOM	-	-	EXISTING TO REMAIN
D102	B	3'-0" x 6'-8 1/2"	EXISTING 6-LITE DOOR	PAINT GRADE WOOD/TEMPERED GLASS	1 3/4"	KITCHEN	-	-	EXISTING TO REMAIN, TEMPERED GLASS
D103	C	3'-0" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/4"	LAUNDRY & MUDROOM	T.B.D.	B&B OR EQUIVALENT	SIDE ENTRY
D104	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	POWDER ROOM	T.B.D.	B&B OR EQUIVALENT	
D105	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	PRIMARY BEDROOM	T.B.D.	B&B OR EQUIVALENT	
D106	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	PRIMARY CLOSET	T.B.D.	B&B OR EQUIVALENT	
D107	D	3'-0" x 6'-8"	NEW 6-LITE DOOR	PAINT GRADE WOOD/TEMPERED GLASS	1 3/4"	PRIMARY BEDROOM	T.B.D.	B&B OR EQUIVALENT	BACK ENTRY, TEMPERED GLASS
D108	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	PRIMARY BATH	T.B.D.	B&B OR EQUIVALENT	
D109	E	2'-4" x 6'-8"	NEW TEMPERED GLASS SHOWER DOOR W/GRID	TEMPERED GLASS/METAL AND FRAMED GRID	1/2"	PRIMARY BATH	T.B.D.	STARFIRE OR EQUIVALENT	TEMPERED GLASS
D110	C	5'-0" x 6'-8"	NEW DOUBLE 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	BEDROOM #2	T.B.D.	B&B OR EQUIVALENT	
D111	C	2'-6" x 6'-8"	EX. 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	HALL	-	-	EXISTING TO REMAIN
D112	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	BATHROOM #1	T.B.D.	B&B OR EQUIVALENT	
D113	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	BATHROOM #1	T.B.D.	B&B OR EQUIVALENT	
D114	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	BATHROOM #1	T.B.D.	B&B OR EQUIVALENT	
D115	E	2'-0" x 6'-8"	NEW TEMPERED GLASS SHOWER DOOR W/GRID	TEMPERED GLASS/METAL AND FRAMED GRID	1/2"	BATHROOM #1	T.B.D.	STARFIRE OR EQUIVALENT	TEMPERED GLASS
D116	C	2'-6" x 6'-8"	NEW 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	BATHROOM #1	T.B.D.	B&B OR EQUIVALENT	
D117	F	2'-6" x 6'-8"	NEW LINEN DOOR	PAINT GRADE WOOD	1"	LINEN CLOSET	T.B.D.	B&B OR EQUIVALENT	
D118	C	2'-6" x 6'-8"	EX. 1 PANEL DOOR	PAINT GRADE WOOD	1 3/8"	HALL	-	-	EXISTING TO REMAIN

DOOR TYPE



1/2" = 1'-0"

RENTMEESTER RESIDENCE
 1501 OAK STREET
 SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
 1026 FAIR OAKS AVE
 SOUTH PASADENA, CA 91030
 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RESUBMITTAL SET	MO	LH

SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
 DOOR & WINDOW SCHEDULE

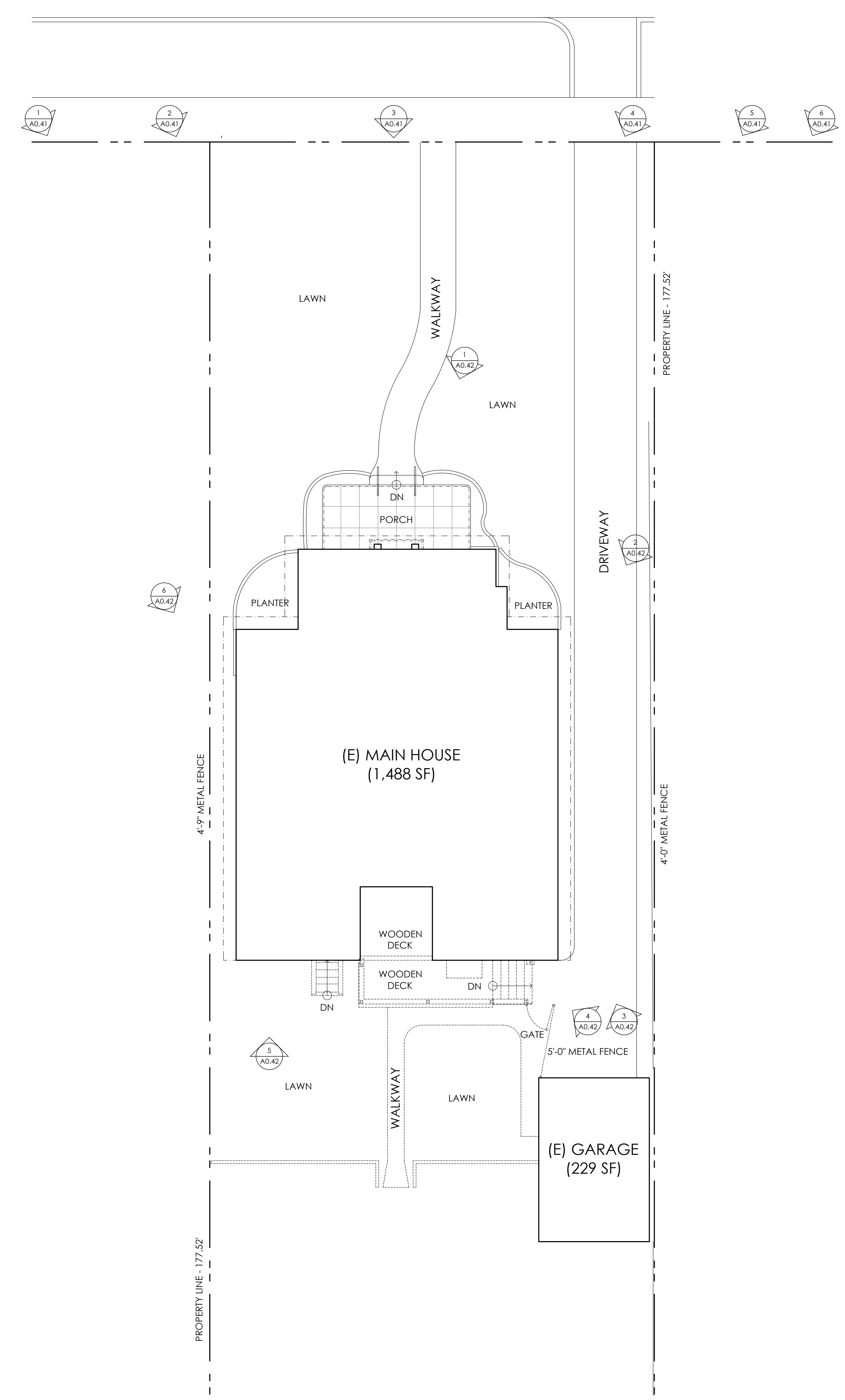
SCALE
 1/2" = 1'-0"

A0.30

1/6/2023

RENTMEESTER RESIDENCE
 1501 OAK STREET
 SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
 1026 FAIR OAKS AVE
 SOUTH PASADENA, CA 91030
 TELEPHONE 626.799.1078



ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG,DP	LH
01-04-23	PLANNING RESUBMITTAL SET	MO	LH

SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
 KEY PLAN

SCALE
 1/8" = 1'-0"

NORTH

A0.40
 1/6/2023

RENTMEESTER RESIDENCE
 1501 OAK STREET
 SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
 1026 FAIR OAKS AVE
 SOUTH PASADENA, CA 91030
 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG,DP	LH
01-04-23	PLANNING RESUBMITTAL SET	MO	LH

SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
 CONTEXT IMAGES

SCALE
 N/A

A0.41
 1/6/2023



6



4



2



5



3



1

**RENTMEESTER
RESIDENCE**
1501 OAK STREET
SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
1026 FAIR OAKS AVE
SOUTH PASADENA, CA 91030
TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG,DP	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH



6



4



2



5



3



1

SEAL/SIGNATURE

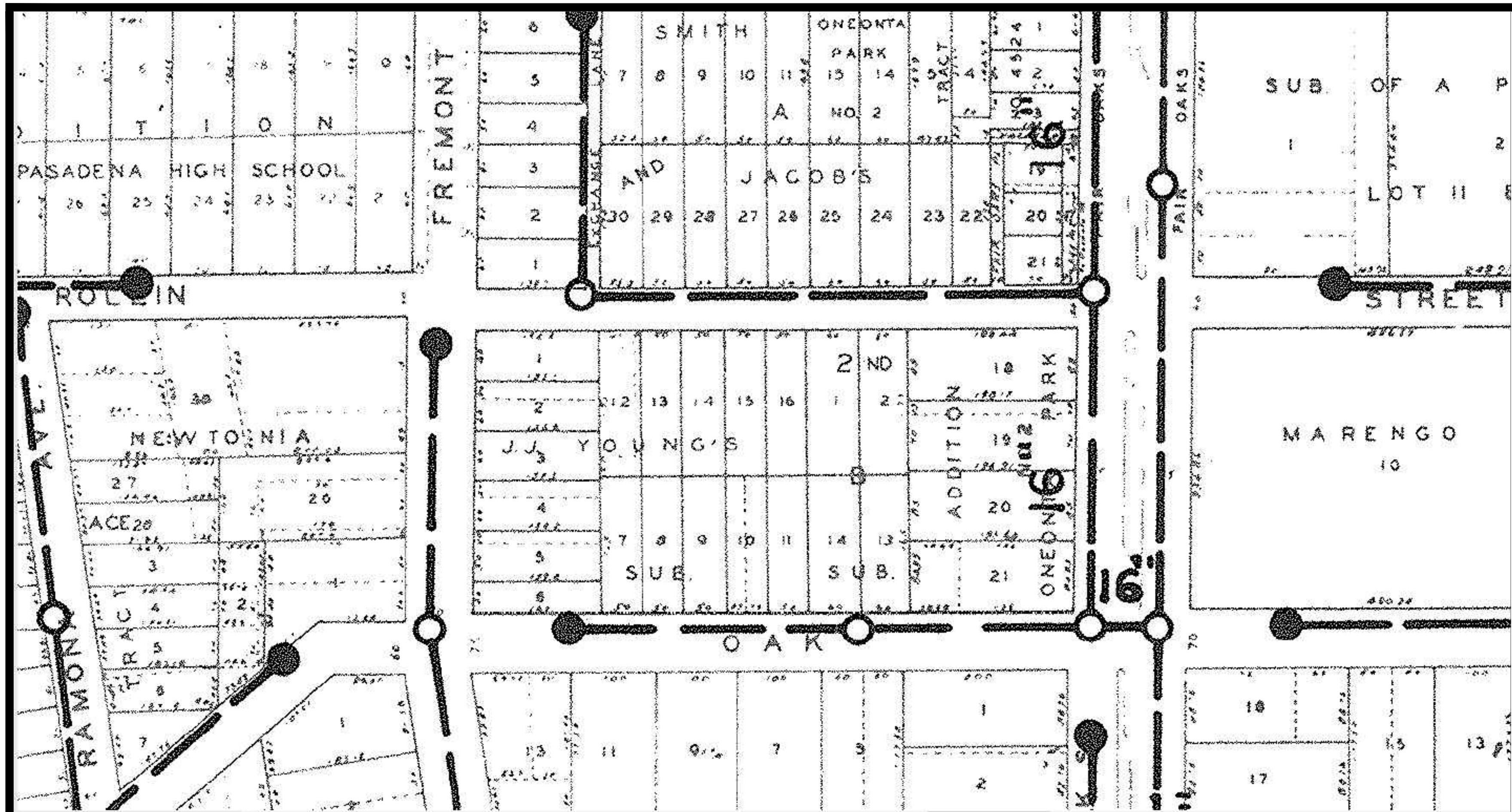


PROJECT NAME
RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
EXISTING STRUCTURE IMAGES

SCALE
N/A

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1/6/2023

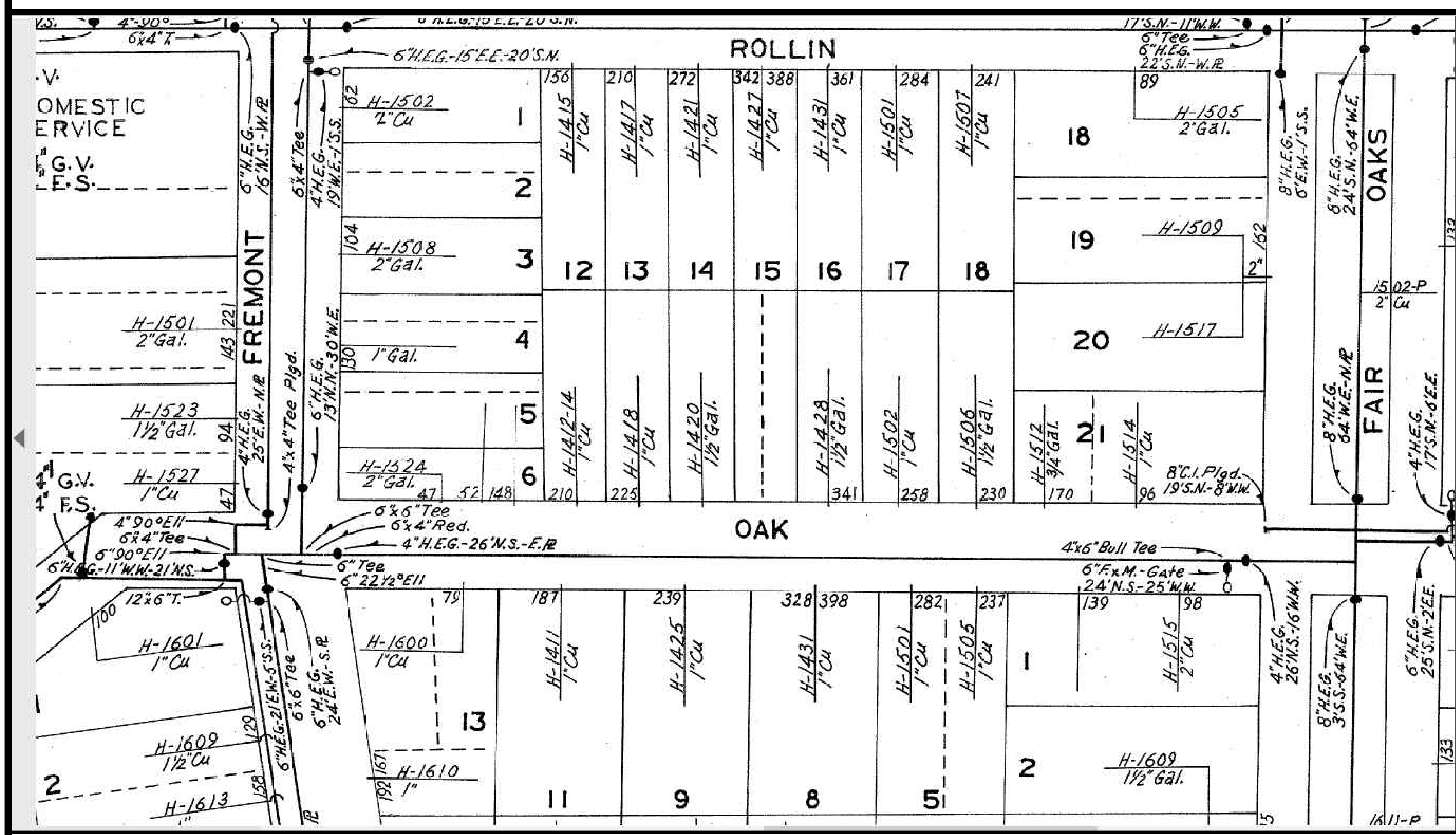


RENTMEESTER RESIDENCE
 1501 OAK STREET
 SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
 1026 FAIR OAKS AVE
 SOUTH PASADENA, CA 91030
 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG, DP	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

PUBLIC UTILITY- SEWER MAP 2



PUBLIC UTILITY- WATER MAP 1

SEAL/SIGNATURE



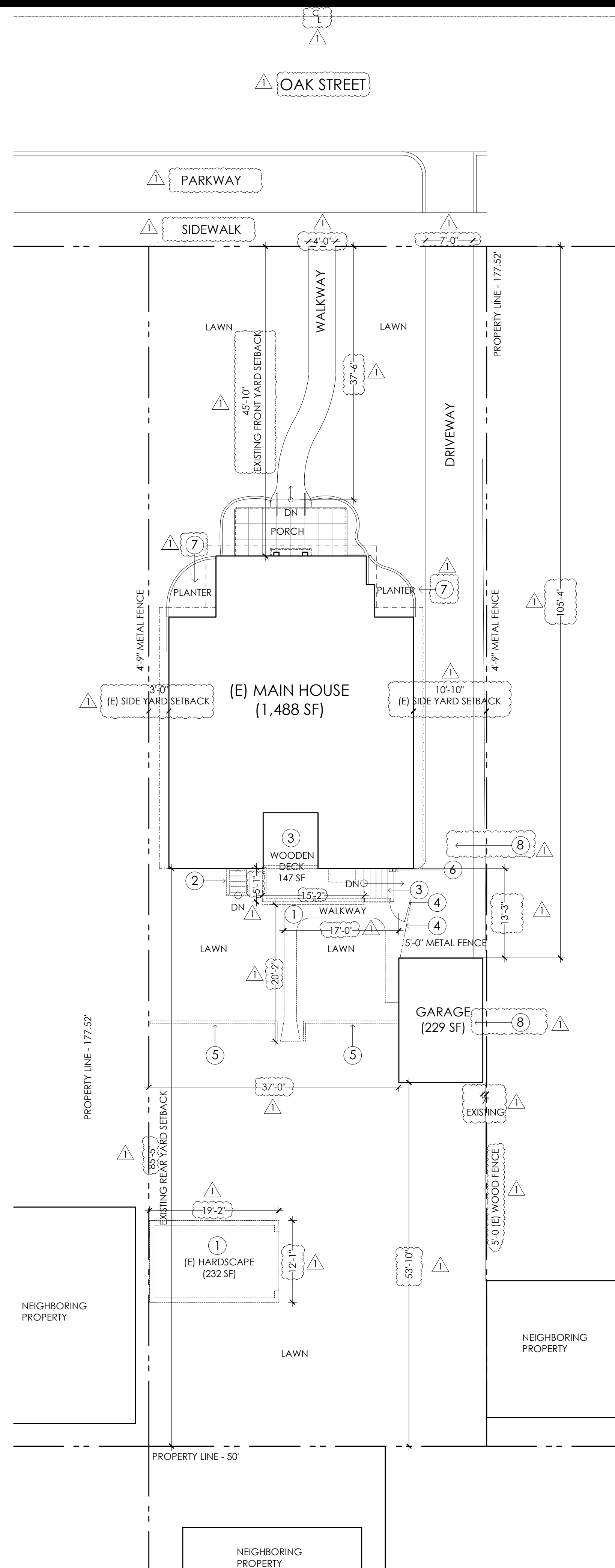
PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
 PUBLIC UTILITY MAPS

SCALE
 N/A

A0.43

1/6/2023



SHEET NOTES

1. (E) HARDSCAPE TO BE REMOVED.
2. (E) CONCRETE STEPS AND LANDING TO BE REMOVED.
3. (E) WOODEN DECK, STEPS AND LANDING TO BE REMOVED.
4. (E) METAL FENCE AND GATE TO BE REMOVED.
5. (E) CMU CURB TO BE REMOVED.
6. (E) ELECTRICAL PANEL TO BE REMOVED.
7. (E) GROUND LEVEL LANDSCAPE WITH BRICK EDGING TO REMAIN.
8. ONE EXISTING COVERED PARKING SPACE PROVIDED, PER SOUTH PASADENA CITY CODE ARTICLE 3, SEC. 36.360.090 F(1)(f) AND (g).

EXISTING HARDSCAPE CALCULATIONS:

TOTAL EXISTING HARDSCAPE:	1,291 SF
TOTAL SITE AREA:	8,882 SF
PERCENTAGE EXISTING HARDSCAPE:	15%

EXISTING LANDSCAPE CALCULATIONS:

TOTAL EXISTING LANDSCAPE:	5,152 SF
TOTAL SITE AREA:	8,882 SF
PERCENTAGE EXISTING LANDSCAPE:	58%

LEGEND

- EXISTING WALL
- LINE OF BELOW / ABOVE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED SURFACES (UNLESS OTHERWISE NOTED). GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

RENTMEESTER RESIDENCE
 1501 OAK STREET
 SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
 1026 FAIR OAKS AVE
 SOUTH PASADENA, CA 91030
 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

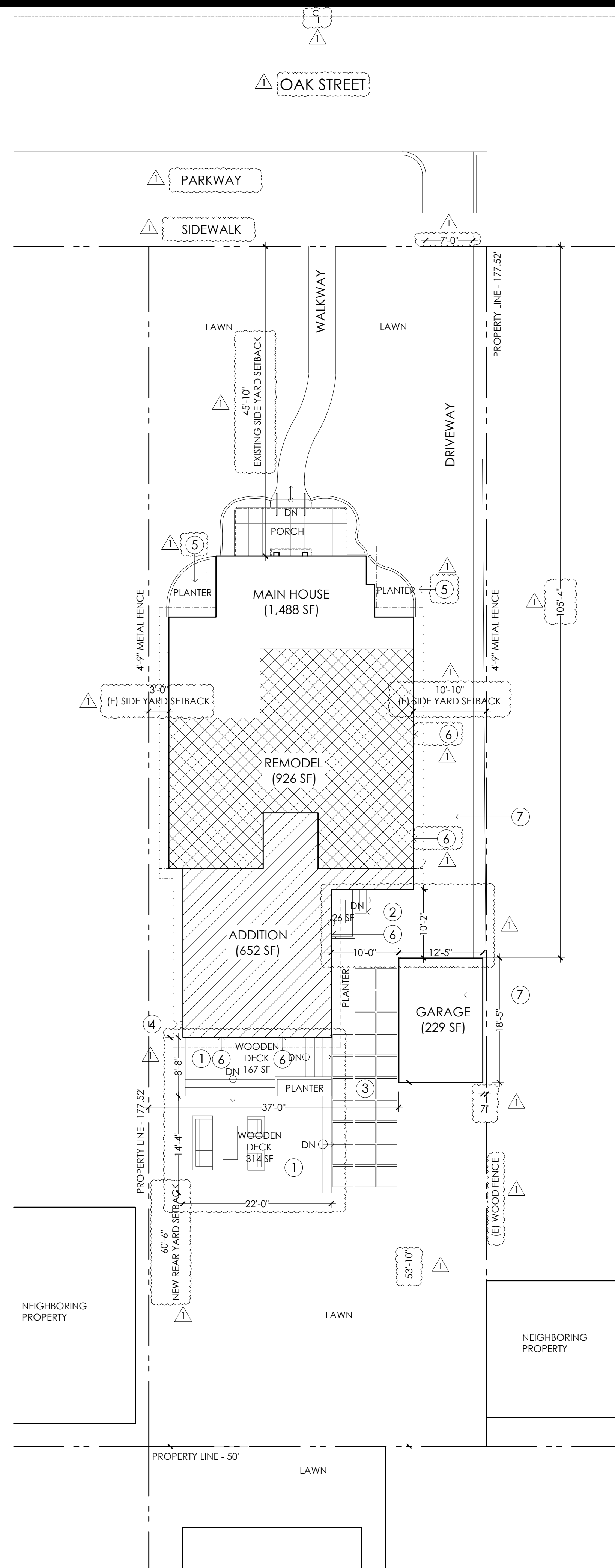
DESCRIPTION
 AS-BUILT / DEMOLITION SITE PLAN

SCALE
 3/32" = 1'-0"



A1.00

1/6/2023



SHEET NOTES

1. (N) WOODEN DECK AND STEPS WITH MIN. 10" TREAD AND MAX 7.75" RISE (SEE STRUCTURAL FOR MORE INFORMATION).
2. (N) WOODEN LANDING AND STEPS WITH MIN. 10" TREAD AND MAX 7.75" RISE (SEE STRUCTURAL FOR MORE INFORMATION).
3. (N) CONCRETE PATH. FINAL MATERIAL TBD.
4. (N) ELECTRICAL PANEL
5. (E) GROUND LEVEL LANDSCAPE WITH BRICK EDGING TO REMAIN
6. PROPOSED EXTERIOR LIGHT FIXTURES
7. ONE EXISTING COVERED PARKING SPACE PROVIDED, PER SOUTH PASADENA CITY CODE ARTICLE 3, SEC. 36.360.090 F(1)(f) AND (g)

PROPOSED HARDSCAPE CALCULATIONS:
 TOTAL PROPOSED HARDSCAPE: 1,363 SF
 TOTAL SITE AREA: 8,882 SF
 PERCENTAGE PROPOSED HARDSCAPE: 15%

PROPOSED LANDSCAPE CALCULATIONS:
 TOTAL PROPOSED LANDSCAPE: 3,961 SF
 TOTAL SITE AREA: 8,882 SF
 PERCENTAGE PROPOSED LANDSCAPE: 45%

LEGEND

- EXISTING WALL
- LINE OF BELOW / ABOVE
- PROPOSED ADDITION
- PROPOSED REMODEL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED SURFACES (UNLESS OTHERWISE NOTED). GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

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 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
 PROPOSED SITE PLAN

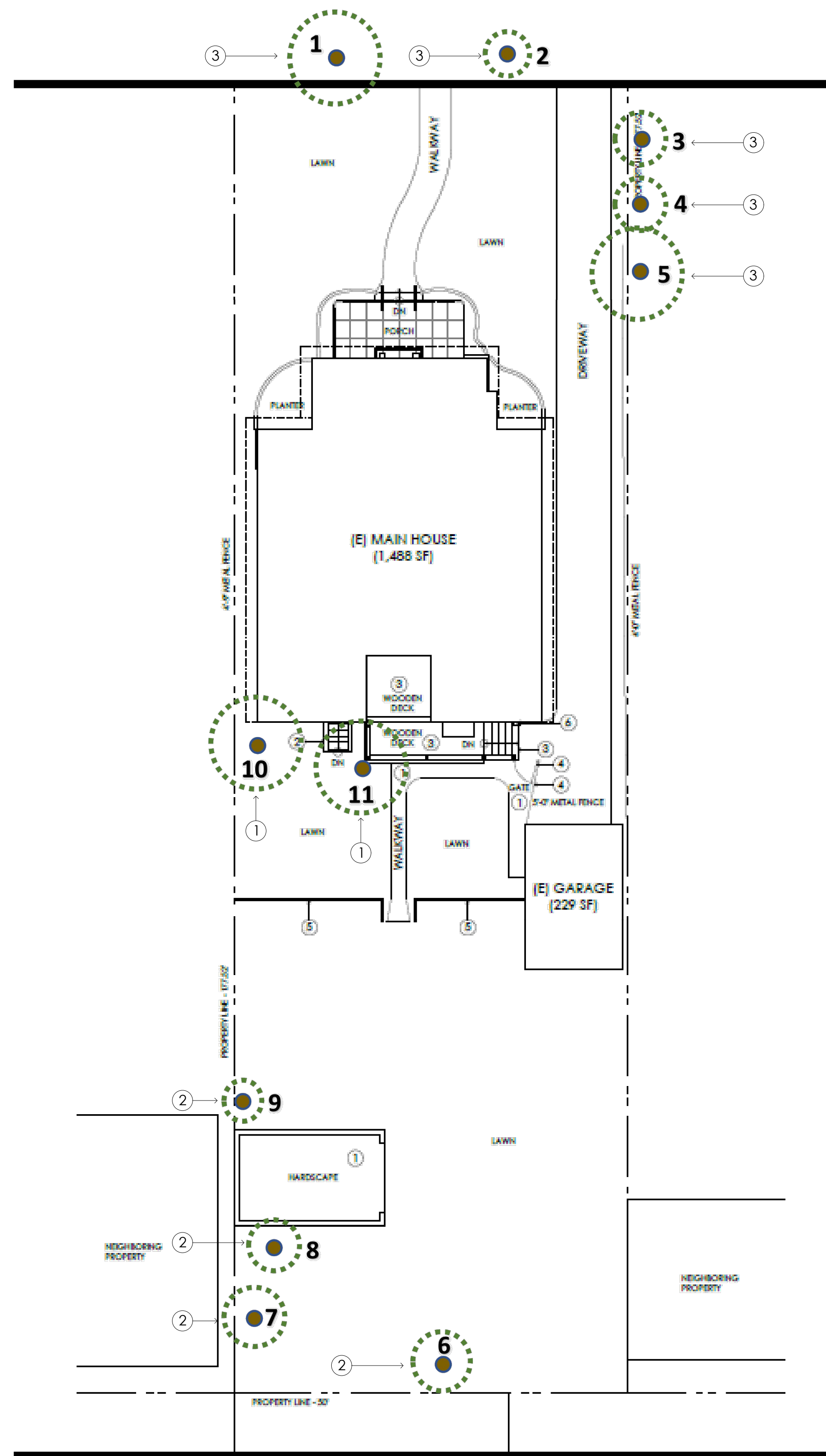
SCALE
 3/32" = 1'-0"



A1.10

1/6/2023

Rentmeester Tree Locations



Tree Inventory

Project Name: Rentmeester Address: 1501 Oak St., South Pasadena Date: 12/24/2022

Tree #	Species	Common Name	DBH (inches)	Canopy radius (feet)	Height (feet)	# Trunks	Protected Tree Classification	Condition Rating	Disposition
1	<i>Quercus agrifolia</i>	Coast Live Oak	8.7, 5.2, 6.2	10	15	1	City Owned Parkway tree	Poor	Protect in Place
2	<i>Cercis canadensis</i>	Eastern Red bud	0.5	1.5	7	1	City Owned Parkway tree	Fair	Protect in Place
3*	<i>Clausea lansium</i>	Wampi Tree	2, 1, 1, 1.5, 1, 5	3	8	3	Mature (Overhanging)	Good	Protect in Place
4*	<i>Psidium guajava</i>	Lemon Guava	4" (est.)	5	8	1	Mature (Overhanging)	Good	Protect in Place
5*	<i>Lagerstroemia indica</i>	Crape myrtle	8, 6, 7	8	20	1	Significant (Overhanging)	Poor	Protect in Place
6	<i>Ficus carica</i>	Fig Tree	1, 2.5, 1, 1, 1.5, 1	4	5	Var.	Mature	Poor	Protect in Place
7	<i>Persea americana</i>	Avocado Tree	4.4	3	15	1	Mature	Fair	Protect in Place
8	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.8, 8, 1, 1	3	10	3	Mature	Fair	Protect in Place
9	<i>Ficus carica</i>	Fig Tree	2.7, 1.5, 1, 1.5, 3, 3, 1, 2	2	12	5	Significant	Poor	Protect in Place
10	<i>Euc. polyamthemus</i>	Red Box	10.5	4	20	1	Mature	Poor	Remove
11	<i>Cup. anacardioides</i>	Carrot wood	7.3, 3.7, 5.3, 7	9	16	1	Significant	Fair	Remove

*Overhanging tree belonging to neighbor

SHEET NOTES

1. (E) TREE TO BE REMOVED
2. (E) TREE TO REMAIN
3. (E) TREE OUTSIDE OF PROPERTY LINE

LEGEND

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ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG, DP	LH
01-04-23	PLANNING RESUBMITTAL SET	MO	LH

GENERAL NOTES

SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

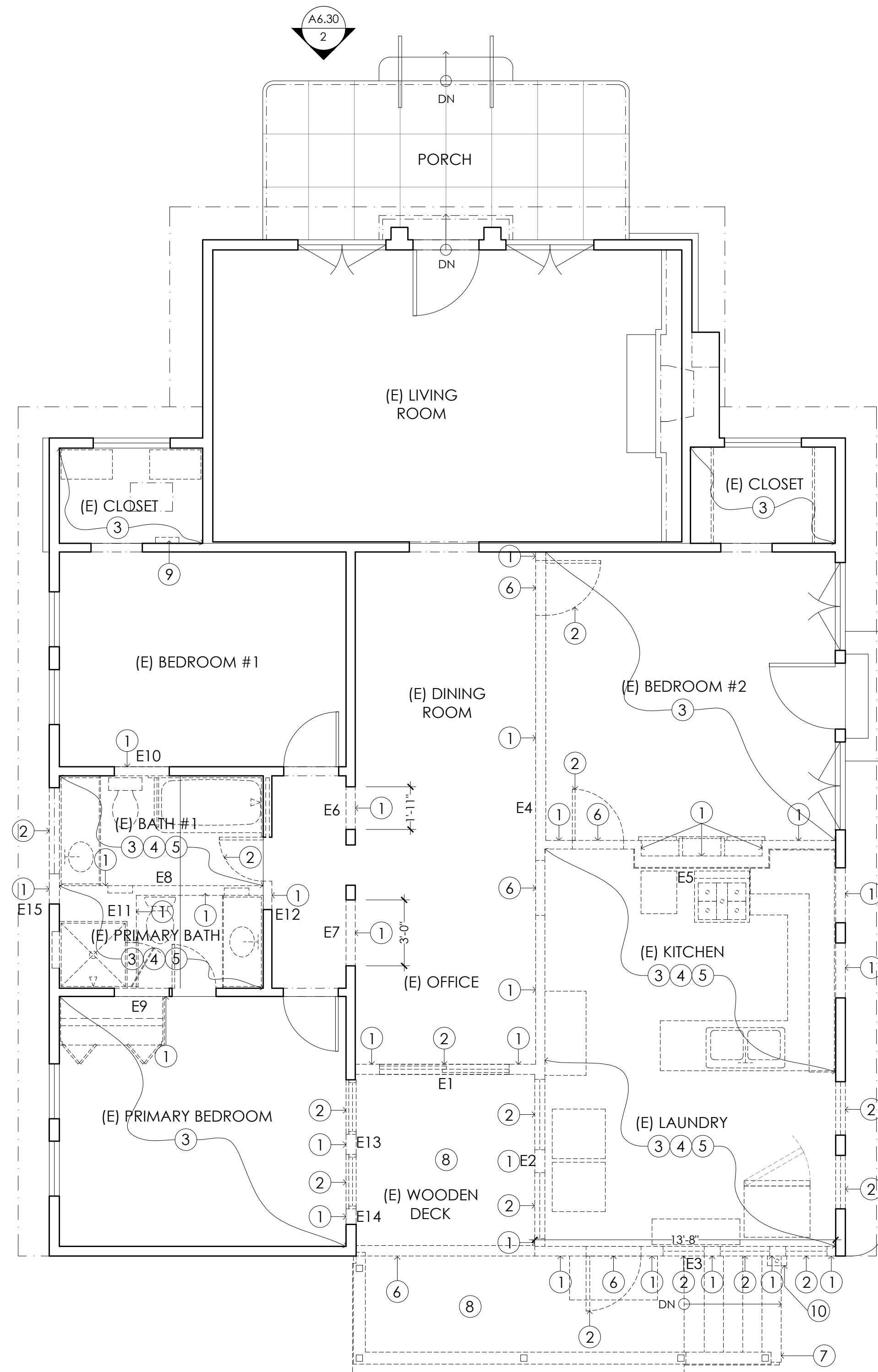
DESCRIPTION
 TREE INVENTORY

SCALE
 NS

NORTH
 **A1.20**
 1/6/2023

INTERIOR WALL DEMOLITION	
WALL	LENGTH
E4	23'-4"
E5	13'-2"
E6	1'-11"
E7	3'-0"
E8	9'-3"
E9	2'-6"
E10	2'-6"
E11	4'-2"
E12	1'-3"
TOTAL INTERIOR WALL TO BE DEMOLISHED	30'-1" / 30.1'
TOTAL INTERIOR WALL	150'-6" / 150.5'
PERCENTAGE TO BE DEMOLISHED	20%

EXTERIOR WALL DEMOLITION	
WALL	LENGTH
E1	8'-2"
E2	8'-3"
E3	13'-8"
E13	11"
E14	8"
E15	1'-4"
TOTAL EXTERIOR WALL TO BE DEMOLISHED	33'
TOTAL EXTERIOR WALL	181'-5 1/2" / 181.5'
PERCENTAGE TO BE DEMOLISHED	18.2%



AS BUILT/DEMOLITION - FLOOR PLAN 1

SHEET NOTES

1. DEMO WALL(S).
2. REMOVE DOORS AND WINDOWS AND SALVAGE FOR DONATION OR RE-USE AS REQUIRED.
3. REMOVE MILLWORK AND SALVAGE FOR DONATION OR RE-USE AS REQUIRED.
4. REMOVE PLUMBING AND EQUIPMENT AND SALVAGE FOR DONATION OR RE-USE AS REQUIRED.
5. REMOVE (E) FLOORING.
6. DEMO BEAM(S)/HEADER(S)
7. REMOVE (E) STEPS.
8. DEMO (E) WOODEN DECK.
9. REMOVE OLD SECURITY SYSTEM.
10. REMOVE (E) ELECTRICAL PANEL

LEGEND

- ITEM TO BE DEMOLISHED
- EXISTING WALL
- - - - - LINE OF BELOW / ABOVE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED SURFACES (UNLESS OTHERWISE NOTED). G.C. TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. INSULATION TO BE INSTALLED IN WALLS, FLOOR AND CEILINGS EVERYWHERE POSSIBLE WHILE WALLS ARE OPEN.
3. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
4. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE MINIMUM 0.299 INCH BY 3 INCHES BY 3 INCHES.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
6. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
7. ALL BOLT HOLES SHALL BE DRILLED 1/8" TO 1/4" OVERSIZED.
8. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
9. ALL NEW PLUMBING FIXTURES AND ALL (E) NON-COMPLIANT PLUMBING FIXTURES TO BE UPGRADED TO MEET WATER CONSERVATION RATES INDICATED ON CHART ON ADD.1. ALL NEW PLUMBING FIXTURES TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM. FIXTURES TO ALSO BE CONNECTED TO AN APPROVED POTABLE WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, AND SHOWER OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.
10. ALL NEW WASTE LINES TO BE CAST IRON AND NEW WATER LINES TO BE COPPER.
11. ALL NEW DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER CPC2019 SECTION 609.11.
12. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. CLEAN OUTS FOR DRAINS THAT PASS THROUGH A BACK WATER VALVE SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING "BACKWATER VALVE DOWNSTREAM".

RENTMEESTER RESIDENCE
 1501 OAK STREET
 SOUTH PASADENA, CA 91030

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 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

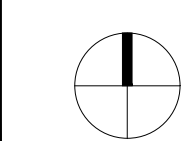
SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

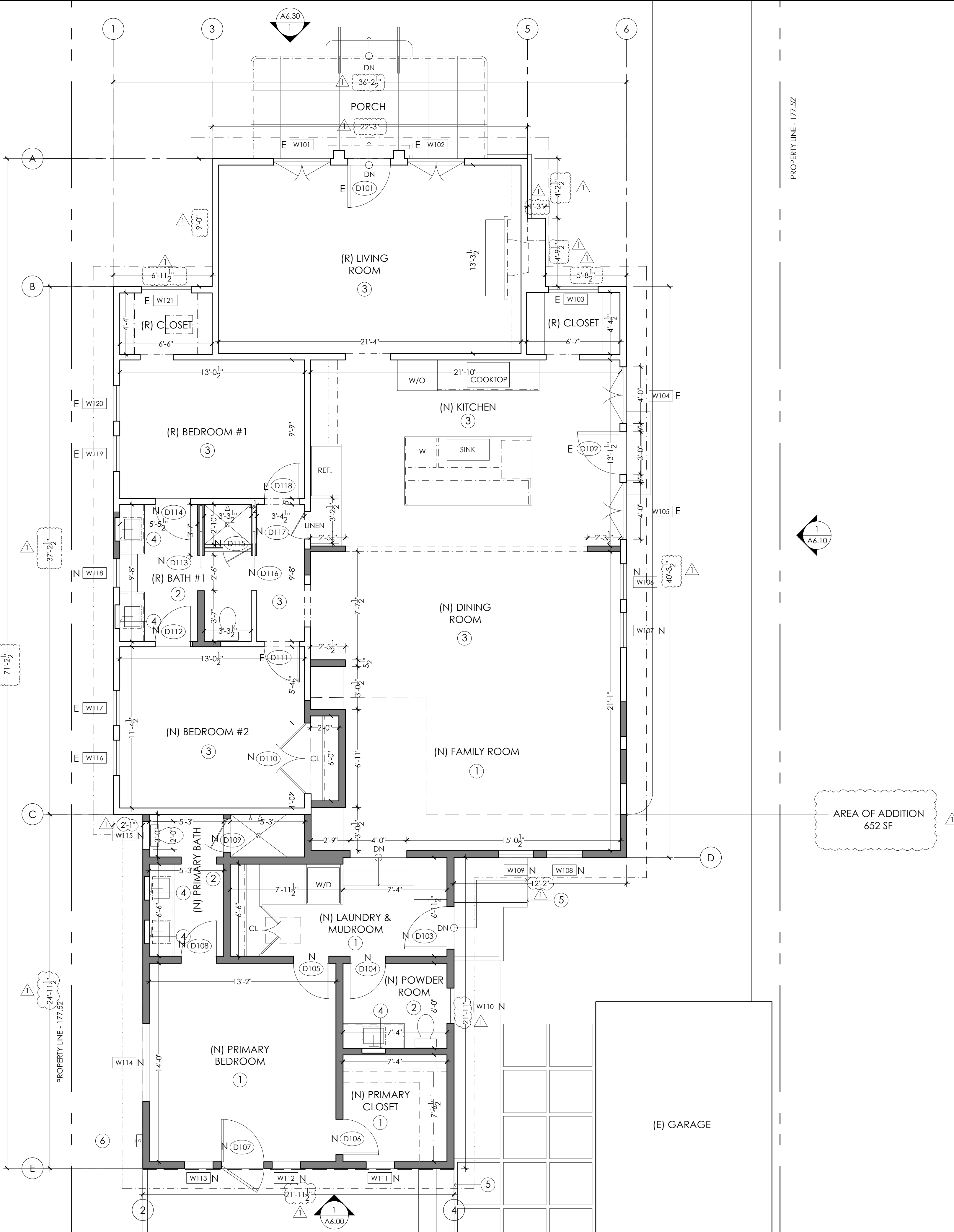
DESCRIPTION
 AS-BUILT / DEMOLITION FLOOR PLAN

SCALE
 1/4" = 1'-0"



A2.00

1/6/2023



PROPERTY LINE - 177.52'

PROPOSED - FLOOR PLAN 1

SHEET NOTES

1. (N) HARDWOOD FLOOR.
2. (N) TILE FLOOR FINISH.
3. (E) HARDWOOD FLOOR TO REMAIN IF POSSIBLE. G.C. TO COORDINATE WITH ARCHITECT AFTER DEMOLITION.
4. RECESSED CUSTOM MEDICINE CABINET. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
5. (N) DECK/LANDING AND STAIRS WITH MIN. 10" TREAD AND MAX. 7.75" RISE.
6. (N) ELECTRICAL PANEL

LEGEND

- EXISTING WALL
- LINE OF BELOW / ABOVE
- NEW WALL WITH 2x4 STUDS AT @16" O/C W/ R-15 INSULATION
- AREA OF ADDITION

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED SURFACES (UNLESS OTHERWISE NOTED). G.C. TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. INSULATION TO BE INSTALLED IN WALLS, FLOOR AND CEILINGS EVERYWHERE POSSIBLE WHILE WALLS ARE OPEN.
3. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
4. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE MINIMUM OR 0.299 INCH BY 3 INCHES BY 3 INCHES.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
6. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
7. ALL BOLT HOLES SHALL BE DRILLED 1/8" TO 1/4" OVERSIZED.
8. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
9. ALL NEW PLUMBING FIXTURES AND ALL (E) NON-COMPLIANT PLUMBING FIXTURES TO BE UPGRADED TO MEET WATER CONSERVATION RATES INDICATED ON CHART ON ADD.1. ALL NEW PLUMBING FIXTURES TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM. FIXTURES TO ALSO BE CONNECTED TO AN APPROVED POTABLE WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHUBS, AND SHOWER OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.
10. ALL NEW WASTE LINES TO BE CAST IRON AND NEW WATER LINES TO BE COPPER.
11. ALL NEW DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER CPC2019 SECTION 409.11.
12. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. CLEAN OUTS FOR DRAINS THAT PASS THROUGH A BACK WATER VALVE SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING "BACKWATER VALVE DOWNSTREAM".

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 SOUTH PASADENA, CA 91030

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 1026 FAIR OAKS AVE
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 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

SEAL/SIGNATURE

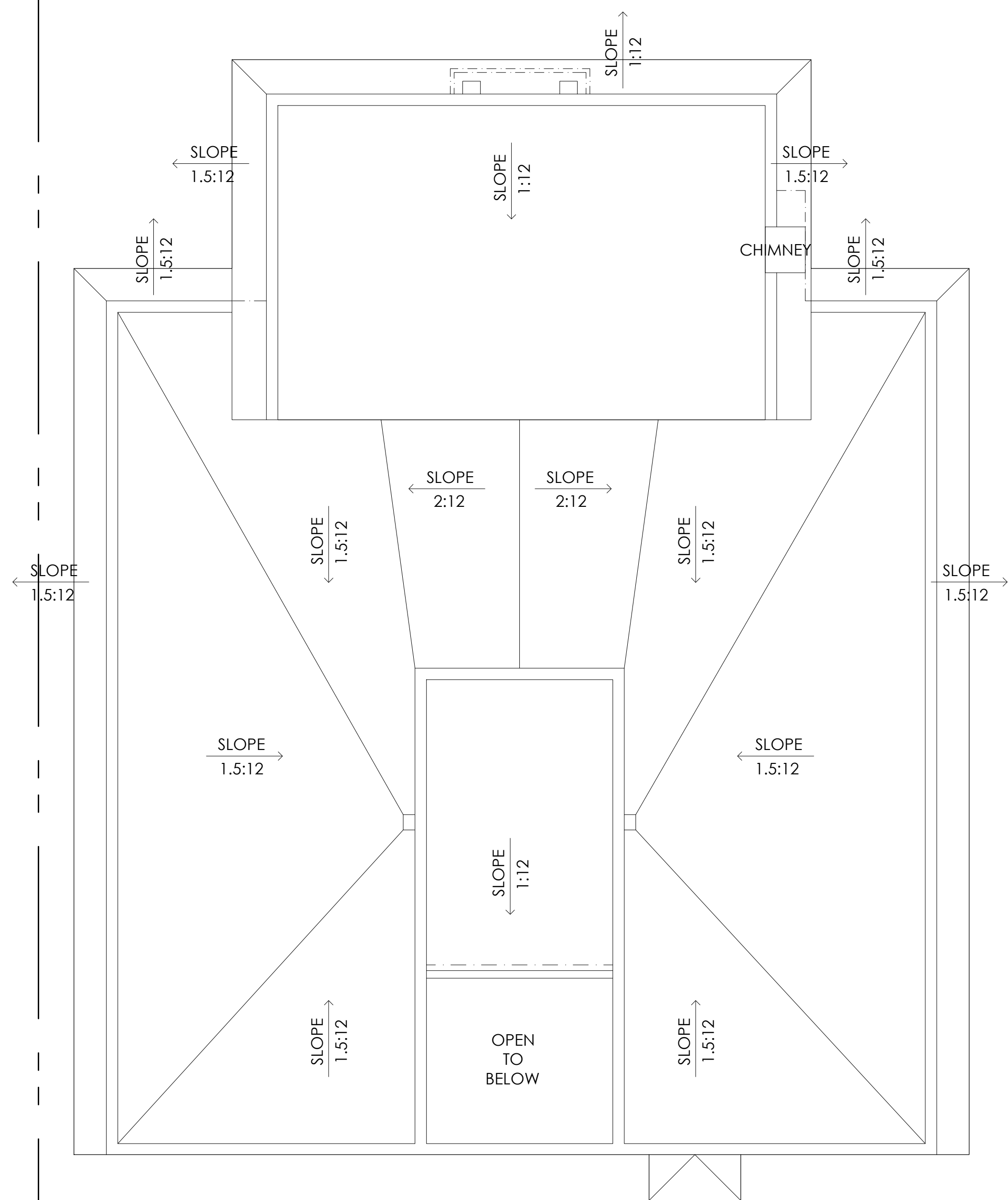


PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

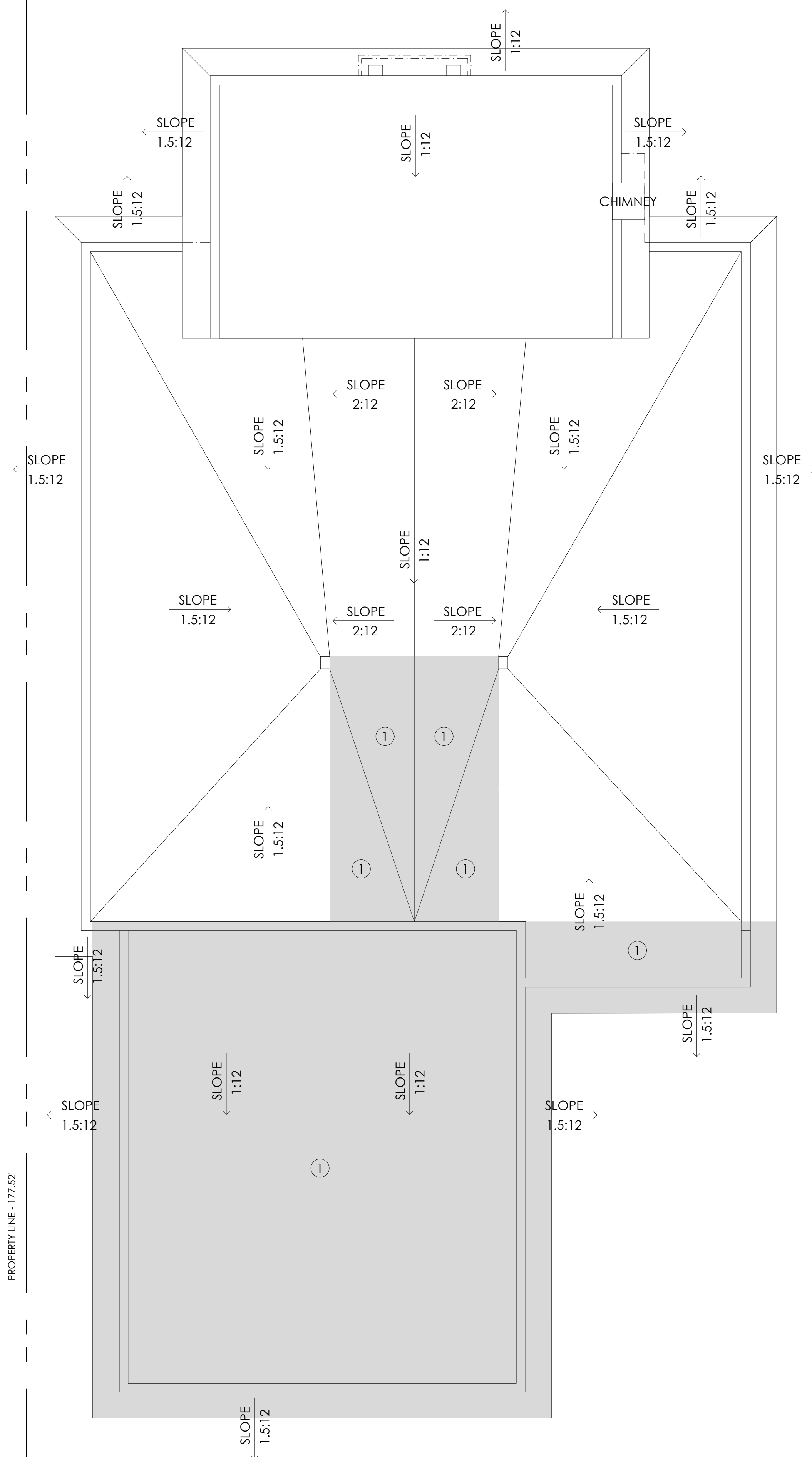
DESCRIPTION
 PROPOSED FIRST FLOOR PLAN

SCALE
 1/4" = 1'-0"

A2.10
 1/6/2023



AS-BUILT ROOF PLAN 2



PROPOSED ROOF PLAN 1

SHEET NOTES

- (N) MODIFIED BITUMEN TORCH DOWN ROOFING TO MATCH EXISTING.

LEGEND

- WALL BELOW
- AREA OF NEW ROOF STRUCTURE

GENERAL NOTES

- ALL DIMENSIONS ARE TO FINISHED SURFACES (UNLESS OTHERWISE NOTED). GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- (N) HVAC FAU TO BE LOCATED IN ATTIC SPACE. EXACT LOCATION T.B.D.

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ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
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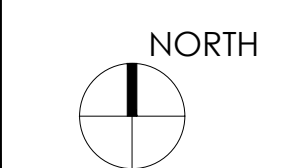
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PROJECT NAME
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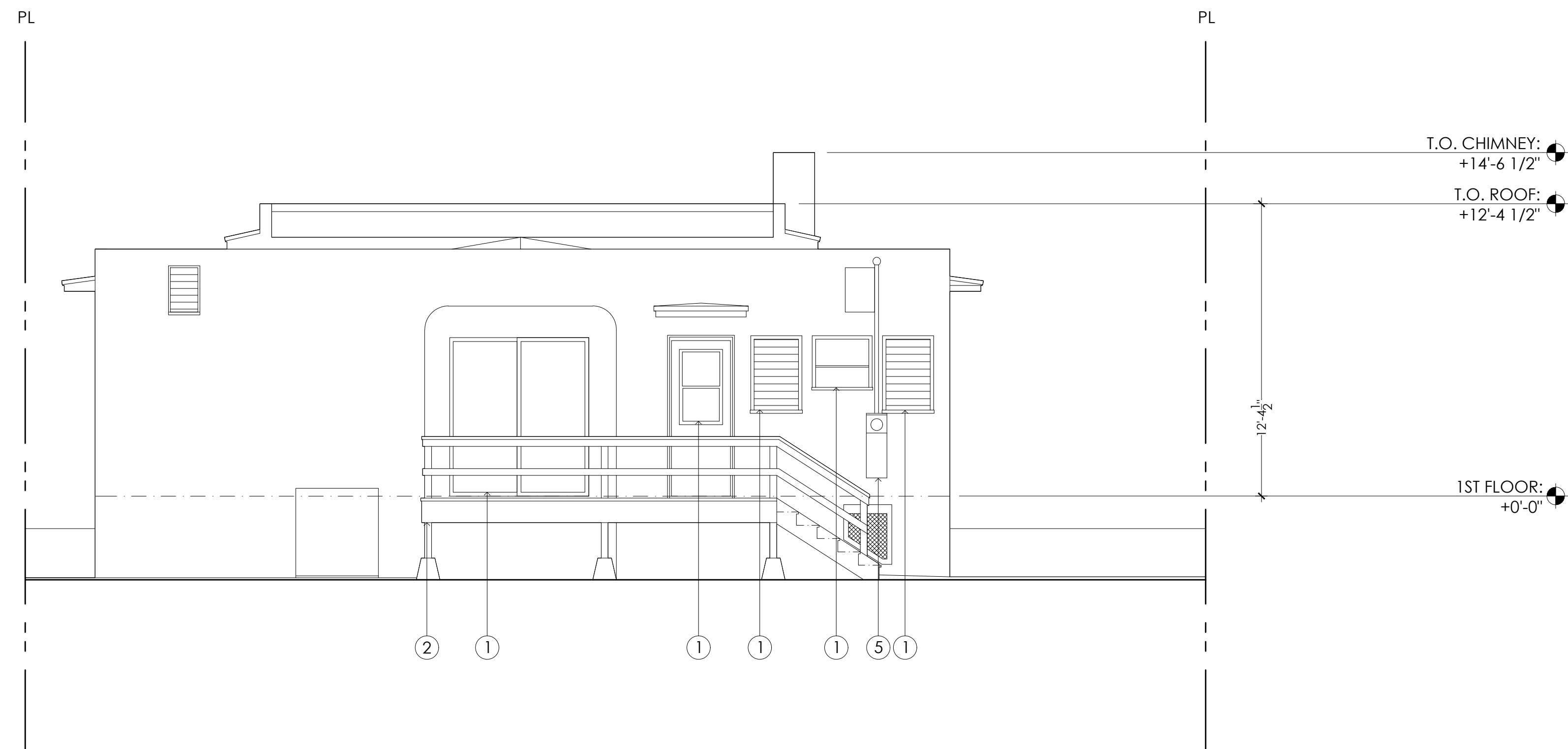
DESCRIPTION
 PROPOSED AND AS-BUILT ROOF PLAN

SCALE
 1/4" = 1'-0"

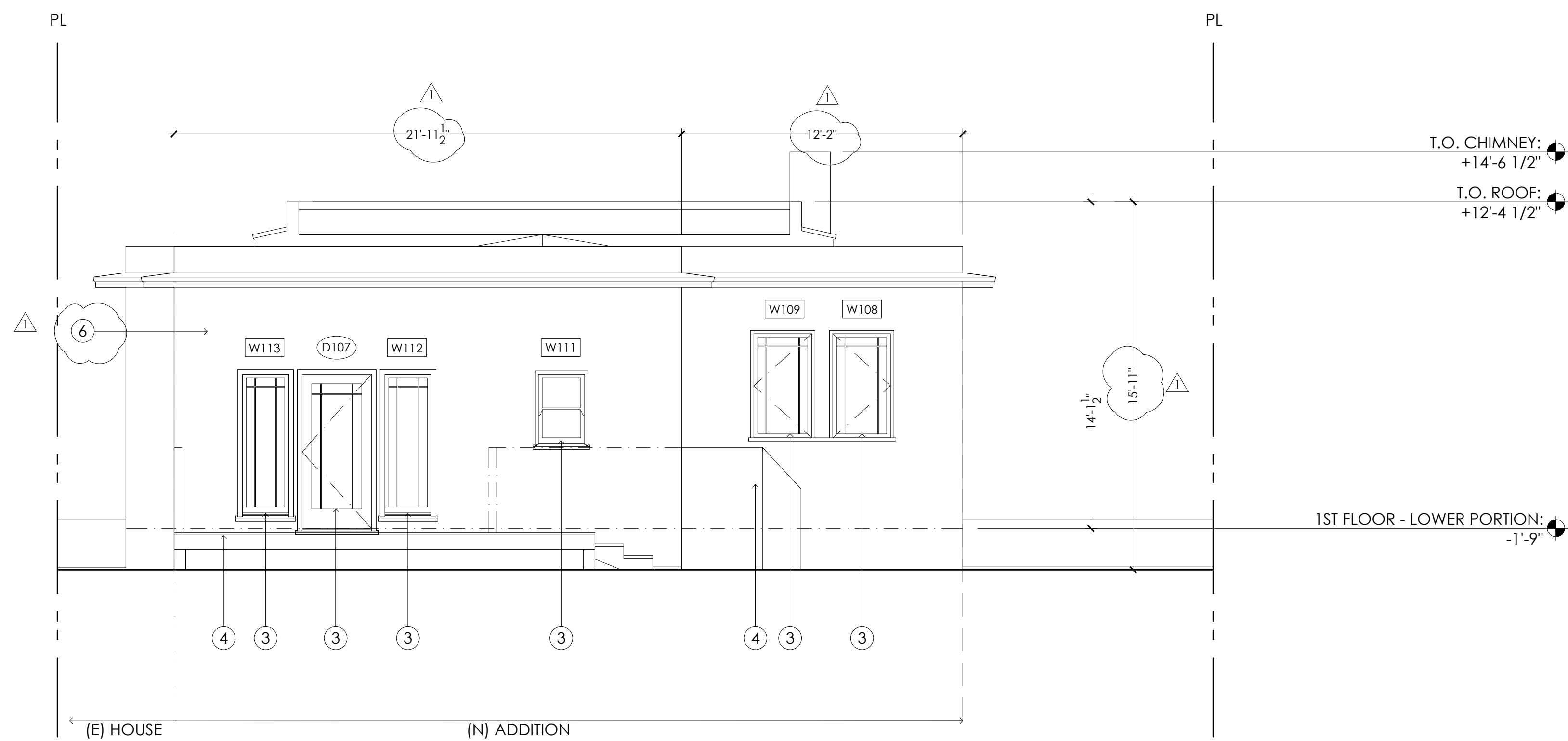


A5.00

1/6/2023



EXTERIOR ELEVATION - EXISTING - SOUTH 2



EXTERIOR ELEVATION - PROPOSED - SOUTH 1

SHEET NOTES

1. (E) DOORS AND WINDOWS TO BE REMOVED AND SALVAGE FOR RE-USE IF POSSIBLE.
2. (E) DECK, LANDING AND STEPS TO BE REMOVED.
3. (N) PAINTED WINDOWS AND DOORS. SEE SCHEDULE ON SHEET A0.03 FOR MORE INFO.
4. (N) DECK/LANDING AND STAIRS, SEE STRUCTURAL.
5. DEMO (E) ELECTRICAL PANEL
6. PROPOSED ADDITION MATERIAL AND FINISHES TO MATCH EXISTING.

LEGEND

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

GENERAL NOTES

1. GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. PROVIDE APPROVED INTERCONNECTED HARD WIRED SMOKE ALARMS WITH BATTERY BACK-UP, IN EACH SLEEPING ROOM, AREA SERVING A SLEEPING AREA AND AT THE TOP OF STAIRWAYS. THEY SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72. ALL SMOKE ALARMS TO BE PHOTOELECTRIC OR A SMOKE ALARM THAT IS LISTED AS PHOTOELECTRIC/IONIZATION. ALL NEW AND EXISTING SMOKE ALARMS ARE TO BE INTERCONNECTED FOR ALARM SOUNDERS. EXISTING CONSTRUCTION MAY HAVE BATTERY OPERATED DETECTORS.
3. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
4. G.C. TO VERIFY AND COORDINATE ALL ELECTRICAL LOCATIONS AND REQUIREMENTS WITH EQUIPMENT PLAN (REVIEW WITH OWNER AND ARCHITECT).
5. ELECTRICIAN TO VERIFY ALL ELECTRICAL AND GAS REQUIREMENTS WITH APPLIANCE MANUFACTURERS SPECIFICATIONS.
6. GFCI & AFCI PROTECTION SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

RENTMEESTER RESIDENCE
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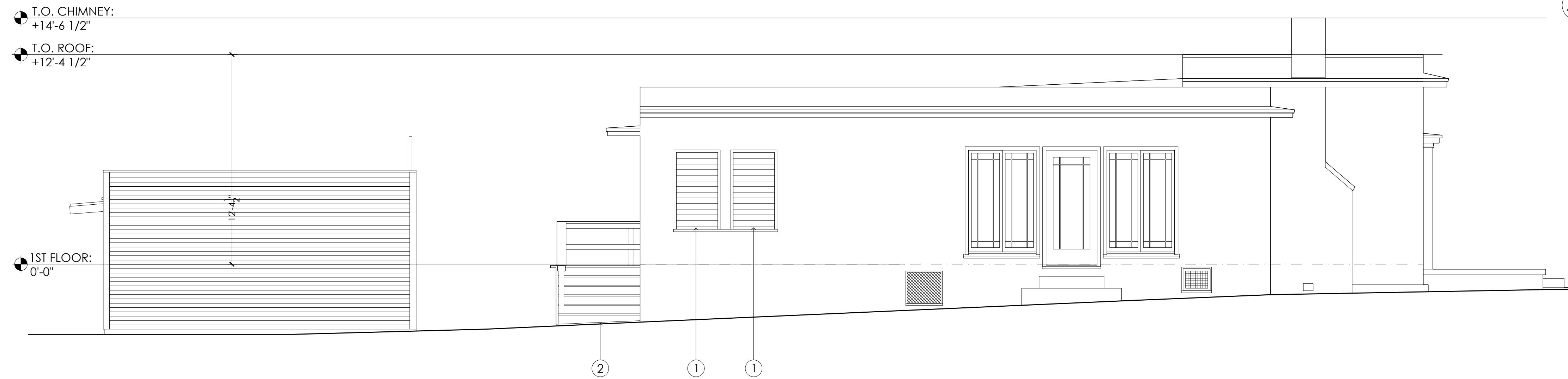


PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

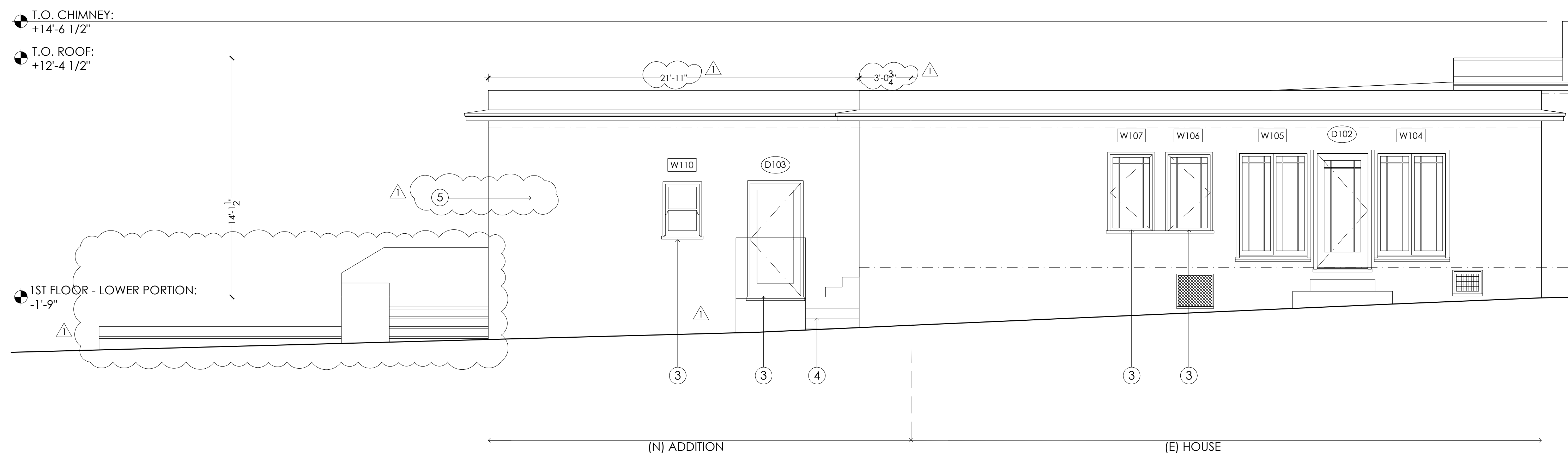
DESCRIPTION
 EXTERIOR SOUTH ELEVATIONS - EXISTING & PROPOSED

SCALE
 1/4" = 1'-0"

A6.00
 1/6/2023



EXTERIOR ELEVATION - EXISTING - EAST 2



EXTERIOR ELEVATION - PROPOSED - EAST 1

SHEET NOTES

1. (E) DOORS AND WINDOWS TO BE REMOVED AND SALVAGE FOR RE-USE IF POSSIBLE.
2. (E) DECK, LANDING AND STEPS TO BE REMOVED.
3. (N) PAINTED WINDOWS AND DOORS. SEE SCHEDULE ON SHEET A0.03 FOR MORE INFO.
4. (N) DECK/LANDING AND STAIRS, SEE STRUCTURAL.
5. PROPOSED ADDITION MATERIAL AND FINISHES TO MATCH EXISTING.

LEGEND

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

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GENERAL NOTES

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6. GFCI & AFCI PROTECTION SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

SEAL/SIGNATURE

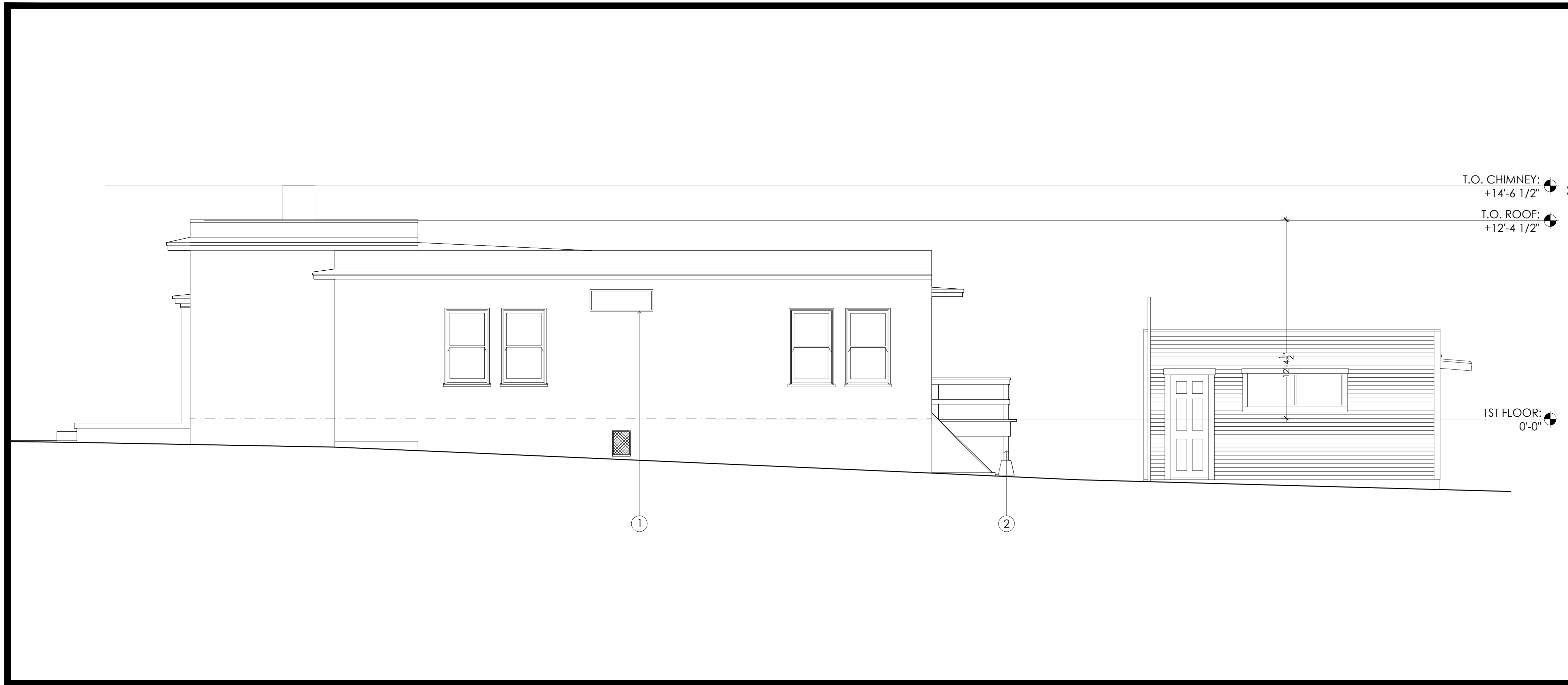


PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

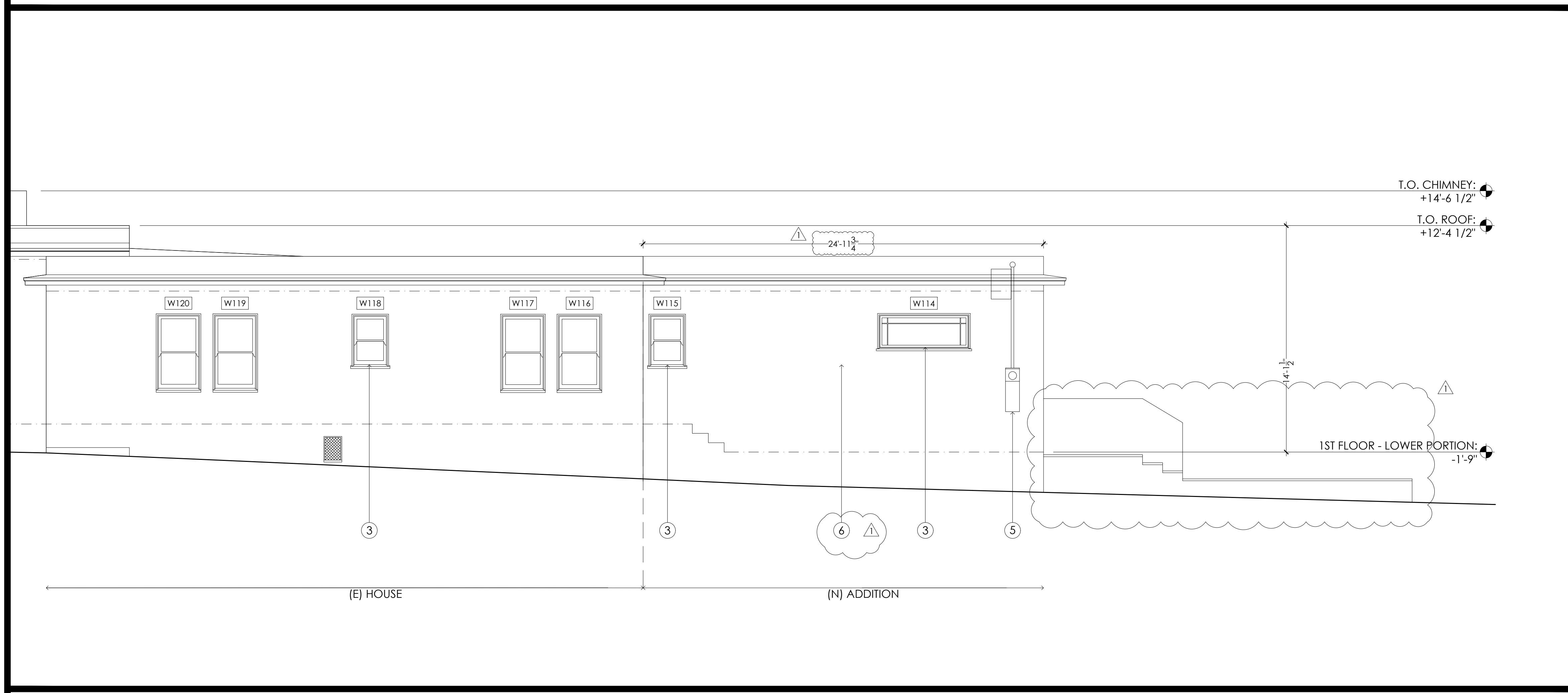
DESCRIPTION
 EXTERIOR EAST ELEVATIONS - EXISTING & PROPOSED

SCALE
 1/4" = 1'-0"

A6.10
 1/25/2023



EXTERIOR ELEVATION - EXISTING - WEST 2



EXTERIOR ELEVATION - PROPOSED - WEST 1

SHEET NOTES

1. (E) DOORS AND WINDOWS TO BE REMOVED AND SALVAGE FOR RE-USE IF POSSIBLE.
2. (E) DECK, LANDING AND STEPS TO BE REMOVED.
3. (N) PAINTED WINDOWS AND DOORS. SEE SCHEDULE ON SHEET A0.03 FOR MORE INFO.
4. (N) DECK/LANDING AND STAIRS, SEE STRUCTURAL.
5. (N) ELECTRICAL PANEL
6. PROPOSED ADDITION MATERIAL AND FINISHES TO MATCH EXISTING.

LEGEND

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RE-SUBMITTAL SET	MO	LH

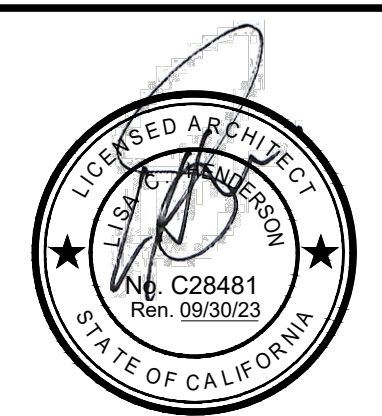
GENERAL NOTES

1. GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. PROVIDE APPROVED INTERCONNECTED HARD WIRED SMOKE ALARMS WITH BATTERY BACK-UP, IN EACH SLEEPING ROOM, AREA SERVING A SLEEPING AREA AND AT THE TOP OF STAIRWAYS. THEY SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72. ALL SMOKE ALARMS TO BE PHOTOELECTRIC OR A SMOKE ALARM THAT IS LISTED AS PHOTOELECTRIC/IONIZATION. ALL NEW AND EXISTING SMOKE ALARMS ARE TO BE INTERCONNECTED FOR ALARM SOUNDERS. EXISTING CONSTRUCTION MAY HAVE BATTERY OPERATED DETECTORS.
3. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
4. G.C. TO VERIFY AND COORDINATE ALL ELECTRICAL LOCATIONS AND REQUIREMENTS WITH EQUIPMENT PLAN (REVIEW WITH OWNER AND ARCHITECT).
5. ELECTRICIAN TO VERIFY ALL ELECTRICAL AND GAS REQUIREMENTS WITH APPLIANCE MANUFACTURERS SPECIFICATIONS.
6. GFCI & AFCI PROTECTION SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

RENTMEESTER RESIDENCE
 1501 OAK STREET
 SOUTH PASADENA, CA 91030

HARVEST ARCHITECTURE
 1026 FAIR OAKS AVE
 SOUTH PASADENA, CA 91030
 TELEPHONE 626.799.1078

SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
 EXTERIOR WEST ELEVATIONS - EXISTING & PROPOSED

SCALE
 1/4" = 1'-0"

A6.20
 1/25/2023



EXTERIOR ELEVATION - EXISTING - NORTH 2



EXTERIOR ELEVATION - PROPOSED - NORTH 1

SHEET NOTES

1. (E) DOORS AND WINDOWS TO BE REMOVED AND SALVAGE FOR RE-USE IF POSSIBLE.
2. (E) DECK, LANDING AND STEPS TO BE REMOVED.
3. (N) PAINTED WINDOWS AND DOORS. SEE SCHEDULE ON SHEET A0.03 FOR MORE INFO.
4. (N) DECK/LANDING AND STAIRS, SEE STRUCTURAL.
5. PROPOSED ADDITION MATERIAL AND FINISHES TO MATCH EXISTING.

LEGEND

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 1501 OAK STREET
 SOUTH PASADENA, CA 91030

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 TELEPHONE 626.799.1078

ISSUE	DATE & ISSUE DESCRIPTION	BY	CHECK
11-11-22	PLANNING SUBMITTAL SET	GG	LH
01-04-23	PLANNING RESUBMITTAL SET	MO	LH

GENERAL NOTES

1. GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. PROVIDE APPROVED INTERCONNECTED HARD WIRED SMOKE ALARMS WITH BATTERY BACK-UP, IN EACH SLEEPING ROOM, AREA SERVING A SLEEPING AREA AND AT THE TOP OF STAIRWAYS. THEY SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72. ALL SMOKE ALARMS TO BE PHOTOELECTRIC OR A SMOKE ALARM THAT IS LISTED AS PHOTOELECTRIC/IONIZATION. ALL NEW AND EXISTING SMOKE ALARMS ARE TO BE INTERCONNECTED FOR ALARM SOUNDERS. EXISTING CONSTRUCTION MAY HAVE BATTERY OPERATED DETECTORS.
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SEAL/SIGNATURE



PROJECT NAME
 RENTMEESTER - ADDITION AND REMODEL

DESCRIPTION
 EXTERIOR NORTH ELEVATIONS - EXISTING & PROPOSED

SCALE
 1/4" = 1'-0"

A6.30
 1/6/2023