

CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

<u>AGENDA</u> REGULAR MEETING THURSDAY, JULY 20, 2023 AT 6:30 P.M.

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

South Pasadena Cultural Heritage Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

The Meeting will be available:

- In Person Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <u>https://us02web.zoom.us/j/82268359053</u> 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, <u>https://zoom.us/join</u> 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 Vice-Chair Commissioner Commissioner Commissioner	Mark Gallatin Conrado Lopez William Cross Jeremy Ding Kristin Morrish
COUNCIL LIAISON:	Mayor Pro Tem	Evelyn G. Zneimer

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

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

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

Option 1:

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

Option 2:

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

Option 3:

Email public comment(s) to PlanningComments@southpasadenaca.gov.

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

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

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

PUBLIC COMMENT

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

CONSENT CALENDAR ITEM

2. <u>Minutes from the Regular Meeting of December 15, 2022</u>

CONTINUED ITEM

 <u>1716 Wayne Avenue, Project No. 2481-COA</u> – A Certificate of Appropriateness to add a 702.5 square-foot, two-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).

This item was continued from the regularly scheduled June 15, 2023 Cultural Heritage Commission meeting.

Recommendation

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

PUBLIC HEARING

4. <u>1808 Diamond Avenue, Project No. 2449-COA</u> – A Certificate of Appropriateness for a 1,395 square-foot two-story addition with a 380 square-foot rear balcony to an existing one-story, 1,229 square-foot one-story single-family residence with a two-car garage located at 1808 Diamond Avenue (APN: 5319-021-020). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

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

 <u>329 Fremont Avenue, Project No. 2552-COA</u> – A Certificate of Appropriateness for a 400 square-foot first floor addition at the rear of an existing two-story, 1,912 squarefoot single-family residence for the property located at 329 Fremont Avenue (APN: 5317-011-038). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

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

ADMINISTRATION

- 6. Comments from City Council Liaison
- 7. Comments from Commissioners
- 8. Comments from Subcommittees
- 9. Comments from Staff

ADJOURNMENT

10. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for August 17, 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: <u>https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission-agendas</u>

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.

Matt Chang 7/13/2023 Matt Chang, Planning Manager Date

MINUTES OF THE REGULAR MEETING OF THE CULTURAL HERITAGE COMMISSION CITY OF SOUTH PASADENA Thursday, December 15, 2022 at 6:30 P.M.

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

ROLL CALL

The meeting convened at:	6:33 pm
Commissioners Present:	Mark Gallatin (Chair), Conrado Lopez (Vice-Chair) and William Cross
Commissioners Absent:	Kristin Morrish
Council Liaison:	Evelyn G. Zneimer
Staff Present:	Alison Becker (Community Development Deputy Director), Matt Chang (Planning Manager), Braulio Madrid (Associate Planner)
Please Note: T	hese Minutes are a summary of the meetings and are not a fully transcribed record.

APPROVAL OF AGENDA

Approved, 3-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross drove by and took photographs of the 1222 Brunswick Avenue property listed under Item 5 of the agenda.

PUBLIC COMMENT

1. <u>Public Comments – General (Non-Agenda Items)</u> None.

CONSENT CALENDAR ITEMS

- 2. Minutes from the Regular Meeting of December 17, 2020
- 3. Minutes from the Regular Meeting of November 18, 2021
- 4. Minutes from the Special Meeting of February 7, 2022

Vice-Chair Lopez motioned, seconded by Commissioner Cross, to approve the minutes.

Approved, 3-0.

PUBLIC HEARING

5. <u>1222 Brunswick Avenue, Project No. 2451-NID/DRX – A Notice of Intent to Demolish</u> for the proposed demolition of an existing single-family dwelling.

Recommendation:

Approve the Notice of Intent to Demolish and determine that the property does not meet the national, state, or local criteria for historic designation.

Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant's Presentation: None.

Questions for Applicant: None.

Public Comment: None.

Applicant's Rebuttal: None.

Commissioner Discussion:

The Commissioners had no questions or comments regarding this application. The report from the Dudek firm was thoroughly researched and very well-prepared.

Decision:

Vice-Chair Lopez motioned, seconded by Commissioner Cross, to approve the Notice of Intent to Demolish with a determination that the property does not meet the national, state or local criteria for historic designation.

Roll Call:	
Commissioner Cross	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

Motion carried, 3-0.

6. Historic Resources Update:

Presentation:

Planning Manager Chang provided an update regarding preparation of an RFP (Request for Proposal) to update the historic resource survey which was conducted, but not adopted in 2017. Staff welcomed any comments, feedback or suggestions or any history that the Commission could provide.

Questions for Staff

The Commissioners inquired about the timeframe and strategy of the survey (particularly, if it would be completed in the current fiscal year).

Planning Manager Chang noted it would take longer than the current fiscal year and provided a likely timeline and how it could affect the budget. The last official survey was back in 2002. The new survey would have to look at everything 45 years or older, including structures built in the more modern era, to see if they should be included or delisted.

Chair Gallatin provided background on the 2017 survey, and explained that it basically consisted of three (3) parts – a review of all the existing parts on the inventory; a review of those properties that were in the path of the former 710 freeway extension that in many cases had been analyzed for historic significance by Caltrans through their environmental review; and the final part had to do with the mid-century modern era. He asked if the parameters in the last survey (1935 to 1972) would likely be the same or were changing.

Planning Manager Chang remarked those parameters would probably be a starting point and staff would work with the consultant to consider the budget for that perspective and for an even bigger scope.

Chair Gallatin added that he had retained the papers, etc. from community meetings and public hearings held five years ago. He offered them to staff for their use. Planning Manager Chang graciously accepted the offer.

ADMINISTRATION

7. Comments from Council Liaison:

Deputy Director Becker informed the Commission and Council Liaison the fourth draft of the Housing Element submitted this Monday includes the Downtown Specific Plan area which contains historic resources. It does not in any way suggest that those resources will be targeted for redevelopment. They are simply a part of the larger Specific Plan area.

8. Comments from Commissioners:

The Commissioners expressed concern about structures such as the one presented in Item 5 tonight having to go through excessive procedures and expenses to obtain approval for a requested demolition permit.

Chair Gallatin recalled that when the Cultural Heritage Ordinance was adopted in 2017, it was wellintentioned. About a year or two ago, staff considered creating an HRE Lite for demolition requests for accessory buildings, etc. where both the Commission and staff felt that a full-blown HRE, like the one for this project tonight, was a bit excessive for an accessory building or an outbuilding like a garage. He recalled that prior staff members even put together an outline or a template of what things might be included in an HRE Lite.

Deputy Director Becker appreciated the background that the Ordinance has been in place for about five years and there may be an opportunity to glean lessons from the experience and make some adjustments, particularly in this moment where we're about to adopt a Housing Element which has a very ambitious target for housing production. The state will absolutely be looking to us to continue to find ways to make it easier to build housing. The staff will review past experiences and bring forward some recommendations this coming year that would help to address this concern.

Chair Gallatin and Deputy Director Becker discussed that in the Housing Element one of the things that the state wants every city to do is try to identify obstacles or barriers to building more housing and he could certainly see them zeroing in on something like this. He was encouraged to hear she is open to further discussion on this topic.

Chair Gallatin wanted to make the Commission aware of the efforts of Evelyn Dolphin, a staff who works here at City Hall. He has had the pleasure of working with her for several years at the City of San Gabriel. She has joined us here in South Pasadena now and has been devoting all her time to getting us caught up on the minutes. The Commission appreciate it and thank Evelyn for her efforts in getting through that backlog of minutes.

9. <u>Comments from Subcommittees</u>:

None.

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

Chair Gallatin shared that earlier this afternoon, the SPPF team concluded their inspections of the unoccupied Caltrans-owned properties. He thanked staff, especially Leah Demarest and Alison Becker who accompanied them on those inspections, and the SPPF team which included Odom Stamps, Debi Howell-Ardila and Jennifer Trotoux.

In addition, now SPPF is undertaking an effort to seek California Landmark Designation for El Adobe Flores. El Adobe Flores was built over several years, starting in the late 1830s and completed in 1843 and is the oldest home in South Pasadena. It is significant because it is the place where the Californios negotiated the Treaty of Cahuenga, which ceded Mexican California to the United States in the 1840s during the Mexican-American War. It is a City Landmark and is on the National Register, but does not have State Landmark status yet.

11. Comments from Staff:

Deputy Director Becker wished everyone Happy Holidays and thanked the Commissioners for running a very efficient meeting.

ADJOURNMENT

The meeting adjourned at 7:08 pm to the next regular meeting of the Cultural Heritage Commission on January 19, 2023 at 6:30 pm.

APPROVED,

Mark Gallatin Chair, Cultural Heritage Commission Date



Community Development Department

Memo

DATE:	July 20, 2023
TO:	Cultural Heritage Commission (CHC)
FROM:	Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
PREPARED BY:	Braulio M. Madrid, Associate Planner
RE:	Item 3. Project No. 2481-COA located at 1716 Wayne Ave (APN: 5321-010-003)

This item was continued from the regularly scheduled June 15, 2023 CHC meeting. The applicant has previously meet with the subcommittee to obtained feedback. The applicant needs time to work on the new design.

Staff is recommending continuing this item to a future CHC hearing date to be determined.



DATE: July 20, 2023

- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- **PREPARED BY**: Braulio M. Madrid, Associate Planner
- SUBJECT: Project No. 2449-COA – A request for a Certificate of Appropriateness for a 1,395-square-foot, two-story addition with a 380 square-foot rear balcony to an existing 1,229 sq. ft. one-story single-family residence with an existing detached two-car garage located at 1808 Diamond Avenue (APN: 5319-021-020). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) Section 15331. 31 (Historical Resource and Class **Restoration/Rehabilitation).**

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. 2449-COA subject to the conditions of approval (**Attachment 1**).

Background

Constructed in 1921, the subject site is included in the City's Inventory of Historic Resources. The subject residence is designed in the Colonia Revival influenced style. *Usually two-story and rectangular in plan and massing, Colonial Revival homes have side gabled or hipped roofs, wood or brick exteriors, and a symmetrical arrangement of windows and doors on a flat facade. Characteristic features include an accentuated front door, normally with a decorated pediment supported by pilasters.*

Since its original built, the property has rebuilt a two-car garage, had an interior kitchen renovation, and had the foundation bolted, as well as miscellaneous electrical, mechanical and plumbing permits. (Attachment 2 – Permit History).

The Colonia Revival style is not prevalent in structures' current condition, but does have some influence of the style such as, the simple rectangular plan, a flat façade, roof style, horizontal wood siding, double hung wood windows, and the detached garage.

Project Site Description

The subject site is located on the east side of Diamond Avenue between Spruce Street and Pine Street. The property measures a total of 7,518 sq. ft. The property is a rectangular lot with an approximate depth of 135 and an approximate width of 50 feet. The subject site is currently developed with a single-story, 1,229 square-foot, singlefamily residence and a detached two-car garage.

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.

Certificate of Appropriateness

The two-story 1,395 square-foot expansion would serve as an addition to an existing single-family residence. The two-story addition consists of enlarging the primary-floor footprint by 756 square-feet to create a new family room and 2 bedrooms with a 217 square foot rear porch. The 639 square-foot addition above will accommodate a new primary bedroom, office, and a bathroom. The second floor will be maintained within the proposed footprint of the first story and a 380 square-foot second story balcony and a covered patio. Other associated interior modifications are proposed to accommodate the addition and a removal of an unpermitted sunroom.

Parking

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. The site is currently developed within an existing detached two-car garage along the eastern side of the property, thus parking is in compliance.

Development Standards

The subject site is located within the RS zoning district. The existing land use and density of the project site complies with Section 36.220, Residential Zoning Districts of the South Pasadena Municipal Code (SPMC). The purpose of the residential design review process is to ensure that the proposed 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 measures 7,518 sq. ft., under 10,000 square-feet, the development standards for small nonconforming residential parcels are also applicable. The following table list the project's conformance with applicable development standards.

Nonconforming Residential Parcels / (RS) Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed	
Lot Coverage (Section 36.220.050)	50% (3,759 SF max. allowed)	21% 1,589 SF	34% 2,562 SF	
Floor Area Ratio (FAR)	35% (2,631 SF max. allowed)	16% 1,229 SF	34.9% 2,624 SF	
Building Height	35 ft.	24 ft. 2 in. (addition)		
On Site Parking for Dwellings with a Detached Garage	2 Covered Parking Spaces (Garage or Carport)	2 Covered Spaces within a garage	Unchanged	
Front Setback (Section 36.220.050)	20 ft. (15 ft. with a porch)	35 ft. 4 in.	Unchanged	
Side Setback (North)	10% of lot width (5 ft.)	5 ft. 1 in.	8 ft. 1in (Second Story)	
Side Setback (South)	10% of lot width (5 ft.)	9 ft. 10 in.	Unchanged	
Rear Setback (House)	25 ft.	67 ft. 6 in.	36 ft.	
Distance Between Structures	10 ft. minimum	48 ft. 6 in. (Home to Garage)	20 ft. (Addition to Garage)	

Design Review

Project Design Elements

The addition is being proposed at the rear of the existing home. The new addition will incorporate tile roofing to match the existing home, stucco to differentiate the existing vs. proposed, wood doors and windows, and a wood railing for the proposed 380 sq. ft. balcony. As proposed, the addition does not alter the original style of the home, remove, or modify original features and spaces as illustrated in the development plans. As part of the proposal, the applicant will demo an unpermitted sunroom. (Attachment 3)

The new proposed windows and doors schedule incorporate wood material, similar to the existing styles and design (**Attachment 4**) as required by the City's design guidelines. The proposed modification will be an addition that respects the existing location of the house. In addition, the single family home will remain compatible to the single-family tract as the block has other two-story residential buildings. (**Attachment 5**).

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 Design Guidelines include a section focused on the Colonia Revival inspired styles (pages 16-17).

The Colonia Revival style architecture is not a unifying featured style in the neighborhood, as the neighborhood contains a variety of architectural styles. (Attachment 5 – Neighboring Properties)

The materials, finishes, detailing, and size/mass of the additions are all compatible with the existing style and color of the home. The property will retain the original street facing façade with the second story addition tucked behind the roof line of the original roof structure.

Findings

Required Certificate of Appropriateness 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 SPMC.

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 area where the addition is located is set back from the street. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. Therefore, the original Colonial Revival influenced design, and its features, are maintained, therefore preserving 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 implements the goals of the Cultural Heritage Ordinance by encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is generally consistent with the *Secretary of Interior's Standards*.

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

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

1. "Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style...The original roof form should be preserved. Any replacement of deteriorated features, or addition of small features should be done in the style of the original building, considering the original roof form and slopes." (p. 26)

- 2. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
- 3. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p.37)
- 4. "Stepping the height up away from the street and neighboring structures can minimize the perceived scale of an addition. Locate the rooftop addition back from the building front. The back of the building may be taller than the front and still appear in scale with the primary structure if appropriately designed." (p. 38)
- 5. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)
- 6. "Window mullion widths, window trim, and surrounds should be consistent with the existing windows." (p. 42)

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

Consistency with Secretary of the Interior Standards						
Standard	Staff's Recommended Consistency Determination					
Standard 1 : A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.					
Standard 2 : The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.					
Standard 3 : Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.					

Consistency with Secretary of the Interior Standards							
Standard	Staff's Recommended Consistency Determination						
Standard 4 : Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.						
Standard 5 : Distinctive materials, features, finishes, and construction techniques or examples of Colonial Revival that characterize a property will be preserved.	Consistent.						
Standard 6 : Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Consistent.						
Standard 7 : Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Consistent.						
Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	No archeological resources are known to exist on the site.						
Standard 9 : New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent.						
Standard 10 : New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent.						

Recommended Project Specific Findings for a Certificate of Appropriateness (2, 3, and 5)

Finding No. 2: The project is appropriate to the size, massing, and design context of the historic neighborhood;

The project is appropriate to the size massing, and design context of the historic residence and the surrounding areas. The building materials, finishes, and detailing are compatible to the existing historical architectural design of the subject residence. Additionally, the neighborhood is comprised of a variety of other two-story, single-family residences. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. Therefore, the proposed addition will be harmonious and compatible with the surrounding historic neighborhood.

Finding No. 3: In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the cultural resource or improvement;

This addition will extend onto the rear, using similar materials such as similar roofing and the use of wood doors and windows. However, the new addition will have distinguishing architectural elements differentiating from the original home with the use of stucco proposed for the exterior. The new addition is proportionate to the original house and design. The views of the second-story addition from the street will be partially visible but is in compliance with the development standards and design guidelines of South Pasadena.

Finding No. 5: The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape;

The proposed second story addition will create a primary bedroom and bathroom with a separate office, while the first floor addition will create an additional bedroom and shared habitable space. The proposed addition is consistent with the surrounding residential land uses, which also contain two-story, single-family residences and will help further enjoy the existing use on the property. The proposed addition will not modify the first floor façade facing Diamond Avenue, helping to preserve the original design and complying with the design guidelines for historic properties.

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.
- Approve Project No. 2449-COA subject to the conditions of approval (Attachment 1).

Alternatives to Consider

The Cultural Heritage Commission has the following options available;

- 1. The Cultural Heritage Commission can <u>Approve</u> the project as is or with modified condition(s) added or removed and provide findings; or
- 2. The Cultural Heritage Commission can <u>Continue</u> the project, providing the applicant with clear recommendations to revise the proposal; or
- 3. The Cultural Heritage Commission can <u>Deny</u> the project if it finds that the project does not meet the City's COA requirements.

Public Noticing

A Public Hearing Notice was published on July 7, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on July 6, 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.

Cultural Heritage Commission July 20, 2023

Attachments

- 1. Conditions of Approval
- 2. Building Permit History
- 3. Development Plans & Material Board
- 4. Doors and Windows Brochures
- 5. Site & Neighborhood Images

ATTACHMENT 1

Conditions of Approval

Page 1 of 10

CONDITIONS OF APPROVAL Certificate of Appropriateness Project No. 2449-COA 1808 Diamond Avenue (APN: 5319-021-020)

DEVELOPMENT REQUIREMENTS

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

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on July 20, 2023:
 - a. Certificate of Appropriateness to add a 1,395-square-foot two-story addition with a 380 square-foot rear balcony to an existing 1,229 sq. ft. one-story single-family residence for the property located at 1808 Diamond Avenue.
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any permitted or unpermitted building/structure on the property involved with the Certificate of Appropriateness.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. 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.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the

City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

P7. Any modification to the approved plans shall require review and approval of the Planning Division.

Notes on Construction Plans

The contractor shall be responsible to implement and monitor compliance with the following conditions:

- P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. 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. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P9. The hours of all construction activities shall be limited to the following: 8:00 am to 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.
- P10. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
 - a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
 - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P11. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

Prior to issuance of a Building Permit

- P12. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Community Development Director. The final landscape plans shall provide, but not limited to the following:
 - a. Screening of all above ground equipment from public view.
- P13. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:
 - a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
 - b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

BUILDING DIVISION:

- B1. The second sheet of building 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. The Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior to permit issuance.
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. 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. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

- B8. Plans are to be prepared and stamped by a licensed architect.
- B9. Project shall comply with the CalGreen Residential mandatory requirements.
- B10. 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.

Prior to issuance of a Building Permit

B11. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.

PUBLIC WORKS DEPARTMENT:

- PW1. 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.
- PW2. The applicant shall obtain City approval for any modifications or revisions to the approval of this project.
- PW3. 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.
- PW4. 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.
- PW5. When applicable, the applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW6. Diamond Avenue 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.

- PW7. 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.
- PW8. 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.
- PW9. 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.
- PW10. 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.
- PW11. 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.
- PW12.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.

- PW13.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.
- PW14. 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.
- PW15. 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.
- PW16. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW17. 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.
- PW18. 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.
- PW19. 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).

- PW20. If applicable, the applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department depending on the condition of the existing concrete pavement adjacent to the property.
- PW21. 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.
- PW22. The applicant shall show all utility poles adjacent to the properties and note to protectin-place.
- PW23. 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).
- PW24. The applicant shall properly identify the property lines as part of the plan check submittal.

FIRE DEPARTMENT:

- FD1. Required Code References: 2022 South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA Standards.
- FD2. Fire Sprinklers are required. Submit a separate plan to City for approval.
- FD3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- FD4. (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.
- FD5. 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.
- FD6. (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.
- FD7. (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.

- FD8. (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.
- FD9. 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.
- FD10. 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;
 - 2) Any addition to an existing building which has fire sprinklers installed;
 - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire are large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
 - 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;
 - 5) An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
- FD11. 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 cannot 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.

Special Provisions related to Roof Types.

FD12. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.

Smoke Alarms.

- FD13. 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.
 - 4) In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
- FD14. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).

Carbon Monoxide Alarms.

- FD15. Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed; and in dwelling units that have attached garages.
- FD16. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Multiple-Purpose Alarms

- FD17. Carbon monoxide alarms combined with smoke alarms shall comply with all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.
- FD18. (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 considered obstructions with respect to sprinkler placement.
- FD19. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2019 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 combustibles materials have accumulated.

2) In every storage and construction shed.

3) Where special hazards exist included but not limited to, the storage and use of combustible and flammable liquids.

- FD20. For any questions regarding water meter, please contact Public Works at 626-403 7240.
- FD21. 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

Building Permit History

1808 DIAMOND AVENUE

N. 50' Lot 11, Block E. McFarland's Sub.

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CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

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CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION									
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representatives of this city to entr for inspection purposes, Signature of Applicant (C. C. Mailing Address City, State, ZipALHA	Box 87	Date 10 20 - 36	-			Owner			
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INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY ORD. NO. 1582 This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

BUILDING

DEDNAIT

INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.				INSPECTION	NOTES	
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.	1					
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.	· · · · · · · · · · · · · · · · · · ·					1.00
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.						
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			-			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.				 _		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.					· · · · · · · · · · · · · · · · · · ·	
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.						
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			 			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Lacking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.						
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EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.						<u> </u>
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INSPECTION	DATE	INSP. SIGN.				

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STREET PLEASE PLAN A 1" SQ. SCALE

City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
Office Hrs: 7:30 am to 5:00 pm, M-T
7:30 am to 4:00 Friday
Phone Number (626) 403-7220
Insp. Request (626) 403-7226
SITE ADDRESS
ASSESSOR PARCEL NUMBER
BOOK PAGE PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION
OWNER'S NAME
GOLITTHAM SAHA
CITY 1808 DIAMONDAVE
South Pasadena CA 91030
PHONE NUMBER
626 808 - 1286
PRINCIPATION PRINC
STREET AT LESS
$\begin{bmatrix} CITY \\ CASC = C \\ $
PHONE NUMBBUILDING AND SAFETY
626 793-0255
CONTACT PERSON
Ken Compton
PHONENUMBER
626 7911-2300
CONTRACTOR'S NAME
SEISMIL SAFETY INC
STREET ADDRESS
1410 N. LAKE AVE
CITY STATE ZIP CODE
PASADENA CA 91104
LICENSE CLASS LICENSE NUMBER EXPIRATION DATE
B 662926 1-31-2011
PHONE NUMBER (276) 791 - 2300
WORKER'S COMPENSATION INSURANCE COMPANY NAME
WORKER'S COMP. INSURANCE POLICY NUMBER EXPIRATION DATE
7600004871101 1-30-2011
100000401101 1 00201

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

[] I am exempt under Section Business and Professions Code for the following reason Signature: Date:

LICENSED CONTRACTOR'S DECLARATION

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

-Date: 1-21-11 Signature:

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Date: 1-21-11 Signature: _Ke in

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

of making inspections. DIMPTON (AGENT Name: - Date: 1-21-11 Signature:

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OCCUPANCY GROUP	TYPE OF CO	DISTRUCTION	AREA		
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NO.	INSPECTION	DATE	INSPECTOR	DESCRIBE COMPLETELY THE INTENDED USE OF A	ALL SPACE APPLICABLE TO THIS BUILDING PERMIT
	REQUIRED BUILDING INSI	PECTIONS ANI	D APPROVALS		
B1	Soils Engineer's Approval				
B2	Location and Setbacks	1.	- 1 1		
B3	Foundation/Trench Forms	1/3////	MW	THE FOLLOWING STATEMENT MUST BE	Will the applicant or future building occupant handle
B4	Structural Concrete Slab on Grade	<i>q</i> = <i>c</i> _{<i>l</i>} = <i>c</i>		SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFI-	a hazardous material or a mixture containing a haz- ardous material equal to or greater than the amounts
B5	Raised Floor Framing			CIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS <u>OTHER THAN</u> THE INITIAL OR	specified on the hažardous materials information guide?
B6	Underfloor Insulation			SHELL BUILDING PERMIT.	YES NO
B 7	First Level Floor Diaphragm				If the answer to the question above was yes, will the
B8	Second Level Floor Diaphragm			I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand	proposed building or modified facility be within 1000
B9	Third Level Floor Diaphragm			my requirements under the State of California Health	feet of the outer boundary of a school.
B10	Roof Diaphragm			and Safety Code Section 25505, 25533, and 25634	YES NO
B11	Concrete Deck			concerning hazardous materials reporting.	Will the intended use of the building by the applicant
B12	Steel Framing				or future building occupant require a permit for con-
B13	Fire Dept. Frame Inspection	1 +	. / /	OWNER AGENT	struction or modification from the South Coast Air
B14	Bldg. Dept. Frame Inspection	1/31/11	Min	NAME:	Quality Management District (SCAQMD)? See permitting checklist for guidelines.
B15	Fire Sprinkler Hangers			SIGNATURE:	YES NO
B16	Insulation/Weather Stripping				
B17	Interior Lath and/or Drywall				PPROVED:
B18	Exterior Lath				
B19	Rated Horizontal Assemblies			DATEPE	ERMITTED TO BE REMOVED:
B20	Rated Wall Assemblies				
B21	Rated Opening Protection			INSPECTION NOTES	
B22	Rated Shaft Construction				
B23	T-Bar Ceilings				
B24	Lot Drainage				
B25	Planning Dept. Approval				
B26	Fire Dept. Approval			·	
B27	Public Works Dept. Approval				
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OWNER'S NAME GOUTAN STREET ADDRESS 1008 DI CITY GOUTH PAS PHONE NUMBER	STATE	ZIP CODE 91303
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CONTACT PERSON CHEAS MEONE RUMBER BIB. 42	5ALAG 6.3891	
CONTRACTOR'S NAME	ERS & DI	TY INC.
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B PHONE NUMBER BOD	958198 501.175	7/27/18
WORKER'S COMPENSATION		AME CALIFICATION DATE
a139054		7/19/17

BUILDING PERMIT APPLICATION

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

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

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Code for the following reasop:

LICENSED CONTRACTOR'S DECLARATION

Date 5/16

Date 5/16/17

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Date 5/16/19 Signatury

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Date 5/16/17 Name Jenature

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NO.	INSPECTION	DATE	INSPECTOR	DESCRIBE COMPLETELY THE INTENDED USE OF A	ALL SPACE APPLICABLE TO THIS BUILDING PERMIT
	REQUIRED BUILDING INSP	PECTIONS AN	D APPROVALS		ALL SEALE AT LEGISLATION THIS DOLLARD TERMIT
BI	Soils Engineer's Approval				22222222000000000000000000000000000000
B2	Location and Setbacks		**************************************		23 4 4 5 yr yl 162000000
B3	Foundation/Trench Forms			THE FOLLOWING STATEMENT MUST BE	Will the applicant or future building occupant handle
B4	Structural Concrete			SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFI-	a hazardous material or a mixture containing a haz-
B5	Slab on Grade Raised Floor Franing			CIAL, THE OWNER'S AGENT MAY SIGN FOR	ardous material equal to or greater than the amounts specified on the hazardous materials information
B5 B6	Underfloor Insulation			PERMITS OTHER THAN THE INITIAL OR	guide? TYES NO
B7	First Level Floor Diaphragm			SHELL BUILDING PERMIT.	ilucconstant Venetident
B8	Second Level Floor Diaphragm			I have read the hazardous material information guide	If the answer to the question above was yes, will the
B9	Third Level Floor Diaphragm		-	and the SCAQMD permitting checklist. I understand	proposed building or modified facility be within 1000 feet of the outer boundary of a school.
BIO	Roof Diuphragm			my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634	YES NO
BII	Concrete Deck			concerning hazardous materials reporting.	Will the intended use of the building by the applicant
B12	Steel Framing				or future building occupant require a permit for con-
B13	Fire Dept. Frame Inspection			🗌 OWNER 🔲 AGENT	struction or modification from the South Coast Air
B14	Bldg. Dept. Frame Inspection	4/6/12	61	NAME	Quality Management District (SCAQMD)? See
B15	Fire Sprinkler Hangers	7	cite -		permitting checklist for guidelines.
B16	Insulation/Weather Stripping	4/4/17	ist	SIGNATURE	
B17	Interior Lath and/or Drywall	6/2/12	QA		
BIS	Exterior Lath			PEDESTRIAN PROTECTION	PPROVED:
B19	Rated Horizontal Assemblies			DATE PE	RMITTED TO BE REMOVED:
B20	Rated Wall Assemblies			INSPECTION NOTES Fred for	at a shalp CI
B21	Rated Opening Protection		· •	INSPECTION NUTES From the	perfor of stratt com
B22	Rated Shaft Construction		•		
B23	T-Bar Ceilings				
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B25	Planning Dept. Approval	8/28/12	6, ICCil	1 	
B26	Fire Dept. Approval		L		ан. наказана жана калана ка
B27	Public Works Dept. Approval	ļ <u>, , , , , , , , , , , , , , , , , , , </u>			
	CONSTRUCTION L	ENDING AC	GENCY		
I hereby affirm that there is a construction lending agency for the					
•	mance of the work for which	ch this permit	is issued (Section		ланин на
2097	of the Civil Code).				
Lend	er's Name:	· · · ·			
Lender's Address:			84861 - 19698 AMO BA-AMO 2016 AMO 2016 AMO 2016 AMO 2016		

ATTACHMENT 3

Development Plans and Material Board

AREA TABULATION

LOT NET AREA	=	7,518 SQ.FT.
EXISTING DWELLING	=	1,229 SQ.FT.
EXISTING DETACHED GARAGE	=	360 SQ.FT.
PROPOSED 1 ST FLOOR ADDITION	=	756 SQ.FT.
PROPOSED 2 ND FLOOR ADDITION	=	639 SQ.FT.
PROPOSED COVERED PATIO	=	217 SQ.FT.
PROPOSED BALCONY	=	380 SQ.FT.
TOTAL ALLOWED LOT COVERAGE	=	3,759 SQ.FT. (LOT NET AREA x 50%)
TOTAL PROP. LOT COVERAGE	=	2,562 SQ.FT. (EX. SFD + EX GARAGE + PROP. 1 ST FLOOR ADD. + PROP. COVERED PATIO = 34.1%)
TOTAL PROP. F.A.R.	=	2,624 SQ.FT. (EX. SFD + PROP 1 st floor ADD. + PROP. 2 ND Floor ADD. = 34.9%)

NOTES:

- 25. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, ETC) OR TO THE LOCATION OF A HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. a) 22" CLR MIN. 24" HEIGHT WITH OPENABLE AREA NOT LESS THAN 5.7 S.F.
- 1. PROVIDE SMOKE ALARM IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR. 2. PROVIDE HARD WIRED SMOKE INTERCONNECTED DETECTOR AT NEW BEDROOMS, WITH BATTERY BACK-UP 3. PROVIDE AT LEAST ONE EGRESS TO MEET RESCUE REQUIREMENTS
- b) 44" MAX. SILL HEIGHT OF WINDOW FROM FINISH FLOOR.
- 4. ALL NEW WINDOWS TO BE DUAL GLAZED TO MEET ENERGY REQ'S. USE WINDOW U-FACTOR=0.30 10% MIN. OF FLOOR AREA, 70% MAX.
- 5. SHOWER AREA TO HAVE A MINIMUM OF 72" HGT. OF CERAMIC TILE OR WATER PROOF MATERIAL; (30" MIN. WIDE).
- 6. ALL NEW DOORS TO BE 32" MIN. @ BEDROOMS
- 7. WINDOWS WITHIN 60" ABOVE. SHOWER TUB SHALL BE TEMPERED
- 8. ALL OUTLETS SHALL BE TAMPERED AND ON A DEDICATED 20 AMP CIRCUIT.
- 9. ALL BRANCH CIRCUITS AND RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
- 10. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW. SPARK. OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE GARAGE FLOOR. (M.C. 308.0)
- MORE THAN 1.28 GALLONS PER FLUSH. 11. THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO
- 12. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
- 13. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROL. (P.C. 510.5)
- 14. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR APPROVED SEWAGE DISPOSAL SYSTEM.
- 15. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXIST. SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 16. SEWER/DRAIN PIPE SHALL BE MINIMUM 4"Ø WITH 2% MIN. SLOPE.
- 17. RECEPTACLE OUTLETS SHALL BE SPACED @ 12' O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF DOOR OPENINGS (E.G. CLOSET DOORS, ETC). ALSO, EVERY 2' OR WIDER OF WALLS. OUTLETS ALSO REQUIRED FOR COUNTER TOPS @ 4' O.C. AND WITHIN 2' OF ENDS OR BREAKS OR COUNTERS. NEC.
- 18. PROVIDE HEATING TO PRODUCE THE REQUIRED MINIMUM ROOM TEMPERATURE OF 70 DEGREE FAHRENHEIT 3 FT. ABOVE FLOOR LEVEL. ALSO, UNDERCUT DOORS FOR NON-DUCTED HEATING SYSTEM FOR WARM AIR CIRCULATION CBC SECTION 310.11.
- 19. USE 2x6 STUDS FOR PLUMBING WALLS. CBC SECTION 2320.11.9,10.
- 20. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER- HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX(6) FEET ABOVE FLOOR.
- 21. ACCESS PANEL (12"x12") REQUIRED FOR TUB TRAP SLIP-JOINT OR NON-SLIP (WELDED) JOINT CPC SECTION 405.2.
- 22. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET CBC SECTION 502.
- 23. INTERCONNECTED. HARD-WIRED CARBON MONOXIDE ALARM WITH BATTERY BACK-UP SHALL BE INSTALLED PER CRC R315
- 24. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES PER PMC 14.04.010

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 RESIDENTIAL MANUAL ENERGY EFFICIENCY STANDARDS 2020 LOS ANGELES GREEN BUILDING CODE

LOT : 20 NOTES

-ANY EASEMENTS ON LOT (NO) -ANY OAK TREES ON LOT (NO) -ANY POOLS ONLOT (NO) -ANY SLOPES 3% OR STEEPER WITHIN 40' OF PROPOSED STRUCTURE (NO)

PROJECT INFORMATION

ZONE: RESIDENTIAL LOW DENSITY (RS) HISTORICAL STATUS: 5D3 OCCUPANCY GROUP: R3/U CONSTRUCTION TYPE: V-B No. of (E)UNITS : 1 No. of (E)STORIES: No. of (N)STORIES: 2 (E)Dwelling Non-Fire Sprinkler (N)Landscape 500 S.F. or More: No

LEGAL DESCRIPTION

PARCEL MAP: 5319 APN : 5319-021-020

INDEX TO SHEETS

- 1	COVER SHEET
-1.1	EXITING SITE PLAN
-1.2	PROPOSED SITE PLAN
-1.3	PROJECT MATERIALS
-1.4	PRELIMINARY LANDSCAPE PLAN
-2	EXISTING/DEMO PLAN & ROOF PLAN
-3	PROPOSED FLOOR PLAN
-3.1	WINDOW & DOOR SCHEDULE/ROOF PLAN
-4	EXISTING ELEVATIONS
-5	PROPOSED ELEVATIONS

SCOPE OF WORK:

756 SF 1ST FLOOR ADDITION INCLUDES PROPOSED FAMILY ROOM, BEDROOM, BATHROOM, AND SUNROOM CONVERSION TO PROPOSED BEDROOM, ADDITION OF 217 SF COVERED PATIO.

639 SF 2ND STORY ADDITION INCLUDES PROPOSED OFFICE, MASTER BEDROOM AND BATHROOM. ADDITION OF 380 SF BALCONY.

- 26. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR
- 27. AT THE TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
- 28. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS, IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- 29. EXCESS OR WASTE CONCRETE MAY NO BE WASHED INTO THE PUBLIC WAY OR AN OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 30. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/PR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COMPLY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.
- 31. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. FUELS, OILS. SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 32. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCE RULES AND/OR REGULATIONS
- 33. THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE UNTIL THE PROJECT IS FINISHED OR APPROVAL TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.
- 34. PROVIDE HIGH EFFICACY FIXTURES FOR ALL PERMANENTLY INSTALLED LIGHTING AS REQUIRED BY THE 2019 CEnC.
- 35. DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$5,000 (SECTION (D) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS COUNTY JAIL OR BOTH.
- 36. ALL RESTROOMS SHALL HAVE A VACANCY SENSOR
- 37. QUALITY INSULATION INSTALLATION (QII) IS REQUIRED PRIOR TO BUILDING APPROVAL

Т

WO-STORY ADDITION TO AN EXISTING DWELLING,
REAR COVERED PORCH & 2 nd FLOOR BALCONY
1808 DIAMOND AVE, SOUTH PASADENA, CA 91030
APN: 5319-021-020

REVISIONS

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ADDITION

TWO-STORY DWELLING

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Drawn: E.R.

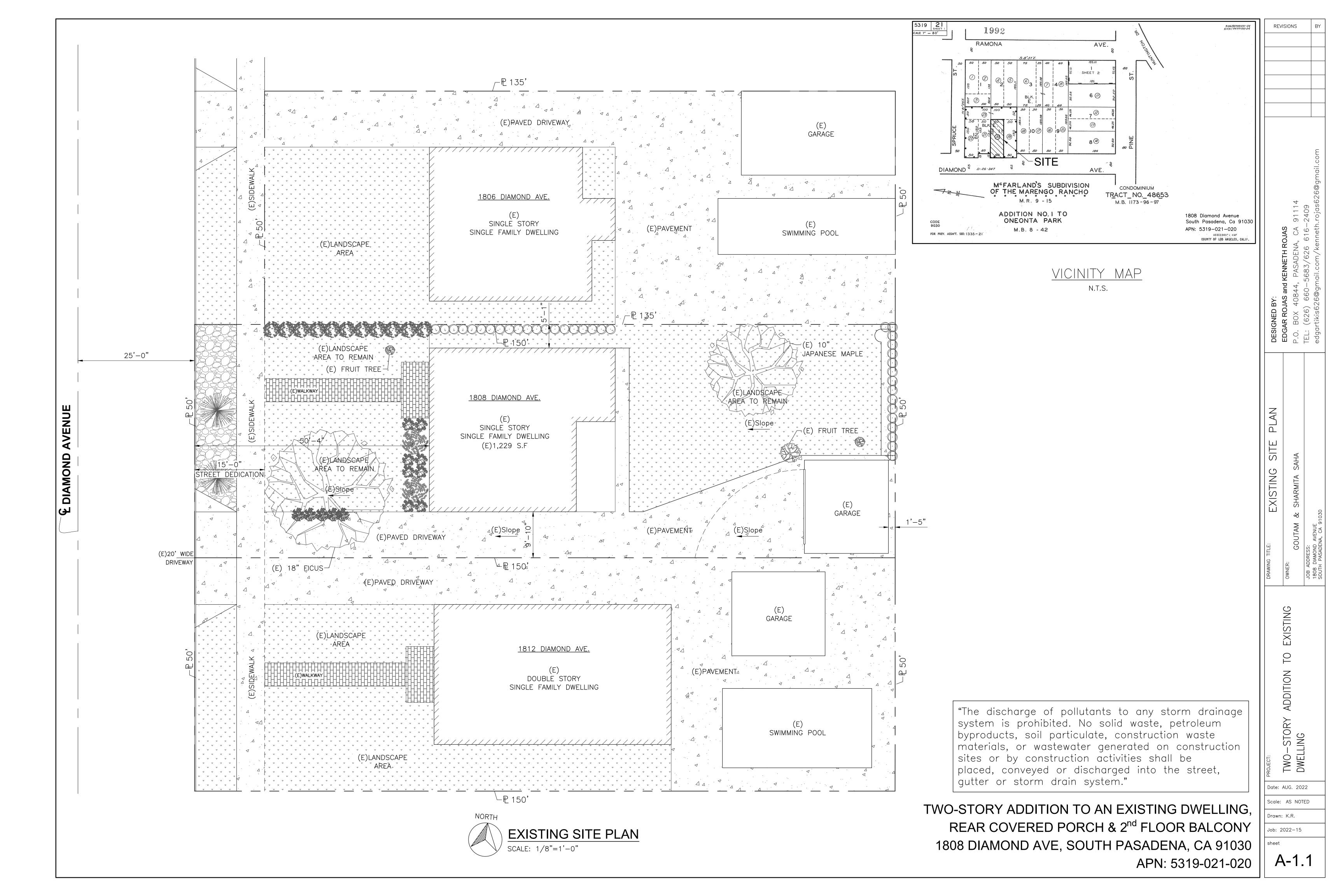
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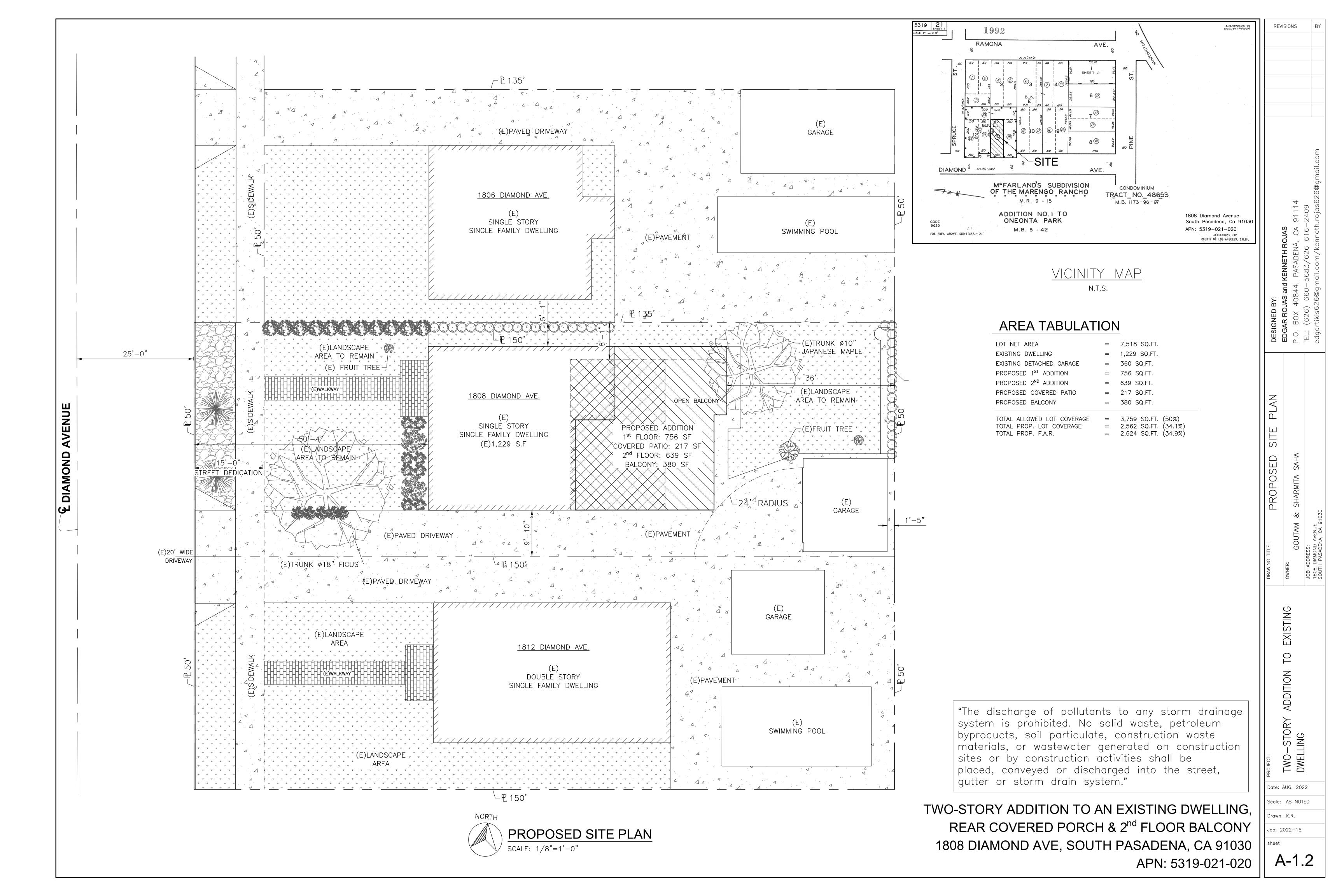
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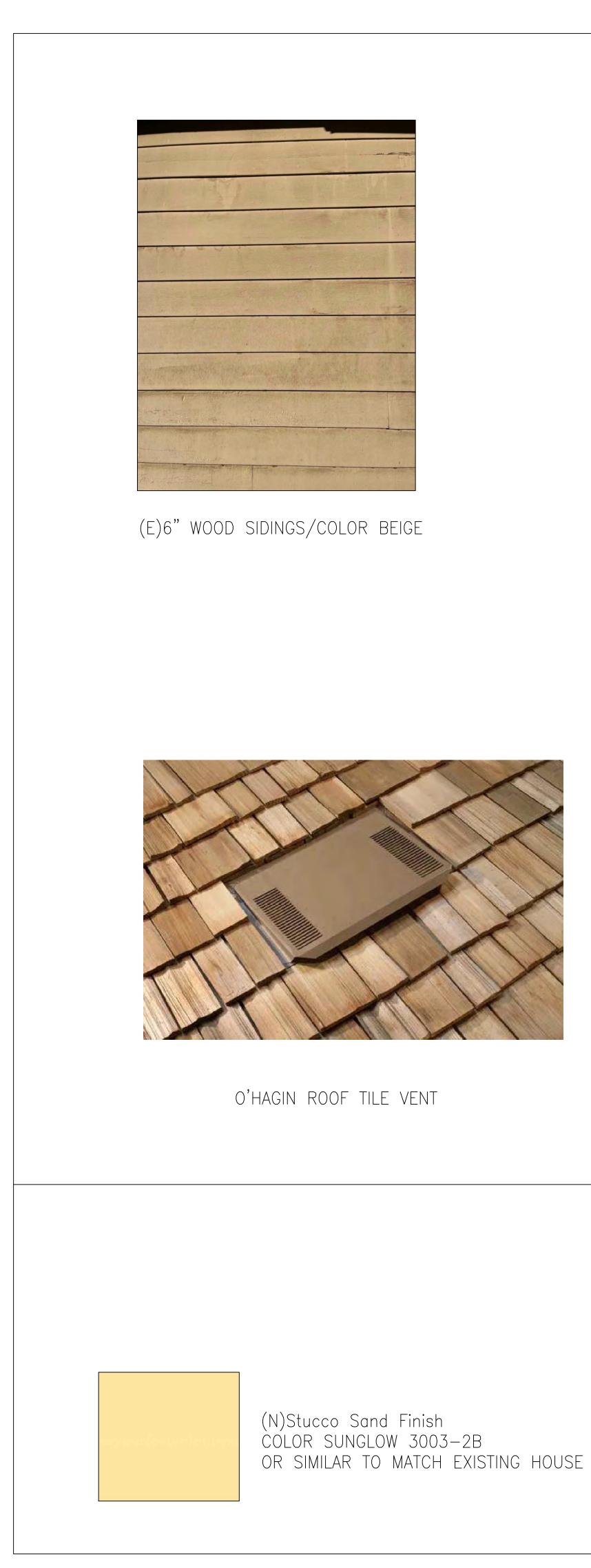
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(N)8" HardiePlank HZ10 FIBER CEMENT SIDING/COLOR SUNGLOW 3003–2B OR SIMILAR TO MATCH EXISTING HOUSE





(E)EXTERIOR WINDOW TRIMS COLOR BLUE (N)EXTERIOR WINDOW TRIMS COLOR BLUE CHINA 5001-8B OR SIMILAR TO MATCH EXISTING HOUSE



(E)EXTERIOR WOOD WINDOW WHITE (N)EXTERIOR WOOD WINDOW COLOR ULTRA . WHITE 7006-24 OR SIMILAR TO MATCH EXISTING HOUSE



(N)BACK PATIO WOODEN COLUMN CÓLOR ULTRA WHITE 7006-24 OR SIMILAR TO MATCH EXISTING HOUSE

COLOR SCHEME

(N)WOOD WINDOW FRAMING/FASCIA COLOR ULTRA WHITE 7006-24 OR SIMILAR TO MATCH EXISTING HOUSE



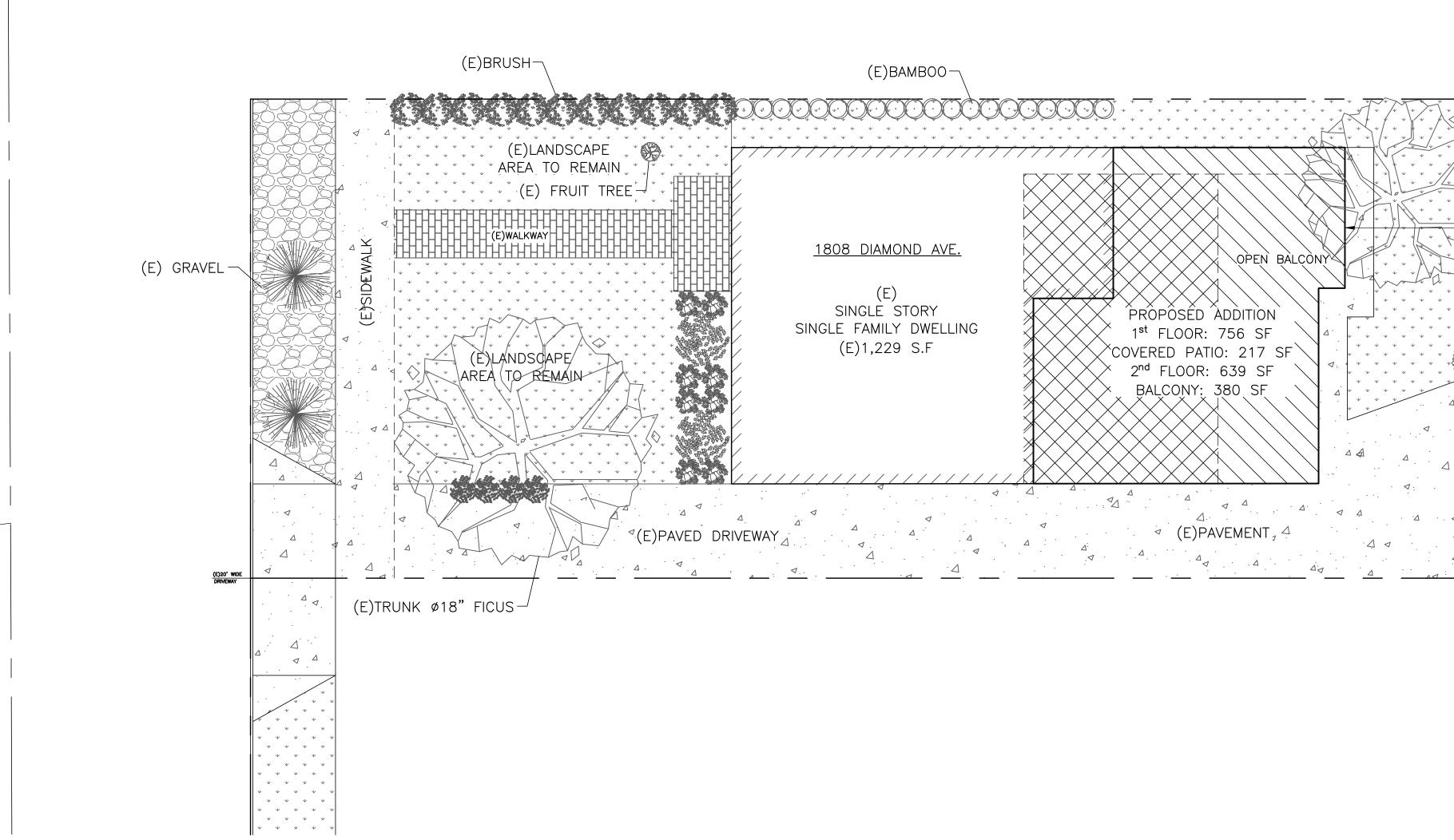
(N)EXTERIOR WINDOW TRIMS CÓLOR BLUE CHINA 5001-88 OR SIMILAR TO MATCH EXISTING HOUSE



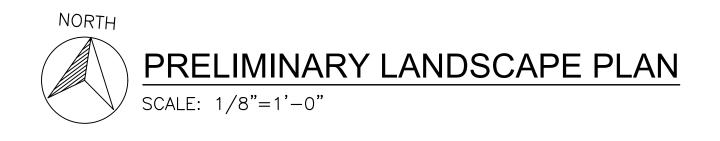
ROOF TILES, COLOR: TO MATCH EXISTING HOUSE MAKE: EAGLE, MODEL: PONDEROSA



(N)OPEN BALCONY WOODEN GUARDRAIL CÓLOR ULTRA WHITE 7006-24 OR SIMILAR TO MATCH EXISTING HOUSE







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	+ + + + + + + + + + + + + + +	EXISTING GRASS			
		EXISTING TREE TO REMAIN			
		EXISTING LANDSCAPE PLANTING TO REMAIN			
		EXISTING BUSHES TO REMAIN			gmail.com
(E)TRUNK Ø 10" JAPANESE MAPLE 36'	(E) BAMBC	EXISTING BAMBOO TO REMAIN		AR ROJAS and KENNETH ROJAS BOX 40844, PASADENA, CA 911	TEL: (626) 660-5683/626 616-2409 edgartikis626@gmail.com/kenneth.rojas626@gmail.com
(E) LANDSCAPE AREA TO REMAIN (E) FRUIT TREE (E) GARAGE			DRAWING TITLE: PRELIMINARY LANDSCAPE PLAN	owner: GOUTAM & SHARMITA SAHA	JOB ADDRESS: 1808 DIAMOND AVENUE SOUTH PASADENA, CA 91030
		AN EXISTING DWELLING,	Date:	TWO-STORY ADDITION TO EXISTING Ang. 507 TWFLLING TWFLLING TWFLLING	22
REAR COVERED	PORCH	H & 2 nd FLOOR BALCONY TH PASADENA, CA 91030 APN: 5319-021-020	Job: 2 sheet	: K.R. 2022–15 _1 .	4

LEGEND

EXISTING WALLS

WALLS TO BE DEMOLISHED

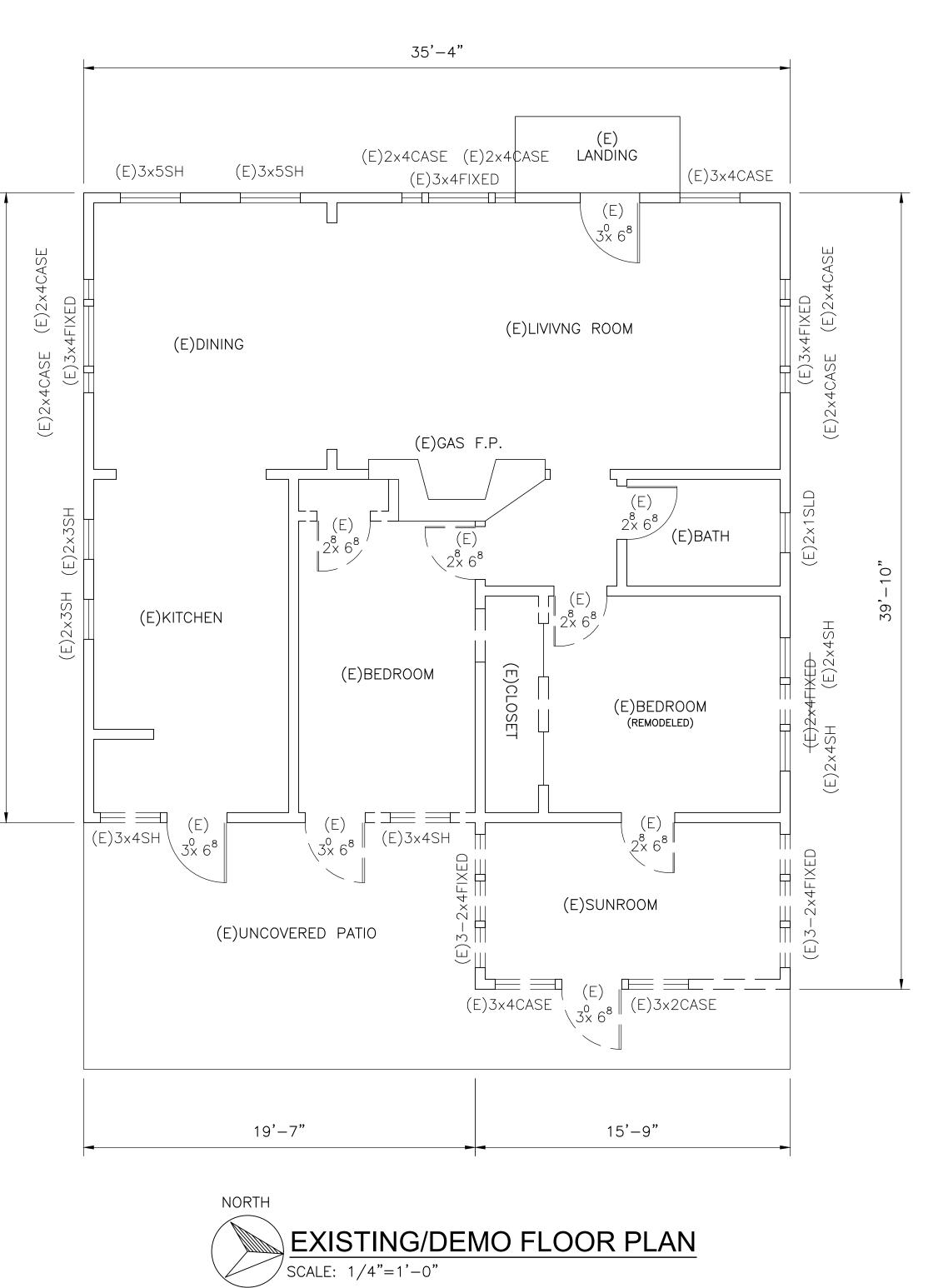
PROPOSED WALLS

- HARDWIRED SMOKE DETECTOR ^{SD} WITH BATTERY BACKUP
- HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- \$_d DIMMER SWITCH

\$ SWITCH

+ LIGHT

- PCIMS + MOTION SENSOR LIGHT/PHOTO CONTROL COMBINATION
 - \ominus Electrical AFCI OUTLET
 - () MECHANICAL FAN 50 CFM W/HUMIDISTAT CONTROL – ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING MIN. 3 FEET. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

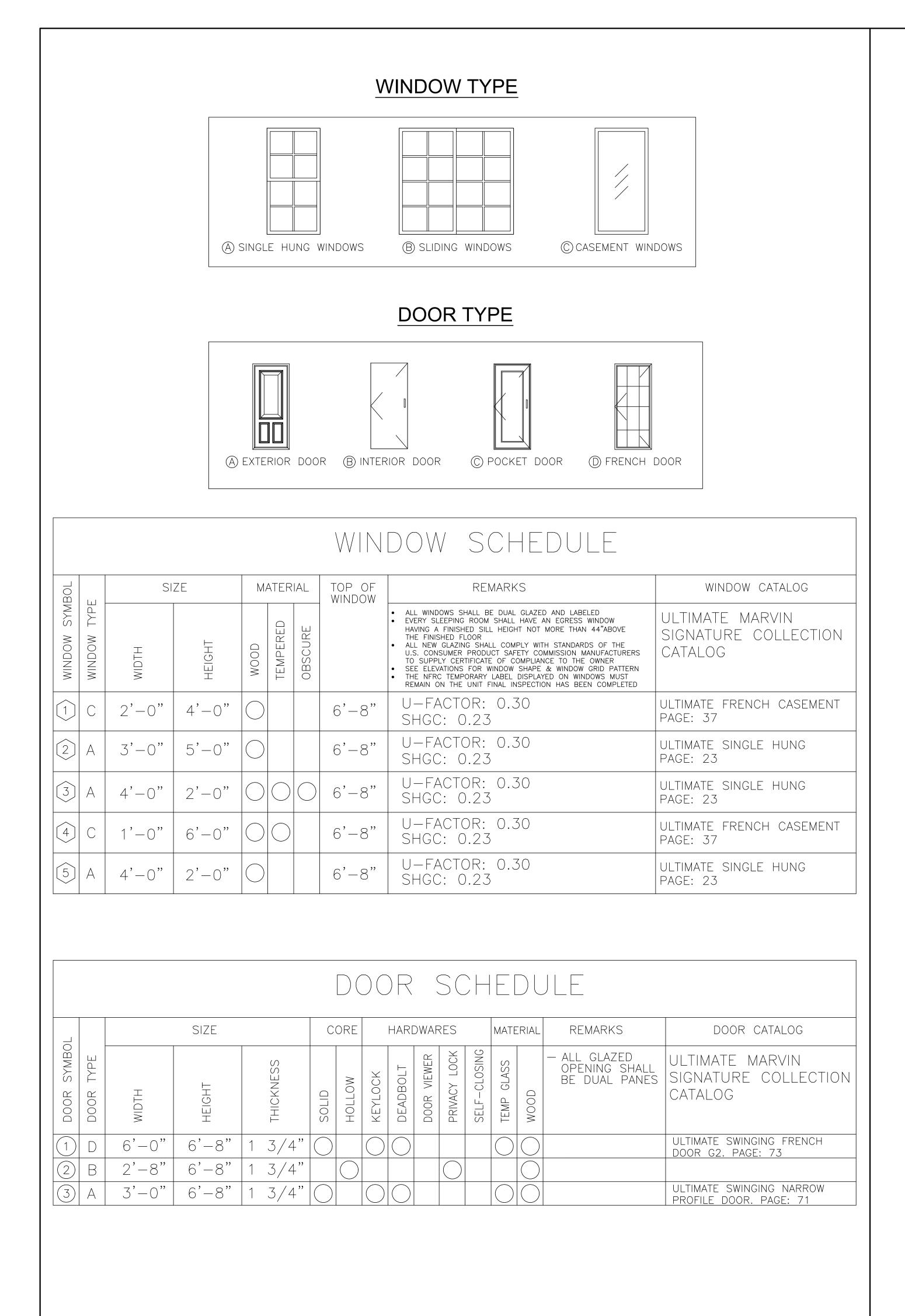


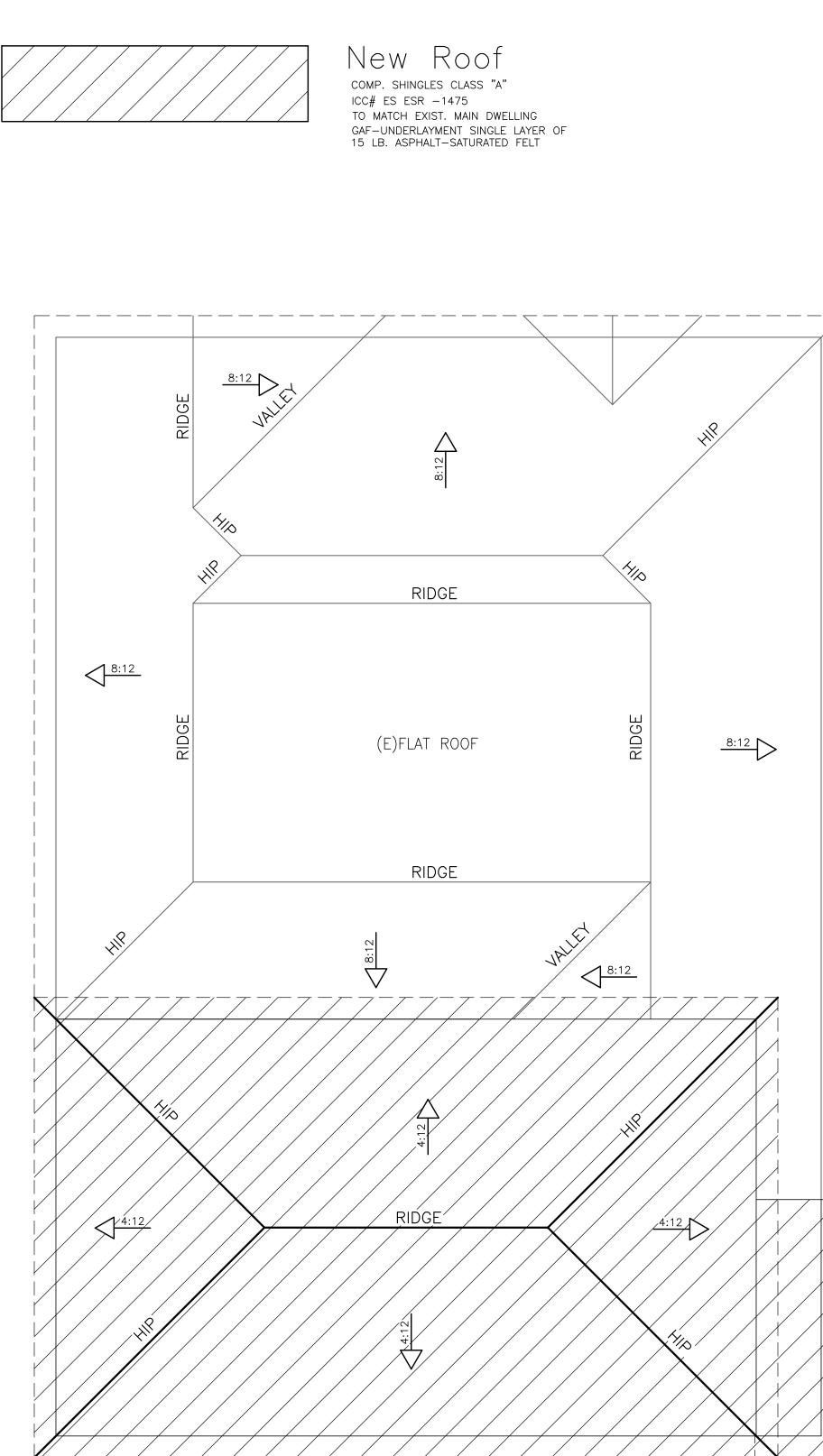
REVISIONS BY
DESIGNED BY:DESIGNED BY:EDGAR ROJAS and KENNETH ROJASP.O. BOX 40844, PASADENA, CA 91114P.O. BOX 40844, PASADENA, CA 91114TEL: (626) 660-5683/626 616-2409edgartikis626@gmail.com/kenneth.rojas626@gmail.com
DRAWING: EXISTING/DEMO PLAN & ROOF PLAN OWNER: OWNER: COUTAM & SHARMITA SAHA JOB ADDRESS: 1808 DAMOND AVENUE 1808 DAMOND AVENUE SOUTH PASADENA, CA 91030
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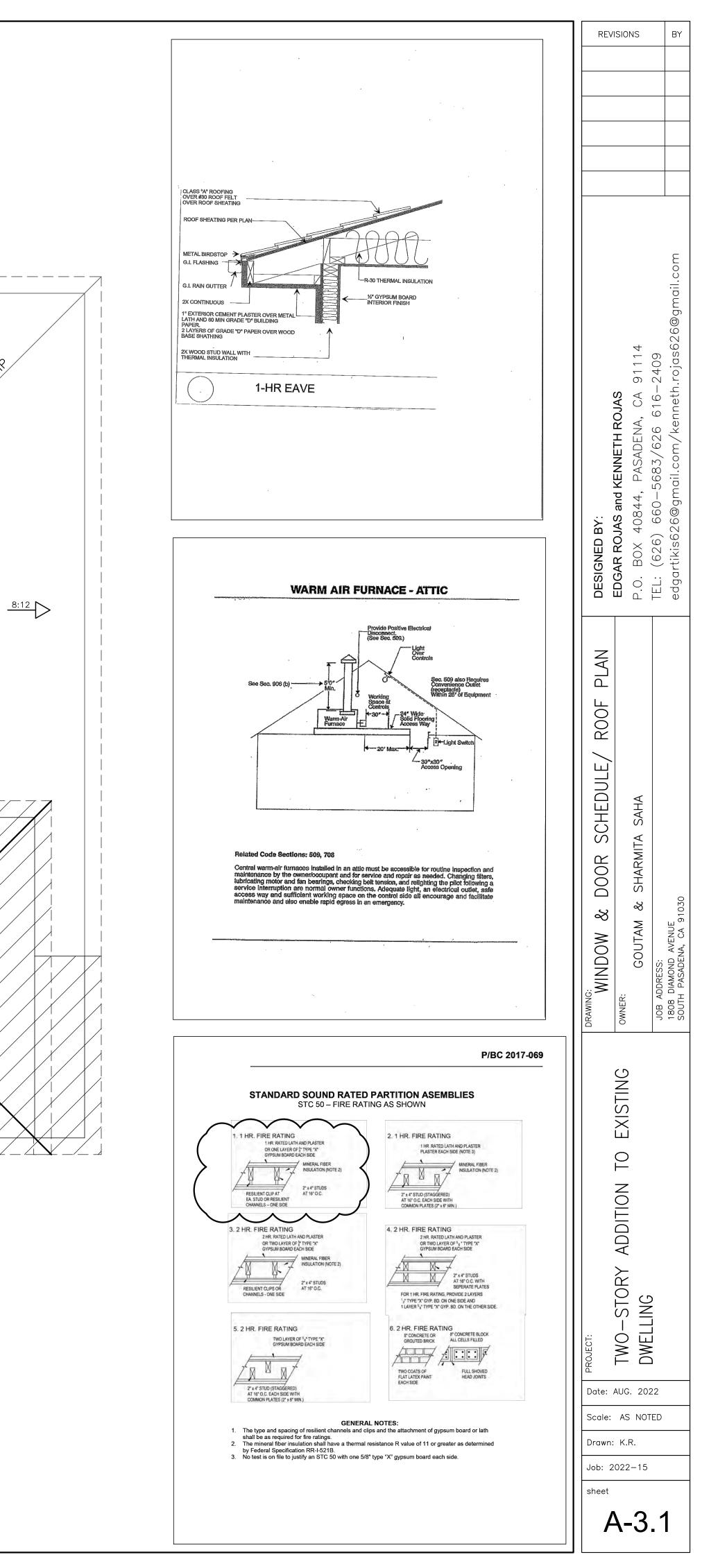


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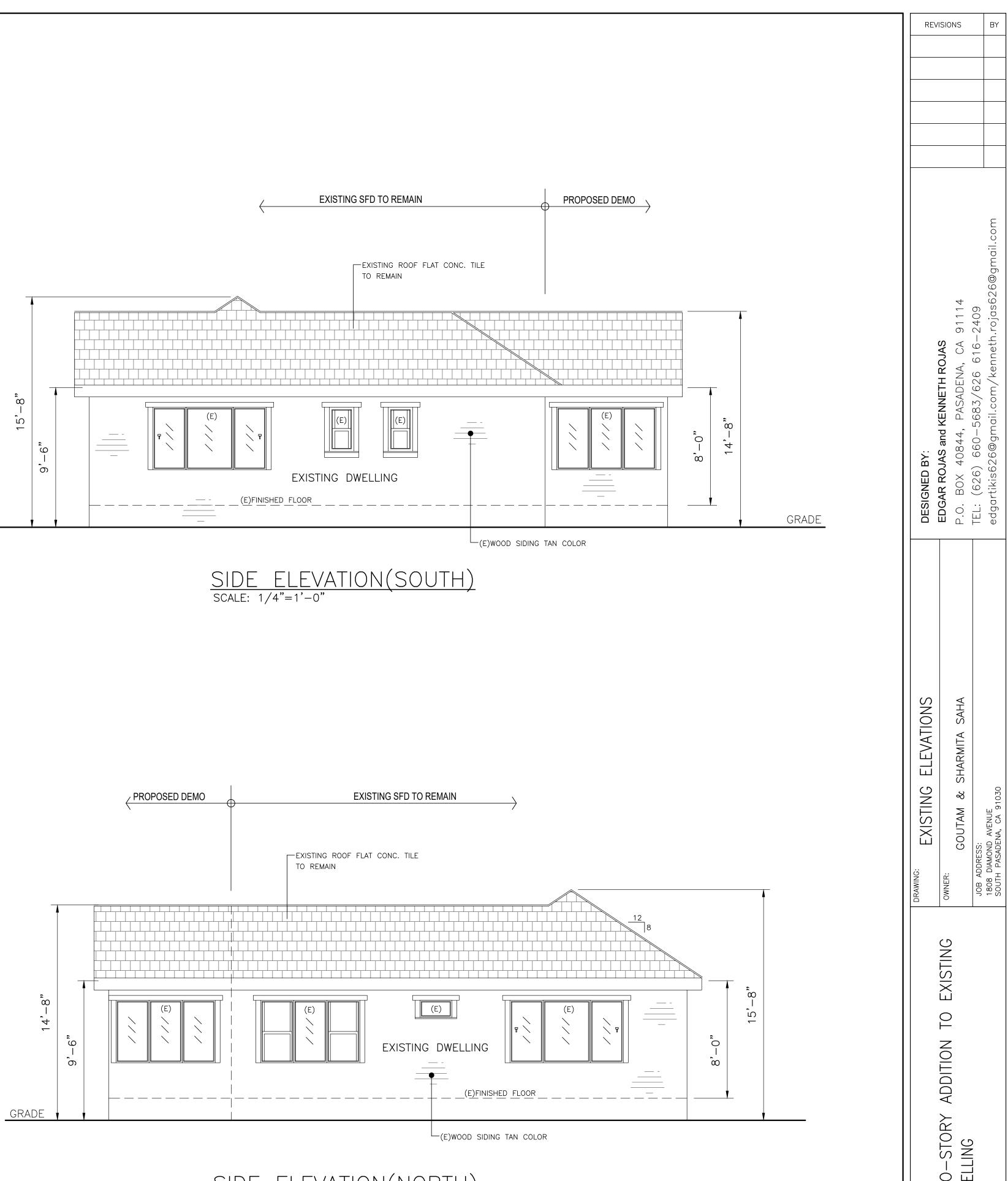


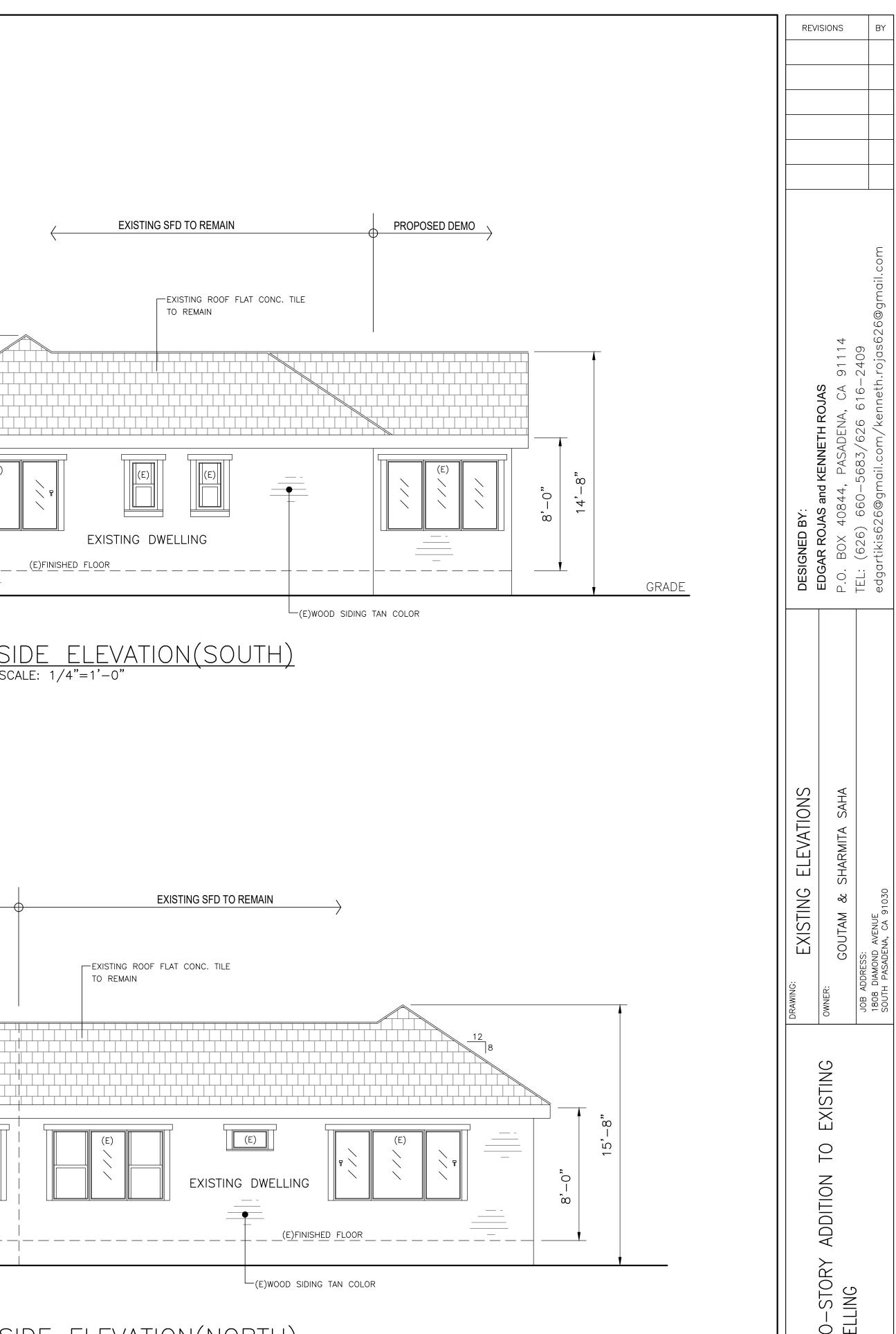






<u>SIDE ELEVATION(EAST)</u> scale: 1/4"=1'-0"





<u>SIDE ELEVATION(NORTH)</u> scale: 1/4"=1'-0"

A-4

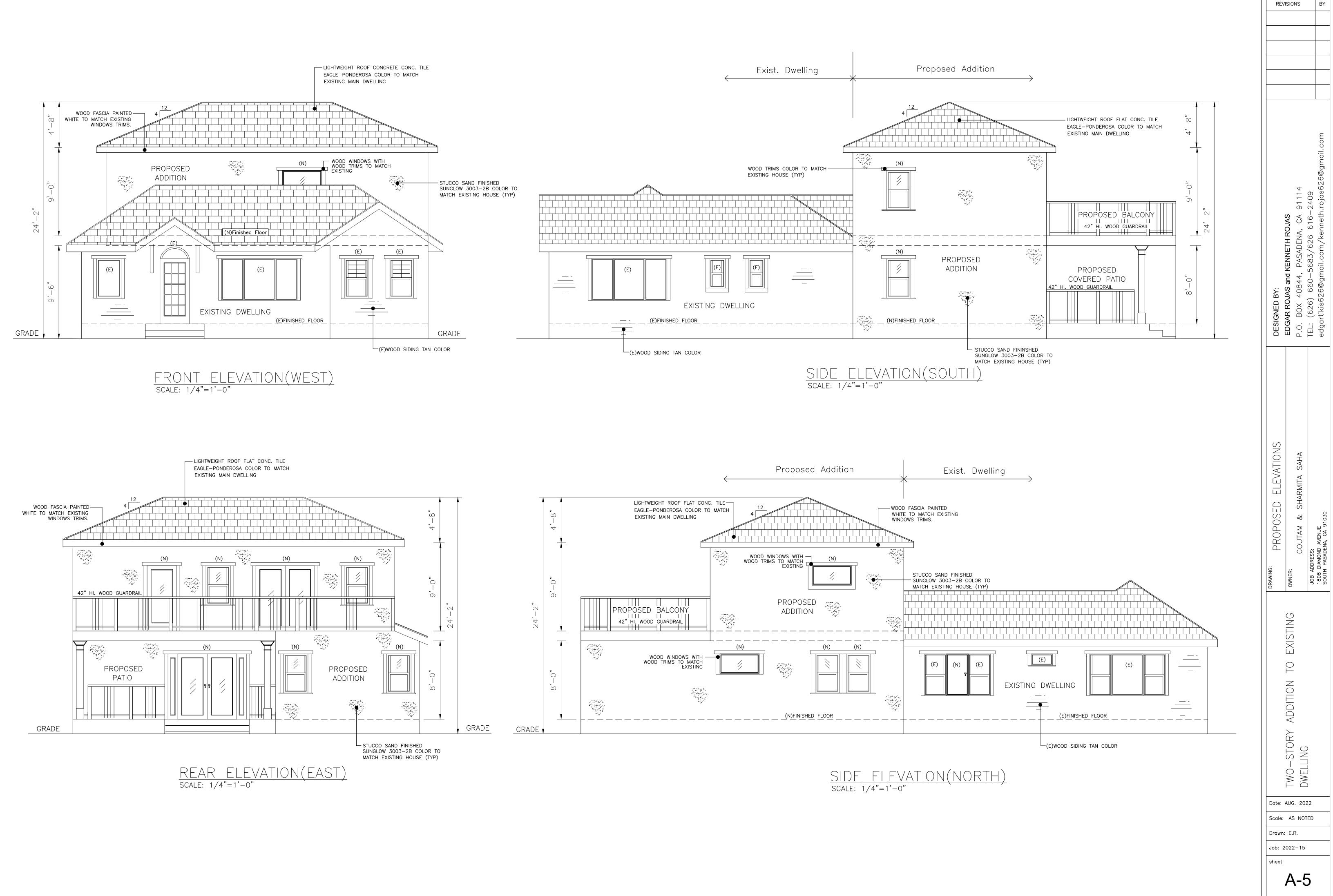
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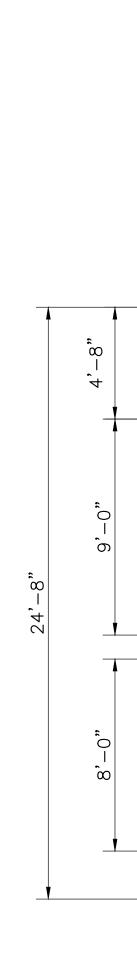
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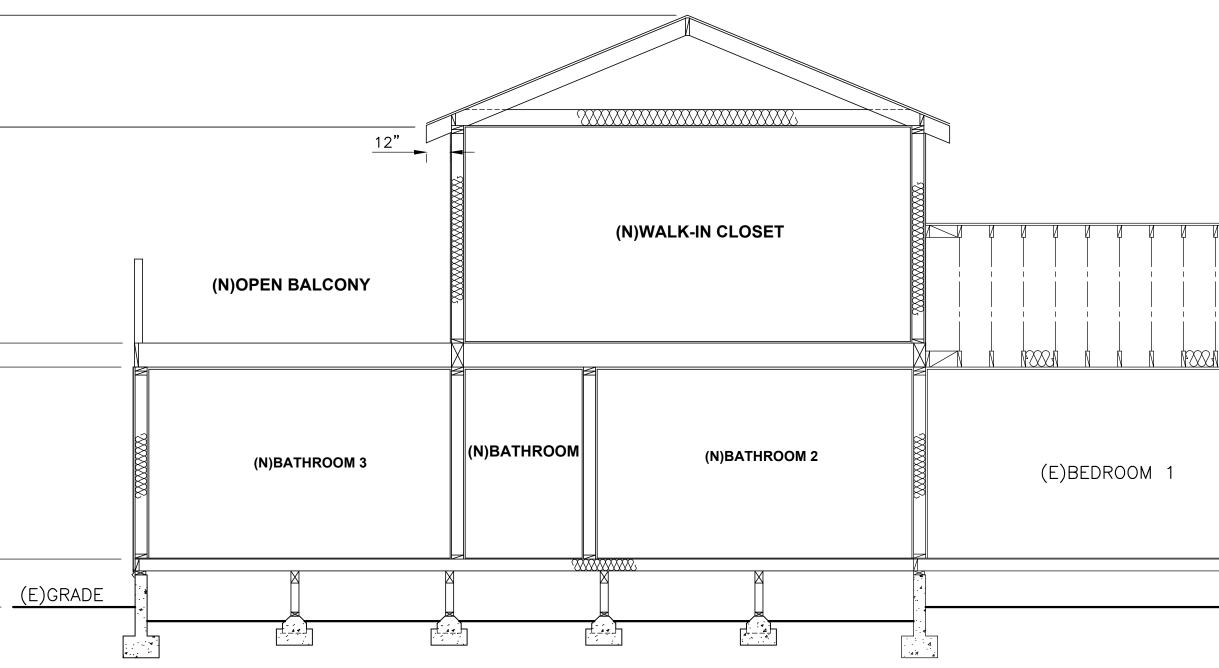
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sheet

Job: 2022-15







<u>SECTION</u>	Α'-	-A'
SCALE: 1/4"=1'-	-0"	

	REVISIONS	BY
	DESIGNED BY: EDGAR ROJAS and KENNETH ROJAS P.O. BOX 40844, PASADENA, CA 91114	IEL: (626) 660-5685/626 616-2409 edgartikis626@gmail.com/kenneth.rojas626@gmail.com
(E)GRADE	OWNER: CROSS-SECTION OWNER: GOUTAM & SHARMITA SAHA	JOB ADDRESS: 1808 DIAMOND AVENUE SOUTH PASADENA, CA 91030
	TWO-STORY ADDITION TO EXISTING DWELLING	
	Date: AUG. 202 Scale: AS NOTE Drawn: E.R. Job: 2022—15 sheet A-6	ED

ATTACHMENT 4

Door and Window Brochures

ULTIMATE SINGLE HUNG G2





ULTIMATE SINGLE HUNG G2

A contemporary classic, the Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and Marvin's unique Wash Mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.





INTERIOR WITH CONTEMPORARY LIFT LOCK

INTERIOR WITH TRADITIONAL LIFT LOCK

MARVIN[®]



CONTEMPORARY LIFT LOCK OPERATION SHOWN IN SATIN NICKEL

ULTIMATE FRENCH CASEMENT





ULTIMATE FRENCH CASEMENT

The Ultimate French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.





FRENCH CASEMENT INTERIOR WITH FOLDING HANDLES

French Casement Push Out v ndows in Pir

FRENCH CASEMENT PUSH OUT INTERIOR



FRENCH CASEMENT PUSH OUT EXTERIOR

ULTIMATE SWINGING NARROW PROFILE DOOR





ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.





EXTERIOR





SWINGING DOOR HANDLES IN MATTE BLACK EXTERIOR

ULTIMATE SWINGING FRENCH DOOR G2





ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 1⁄8 inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.





INSWING EXTERIOR



MARVIN SIGNATURE® COLLECTION

72

MARVIN®



ATTACHMENT 5

Site & Neighborhood Pictures





Street / West

South / Right VIew



Rear / West View

Project Site Pics Saha Residence Addition • 1808 Diamond Ave

North / Left View





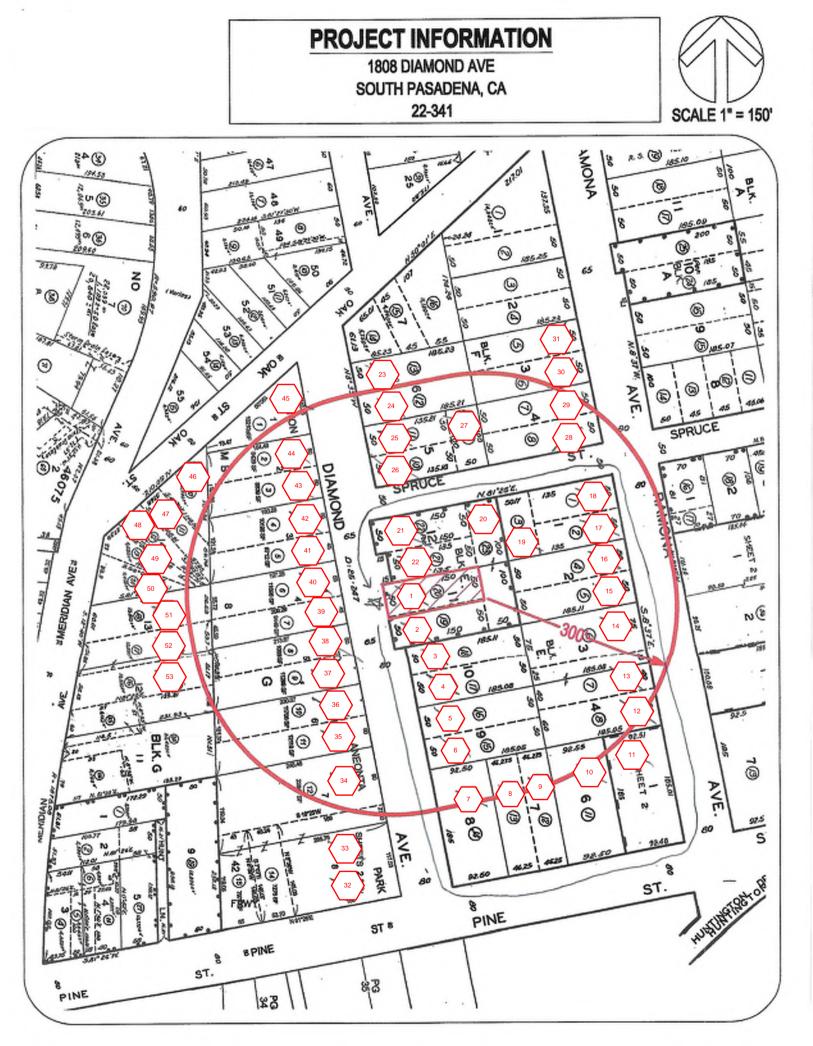
Garage Front - West

Garage Side - North

Project Site Pics Saha Residence Addition • 1808 Diamond Ave

1808 Diamond Ave., South Pasadena, CA 91001 November 19, 2022

Neighborhood Photos



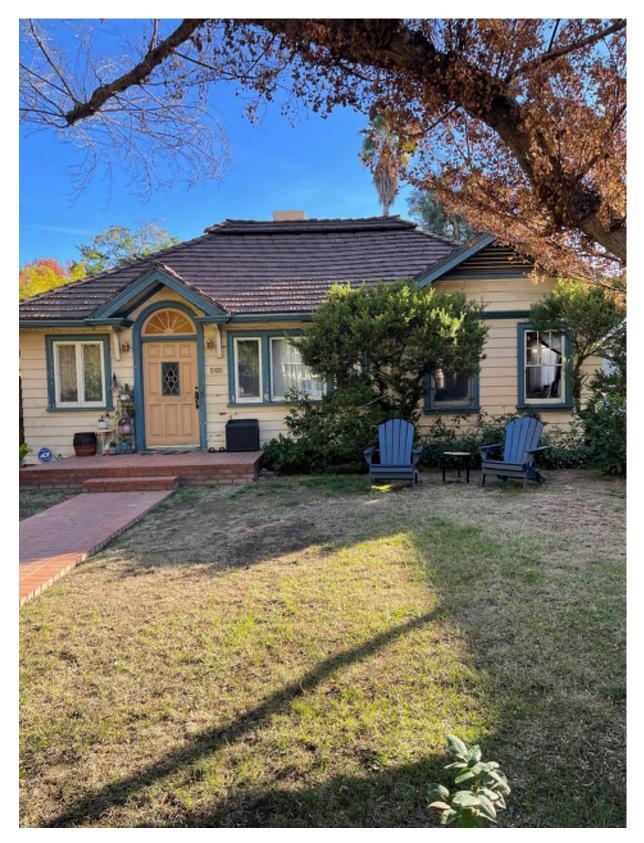


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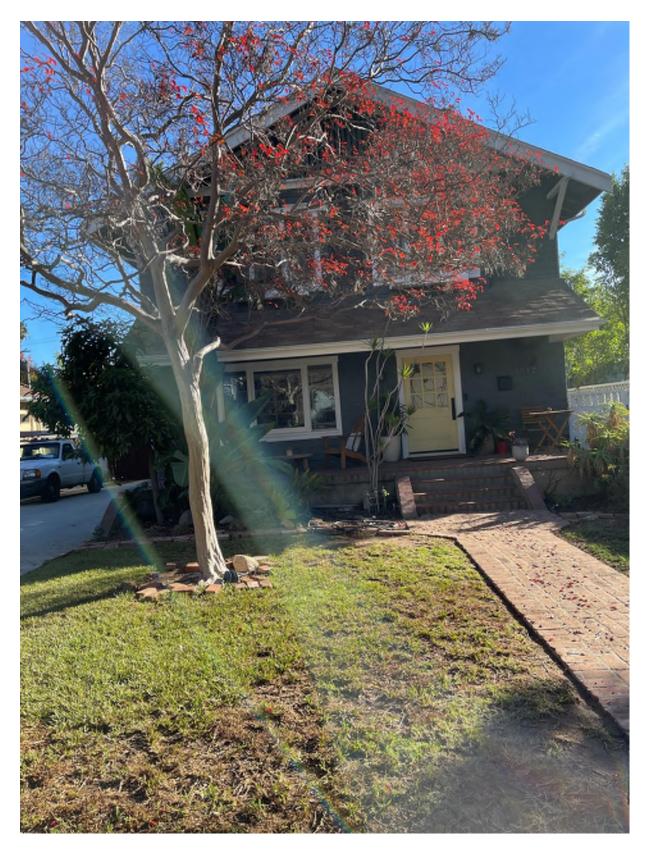


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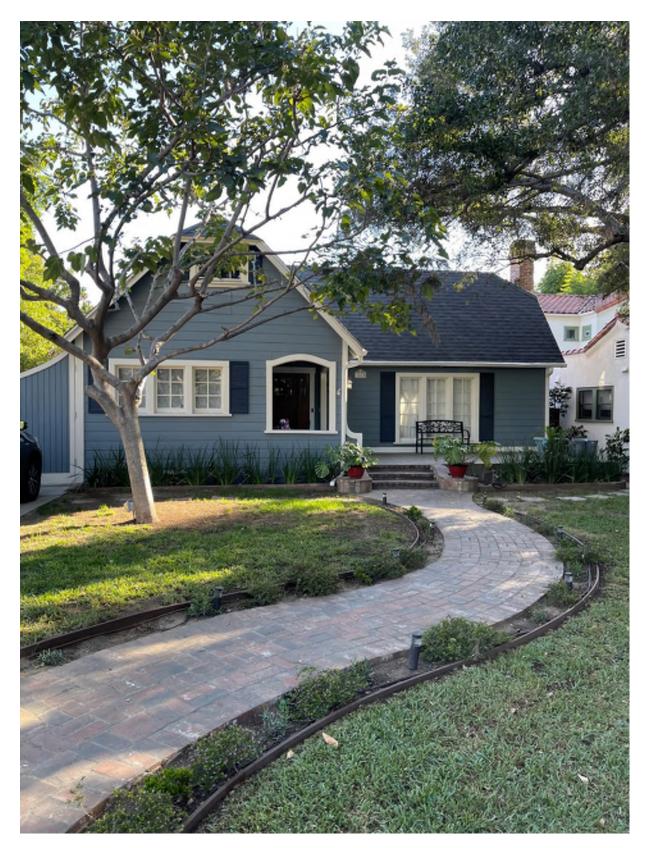


Photo No. 3



Photo No. 4



Photo No. 5

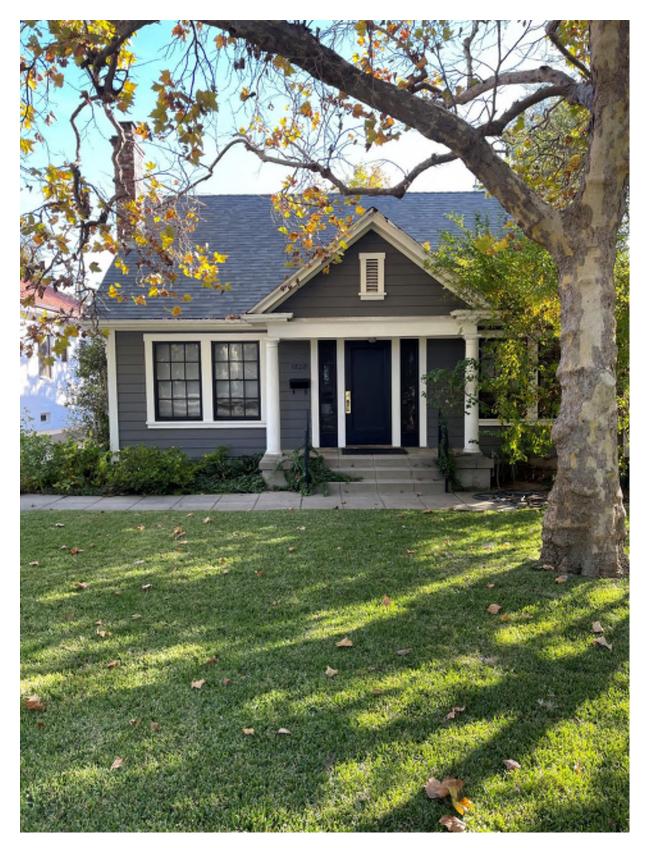


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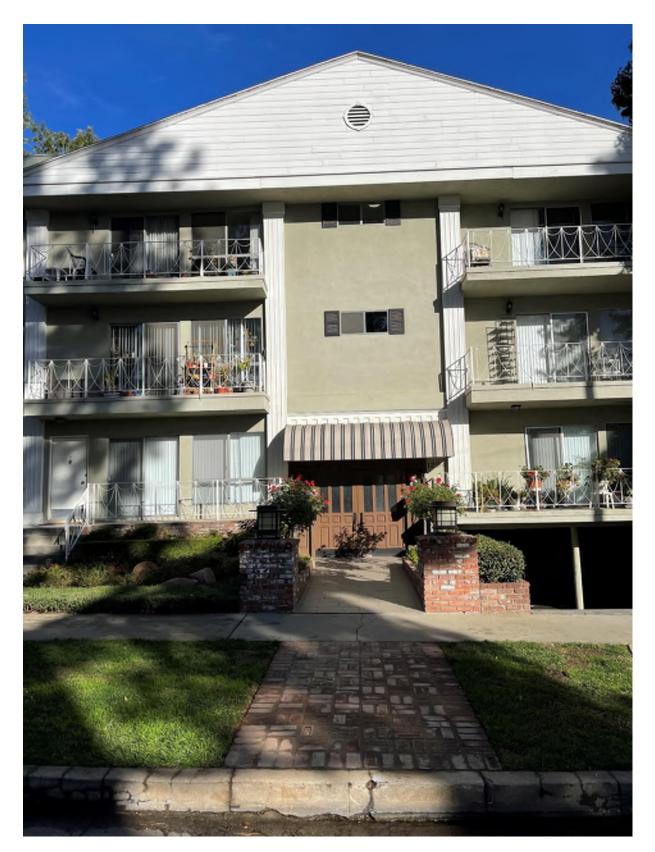


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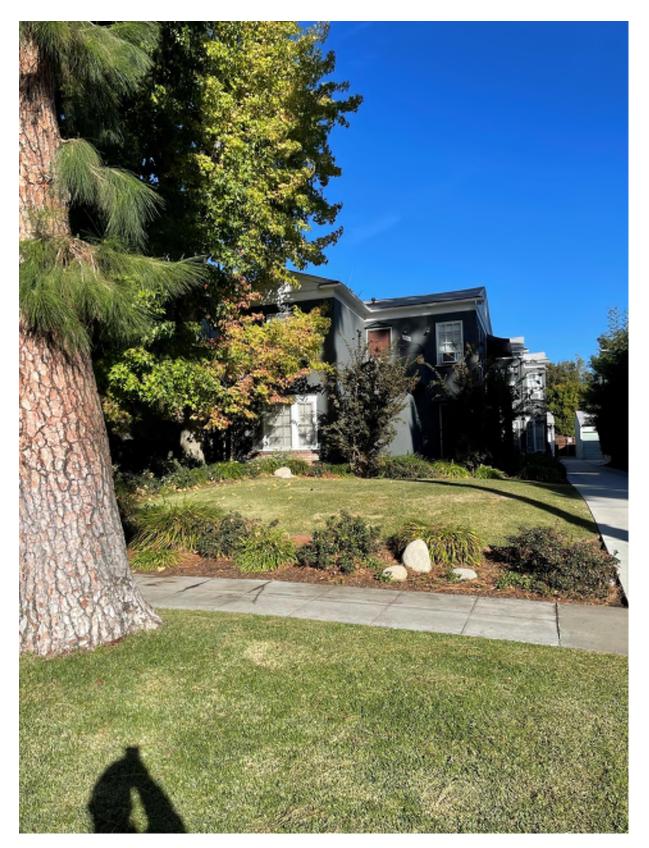


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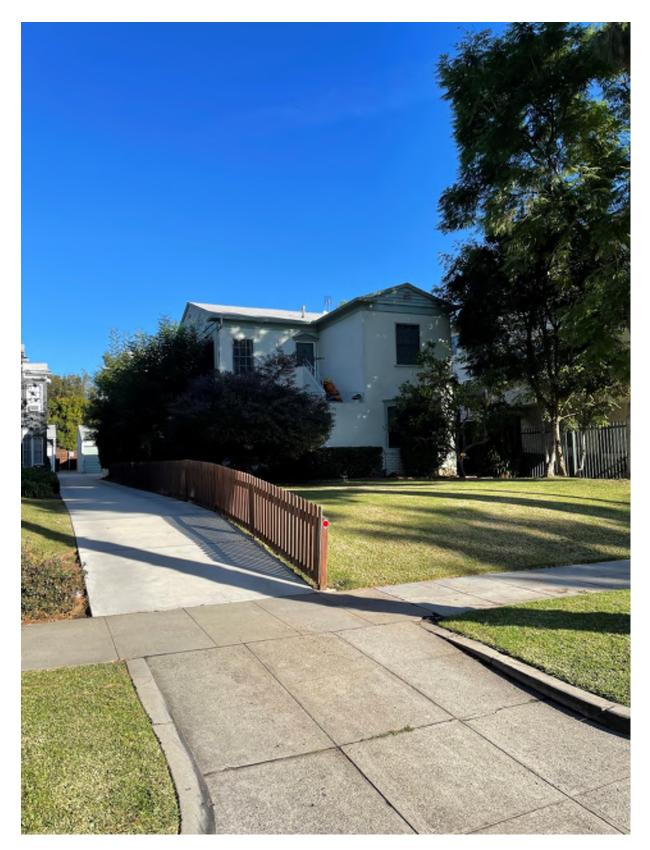


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Photo No. 10



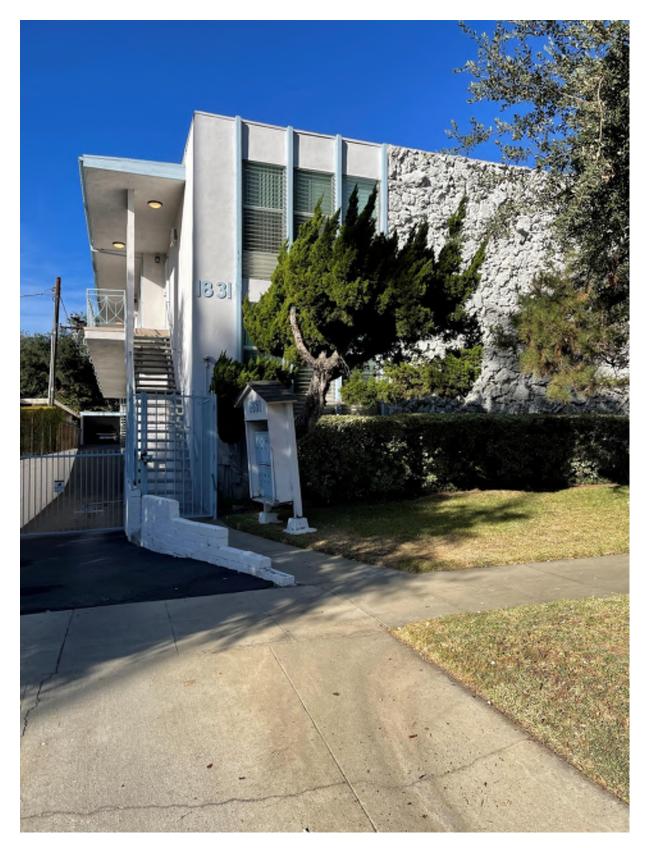


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Photo No. 13

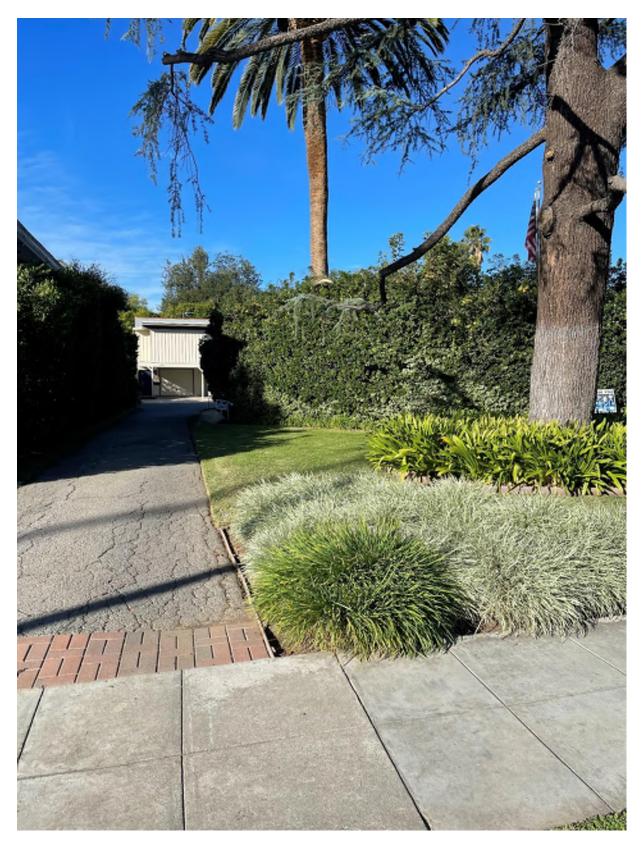


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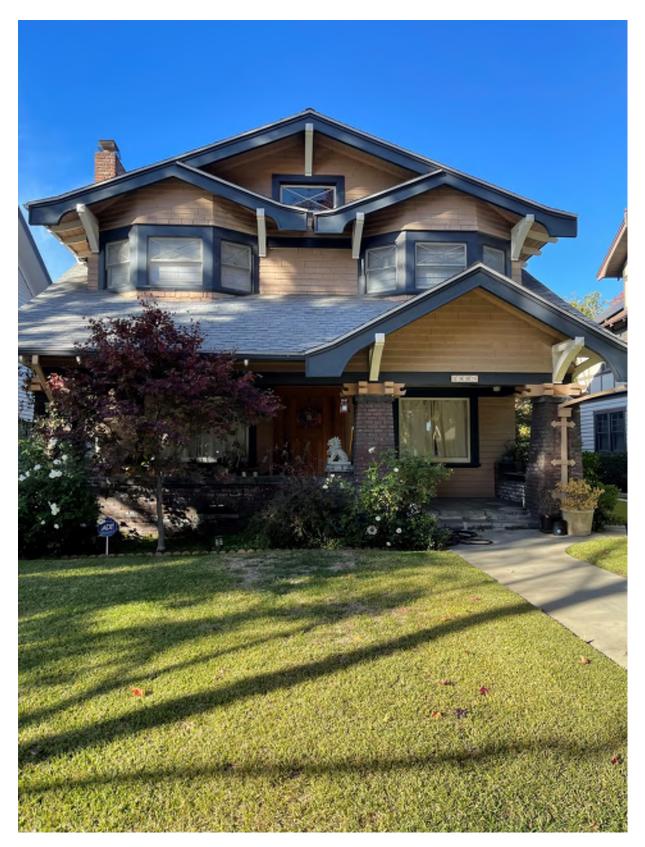


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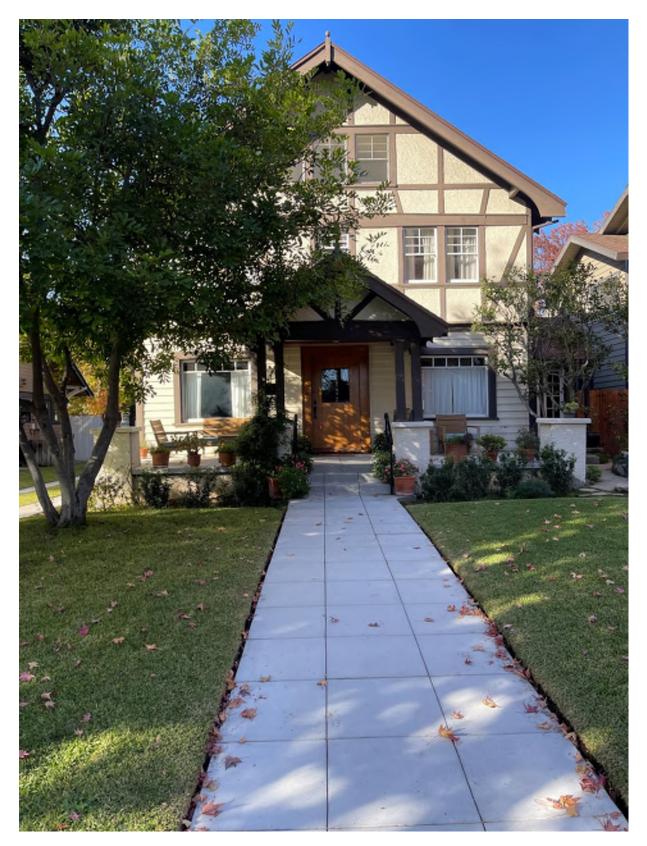


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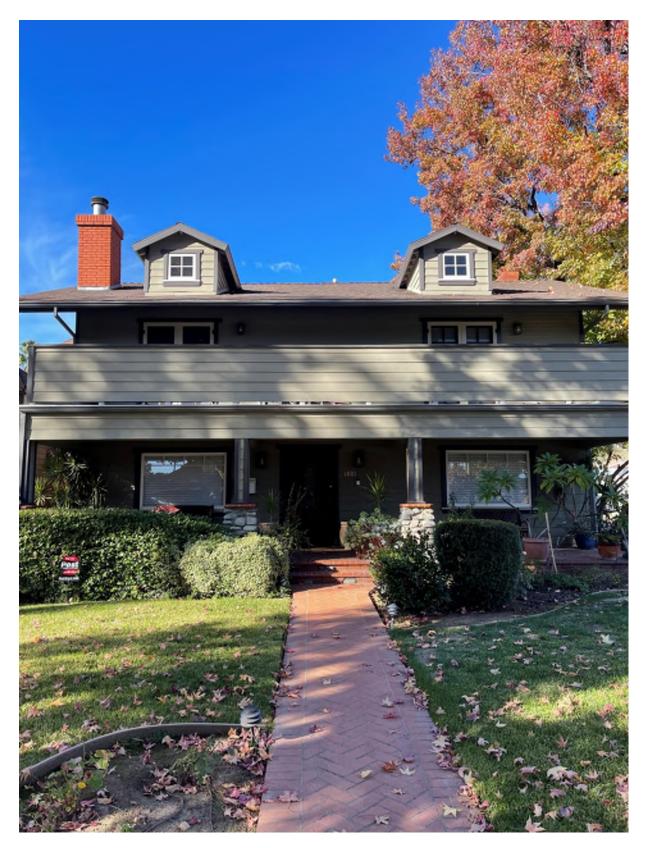








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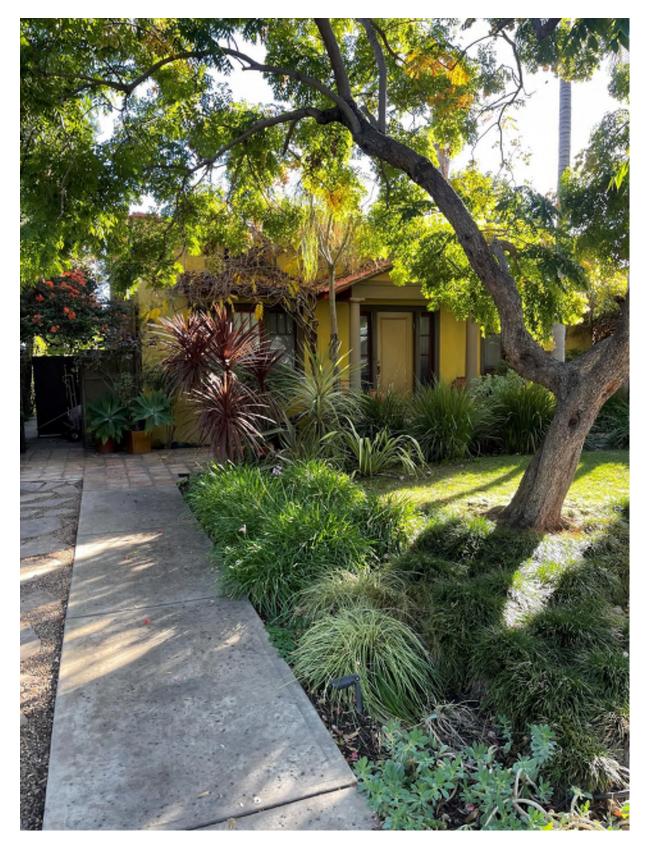


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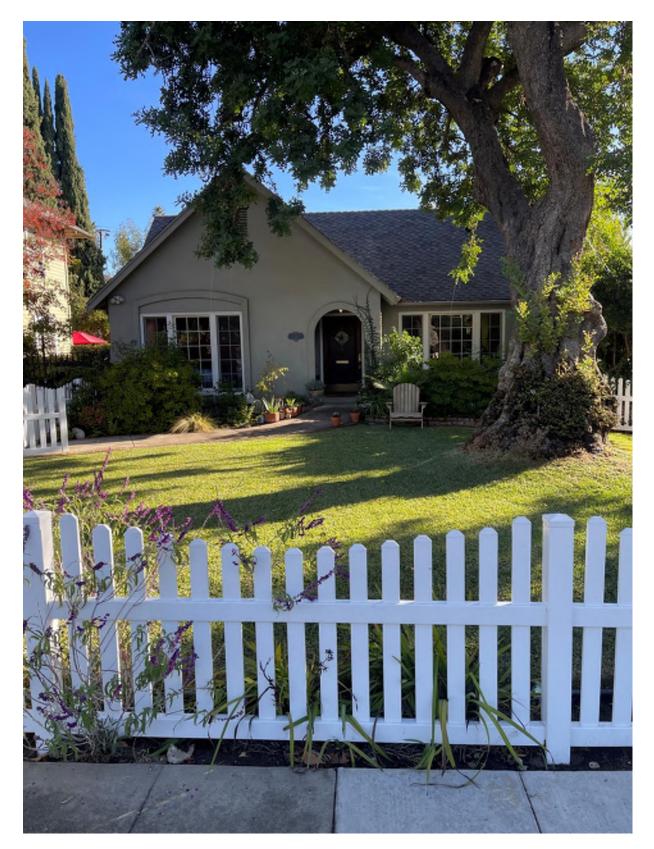


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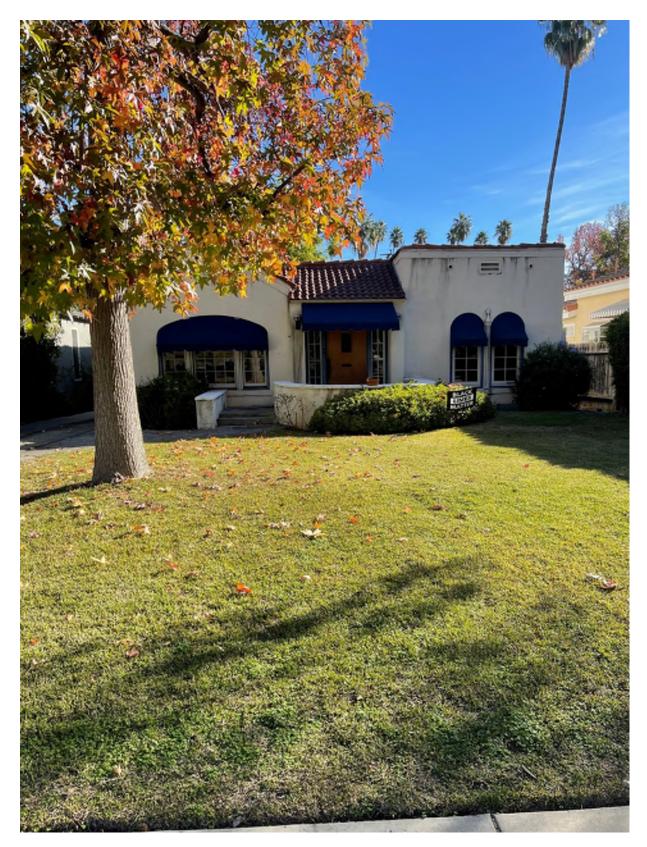


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Photo No. 25

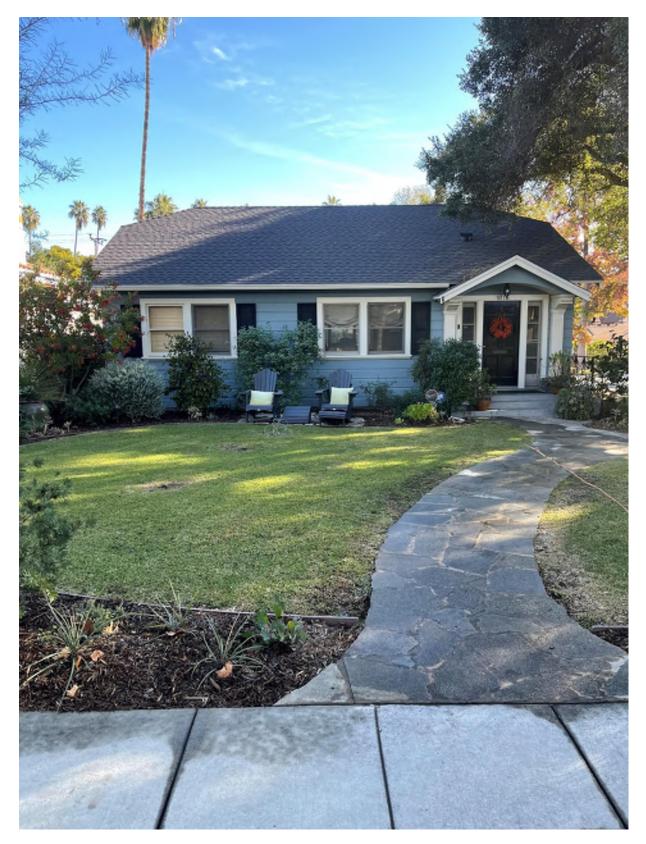










Photo No. 30



Photo No. 31





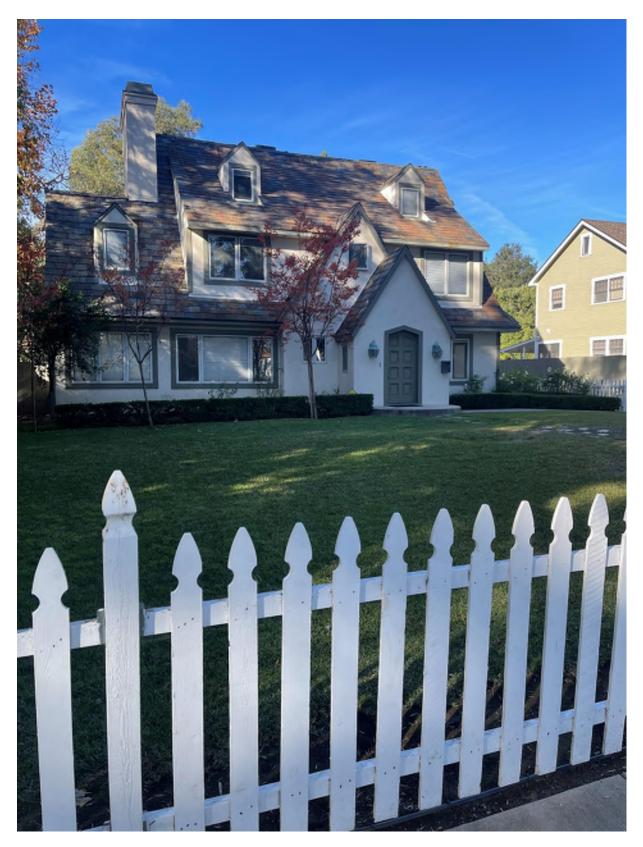


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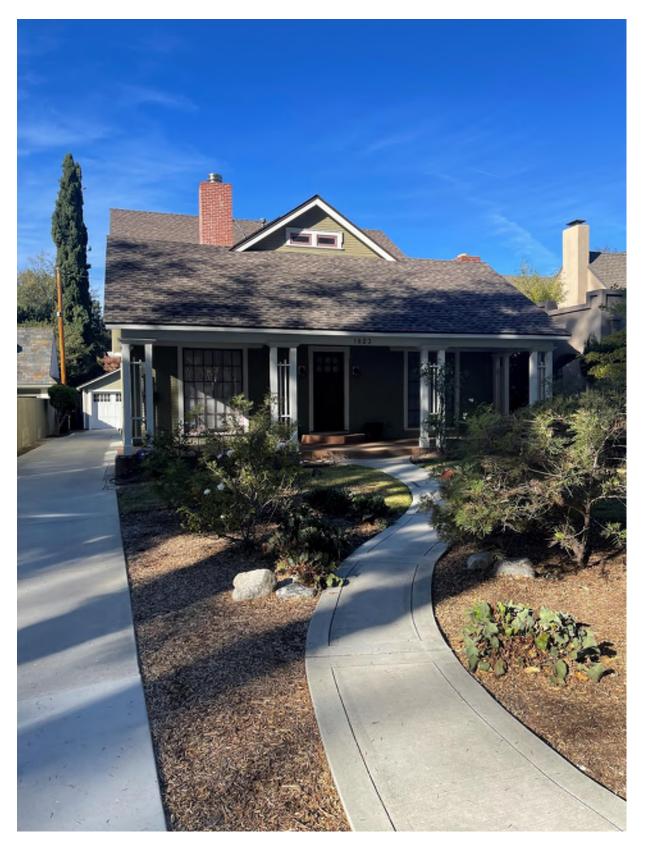
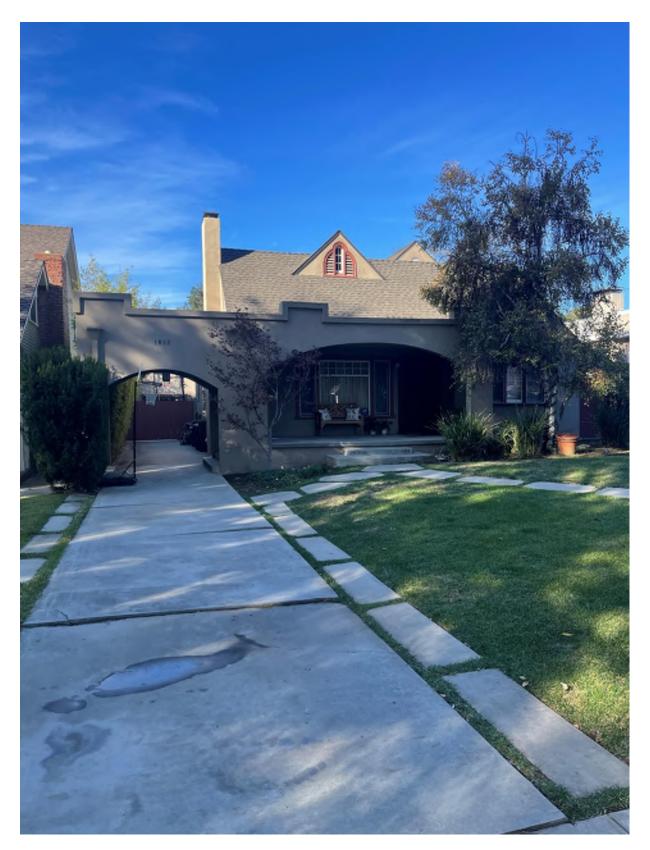


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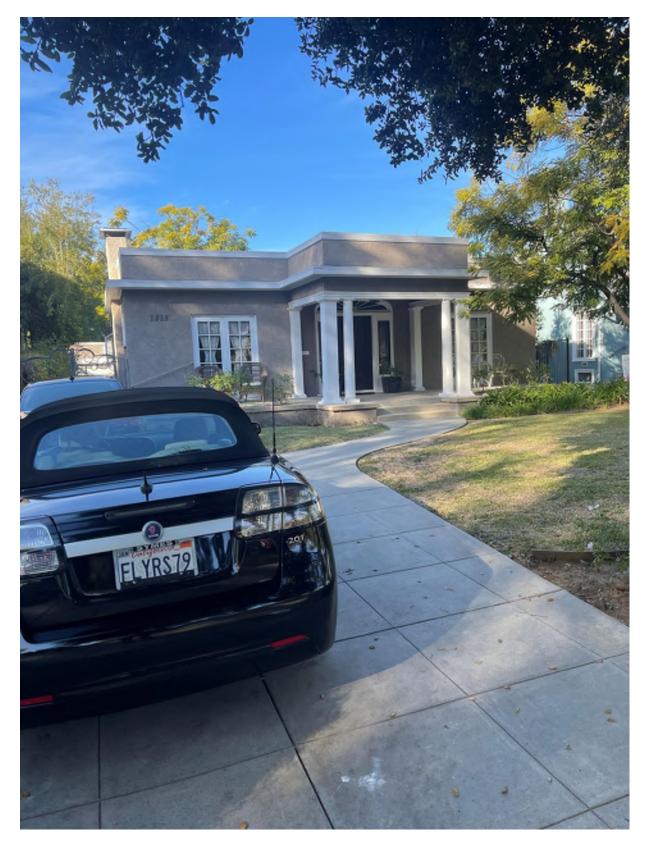
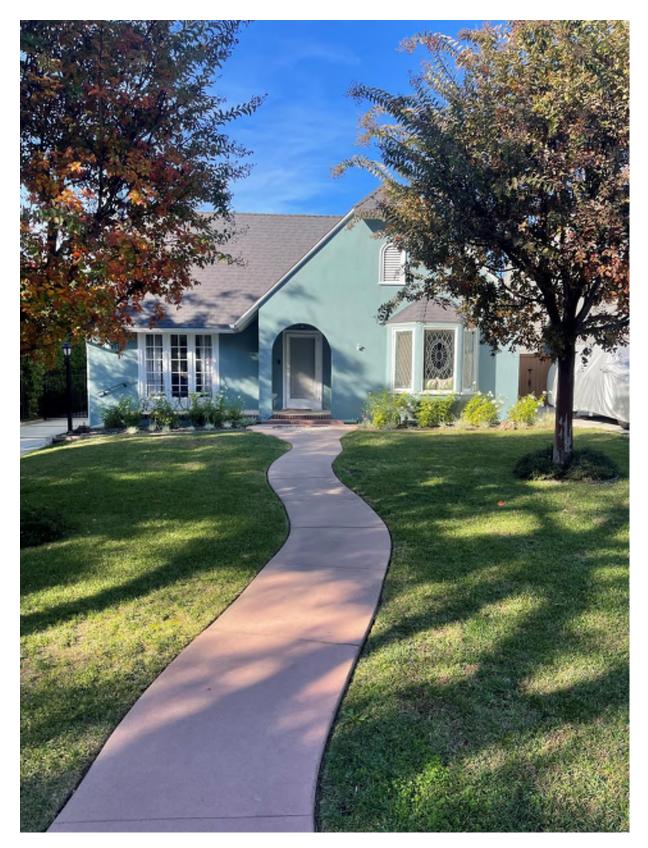
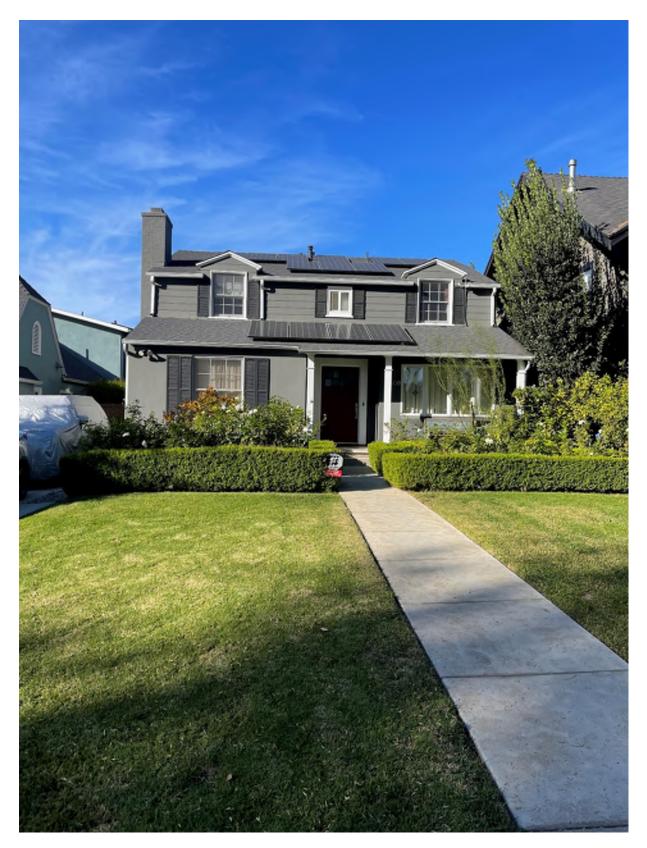
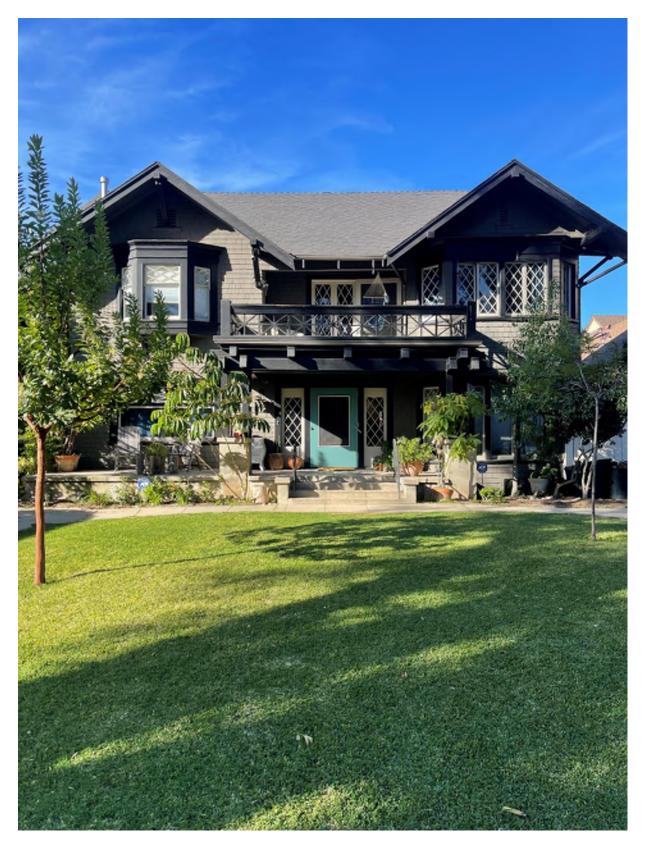


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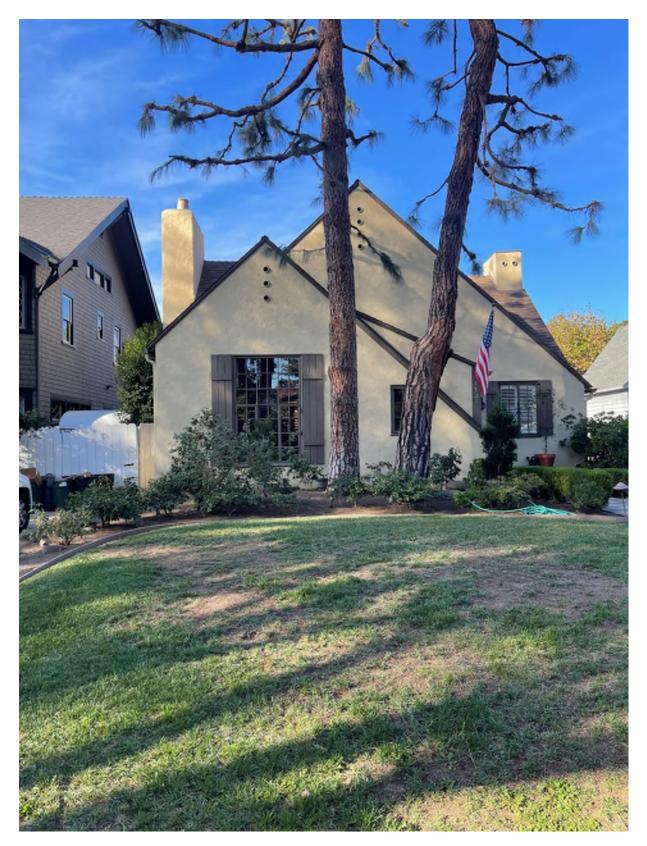


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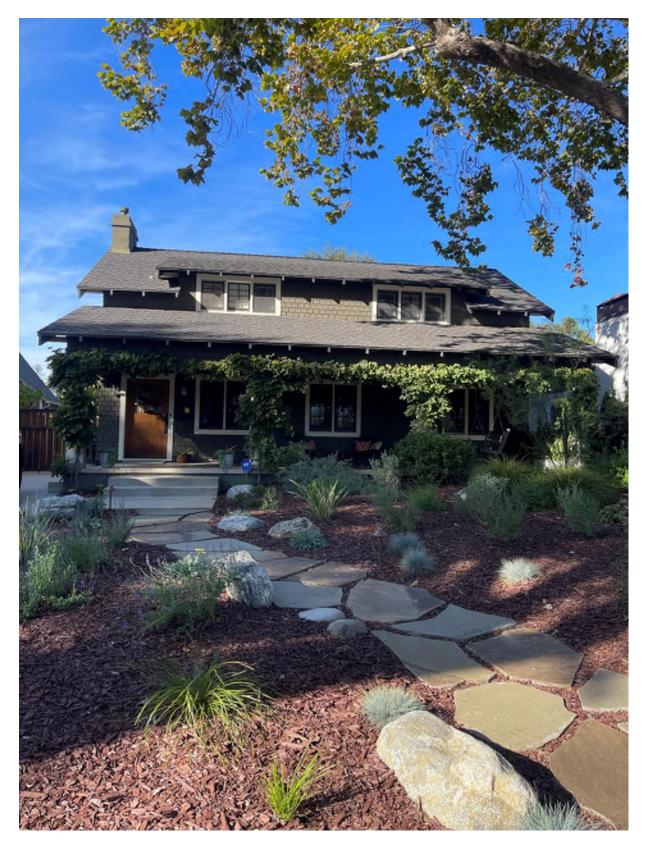


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Photo No. 44



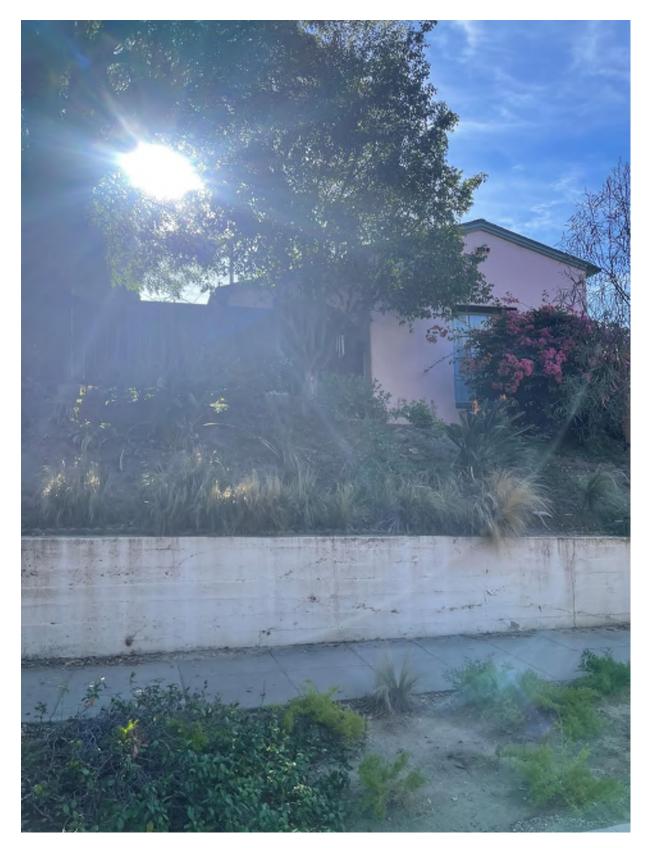


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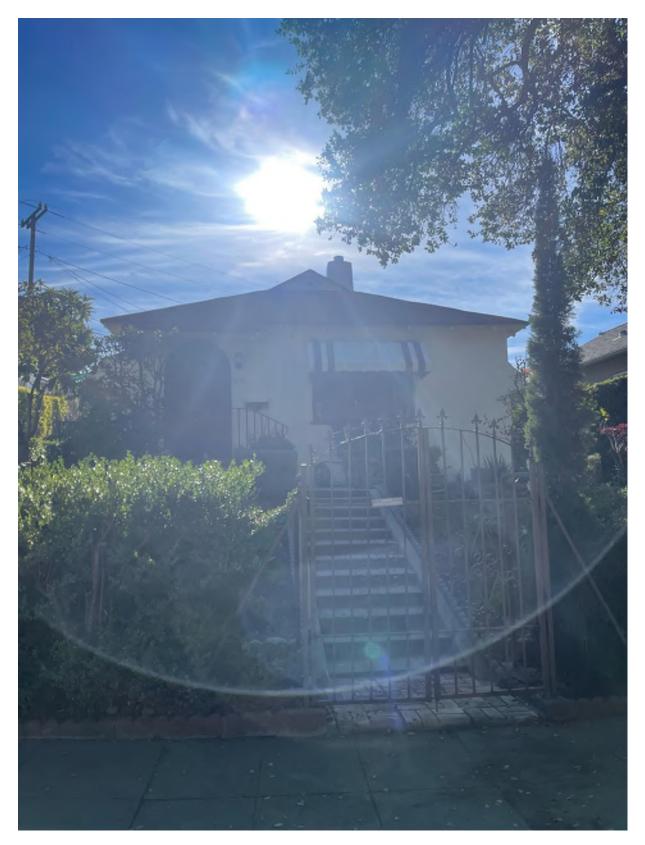


Photo No. 47



Photo No. 48

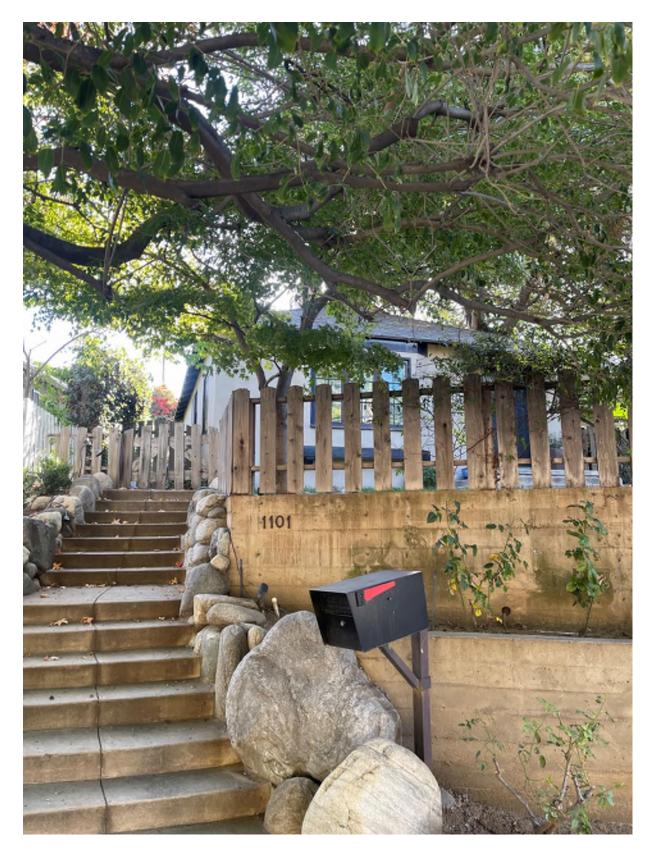


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Photo No. 50

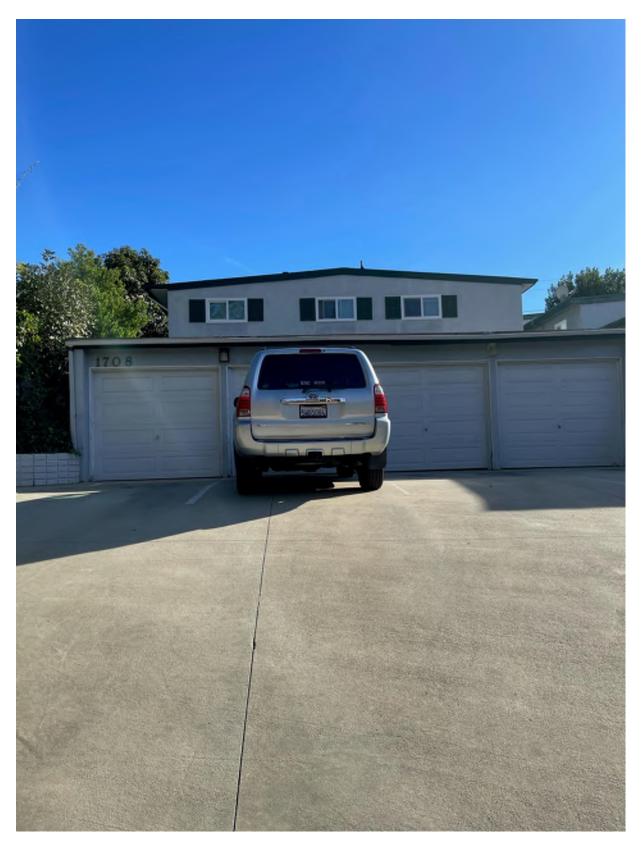


Photo No. 51



Photo No. 52



Photo No. 53



DATE: July 20, 2023

- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- **PREPARED BY**: Mackenzie Goldberg, Assistant Planner

SUBJECT: Project No. 2552-COA – A request for a Certificate of Appropriateness to add a 400 square-foot first floor addition to the rear of an existing, two-story 1,912 square-foot singlefamily residence for the property located at 329 Fremont Avenue (APN: 5317-011-038); 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. 2552-COA subject to the conditions of approval (**Attachment 1**).

BACKGROUND

The subject property is a rectangular-shaped, 10,586 square-foot lot located on the westerly side of Fremont Avenue between Columbia Street and Buena Vista Street. The subject property is located within the Residential Estate Zoning District, or RE Zone, and is surrounded by one- and two-story single-family residential uses built in a variety of architectural styles. Neighborhood images are included in **Attachment 2**.

The subject site is currently developed with an existing 1,912 square-foot single-family dwelling, a 460 square-foot guesthouse, and a 380 square-foot garage. The subject site is included in the City's Inventory of Historic Resources, listed as a contributor to the Buena Vista/Prospect Addition (**4X**). The Buena Vista/Prospect Addition is an eligible district, identified by the City's 2002 Survey. The eligible district is comprised of 58 contributing properties with a period of significance from 1907 to 1949. It is

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characterized by one- and two-story, single-family residential structures designed in a variety of architectural styles including Craftsman, Colonial Revival, Spanish Colonial Revival and English Revival.

The property is identified in the City's Survey as being built in 1901 in the Late Colonial Revival architectural style (see **Image 1**). The property has retained the following character-defining features:

- Side-Gabled roof
- Gabled Dormers
- Symmetrical façade

- Brick façade and chimney
- Pilasters
- Wood shutters



Since its original built, the primary residence has undergone some minor modification. In 1950, building permits were issued for the removal of a portion of the open porch, and for the installation of glass in the side porch. Additionally, a permit was issued in 1950 for the construction of a guest house to the rear of the primary residence. Building permit records are included as **Attachment 3**.

PROJECT DESCRIPTION

Cultural Heritage Commission July 20, 2023

The applicant is requesting approval of a Certificate of Appropriateness to add a 400 square-foot first-story addition to an existing two-story 1,912 square-foot house. All proposed work is being located to the rear of the existing house. When complete, the property will include a total of 2,312 square-feet. The first-story addition will allow the owners to add a primary bedroom and bath at the ground level. The architectural plans and proposed materials are included as **Attachment 4**.

PROJECT ANALYSIS

Project Analysis: General Plan Consistency

The General Plan land use designation of the project is Very Low Density Residential, which allows for detached single-family units at a density of 1 to 3.5 units per acre. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan. With implementation of the recommendations noted below and compliance with the conditions of approval, the project will comply with the Goals and Policies of the General Plan.

Project Analysis: Zoning Code Compliance

The subject property is zoned Residential Estate (RE), which is intended for the development of detached single-family homes on large estate parcels. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City's design standards and guidelines.

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (4,234 SF max. allowed)	26% 2,752 SF	30% 3,152 SF
Floor Area Ratio (FAR)	35% (3,705 SF max. allowed)	22% 2,372 SF	26% 2,772 SF
Building Height	35 FT	26 FT	No change
Off-Street Parking	2-Car (Covered)	2-car garage	No change

Table 2: Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed
Front Setback	25% of lot width	35 FT. 8 IN.	No Change
Side Setback (North)	10% of lot width	9 FT	No Change
Side Setback (South)	10% of lot width	7 FT	No Change
Rear Setback	25 ft.	67 FT. 7 IN.	No Change

Project Analysis: Certificate of Appropriateness (COA)

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

The proposed project includes a 400 square-foot first-floor addition. All proposed work is concentrated to the rear of the existing structure and maintains the existing two-story structure. The existing front elevation consists of a side-facing gabled roof with two gabled dormers. The front façade features brick with stucco accents on both sides. Other character-defining architectural features include the brick chimney, front door pilasters, and fixed windows with shutters. There are no proposed changes to the front elevation.

The rear of the property consist of side-facing gabled roof, with a belcast along the north, and a shed dormer. The second-story features wood siding, while the first-story facades consists of stucco siding and a bay window. The new addition will extend the side-gabled roof along the south and will add a front facing gable extending to the east. It will feature stucco siding to math the existing, and the existing bay window and others will be repaired and reused. The new back door entry will feature a brick clad porch and a new back door with balustrade, columns, and sidelights.

FINDINGS

Required Certificate of Appropriateness (COA) Findings

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

Mandatory Findings

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

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

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1901, is listed on the City of South Pasadena's Historic Inventory List as a contributor to the Buena Vista/Prospect Addition district. The proposed project has been designed to retain and preserve the character-defining features of the house.

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

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

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

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

- "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
- "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p. 37)
- 3. "Dividing the building mass into smaller separate structures can break up the perceived mass of a building." (p. 38)
- 4. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)

- 5. "Additions can appear less massive when they include gables, hips, and dormer elements." (p. 41)
- 6. "Window mullion widths, window trim, and surrounds should be consistent with the existing windows." (p. 42)
- 7. "Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided." (p. 46)

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

Table 3: Consistency with Secretary of Interior Standards

Standard	Recommendation
Standard 1 : A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.
Standard 2 : The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.
Standard 3 : Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.
Standard 4 : Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
Standard 5 : Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.

Standard	Recommendation
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.	Not applicable.
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.	Not applicable.
Standard 8 : Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable.
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.	Consistent.
Standard 10 : New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent.

Project Specific Findings for a Certificate of Appropriateness

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

The project is appropriate to the size, massing and design context of the historic residence and the surrounding district, which is comprised of a mixture of one, one-and-a-half, and two-story residential buildings. The first-story addition is located to the rear of the property and incorporates compatible building materials, finishes, and detailing as the historic property. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and the neighborhood.

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

The project will add substantial new living space while preserving the character of the eligible historic district. The proposed first-story addition will provide a new primary bedroom and bath. The proposed addition will not modify the façade along Fremont Avenue.

Finding 8. The project will be compatible with the appearance of the existing improvements on 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 maintains the existing massing and scale and will be compatible to the existing improvements on the site since the addition incorporates the Late Colonial Revival architectural style of the existing home by proposing features such as the brick clad porch and new back door with sidelights. Additionally, existing windows, such as the bay window, that are character-defining will be repaired and reused where possible. Thus, the project is compliant of this finding as it protects the historic integrity of the property and its environment.

ENVIORNMENTAL 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. 2552-COA subject to the conditions of approval (Attachment 1).

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available;

1. The Cultural Heritage Commission can <u>Approve</u> the project as is or with modified condition(s) added or removed and provide findings; or

- 2. The Cultural Heritage Commission can <u>Continue</u> the project, providing the applicant with clear recommendations to revise the proposal; or
- 3. The Cultural Heritage Commission can <u>Deny</u> the project.

PUBLIC NOTICING

A Public Hearing Notice was published on July 7, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on July 6, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

NEXT STEPS

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

ATTACHMENTS

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

ATTACHMENT 1

Conditions of Approval

Page 1 of 6

CONDITIONS OF APPROVAL

Certificate of Appropriateness

PROJECT NO. 2552 – COA 329 Fremont Avenue (APN: 5317-011-038)

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 July 20, 2023:

Certificate of Appropriateness for the construction of a 400 square-foot addition to the rear of an existing 1,912 square-foot, single-family dwelling within the Residential Estate (RE) zone.

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. The proposed addition shall be designed and constructed to comply with current California Residential Code with Los Angeles County Amendments. The provisions of the California Historical Building Code may be used in specific design elements for the purposes of preserving the integrity of the qualified historical buildings or properties.
- B4. When new non-historical lighting and space conditioning system components, devices, appliances, and equipment are installed, they shall comply with the requirements in the California Energy Code, except where the historical significance or character-defining features are threatened.
- B5. Park Impact Fee to be paid at the time of permit issuance.
- B6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B7. 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
- B8. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B9. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B10. Project shall comply with the CalGreen Residential mandatory requirements.
- B11. 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 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.

- PW2 The applicant shall obtain City approval for any modifications or revisions to the approval of this project.
- PW3 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.
- PW4 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.
- PW5 If applicable, the applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW6 If applicable, the applicant shall provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.
- PW7 Fremont Avenue 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.
- PW8 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.
- PW9 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.
- PW10 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.

- PW11 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.
- PW12 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.
- PW13 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.
- PW14 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.
- PW15 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.
- PW16 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.
- PW17 No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW18 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.

- PW19 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.
- PW20 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).
- PW21 If applicable, the applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department depending on the condition of the existing concrete pavement adjacent to the property.
- PW22 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.
- PW23 The applicant shall show all utility poles adjacent to the properties and note to protect-inplace.
- PW24 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. 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.

- F3. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- F4. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).
- F5. 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.

- F6. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- F7. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).
- F8. 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) At each stairway on all floor levels where combustibles materials have accumulated.
 - 2) In every storage and construction shed.

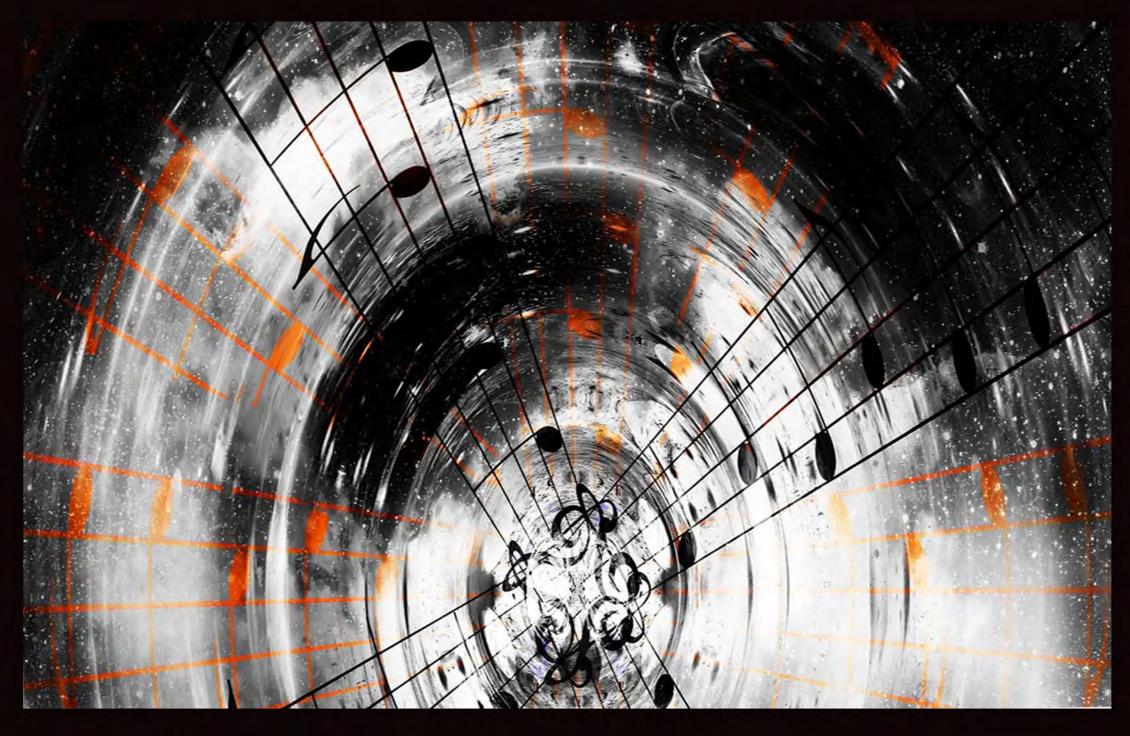
3) Where special hazards exist included but not limited to, the storage and use of combustible and flammable liquids.

F9. 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

Site & Neighborhood Images

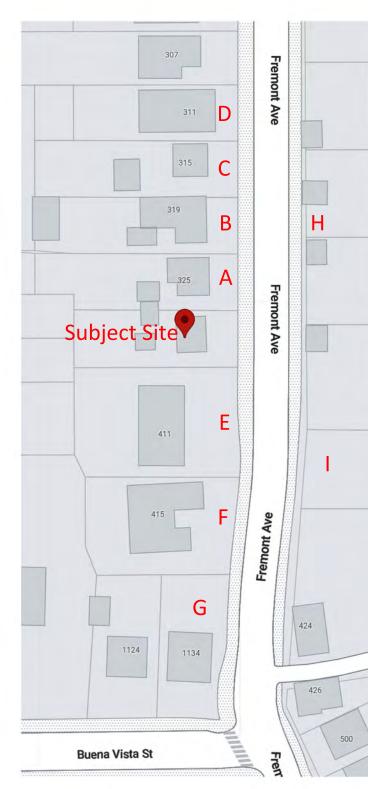
Planning: Subject Site Photos



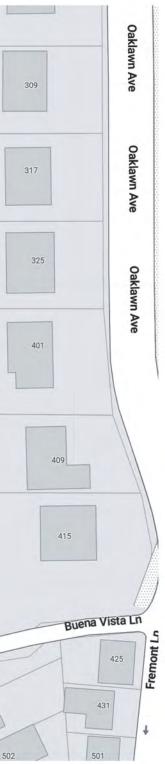
whiskey + wool studio 1613 chelsea road, suite 970 san marino ca

24 February 2023 329 Fremont Avenue





329 Fremont Avenue



Key Maps Planning - Existing Condition Photographs



329 Fremont Avenue

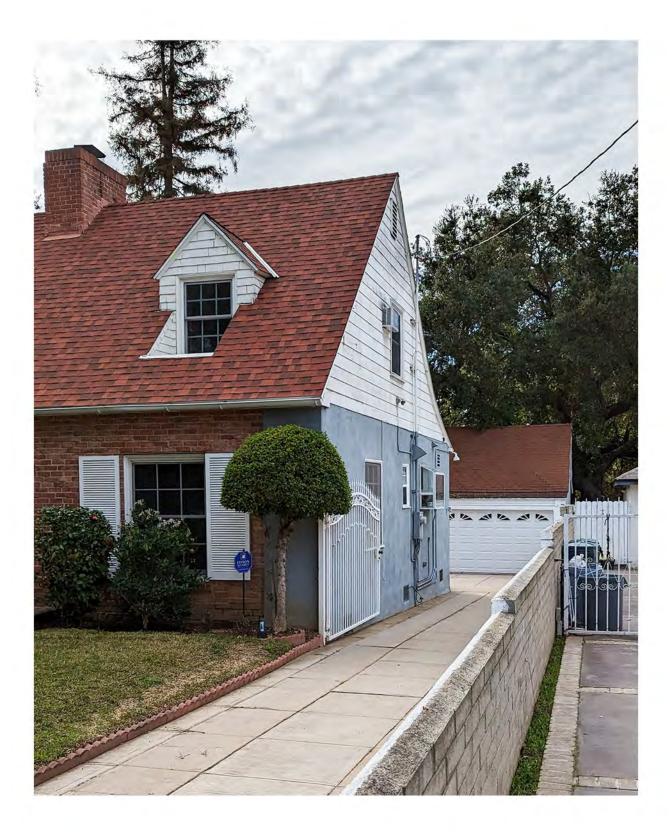
Subject Site - Front Planning - Existing Condition Photographs





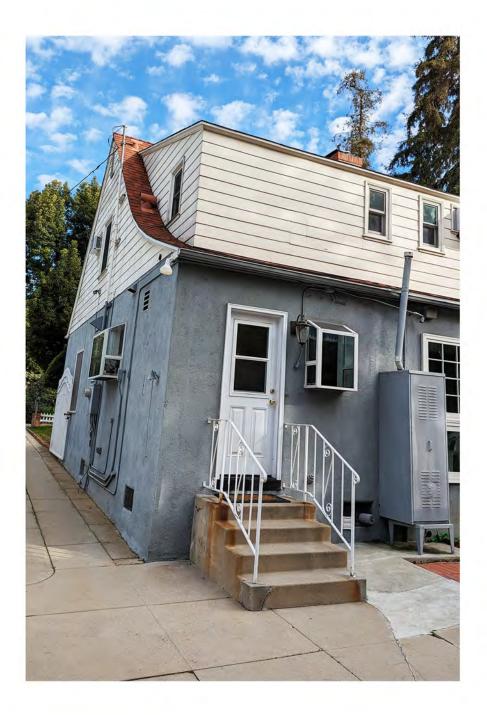
329 Fremont Avenue

Subject Site - West Planning - Existing Condition Photographs



329 Fremont Avenue

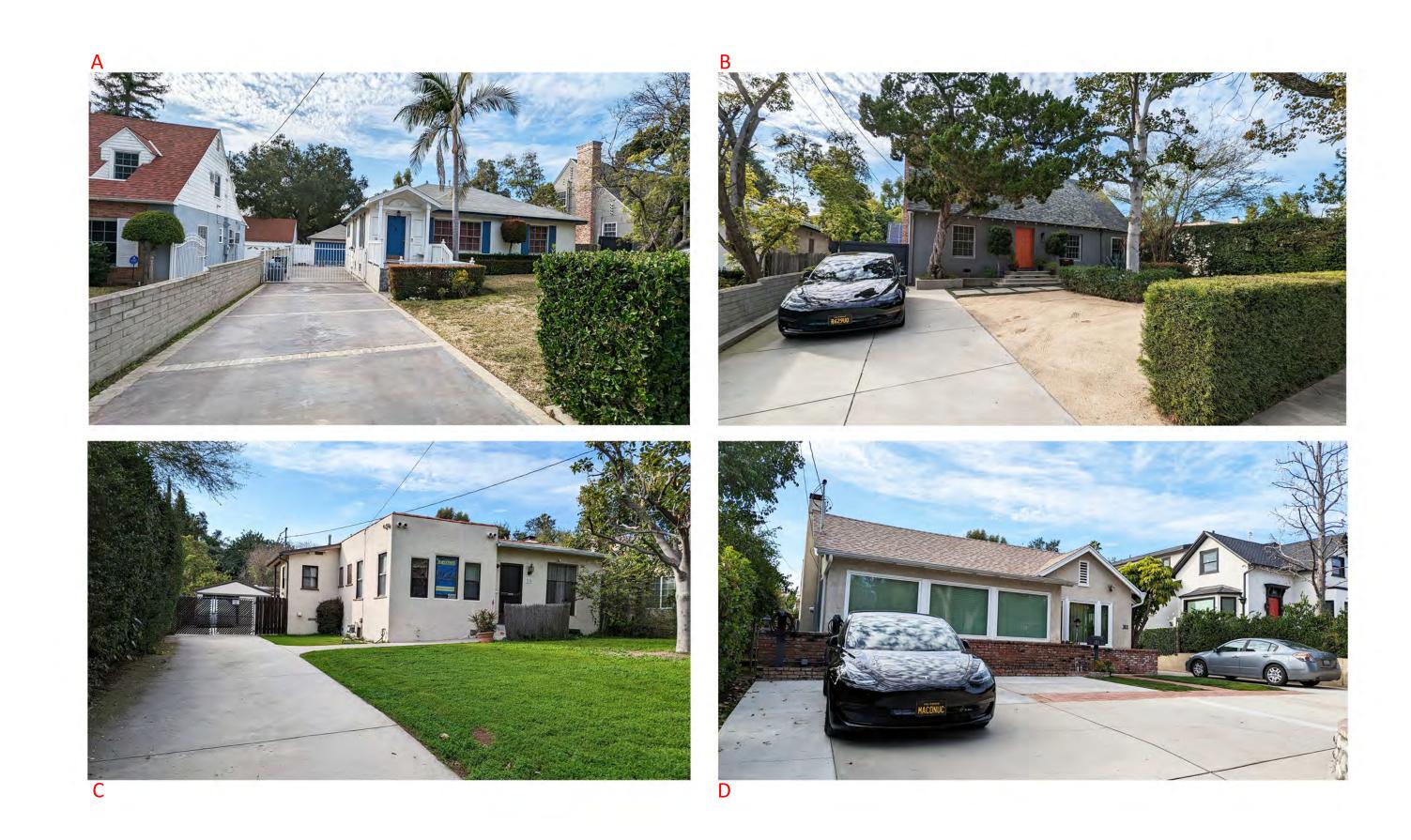
Subject Site - East Planning - Existing Condition Photographs





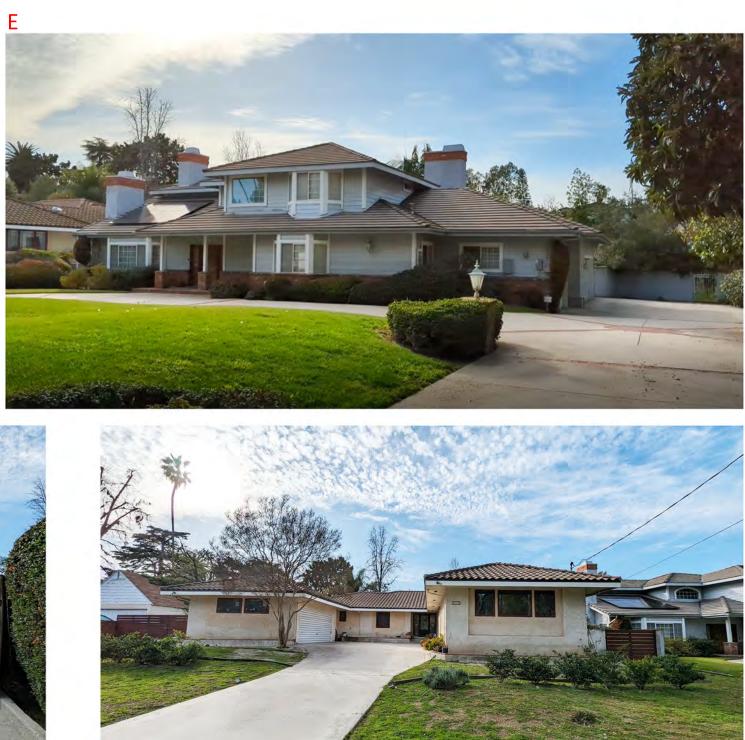
329 Fremont Avenue

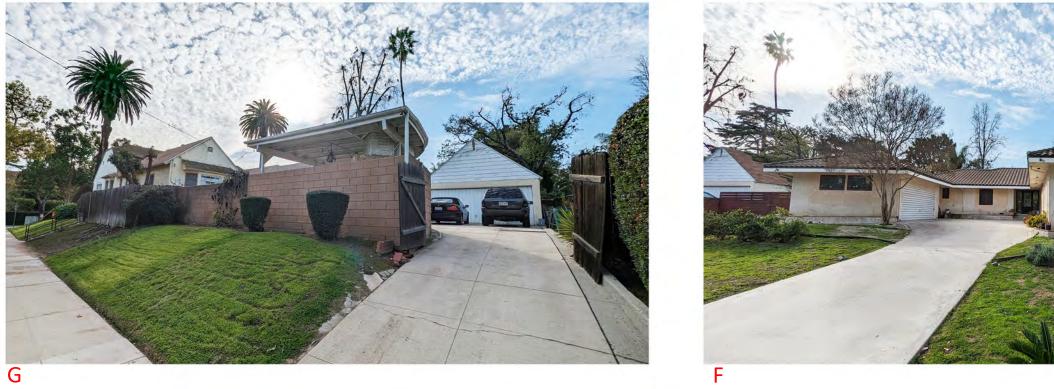
Subject Site - Rear Planning - Existing Condition Photographs



329 Fremont Avenue

Properties adjacent to Subject Site - NORTH Planning - Existing Condition Photographs





329 Fremont Avenue

Properties adjacent to Subject Site - SOUTH Planning - Existing Condition Photographs





329 Fremont Avenue

Properties opposite Subject Site Planning - Existing Condition Photographs

ATTACHMENT 3

Building Permits

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

LOCATION	<u>329 F</u>	remont Ave.				<u> </u>	
LOT PC	or.A	BLOCKParcel	<u>5 tract 1738</u>				
OWNER	E. S.	Banta					
DESCRIPTI	ION Glas	s in Side Por	rch				
				<u> </u>).		
DATE	NUMBER	CLASSIFICATION	CONTRACTOR	F			
		PLAN CHECKING					
7-6-50	23712	BUILDING	Owner		2	00	
		TEMP POWER				 	
		ELEC. WIRING				 	
		ELEC. FIXTURES	<u></u>			(
		PLUMBING				ļ	
		SEWER				 	
		HOUSE CONN.				ļ	
		DRIVEWAY				 	
		FURNACE				 	

FORM 502 2M 9.49 MOCK PTG

	remont A in Side	Porch		SUBS IN		
ITEM	DATE CALLED	TIME	DATE INS	SPECT E (2)	DATE CLEARED	INSPECTOR
TRENCHES	6/38	A.M. P.M.	6/38		6/28	CE1.
FRAME	8/2	A.M. P.M.	0/3		5/3	Kry .
VENTS & FURN.		A.M. P.M.				
WIRING		A.M P.M.				
PLUMBING		A.M. P.M.				J
LATH	8/2	A.M. P.M.	0/7		8/9	trus.
FINAL PLUMB.		A.M. P.M.				
5/2/ 150. FINAL ELECT.		A.M. P.M.				
FINAL BUILD.	10/2	A.M. P.M. A.M. A.M.	1012		10/2	6,87

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

LOCATION	329 Fre	mont Avenue			
	or.Parc	r -	TRACT 1738		
	dwin S.				
DESCRIPTIC	<u>Guest</u>	House			
			\$ 32	00.	
DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMI FEE	T
		PLAN CHECKING			<u>.</u>
6-8-50	23495	BUILDING	Owner	10	00
		TEMP POWER			
		ELEC. WIRING			
7-19-50	23849	ELEC. FIXTURES	TORR Electric	2	90
7-19-50 6-72- VO	23641	PLUMBING	TORR Electric MORROW & HOLMAN	3	00
11	"	SEWER	11 Y	/	00
/i	, '' 1	EXCAY. 612 HOUSE CONN.		/	00
	 	DRIVEWAY			
		FURNACE			

FORM 502 2M 9-49 MOCK PTG.

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CITY OF SOUTH PAS LOCATION <u>329 Fre</u> Building Guest Ho General Contractor Electrical " Plumbing "	omont Ave ouse Owner Joza L	JOB enue	<u> </u>	SUBS_IN PERMIT	dwin S.	50
ITEM	DATE CALLED	TIME	DATE IN	· · ·	DATE CLEARED	INSPECTOR
TRENCHES	4/22	A.M. P.M.	6/22		6/22	-4.67
FRAME	7/31	A.M. P.M.	7/31		7/31	Kmj-
VENTS & FURN.	7/3/	A.M. P.M.	7/31		7/31	Rm.
WIRING	7/20	A.M P.M.	7/20		7/20	leit. H.
PLUMBING	7/20.	A.M. P.M.	7/20		7/20	CET.
LATH	8/7	A.M. P.M.	8/7		8/9	Kny.
FINAL PLUMB.	10/2	A.M. P.M.	10/2		10/2	ly Et
FINAL ELECT.	10/2	A.M.	10/2		10/2	6.81
FINAL BUILD.	10/2	A.M. P.M. A.M.	10/2		10/2.	6.29

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

LOCATION	329_Fr	emont Ave.				.
LOT	Por. A	BLOCKParcel	<u>5 tract</u> 1738			. <u></u> .
OWNER	Edwin F	Banta		·	<u>_</u>	
DESCRIPTIC	Remov	al of portio	n of open porch.			
		• • • •		s 1	.25.	
DATE	NUMBER	CLASSIFICATION	CONTRACTOR		PERMI FEE	Т
		PLAN CHECKING		<u>-</u>		
4-28-50	23237	BUILDING	Owner		2	00
		TEMP POWER	· · · · · · · · · · · · · · · · · · ·			
		ELEC. WIRING				
		ELEC. FIXTURES				
<u> </u>		PLUMBING				
		SEWER	· · · ·	_		
		HOUSE CONN.				
		DRIVEWAY				
······································		FURNACE				

FORM 502 2M 9-49 MOCK PTG.

CITY OF SOUTH P	ASADENA	JOB	CARD	BUILDING (DEPARTMENT
LOCATION 329 F BUILDING REMOV	v	e		Edwin	
GENERAL CONTRACT		-		ERMIT NO. 232	
ELECTRICAL " PLUMBING "				·11	
ITEM	DATE CALLED	TIME	DATE INSPEC		INSPECTOR
TRENCHES	4/28	A.M. P.M.	6/28	6/28	let g.
FRAME		A.M. P.M.			
VENTS & FURN.		A.M.			
WIRING	_ ⁻	A.M P.M. A.M.			-
		<u>P.M.</u>			
<u>LATH</u>		<u> </u>			
FINAL PLUMB.		<u> </u>			
FINAL ELECT.	to 1	Contraction of the second	л.	10/2	4.87
CLEAN UP		—A.M. P.M.			

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS								
LOCATION 329 Frentont								
LOT /								
·					/			
OWNER	C	<u>. L.</u>	Reck			· - /-	<u> </u>	(<u>p</u>
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RENCH	FRAME V	WIRING	RGH. PLME	B. SEWER	FIN. PLMB.	FIN. B	LDG.	ELEC. FIX.
DATE	NUMBER	CLASS	FICATION	CO	NTRACTOR			IMATED COST
4-28-3	6 2998	BUILDI	NG	PW	Garv	ev 1	59	00 00
6-1-36	3085	ELEC. V	VIRING	H.E.F	lughes			44 <u>5</u>
8-3-36	3272	ELEC. F	IXTURES	H.E.	typhes		*	/80
5-11-36	3032	PLUMB	ING	Gooney	Winter	botto	77	500
	3032	SEWER		u /	И			100
<u>и</u>	3032	HOUSE	CONN.	~	u			100
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form 502-500 11-12-34-Foothill Review

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<u>3780</u>	<u>) CAZI</u>	ADO <u>K</u>	<u></u>	3519329
WNER	CP4F	Rent	8	(CITY BUS. LIC.)
AIL ADDRESS		Nore	· · · · · · · · · · · · · · · · · · ·	OWNER PHONE
		<u>ME</u>		Smile
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LDG.				
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		ROOFING	L DETAILS	
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	K&K K. e.C	AIR R	KEA J	<u>DAMAGED</u>
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City of South Pasadena

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

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REROOF APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

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

Signature Date

LICENSED CONTRACTOR'S DECLARATION

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

Signature

Date 5-9-16

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature

Date 5-9-16

DATE OF FINAL

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

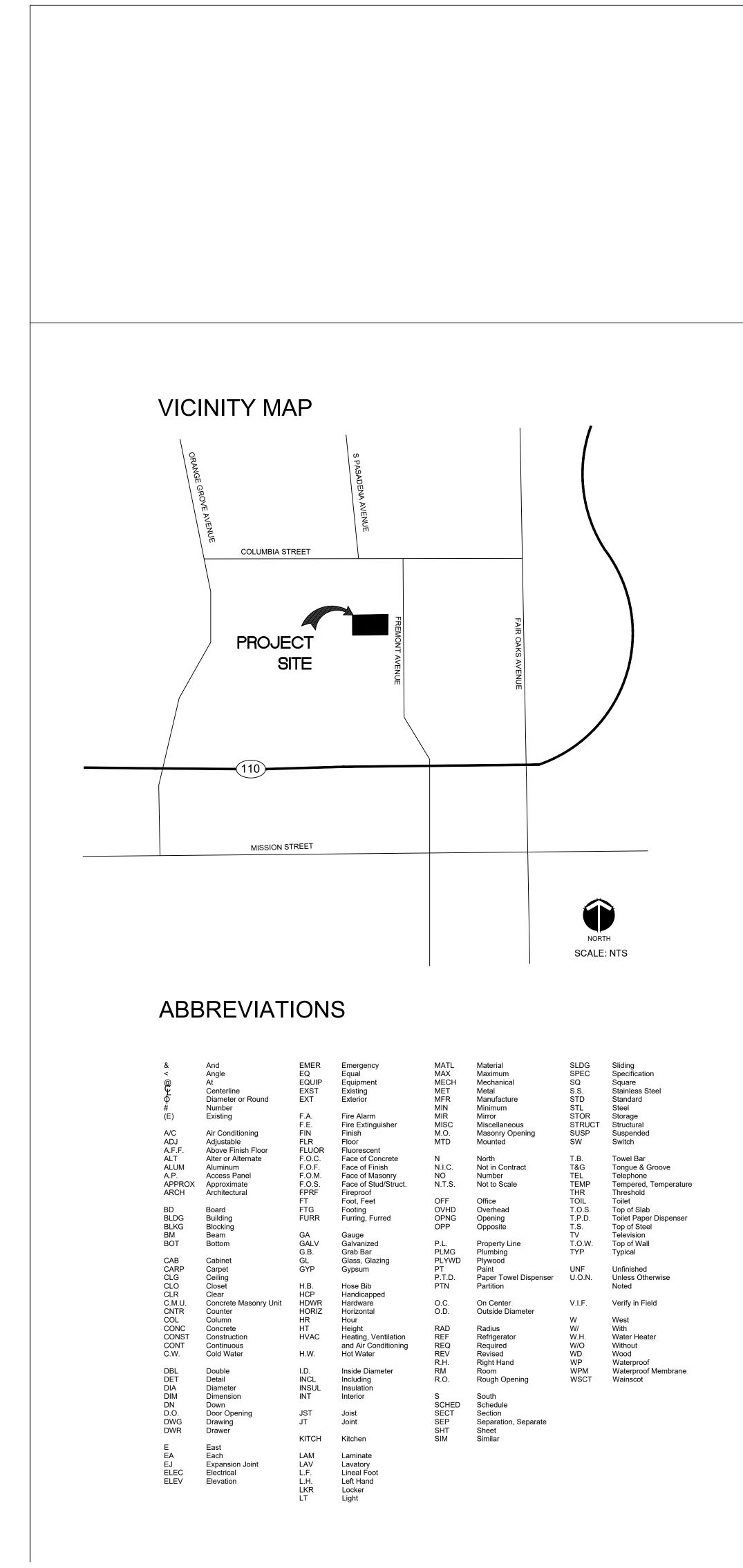
Roy Cerullo Mal Date 5-9-16 Name Signature

329 Fremi	nt five
DESCRIPTION OF WORK	
Reroof Over Existing	Tear-Off and Reroof
New Plywood and Roof	Metal Roof o/Existing
Other	· ·
	2000,2000,2000,2000,2000,2000,2000,200
жи	**************************************
TYPE OF STRUCTURE	·
RESIDENTIAL	NONRESIDENTIAL
AREA	CODE IN EFFECT
1700 SQUARES/SQ FT	
, 19,000	2
INITIAL VALUATION	REVISED VALUATION
PRE-ROOF INSPECT	LION IS REQUIRED
	(12
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FINAL BY

ATTACHMENT 4

Project Plans



FREMONT RESIDENCE 329 FREMONT AVENUE SOUTH PASADENA, CA 91030

PROJECT DIRECTORY

OWNER:	REBECCA CARR & STEVEN BORDELON 329 FREMONT AVENUE SOUTH PASADENA, CA 91030	BUILDING DEPARTMENT:
INTERIOR DESIGNER:	WHISKEY + WOOL STUDIO LLC 1613 CHELSEA ROAD, STE. 970 SAN MARINO, CA 91108 KRISTIN CARLBLOM BOYLE 619.316.2533 kristin@whiskeyandwoolstudio.com	PROJECT ADDRESS:
		PARCEL #:
STRUCTURAL ENGINEER:	TBD	ZONING:
GENERAL CONTRACTOR:	TBD	LOT SIZE: PROJECT AREA:

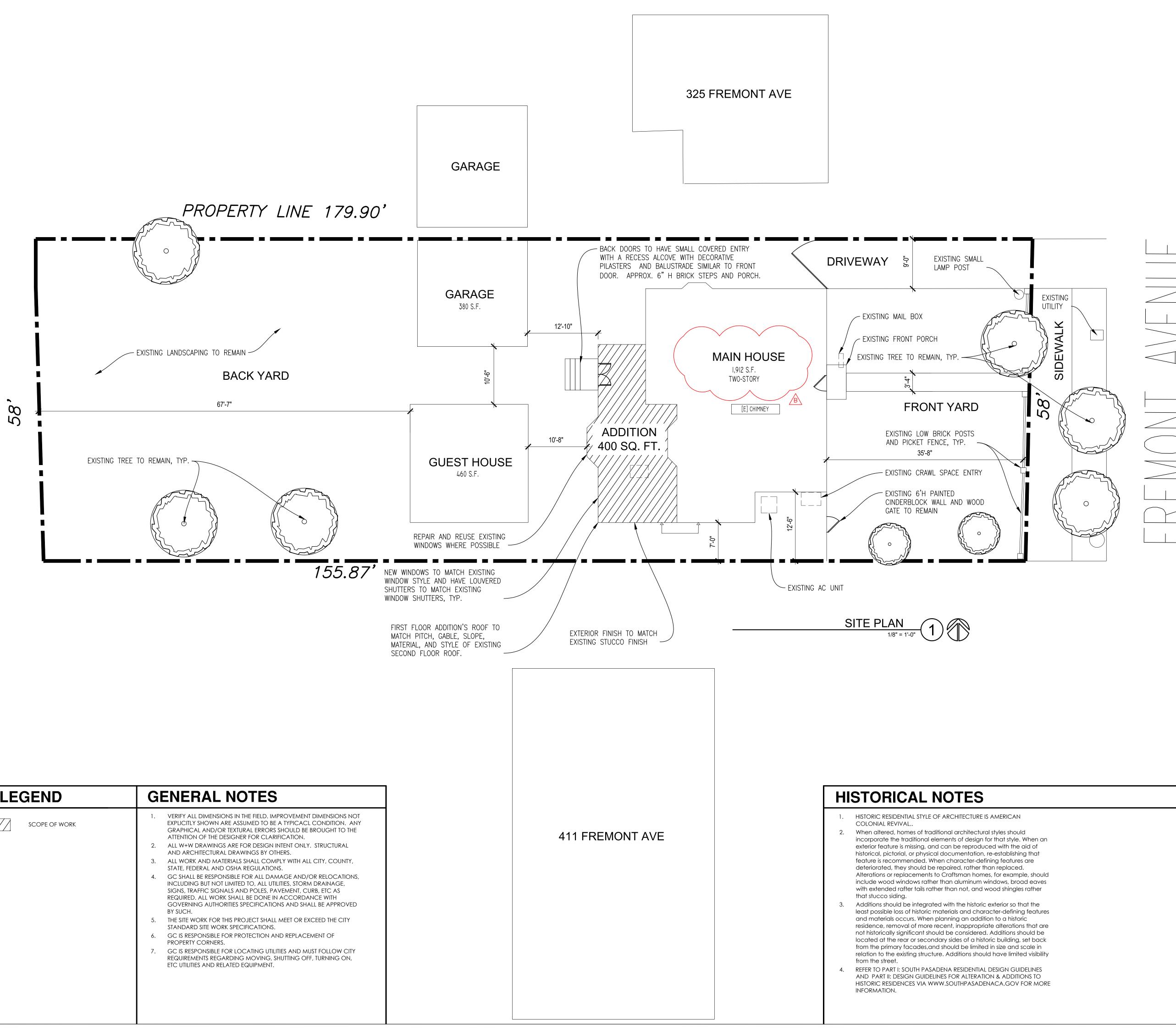
DRAWING INDEX

INTERIOR DESIGN

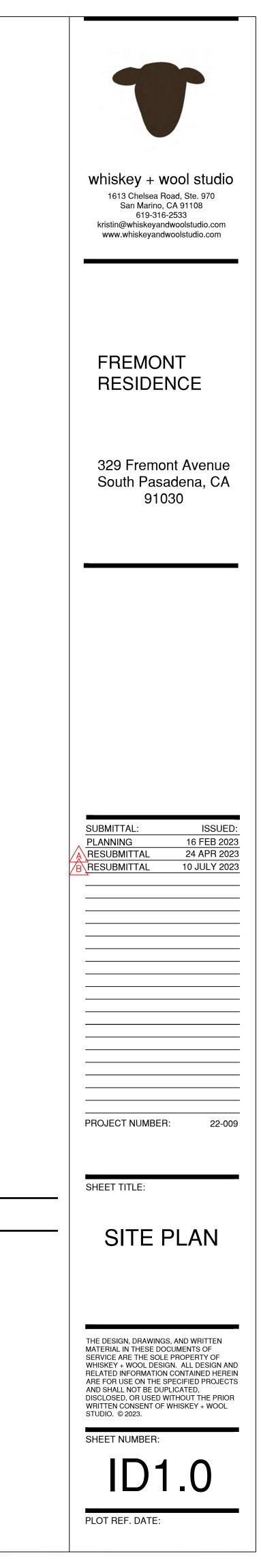
ID 0.0	COVER SHEET
ID 1.0	SITE PLAN
ID 2.0	EXISTING FLOOR PLAN
ID 3.0	PROPOSED FLOOR PLAN
ID 4.0	EXISTING ROOF PLAN
ID 5.0	PROPOSED ROOF PLAN
ID 6.0	EXISTING EXTERIOR ELEVATIONS
ID 7.0	PROPOSED EXTERIOR ELEVATIONS
ID 8.0	DOOR AND WINDOW SCHEDULE

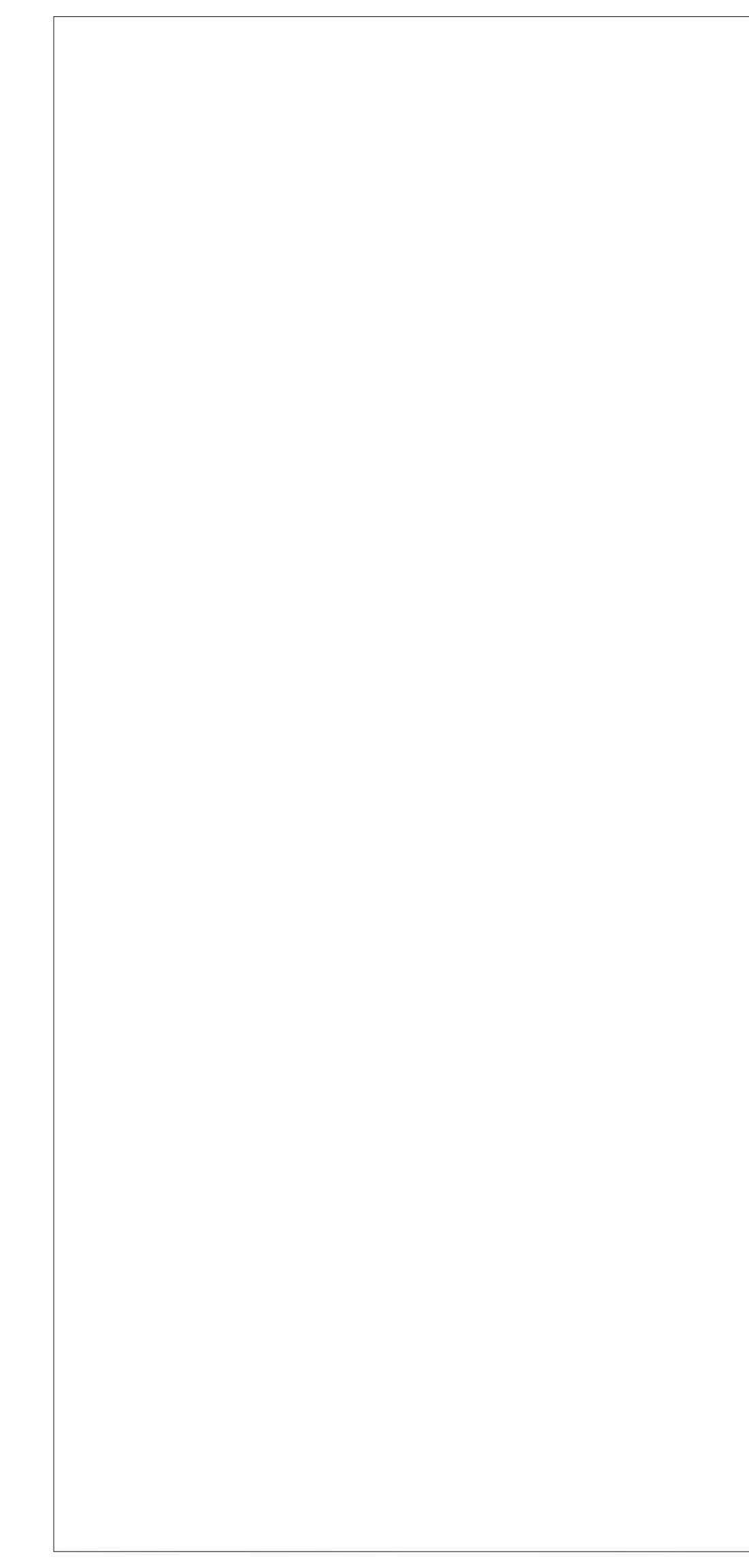
NCE		
)30		whiskey + wool studio 1613 Chelsea Road, Ste. 970 San Marino, CA 91108 619-316-2533 kristin@whiskeyandwoolstudio.com www.whiskeyandwoolstudio.com
PROJECT INFORM	ΛΑΤΙΟΝ	FREMONT RESIDENCE
BUILDING DEPARTMENT:	CITY OF SOUTH PASADENA 1414 MISSION STREET SOUTH PASADENA, CA 91030 626-403-7200 askplanning@southpasadenaca.gov	329 Fremont Avenue South Pasadena, CA 91030
PROJECT ADDRESS:	329 FREMONT AVENUE SOUTH PASADENA, CA 91030	
PARCEL #:	5317-011-038	
ZONING:	RE	
LOT SIZE:	10,586 SF	
PROJECT AREA:	1,912 SF 2-STORY SINGLE-UNIT RESIDENCE WITH DETACHED GARAGE	
PROJECT SCOPE:	PROPOSED 400 SF ADDITION TO GROUND LEVEL AT REAR OF HOUSE INTERIOR REMODEL AND ADDITION OF SINGLE FAMILY RESIDENCE INCLUDING, BUT NOT LIMITED TO, ADDING A GROUND LEVEL MASTER BEDROOM AND BATHROOM TO THE REAR OF THE HOUSE, EXTENDING THE DINING ROOM AT THE REAR OF THE HOUSE, REMODEL EXISTING KITCHEN, POWDER ROOM, AND CONVERT EXISTING BEDROOM INTO MASTER CLOSET. FINISHES AND FIXTURE UPGRADES TYPICAL WITHIN SCOPE AREAS.	SUBMITTAL: ISSUED PLANNING 16 FEB 202 RESUBMITTAL 24 APR 202 BRESUBMITTAL 10 JULY 202
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE	
HISTORIC STATUS:	4X	PROJECT NUMBER: 22-00
YEAR BUILT:	1935	SHEET TITLE:
ARCHITECTURAL STYLE:	LATE COLONIAL REVIVAL	
EXISTING FAR:	22% (2,372 SF / 10,586 SF = 0.224)	COVER SHEET
PROPOSED FAR:	26% (2,772 SF / 10,586 SF = 0.261) MAXIMUM FAR IS 35%	
EXISTING LOT COVERAGE :	26% (2,752 SF / 10,586 SF = 0.259)	THE DESIGN, DRAWINGS, AND WRITTEN MATERIAL IN THESE DOCUMENTS OF SERVICE ARE THE SOLE PROPERTY OF WHISKEY + WOOL DESIGN. ALL DESIGN AN RELATED INFORMATION CONTAINED HEREI ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE DUPLICATED,
PROPOSED LOT COVERAGE :	30% (3,152 SF / 10,586 SF = 0.297) MAXIMUM LOT COVERAGE IS 40%	AND SINCE NOT BE DUPLICATED, DISCLOSED, OR USED WITHOUT THE PRIOF WRITTEN CONSENT OF WHISKEY + WOOL STUDIO. © 2023. SHEET NUMBER:

PLOT REF. DATE:

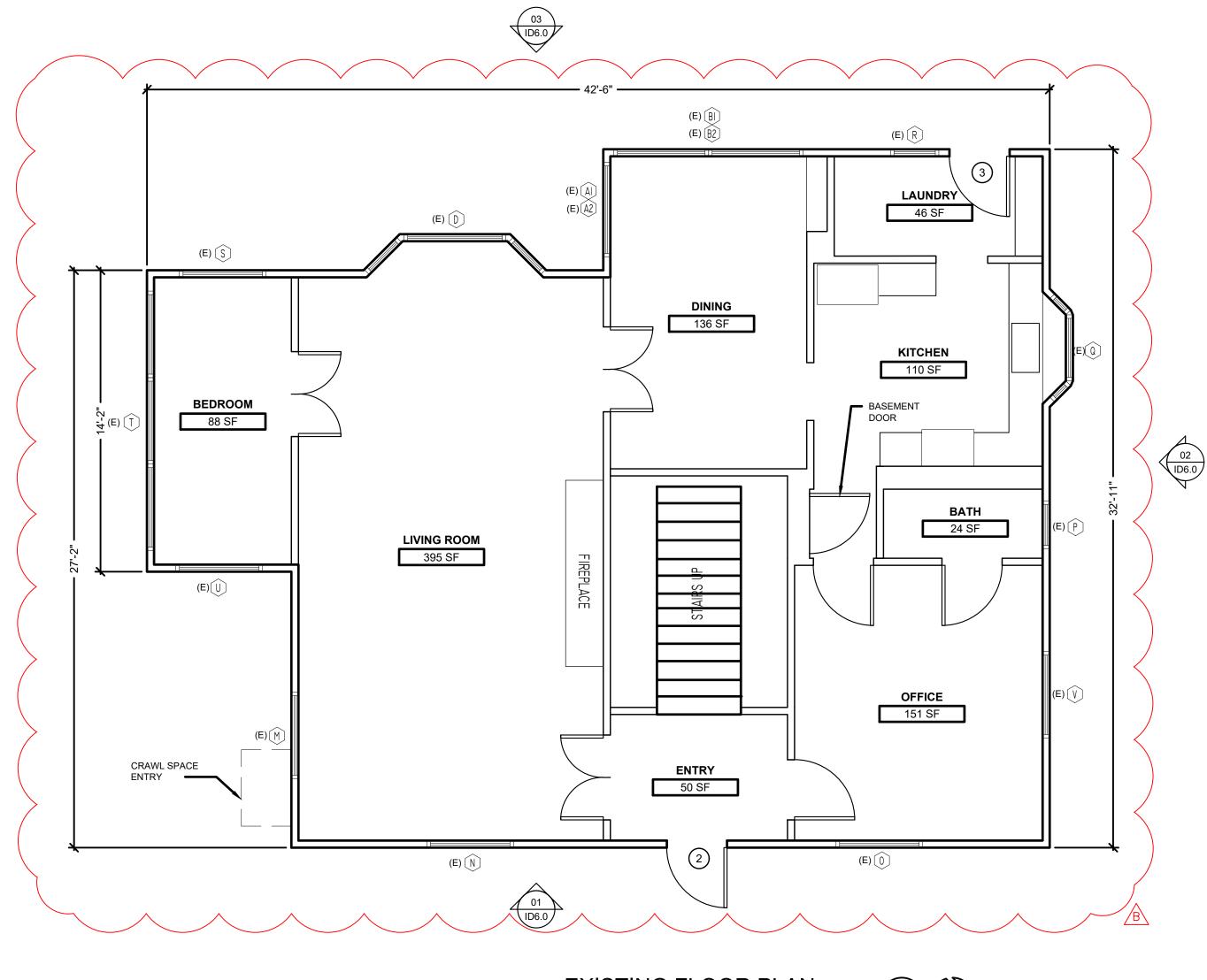


LEGEND	GENERAL NOTES
SCOPE OF WORK	 VERIFY ALL DIMENSIONS IN THE FIELD. IMPROVEMENT DIMENSIONS NOT EXPLICITLY SHOWN ARE ASSUMED TO BE A TYPICACL CONDITION. ANY GRAPHICAL AND/OR TEXTURAL ERRORS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION. ALL W+W DRAWINGS ARE FOR DESIGN INTENT ONLY. STRUCTURAL AND ARCHITECTURAL DRAWINGS BY OTHERS. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL AND OSHA REGULATIONS. GC SHALL BE RESPONSIBLE FOR ALL DAMAGE AND/OR RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, PAVEMENT, CURB, ETC AS REQUIRED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE CITY STANDARD SITE WORK SPECIFICATIONS. GC IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF PROPERTY CORNERS. GC IS RESPONSIBLE FOR LOCATING UTILITIES AND MUST FOLLOW CITY REQUIREMENTS REGARDING MOVING, SHUTTING OFF, TURNING ON, ETC UTILITIES AND RELATED EQUIPMENT.





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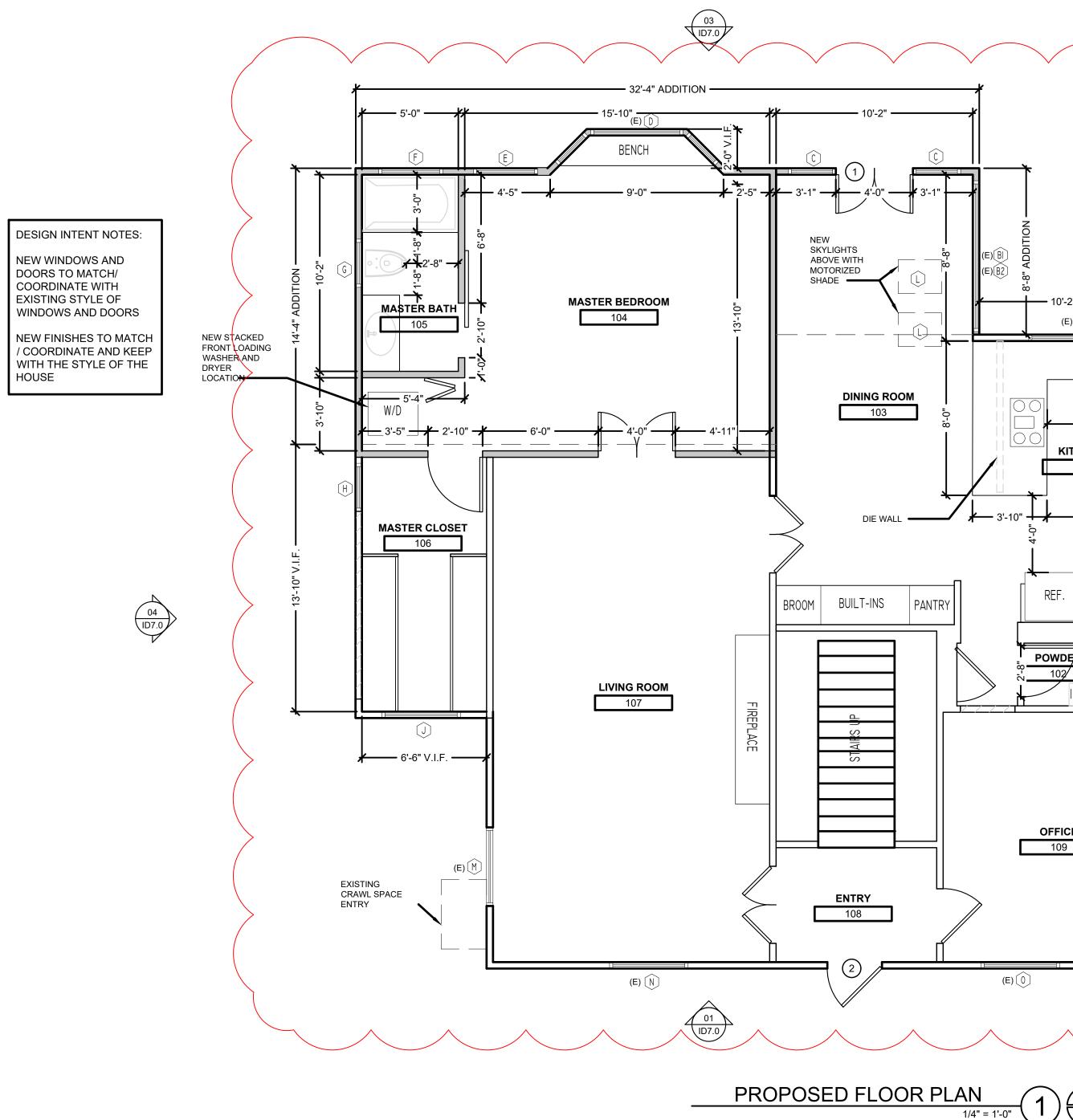




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w	/hiskey + wool studio 1613 Chelsea Road, Ste. 970 San Marino, CA 91108 619-316-2533 kristin@whiskeyandwoolstudio.com www.whiskeyandwoolstudio.com
	FREMONT RESIDENCE
	329 Fremont Avenue South Pasadena, CA 91030
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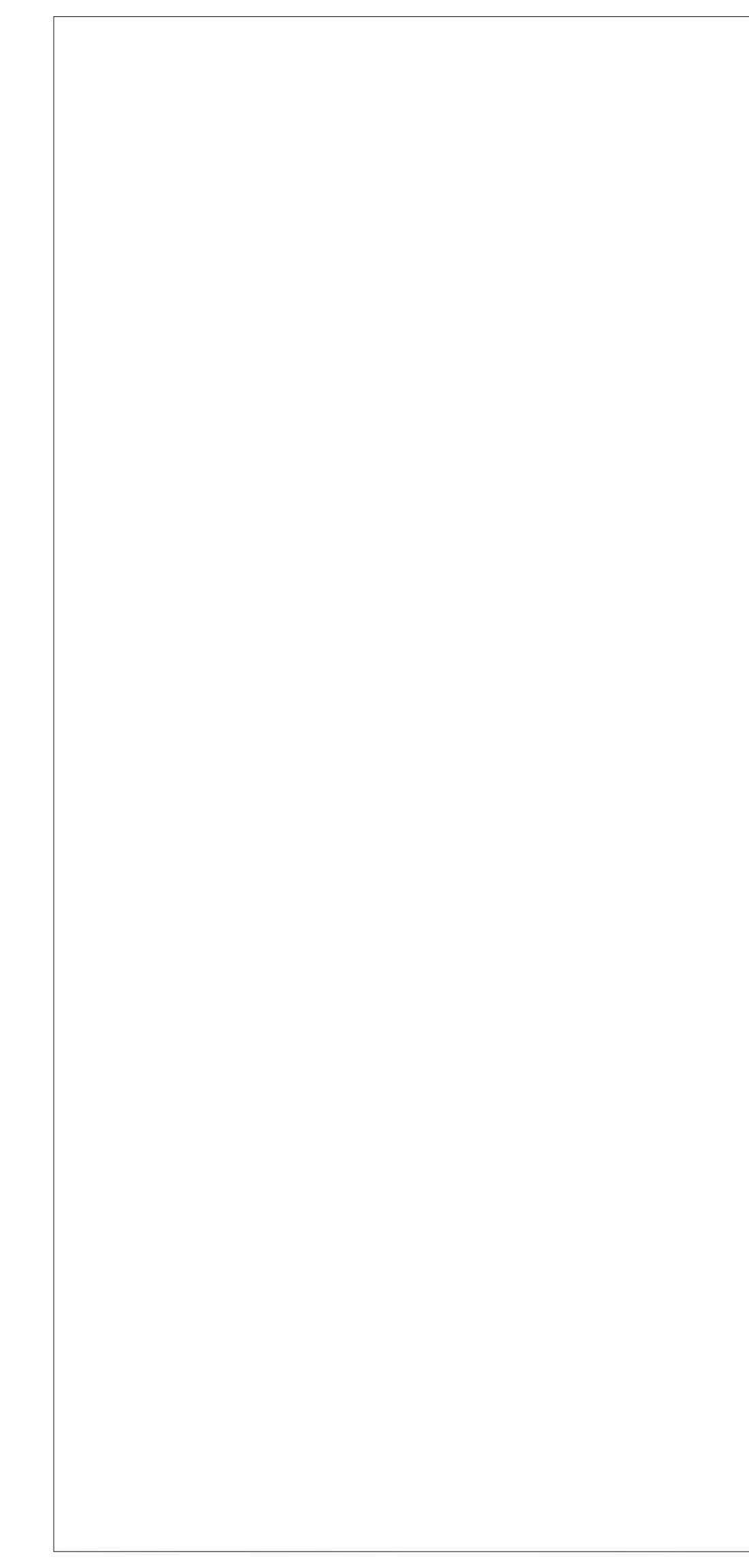
DESIGN INTENT NOTES:

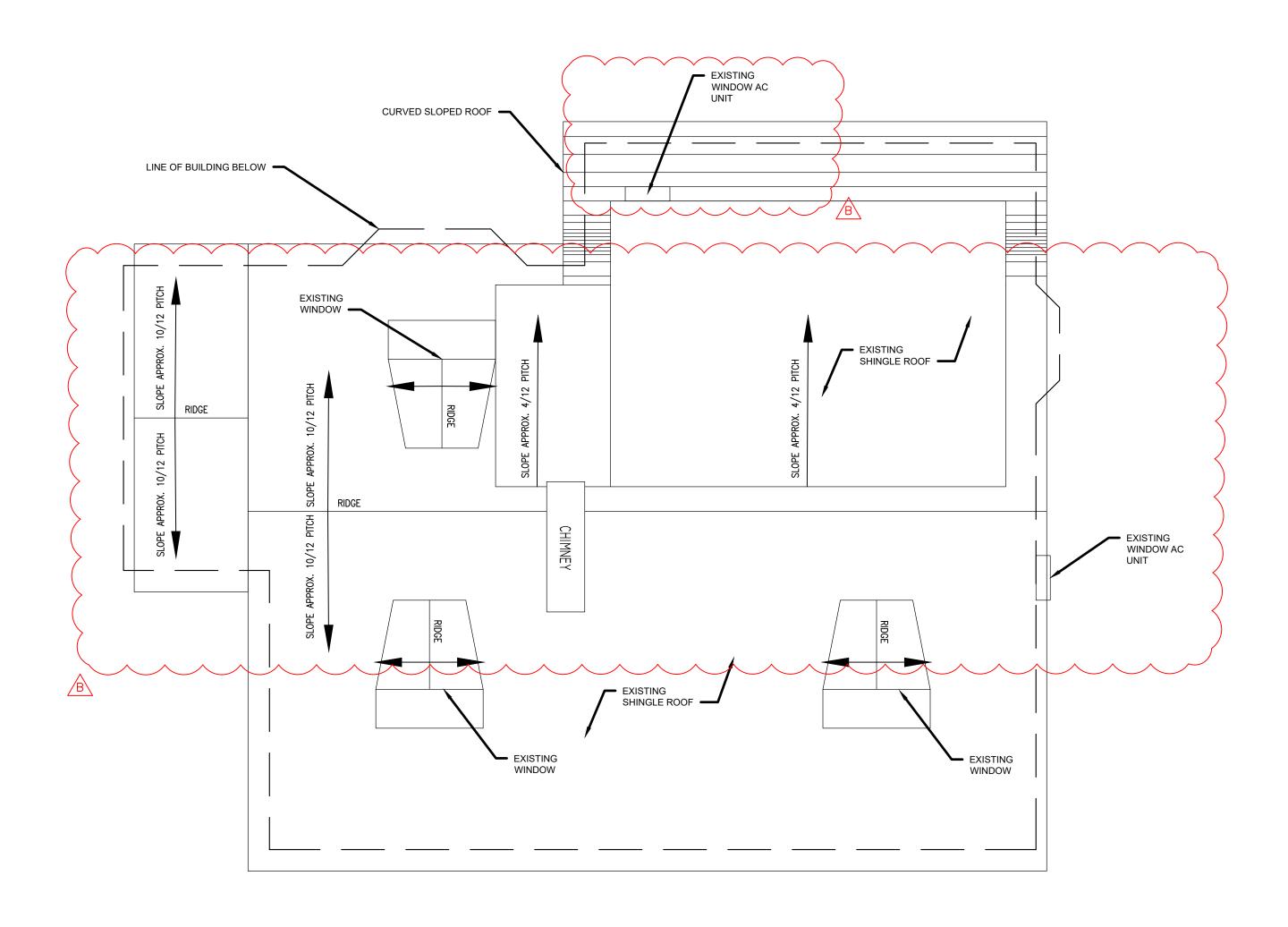
NEW WINDOWS AND DOORS TO MATCH/ COORDINATE WITH EXISTING STYLE OF



LEGEND	GENERAL NOTES	
EXISTING WALL TO REMAIN WITH NEW WALL, DOOR, OR WINDOW	 CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ADDITION, MUST ABIDE BY SETBACK, EASEMENT, AND ENCROACHMENT LIMITATIONS AND REQUIREMENTS OF THE CITY. CONFIRM EXTENT OF ALL FINISHES, TRIM, AND MILLWORK SHOWN ON PLANS AND EXTERIOR ELEVATIONS WITH DESIGNER PRIOR TO 11. 	ANY ERRORS, OMISSIONS, DISCREPANCIES, OR CONDITIONS SHOWN ON THESE DRAWINGS OF BE BROUGHT TO THE ATTENTION OF THE DESIGN FOR RESOLUTION PRIOR TO PROCEEDING WITH ALL W+W DRAWINGS ARE FOR DESIGN INTENT
NEW PROPOSED WALL	 FABRICATION. BUILDER TO FIELD MEASURE FOR ALL EXTERIOR FINISHES AND MILLWORK12. AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO FABRICATION AND INSTALLATION. 	AND ARCHITECTURAL DRAWINGS BY OTHERS. WINDOWS AND DOORS PURCHASED BY OWN INSTALLATION SHALL BE COORDINATED BETWE BUILDER. W+W DRAWINGS DO NOT INCLUDE
— — — — EXISTING EXTERIOR WALL	 CONFIRM SIZE, COLOR, PATTERN, TRIM, AND EXTENT OF EXTERIOR FINISH MATERIALS WITH DESIGNER PRIOR TO ORDERING MATERIAL OR TRIM. 13. ORDER 10% ADDITIONAL MATERIAL AND TRIM TO ALLOW FOR POSSIBLE CHANGES IN THE WORK. 	MEASUREMENTS. ALL DIMENSIONS TO BE VERIF IRRIGATION SYSTEM SUCH AS DRIPLINES AND B TO ALL PLANT LIFE AND CONNECTED TO AN A CONTROLS.
	5. ALL MILLWORK TO BE CONSTRUCTED BASED ON APPROVED SHOP 14. DRAWINGS, FIELD MEASUREMENT, AND APPROVED MATERIAL AND 15. FINISH SAMPLES ONLY.	PERMIT FOR ALL WORK IS BY OTHERS. ALL LANDSCAPE AREAS ARE TO BE SLOPED AW AND TOWARDS DRAINS AND TO ABIDE BY ALL
	6. ALL FINISH METAL WORK FROM APPROVED SHOP DRAWINGS AND APPROVED MATERIAL AND FINISH SAMPLES ONLY.	AND REGULATIONS. ALL TRANSITIONS AND GR SMOOTH AND EVEN.
	7. ALL STONE WORK FROM APPROVED SHOP DRAWINGS AND MATERIAL 16. SAMPLES ONLY. FINISH ALL STONE WITH APPROVED SEALER.	ALL PAVED AREAS MUST BE PROPERLY SLOPED AND MAXIMUM REQUIREMENTS.
	 ALL OUTDOOR KITCHEN APPLIANCES / EQUIPMENT AND FURNISHINGS 17. BY OWNER. 18. 	ALL DRAIN PIPES TO BE SLOPED AT A MINIMUM BUILDER TO INSTALL PROTECTIVE FENCING ARC
	9. MILLWORK SUB TO PROVIDE ALL MISC. WOOD TRIM AS REQUIRED TO PROVIDE NEAT AND FINISHED APPEARANCE.	OTHER EXISTING FEATURES WHICH ARE TO REM TREES ARE TO BE PROTECTED WHEREVER FEASI
	10. IT IS THE INTENTION OF DESIGNER AND THE OWNER TO FULLY COMPLY WITH THE AMERICAN WITH DISABILITIES ACT [ADA] AND ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS FOR ACCESSIBILITY.	COVERED WITH CONTINUOUSLY WET BURLAP II THAN 24 HOURS. HAND-CUT 3" OR LARGER DI. EXISTING TREES TO REMAIN TO PROVIDE A SMC

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-2" V.I.F.	FREMONT RESIDENCE
	S29 Fremont Avenue Subh Pasadena, Ca J1030
	SUBMITTAL: ISSUED: PLANNING 16 FEB 2023 RESUBMITTAL 24 APR 2023 RESUBMITTAL 10 JULY 2023
	PROJECT NUMBER: 22-009 SHEET TITLE:
COR QUESTIONABLE EXPOSED END. SOR SPECIFICATIONS SHALL 19. BUILDER TO KNOW WHERE ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES ARE LOCATED. BUILDER TO TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. WITH THE WORK. 20. WITH THE WORK. UTILITIES. BUILDER SHALL BE RESPONSIBLE FOR ANY COORDINATING WITH OTHER SUB CONTRACTORS AND UTILITY COMPANIES AS REQUIRED. WINER. DIMENSIONS AND EWINDOW AND DOOR ERIFIED IN FIELD. 21. CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS. ID BUBBLERS TO BE INSTALLED22. ALL CONCRETE FLATWORK TO BE PROPERLY INSTALLED TO SUPPORT VEHICLES AT DRIVEWAY AND EXTENDED DRIVEWAY IN REONT YARD. OTHERWISE CONCRETE TO BE 4" THICK MINIMUM. AWAY FROM BUILDINGS ALL CITY AND STATE CODES ALL CITY AND STATE CODES ALL CONSTRUCTION SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. YED TO MAINTAIN MINIMUM PED TO MAINTAIN MINIMUM ASIBLE AND ARE TO BE PAVED AREAS AND REMAIN. ROOTS OF EXISTING 27. ALL CONSTRUCTIONS TO BE DETERMINED BY BUILDER. I COATION YOURING CONCRETE FOR A "PRE-POUR" INSPECTION OF ALL CONCRETE FORMS. CONCRETE FOR MORE R DIAMETER ROOTS OF SMOOTH, SOLID AND CLEAN	<section-header><text><text><text><text></text></text></text></text></section-header>

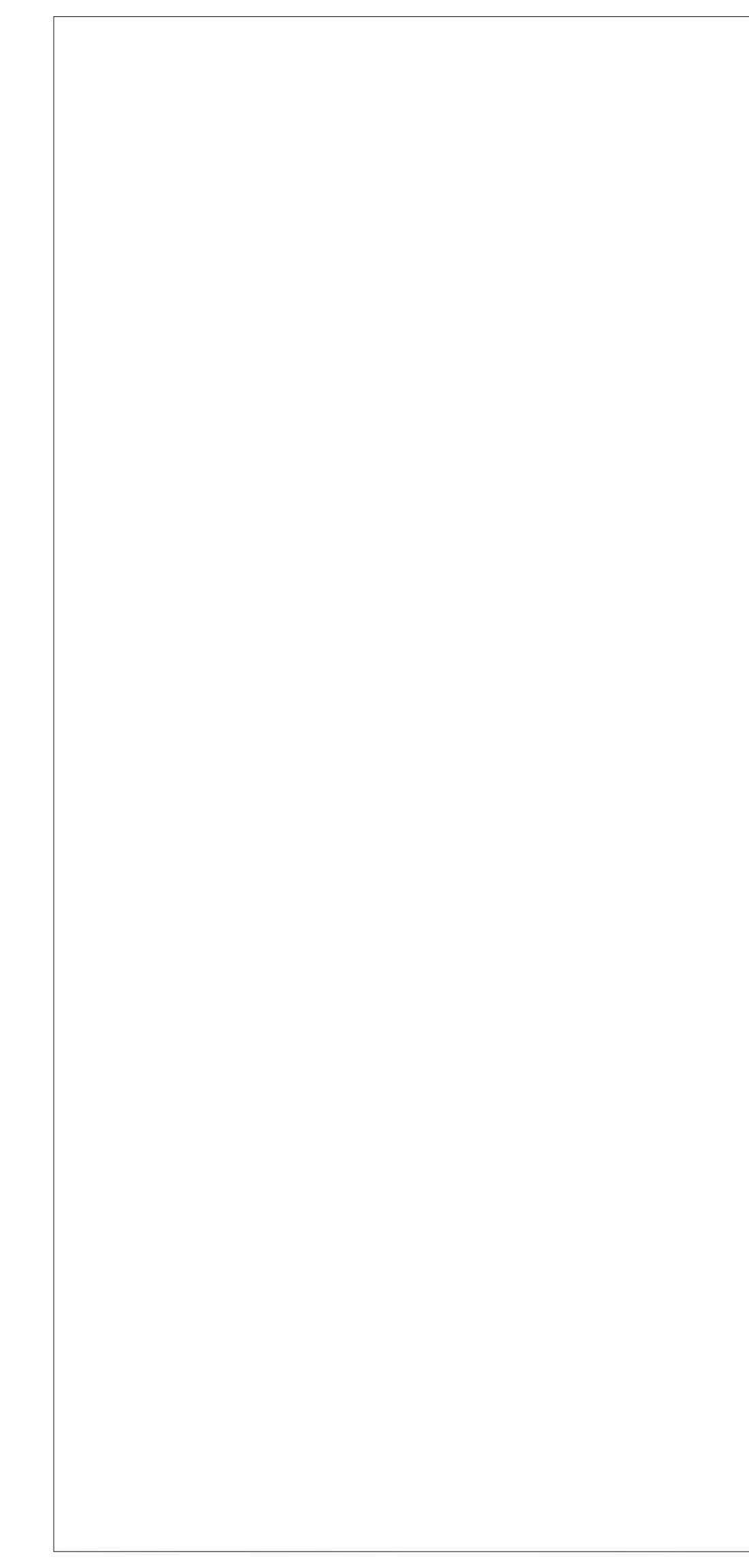


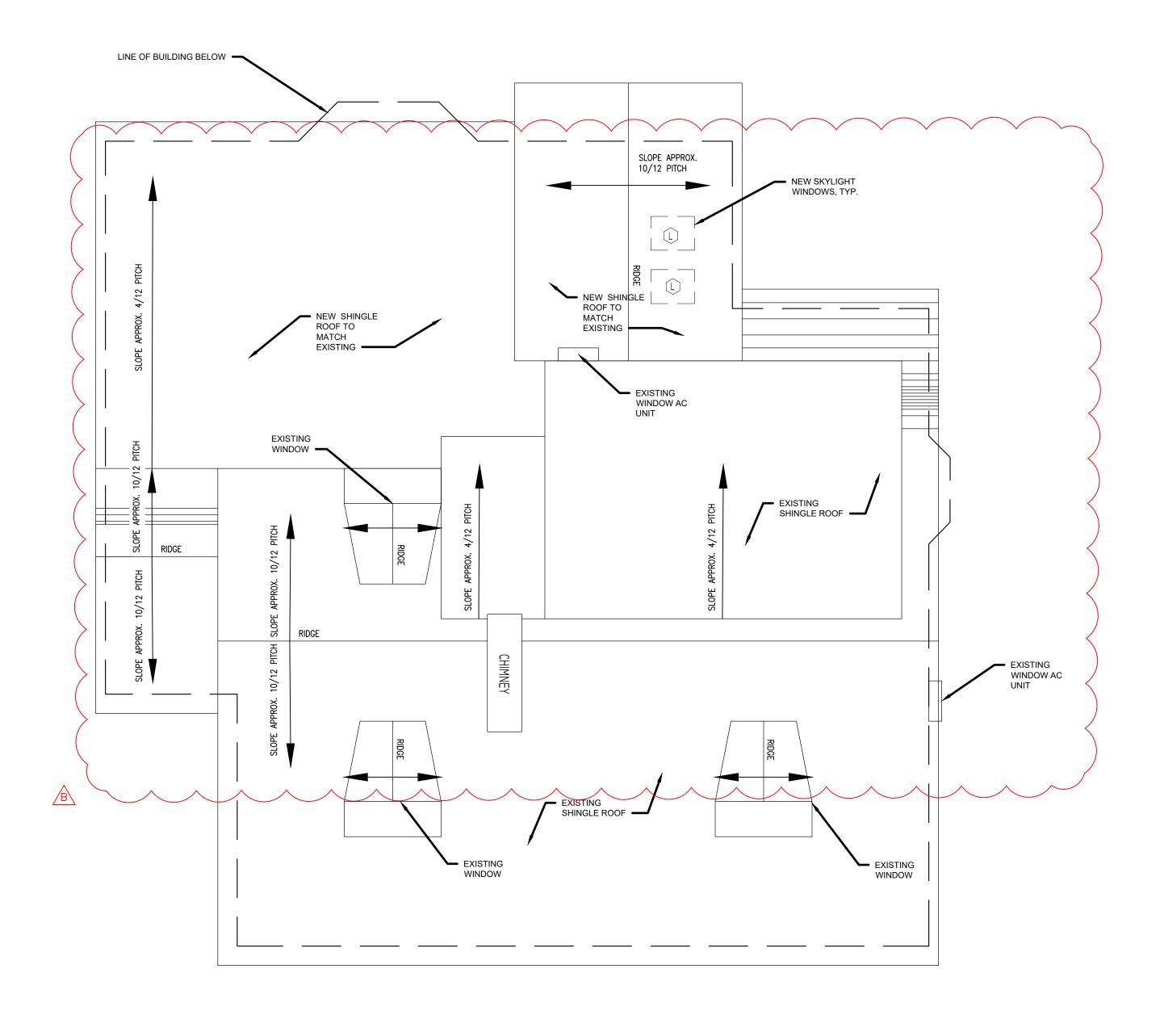




whiskey + wool studio San Marino, CA 91108 619-316-2533 kristin@whiskeyandwoolstudio.com
BREMONT RESIDENCE 329 Fremont Avenue
South Pasadena, CA 91030
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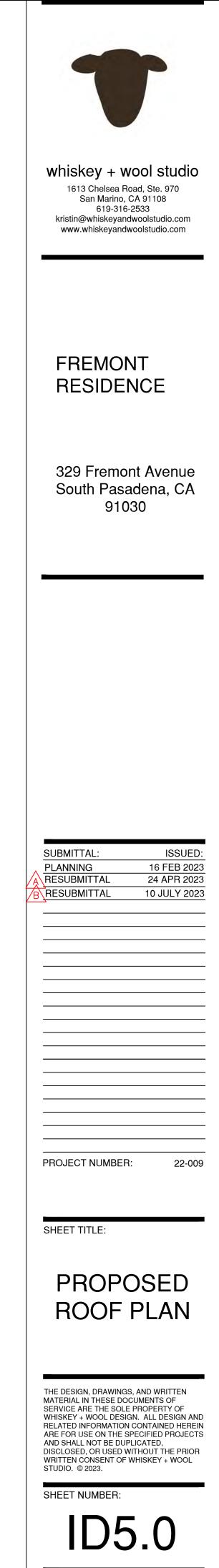




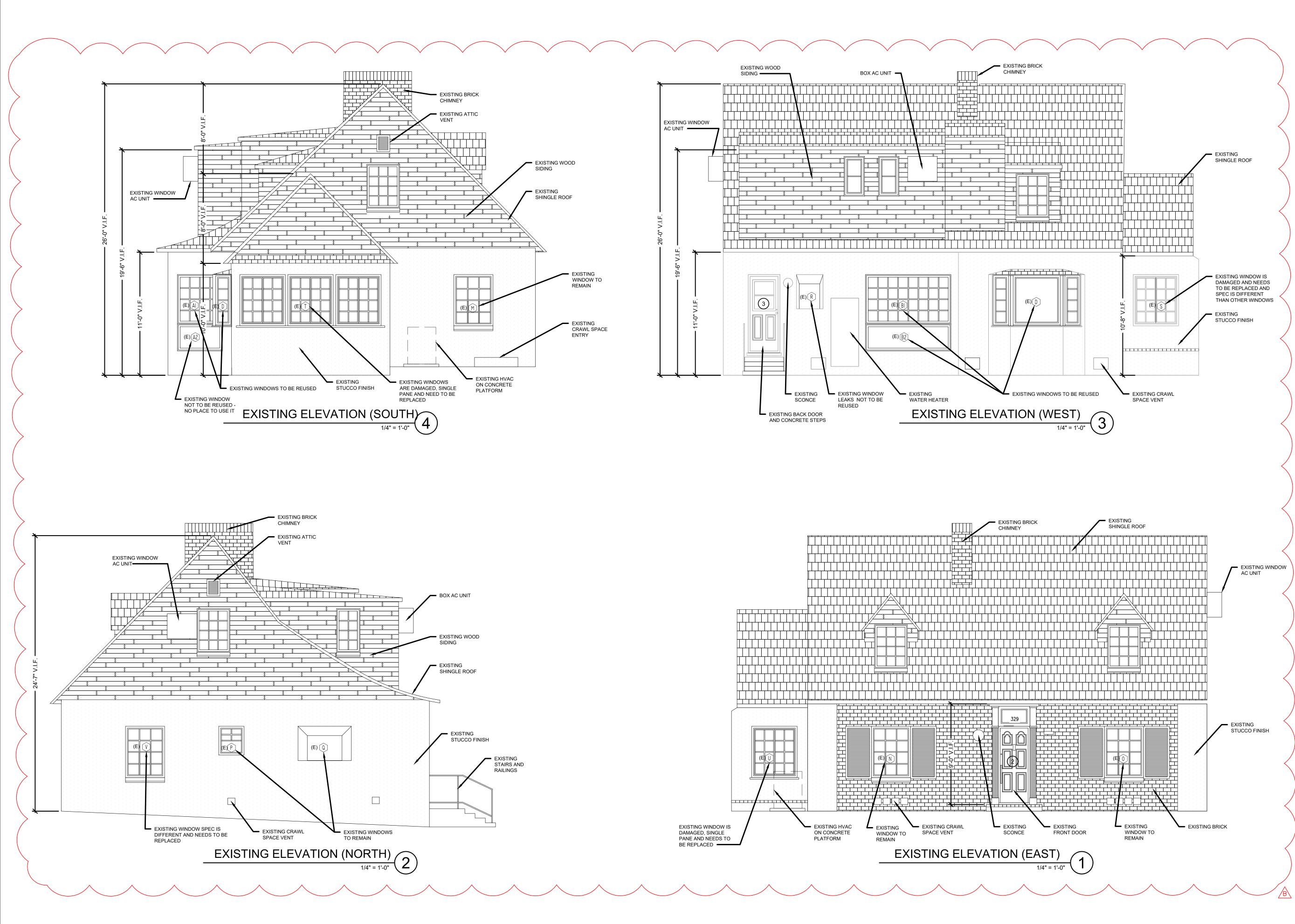


PROPOSED ROOF PLAN

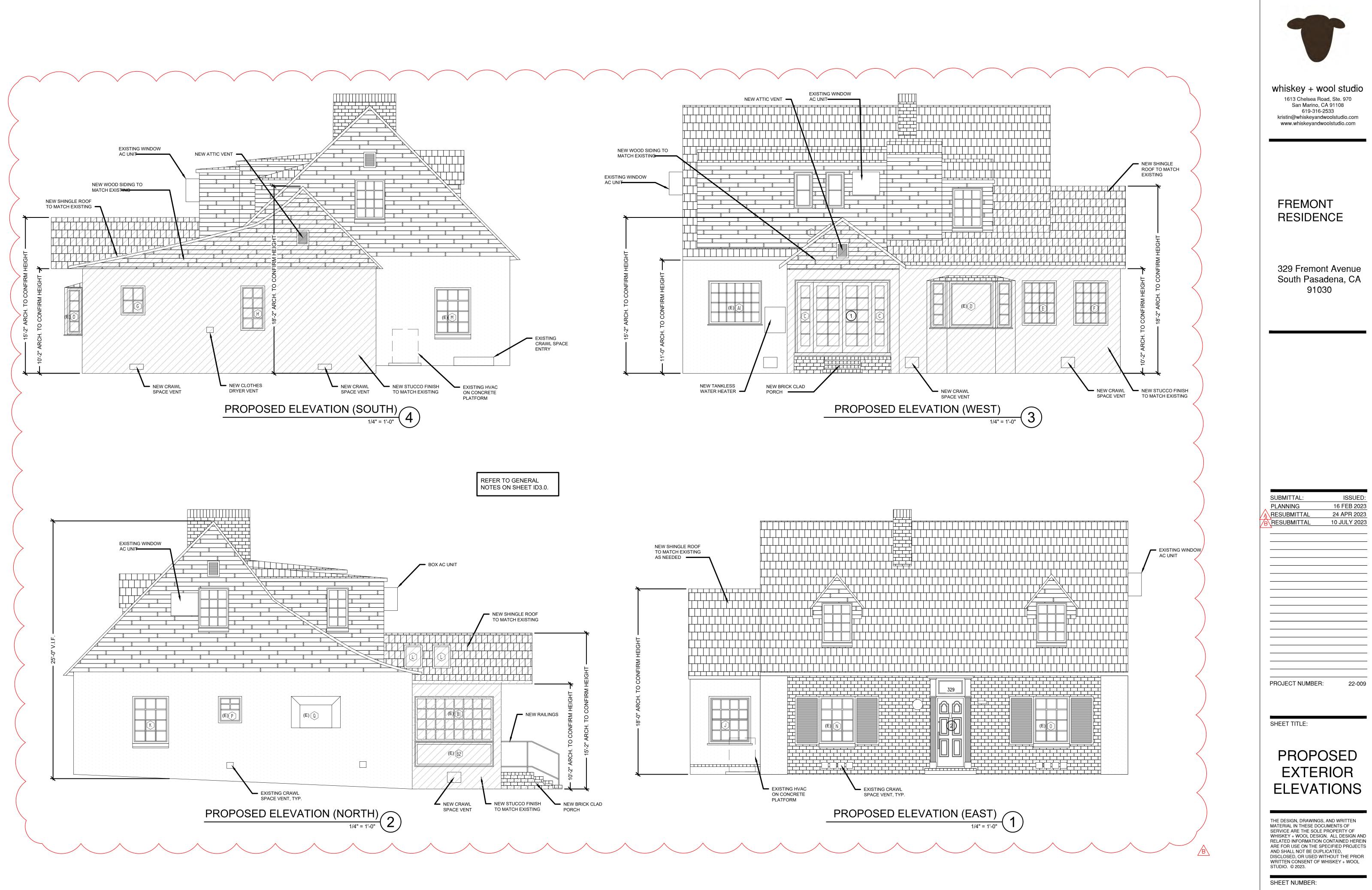




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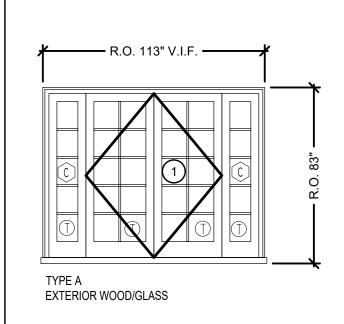
PLOT REF. DATE:

ISSUED:

22-009

DOOR SCHEDULE

(1)				DOOF	2				
DOOR			SIZE						
MARK	ROOM	WD	HGT	ТНК	HDW GROUP	TYPE	MATL	FRAME	SAFETY GLASS
1	REAR ENTRY (PAIR)	V.I.F.	82-5/16"	STD.	1	А	WOOD	WOOD	YES
2	EXISTING FRONT DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	WOOD	WOOD	_
3	EXISTING BACK DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	WOOD	WOOD	_



HARDWARE GROUP NOTES 1. LOCKING HARDWARE W/ DEAD BOLT AND 3 HINGES

WINI	DOW	SCH	IED	ULE				
$\langle A \rangle$								
WINDOW	SIZE		GLAZING		FRAME		REMARKS	
MARK	WD	HGT	ТНК	TYPE	TYPE	MATL		
A1	V.I.F.	V.I.F.	V.I.F.	EXIST.	EXIST.	EXIST.	EXISTING TO BE REUSED	
A2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO BE DEMO'D #	
B1 & B2	V.I.F.	V.I.F.	V.I.F.	EXIST.	EXIST.	EXIST.	EXISTING TO BE REUSED	
С	V.I.F.	82-5/16"	1"	TEMP.	WHITE	MANF.	ROGUE VALLEY DOORS	
D	V.I.F.	V.I.F.	V.I.F.	EXIST.	EXIST.	EXIST.	EXISTING TO BE REUSED	
E	36"	48"	1"	EGRESS	WHITE	FIBREX	ANDERSON 100 SERIES, S	
F	24"	48"	1"	TEMP/PRIV	WHITE	FIBREX	ANDERSON 100 SERIES, S	
G	24"	30"	1"	TEMP/PRIV	WHITE	FIBREX	ANDERSON 100 SERIES, S	
Н	24"	48"	1"	STD.	WHITE	FIBREX	ANDERSON 100 SERIES, S	
J	V.I.F.	48"	1"	STD.	WHITE	FIBREX	ANDERSON 100 SERIES, S	
К	42"	54"	1"	STD.	WHITE	FIBREX	ANDERSON 100 SERIES, S	
L	21"	27"	_	FIXED	PC	METAL	VELUX SKYLIGHT – WHITE EXTERIOR FRAME	
М	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO REMAIN, PRO	
Ν	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO REMAIN, PRO	
0	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO REMAIN, PRO	
Р	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO REMAIN, PRO	
Q	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO REMAIN, PRO	
R	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO BE DEMO'D	
S	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO BE DEMO'D	
Т	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO BE DEMO'D A	
U	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO BE DEMO'D A	
V	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO BE DEMO'D A	

