



Community Development
Department

Memo

DATE: July 18, 2024

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 4. Project No. 2578-COA located at 1635 Lyndon Street
(APN: 5320-003-013)

1. Staff is recommending the CHC continuing this item to a future CHC meeting date to be determined. A separate public hearing notice will be required for the future meeting.
2. The attached written comments were received by 12:00 p.m. on July 18, 2024.

From: [Yang Yang](#)
To:
Subject: Urgent: Preserve 1635 Lyndon Street (Project No. 2578-COA)
Date: Tuesday, July 16, 2024 10:27:42 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to the community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

- This property is a key contributor to the potential Marengo School Craftsman District

- Its loss would jeopardize the district's historic eligibility,
 - affecting ALL area homes

- Demolition would set a dangerous precedent for future historic
 - home losses

- Better alternatives exist for meeting housing needs without
 - erasing our history

This matter is important to me as it concerns the preservation of the neighborhood's historical and cultural heritage. The potential demolition of the historic 1923 Craftsman at 1635 Lyndon Street threatens the unique character and architectural charm of this community.

I cannot attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance the housing needs with preserving the unique heritage. This decision will have lasting impacts on the neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely

Yang Yang

From: [Audrey Norton](#)
To:
Subject: Urgent: Preserve 1635 Lyndon Street (Project No. 2578-COA)
Date: Tuesday, July 16, 2024 3:24:12 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

This property is a key contributor to the potential Marengo School Craftsman District

Its loss would jeopardize our district's historic eligibility, affecting ALL area homes

Demolition would set a dangerous precedent for future historic home losses

Better alternatives exist for meeting housing needs without erasing our history

I know this house and it definitely adds to charm of the neighborhood.

I can not attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Audrey Norton

From: [JL](#)
To:
Subject: Protecting 1635 Lyndon
Date: Wednesday, July 17, 2024 7:46:58 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

The Craftsman house on 1635 Lyndon Street shouldn't be in consideration for demolition. I've restored homes in the area and see most of its original features present. How can this even be a debate? Please conduct a proper CEQA review.

Small homes are rare and deserve to be saved. Walking by last night I saw it has its original windows too. If you need me to quickly redo the front, to make it period correct, it will be done in a week. This will be an embarrassment for the SPCHC if this home is allowed to be demolished. Protecting a home with this amount of character is exactly why the commission was formed.

I understand the city wants more housing. This home is not the way to go. This home is what makes South Pasadena the quaint town so many people aspire to live in.

Please protect this home. It survived 100 years. It needs your protection.

Thanks,
Jeff Leon

From: [Julie Wong](#)
To:
Subject: Urgent: Preserve 1635 Lyndon Street (Project No. 2578-COA)
Date: Monday, July 15, 2024 10:04:13 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

- This property is a key contributor to the potential Marengo School Craftsman District
- Its loss would jeopardize our district's historic eligibility, affecting ALL area homes
- Demolition would set a dangerous precedent for future historic home losses
- Better alternatives exist for meeting housing needs without erasing our history

I cannot attend] the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Julie Wong

From: [kent & kristi](#)
To:
Subject: 1635 Lyndon St (comments for 7/18/24 meeting)
Date: Tuesday, July 16, 2024 10:10:02 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Kristina Kawakami. I would like to make a comment to the South Pasadena Cultural Heritage Commission regarding the possible demolition of the home located at 1635 Lyndon Street.

I live on Lyndon Street, three houses from the home at 1635 Lyndon Street. We enjoy having many Craftsman style single family homes on our street and it would be a mistake to allow this home to be demolished for the purpose of adding a 4 unit building, which would clearly be a departure from the character of the older homes on this street. Why not preserve a part of this home and allow for an extensive remodel such as the recently renovated home at 1716 Lyndon Street? This home was tastefully updated and upgraded and is a wonderful addition to our street. In our beautiful city known for Craftsman homes, it would be sad to lose even one of them.

Respectfully,

Kristina Kawakami

From: [Nora DeVita](#)
To:
Subject: Re 1635 Lyndon— Cultural Heritage Commission
Date: Tuesday, July 16, 2024 2:16:18 PM

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Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

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- Demolition would set a dangerous precedent for future historic home losses
- Better alternatives exist for meeting housing needs without erasing our heritage.

I cannot attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Nora DeVita

Local Resident

From: [Jennifer Parker-Stanton](#)
To:
Subject: Urgent: Preserve 1635 Lyndon Street (Project No. 2578-COA)
Date: Tuesday, July 16, 2024 2:32:29 PM

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Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

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Demolition would set a dangerous precedent for future historic home losses

Better alternatives exist for meeting housing needs without erasing our history

As a Realtor with over 18 years experience and a South Pasadena resident, I am keenly aware of the value of our town and the property here. Destroying the character and charm of the community and filling it with apartment buildings does nothing to maintain the value and intrinsic charm of this town.

I plan to attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Jennifer Parker-Stanton

Jennifer Parker-Stanton
REALTOR © | SRES
[JPS.L Group](#)

m 323-351-3278

e jpstanton@compass.com

DRE 01728184



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From: [Priyanka Wolan](#)
To:
Subject: Demolition of Lyndon Street
Date: Tuesday, July 16, 2024 10:51:17 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

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- Better alternatives exist for meeting housing needs without erasing our history

I cannot attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Priyanka Wolan

From: [Andrew Picken](#)
To:
Subject: 1635 Lyndon St
Date: Tuesday, July 16, 2024 11:19:08 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

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Better alternatives exist for meeting housing needs without erasing our history

I have lived in South Pasadena for nearly 18 years. The historic charm and character of the area were two of the main factors that drew us to this neighborhood. I believe it is misguided and short sighted to allow the demolition of this historic home, an action that cannot be undone and will forever affect the character of the neighborhood and the value of the homes around it. If a trend to demolish these historic homes continues, soon there will be none left, and South Pasadena will lose its uniqueness and cease to attract residents interested in preserving this beautiful aspect of our California heritage.

I plan to attend the meeting on July 18, and strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Andrew Picken,

Sent from my iPhone

From: Sandra Thomas
Sent: Thursday, July 18, 2024 8:54 AM
To: PlanningComments
Subject: 1635 Lyndon demolition

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Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

- This property is a key contributor to the potential Marengo School Craftsman District
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- Better alternatives exist for meeting housing needs without erasing our history

As residents of the potential Marengo School Craftsman District and owners of a 1902 Craftsman home, we would like to preserve the integrity of this beautiful historic area. While understanding that more housing is needed, it is possible that this property could enlarge an ADU or renovate without destroying the original Craftsman architecture.

I cannot attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Sandra and Jay Thomas

1624 Bank St., South Pasadena

From: AV Pumphrey
Sent: Thursday, July 18, 2024 8:31 AM
To: PlanningComments

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

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- Better alternatives exist for meeting housing needs without erasing our history

I plan to attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Anavictoria Pumphrey, 1636 Lyndon st South Pasadena

From: Kate Wilson
Sent: Thursday, July 18, 2024 11:54 AM
To: PlanningComments
Subject: 1635 Lyndon St

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Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

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- Better alternatives exist for meeting housing needs without erasing our history

I can't attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Kate Wilson, 1716 Bank St South Pasadena

From: Chantal Donnelly
Sent: Thursday, July 18, 2024 9:14 AM
To: PlanningComments
Subject: 1635 Lyndon Street

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Dear Cultural Heritage Commission,

I urge you to deny the application for demolition of 1635 Lyndon Street at the upcoming July 18 meeting. This 1923 Craftsman home is crucial to our community's heritage and the integrity of the potential Marengo School Craftsman District.

My main concerns are:

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- Demolition would set a dangerous precedent for future historic home losses
- Better alternatives exist for meeting housing needs without erasing our history

I cannot attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Chantal Donnelly. (1935 Edgewood Dr., South Pasadena, CA 91030)

From: Ed Donnelly
Sent: Thursday, July 18, 2024 8:45 AM
To: PlanningComments
Subject: Agenda Item 4

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners,

I understand that there is a proposed demolition of the property at 1635 Lyndon Street. By nature of it's age, over a century old, it has instrinsic value.

I would support renovating the property and adding an ADU but wholesale demolition seems inappropriate given the age of the building and the nature of the neighborhood.

Thank you for considering alternatives,

Ed Donnelly
1935 Edgewood Dr
South Pasadena, CA 91030

From: Simon Reynolds
Sent: Thursday, July 18, 2024 11:03 AM
To: PlanningComments
Subject: Demolition of 1635 Lyndon Street

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

As a neighboring resident of the street, I would like to express my concerns about the planned demolition of 1635 Lyndon Street.

It is a charming and historic house in the craftsman style, contributing to the appeal of the neighbourhood. Replacing it with a modern style 4-unit building would deplete that.

I am also concerned about the potential disruption, noise, dirt, etc caused by the demolition of the house and the ensuing construction work.

Sincerely

Simon Reynolds
1614 Lyndon Street

From: Angie Jo
Sent: Wednesday, July 17, 2024 6:16 PM
To: PlanningComments
Subject: No demolition So Pasadena home

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The historic designation of little craftsman at 1635 Lyndon street South Pasadena 91030, Marengo School district. Demolition would set a dangerous precedent for future historic home losses South Pasadena.

--
Angie Jo

From: Jane Brust
Sent: Thursday, July 18, 2024 10:17 AM
To: PlanningComments
Subject: Opposition to Lyndon Street Demolition

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 1735 Mission Street in South Pasadena. I am opposed to the demolition a house on Lyndon Street to make way for apartment units.

Jane Brust
Sent from my iPhone

From: Sachiko Cozens
Sent: Thursday, July 18, 2024 10:58 AM
To: PlanningComments
Subject: Preserve 1635 Lyndon Street

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cultural Heritage Commission,

I am writing to urge you to deny the application for the demolition of 1635 Lyndon Street at the upcoming meeting on July 18. This 1923 Craftsman home is a vital part of our community's heritage and the integrity of the potential Marengo School Craftsman District.

I have been happily renting this charming Craftsman home for two and a half years. Our next-door property features a beautifully preserved oak tree that extends into our backyard, and its roots undoubtedly lie beneath our yard as well. Protecting this tree is also a significant concern.

My primary concerns about the demolition include:

Contribution to the District: 1635 Lyndon Street is a key contributor to the potential Marengo School Craftsman District.

Historic Eligibility: Its loss would jeopardize the district's historic eligibility, affecting all homes in the area.

Precedent for Future Demolitions: Demolition would set a dangerous precedent for future historic home losses.

Alternative Solutions: Better alternatives exist for meeting housing needs without erasing our history.

I will be attending the meeting today and strongly support preserving this home. Please deny the demolition application and consider alternatives that balance our housing needs with the preservation of our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration.

Sincerely,
Sachiko Cozens
1635 Lyndon Street
South Pasadena, CA

From: Heath Cozens
Sent: Thursday, July 18, 2024
To: PlanningComments
Subject: Re: 1635 Lyndon (resending)

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept this email as my submission instead of the previous draft. Thank you!

Dear Members of the Board and the Cultural Heritage Commission,

I am writing as a renting resident of the property at 1635 Lyndon to express my strong objections to its proposed development. While my personal feelings on the matter are profound, I believe it is more crucial to focus on the broader implications of this potential decision.

This property significantly contributes to the historical designation of our zone. Removing it would set a dangerous precedent and could initiate a slippery slope that poses a threat to all residents of South Pasadena.

The problem at hand is not the property itself but the neglect it has suffered over the past 40 or 50 years. This neglect stems from transient landlords who view it primarily as an investment opportunity rather than a piece of our living history. While there is nothing inherently wrong with making a profit, there has been a conspicuous lack of the necessary investment of time and care required to restore this property to its former glory.

Rather than opting for redevelopment or demolition, the true solution lies in properly and beautifully restoring this modest home. By doing so, we can preserve it as a vibrant, living reminder of the youthful energy and historical significance of our emerging city. Demolition is not the answer; restoration is.

Restoring the façade and surroundings of this property, making it a beautiful landmark, will not only honor our past but also enhance the character and charm of our community.

Thank you for considering my perspective on this matter.

Sincerely,
Heath Cozens
1635 Lyndon St

From: Tom Stone
Sent: Wednesday, July 17, 2024 4:29 PM
To: PlanningComments
Cc:
Subject: Ten Great Reasons Not to Demolish 1635 Lyndon Street

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

South Pasadena Cultural Heritage Commission;

We are writing in opposition to the proposed demolition of the existing home located at 1635 Lyndon Street, South Pasadena, CA 91030.

As residents, home owners, and business owners in the City of South Pasadena for more than 25 years, we oppose the proposed demolition for the following ten reasons:

1. The existing home is a 1923 Craftsman which is in very good condition and is not a blight, danger, or nuisance to the neighborhood (For clarity, the area that we are calling the "neighborhood" are the homes on Lyndon Avenue between Fair Oaks and Marengo and the homes on Marengo Avenue from Monterey Ave to Bank Street).
2. The existing home complements the neighborhood aesthetic of similarly styled and aged Craftsman homes extremely well.
3. The existing single family home is consistent with the vast majority of neighboring single family homes.
4. Demolishing the existing structure will force a renting family out of their rental home.
5. Development of a 4-unit structure is not consistent with the neighborhood as the vast majority of existing structures are single family homes.
6. The proposed South Pasadena Housing Element 2021-2029 does not propose increased density in or among neighborhoods of existing single family homes. Instead, proposed growth is limited to specific corridors and areas which do not include the Lyndon Ave/Marengo Ave neighborhood. Existing planning decisions should be made in concert and in compliance to the City's long term housing growth plan even if that plan is not fully approved at this time.
7. The demolition and subsequent lengthy construction will create a long-term public nuisance by interfering with existing traffic flow to/from Marengo Elementary School and the South Pasadena Middle School, thereby forcing even more traffic onto Marengo Avenue and thereby putting school children at increased risk.
8. It is impossible to design a 4-unit complex that will seamlessly integrate with the existing single family homes in the neighborhood.
9. Yes, there are existing multi-family structures on the 1200-1300 block of Lyndon Avenue and they serve as clear examples of what should NOT be built in this neighborhood.
10. While the argument can be made that the existing multi-family structures on the 1200-1300 block of Lyndon Avenue create a "buffer" of higher density housing between the single family homes and the businesses on Fair Oaks Avenue,

there is no reason to add any additional buffer of high density housing if it requires the removal of a perfectly good existing single family structure.

Thus. we ask that the proposed demolition of the existing home at 1635 Lyndon Street be denied.

Best regards,

Tom & Susan Stone
1228 Marengo Avenue
South Pasadena, CA 91030

From: Victoria G
Sent: Thursday, July 18, 2024 10:22 AM
To: PlanningComments
Subject: Urgent: Preserve 1635 Lyndon Street (Project No. 2578-COA)

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Dear Cultural Heritage Commission,

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My main concerns are:

-
-
- This property is a key contributor to the potential Marengo School Craftsman District
-
-
- Its loss would jeopardize our district's historic eligibility, affecting ALL area homes
-
-
- Demolition would set a dangerous precedent for future historic home losses
-
-
-
- Better alternatives exist for meeting housing needs without erasing our history
-

I cannot attend the meeting on July 18, but strongly support preserving this home.

Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Victoria Gokun

1608 1/2 Lyndon St.

South Pasadena, CA 91030

From: Matt Hill
Sent: Wednesday, July 17, 2024 8:43 AM
To: PlanningComments
Subject: Urgent: Preserve 1635 Lyndon Street (Project No. 2578-COA)

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Thank you for your consideration of this urgent matter.

Sincerely,

Matt , 1608 1/2 Lyndon St.

From: Brad Hopkins
Sent: Thursday, July 18, 2024 8:44 AM
To: PlanningComments
Subject: Urgent: Preserve 1635 Lyndon Street (Project No. 2578-COA)

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Please deny the demolition application and consider alternatives that balance our housing needs with preserving our unique heritage. This decision will have lasting impacts on our neighborhood's character.

Thank you for your consideration of this urgent matter.

Sincerely,

Brad Hopkins , 1636 Lyndon st south pas

Sent from my iPad



Community Development
Department

Memo

DATE: July 18, 2024

TO: Cultural Heritage Commission (CHC)

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

PREPARED BY: Tatianna Marin, Acting Assistant Planner

RE: Item 6. Project No. COA24-0004 located at 425 Prospect Circle
(APN: 5317-034-010)

Staff received updated Fire Department Conditions of Approval (attached), replacing the previous Conditions of Approval provided. The new Conditions of Approval to be replaced with FD1-FD28.

SOUTH PASADENA FIRE DEPARTMENT

CONDITIONS OF APPROVAL 425 Prospect Cir. South Pasadena

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code; NFPA standards, Title 19 applicable NFPA related fire standards.
- FD2. Fire Sprinklers are required. Submit plans to the City for approval.
- FD3. The applicant shall provide a water flow test at the time of construction submittal to the City for fire review along with sprinkler plans.
- FD4. Automatic Sprinkler systems shall comply with this section.
- FD5. 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.
- FD6. 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.
- FD7. (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.
- FD8. (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.
- FD9. (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.
- FD10. 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.
- FD11. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
- 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;
 - 2) Any addition to an existing building which has fire sprinklers installed;
 - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
 - 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;

- 5) An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the 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.

- FD12. 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.
- FD13. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD14. 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).
- FD15. 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.
- FD16. 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).
- FD17. 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 (CBC 420.4.1).
- FD18. 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 (CBC 420.4.1.1).
- FD19. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).
- FD20. Exception. Interconnection is not required in existing dwelling units or within sleeping units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed.

- FD21. Alarm Requirements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 "Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment" and the manufacturer's installation instructions. Other carbon monoxide alarm and detection devices are recognized in NFPA 720 are also acceptable.
- 1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
 - 2) On every level of a dwelling unit including basements.
- FD22. Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).
- FD23. (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.
- FD24. Buildings or parts of buildings classified as Group U occupancies because of the use of character of the occupancy shall not exceed 1,000 square feet in area or one story in height except as provided in Section 406.1.2. Any building or portion thereof that exceeds the limitations specified in this section shall be classified in the occupancy group other than Group U that it most nearly resembles.
- FD25. 406.1.4 Separation. Separations shall comply with the following:
- 1) The private garage shall be separated from the dwelling unit and its attic area by means of a minimum ½ inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8 inch (15.9mm) Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.
 - 2) Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019 inch (0.48 mm) sheet steel and shall have no openings into the garage.
 - 3) A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.
- FD26. 406.1.5 Automatic garage door openers. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. See Health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers.

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

follows:

- 1) At each stairway on all floor levels where combustibles materials have accumulated.
- 2) In every storage and construction shed.
- 3) Where special hazards exist included but not limited an storage and use of combustible and flammable liquids.

FD27. A set of plans must remain on the job site at all times. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7302.

FD28. 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.



Community Development
Department

Memo

DATE: July 18, 2024

TO: Cultural Heritage Commission (CHC)

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

PREPARED BY: Robert (Dean) Flores, Senior Planner

RE: Item 7. Project No. COA24-0007 located at 846 Garfield Avenue
(APN: 5324-024-032)

Staff received updated Fire Department Conditions of Approval (attached), replacing the previous Conditions of Approval provided. The new Conditions of Approval to be replaced with FD1-FD8.

CONDITIONS OF APPROVAL
Certificate of Appropriateness
Project No. COA24-0007
846 Garfield Avenue (APN: 5324-024-032)

DEVELOPMENT REQUIREMENTS

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

PLANNING DIVISION:

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

BUILDING DIVISION

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. 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 charter-defining features are threatened.
- B5. The provisions of California Energy Code shall not apply to qualified historical buildings. Lighting in qualified historic buildings shall comply with the applicable requirements in section 140.6(a)3Q.
- B6. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B7. Park Impact Fee to be paid at the time of permit issuance.
- B8. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B9. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B10. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.
- B11. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link
<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
- B12. Foundation inspection will not be made until setback of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B13. Project shall comply with the CalGreen Residential mandatory requirements.
- B14. 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 indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B15. Separate permit is required for Fire Sprinklers.

FIRE DEPARTMENT:

- FD 1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA standards.
- FD 2. 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). Address numbers shall be maintained.
- FD 3. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD 4. 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:
- A. On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - B. In each room used for sleeping purposes.
- FD 5. Interconnection. Where more than one smoke alarm is required to be install 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.
- FD 6. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).
- FD 7. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
- A. At each stairway on all floor levels where combustibles materials have accumulated.
 - B. In every storage and construction shed.
 - C. Where special hazards exist included but not limited to, storage and use of combustible and flammable liquids.
- FD 8. 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.

PUBLIC WORKS DEPARTMENT

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.

- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review. The applicant shall identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed. A Title Report, with effective date within the last 60 days, may be required to verify presence of easements. The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department.
- PW3. Garfield Avenue shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.
- PW4. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW5. The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer 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).
- 1) The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 112-2. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).
 - 2) 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.
- PW6. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW7. Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW8. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing

trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.

PW9. The applicant shall include the following information on the plans:

- 1) 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.
- 2) The location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).
- 3) Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.

PW10. The applicant shall add the following notes on the plans:

- 1) The applicant shall bring the existing parkway on Garfield Avenue up to current standards per SPMC Section 31.48.
- 2) The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
- 3) 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. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and resident at least 48 hours in advance of the street closure.
- 4) No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- 5) Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
- 6) 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.
- 7) The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.



Community Development
Department

Memo

DATE: July 18, 2024

TO: Cultural Heritage Commission (CHC)

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

PREPARED BY: Tatianna Marin, Acting Assistant Planner

RE: Additional Document, Item No. 8, COA24-0006 located at 1705
Fletcher Ave (APN: 5320-030-023)

The attached written comment was received by 12:00pm on July 18, 2024.

From: Andrew Nickel
To:
Subject: COA24-0006 1705 Fletcher Ave
Date: Tuesday, July 9, 2024 9:14:03 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Planning,

I am a neighbor of the Yoon family at 1705 Fletcher Ave. I saw the notice of the public hearing at the cultural heritage commission and am writing in support of this project. Peter briefly showed me his plans and they are very similar to plans that my wife, Sarah Reisman, and I completed in 2019. I live at 1619 Fletcher Ave with my wife, son (12), and daughter (10). When we moved into our house ten years ago, we were drawn by the friendly neighborhood and the character of the craftsman house, even though as it was configured then, wasn't capable of meeting the needs of our growing family.

We built out the 2nd floor of our house in the back, adding a bedroom for our daughter and a master bathroom. And in doing so, we converted the house where we lived into the home where we want to raise our family and plan to stay for a long time. Our architect for the project was Conrado Lopez, who understands the style of house and the neighborhood exceptionally well, and helped us in our decision-making processes.

Allowing families like the Yoons to enhance their houses into homes that work for their families will help ensure that there are children in the neighborhood and owners with long-term commitments to the community. Exactly the type of community we moved to Fletcher Avenue for.

Kind regards,
Andrew Nickel