

# CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

# <u>AGENDA</u> REGULAR MEETING THURSDAY, JULY 18, 2024 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: <u>https://us02web.zoom.us/j/82268359053</u>

CALL TO ORDER:	Chair	Conrado Lopez
ROLL CALL:	Chair Vice-Chair Commissioner Commissioner Commissioner	Conrado Lopez Kristin Morrish William Cross Jeremy Ding Scott Severson
COUNCIL LIAISON:	Mayor Pro Tem	Jack Donovan

#### 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 <u>PlanningComments@southpasadenaca.gov</u>.

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. <u>Public Comment – General (Non-Agenda Items)</u>

# CONSENT CALENDAR ITEMS

#### 2. Minutes from the Regular Meeting of April 18, 2024

#### 3. Minutes from the Regular Meeting of May 16, 2024

# PUBLIC HEARING

4. <u>1635 Lyndon Street, Project No. 2578-COA</u> – A request for a Certificate of Appropriateness (COA) to demolish an existing single-family dwelling located at 1635 Lyndon Street (APN: 5320-003-013). In accordance with the California Environmental Quality Act (CEQA), the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of the CEQA Guidelines). The project qualifies for a Categorial Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

#### Recommendation:

Finding the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of CEQA Guidelines) and finding the project exempt under CEQA Guidelines Section 15303, Class 3 for new construction or conversion of small structures. Approve the Certificate of Appropriateness, subject to the conditions of approval.

5. <u>156 Peterson Avenue, Project No. 2568-NID/HDP/DRX</u> – A request for a Notice of Intent to Demolish (NID) an existing two-story single-family dwelling at 156 Peterson Avenue (APN: 5308-031-056). Projects that include the demolition of buildings that are over 45 years of age, are required to be evaluated to determine if the property is eligible for historic designation. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorial Exemption under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 – New Construction or Conversion of Small Structures.

### **Recommendation:**

Finding the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15303. Making a determination that the structure at 156 Peterson Avenue does not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

 <u>425 Prospect Circle, Project No. COA24-0004</u> – A request for a Certificate of Appropriateness (COA) for a 554 square-foot first floor addition and a 234 square-foot second story addition to an existing two-story single-family dwelling at 425 Prospect Circle (APN: 5317-034-010). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

#### Recommendation:

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

7. <u>846 Garfield Avenue, Project No. COA24-0007</u> – A request for a Certificate of Appropriateness (COA) for a 514 square-foot single-story addition and attached 110 square-foot pergola to a single-family dwelling at 846 Garfield Avenue (APN: 5324-024-032). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

#### Recommendation:

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

 <u>1705 Fletcher Avenue, Project No. COA24-0006</u> – A request for a Certificate of Appropriateness (COA) for a 63 square-foot first floor addition and a 277 square-foot second story addition to the rear of an existing two-story single-family dwelling at 1705 Fletcher Avenue (APN: 5320-030-023). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

#### **Recommendation:**

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

### ADMINISTRATION

- 9. Comments from City Council Liaison
- **10.** Comments from Commissioners
- **11.Comments from Subcommittees**
- 12. Comments from Staff

# ADJOURNMENT

13. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for August 15, 2024 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

7/11/2024 Date

Matt Chang, Planning Manager



# CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

# <u>MINUTES</u> THURSDAY, APRIL 18, 2024, AT 6:30 P.M.

# CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Lopez on Thursday, April 18, 2024, at 6:30 p.m. The meeting was conducted in person from the Council Chambers located at 1424 Mission Street, South Pasadena, California.

# ROLL CALL

### PRESENT

Chair Vice-Chair Commissioner Commissioner Commissioner Conrado Lopez Kristin Morrish William Cross Jeremy Ding Scott Severson

# **CITY STAFF PRESENT:**

Matt Chang, Planning Manager; Braulio Madrid, Associate Planner; Sandra Robles, Associate Planner; Tatianna Marin, Planning Technician.

### APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

There were no changes requested and the Agenda was approved as submitted.

# DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

None.

# PUBLIC COMMENT

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

None.

# CONSENT CALENDAR ITEMS

### 2. Minutes from the Regular Meeting of March 21, 2024

#### **Commission Motion and Action:**

MOVED BY VICE-CHAIR MORRISH AND SECONDED BY COMMISSIONER DING to approve the minutes as submitted.

AYES: Lopez, Morrish, Cross, Ding, Severson NOES: ABSENT: ABSTAINED:

Motion Carried: 5-0

# DISCUSSION

#### 3. 203 Oaklawn Avenue – Mills Act Request

#### **Recommendation**

Form a subcommittee to review the Mills Act Request.

#### Presentation

Associate Planner Madrid introduced the project.

#### **Commission Motion and Action:**

MOVED BY VICE-CHAIR MORRISH AND SECONDED BY CHAIR LOPEZ, to form a subcommittee consisting of Commissioner Cross and Commissioner Severson to review the Mills Act Request.

AYES:Lopez, Morrish, Cross, Ding, SeversonNOES:ABSENT:ABSTAINED:Image: Comparison of the second se

Motion Carried: 5-0

### 4. 227 Oaklawn Avenue - Mills Act Request

#### **Recommendation**

Form a subcommittee to review the Mills Act Request.

#### **Presentation**

Associate Planner Robles introduced the project.

#### **Commission Motion and Action:**

The Commission suggested creating a subcommittee consisting of Commissioner Cross and Commissioner Ding to review the Mills Act Request.

AYES:Lopez, Morrish, Cross, Ding, SeversonNOES:ABSENT:ABSTAINED:Image: Comparison of the second se

Motion Carried: 5-0

# ADMINISTRATION

5. Comments from City Council Liaison

None.

### 6. Comments from Commissioners

The Commissioners welcomed Commissioner Severson to the CHC.

### 7. Comments from Subcommittees

None.

### 8. Comments from Staff

Planning Manager Chang encouraged the Commission to participate in the City Council's Commission and Board Survey, due Monday, April 22. He also encouraged the Commissioners to let staff know if they would not be able to attend upcoming meetings in the summer so the staff could plan accordingly. Finally, in a staff update, Planning Manager Chang thanked Associate Planner Robles for her service, as this was her last Cultural Heritage Commission meeting.

# ADJOURNMENT

# 9. Adjourn to the regular Cultural Heritage Commission meeting scheduled for May 16, 2024, at 6:30 p.m.

There being no further matters, Chair Lopez adjourned the Cultural Heritage Commission meeting at 6:45 p.m.

APPROVED	),
Conrado Lopez, Chair Cultural Heritage Commission	Date



# CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

# <u>MINUTES</u> THURSDAY, MAY 16, 2024, AT 6:30 P.M.

# CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Lopez on Thursday, May 16, 2024, at 6:30 p.m. The meeting was conducted in person from the Council Chambers located at 1424 Mission Street, South Pasadena, California.

# ROLL CALL

<u>PRESENT</u>	Chair Vice-Chair Commissioner Commissioner Commissioner	Conrado Lopez Kristin Morrish William Cross Jeremy Ding Scott Severson
COUNCIL LIAISON	Mayor Pro Tem	Jack Donovan

### CITY STAFF PRESENT:

Matt Chang, Planning Manager; Dean Flores, Senior Planner; Mary Haddad, Management Analyst; Tatianna Marin, Acting Assistant Planner; Lillian Estrada, Administrative Secretary.

### APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

There were no changes requested and the Agenda was approved as submitted.

# DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

None.

### PUBLIC COMMENT

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

None.

# PRESENTATION

#### 2. <u>Commission Analysis Revisit – City Manager's Office</u> Management Analyst Haddad presented the staff report.

Commissioner Ding asked if the CHC was going to be combined with another commission. He added that Public Works Commissions might benefit from consolidation.

Ms. Haddad stated that staff was still awaiting feedback from commissioners and that no action had been taken as of yet.

Vice-Chair Morrish stated that combining CHC with the other two Community Development Commissions/Boards would make meetings too long. She asked if staff was also going to reach out to the public and local architects with their survey.

# PUBLIC HEARING

3. <u>1635 Lyndon Street, Project No. 2578-COA/DRX</u> A request for Certificate of Appropriateness (COA) to demolish an existing single-family dwelling located at 1635 Lyndon Street (APN: 5320-003-013). In accordance with the California Environmental Quality Act (CEQA), the subject property does not qualify for consideration as a historical resource (Section 15064.5 (a) of the CEQA Guidelines). The project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

#### **Recommendation**

To continue this item to the June 20, 2024 Cultural Heritage Commission meeting date.

#### **Staff Presentation:**

Planning Manager Chang stated that staff was recommending this item be continued.

#### **Questions for Staff:**

None.

# **Commission Motion and Action:**

MOVED BY CHAIR LOPEZ AND SECONDED BY VICE-CHAIR MORRISH, to continue the project to the June 20, 2024 Cultural Heritage Commission meeting date.

AYES:Lopez, Morrish, Cross, Ding, SeversonNOES:ABSENT:ABSTAINED:Image: Comparison of the second se

Motion Carried: 5-0

4. <u>1017 Magnolia Street, Project No. COA24-0003</u> - A request for Certificate of Appropriateness (COA) to construct a 528 square-foot first story addition, a new 269 square-foot second story addition, and a 274 square-foot covered porch to an existing 1,300 square-foot, one-story single-family dwelling at 1017 Magnolia Street (APN: 5315-013-027). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1(Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

### Recommendation:

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

### Staff Presentation:

Senior Planner Flores presented the staff report.

### **Questions for Staff:**

Chair Lopez asked for clarification about the parking.

Senior Planner Flores stated that, state law AB 2097, when project is located within a half mile of a high quality transit stop, they are exempt from providing parking on-site.

### Applicant Presentation:

Architect Steve Dahl and Adrian Dahl made a presentation. Mr. Dahl introduced the homeowner, Lisa Miles, as well.

### Questions for Applicant:

Chair Lopez asked about the railing on the back porch stating he did not see any notes specifically about it.

Mr. Adrian Dahl stated it would be a wood railing.

Mr. Steve Dahl added details of the size of railing.

#### Public Comment:

None.

#### Commissioner Discussion:

Vice-Chair Morrish stated it was a well-designed project and she was ready to make a motion to approve.

Chair Lopez thanked the applicant for the thoughtful presentation.

#### **Commission Motion and Action:**

MOVED BY VICE-CHAIR MORRISH, SECONDED BY CHAIR LOPEZ, to approve the project as submitted. Mandatory findings and project specific findings can be made.

AYES:Lopez, Morrish, Cross, Ding, SeversonNOES:ABSENT:ABSTAINED:Image: Comparison of the second se

Motion Carried: 5-0

 <u>1617 Spruce Street, Project No. COA24-0005</u> – A request for a Certificate of Appropriateness (COA) for a 469 square-foot second-story addition to the rear of an existing two-story single-family dwelling at 1617 Spruce Street (APN: 5320-009-019). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

#### **Recommendation:**

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

#### **Staff Presentation:**

Acting Assistant Planner Marin presented the staff report.

#### **Questions for Staff:**

None.

#### Applicant's Presentation:

None.

#### **Questions for Applicant:**

Vice-Chair Morrish asked architect Jim Fenske if there was an attempt to differentiate the addition from the original structure.

Mr. Fenske stated that the stucco is different—one is sponge finish and one is steel trowel. He added that the tile would be a different color.

#### Public Comments

None.

#### Commissioner Discussion

Chair Lopez stated two stuccos are tricky in general but because of the location of the addition in the back of the house, he is fine with the use of two different stuccos.

Commissioner Severson stated he understood the attempt at differentiation but added there are some simple things that could be done to break up the massing on the back elevation to break it up.

Chair Lopez suggested approving the project with a Chair Review including the conditions that were discussed.

Vice-Chair Morrish asked if Commissioner Severson could do the Chair Review since he had great suggestions.

Commissioner Severson stated he would be happy to assist with the Chair Review.

#### **Commission Motion and Action**

MOVED BY CHAIR LOPEZ, SECONDED BY VICE-CHAIR MORRISH, to approve the project as submitted with an additional condition of a Chair Review to address the massing and differentiation. Mandatory findings and project specific findings can be made.

AYES:Lopez, Morrish, Cross, Ding, SeversonNOES:ABSENT:ABSTAINED:

Motion Carried: 5-0

 <u>1209 Indiana Avenue, Project No. LMR23-0001</u> – A request for a Landmark Historic Designation for a single-family dwelling located at 1209 Indiana Avenue (APN: 5314-010-061). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15308, Class 8 (Actions Taken by Regulatory Agencies for Protection of the Environment).

#### **Recommendation:**

Review and recommend approval of the Landmark Historic Designation to the City Council.

### Staff Presentation:

Senior Planner Flores presented the staff report.

#### **Questions for Staff:**

None.

#### Applicant Presentation:

Applicant was available but did not have a presentation.

#### **Public Comment:**

None.

#### **Commission Discussion:**

Chair Lopez stated that he and Vice-Chair Morrish were on the subcommittee and he supports the designation as a landmark and a brief discussion followed.

#### **Commission Motion and Action:**

MOVED BY VICE-CHAIR MORRISH, SECONDED BY COMMISSIONER DING, to recommend the Landmark Historic Designation to the City Council.

AYES:Lopez, Morrish, Cross, Ding, SeversonNOES:ABSENT:ABSTAINED:Image: Comparison of the second se

Motion Carried: 5-0

### **DISCUSSION ITEMS**

### 7. <u>1209 Indiana Avenue – Mills Act Request</u>

#### **Recommendation**

Form a subcommittee to review the Mills Act request.

### Presentation:

Senior Planner Flores presented the staff report.

Chair Lopez asked volunteers to form a subcommittee.

Commissioner Severson and Commissioner Ding volunteered to be on the subcommittee.

#### Commission Motion and Action:

MOVED BY CHAIR LOPEZ, SECONDED BY VICE-CHAIR MORRISH, to form a subcommittee consisting of Commissioner Severson and Commissioner Ding to review the Mills Act Request.

Lopez, Morrish, Cross, Ding, Severson

AYES: NOES: ABSENT: ABSTAINED:

Motion Carried: 5-0

# 8. 2024 Annual Commission Report

#### Recommendation:

Discuss and approve 2024 Annual Commission Report.

### Staff Presentation:

Planning Manager Chang presented the staff report.

There was a brief discussion amongst commissioners and no comments about the report.

#### ADMINISTRATION

### 9. Comments from City Council Liaison

City Council Liaison, Jack Donovan, reported that, at the prior evening's City Council meeting, there was a large crowd of people advocating to end violence in Gaza and that the City Council listened but did not take action.

### **10.** Comments from Commissioners

None.

### **11.Comments from Subcommittees**

None.

### 12. Comments from Staff

Planning Manager Chang stated that this past Tuesday there was a Planning Commission meeting and the Commission approved alcohol sales at the new Trader Joe's store on Fair Oaks Avenue. He added that the store representative was present at the meeting and stated the store was scheduled to open in September or October of this year. He also reminded the Commissioners to let staff know if they would be absent for any summer meetings.

### ADJOURNMENT

# 13. Adjourn to the regular Cultural Heritage Commission meeting scheduled for June 20, 2024, at 6:30 p.m.

There being no further matters, Chair Lopez adjourned the Cultural Heritage Commission meeting at 7:36 p.m.

APPROVED,	
Conrede Longs Chair	Dete
Conrado Lopez, Chair Cultural Heritage Commission	Date



**DATE:** July 18, 2024

- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- **PREPARED BY**: Braulio M. Madrid, Associate Planner
- SUBJECT: Project No. 2578-COA is request for a Certificate of Appropriateness (COA) to demolish an existing single-family dwelling located at 1635 Lyndon Street (APN: 5320-003-013). In accordance with the California Environmental Quality Act (CEQA), the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of the CEQA Guidelines). The project qualifies for a Categorial Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

# RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

- Find that the subject property does not qualify for consideration as a historical resource (Section 15064.5(a)) of CEQA Guidelines and finding the project exempt under CEQA Guidelines Section 15303, Class 3 for new construction or conversion of small structures; and
- 2. Approve Project No. 2578-COA subject to the conditions of approval.

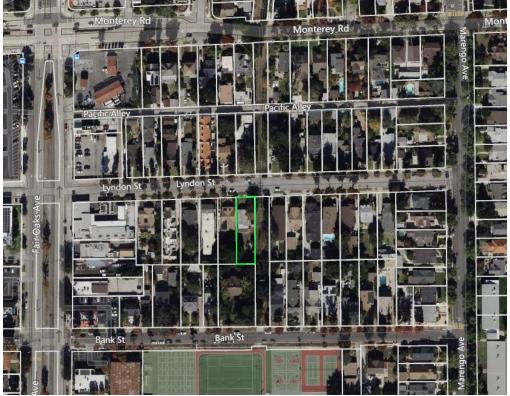
### BACKGROUND

The subject site is a rectangular-shaped lot measuring approximately 8,943-square-foot located within the Residential Medium Density (RM) zoning district located at 1635 Lyndon Street (see **Image 1** on the following page to view the aerial). The RM zoning district applies to areas appropriate for a variety of housing types. Typical residential land uses include single-family bungalow courts, townhomes, duplexed, triplexes, multiplexes, and other attached dwellings. The allowable residential density ranges from 5.1 to 30 dwelling units per acre.

The property is located on the south side of Lyndon Street, between Fair Oaks Avenue and Marengo Avenue and was originally developed in 1923. Building permits for a porch, patio, and bathroom addition are on file (Attachment 1 – Building Permit

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**Record).** The subject property has undergone several renovations (see **Images 2**, **through 8**) to view the property as it appears today).



# Image 1: Aerial of 1635 Lyndon Street (Green Rectangle)

Image 2: From Lyndon Street



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Image 3 and 4: Rear of House



1635 Lyndon Street Project No. 2578-COA

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# Image 5 and 6: Side elevations



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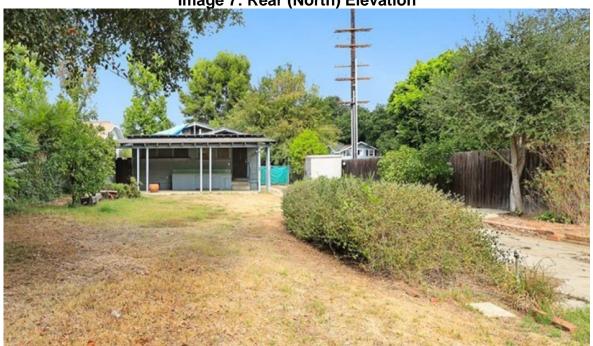


Image 7: Rear (North) Elevation

Image 8: Rear Yard



### **PROJECT DESCRIPTION**

The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of an existing one-story single-family residence located at 1635 Lyndon Street in order to construct a new two residential units project with two attached accessory dwelling units (ADUs) in the RM zone. Projects that include the demolition of buildings over 45 years

are required to be evaluated by a Historic Resource Assessment to determine if the property could potentially meet national, state, or local criteria for historic designation. If the Cultural Heritage Commission determines that the demolition of the single-family residence would not result in an impact of a historic or cultural resource, the project may proceed to the next step in the process. The new project, two residential units with two ADUs, will be reviewed by staff to ensure it complies with the RM development standards and the city's residential design guidelines before presenting it to the Design Review Board (DRB) for review. A separate public hearing notification would be required for the DRB public hearing. Staff has recommended the attached conditions of approval **(Attachment 2 – Conditions of Approval)** requiring the subject dwelling to remain unless the applicant has received building permits for the new development.

### HISTORIC RESOURCE ASSESSMENT REPORT ANALYSIS

The City Council commissioned the first comprehensive historic resources survey in 1991. The purpose of the survey was to develop an inventory of historic resources and to provide a foundation of their recognition in all future planning processes. The Historic Resources Inventory: Inventory of Addresses was adopted by the City Council on November 30, 1994, which included all properties and historic districts eligible for local, state, or federal designation at the time. The survey was updated in 2002. A Citywide Historic Context Statement was adopted in 2014. The subject property was listed in the South Pasadena Inventory of Cultural Resources and is in the potential Marengo School Craftsman District.

Per city records, there are 96 potential contributors and 51 non-contributors and 2 properties not visible from the public right-of-way, out of a possible 149 residences in the district. The Marengo School Craftsman District is a good example of a neighborhood of modestly-sized period revival single-family residences, with a high degree of integrity, in South Pasadena. Its period of significance is from 1903 to 1951, which encompasses the earliest residence to the latest.

The Historic Resource Assessment (HRA) report prepared by City's selected consultant, Chronical Heritage (Attachment 3 – HRA Report), includes research on the property, a survey of the built environment, and an evaluation the subject property for inclusion in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of South Pasadena Landmark designation. Although the single-family home was developed in 1923 with inspired craftsman style architecture, the property does not maintain a high level of preservation or high degree of integrity. Based upon the HRA report, site visit, and intensive record research, the report finds that the subject property does not meet the criteria to be considered a historical resource for the purposes of CEQA. The subject property does not appear to be significant or eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or designation according to local Landmark criterion. The subject property was not found to be associated with an event or pattern of events pertinent to national, State, and local history. The subject property was not found to be associated with an event or pattern of events pertinent to national, State, and local history. The subject property was not found to be associated with a significant person(s) that made an

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impact to the nation, State, and City. The subject property does not adequately reflect the period of significance associated with Craftsman-style building designs; thus, does not a merit a national, state, or local listing based upon its design. Therefore, the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of the CEQA Guidelines). Therefore, demolition of the subject property would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

### NRHP and CRHR Criteria

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

CriterionIs associated with events that have made a significant contribution to<br/>the broad pattern of United States/California's history and cultural<br/>heritage.

HRA Finding: Research completed for this study did not reveal associations with events that have made a significant contribution to the board patterns of local, regional, state, or national history or cultural heritage. The building at 1635 Lyndon Street was constructed in 1923 as a single-family residence. Based on a review of historical newspaper articles and Los County tract maps, it appears that the Huntington Land and Improvement Company began to develop the area that is now Oneonta Park in 1902 and constructed the Oneonta Park Station in 1906. The establishment of Oneonta Park appears to be a result of the expansion of the streetcar line into nearby undeveloped suburbs. The No.3 Addition subdivision seems to coincide with the success of expanded streetcar line into the area of Oneonta Park and the construction of a larger station. The streetcar line created a surge of residential development as people moved away from City centers and into the guieter suburbs beyond the City of Los Angeles. The boom in suburban development that resulted from the expansion of the streetcar line is well documented and was a development project that spanned The No.3 Addition numerous southern California communities. subdivision, however, did not appear to be a significant development within the larger context of suburban development because there was no information reviewed in historical newspaper articles beyond real estate transfers and lot sales to assert that it was significant in the City. Furthermore, the lot at 1635 Lyndon Street remained undeveloped for 17 years after the subdivision was platted. Additional research also did not suggest the property is significantly associated with more specific events or patterns of events that have historical significance under

NRHP Criterion A, CRHR Criterion 1.

**Criterion** Is associated with the lives of persons important in our past.

- **B/2: HRA Finding:** On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property had a significant association with the city, region, state, or nation. *Archival research failed to indicate a direct association between individuals that are known to be historically significant figures at the national and state level for 1635 Lyndon Street. For these reasons, 1635 Lyndon Street is recommended not eligible under NRHP Criterion B and CRHR Criterion 2.*
- **Criterion** Embodies the distinctive characteristics of a type, period, region, or **C/3:** method of construction, or represents the work of an important creative individual, or possesses high artistic values.

HRA Finding: The property does not represent a distinctive or outstanding example of good quality architectural design. The building at 1635 Lyndon Street is a single-story Craftsman with Colonial Revival influence style residence that was constructed in 1923. The subject property is a rather modest example of the style that was constructed toward the end of the period of significance for Craftsman-style buildings, 1905-1930. The subject property has retained a combination of wood sash casement and single-hung windows. The fenestration pattern reveals 9-lite Prairie style casement units that are grouped into ribbons of three. The portico columns extend from floor to ceiling, a feature that is more closely associated with early Craftsman designs, 1905-1910. The subject property does not possess sufficient distinctive characteristics beyond the entryway portico and windows to be considered a significant and excellent representative example of a Craftsman style building. Because of the modest Craftsman elements, it cannot be considered a good example of the style when compared to neighboring examples that were constructed within the same period. 1905- 1930. Virginia McAlester's Field Guide to American Houses highlights character-defining features that are most associated with excellent examples of the style. Character-defining features of the style include porch roof supports that are typically short and square upper columns that rest upon more massive piers or on a solid porch balustrade. Columns, piers, and balustrades begin at the ground level and extend without a break to a level above the porch floor. Piers and columns also commonly have sloped (battered sides), triangular roof line knee braces, exposed post and beams,

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

D/4: HRA Finding: The property is not the principal source of important information pertaining to significant events, people, or architectural style. The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

#### City of South Pasadena Landmark Designation Criteria

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

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

HRA Finding: The subject property is a Craftsman with Colonial Revival influence-style, single-family residence that was constructed in 1923. The period of significance established for Craftsman style designs was 1905-1930. The Craftsman style was a popular design that originated in southern California. Therefore, a vast stock of Craftsman designs remains intact in neighborhoods throughout the City and neighboring communities. The subject property is in the larger Oneonta Park area of the City. Oneonta Park was developed by the Huntington Land and Improvement Co. in 1902 as part of larger development project that utilized the streetcar line to entice urban dwellers to move into the newly established suburbs beyond the City of Los Angeles. The Huntington Land and Improvement Co. established a streetcar stop in Oneonta Park in 1906 in addition to adding subdivisions to the tract, specifically the No.3 Addition subdivision. The subject property is in the No.3 Addition Subdivision. The subject property lot remained undeveloped for 17 years; thus, it does not appear to be associated with initial development of the No.3 Addition Subdivision, is not the best reflection of a Craftsman style residence in the subdivision, and does not appear to be an excellent reflection of character, interest, or value as a part of the heritage of the community. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 1.

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

**HRA Finding:** There was no information reviewed to assert that the subject property location was a site of a significant historic event. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 2.

Cultural Heritage Commission July 18, 2024 Page **10** of **13** 

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

**HRA Finding:** The subject property does not appear to be associated with a person, persons, or groups who significantly contributed to the culture and development of the City, State or United States. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 3.

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

**HRA Finding:** The subject property does not represent the best example of a Craftsman-style residence in the City. Therefore, it is not an exemplification of a particular architectural style of an era of history of the City. Thus, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 4.

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

**HRA Finding:** The subject property does not reflect or exemplify the best remaining Craftsman-style residence type in the neighborhood. A field survey of the neighborhood revealed better examples within proximity to the subject property. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 5.

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

**HRA Finding:** The subject property does not appear to be the work of a person or persons whose work has influenced the heritage of the City, the state, or the United States. Thus, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 6.

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

**HRA Finding:** The subject property does not embody the elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship. The subject property is a rather modest example of the style that was constructed toward the end of the period of significance for Craftsman-style buildings, 1905-1930. The subject property has retained a combination of wood sash casement

Cultural Heritage Commission July 18, 2024 Page **11** of **13** 

and single hung windows. The fenestration pattern reveals 9-lite Prairiestyle casement units that are grouped into ribbons of three. The portico columns extend from floor to ceiling, a feature that is more closely associated with early Craftsman designs between 1905-1910. The subject property does not possess sufficient distinctive characteristics beyond the entryway portico and windows to be considered a significant and excellent representative example of a Craftsman style building. Therefore, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 7.

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

HRA Finding: The subject property is part of the potentially eligible Marengo School Craftsman District. The subject property was identified as a contributor to the district in the 1991 survey, which the 2017 Historic Resources Survey Report completed by Historic Resources Group (HRG) referenced. The subject property was also listed in the South Pasadena City inventory of Cultural Resources prior to 2015. Based on a review of the City building permit records, tract maps, historical newspaper articles, historical aerial photographs, City directories, and a comparison of additional Craftsman-style residences in the potential historic district, the subject property does not represent the best example of the style, was not found to be closely associated with significant patterns of development, and does not retain integrity of design compared to better neighboring examples. Chronicle Heritage has concluded that it does not appear to be individually significant and does not appear to be the best representation of the style in the district. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 8.

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

**HRA Finding:** The subject property does not appear to be in a unique location or to possess a singular physical characteristic that adequately represents an established and familiar visual feature of a neighborhood. Thus, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 9.

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

**HRA Finding:** The site was mostly likely graded prior to construction of the subject property and does not appear to possess the potential to yield information of archaeological interest. Therefore, the subject property does not appear to be eligible for listing as a local landmark

pursuant to local criteria 10.

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

**HRA Finding:** The subject property is in a potentially eligible historic district; however, this is not a formally designated historic district. Efforts have not been made to formally designated the potential historic district.

### HRA Report Conclusion

The HRA report concludes that the subject property is lacking significance, as such, the property is recommended ineligible for listing in the NRHP or CRHR and is recommended ineligible for Landmark designation at the local level. *The subject property was altered outside the period of significance. Thus, it does not retain integrity of workmanship, design, and materials. Therefore, the subject property does not qualify for consideration as historical resource (Section 15064.5(a) of the CEQA Guidelines). Demolition of the subject property would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).* 

Staff recommends that the Cultural Heritage Commission (CHC) concur with the HRA report's findings and allow the project to proceed through the development application process. If the CHC clears the property from having any historic and cultural significance, the project may proceed to the Design Review Board for review and determination of the new development. (Attachment 4 – Demo Plan and Preliminary Development Proposal)

### ENVIRONMENTAL ANALYSIS

In accordance with CEQA, the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of the CEQA Guidelines). This project qualifies for a categorical exemption from CEQA analysis based on State CEQA Guidelines Section 15303 Class 3 – New Construction or Conversion of Small Structures.

# STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of CEQA Guidelines and finding the project exempt under CEQA Guidelines Section 15303, Class 3 for new construction or conversion of small structures.
- 2. Approve Project No. 2578-COA subject to the conditions of approval.

# ALTERNATIVES TO CONSIDER

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

- 1. The Cultural Heritage Commission can <u>continue</u> the project to address comments discussed; or
- 2. The Cultural Heritage Commission can <u>deny</u> the project.

### PUBLIC NOTICING

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, in the South Pasadena Review newspaper on July 5, 2024, and individual property mailings to those within 300 feet of the project site mailed on July 3, 2024.

# NEXT STEPS

If the Cultural Heritage Commission approves the application, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. If no appeal is filed, the applicant will proceed with the development application process where the Design Review Board is the deciding body.

### ATTACHMENTS

- 1. Building Permit Records
- 2. Conditions of Approval
- 3. Historic Resource Assessment Report
- 4. Demo Plan & Preliminary Development Proposal

# **ATTACHMENT 1**

Building Permit Record

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# **ATTACHMENT 2**

Conditions of Approval

Page 1 of 2

#### CONDITIONS OF APPROVAL Certificate of Appropriateness Project No. 2578-COA 1635 Lyndon Street (APN: 5320-003-013)

#### DEVELOPMENT REQUIREMENTS

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

#### PLANNING DIVISION:

P1. The following approval is granted as described below and as shown on the plans submitted to the Cultural Heritage Commission on July 18, 2024:

a. Certificate of Appropriateness (COA) to demolish an existing single-family dwelling located at 1635 Lyndon Street.

- 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 and Demo Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. The approval of the proposed demolition is contingent upon obtaining a building permit approval for the new development. The new development will require a separate review by the City of South Pasadena.
- P4. Approval by the Cultural Heritage Commission does not constitute a building permit or demo permit 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.
- P5. 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.
- 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.

# ATTACHMENT 3

Historic Resource Assessment Report



# Historic Resource Assessment Report for 1635 Lyndon Street

Scott Torres, M.A. Carrie Chasteen, M.S. March 26, 2024



## Historic Resource Assessment Report for 1635 Lyndon Street

#### Prepared by:

Scott Torres, M.A. Carrie Chasteen, M.S.

Prepared for:

Technical Report No.: 24-10346

**Chronicle Heritage** 55 East Huntington Drive, Suite 238 Arcadia, California 91106

March 27, 2024

# **Executive Summary**

This report presents the results of a Historic Resources Assessment Report for the building at 1635 Lyndon Street (APN 5320-003-013) in the City of South Pasadena (City), Los Angeles County, California. The purpose of the report is to determine if the building individually constitutes a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City to determine the appropriate level of environmental review for consideration of the proposed development of two single-family dwelling units with attached accessory dwelling units (ADUs) on the two garages.

The subject property was identified as a contributor to a potentially eligible historic district. Based upon a site visit and intensive research, the subject property does not meet the criteria to be considered a historical resource for the purposes of CEQA. The subject property does not appear to be significant or eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or designation according to local Landmark criterion. The subject property was not found to be associated with an event or pattern of events pertinent to national, State, and local history. The subject property was not found to be associated with a significant person(s) that made an impact to the nation, State, and City. The subject property does not adequately reflect the period of significance associated with Craftsman-style building designs; thus, does not a merit a national, state, or local listing based upon its design. Therefore, the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of the CEQA Guidelines). Therefore, demolition of the subject property would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

Chronicle Heritage architectural historians (Scott Torres and Carrie Chasteen; Attachment A, *Resumes*) were retained to serve as the principal investigators to complete the Historic Resource Assessment Report. Torres and Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. This page intentionally left blank.

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# Introduction

This Historic Resource Assessment Report (HRAR) was prepared for due diligence for the proposed demolition of the subject property and lot redevelopment to fulfill the requirement of the California Environmental Quality Act (CEQA), and to support a clearance from the City of South Pasadena (City) for the proposed demolition of the building on 1635 Lyndon Street (Project). This HRAR was prepared by Chronicle Heritage's fully qualified architectural historians (Scott Torres and Carrie Chasteen; Attachment A, Resumes).

## **Project Description**

The subject property at 1635 Lyndon St. is a 1,032 square foot (ft<sup>2</sup>) one-story Craftsman with Colonial Revival influence single-family residence. It on an 8,943-ft<sup>2</sup> lot within the Residential Medium Density (RM) zone. The applicant is proposing to demolish the existing single-family residence, which is identified as a contributor to a potential historic district (5D1), to allow the development of two single-family dwelling units and detached garages with attached accessory dwelling units (ADUs).

## **Project Location and Current Setting**

The subject property is in the potential Marengo School Craftsman District, an area that is developed with single- and multi-family residences. The Project site is just east of the intersection of Lyndon Street and Fair Oaks Avenue (Figure 1 and 2).



Figure 1. Setting, view east.



Figure 2. Setting, view west.

# Methods

The assessment methodology consisted of research and field assessment of the buildings on the subject property and on neighboring properties.

## **Research Conducted**

- 1. Obtained and reviewed the building permits for the parcels from the City Staff (Braulio Madrid). Dates of construction and subsequent alterations were determined by the building permit record, as well as by additional resources, such as the field inspection, Assessor inspection records, Sanborn maps, and historic aerial photographs.
- 2. Researched the Project site and surrounding area at local libraries and archives to establish the general history and context of the Project site, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
- 3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the City's Historic Context Statement to identify the appropriate CTP under which to evaluate the building on the Project site.
- 4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the building on the Project site.

# **Field Methods**

Scott Torres conducted a field inspection of the Project site on February 28, 2024, to ascertain the general condition and physical integrity of the associated building. Digital photographs were taken during the site inspection. Field notes were made.

# **Regulatory Framework**

The building associated with the subject property was evaluated to determine if it constitutes as a historical resource as defined by the CEQA, using the eligibility criteria for listing in applicable federal, state, and local statutes and regulations.

# Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register of Historic Places (NRPH):

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).

According to National Register Bulletin No. 15, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in National Register Bulletin No. 15 as, "the ability of a property to convey its significance."<sup>1</sup> Within the concept of integrity, the NRHP recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

## State of California

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register of Historic Resources (CRHR):

A resource may be listed as an historical resource in the California Register if it meets any of the following criteria:

<sup>&</sup>lt;sup>1</sup> National Park Service, U.S. Department of the Interior. 2017. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin.* Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

Section 4852(C) of the California Code of Regulations<sup>2</sup> defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

## City of South Pasadena Ordinance No. 2315<sup>3</sup>

Designation Criteria for Landmarks and Historic Districts. Criteria and standards for the designation of Landmarks and Historic Districts shall include any or all of the following, as applicable:

- 1. Its character, interest, or value as a part of the heritage of the community;
- 2. Its location as a site of a significant historic event;
- 3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the City, state, or United States;
- 4. Its exemplification of a particular architectural style of an era of history of the City;
- 5. Its exemplification of the best remaining architectural type in a neighborhood;
- 6. Its identification as the work of a person or persons whose work has influenced the heritage of the City, the state, or the United States;
- 7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship;

 <sup>&</sup>lt;sup>2</sup> California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p.
 66.

<sup>&</sup>lt;sup>3</sup> City of South Pasadena, Ordinance No. 2315, July 19, 2017. Accessed March 1, 2024. https://www.southpasadenaca.gov/home/showpublisheddocument/13396/636721709083330000

- 8. It is either a part of or related to a square, park, or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
- 9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- 10. Its potential for yielding information of archaeological interest; or
- 11. In designating a Historic District, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

# **Record Search**

## **Record Search**

In accordance with current policies and procedures for the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, an equivalent record search was conducted by reviewing the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated September 23, 2022), historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs for the project site and adjacent properties. In addition to official maps and records, published registers and reports for the geographic area were reviewed:

- NRHP (2024)
- CRHR (2024);
- California State Historical Landmarks (1996 and updates);
- California Points of Historical Interest (1992 and updates); and
- City Public Records Portal (2024).

## **Previous Evaluations and Designations Summary**

The subject property is in the potential Marengo School Craftsman District. Historic Resources Group completed the Historic Resources Survey Report of South Pasadena in 2017.<sup>4</sup> According to the 2017 survey report, the subject property was previously identified as a contributor to a potential historic district that was identified in the 1991 survey. The survey report specifically states:

This property was listed in the South Pasadena City Inventory of Addresses (now referred to as the South Pasadena Inventory of Cultural Resources) prior to 2015; the previous evaluation is being carried forward. The property was not formally reevaluated in the 2015-2016 Citywide Survey Update; however, observations in the field indicate that this property has been altered.<sup>5</sup>

<sup>&</sup>lt;sup>4</sup> City of South Pasadena. June 2017. "City of South Pasadena Historic Resources Survey," Prepared by: Historic Resources Group,

https://www.southpasadenaca.gov/home/showpublisheddocument/13228/636721709083330000

<sup>&</sup>lt;sup>5</sup> Ibid,109.

# History and Description of Surrounding Area

## **Development History**

#### **Residential Development in the Potential Historic District**

The following historic context statement is adapted from the Historic Resources Survey Report prepared for the potential Marengo School Craftsman District:

The Marengo School Craftsman District was originally identified as a potential historic district in the 1991 survey of the City of South Pasadena and re-evaluated during the 2003 survey. The district consists of the south side of the 1600 to 1800 blocks of Monterey Road, the 1600 and 1700 blocks of Lyndon Street, the north side of the 1600 and 1700 blocks of Bank Street, the 1700 block of Rollin Street, the north side of the 1800 block of Oak Street, and the 1200 to 1500 blocks of Marengo and Stratford Avenues. There are 96 contributors and 51 non-contributors and 2 properties not visible from the public right-of-way out of a possible 149 residences in the district. The contributors are modestly sized, one- and two-story, singlefamily residences, set on rectangular lots with a common setback. Period Revival and Craftsman style architecture, more than any other characteristic of the district, is its unifying feature. Paved paths (usually concrete) lead from the sidewalk to primary facades. Garages are detached and located at the rear of the parcel, accessed via driveways extending along the side of each parcel from the street. Landscaping consists of mature shrubs and trees. District features include concrete retaining walls and concrete curbs, gutters, and sidewalks. The Marengo School Craftsman District is a good example of a neighborhood of modestly-sized period revival single-family residences, with a high degree of integrity, in South Pasadena. Its period of significance is from 1903 to 1951, which encompasses the earliest residence to the latest. 66% of the buildings within the district boundary are contributing; therefore, the district is eligible for designation as a local historic district.6

The subject property/district is in the Addition No.3 to the Oneonta Park Tract in the City (Figure 3). The tract is composed of 16 rectangular lots, surveyed by J.O. Marsh in November 1906 for the Huntington Land and Improvement Company. The addition is part of the larger Oneonta Park Tract that was established by the Huntington Land and Improvement Company three years earlier in 1906. Historical newspaper articles regarding the development of Addition No.3 did not provide any information to assert that the subdivision was a significant development in the City. Furthermore, the construction of the subject property occurred 17 years after the subdivision was platted.

<sup>&</sup>lt;sup>6</sup> Ibib.,52.

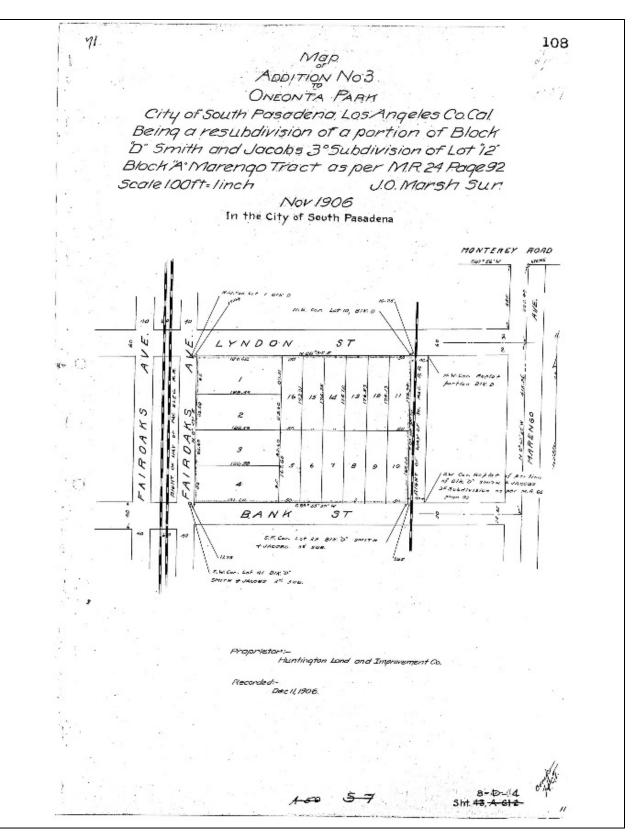


Figure 3. Addition No.3 to the Oneota Park Tract, Los Angeles County Public Works

## Description

1635 Lyndon Street was constructed in 1923. The subject property is a single-story Craftsman with Colonial Revival influence-style home that is 1,032 ft<sup>2</sup>. The building is clad in horizontal clapboard siding and features a low-pitched front gabled roof that is sheathed in composition shingles. The subject property is set onto a long rectangular lot that features a concrete driveway extending from the street to the rear of the lot. The subject property is set back approximately 47 ft from Lyndon Street. The subject property faces north onto Lyndon Street. Lyndon street is lined with single- and multi-family residences, mature trees, and shrubs.

#### Northern Façade

The primary façade faces north onto Lyndon Street. The façade reveals an offset portico and entry way. The portico features a front gabled roof, sheathed in composition shingles, and features round columns. The wood entry door features a rectangular vision light and is also obscured behind a metal security door. The fenestration pattern includes two picture windows that flank the entry door. The wood sash casement units are 9-light Prairie-style windows. The entry also features a rectangular concrete porch (Figure 4).



Figure 4. Primary façade, view south.

#### Southern Façade

The southern façade reveals a ribbon of wood sash windows, wood door, and a low-pitched porch roof that features exposed rafters. The porch roof overhang is appended to the façade of the building and has square wood columns. The rear entry also features a concrete landing that reveals a metal handrail. The wood clapboard siding remains consistent with the other facades of the building. The porch is a rectangular concrete porch (Figure 5).



Figure 5. Southern façade, view north.

#### Eastern Façade

The eastern façade reveals clapboard siding and a combination of single-hung, casement, and divided light Prairie-style windows. The brick chimney on the eastern façade was cut down, and the top was capped with concrete. The horizontal roofline is devoid of fascia boards, and the squared rafter tails are exposed. Additional features include a municipal electrical panel box, meter, and wall-mounted air conditioner (Figures 6-7).



Figure 6. Eastern façade, view northwest.



Figure 7. Eastern façade, view northwest.

#### Western Façade

The western façade is clad in mostly clapboard siding and features a section of vertical wood siding. The window pattern reveals a combination of casement and single-hung windows. The window design type remains consistent with the divided light Prairie-style windows that are found throughout the building. The horizontal roofline is devoid of fascia boards, and the squared rafter tails are exposed (Figures 8-10).



Figure 8. Western façade, view south.



Figure 9. Western façade, view southeast.



Figure 10. Western façade, view east.

#### Auto Garage Footprint

The narrow concrete driveway is on the eastern boundary of the lot and extends into the back yard. The driveway ceases into the grass and leads to a rectangular concrete pad. Vehicle garages were commonly set back from the property into the rear yard. The concrete foundation of the single auto garage is the only remaining evidence of a garage on the lot (Figures 11-12).



Figure 11. Driveway pathway, view south.



Figure 12. Garage footprint.

## **Construction History**

A permit was granted in 1923<sup>7</sup> to construct a, "new house." A review of the original building permit revealed that the building was owned by George Gordon Crocker. The builder associated with the construction of the property was M. Powers. The building permit did not identify a business address for M. Powers. An additional review of newspaper articles did not provide any information regarding the life and trade of M. Powers; thus, it appears that M. Powers was not a master builder. Based on a review of the City building permit record, the back porch was added onto the building in 1948. Based on a field survey of the property, it appears that the subject property once had a chimney that was on the eastern façade of the building. The chimney is still partially extent but appears to have been cut down and capped with concrete. There was no permit associated with any type of chimney repair in the permit record for review. An additional review of historic aerial photographs revealed that an auto garage was behind the building on the eastern parcel boundary. A concrete foundation is all that remains of the automobile garage. A demolition permit associated with the removal of the garage was not included in the permit record. Based on aerial photographs, the garage was removed sometime after 2009. Please see Building Permit and Alteration History below (Table 1).

South Pasadena Building Permit. Issued May 1, 1923. Permit No. 3743.

Permit Number	Work Completed	
3743	Permit issued on 5/1/1923 to construct a new house	
5142	Permit issued on 9/16/1923. Project description was not listed on permit	
18005	Permit issued on 3/22/1948 to construct a porch addition	

 Table 1. Building Permit and Alteration History for 1635 Lyndon Street

## **Ownership History**

#### 1635 Lyndon Street

The original building permit identified George Gordon Crocker as the original owner of the subject property in 1923. Ancestry records indicate that Crocker owned the subject property between 1923 and 1937.<sup>8</sup> Ancestry records also indicate that Crocker was employed as a real estate broker in 1937.<sup>9</sup> Subsequent building permits identified George M. Prescott (1908-1994) as the owner in 1948.<sup>10</sup> Ancestry and historical newspaper records indicate that Prescott owned the subject property between 1944 and 1950.<sup>11</sup> Ancestry records identified Robert Sweigard (1913-2009) as the owner between 1952 and 1973.<sup>12</sup> A permit to complete an undisclosed alteration was granted to Charles Helganz in 1985.<sup>13</sup> No additional information was included in the City permit record regarding ownership of the subject property was available for review. Ancestry records and directories did not provide any additional ownership information beyond 1985.

## Evaluation

1635 Lyndon Street was described and was evaluated for significance using NRHP/CRHR and local criteria. The City's criteria overlap with the NRHP and CRHR criteria.

#### Criterion A/1

# Associated with events that have made a significant contribution to the broad patterns of our history.

The building at 1635 Lyndon Street was constructed in 1923 as a single-family residence. Based on a review of historical newspaper articles and Los County tract maps, it appears that the Huntington Land and Improvement Company began to develop the area that is now Oneonta Park in 1902 and constructed the Oneonta Park Station in 1906.<sup>14</sup> The establishment of Oneonta Park appears to be a result of the expansion of the streetcar line into nearby undeveloped suburbs. The No.3 Addition subdivision seems to coincide with the success of expanded streetcar line into the

<sup>&</sup>lt;sup>8</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>&</sup>lt;sup>9</sup> Ibid.

<sup>&</sup>lt;sup>10</sup> City of South Pasadena Building Permit. Issued March 22, 1948. Permit No. 18005.

<sup>&</sup>lt;sup>11</sup> "South Pasadenans Will Graduate From Occidental," *South Pasadena Review,* June 6, 1950, Pg.1.

<sup>&</sup>lt;sup>12</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>&</sup>lt;sup>13</sup> City of South Pasadena Building Permit. Issued January 24, 1985. Permit No. NA.

<sup>&</sup>lt;sup>14</sup> "Early Views of Pasadena," Water and Power Associates, accessed March 4, 2024,

https://waterandpower.org/museum/Early\_Views\_of\_Pasadena\_4\_of\_8.html

area of Oneonta Park and the construction of a larger station. The streetcar line created a surge of residential development as people moved away from City centers and into the quieter suburbs beyond the City of Los Angeles. The boom in suburban development that resulted from the expansion of the streetcar line is well documented and was a development project that spanned numerous southern California communities. The No.3 Addition subdivision, however, did not appear to be a significant development within the larger context of suburban development because there was no information reviewed in historical newspaper articles beyond real estate transfers and lot sales to assert that it was significant in the City. Furthermore, the lot at 1635 Lyndon Street remained undeveloped for 17 years after the subdivision was platted. Additional research also did not suggest the property is significantly associated with more specific events or patterns of events that have historical significance under NRHP Criterion A, CRHR Criterion 1.

#### Criterion B/2

#### Associated with the lives of persons significant in our past

Archival research failed to indicate a direct association between individuals that are known to be historically significant figures at the national and state level for 1635 Lyndon Street. For these reasons, 1635 Lyndon Street is recommended not eligible under NRHP Criterion B and CRHR Criterion 2

#### Criterion C/3

# Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The building at 1635 Lyndon Street is a single-story Craftsman with Colonial Revival influence style residence that was constructed in 1923. The subject property is a rather modest example of the style that was constructed toward the end of the period of significance for Craftsman-style buildings, 1905-1930.<sup>15</sup> The subject property has retained a combination of wood sash casement and single-hung windows. The fenestration pattern reveals 9-lite Prairie style casement units that are grouped into ribbons of three. The portico columns extend from floor to ceiling, a feature that is more closely associated with early Craftsman designs, 1905-1910. The subject property does not possess sufficient distinctive characteristics beyond the entryway portico and windows to be considered a significant and excellent representative example of a Craftsman style building. Because of the modest Craftsman elements, it cannot be considered a good example of the style when compared to neighboring examples that were constructed within the same period, 1905-1930.<sup>16</sup> Virginia McAlester's Field Guide to American Houses<sup>17</sup> highlights character-defining features that are most associated with excellent examples of the style. Character-defining features of the style include porch roof supports that are typically short and square upper columns that rest upon more massive piers or on a solid porch balustrade. Columns, piers, and balustrades begin at the ground level and extend without a break to a level above the porch floor. Piers and columns also commonly have sloped (battered sides), triangular roof line knee braces, exposed post and beams,

 <sup>&</sup>lt;sup>15</sup> Virginia McAlester, "Modern Houses: Craftsman, 1905-1930," *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, (New York: Alfred A. Knopf, 2017,). 527.
 <sup>16</sup> Ibid.,568.

<sup>&</sup>lt;sup>17</sup> Ibid.,567-578.

slopping and raked roofline edges, and arroyo stone chimneys, foundations, and piers. Neighboring examples include 1636 Lyndon Street (1906), 1703 Lyndon Street (1909), 1625 Lyndon Street (1911), 1614 Lyndon Street (1914), 1712 Lyndon Street (1914), and 1615 Lyndon Street (1921). Furthermore, McAlester indicated that the Craftsman style residences originate in southern California, and excellent examples throughout the region include designs by the renowned firm of Greene and Greene. The popularity of design resulted in numerous order-to-build kit homes that required local contractors to erect and assemble on vacant lots throughout neighborhood tracts in the region. Based on a review of the City building permit record, a contractor was associated with construction of the subject property; however, there was no information to assert that the subject property was specifically designed by an architect. Therefore, it appears that the subject property may have been a kit-build project, rendering it a common and mass-produced product. A review of newspaper and Southwest Builder and Contractor articles did not provide any information regarding the builder, M. Powers. Therefore, it appears that Powers was not a master builder or craftsman. The subject property was also altered with the addition of a porch that was completed in 1948.<sup>18</sup> The building does not exhibit high quality of design and craftsmanship due to the absence of design features that are better represented in neighboring buildings, was not the work of a master, and has been altered beyond the period of significance. For these reasons, 1635 Lyndon Street does not appear to meet NRHP Criterion C and CRHR Criterion 3.

#### Criterion D/4

#### Yielded, or may be likely to yield, information important in prehistory or history.

The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

#### Local Landmark Eligibility

For these same reasons, the subject property does not appear eligible for listing as a local landmark. It does not possess an association with a significant development, economic, or cultural event in the City. It is not associated with historically important persons. The building is vernacular and does not possess high artistic detailing, nor is it the work of a master.

1. The subject property is a Craftsman with Colonial Revival influence-style, single-family residence that was constructed in 1923. The period of significance established for Craftsman style designs was 1905-1930, The Craftsman style was a popular design that originated in southern California. Therefore, a vast stock of Craftsman designs remains intact in neighborhoods throughout the City and neighboring communities. The subject property is in the larger Oneonta Park area of the City. Oneonta Park was developed by the Huntington Land and Improvement Co. in 1902 as part of larger development project that utilized the streetcar line to entice urban dwellers to move into the newly established suburbs beyond the City of Los Angeles. The Huntington Land and Improvement Co. established a streetcar stop in Oneonta Park in 1906 in addition to adding subdivisions to the tract, specifically the No.3 Addition subdivision. The subject property is in the No.3 Addition Subdivision. The subject property lot remained undeveloped for 17 years; thus, it does not appear to be associated with initial development of the No.3 Addition Subdivision, is not the best reflection of a Craftsman

<sup>&</sup>lt;sup>18</sup> City of South Pasadena Building Permit. Issued March 22, 1948. Permit No. 18005.

style residence in the subdivision, and does not appear to be an excellent reflection of character, interest, or value as a part of the heritage of the community. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 1.

- 2. There was no information reviewed to assert that the subject property location was a site of a significant historic event. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 2.
- 3. The subject property does not appear to be associated with a person, persons, or groups who significantly contributed to the culture and development of the City, State or United States. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 3.
- 4. The subject property does not represent the best example of a Craftsman-style residence in the City. Therefore, it is not an exemplification of a particular architectural style of an era of history of the City. Thus, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 4.
- 5. The subject property does not reflect or exemplify the best remaining Craftsman-style residence type in the neighborhood. A field survey of the neighborhood revealed better examples within proximity to the subject property. Additional examples include 1636 Lyndon Street (1906), 1703 Lyndon Street (1909), 1625 Lyndon Street (1911), 1614 Lyndon Street (1914), 1712 Lyndon Street (1914), and 1615 Lyndon Street (1921). Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 5.
- 6. The subject property does not appear to be the work of a person or persons whose work has influenced the heritage of the City, the state, or the United States. Thus, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 6.
- 7. The subject property does not embody the elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship. The subject property is a rather modest example of the style that was constructed toward the end of the period of significance for Craftsman-style buildings, 1905-1930.<sup>19</sup> The subject property has retained a combination of wood sash casement and single-hung windows. The fenestration pattern reveals 9-lite Prairie-style casement units that are grouped into ribbons of three. The portico columns extend from floor to ceiling, a feature that is more closely associated with early Craftsman designs between 1905-1910. The subject property does not possess sufficient distinctive characteristics beyond the entryway portico and windows to be considered a significant and excellent representative example of a Craftsman style building. Therefore, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 7.
- 8. The subject property is part of the potentially eligible Marengo School Craftsman District. The subject property was identified as a contributor to the district in the 1991 survey, which the 2017 Historic Resources Survey Report completed by Historic Resources Group (HRG) referenced. The subject property was also listed in the South Pasadena City inventory of Cultural Resources prior to 2015. Based on a review of the City building permit records, tract maps, historical newspaper articles, historical aerial

<sup>&</sup>lt;sup>19</sup> Virginia McAlester, "Modern Houses: Craftsman, 1905-1930," *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, (New York: Alfred A. Knopf, 2017,). 527.

photographs, City directories, and a comparison of additional Craftsman-style residences in the potential historic district, the subject property does not represent the best example of the style, was not found to be closely associated with significant patterns of development, and does not retain integrity of design compared to better neighboring examples. Chronicle Heritage has concluded that it does not appear to be individually significant and does not appear to be the best representation of the style in the district. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 8.

- 9. The subject property does not appear to be in a unique location or to possess a singular physical characteristic that adequately represents an established and familiar visual feature of a neighborhood. Thus, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 9.
- 10. The site was mostly likely graded prior to construction of the subject property and does not appear to possess the potential to yield information of archaeological interest. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 10.
- 11. The subject property is in a potentially eligible historic district; however, this is not a formally designated historic district. Efforts have not been made to formally designated the potential historic district.

# **Findings and Conclusions**

The subject property does not appear to be eligible for listing in the NRHP or CRHR or for designation as a local landmark. The subject property was altered outside the period of significance. Thus, it does not retain integrity of workmanship, design, and materials. Therefore, the subject property does not qualify for consideration as historical resource (Section 15064.5(a) of the CEQA Guidelines). Demolition of the subject property would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

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# **References Cited**

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"South Pasadenans Will Graduate From Occidental," South Pasadena Review, June 6, 1950, Pg.1.

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# Appendix A. DPR Forms

### State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD

HRI# Trinomial NRHP Status Code: 6Z

Primary #

Reviewer

Other Listings **Review Code** 

Date

Page 1 of 12

\*Resource Name or #: 1635 Lyndon Street

P1. Other Identifier:

\*P2. Location: 
Not for Publication 
Unrestricted

\*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) \*b. USGS 7.5' Quad: Los Angeles Date: 1981 T1S; R12W; \_\_\_\_ of\_\_ of Sec 04; S.B. B.M. c. Address: 1635 Lyndon Street City: South Pasadena Zip: 91030 d. UTM (Give more than one for large and/or linear resources) Zone: **mE**/\_mN**e**. Other Locational Data: (e.g., parcel directions to resource, elevation, etc., as appropriate): APN 5320-003-013

#### \*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

#### Primary Building

1635 Lyndon Street was constructed in 1923. The subject property is a single-story Craftsman with Colonial Revival influence style home that is 1,032 square feet. The building is clad in horizontal clapboard siding and features a low-pitched front gabled roof that is sheathed in composition shingles. The subject property is set onto a long rectangular lot, that features a concrete driveway that extends from the street to the rear of the lot. The subject property is set back from Lyndon Street approximately 47 feet. The subject property faces north onto Lyndon Street. Lyndon street is lined with single- and multi-family residences, mature trees, and shrubs. The subject property is set in a suburban neighborhood that features concrete sidewalks that are lined with mature trees. The subject property is bound by the legal parcel boundary.

(See Continuation Sheet page 4)

\*P3b. Resource Attributes (List attributes and codes): HP2. Single family residence \*P4. Resources Present: 
Building 
Structure 
Object 
Site 
District 
Element of District 
Other (Isolates, etc.)



P5b. Description of Photo (view, date, accession #): Primary facade February 28, 2024

\*P6. Date Constructed/Age and Source: ⊠Historic □Prehistoric □Both 1923 LA County Assessor

\*P7. Owner and Address:

\*P8. Recorded by (Name, affiliation, and address): Scott Torres Chronicle Heritage 55 E. Huntington Dr. Suite 238 Arcadia, CA 91006

\*P9. Date Recorded: February 28, 2024

\*P10. Survey Type (Describe): Intensive

\*P11. Report Citation (Cite survey report and other sources, or enter "none"): Historic Resources Assessment Report for 1635 Lyndon Street South Pasadena, CA.

Attachments: ONONE 🛛 Location Map 🗆 Sketch Map 🖄 Continuation Sheet 🖄 Building, Structure, and Object Record □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record  $\Box$  Artifact Record  $\Box$  Photograph Record  $\Box$  Other (List):

# State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI # BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 12

B1. Historic Name: 1635 Lyndon Street
B2. Common Name: 1635 Lyndon Street
B3. Original Use: Single-family Residence
\*B5. Architectural Style: Craftsman

**\*B6.** Construction History: (Construction date, alterations, and date of alterations)

A permit was granted in 1923 to construct a "new house." A review of the original building permit revealed the building was owned by George Gordon Crocker. The builder associated with the construction of the property was M. Powers. The building permit did not identify a business address for M. Powers. An additional review of newspaper articles did not provide any information regarding the life and trade of M. Powers; thus, it appears that M. Powers was not a master builder. Based on a review of the City building permit record, the back porch was added onto the building in 1948. Based on a field survey of the property it appears that the subject property once had a chimney that was located on the eastern façade of the building. The chimney is still partially extent but appears to have been cut down and capped with concrete. There was no permit associated with any type of chimney repair in the permit record for review. An additional review of historic aerial photographs revealed that an auto garage was located behind the building on the eastern parcel boundary. A concrete foundation remains of the automobile garage. A demolition permit associated with the removal of the garage was not included in the permit record. Based on aerial photographs the garage was removed sometime after 2009.

\*B7. Moved? ⊠ No □ Yes □ Unknown Date: Original Location: N/A
\*B8. Related Features: N/A
B9a. Architect: Unknown b. Builder: M. Powers
\*B10. Significance: Theme: Craftsman Period of Significance: 1905-1930 Property Type: Residence Applicable Criteria: N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1635 Lyndon Street was constructed in 1923 as a single-family residence. Based on a review of historical newspaper articles and Los County tract maps, it appears that the Huntington Land and Improvement Company began to develop the area that is now Oneonta Park in 1902 and constructed the Oneonta Park Station in 1906. The establishment of Oneonta Park appears to be a result of the expansion of the streetcar line into nearby undeveloped suburbs. The No.3 Addition subdivision appears to coincide with the success of expanded streetcar line into the area of Oneonta Park and the construction of a larger station. The streetcar line created a surge of residential development as people moved away from City centers and moved in to the quieter suburbs beyond the City of Los Angeles. The boom in suburban development that resulted from the expansion of the streetcar line is well documented and was a development project that spanned numerous southern California communities. The subject property is a rather modest example of the style that was constructed toward the end of the period of significance for Craftsman-style buildings, 1905-1930. (See Continuation Sheet page 8)

**B11. Additional Resource Attributes (List attributes and codes):** None.

\*B12. References: See Continuation Sheet page 11.

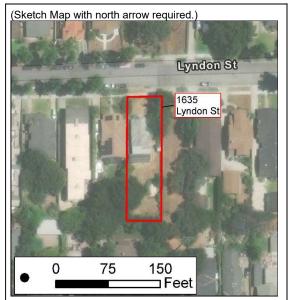
\*B13. Remarks: None.

#### \*B14. Evaluator:

Scott Torres Architectural Historian Chronicle Heritage 55 E. Huntington Dr. Suite 238 Arcadia, CA 91006

\*Date of Evaluation: February 28, 2024

(This space reserved for official comments.)



CORD

\*Resource Name or #: 1635 Lyndon Street

B4. Present Use: Single-Family Residence

Primary # HRI#

Page 3 of 12

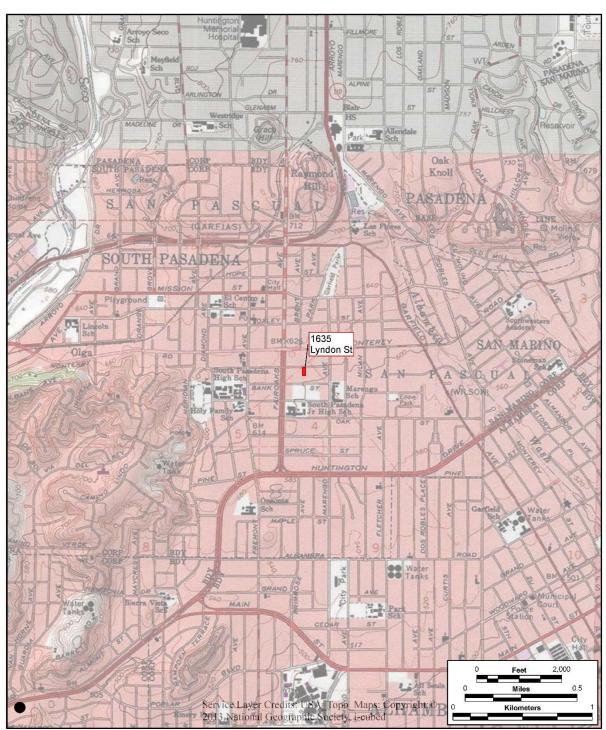
Trinomial

\*Resource Name or #: 1635 Lyndon Street

\*Map Name: Los Angeles

\*Scale: 1:24,000

\*Date of map: 1981



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Trinomial

\*Resource Name or #: 1635 Lyndon Street

\*P3a. Description: (Continued from Primary Record page 1)

#### Northern Façade

The primary façade faces north onto Lyndon Street. The façade reveals an offset portico and entry way. The portico features a front gabled roof, sheathed in composition shingles, and features round columns. The wood entry door features a rectangular vision light and is also obscured behind a metal security door. The fenestration pattern includes two picture windows that flank the entry door. The wood sash casement units are 9-light Prairie style windows. The entry also features a rectangular concrete porch.



Primary Façade View South

#### Southern Façade

The southern façade reveals a ribbon of wood sash windows, wood door, and a low-pitched porch roof that features exposed rafters. The porch roof overhang is appended to the façade of the building and has square wood columns. The rear entry also features a concrete landing that reveals a metal handrail. The wood clapboard siding remains consistent with the other facades of the building. The porch is a rectangular concrete porch.



Southern Façade View North

Page 5 of 12

#### Eastern Façade

The eastern façade reveals clapboard siding and a combination of single-hung, casement, and divided light Prairie style windows. The brick chimney located on the eastern façade was cut down and the top was capped with concrete. The horizontal roofline is devoid of fascia boards and the squared rafter tails are exposed. Additional features include a municipal electrical panel box, meter, and wall-mounted air conditioner.



Eastern Façade View Northwest



Eastern Façade View Northwest

#### Western Façade

The western façade is clad in mostly clapboard siding and features a section of vertical wood siding. The window pattern reveals a combination of casement and single-hung windows. The window design type remains consistent with the divided light Prairie style windows that are found throughout the building. The horizontal roofline is devoid of fascia boards and the squared rafter tails are exposed.

Primary # HRI #

Trinomial

\*Resource Name or #: 1635 Lyndon Street

Primary # HRI #

### Page 6 of 12

Trinomial

\*Resource Name or #: 1635 Lyndon Street



Western Façade View South



Western Façade View Southeast

Primary # HRI #

#### Trinomial

Page 7 of 12

\*Resource Name or #: 1635 Lyndon Street



Western Façade View East

#### Auto Garage Footprint

The narrow concrete driveway is located on the eastern boundary of the lot and extends into the back yard. The driveway ceases into the grass and leads to a rectangular concrete pad. Vehicle garages were commonly set back from the property into the rear yard. The concrete foundation of the single auto garage is the only remaining evidence of a garage on the lot.



Driveway Pathway View South

Primary # HRI #

#### Trinomial

Page 8 of 12

\*Resource Name or #: 1635 Lyndon Street



Garage Footprint

\*B10. Significance: (Continued from Building, Structure, Object Report page 2)

The following historic context statement is adapted from the Historic Resources Survey Report prepared for the potential Marengo School Craftsman District:

"The Marengo School Craftsman District was originally identified as a potential historic district in the 1991 survey of the City of South Pasadena and re-evaluated during the 2003 survey. The district consists of the south side of the 1600 to 1800 blocks of Monterey Road, the 1600 and 1700 blocks of Lyndon Street, the north side of the 1600 and 1700 blocks of Bank Street, the 1700 block of Rollin Street, the north side of the 1800 block of Oak Street, and the 1200 to 1500 blocks of Marengo and Stratford Avenues. There are 96 contributors and 51 non-contributors and 2 properties not visible from the public right-of-way out of a possible 149 residences in the district. The contributors are modestly sized, one- and two-story, single-family residences, set on rectangular lots with a common setback. Period Revival and Craftsman style architecture, more than any other characteristic of the district, is its unifying feature. Paved paths (usually concrete) lead from the sidewalk to primary façades. Garages are detached and located at the rear of the parcel, accessed via driveways extending along the side of each parcel from the street. Landscaping consists of mature shrubs and trees. District features include concrete retaining walls and concrete curbs, gutters, and sidewalks. The Marengo School Craftsman District is a good example of a neighborhood of modestly-sized period revival single-family residences, with a high degree of integrity, in South Pasadena. Its period of significance is from 1903 to 1951, which encompasses the earliest residence to the latest. 66% of the buildings within the district boundary are contributing; therefore, the district is eligible for designation as a local historic district."

The subject property/district is in the Addition No.3 to the Oneonta Park Tract in the City. The tract is comprised of 16 rectangular lots, surveyed by J.O. Marsh in November 1906 for the Huntington Land and Improvement Company. The addition is part of the larger Oneonta Park Tract that was established by the Huntington Land and Improvement Company three years earlier in 1906. Historical newspaper articles regarding the development of Addition No.3 did not provide any information to assert that the subdivision was a significant development in the City. Furthermore, the construction of the subject property occurred 17 years after the subdivision was platted.

Primary # HRI #

#### Trinomial

Page 9 of 12

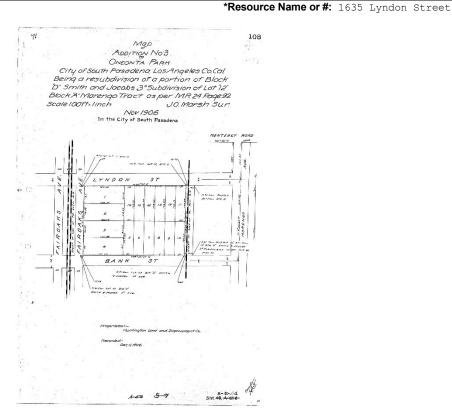


Figure 10 Addition No.3 to the Oneota Park Tract, Los Angeles County Public Works

The original building permit identified George Gordon Crocker as the original owner of the subject property in 1923. Ancestry records indicate that Crocker owned the subject property between 1923 and 1937. Ancestry records indicate that Crocker was employed as a real estate broker in 1937. Subsequent building permits identified George M. Prescott (1908-1994) as the owner in 1948. Ancestry and historical newspaper records indicate that Prescott owned the subject property between 1944 and 1950. Ancestry records identified Robert Sweigard (1913-2009) as the owner between 1952 and 1973. A permit to complete an undisclosed alteration was granted to Charles Helganz in 1985. No additional information was included in the City permit record regarding ownership of the subject property was available for review. Ancestry records and directories did not provide any additional ownership information beyond 1985.

#### NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES

#### Criterion A/1

### Associated with events that have made a significant contribution to the broad patterns of our history.

The building at 1635 Lyndon Street was constructed in 1923 as a single-family residence. Based on a review of historical newspaper articles and Los County tract maps, it appears that the Huntington Land and Improvement Company began to develop the area that is now Oneonta Park in 1902 and constructed the Oneonta Park Station in 1906. The establishment of Oneonta Park appears to be a result of the expansion of the streetcar line into nearby undeveloped suburbs. The No.3 Addition subdivision seems to coincide with the success of expanded streetcar line into the area of Oneonta Park and the construction of a larger station. The streetcar line created a surge of residential development as people moved away from City centers and into the quieter suburbs beyond the City of Los Angeles. The boom in suburban development that resulted from the expansion of the streetcar line is well documented and was a development project that spanned numerous southern California communities. The No.3 Addition subdivision, however, did not appear to be a significant development within the larger context of suburban development because there was no information reviewed in historical newspaper articles beyond real estate transfers and lot sales to assert that it was significant in the City. Furthermore, the lot at 1635 Lyndon Street remained undeveloped for 17 years after the subdivision was platted. Additional research also did not suggest the property is significantly associated with more specific events or patterns of events that have historical significance under NRHP Criterion A, CRHR Criterion 1.

 $\frac{\text{Criterion }B/2}{\text{Associated with the lives of persons significant in our past}}$ 

Primary # HRI #

Trinomial

Page 10 of 12

\*Resource Name or #: 1635 Lyndon Street

Archival research failed to indicate a direct association between individuals that are known to be historically significant figures at the national and state level for 1635 Lyndon Street. For these reasons, 1635 Lyndon Street is recommended not eligible under NRHP Criterion B and CRHR Criterion 2.

#### Criterion C/3

# Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The building at 1635 Lyndon Street is a single-story Craftsman with Colonial Revival influence style residence that was constructed in 1923. The subject property is a rather modest example of the style that was constructed toward the end of the period of significance for Craftsman-style buildings, 1905-1930. The subject property has retained a combination of wood sash casement and single-hung windows. The fenestration pattern reveals 9-lite Prairie style casement units that are grouped into ribbons of three. The portico columns extend from floor to ceiling, a feature that is more closely associated with early Craftsman designs, 1905-1910. The subject property does not possess sufficient distinctive characteristics beyond the entryway portico and windows to be considered a significant and excellent representative example of a Craftsman style building. Because of the modest Craftsman elements, it cannot be considered a good example of the style when compared to neighboring examples that were constructed within the same period, 1905-1930. Virginia McAlester's *Field Guide to American Houses* highlights character-defining features that are most associated with excellent examples of the style. Character-defining features of the style include porch roof supports that are typically short and square upper columns that rest upon more massive piers or on a solid porch balustrade. Columns, piers, and balustrades begin at the ground level and extend without a break to a level above the porch floor. Piers and columns also commonly have sloped (battered sides), triangular roof line knee braces, exposed post and beams, slopping and raked roofline edges, and arroyo stone chimneys, foundations, and piers. Neighboring examples include 1636 Lyndon Street (1906), 1703 Lyndon Street (1909), 1625 Lyndon Street (1911), 1614 Lyndon Street (1914), 1712 Lyndon Street (1914), and 1615 Lyndon Street (1921). Furthermore, McAlester indicated that the Craftsman style residences originate in southern California, and excellent examples throughout the region include designs by the renowned firm of Greene and Greene. The popularity of design resulted in numerous order-to-build kit homes that required local contractors to erect and assemble on vacant lots throughout neighborhood tracts in the region. Based on a review of the City building permit record, a contractor was associated with construction of the subject property; however, there was no information to assert that the subject property was specifically designed by an architect. Therefore, it appears that the subject property may have been a kit-build project, rendering it a common and mass-produced product. A review of newspaper and Southwest Builder and Contractor articles did not provide any information regarding the builder, M. Powers. Therefore, it appears that Powers was not a master builder or craftsman. The subject property was also altered with the addition of a porch that was completed in 1948. The building does not exhibit high quality of design and craftsmanship due to the absence of design features that are better represented in neighboring buildings, was not the work of a master, and has been altered beyond the period of significance. For these reasons, 1635 Lyndon Street does not appear to meet NRHP Criterion C and CRHR Criterion 3.

#### Criterion D

#### Yielded, or may be likely to yield, information important in prehistory or history.

The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

#### Local Landmark Eligibility

For these same reasons, the subject property does not appear eligible for listing as a local landmark. It does not possess an association with a significant development, economic, or cultural event in the City. It is not associated with historically important persons. The building is vernacular and does not possess high artistic detailing, nor is it the work of a master.

1. The subject property is a Craftsman with Colonial Revival influence-style, single-family residence that was constructed in 1923. The period of significance established for Craftsman style designs was 1905-1930, The Craftsman style was a popular design that originated in southern California. Therefore, a vast stock of Craftsman designs remains intact in neighborhoods throughout the City and neighboring communities. The subject property is in the larger Oneonta Park area of the City. Oneonta Park was developed by the Huntington Land and Improvement Co. in 1902 as part of larger development project that utilized the streetcar line to entice urban dwellers to move into the newly established suburbs beyond the City of Los Angeles. The Huntington Land and Improvement Co. established a streetcar stop in Oneonta Park in 1906 in addition

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Primary # HRI #

Trinomial

\*Resource Name or #: 1635 Lyndon Street

to adding subdivisions to the tract, specifically the No.3 Addition subdivision. The subject property is in the No.3 Addition Subdivision. The subject property lot remained undeveloped for 17 years; thus, it does not appear to be associated with initial development of the No.3 Addition Subdivision, is not the best reflection of a Craftsman style residence in the subdivision, and does not appear to be an excellent reflection of character, interest, or value as a part of the heritage of the community. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 1.

- 2. There was no information reviewed to assert that the subject property location was a site of a significant historic event. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 2.
- 3. The subject property does not appear to be associated with a person, persons, or groups who significantly contributed to the culture and development of the City, State or United States. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 3.
- 4. The subject property does not represent the best example of a Craftsman-style residence in the City. Therefore, it is not an exemplification of a particular architectural style of an era of history of the City. Thus, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 4.
- 5. The subject property does not reflect or exemplify the best remaining Craftsman-style residence type in the neighborhood. A field survey of the neighborhood revealed better examples within proximity to the subject property. Additional examples include 1636 Lyndon Street (1906), 1703 Lyndon Street (1909), 1625 Lyndon Street (1911), 1614 Lyndon Street (1914), 1712 Lyndon Street (1914), and 1615 Lyndon Street (1921). Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 5.
- 6. The subject property does not appear to be the work of a person or persons whose work has influenced the heritage of the City, the state, or the United States. Thus, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 6.
- 7. The subject property does not embody the elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship. The subject property is a rather modest example of the style that was constructed toward the end of the period of significance for Craftsman-style buildings, 1905-1930. The subject property has retained a combination of wood sash casement and single-hung windows. The fenestration pattern reveals 9-lite Prairie-style casement units that are grouped into ribbons of three. The portico columns extend from floor to ceiling, a feature that is more closely associated with early Craftsman designs between 1905-1910. The subject property does not possess sufficient distinctive characteristics beyond the entryway portico and windows to be considered a significant and excellent representative example of a Craftsman style building. Therefore, it does not appear to be eligible for listing as a local landmark pursuant to local criteria 7.
- 8. The subject property is part of the potentially eligible Marengo School Craftsman District. The subject property was identified as a contributor to the district in the 1991 survey, which the 2017 Historic Resources Survey Report completed by Historic Resources Group (HRG) referenced. The subject property was also listed in the South Pasadena City inventory of Cultural Resources prior to 2015. Based on a review of the City building permit records, tract maps, historical newspaper articles, historical aerial photographs, City directories, and a comparison of additional Craftsman-style residences in the potential historic district, the subject property does not represent the best example of the style, was not found to be closely associated with significant patterns of development, and does not retain integrity of design compared to better neighboring examples. Chronicle Heritage has concluded that it does not appear to be individually significant and does not appear to be the best representation of the style in the district. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 8.
- 9. The subject property does not appear to be in a unique location or to possess a singular physical characteristic that adequately represents an established and familiar visual feature of a neighborhood. Thus, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 9.
- 10. The site was mostly likely graded prior to construction of the subject property and does not appear to possess the potential to yield information of archaeological

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\*Resource Name or #: 1635 Lyndon Street

interest. Therefore, the subject property does not appear to be eligible for listing as a local landmark pursuant to local criteria 10.

11. The subject property is in a potentially eligible historic district; however, this is not a formally designated historic district. Efforts have not been made to formally designated the potential historic district.

#### Findings and Conclusions

The subject property does not appear to be eligible for listing in the NRHP or CRHR or for designation as a local landmark. The subject property was altered outside the period of significance. Thus, it does not retain integrity of workmanship, design, and materials. Therefore, the subject property does not qualify for consideration as historical resource (Section 15064.5(a) of the CEQA Guidelines). Demolition of the subject property would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

\*B12. References: (Continued from Building, Structure, Object Report page 2)

- Ancestry.com. U.S., City Directories, 1822-1995 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.
- California Office of Historic Preservation. 1999. California State Law and Historic Preservation, 4853 (c), p. 66.
- City of South Pasadena. June 2017. "City of South Pasadena Historic Resources Survey," Prepared by: Historic Resources Group. Available at:https://www.southpasadenaca.gov/home/showpublisheddocument/13228/636721709083330000

City of South Pasadena, Ordinance No. 2315, July 19, 2017. Accessed March 1, 2024. https://www.southpasadenaca.gov/home/showpublisheddocument/13396/636721709083330000 City of South Pasadena Building Permit. Issued May 1, 1923. Permit No. 3743.

- City of South Pasadena Building Permit. Issued September 16, 1923. Permit No. 5142.
- City of South Pasadena Building Permit. Issued March 22, 1948. Permit No. 18005.
- "Early Views of Pasadena," Water and Power Associates, accessed March 4, 2024, https://waterandpower.org/museum/Early Views of Pasadena 4 of 8.html
- Los Angeles County Public Works, " No.3 Addition to Oneonta Park," accessed March 1, 2024, https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0011/TR0011-108.pdf
- Virginia McAlester, "Modern Houses: Craftsman, 1905-1930," A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture, (New York: Alfred A. Knopf, 2017,). 527.

National Park Service, U.S. Department of the Interior. 2017. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin. Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

"South Pasadenans Will Graduate From Occidental," South Pasadena Review, June 6, 1950, Pg.1. National Park Service, U.S. Department of the Interior. 2017. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

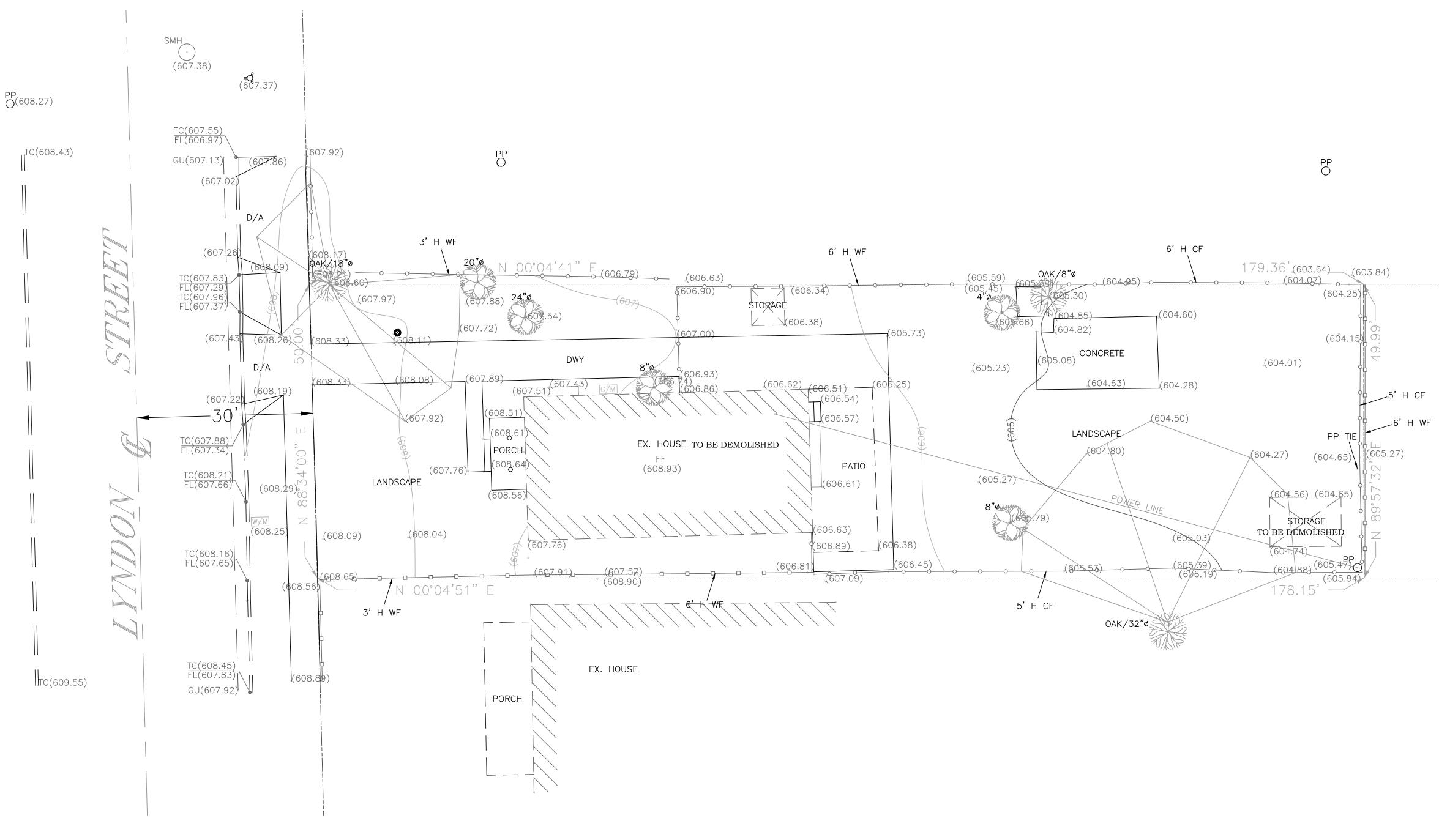


### For General Inquiries:

T:(886)563-2536 T:(602)254-6280 info@chronicleheritage.com

# ATTACHMENT 4

Demo Plans & Preliminary Development Proposal



SURVEYOR'S NOTES:

- 1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
- 2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
- 3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
- 4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
- 5. EASEMENTS MAY NOT BE SHOWN DUE TO UNAVAILABILITY OF AN EFFECTIVE PRELIMINARY TITLE REPORT OR EASEMENT DEEDS AT THE TIME OF DRAWING COMPLETION.

# TOPOGRAPHIC MAP

LEGAL DESCRIPTION:

LOT 11 OF ADDITION NO. 3 TO ONEONTA PARK, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 108 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5320-003-013

PROPERTY SIZE: 8,935.31 S.F. (GROSS)

BENCHMARK:

COUNTY B.M. NO. 1G5735 L&T W. CB 41FT S/O ECR S/W COR C/L INT HUNTINGTON DR & SAN GABRIEL BLVD

ELEVATION: 595.926' (NAVD 1988)

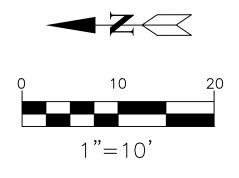
BASIS OF BEARING:

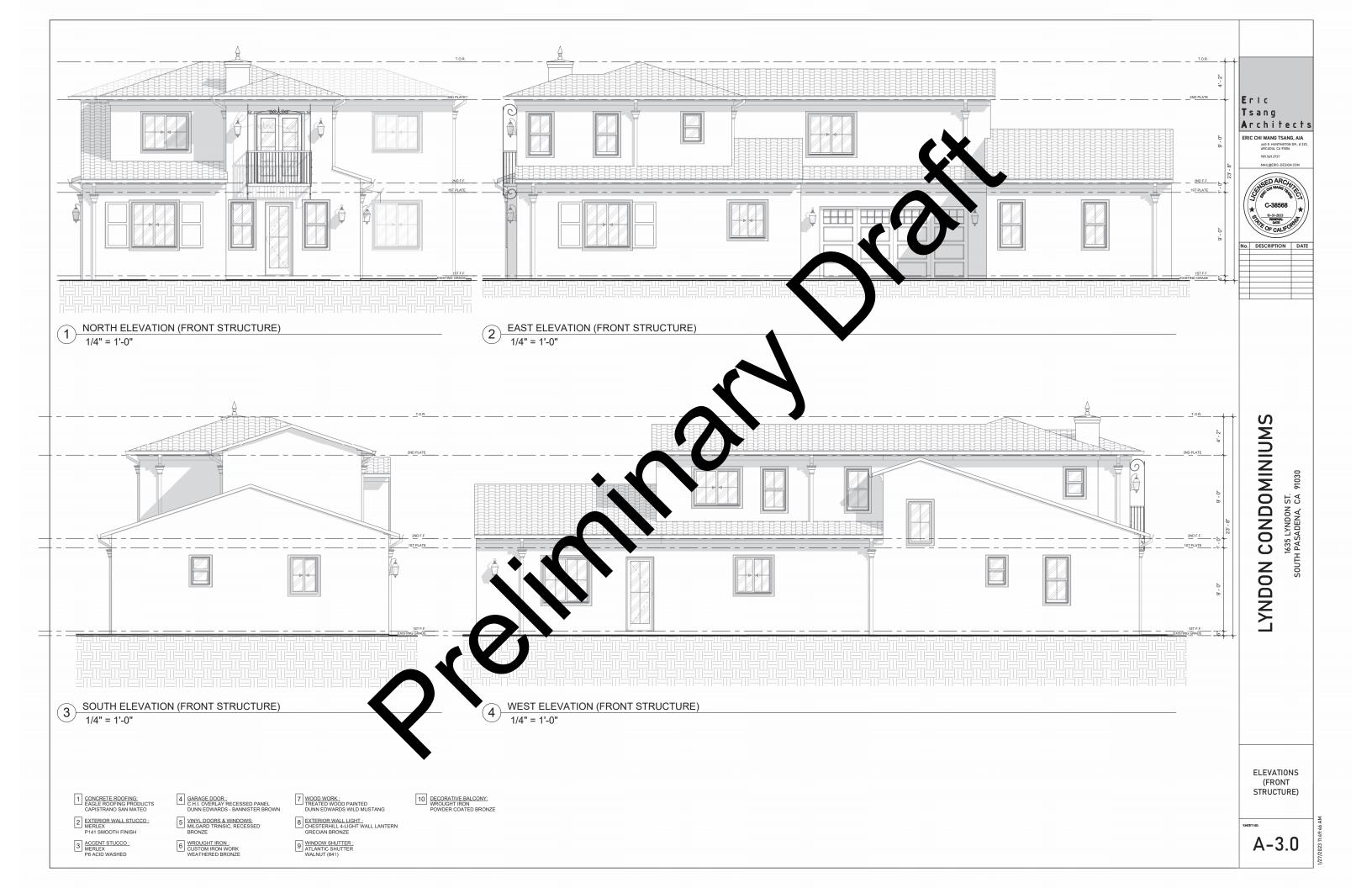
CENTERLINE OF LYNDON ST. N88°34'00"E PER ONEONTA PARK, M.B. 11-108

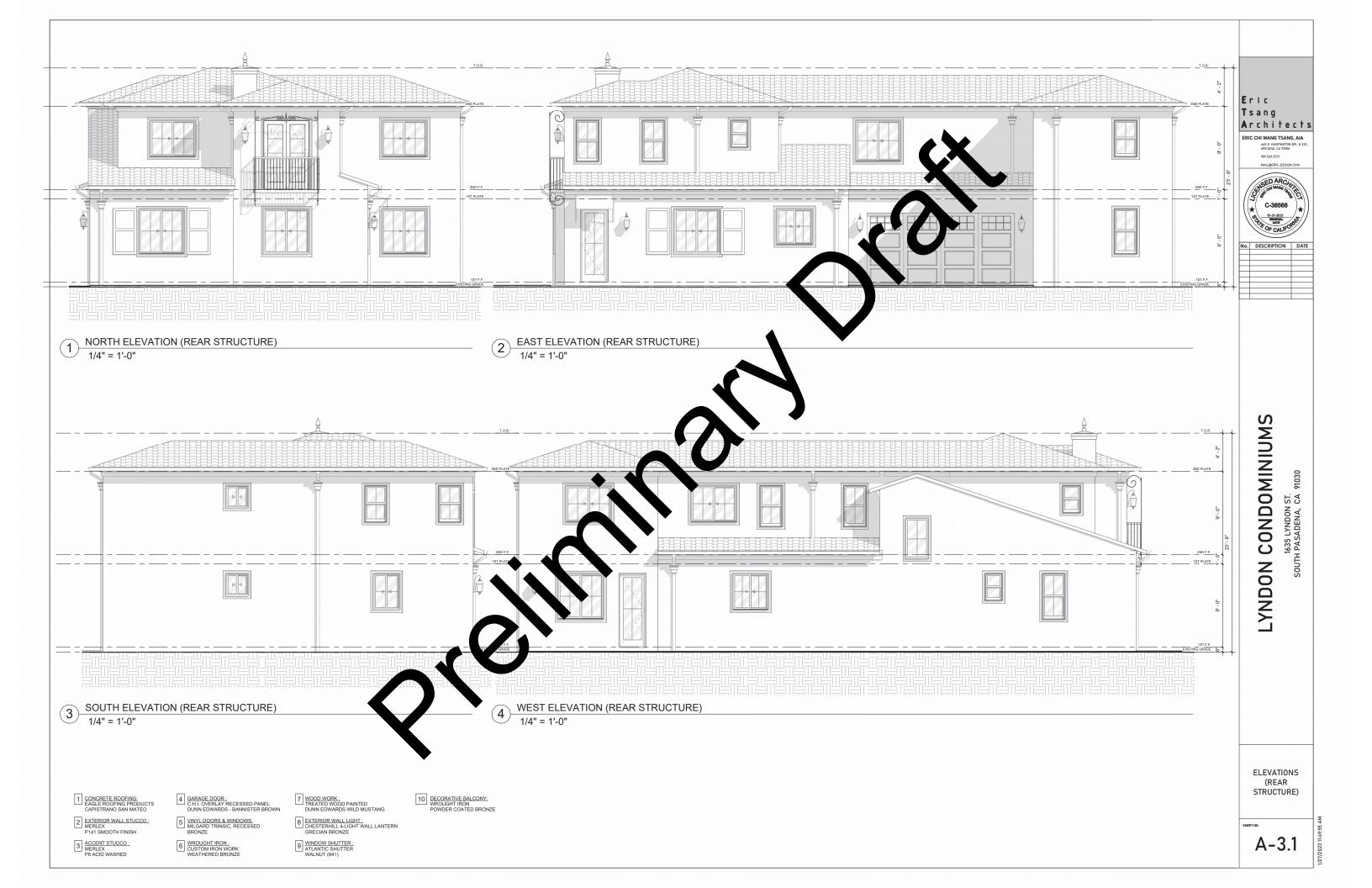
# ABBREVIATIONS/LEGEND:

CATV	•	CABLE T.V. PULLBOX
C/B	:	CATCH BASIN
CBW/RW	:	CONC. BLOCK/RETAINING WALL
		CURB AND GUTTER
CF	:	CHAIN LINK FENCE
DWY	:	DRIVEWAY
D/A	•	DRIVEWAY APPROACH
		EXISTING
FF	:	FINISH FLOOR
FS	:	FINISHED SURFACE
FL	:	FLOW LINE
GM	:	GAS METER
I/F	:	IRON FENCE
HP	:	HIGH POINT
PP	:	POWER POLE
P/L	:	PROPERTY LINE
RW	:	RETAINING WALL
S/W	:	SIDEWALK
S/D	:	STORM DRAIN
TC	:	TOP OF CURB
W/M	:	WATER METER
		WOODEN FENCE
$\bigcirc$	:	STORM DRAIN MANHOLE
S	:	SEWER MANHOLE
$\bigcirc$	:	WATER VALVE
$\bowtie$	:	FDC / FIRE DEPT. CONNECTION
Щ	•	FIRE HYDRANT
E	:	EDISION PULL BOX
S	:	STREET LIGHT PULL BOX
Т	:	TRAFFIC SIGNAL PULL BOX
U	:	EDISION PULL BOX STREET LIGHT PULL BOX TRAFFIC SIGNAL PULL BOX UTILITY PULL VOX
TV	:	IN CABLE PULL BOX
H.V.	:	HIGH VOLTAGE BOX
TEL	:	TELEPHONE PULL BOX
		SEPTIC TANK
		EXISTING ELEVATION 532.00'
. ,		EXISTING CONTOUR LINE WATER LINE
		SEWER LINE
•		STREET LIGHT WF/ WOOD FENCE OR IF/ IRON FENCE
		CF/ CHAIN LINK FENCE
		EXISTING TREE
	:	
$\otimes$		WOOD POST
8		IRON POST
$\otimes$		DRAIN HOLE
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ITEM NO. 5

**DATE:** July 18, 2024

- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- **PREPARED BY**: Robert (Dean) Flores, Senior Planner

SUBJECT: Project No. 2568-NID/HDP/DRX is a request for a Notice of Intent to Demolish (NID) an existing two-story single-family dwelling at 156 Peterson Avenue (APN: 5308-031-056). Projects that include the demolition of buildings that are over 45 years of age, are required to be evaluated to determine if the property is eligible for historic designation. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorial Exemption under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 – New Construction or Conversion of Small Structures.

### RECOMMENDATION

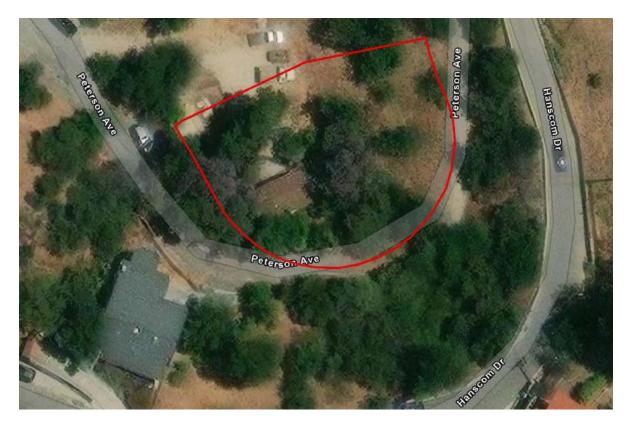
Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3) and 15303.
- 2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structure located at 156 Peterson Avenue does not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

### BACKGROUND

The subject site is an irregular-shaped approximately 17,400-square-foot lot located within the Residential Low Density (RS) zoning district in the Monterey Hills area (see **Image 1** on the following page to view the aerial). The property's residence was originally developed in 1932. However, the property's original building permit, or subsequent additions, are not on file. The subject property has not undergone substantial renovations (see **Images 2**, **3**, and **4** to view the property as it appears today), as the only other building permit on record is for a covered patio that was issued in 1961.

Cultural Heritage Commission July 18, 2024 Page **2** of **9** 



### Image 1: Aerial of 156 Peterson Avenue

Image 2: Peterson Avenue, Subject Property's Driveway

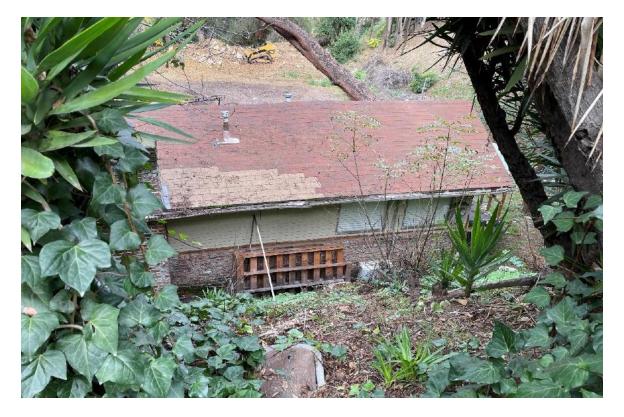


Cultural Heritage Commission July 18, 2024 Page **3** of **9** 



### Image 3: 156 Peterson Avenue – Front (West) Elevation

Image 4: 156 Peterson Avenue – Rear (East) Elevation



### **PROJECT DESCRIPTION**

The applicant is requesting a Notice of Intent to Demolish an existing two-story singlefamily residence located at 156 Peterson Avenue in order to construct a new singlefamily residence. Projects that include the demolition of buildings over 45 years are required to be evaluated to determine if the property could potentially meet national, state, or local criteria for historic designation. If the Cultural Heritage Commission determines that the demolition of the single-family residence would not result in an impact of a historic or cultural resource, the project may proceed to the Design Review Board for the architectural review of the proposed single-family residence.

### HISTORIC RESOURCE EVALUATION REPORT ANALYSIS

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

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

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

### NRHP and CRHR Criteria

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

Cultural Heritage Commission July 18, 2024 Page **5** of **9** 

Criterion

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

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

**Criterion** Is associated with the lives of persons important in our past.

**B/2: HRE Finding:** On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property had a significant association with the city, region, state, or nation.

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

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

Has yielded, or may be likely to yield, information important in prehistory or history.

**D/4: HRE Finding:** The property is not the principal source of important information pertaining to significant events, people, or architectural style.

### City of South Pasadena Landmark Designation Criteria

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

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

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

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

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

heritage.

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

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

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

**HRE Finding:** The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of any particular residential property type, thus, 156 Peterson Avenue does not meet the criteria for eligibility described in the citywide Historic Context Statement.

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

**HRE Finding:** The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular residential property type, thus, 156 Peterson Avenue does not meet the criteria for eligibility described in the citywide Historic Context Statement.

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

**HRE Finding:** The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular residential property type, thus, 156 Peterson Avenue does not meet the criteria for eligibility described in the citywide Historic Context Statement.

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

**HRE Finding:** The property does not represent a distinctive or outstanding example of postwar architectural design. In addition, it is not an excellent example of a particular residential property type, thus, 156 Peterson Avenue does not meet the criteria for eligibility described in the citywide Historic Context Statement.

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

a historic, cultural, or architectural motif.

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

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

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

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

**HRE Finding:** The property developed in the 1930s and is not likely to yield information of archaeological interest.

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

**HRE Finding:** The property is not located in an historic district and the extant research does not suggest that the subject property would contribute to an existing or potential historic district.

### HRE Report Conclusion

The HRE report for the single-family dwelling at 156 Peterson Avenue concludes that the subject property is lacking significance, as such, the property is recommended ineligible for listing in the NRHP or CRHR and is recommended ineligible for Landmark designation at the local level.

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

### ENVIRONMENTAL ANALYSIS

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

Cultural Heritage Commission July 18, 2024 Page **8** of **9** 

### STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3) and 15303.
- 2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structure located at 156 Peterson Avenue does not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

### ALTERNATIVES TO CONSIDER

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

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

### PUBLIC NOTICING

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, in the South Pasadena Review newspaper on July 5, 2024, and individual property mailings to those within 300 feet of the project site mailed on July 3, 2024.

### NEXT STEPS

If the Cultural Heritage Commission determines that the subject property is not eligible for historic designation, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. If no appeal is filed, the applicant will proceed with the development application process where the Design Review Board is the deciding body. Cultural Heritage Commission July 18, 2024 Page **9** of **9** 

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

### ATTACHMENTS

- 1. Historic Resource Evaluation Report
- 2. Building Permit Records
- 3. Preliminary Development Plans

# **ATTACHMENT 1**

Historic Resource Evaluation Report

Historical Resources Evaluation Report, 156 Peterson Road, South Pasadena, California

**MARCH 2024** 

PREPARED FOR City of South Pasadena

PREPARED BY

**SWCA Environmental Consultants** 

## HISTORICAL RESOURCES EVALUATION REPORT, 156 PETERSON AVENUE, SOUTH PASADENA, CALIFORNIA

Prepared for

City of South Pasadena Community Development Department 1414 Mission Street South Pasadena, California Attn: Dean Flores, AICP

Prepared by

Debi Howell-Ardila, MHP, Senior Architectural Historian/Preservation Planner

> Susan Zamudio-Gurrola, MHP Architectural Historian

### **SWCA Environmental Consultants**

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SWCA Project No. 83208

March 2024

# **EXECUTIVE SUMMARY**

This historic resource evaluation report (HRER) was prepared by SWCA Environmental Consultants (SWCA) at the request of the City of South Pasadena Community Development Department (City) for the property at 156 Peterson Avenue (Assessor Parcel No. 5308-031-051) (subject property).

SWCA understands that the subject property was constructed in 1932 and is therefore subject to Section 2.65(e)(3) of the City Municipal Code. The property is not included in the South Pasadena Inventory of Historic Resources or the Register of Cultural Landmarks, nor was it identified in the City's Historic Resources Survey Update, completed in 2017. Located in the southern portion of the City near the border with Los Angeles, the subject property consists of a two-story single-family residence on a large parcel at the foot of a canyon, with steep hillsides surrounding it to the north and east.

This report was completed to provide the City with the analysis and substantial evidence required to facilitate compliance with Article IVH of the City of South Pasadena Municipal Code (known as the "Cultural Heritage Ordinance") and the California Environmental Quality Act (CEQA).

# **Proposed Project**

According to available project information provided by the City, the proposed project involves removal and replacement of an existing single-family home that is more than 45 years of age. The proposed project therefore meets the South Pasadena Municipal Code Section 2.65 definition of "demolition" (i.e., "Demolition means the destruction or removal in whole or part of any physical structure"). Therefore, in accordance with Municipal Code Section 2.65(e)(3), an intensive-level Historic Resources Evaluation Report (HRER) is required as part of the entitlements process for the project.

# **Current Historical Resource Status**

Based on previous evaluations, surveys, and preservation planning documents, the residence at 156 Peterson Avenue is not a qualifying historical resource per the City's zoning code or CEQA. The property is not listed in the California Office of Historic Preservation's Built Environment Resources Directory nor included in the South Pasadena Inventory of Historic Resources (Inventory) or South Pasadena Register of Cultural Landmarks (Register). In addition, the property was not identified in any of the City's previous historic resources surveys, including the most recent survey update in 2017. The property is also not a contributor to any identified potential or designated historic districts.

# Methodology

This intensive-level HRER was based on research, literature review, and an intensive-level site inspection to weigh the subject property's potential eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or South Pasadena Register or Inventory. This report did not include an impacts analysis of the proposed project. Ms. Howell-Ardila conducted a site visit in December 2023 to inspect the property. Archives and collections consulted for this study included the South Pasadena Public Library, the University of Southern California Libraries, and regional newspapers accessed via Newspapers.com. Records on file with Ancestry.com were also consulted, such as city directories, and census and voter registration records. Previous City studies consulted for this evaluation included the 2014 *South Pasadena Citywide Historic Context Statement* and the 2015/2017 South Pasadena Historic Resources Survey.

This report was completed by Debi Howell-Ardila, MHP, Senior Architectural Historian and Preservation Planner, and Susan Zamudio-Gurrola, MHP, Architectural Historian. Ms. Howell-Ardila is a preservation professional with 18 years of experience; she is also a former Cultural Heritage Commissioner in the City of South Pasadena, a role she held between 2012 and 2018. Ms. Zamudio-Gurrola has over 10 years of experience in cultural resources management, including conducting numerous surveys and evaluations throughout California. Ms. Howell-Ardila and Ms. Zamudio-Gurrola exceed the Secretary of the Interior's Professional Qualifications Standards for history and architectural history. Their resumes follow this report as Appendix A.

# Findings

Based on the analysis carried out for this evaluation, 156 Peterson Avenue does not appear eligible for the NRHP, CRHR, or South Pasadena Register or Inventory. Research did not reveal that the property has an association with a significant pattern of development or event, or with an individual important in the history of the city, region, state, or nation. The property is not a distinctive or excellent example of an architectural style; it exhibits a highly utilitarian style with no discernible architectural style. The property does not appear to be the work of a master, or an example of a rare building or construction type, or the last property type of its kind.

The property also is not part of an identified or designated historic district.

Therefore, the subject property at 156 Peterson Avenue does not meet the eligibility criteria for the NRHP, CRHR, or as a local landmark, either individually or as part of a historic district. The property is not considered a historical resource pursuant to CEQA.

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# 1. INTRODUCTION

This historic resource evaluation report (HRER) was prepared by SWCA Environmental Consultants (SWCA) at the request of the City of South Pasadena Community Development Department (City) for the property at 156 Peterson Avenue (Assessor Parcel No. 5308-031-051).

SWCA understands that the subject property was constructed in 1932 and is therefore subject to Section 2.65(e)(3) of the City Municipal Code. The property is not included in the South Pasadena Inventory of Historic Resources or the Register of Cultural Landmarks, nor was it identified in the City's Historic Resources Survey Update, completed in 2017. (subject property). Located in the southern portion of the City near the border with Los Angeles, the subject property consists of a two-story single-family residence on a large parcel at the foot of a canyon, with steep hillsides surrounding it to the north and east.

This report was completed to provide the City with the analysis and substantial evidence required to facilitate compliance with Article IVH of the City of South Pasadena Municipal Code (known as the "Cultural Heritage Ordinance") and the California Environmental Quality Act (CEQA).

According to available project information provided by the City, the proposed project involves removal and replacement of an existing single-family home that is more than 45 years of age. The proposed project therefore meets the South Pasadena Municipal Code Section 2.65 definition of "demolition" (i.e., "Demolition means the destruction or removal in whole or part of any physical structure"). Therefore, in accordance with Municipal Code Section 2.65(e)(3), an intensive-level Historic Resources Evaluation Report (HRER) is required as part of the entitlements process for the project.

# **Current Historical Resource Status**

Based on previous evaluations, surveys, and preservation planning documents available as of January 2024, the residence at 156 Peterson Avenue is not a qualifying historical resource per the City's zoning code or CEQA. The property is not listed in the California Office of Historic Preservation's Built Environment Resources Directory nor included in the South Pasadena Inventory of Historic Resources (Inventory) or South Pasadena Register of Cultural Landmarks (Register). In addition, the property was not identified in any of the City's previous historic resources surveys, including the most recent survey update in 2017. The property is also not a contributor to any identified potential or designated historic districts.

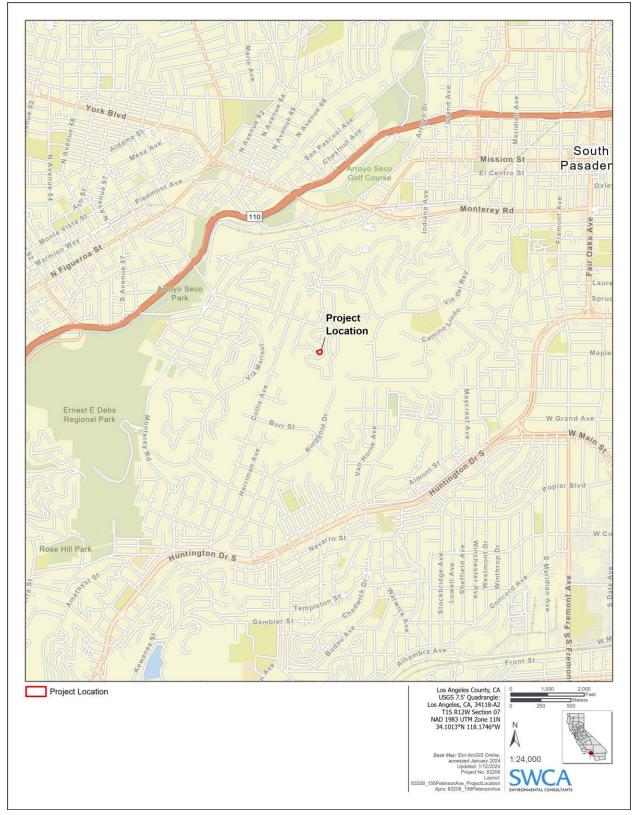


Figure 1. Project location map

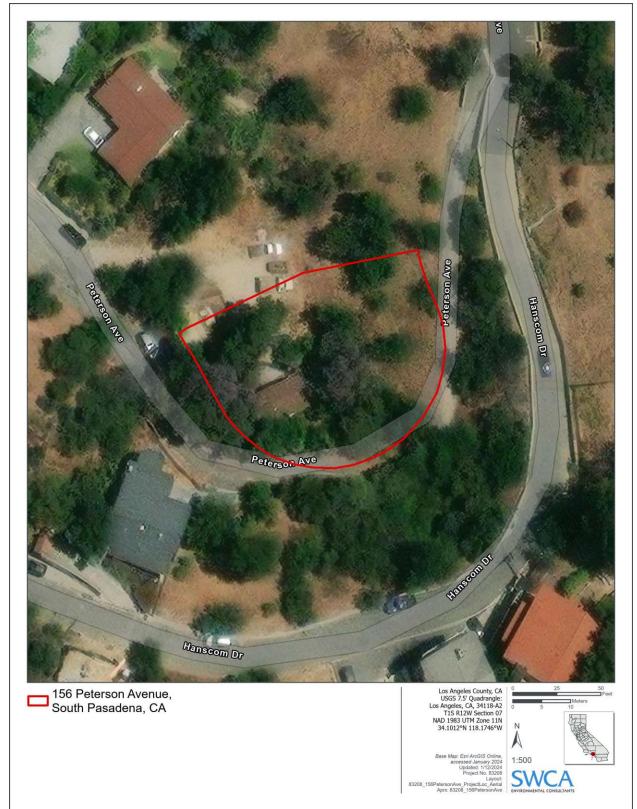


Figure 2. Subject property on an aerial map

# **Previous Historic Resource Surveys and Inventories**

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

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

The subject property was **not included in the 2001-2003 survey results**.

### City of South Pasadena Historic Resources Survey, 2015/2017

Completed between 2015 and 2017, the South Pasadena Citywide Historic Resources Survey provided an update to the Inventory of Cultural Resources. The project objective was applying the City's 2014 thematic, Multiple Property Documentation (MPD) format historic context statement to refine and expand on previous survey results. The survey update also included resources that were of-age but had never been evaluated—namely, properties constructed between 1935 and 1972. Phase 1 examined the north-south corridor identified as the Area of Potential Effects for the Caltrans State Route 710 Environmental Impact Report. Phase 2 of the survey included properties constructed between 1935 and 1972. Phase 3 resurveyed properties on the Inventory of Cultural Resources. At the conclusion of survey work, findings were summarized in a Historic Resources Survey Report (HRG 2017) and a consolidated and updated Inventory of Cultural Resources.

The subject property was not included in the 2015-2017 survey as a potentially eligible property.

### South Pasadena Citywide Historic Context Statement, 2014

The *South Pasadena Citywide Historic Context Statement* provides a thematic framework for consistent and comparative evaluations.<sup>1</sup> The study includes a built environment chronology of the City and contexts/themes of significance for evaluating properties. Registration requirements, including character-defining features and integrity thresholds, are included to ensure consistency in all assessments. The historic context statement describes themes of significance and architectural styles from the pre-World War II era in South Pasadena. These themes are applied in this evaluation in Section 5.

<sup>1</sup> Historic Resources Group. 2014. *Final Administrative Report, South Pasadena Citywide Historic Context Statement*, p. 153. Prepared for City of South Pasadena Planning and Building Department. Available at: https://www.southpasadenaca.gov/home/showpublisheddocument/7332/636721709083330000.

# 2. REGULATORY FRAMEWORK

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

# Federal

### National Historic Preservation Act of 1966

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

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

### National Register of Historic Places

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

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

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

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

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

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

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance."<sup>2</sup> In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity.

<sup>&</sup>lt;sup>2</sup> National Park Service (NPS). 1990. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation,* p. 44. Washington, D.C.: U.S. Department of the Interior, National Park Service.

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

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

### State

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

### California Register of Historical Resources

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

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

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

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

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

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

As with resources nominated to the NRHP, CRHR-nominated resources must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.<sup>3</sup>

### California Environmental Quality Act

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

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

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

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

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

In terms of substantial adverse change to historical resource, CEQA Guidelines Section 15064.5 specifies that "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

Section 15064.5 further specifies that "material impairment" occurs when a project alters in an adverse manner or demolishes "those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion" or eligibility for inclusion in the NRHR, CRHR, or local register.

<sup>&</sup>lt;sup>3</sup> For more information, see State of California, Office of Historic Preservation, 2011, "Technical Assistance Series #6, California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)." Available at: https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf. Accessed 31 August 2022.

# Local

### City of South Pasadena Cultural Heritage Ordinance

Updated in 2017, the City's Cultural Heritage Ordinance includes eligibility criteria for landmarks and historic districts.

As codified in Ordinance Section 2.63B, buildings, structures, natural features, and historic districts are eligible for local designation if they meet any or all of the following:

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

# 3. PROPERTY DESCRIPTION AND SITE HISTORY

The subject property consists of a one- and two-story single-family vernacular residence constructed in 1932. Roughly rectangular in plan, the residence is capped with a low-pitched, side-gabled roof clad in composition shingles and terminating in shallow overhanging eaves finished with simple wood bargeboards (some of which are missing on the west elevation). The building is sheathed primarily in wood horizontal siding, with some areas clad in brick veneer on the east (rear) elevation.

The façade displays an eclectic composition, with additions over the years contributing to an asymmetrical and utilitarian design. The home is accessed with a single wood door, set flush with the ground, roughly centered on the west (façade) elevation. Fenestration generally consists of aluminum-frame sliding-glass windows, on the first and second stories, and sliding glass doors.

The home rests at the base of a steep canyon, with the hillside elevation partially nestled within the hill behind it. In this way, the east elevation presents a one-story mass, with a concealed basement below grade, and the west elevation presents as a two-story mass. The east elevation also displays a brick chimney, resting on a concrete porch. A low retaining wall separates the back concrete porch from the hillside above. On the north elevation, a porch provides access to a secondary entrance on the second story. The porch is elevated on a wood post-and-beam base, with a simple wood railing. At the base of the porch is a partial stream-rock foundation. The home occupies a large parcel with a number of mature trees and is in fair to poor condition. A set of stairs to the secondary story is located on the south elevation.

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



Figure 3. West (façade) elevation, view of property from driveway, southwest perspective



Figure 4. West (façade) elevation, view of property from street, southwest perspective

Figure 5. Driveway to property from Peterson Avenue, southwest perspective



Figure 6. North elevation (partially accessible), with wood siding and patio, southwest perspective



Figure 7. East elevation, west perspective





Figure 8. East elevation, west perspective

Figure 9. South elevation (partially accessible), with aluminum-frame windows and stucco cladding, looking northwest





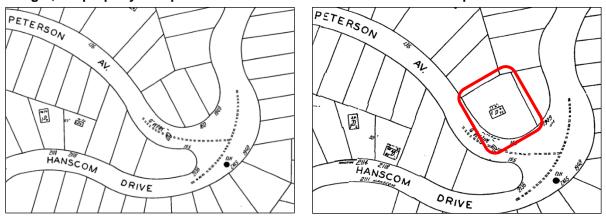
Figure 10. View of the subject property lot from the street above

## **Overview of Construction Chronology**

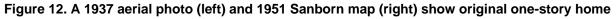
The residence was constructed in 1932 according to Los Angeles County Assessor data. The original building permit is not on file with the City, and the original architect and builder were not ascertained. Figure 11, below, shows the neighborhood of the subject property was very sparsely developed between the early 1930s and early 1950s. The residence was originally one story in height and had a T-shaped footprint created by a projecting porch on the north façade (Figure 12).

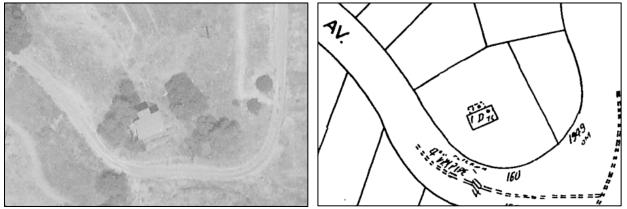
Between 1951 and 1971, the residence was enlarged and remodeled, resulting in a larger, rectangular footprint and removal of the projecting porch (Figure 13). It is presumed that the second story was added at this time. Building permit records are sparse, and do not reflect these alterations. Table 1, below, summarizes available building permits which include the addition of a covered patio in 1960, and electrical work completed in 1989.

Figure 11. The 1930 Sanborn Fire Insurance map (left) shows the property had not yet been built. At right, the property is depicted on the 1951 Sanborn Fire Insurance map.



Source: Los Angeles Public Library





Source: U.C. Santa Barbara Library, and Los Angeles Public Library, respectively.

Figure 13. By 1971, the building footprint appears enlarged and rectangular in footprint; it is presumed the second story was added as part of these alterations



Source: U.C. Santa Barbara Library.

Date	Permit #	Owner	Contractor/Design Professional	Description
8-18-1960	44359	James Allen	Owner	Add covered patio to existing 1 family residence
8-18-1960	44359 (Job Card)	James Allen	Owner	Add closed patio to exist/sing/fam.
9-6-1989	008872	Pat Allen	Johns Electric	Electrical – new service up to 100 amps

Table 1. Building Permits, 156 Peterson Avenue

### **Ownership History**

Original building permits were not on file with the City, and the original owner of the property was not ascertained. Since its construction in 1932, the home at 156 Peterson Avenue has been occupied by several different residents. This section summarizes the information identified for former residents.

 Table 2. Summary of identified occupants/owners

Year	Owner/Occupant Name	Occupation	Source
1932	N/A (Peterson Avenue not included in directory)	N/A	N/A
1933	N/A (address not included in directory)	N/A	N/A
1934-1940	I.J. O'Connor	Window cleaner	South Pasadena and San Marino City Directory 1940
1952-1953	Thomas F. and Marian Torpey	Artist	South Pasadena City Directory 1952-53
1960	James Allen	Unknown	Building permit records
1989	Pat Allen	Unknown	Building permit records

The earliest documented owner of the residence was I.J. (Ira J.) O'Connor who lived at 156 Peterson Avenue between at least 1934 and 1940. Ira was born in about 1882 in Michigan. His wife Hannah was a native of Norway. They married in about 1914, and by 1930 had three children: Ira J. Junior, Ruth, and Robert. The family lived in Glendale prior to living at the subject property. Ira was proprietor of a window cleaning business during the 1920s and 1930s, and Hannah was a home maker (Western Directory Co. 1923; U.S. Bureau of the Census 1930; Foothill Review 1934, 1936).

The next identified residents of the property were Thomas F. and Marian Torpey between 1952 and 1953. Based on available information, it seems that Thomas was born about 1920 and Marian in about 1924 in Montana, where Thomas worked in copper mining. The couple had three sons. The Torpeys were documented at the subject property in the early 1950s, and Thomas' occupation was described as an artist. By 1957, the couple moved to Azusa, California, and Thomas worked as an advertising salesman (U.S. Bureau of the Census 1950a; California Directory Publishing Co. 1952; Pacific Directory Company 1957).

James Allen was listed as the property owner on a 1960 building permit. Research to date did not yield definitive information about Mr. Allen that can be clearly linked to the subject property.

# 4. FOCUSED NEIGHBORHOOD CONTEXT

The subject property falls within Monterey Hills, in the western portion of South Pasadena, near the City's border with Los Angeles. The property is located in a tract established in 1914 (Tract No. 2672), in part of the Pasadena Villa Tract. With a street grid and lot sizes reflecting the varied hillside terrain and winding streets, development arrived slowly to the area following its platting in 1914 (Figure 14).

When the subject property was built in 1932, new settlement and construction was just beginning in Monterey Hills. During South Pasadena's founding years, development in Monterey Hills proceeded slowly, with most early construction concentrated near Monterey Road and other major corridors. At the turn of the century, the area surrounding the subject property, through the southern expanses of Monterey Hills, fell within the Pasadena Villa Tract, platted in 1902. The lots that now comprise the subject property neighborhood, though, were subdivided more than a decade later, in 1914. Up until that date, this area of sloping hillside remained relatively undeveloped.

Throughout the region, the turn-of-the-century was an era of exuberant real estate development and speculation, with rapid population increase and extensive new construction. In South Pasadena at the time, there was good reason for optimism. Just 12 years following incorporation in 1888, South Pasadena had reached 1,001 residents by 1900. In 1902, the establishment of the Pacific Electric Railway along Mission Street and Fair Oaks Avenue helped trigger an eastward and southward expansion, not only of residences but also commercial corridors. The City's expanding neighborhoods as well as emerging transportation links with Los Angeles, via the Pasadena and Los Angeles Railway company, further catalyzed growth.

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

The subject property site and surrounding neighborhood were divided into lots in 1914, with a subdivision consisting of irregular sized and configured lots, arranged along curving streets reflecting their topography. The boom of the 1920s brought an increase in development to the Monterey Hills, as the City's population nearly doubled in one decade, growing from 7,600 in 1920 to 13,700 by 1930. After the 1920s, "the character of the City resembled that of a single-family residential neighborhood, and by 1930, most residential tracts had been subdivided, with the exception of Raymond Hill and Monterey Hills."<sup>4</sup> During this era, the Arts and Crafts movement was in decline, and period-revivalism rose in popularity. Throughout South Pasadena, pre-1920 neighborhoods generally feature the Arts and Crafts style; post-1920, neighborhoods started to embrace period-revival styles such as Spanish Colonial, English/Tudor, Colonial, Classical, Monterey Revival styles.

The Great Depression slowed but did not halt new construction in South Pasadena, which saw a number of WPA-era projects and the establishment of the Federal Housing Administration. By the late 1930s and early 1940s, development started to accelerate in the Monterey Hills.

<sup>&</sup>lt;sup>4</sup> Historic Resources Group. 2014. South Pasadena Citywide Historic Context Statement, p. 51.

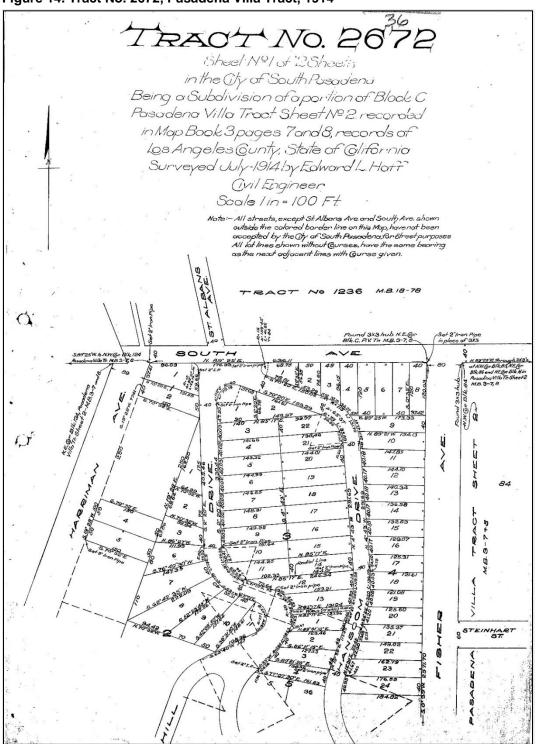


Figure 14. Tract No. 2672, Pasadena Villa Tract, 1914

Source: Los Angeles County Department of Public Works, Land Records

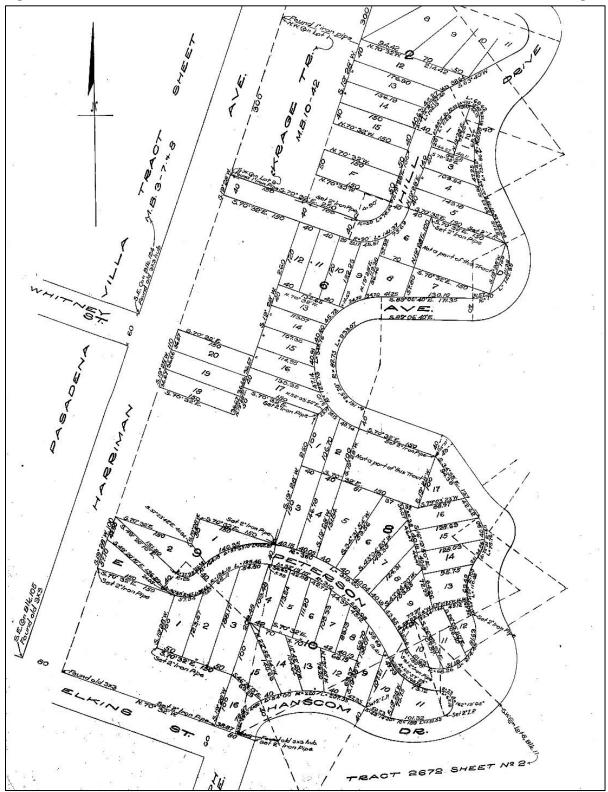


Figure 15. Tract No. 2672, Pasadena Villa Tract, 1914. Peterson Avenue is near southern edge.

Source: Los Angeles County Department of Public Works, Land Records

Aerial photographs from 1928 and 1938 show the overall character of the neighborhood through these years. One catalyst for new settlement was the 1940 opening of the Arroyo Seco Parkway (renamed Pasadena Freeway in 1954). The parkway connected Los Angeles to Pasadena, by way of South Pasadena, with a scenic, convenient route for residents, commuters, and tourists. Construction of the new freeway provided an ease of access for visitors and new settlers who commuted to Los Angeles.

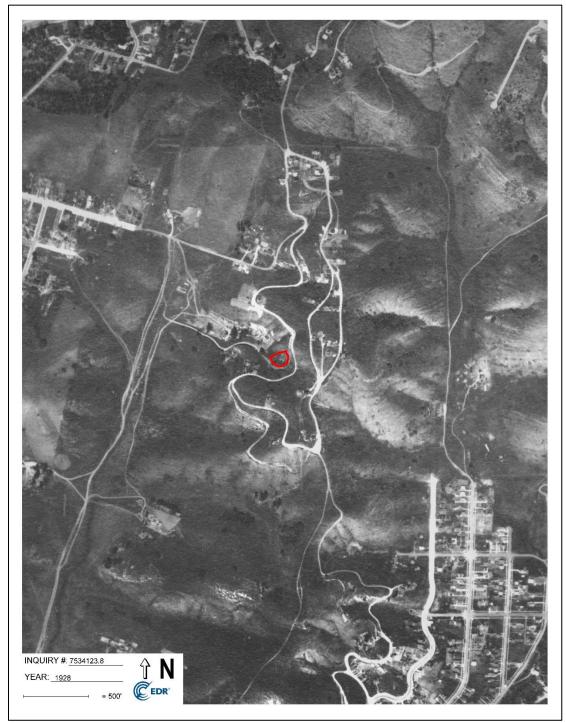


Figure 16. 1928 aerial photograph, showing the open space of the Monterey Hills

Source: EDR/LightBox, 2024



Figure 17. 1938 aerial photograph, showing the gradual development of the Monterey Hills

Source: EDR/LightBox, 2024

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

Monterey Hills was the City's other remaining area with large swaths of open space. Consequently, during the postwar building boom, Monterey Hills and Raymond Hill experienced the most significant changes and the most new construction.

The character of this transformation of Monterey Hills and Raymond Hill was measured not only in volume, though, it was also measured in style—namely, Mid-Century Modern style. Beginning in the pre-World War II era, South Pasadena had already become a hub for modernist architects and designers, such as Whitney R. Smith and industrial designer Henry Dreyfuss (both of whom chose to live and work in the City). Pre-1945 commissions by Richard Neutra, Irving Gill, and Rudolph Schindler also had helped establish modernism in the City. By the postwar period, the City could boast of "a significant collection of [Mid-Century Modern] architecture, designed by important local and regional architects."<sup>5</sup>

As throughout Southern California, Mid-Century Modern design in South Pasadena rejected historicism and embraced simplicity and honesty in materials and construction, site-specific design, the use of indigenous materials, such as wood and stone, a high degree of indoor-outdoor integration.<sup>6</sup> As of 2020, throughout the Monterey Hills, varying expressions of these ideas in Mid-Century Modern design are on display throughout the area.

The largest development during this era in Monterey Hills was Altos de Monterey, a 631-parcel subdivision constructed southeast/east of the subject property between 1958 and 1962. With its curving street pattern, uniform setbacks, and distinctive Modernist/Ranch House-influenced homes, Altos de Monterey features the work of master architects such as Carl Maston, Buff & Hensman, Tryon and Driskel, Miller Fong, Alfred V. Chaix, FAIA, Earl Kastenbach & Associates, and Ternstrom & Skinner. (In 2015, Altos de Monterey was found eligible as a Planning District in South Pasadena, and a number of individual homes were found individually eligible as local landmarks.)<sup>7</sup>

Through the years, the area adjacent to the subject property continued to expand through lot-by-lot in-fill projects, with a few small, curvilinear streetscapes and tracts. As shown in Sanborn Fire Insurance Maps and historic aerial photographs, early construction clustered near the east-west corridor of Monterey Road and north-south corridors through the hills such as Oak Hill and Brunswick Avenues. The following series of historic aerial photographs illustrate the gradual progression of mid-century settlement in the Monterey Hills, as culs de sac and homes began appearing through the area.

<sup>&</sup>lt;sup>5</sup> Historic Resources Group. 2014. *Final Administrative Report, South Pasadena Citywide Historic Context Statement*, p. 34. Prepared for City of South Pasadena Planning and Building Department. Available at: https://www.southpasadenaca.gov/home/showpublisheddocument/7332/636721709083330000.

<sup>&</sup>lt;sup>6</sup> Howell-Ardila, Debi. 2013. "Whitney Roland Smith and the USC Connection," *Outside In: The Architecture of Smith & Williams* (Los Angeles, CA: Getty Publications). See also Deborah Howell-Ardila, 2010, "Writing Our Own Program': The USC Experiment in Modern Architectural Pedagogy, 1930-1960," Master's Thesis, University of Southern California School of Architecture, Historic Conservation Program. Available at the Getty Research Institute, Los Angeles, CA; http://primo.getty.edu/GRI:GETTY\_ALMA51145536990001551.

<sup>&</sup>lt;sup>7</sup> South Pasadena Historic Resources Survey Report, p. 66.

Figure 18. 1948 aerial photograph, showing an increased level of development in the Monterey Hills in the postwar years; through the lower lefthand quadrant, the new corridor of Collins Avenue in Los Angeles cuts a diagonal swath through the former open space



Source: EDR/LightBox, 2024

Figure 19. 1952 aerial photograph; construction expands through Monterey Hills and along Collins Avenue in Los Angeles



Source: EDR/LightBox, 2024



Figure 20. 1970 aerial photograph; neighborhoods throughout Monterey Hills were established; Altos de Monterey appears east of the subject property

Source: EDR/LightBox, 2024

# 5. EVALUATION

This section is divided into two parts: first, potential eligibility of the subject property is considered in light of the registration requirements described in the *South Pasadena Citywide Historic Context Statement*. Second, the property's potential eligibility is considered in light of the applicable NRHP criteria at the federal level, CRHR criteria at the state level, and local criteria.

### Thematic Evaluation: *Citywide Historic Context Statement* Registration Requirements

The *South Pasadena Citywide Historic Context Statement* provides a specialized, thematic framework for historic resource evaluations in the city.

As it is considerably altered from its original design, the residential property at 156 Peterson Avenue is not representative of any particular architectural style; it reflects a utilitarian, vernacular design. None of the Architecture and Design Context themes/sub-themes apply to the property. (The "Residential Vernacular" sub-theme pertains to "19<sup>th</sup> Century Methods of Construction & Architectural Styles" theme, which does not apply to the subject property as it was constructed in 1932.

One relevant context/theme is applied to this evaluation below.

# Context:The Great Depression & World War II (1930-1944)Theme:Residential Development 1930-1944

The South Pasadena Citywide Historic Context Statement states that,

"Residences from this period range from small, one-story minimal houses, to one- and two-story residences designed in popular architectural styles of the period. Since there was little single-family residential development during this period, residences constructed during this period will most likely be eligible under the Architecture and Design context, rather than representing an important development pattern or trend in the City."<sup>8</sup>

A residential property may be significant under this theme if it meets the following requirements:

**A/1/B (Event):** As an excellent or rare example of 1930s residential development in South Pasadena. As there was little development during this period, it is unlikely that an individual residence will be eligible under this criterion.

A/1/B (Event) & C/3/D (Design/Construction): As an excellent or rare example of a multifamily residential development or a particular multi-family residential property type from the period.

**Local Criterion A (Community Character):** As having character, interest or value as a part of the heritage of the community.

**B/2/C** (**Person**): For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of South Pasadena during this period, or who gained significance within their profession.

<sup>&</sup>lt;sup>8</sup> Historic Resources Group, 2014.

### Integrity Thresholds

In order to meet the registration requirements under this theme, a property must:

- date from the period of significance;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.<sup>9</sup>

In order to be eligible under the context/theme of Residential Development 1930-1944, a property must retain sufficient integrity to convey its historic significance. For Criteria A/1/B (Event), a property should retain integrity of location, design, workmanship, materials, feeling, and association, at a minimum, in order to reflect the important association with the City's residential development during this period. For Criteria B/2/C (Person), a property should retain integrity of location, design, at a minimum, to convey the historic association with a significant person.

#### Evaluation of Eligibility under Context and Theme

The property at 156 Peterson Avenue falls within the period of significance for the Residential Development 1930-1944 theme; however, it does not meet the necessary registration requirements for individual eligibility. It is not an excellent or rare example of 1930s residential development or of a multi-family residential development from the period. As previously described in this report, the residence was altered between 1951 and 1971 with an enlarged footprint, the addition of a second story, and the removal of the projecting front porch. The residence has lost integrity of design, materials, workmanship, and feeling; it no longer is representative of a 1930s-era home. In addition, research to date does not indicate it has associations with significant persons in our history, and the property does not have character interest or value as part of the heritage of the community.

Therefore, 156 Peterson Avenue is not eligible under the theme Residential Development 1930-1944.

### NRHP, CRHR, and Local Criteria Evaluation

#### Criteria A/1/2 (Event)

The property at 156 Peterson Avenue does not appear to be eligible for listing in the NRHP under Criterion A, CRHR under Criterion 1, or for local listing under Criterion 2. Research completed for this study did not indicate the property is associated with events that have made a significant contribution to the broad patterns of national, state, regional or local history, or cultural heritage.

The property represents a single in-fill residence constructed in 1932, more than 15 years after its tract was subdivided. The residence at 156 Peterson Avenue does not reflect a significant tract or property type; it is not an excellent example of residential development that is important in reflecting the city's character during this period.

Therefore, the property **does not appear eligible for listing under Criteria** A/1/2.

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

The property at 156 Peterson Avenue does not appear to be eligible for listing in the NRHP under Criterion B, CRHR under Criterion 2, or for local listing under Criterion 3. Research to date has not

<sup>9</sup> HRG, p. 119.

revealed any information to suggest that any of the former owners or residents of the home have a significant association with the history of the nation, state, region, or city.

Therefore, the property does not appear eligible for listing under Criteria B/2/3, either individually or as a contributor to a historic district.

#### Criteria C/3/4, 6 and 7 (Architecture/Design)

The property at 156 Peterson Avenue does not appear to be eligible for listing in the NRHP under Criterion C, CRHR under Criterion 3, or for local listing under Criteria 4, 6 or 7. As previously described, the extant two-story residence is the result of the expansion and alteration of the original one-story residence. Highly vernacular and lacking stylistic features, the residence is not a representative example of any particular architectural style. The residence does not possess high artistic values; and it is not the work of a master architect or a person who has influenced the heritage of the city, state or nation.

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

#### **Criteria D/4 (Information potential)**

These criteria are most commonly applied to archaeological sites and were not applied in this historical resources evaluation report.

#### Local Criteria 1, 5, 8, 9, 10, and 11

The property does not meet local eligibility criteria 1, 5, 8, 9 or 10 as the property does not hold character, interest or value as part of the heritage of South Pasadena (Criterion 1); it is not the best remaining architectural type in a neighborhood (Criterion 5); it is not part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif (Criterion 8); it does not have a unique location or singular physical characteristic that represents an established and familiar visual feature of a neighborhood (Criterion 9), and it is not an archaeological resource (Criterion 10 is not applicable).

In summary, the property at 156 Peterson Avenue does not meet the criteria for inclusion on the South Pasadena Inventory or Register, and does not qualify as a historical resource pursuant to CEQA.

# 6. CONCLUSION

Based on the analysis carried out for this evaluation, 156 Peterson Avenue does not appear eligible for the NRHP, CRHR, or South Pasadena Register or Inventory, either individually or as part of a historic district. The property is therefore not considered a historical resource pursuant to CEQA.

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### **APPENDIX A**

# Key Staff Resumes

# **DEBI HOWELL-ARDILA**, M.H.P., SENIOR ARCHITECTURAL HISTORIAN

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

#### YEARS OF EXPERIENCE

17

#### **EXPERTISE**

SWCA

Specialized practice in historic preservation planning and policy

Specialized expertise in program- and project-level CEQA analyses

NHPA Section 106 and NEPA compliance studies

Secretary of the Interior's Standards project review and compliance

#### **EDUCATION**

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

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

#### **REGISTRATIONS / CERTIFICATIONS**

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

Foundation Award, LAUSD Historic Context Statement, 1870 to 1969

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

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

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

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

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

#### AWARDS

SWCA

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

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

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

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

2014: California Preservation Foundation Award, *LAUSD Historic Context Statement*, 1870 to 1969 of Historic Properties (Secretary's Standards). Ms. Howell-Ardila also completed a project impacts screening to offer guidance on the potential for direct or indirect significant adverse impacts to historical resources. *Role: Project Manager and Lead Author/Historic Preservation Specialist* 

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

Los Angeles Unified School District (LAUSD) Design Guidelines and Treatment Approaches for Historic Schools; LAUSD; Los Angeles County, California. SWCA prepared district-wide design guidelines for LAUSD, the second largest public school district in the United States. Given LAUSD's 130-year history and expansive geographic range, the LAUSD Design Guidelines provided detailed treatment approaches for a range of school

types, architectural styles, and projects, using the Secretary of the Interior's Standards as the point-of-departure. *Role: Project Manager and Lead Historic Preservation Specialist. Served as the project manager and principal author of the design guidelines.* 

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

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

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

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

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

#### YEARS OF EXPERIENCE

10

**EXPERTISE** 

SWCA

CEQA

Section 106

Historic Resources Surveys

**Historic Context Statements** 

National Register of Historic Places (NRHP)

#### **EDUCATION**

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

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

#### TRAINING

CEQA Workshop, Association of Environmental Professionals, 2016

#### **MEMBERSHIPS**

California Preservation Foundation

National Alliance of Preservation Commissions

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

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

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

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

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

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

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

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

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

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

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### **ATTACHMENT 2**

**Building Permits** 

### 156 PETERSON AVENUE

Lots 10 & 11, Block 8, Tract 2672

CITY ACTION

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### CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

## LOCATION 156 Peterson Avenue

	BLOCK	TRA	СТ		
OWNER James	Allen				<u> </u>
DESCRIPTION add	covered p	patio to	existing 1	family	residence

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMI FEE	<b>T</b>
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8-18-60	44359	BUILDING	Owner		00
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FORM 502 2M 1-54 MOCK

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SEWER CONNECTION		А.М. Р.М.			
FRAME (INCLUDING VENTS & FURN.)		А.М. Р.М.		2-26-20	meson
ROUGH_ELECT.		A.M. P.M.			
ROUGH PLUMBING		А.М. Р.М.			
INSIDE LATH OUTSIDE		A.M.			
FINAL PLUMB.		A.M. P.M.			
FINAL ELECT.		A.M. P.M.			
FINAL BUILD.		А.М. Р.М.	· · · · · · · · · · · · · · · · · · ·	2-10-61	nem
		A.M.			

	CITY OF SOUTH PASA	DENA FIFCTRICAL
	1414 Mission Street • South Pasadena • California 91030 • PLANNING & BUILDING DEPARTMENT	• (818) 799-9101 PERMIT
	Building Address 56 PETEESON AV	PERMIT NO.:     WORKERS COMP. EXP.     PROCESSED BY: RON       0U8872     4-1-90     Date: 9-6-89
	No. Owner De L Niller	DEPARTMENT OF PLANNING AND BUILDING APPLICATION FOR AN ELECTRICAL PERMIT
$\bigcirc$	Address Sh BEESINA	BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA PERMITTEE TO COMPLETE:
$\underline{Z}$	City S. Ipsp pro Tel.	DESCRIPTION OF WORK
	Julins Sla mic.	FEE COMPUTATION FIXTURES RECEPTACLES SWITCHES First 10 @ 50c ea. Ea. Additional @ 30c ea. \$
BUIL	Address 1.0. BOX 236	RANGES OVENS GARB. DISP. WATER HTR FAN OUTLET DISH WSHR. @ 3.00 ea. \$
	State Lic. No. 457277City 91770	Wall Heaters Up to 1650 W         Colling Heaters Up to 1650 W           WASHING MACHINES         @ 7.50 \$
$\overline{\mathbf{O}}$	& Classif. (-10 Lic. No. 32687	220 VOLT OUTLETS-CCT @ 5.00 \$
and	WORKER'S COMPENSATION DECLARATION	SIGN FIXTURES—CCT @ 10.00 \$
	I hereby diffirm that I have a certificate of consent to felf-insure or a certificate of Worker's Compensation Insurance or a certified copy	AIR HEATERS OVER 1650 W @ 5.00 \$
$(\mathbf{D})$	thereof (Sec. 3800, Lob C.). Policy No. 93 7.9 (29 many Sub V N)	TEMPORARY POWER POLE @ 10.00 \$
$\geq$	Policy No.	NEW SERVICE UP TO 100 AMPS @ 10.00 \$10
$\leq$	CERTIFICATE OF EXEMPTION FROM WORKER'S	" " 200 AMPS @ 12.50 \$
Z	COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is	400 AMF3 @ 23.00 φ
$\leq$	issued, I shall not employ any person in any manner so as to become	Motors under 2 hp   Motors 50-100 hp
LAN	subject to the Worker's Compensation Laws of California. Date Applicant	Mators 2.8 bn
$\triangleleft$	NOTICE TO APPLICANT: If, after making this Certificate of Exemption	@ 4.00 ea. ↓ ↓ @ 20.00 ea. ↓ ↓ . Motors 500-1000 hp .
	you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this	@ 5.00 es. \$ @ 30.00 es. \$
	permit shall be deemed revoked.	@ 6.00 es. \$
of	CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the per- formance of the work for which this permit is issued. (Sec. 3097, Civil	COLUMN TOTAL         \$/0**           POOL OR : \$20.00         POOL : \$30.00         \$
	Code.)	
5	Lender's Name Lender's Address	VALUATION: \$
Ψ		PERMIT FEE SUUIN FOUNDER 15-
epartme	LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (com- mencing with Section 7000) of Division 3 of the Business and Professions	INVESTIGATION FEE
g	Code, and my license is in full force and effect. Exp. 70 Signature of Contractor	F PLAN CHECKING FE
Ū.	OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for	E ENERGY COMPL. FEE BUILDING & SAFETY
	the following reason: (Sec. 7031.5. Business and Professions Codes) I as owner of the property, or my employees with wages as their	E BLANKET BRAUE DATE
	sole compensation, will do the work, and the structure is not in-	S ELECTRICAL PERMÝT ( A A A A A A A A A A A A A A A A A A
	tended or offered for sale. (Sec.7044, Business & Professions Codes).	
	1)censed contractors to construct the project. (Sec. 7044 Business and Professions Code.)	
	I am exempt under Sec, B.&P.C. for this reason Date Owner	<u>  9.86.59</u> ·
	I certify that I have read this application and state that the above in- formation is correct. I agree to comply with all city and county or- dinances and state laws relating to building construction, and hereby authorize representatives of this, city to enter upon the above- mentioned property for inspection property Signature of Applicant. Mailing Address City, State, Zip	CASHIER USE
L	INSPECTOR COPY ORD. NO. 1582	This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is surgended for 180 days

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INSPECTOR NOTES

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#### Underground electrical conduit diagram

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## ATTACHMENT 3

Preliminary Development Plans

APPROACH;

510pr

TO BE REMOVED

to be removed

DRIVEWAY;

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	L=214.45'R	EXISTING TOPOGRAPHIC GRADE LINE TO BE DEMOLISHED DOWNSPOUT			
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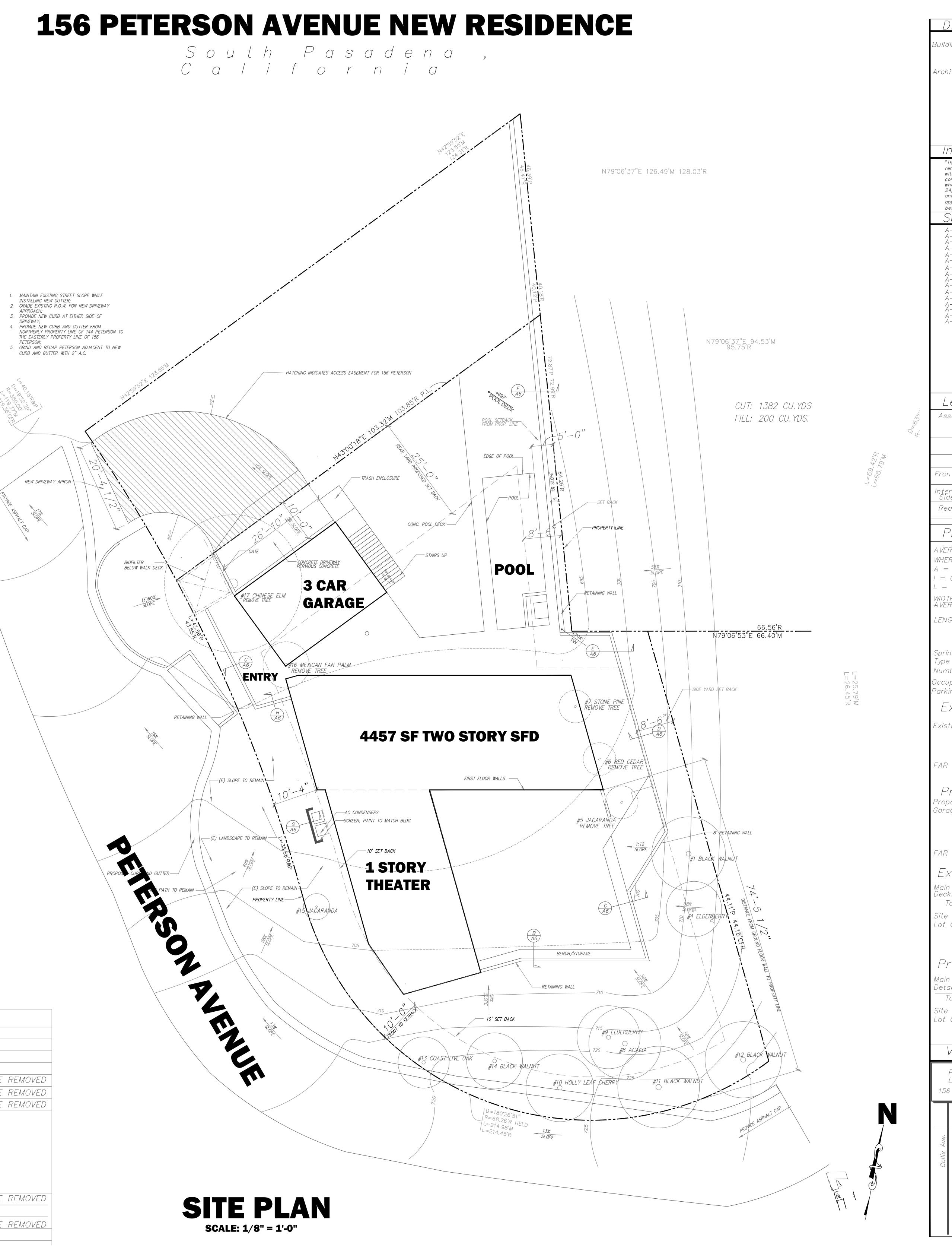
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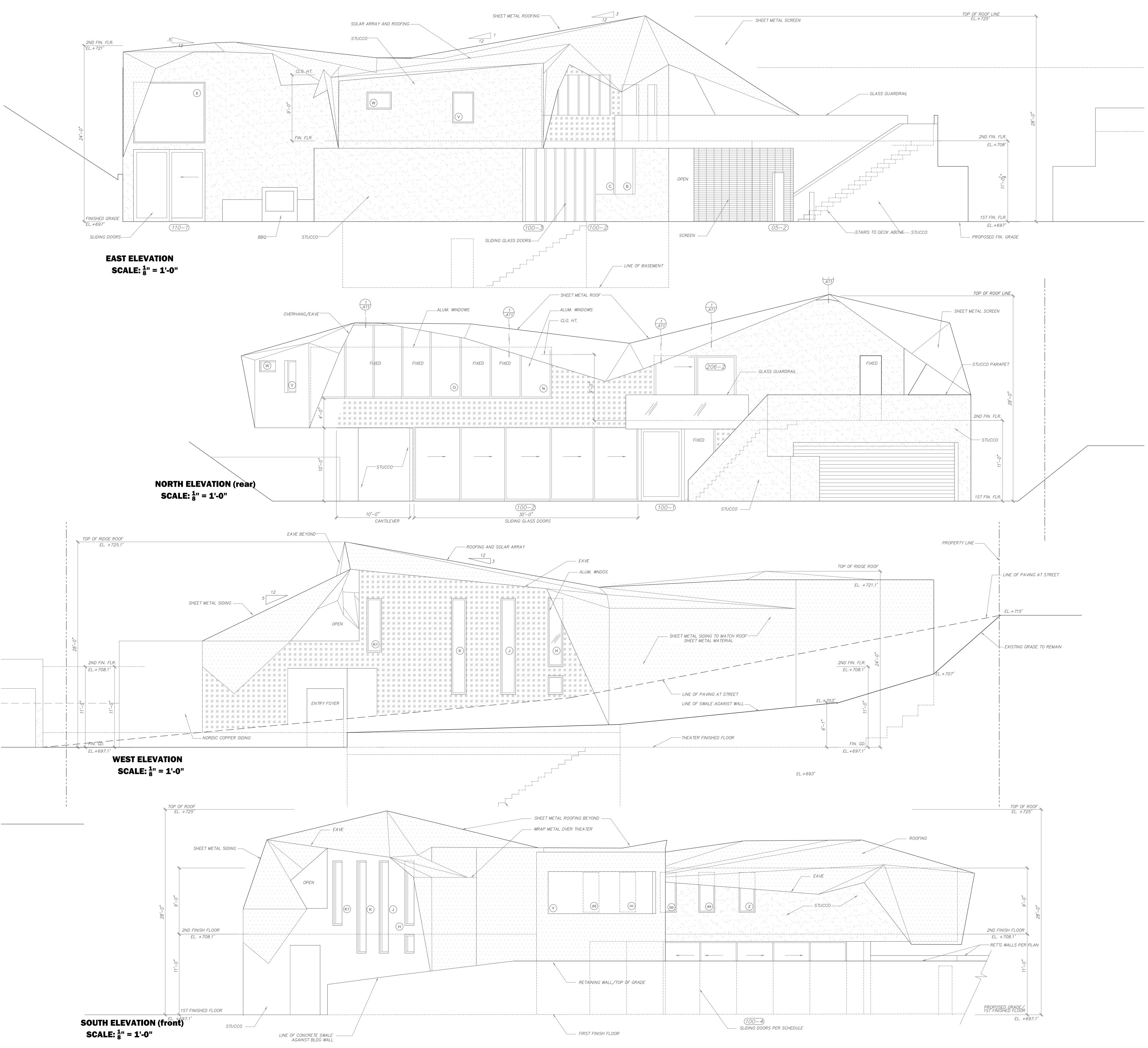
15 Mexican Fan Palm Washingtonia robusta

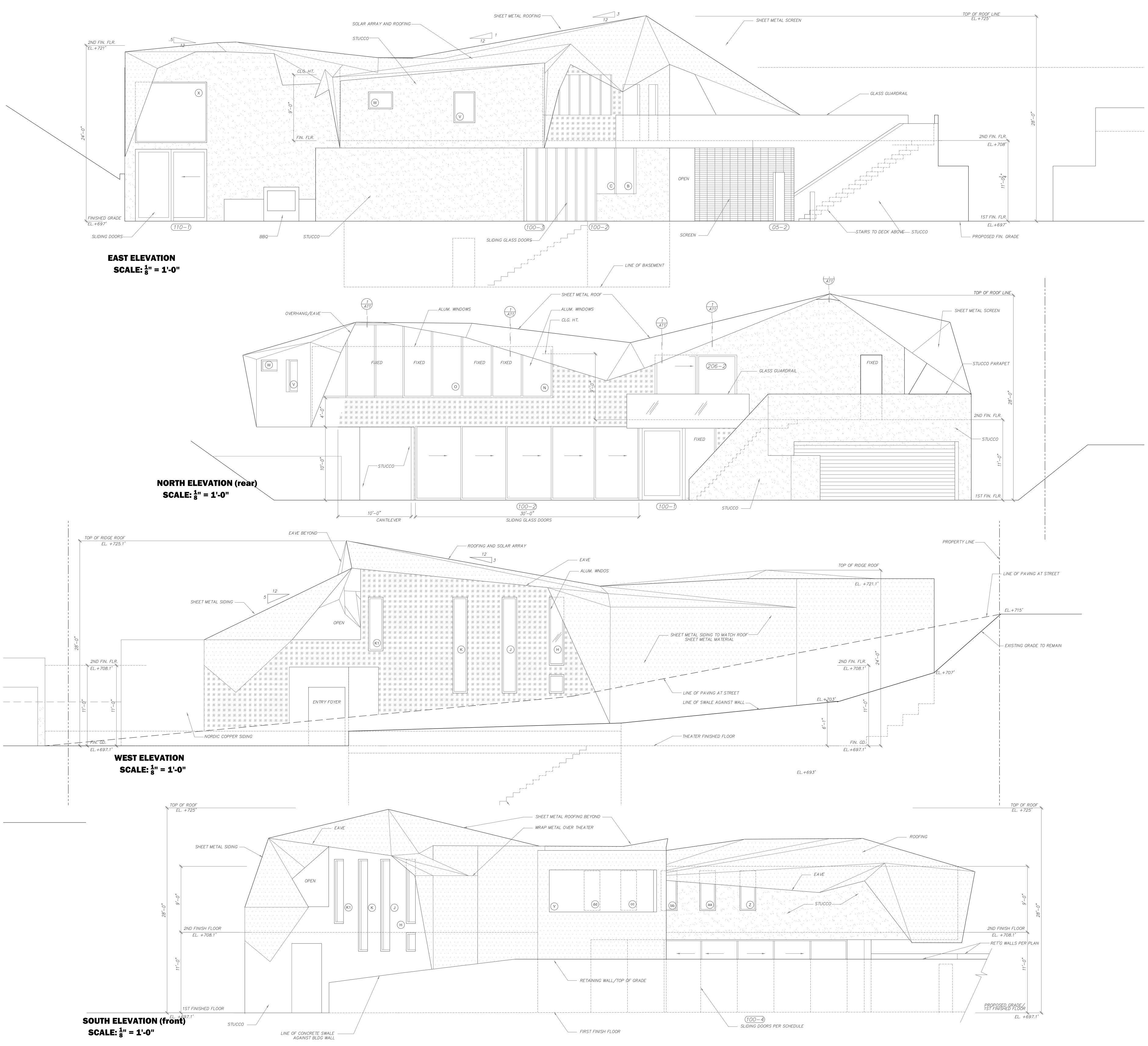
16 Jacaranda

17 Chinese Elm



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# ljim fenske architecture

111 Peterson Ave. South Pasadena, California 91030 TEL.: (323) 257-8727 fenske@pacbell.net



SADLER YAO



Scott and Caroline 156 Peterson Ave. SOUTH PASADENA, CA. 91030

Constructic Phase	n		Pre-Construction Phase		
Date Issued	d:				
Rev Bulletin	Date	Date	Issued For		
		12-1-22	owner review		
		2-2-23	Ret'g wall review		
		4-17-23	Planning Submittal		
		7-6-23	Planning Resubmitta #2		
		3-19-24	Owner review of Plan'g Resub #3		

As instruments of service, all designs, ideas and information mation shown on these drawings are and shall remain the property of Jim Fenske No part thereof shall be copied, discloseed to others, or used in connection with any work or project for which they have been prepared and developed without the written consent of Jim Fenske. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

CAD File No: Job No: Drawn By: jf Checked By: ji 11-28-2022 Start Date: Scale: As Noted Sheet Description



Sheet Number

of

Sheet

**A-4** 



- **DATE:** July 18, 2024
- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- **PREPARED BY**: Tatianna Marin, Acting Assistant Planner
- SUBJECT: Project No. COA24-0004 A request for a Certificate of Appropriateness (COA) for a 554 square foot first floor addition and a 234 square foot second story addition to an existing two-story, single-family dwelling at 425 Prospect Circle (Assessor's Parcel Number: 5317-034-010). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

#### Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- Staff recommends that the Cultural Heritage Commission approve the project, subject to an additional review by the Cultural Heritage Commission Chair and Conditions of Approval (Attachment 1).

#### Background

Constructed in 1928, the subject site is included in the City's Inventory of Historic Resources. The residence is designed with the influence of Norman Revival style. The subject site is located within the Prospect Circle Historic District as a historic district. *The Prospect Circle Historic District displays Period Revival architectural style. Many properties in this district were built on spec in the 1920s.* The home in its original condition has good integrity with minimal modifications to the existing building shell. After its original built, the home had a rear addition, kitchen remodel, window change, as well as other minor permits that were pulled for reroofing, plumbing, electrical and mechanical permits. (Attachment 2 - Building Permits)

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The subject site is located on the north side of Prospect Circle. The property measures a total of 13,386 square feet. The property has an approximate depth of 160 feet and an approximate width of 80 feet. The subject site is currently developed with a two-story, single-family residence and an attached two-car garage.



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

The Norman Revival style is noticeable in the structures' current condition with the use of wood shingle roofing on a gabled roof, brick chimney, timbered façade details, asymmetrical massing, and casement windows.

#### PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to construct a 554 square foot first floor addition and a 234 square foot second floor addition to the rear. The first-floor addition will remove the existing bedroom and bathroom to create a new guest bedroom and bathroom. The second-floor addition will create space for a new main bedroom, bathroom and closet space. When complete, the home will total 4,673 square-feet with five bedrooms. **(Attachment 3 – Project Plans)** 

#### PROJECT ANALYSIS

#### General Plan Consistency

The General Plan land use designation of the project is Very Low-Density Neighborhood, which allows for detached single-family units. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan.

#### Development Standards

The subject site is located within the Residential Estate (RE) 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 work and building design are suitable and compatible with the City's design standards and guidelines. Residential development standards from SPMC Sections 36.220.040 were applied to the proposed project. The following table lists the project's conformance with applicable development standards.

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (5,354 SF max. allowed)	17% 2,326 SF	21% 2,879 SF
Floor Area Ratio (FAR)	35% (4,685 SF max. allowed)	29% 3,887 SF	34.9% 4,673 SF
Building Height	35 ft.	27 ft. 6 in.	29 ft. 6 in.
Off-Street Parking	2-Car (Covered)	2-car garage	Unchanged
Front Setback (South)	25 ft minimum	50 ft. 5 in.	Unchanged
Side Setback (East)	10% of lot width (8.1 ft.)	3 ft. 11 in. (non- conforming setback)	5 ft. 6 in.
Side Setback (West)	10% of lot width (8.1 ft.)	9 ft. 4 in.	Unchanged

#### (RE) Residential Estate Development Standards Compliance

Standard	Requirement	Existing	Proposed
Rear Setback (North)	25 ft	41 ft. 11in.	27 ft. 8 in.

#### Certificate of Appropriateness (COA)

The proposed addition requires a Certificate of Appropriateness with review and approval from the Cultural Heritage Commission as the addition is larger than the 200 square-foot threshold for CHC review as stipulated in Section 2.65 of the SPMC. The subject property has been identified as a contributor to a historic district in the South Pasadena Inventory of Historic Resources. As such, an addition should be visually subordinate, or secondary, to the original structure.

The scope of work consists of a first floor and second floor rear addition.

#### **DESIGN REVIEW**

#### Project Design Elements

The addition is proposed at the rear of the home and will be minimally visible from the public right of way through an approximate two-foot increase above the existing roof line with minimal impact to the existing roof form. The new addition will incorporate materials to match the existing style such as new light sand smooth stucco and cementitious shingle roofing material. The proposed materials for the addition will match the existing materials of the primary dwelling exactly; thus, the matching materials combined with the lack of articulation of the new addition may not meet differentiation per the Secretary of the Interior's Standards (SOI) Standards.

The proposed windows and doors schedule calls out blackened steel material for the new doors and windows, to be consistent with the existing window and door material and styles found in Norman Revival homes (Attachment 4 – Material Brochures). The addition does not alter the original style of the home or modify original features, elements, or spaces, as illustrated in the development plans.

In addition, the single-family home will remain compatible with the single-family residential tract, as the existing design style of the home will not be modified.

#### 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 Cultural Heritage Commission July 18, 2024

and rehabilitation of the character defining features. The standard procedure for historic buildings 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 includes a section focused on French Inspired (French Revival and Norman Revival) styles (pages 20-21).

The Norman Revival style architecture is not a unifying featured style in the neighborhood, as the neighborhood tract contains mainly the Spanish Colonial Revival architectural style.

The materials, finishes, detailing, and size/mass of the additions, with the proposed work, are all compatible with the existing style and color of the home. The property will retain the original architectural style after the proposed addition.

#### 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 for preservation, rehabilitation, and use of historic resources in the City. The area where the addition is proposed is partly visible from the street with minimal impact to the existing roof form. 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. The property will continue to be used as a single-family residence, in addition to retaining the original Norman Revival influenced design. Existing and original features are also 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. "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. "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		
<b>Standard 1</b> : A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.		
<b>Standard 2</b> : 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.		
<b>Standard 3</b> : Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.		
<b>Standard 4</b> : Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.		
<b>Standard 5</b> : Distinctive materials, features, finishes, and construction techniques or examples of Norman Revival that characterize a property will be preserved.	Consistent.		
<b>Standard 6</b> : Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Not applicable.		
<b>Standard 7</b> : Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Consistent.		
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Consistent, no archeological resources are known to exist on the site.		
<b>Standard 9</b> : New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be	The massing, size, scale and architectural features are consistent with this proposal; however, the		

Consistency with Secretary of the Interior Standards			
Standard	Staff's Recommended Consistency Determination		
<ul> <li>compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</li> <li>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.</li> </ul>	new addition may not be differentiated enough from the old. Consistent.		

Recommended Project Specific Findings for a Certificate of Appropriateness (2, 5, and 6)

# 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 as the massing and style of the home will remain the same. 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 architectural styles. 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 potentially historic neighborhood.

# 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 project consists of 554 square foot first floor and a 234 square foot second floor addition to the rear. The first-floor addition will remove the existing bedroom and bathroom to create a new guest bedroom and bathroom. The second-floor addition will create space for a new main bedroom, bathroom and closet space. The proposed addition is consistent with the surrounding residential land uses, which also contain one and two-story, single-family residences and will help further enjoy the existing use of the property. The proposed addition will not modify the front facade, helping to preserve the original structure and streetscape in compliance with the design guidelines for historic properties.

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

The proposed project consists of an addition to the rear of the property. As proposed, the addition is subordinate to the existing home and approximately 2 feet for the new roof line of the addition will be visible from the public right of way. The addition will match the existing cementitious shingle roofing material and will propose new light sand smooth stucco over the existing and new addition. The proposed new siding material is consistent with the features found in the Norman Revival architectural style. In addition, the new second-floor addition will have new windows that will also match the existing material and style of blackened steel windows. The project as proposed will maintain the character defining features of Norman Revival style.

#### Environmental Analysis

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

#### Staff Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. The proposed design meets many criteria of the design guidelines and staff is comfortable moving this project forward recommending an approval of this project, subject to the recommended conditions of approval. Staff has identified an item that will require continued refinement. However, this item could be addressed through a condition of approval (Condition No. P4), requiring that the Cultural Heritage Commission Chair review the revised architectural plans prior to the building plan check process. Staff is recommending the following item to be addressed:
  - a. Design refinement on the addition to meet the SOI Standard of differentiation

#### 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 5, 2024, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on July 3, 2024. 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. Building Permit History
- 3. Project Plans
- 4. Materials Brochure

## **ATTACHMENT 1** Conditions of Approval

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#### Attachment 1 CONDITIONS OF APPROVAL Certificate of Appropriateness Project No. COA24-0004 425 Prospect Circle (APN: 5317-034-010)

#### DEVELOPMENT REQUIREMENTS

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

#### PLANNING DIVISION:

P1. The following approval is granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on July 18, 2024:

Certificate of Appropriateness for:

- a. For a 554 square foot first floor addition and a 234 square foot second story addition to an existing two-story, single-family dwelling at 425 Prospect Circle.
- 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. A revised set of architectural plans shall be submitted to the Cultural Heritage Commission Chair for review and approval prior to the building plan check process. The revised plans shall address design refinement to provide differentiation.
- P5. 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.

- P6. 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.
- P7. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P8. 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:

- P9. 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.
- P10. 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.
- P11. When applicable, during construction, the demolition, 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.

P12. 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.

#### **BUILDING DIVISION:**

- B1. The second sheet of building plans shall list all conditions of approval and to include a copy of the Letter of Determination from Planning. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current building code in effect shall be submitted to Building Division for review prior permit issuance.
- B3. School Developmental Fees shall be paid to 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. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.
- B8. 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.
- B9. 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 <u>https://www.dropbox.com/scl/fi/chxsvdnb9u6uuxb25ua76/SP-MS4-1-LID-Determination-Form.pdf?rlkey=d7q43dh29lurp3ma1g4acbote&dl=0</u>
- B10. 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.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.
- B12. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).

- B13. 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.
- B14. Separate permit is required for Fire Sprinklers.

#### PUBLIC WORKS DEPARTMENT:

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW3. Prospect Circle 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 (SPPWC).
  - 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).

- ii. 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:
  - i. The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
  - ii. The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).
  - iii. 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:
  - i. 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.

- ii. Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.
- iii. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- iv. 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.
- v. 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.
- vi. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

#### FIRE DEPARTMENT:

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code; Title 19 and applicable NFPA fire standards.
- FD2. Any deviation from approved plans will result in additional requirements and resubmittal of the project.
- FD3. 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). Address numbers shall be maintained.

- FD4. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD5. 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:
  - i. On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - ii. In each room used for sleeping purposes.
  - iii. 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.
- FD6. 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 (CFC 907.2.11.3).
- FD7. 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.
- FD8. 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.
- FD9. 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).
- FD10. 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.

- FD11. 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).
- FD12. 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:
  - i. At each stairway on all floor levels where combustibles materials have accumulated.
  - ii. In every storage and construction shed.
  - iii. Where special hazards exist included, but not limited to, the storage and use of combustible and flammable liquids.
- FD13. A set of plans must remain on the job site at all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- FD14. 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 Record

425 PROSPECT CIRCLE

Lot 22, Tract 4164

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS IRCLE TROSPECT LOCATION LOT BLOCK TRACT PERCY GRIFFIN OWNER FIN RUMB. FIN BLDG. ELEC RGH PLMB. SEWER TREMEN WISHIG DATE NUMBER *ELASSIFICATION* CONTRACTOR COS\* Berton BUILDING 50 ELECT. WIRING 372 ELECT. FIXTURES L. PEIRCE 6 1390 1-31-21 T PLUMBING 31-203425 • • SEWER +POSPECT ( Form 502-500 8-24-26 Mock

CITY OF SOUTH PASADENA

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JOB	CAR	D
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425 Prospect	Circle	DATE:	7/2/62
OWNER: R. C. Scott			
CONTRACTOR: E. N. Thom	as & Son		
PERMIT NUMBER: 49541	VALUE:	FEE:	4.00
JOB. Water heater			
ROUGH INSPECTION			
			2
		FINAL INSPECTION	7-3-62 Traver
· · · · · · · · · · · · · · · · · · ·		INSPECTOR:	Traven
FORM 753 2M 9-61 MOCK			<u> </u>

CITY OF SOUTH PASADENA

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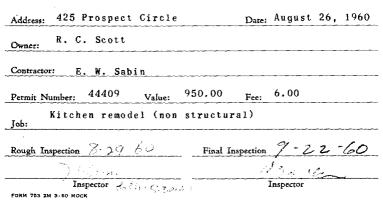
BUILDING DEPARTMENT

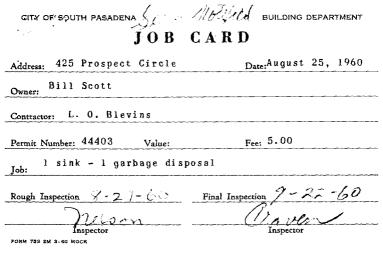
#### JOB CARD

Address: 425 Prospect Circle	Date: August 29, 1960		
Owner: <b>XX</b> R. C. Scott			
Contractor: Talbot Electric			
Permit Number: 44433 Value:	Fee: 3.50		
l switch; 3 receptacles; 1 light fix; 1 dishwasher Job: 1 garbage disposal			
Rough Inspection 8-29-60			
Orderin	1. A. 1. M. S		
Inspector	Inspector		
FORM 753 2M 3-60 MOCK			

BUILDING DEPARTMENT

# JOB CARD





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		ELEC. FIXTURES			
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FORM 502	1M_12.15-37	MOCK								

FORM 502 1M\_\_12-15-37\_\_MOCK

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			Street • S	OUTH PAS		NA .	475
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Building Address Lot	425	-P Block	ROS	PECT	e	IRCL	
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Signatur	e of Applican	_y		SH	CALL-	- Date 6	<u>-9-89</u>
Meiling .	Address	830	2 #4	ETCHE	a_\$	XE	
City, Sta	ite, Zip	<b>1</b> ).	pos.	<u>, CA.</u>	- 910	070	

PROSPECT CIRCLE 425 NUMBER STREFT APPLICATION FOR A HEATING, VENTILATING, AIR-CONDITIONING OR REFRIGERATION PERMIT BUILDING DEPARTMENT . CITY OF SOUTH PASADENA, CALIFORNIA TELEPHONE 799-9101 • 682-2175 CONTRACTOR STATE LIC, NO CUNER MALL ADDRESS PHONE CITY BUS UC OWNER JOSEPH HASSAN! MAIL ADDRESS WNER PHONE 799-302 20 PRESPACT CIR DESCRIPTION OF WORK **X** HEATING AIR CONDITIONING VENTILATION REFRIGERATION DESCRIBE WORK CENTRIC HEATING. TNSTALL TO BE DONE Air COND UN IT K MA Dur WERK. AND NO, OF HEATING APPLIANCES (INCL. VENTS) INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED 3204-150113 1 RHEENI 20, 000 NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED ACTUAL H.P. QUANTITY OVER INCL a 20 20 50 50 ЦP VALUATION OF 1212 -ABOVE WORK P. C. FEE AND VALIDATION PERMIT FEE INVESTIGATION FEE TOTAL FEE \$ OPM CONST TUIG 8521 3 HF I have carefully read and examined the above application and find the same to be true and carrect. All provisions of the Laws and Ordinances governing building construction will be compiled with whether specified herein or not. No person shell be amployed in violation of the Labor Code of the State of California. Lagree not to accupy or allow eccupancy of any building authorized by this permit and find Inspection has been received. tanson OR AUTHORIZ AGENT PFRMANENT

INSPECTION		<u> </u>
	DATE	APPROVED
ROUGH REFRIG. OR AIR COND.		
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PARTIAL OR MISC. INSPECTIONS		
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FINAL HEATING	1	N.
FINAL REFRIG. OR AIR COND.	11-15-71	_ Opr

NUMBER 425 PR	OSPECT (	ZÙE
APPLICA	TION FOR AN	300
ELECTR BUILDING DEPARTMENT + (	LICAL PERMIT NTY OF SOUTH PASADENA, CALII	ORNIA
	/99-9101 • 682-2175	
CONTRACTOR OWNE	0	STATE LIC. NO.
MAIL ADDRESS		PHONE
OWNER		CITY LIC. NO.
MAIL ADDRESS	55- n	OWNER PHONE
425 PROSPECT		799-3024
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	Ea Additional @ 15¢ ea	\$
	GARB. DISP.	
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Wall Heaters Up to 1650 W	Ceiling Heaters Up to 1650 W	
WASHING MACHINES	@ 1.00 ea.	\$
220 VOLT OUTLETS	@ .25¢ ea.	\$
SIGN FIXTURES	@2.00 ea.	\$
AIR HEATERS OVER 1650 W	@2.50 ea.	\$
TEMPORARY POWER POLE	2.00 (NO ADD'L	FEE) \$
NEW SERVICE UP TO 100 AMPS	2.00	\$
200 AMPS	2.50	\$ 7.50
400 AMPS	3.00	\$
OVER 400 AMPS	3.50	\$
Motors under 2 hp @ 1.50 ea.	Motors 50 100 @ 5.00 ea.	15
	A Motors 100-50 @ 10.00 ea.	10 hp \$
Motors 8-15 hp @ 2,50 ea. \$	Motors 500-10 @ 15.00 ea.	00 np \$
Motors 15-50 hp @ 3.00 ea. \$	Motors over 16 @ 20.00 ea.	100 hp \$
	COLUMN TOTAL	<u>→s 3,5</u> 0
INVESTIGATION FEE		\$
OTHER		\$
BLANKET PERMIT	3.00	\$
ELECTRICAL PERMIT	2.50	\$2.50
TOTAL	5	8.50
WHEN PROPERLY VALIDATED Here, This form constitutes — A permit for the work Described Hereon.	The case F	• <b>8.</b> 50 6
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FINAL ELECTRICAL INSPECTION	11-15-71	Nr-

NUMBER STREET 425 Prospect Ci	rcle	
APPLICATIO	ON FOR A	
ROOFING	PERMIT F SOUTH PASADENA, CA	IFORNIA
J. L. Shipley Roofing	Co., Inc.	STATE LIC. NO. 309178
265 N. Vinedo Ave., Pa		792-2437
Jerry Shipley		100733
same as above		AS above
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PRESENT USE	PROPOSED USE	<b>A</b>
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1414 Mission Street Inspection Request (626) 403-7226 Office Phone: (626) 403-7220 Fax: (626) 403-7221

## **CORRECTION NOTICE**

131/06 425 / MSAC 2:55.1m- UikA.M Page \_\_\_\_\_ of \_\_\_\_\_ 1) Fare tassection on Final on the kitchen DK. Complete: All plenhim; electrica & Mechanica 1 to Cull

2) Bring the dame Ingaichin Curp ather all 5191

τ.	City of Sout	h Pasadena
	REQUEST FOR FIN	AL INSPECTION
	ADDRESS 425 Prospect	- Circle DATE: 2/22/02
		. /
	TO: Planning Department	Public Works Department
	Fire Department	Other
	DESCRIPTION OF PROJECT	
	🗋 ReRoof	No Debri
		y Dwelling ( sq. ft.)
		Stories: Front/Back House)
		ominium (No. of Units:)
	Addition to Commercial	Building (sq. ft.)
	New Commercial Buildi	ng
	Commercial Tenant Imp Other K. Halen New	vorement nortel f window changed
	With your approval and when dee	accupancy of the project referenced above med appropriate by the Building Division and where appropriate a Certificate of sd.
	E Einatisgranted	
	RAWATA INTON	Signature
	Tille 2/22/05	Title
	Date	Date

CITY OF SOUTH PASADENA PLUMBING 1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101 PLANNING & BUILDING Ruilding PERMIT NO .: WORKERS COMP. EXP PROCESSED BY: Address 20 00932 Date: 1.00 472 PLUMBING PERMIT No BUILDING DIVISION & CITY OF SOUTH PASADEMA, CALIFORNIA Cwn TELEPHONE (818) 799-9101 JN EL PERMITTEE TO COMPLETE: Mailina Address DESCRIPTION OF WORK City NO. EACH FIXTURE NO. EACH FIXTURE NO. FACH FUTURE WASHING 1 BATHTURS ACC. SINKS Contro DP.AN FLOOR SINKS STALL SHOWER Add LAVATORYS "P" TRAPS VENTO Cit WATER CLOSET! WATER PIPE SPRINKLER SYSTEM DISHWASHER LIBINAL S State Lic, No 890 & Clossif. Lic. No. RITCHEN LAUNDRY PRINKING FOUNTAINS SINKS \$ 60 -WORKER'S COMPENSATION DECLARATION thereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation-Insurance or a certified copy thereof (Sec. 3800, Lab.C.). TOTAL FOR ABOVE FIXTURES @ 6.00 eq @15.00 SAND OR GREASE TRAPS 10 GAS PIPE SYSTEM, 1-5 OUTLETS @10.00 Company. Policy No. + EACH ADDITIONAL OUTLET @ 100 CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is @12.50 SOIL OR VENT PIPE ALTER OR REPAIR DILUTING TANK OR WATER SOFTENER @15.00 Lectrity that in the performance of the work for which his permit is sissed, is hall not employ any person in any monner so as to become subject to the Worker's Compensation Laws of California. Date <u>2000</u> Applicant Applicant Contract Contract NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Lobor Code, you must forthwith comply with start provisions or this permit shall be deemed revoked @15.00 BUILDING DRAIN, ALTER OR REPAIR @25.00 SEWERS, CESSPOOLS, SEPTIC TANKS @ 7.50 INSTALL: REPAIR: WATER HEATER CONSTRUCT D 10 -COLUMN TOTAL I hereby affirm that there is formance of the work for we per-Civil r ine 197 ch th POOL OR : \$20.00 POOL \$30.00 Code.) MILDING & SAFETY & SPA **SPA** Lender's Name ðΥ. ሎ Lender's Address VALUATION: \$ PLUMBING PERMIT FEE LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (com-mencing with Section 7000) of Division 3 of the Business and Professions INVESTIGATION FEE Code, and my license is in full force and effect. Signature of Mine Date 1 101.90PLAN CHECKING FEE **OWNER-BUILDER DECLARATION** E I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes) 1. as owner of the property, or my employees with weges as their sole compensation, will do the work, and the structure is not in-ded or offered for sale. (Sec.7044, Business & Professions Codes). E BLANKET PERMIT I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business 5 PERMIT ISSUANCE FEE 10 00 and Professions Code. am exempt under Sec ... B.&P.C. for this reaso TOTAL 0 Date Owner . I certify that I have read this application and state that the above in-formation is correct. I agree to comply with all city and county or-dinances and state laws relating to building construction, and hereby authorize representatives of this city to only uson the above-mentioned property for inspection perpenditude Signature of Applicant Automation Date 12/41/89 Mailing Address 333.00 Decontract ST. ••• 80.00 12 City, State, Zip CASHIER USE CONST. HRS. 8 AM-7 PM ONLY This is a building permit when properly filled out, signed and validated, INSPECTOR COPY

ORD, NO, 1582

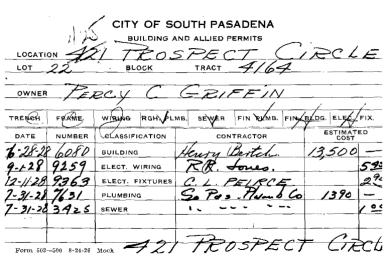
and is subject to expiration if work thereunder is suspended for 180 days.

INSPECTIO	N RECORD	INSPECTOR NOTES
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SEWER. SEPTIC TANK		
HEATER VENTS		
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425 PROSPECT CIRCLE

Lot 22, Tract 4164



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JOB	CAR	D
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425 Prospect	Circle	DATE:	7/2/62
OWNER: R. C. Scott			
CONTRACTOR: E. N. Thom	as & Son		
PERMIT NUMBER: 49541	VALUE:	FEE:	4.00
JOB. Water heater			
ROUGH INSPECTION			
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		FINAL INSPECTION	7-3-62 Traver
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FORM 753 2M 9-61 MOCK			<u> </u>

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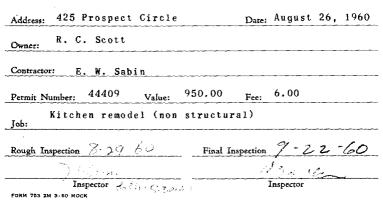
BUILDING DEPARTMENT

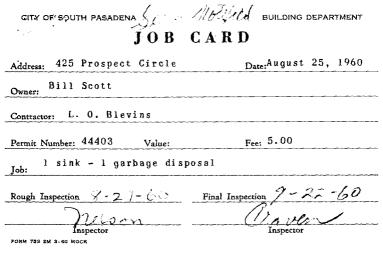
# JOB CARD

Address: 425 Prospect Circle	Date: August 29, 1960
Owner: <b>XX</b> R. C. Scott	
Contractor: Talbot Electric	
Permit Number: 44433 Value:	Fee: 3.50
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Rough Inspection 8-29-60	
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FORM 753 2M 3-60 MOCK	

BUILDING DEPARTMENT

# JOB CARD





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LOT		BLOCK	TRACT		
OWNER	P. GRI	irrin			
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		HOUSE CONN.			
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		FURNACE			

FO 1M 502 1M 1.48

	CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS									
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		PLUMBING	i	Ì						
		SEWER								
		HOUSE CO	NN.							
FORM 502	1M_12.15-37	MOCK								

FORM 502 1M\_\_12-15-37\_\_MOCK

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CITY OF SOUTH PASADENA 1414 Miseion Street • South Pasadena, California B1030							
	PL		NG &	8) 799-9101 BUILDING CK APPLIC		ision EX	- IRED
Building Address Lot	425	-P Block	ROS	PECT	e	IRCL	
No. Owner							
Mailing	Mp.	MĊ	jo	NNELL			
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City	<u>40. p</u>	35		2103	<b>6</b>	". 	
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VALUAT	PLAN CHEC	4 3	<u>, 77</u>			4.00	07
F	PLAN CHEC	TOTAL				407	22
E S	Permit No.		11	18413		Date	00
•WARNI Hundred City.	NG: Plan Ch Eighty (186	leck Fe D) Days	es, where appl no l	no action is Building Permi	taken t t is issu	10-9- by the applic led, are forfi	ant in One aited to the
I certi correct. Ing to b upon the	ify that I hav I agree to c uliding const e above-men	ruction, tioned	this appli with all ch and herei property to	cation and sta ty and county authorize re or inspection r	te that ordinanc presenta purposes	the above in ses and state tives of this	formation is laws relat- city to enter
Signatur	e of Applican	_y		SH	CALL-	- Date 6	<u>-9-89</u>
Meiling .	Address	830	2 #4	ETCHE	a_\$	XE	
City, Sta	ite, Zip	<b>1</b> ).	pos.	<u>, CA.</u>	- 910	070	

PROSPECT CIRCLE 425 NUMBER STREFT APPLICATION FOR A HEATING, VENTILATING, AIR-CONDITIONING OR REFRIGERATION PERMIT BUILDING DEPARTMENT . CITY OF SOUTH PASADENA, CALIFORNIA TELEPHONE 799-9101 • 682-2175 CONTRACTOR STATE LIC, NO CUNER MALL ADDRESS PHONE CITY BUS UC OWNER JOSEPH HASSAN! MAIL ADDRESS WNER PHONE 799-302 20 PRESPACT CIR DESCRIPTION OF WORK **X** HEATING AIR CONDITIONING VENTILATION REFRIGERATION DESCRIBE WORK CENTRIC HEATING. TNSTALL TO BE DONE Air COND UN IT K MA Dur WERK. AND NO, OF HEATING APPLIANCES (INCL. VENTS) INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED 3204-150113 1 RHEENI 20, 000 NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED ACTUAL H.P. QUANTITY OVER INCL a 20 20 50 50 ЦP VALUATION OF 1212 -ABOVE WORK P. C. FEE AND VALIDATION PERMIT FEE INVESTIGATION FEE TOTAL FEE \$ OPM CONST TUIG 8521 3 HF I have carefully read and examined the above application and find the same to be true and carrect. All provisions of the Laws and Ordinances governing building construction will be compiled with whether specified herein or not. No person shell be amployed in violation of the Labor Code of the State of California. Lagree not to accupy or allow eccupancy of any building authorized by this permit and find Inspection has been received. tanson OR AUTHORIZ AGENT PFRMANENT

INSPECTION		<u> </u>
	DATE	APPROVED
ROUGH REFRIG. OR AIR COND.		
DUCTS		
PARTIAL OR MISC. INSPECTIONS		
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FINAL HEATING	1	N.
FINAL REFRIG. OR AIR COND.	11-15-71	_ Opr

NUMBER 425 PR	OSPECT (	ZÙE
APPLICA	TION FOR AN	300
ELECTR BUILDING DEPARTMENT + (	LICAL PERMIT NTY OF SOUTH PASADENA, CALII	ORNIA
	/99-9101 • 682-2175	
CONTRACTOR OWNE	0	STATE LIC. NO.
MAIL ADDRESS		PHONE
OWNER		CITY LIC. NO.
MAIL ADDRESS	55- n	OWNER PHONE
425 PROSPECT		799-3024
DESCRIP	TION OF WORK	_
	ING NO SERV.	RECONNECT OR RESEAL
	WITCHES First 100-25c ea	
	Ea Additional @ 15¢ ea	\$
	GARB. DISP.	
WATER HTR. FAN OUTLET	DISH WSHR. @1.50 er	3. \$
Wall Heaters Up to 1650 W	Ceiling Heaters Up to 1650 W	
WASHING MACHINES	@ 1.00 ea.	\$
220 VOLT OUTLETS	@ .25¢ ea.	\$
SIGN FIXTURES	@2.00 ea.	\$
AIR HEATERS OVER 1650 W	@2.50 ea.	\$
TEMPORARY POWER POLE	2.00 (NO ADD'L	FEE) \$
NEW SERVICE UP TO 100 AMPS	2.00	\$
200 AMPS	2.50	\$ 7.50
400 AMPS	3.00	\$
OVER 400 AMPS	3.50	\$
Motors under 2 hp @ 1.50 ea.	Motors 50 100 @ 5.00 ea.	15
	A Motors 100-50 @ 10.00 ea.	10 hp \$
Motors 8-15 hp @ 2,50 ea. \$	Motors 500-10 @ 15.00 ea.	00 np \$
Motors 15-50 hp @ 3.00 ea. \$	Motors over 16 @ 20.00 ea.	100 hp \$
	COLUMN TOTAL	<u>→s 3,5</u> 0
INVESTIGATION FEE		\$
OTHER		\$
BLANKET PERMIT	3.00	\$
ELECTRICAL PERMIT	2.50	\$2.50
TOTAL	5	8.50
WHEN PROPERLY VALIDATED Here, This form constitutes — A permit for the work Described Hereon.	The case F	• <b>8.</b> 50 6
I have carefully read and examined the carrect. All provisions of the Laws and complied with whether specified herein o the Labor Cade of the State of Californin building outhorized by this permit until final	above application and find the so Ordinances governing building r not. No persan shall be emplo a. I agree not to occupy or allov inspection has been received.	ime to be true and construction will be syed in violation of v occupancy of any

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$\overline{\mathcal{T}}$	SIGNATU		PERMANENT	AUT	ORIZED AGENT	

INSPECT	ION RECORD	<b>- - - -</b>
т. р. р	: 37.1	No to e d
GRODEL WORK		
ROUGH WORING	9-22-71	Kon
ENISH		0.
FIXTURES	9-22-71	MARIA
EDISON NOTIFIED	1-12-11	XVIAN~
PARTIAL OF MISC. INSPECTIONS		
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		~/
FINAL ELECTRICAL INSPECTION	11-15-71	Nr-

NUMBER STREET 425 Prospect Ci	rcle	
APPLICATIO	ON FOR A	
ROOFING	PERMIT F SOUTH PASADENA, CA	IFORNIA
J. L. Shipley Roofing	Co., Inc.	STATE LIC. NO. 309178
265 N. Vinedo Ave., Pa		792-2437
Jerry Shipley		100733
same as above		AS above
DESCRIPTION	N OF WORK	
NEW ALTER BLDG.	ADD'N	REPAIR
PRESENT USE	PROPOSED USE	<b>A</b>
ROOFING	DETAILS	
(INCLUDE WEIGHTS, NO OF LAT	NO. OF	
ROOFING	SQUARE	5
DESCRIPTION Reroof Garage	l	
VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$		₩.97) <u>5-90</u>
LATHING & PLAS	TERING DETAILS	5
YDS, EXTERIOR LAT	н.	
YDS. EXTERIOR PLA	STER	
YDS. INTERIOR LAT	н.	
YDS. INTERIOR PLAS	STER	
COMBINED LATHING & PLASTERING V	ALUATION \$	
PERMIT FEE	\$	
	TOTAL	FEE \$
INFORMATION PROVID	ED BY BUILDING D	DEPT.
USE FIRE	CHEC	KER'S APPROVAL
ZONE ZONE OCCUPANC		
WHEN PROPERLY VALIDATED, BELOW. TO THE WORK DESCRIBED HEREON.	THIS FORM CONSTI	TUTES A PERMIT TO
	8-3	010.00 A -
I have carefully read and examined the above correct. All provisions of the Laws and Oro complied with whether specified haren or not the Labor Cade of the State of Collibria.	e application and find I	te same to be true and
the Labor Cade of the State of California. I	lingnees governing build No person shall be e agree not to accupy or	ling construction will be mployed in violation of allaw accupancy of any
the labor Cade of the State of California. I building authorized by this permit until final in	linances governing build No person shall be e agree not to accupy ar spection has been receiv	ling construction will be mployed in violation of allaw accupancy of any red.
the Labor Code of the State of California. I building aphorized by this permit until final in SIGNATURE OF CONTRACTO	liply	

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INSPECTION RECORD-LA		PLASTERING
	DATE	APPROVED
EXTERIOR LATHING		+
EXTERIOR SCRATCH COAT		
EXTERIOR BROWN COAT		
EXTERIOR FINISH COAT	ļ	, <u>, , , , , , , , , , , , , , , , , , </u>
INTERIOR FINISH COAT		l
PARTIAL OR MISC. INSPECTIONS		
<u> </u>		
FINAL		
INSPECTION RECO	RD - ROO	FING
SHEATHING (COMMERCIAL)	DATE	APPROVED
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
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	10/3/5	
FINAL	-1-47	r / -

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1414 Mission Street Inspection Request (626) 403-7226 Office Phone: (626) 403-7220 Fax: (626) 403-7221

## **CORRECTION NOTICE**

131/06 425 / MSAC 2:55.1m- UikA.M Page \_\_\_\_\_ of \_\_\_\_\_ 1) Fare tassection on Final on the kitchen DK. Complete: All plenhim; electrica & Mechanica 1 to Cull

2) Bring the dame Ingaichin Curp ather all 5191

τ.	City of Sout	h Pasadena
	REQUEST FOR FIN	AL INSPECTION
	ADDRESS 425 Prospect	- Circle DATE: 2/22/02
		. /
	TO: Planning Department	Public Works Department
	Fire Department	Other
	DESCRIPTION OF PROJECT	
	🗋 ReRoof	No Debri
		y Dwelling ( sq. ft.)
		Stories: Front/Back House)
		ominium (No. of Units:)
	Addition to Commercial	Building (sq. ft.)
	New Commercial Buildi	ng
	Commercial Tenant Imp Other K. Halen New	vorement nortel f window changed
	With your approval and when dee	accupancy of the project referenced above med appropriate by the Building Division and where appropriate a Certificate of sd.
	E Einatisgranted	
	RAWATA INTON	Signature
	Tille 2/22/05	Title
	Date	Date

CITY OF SOUTH PASADENA PLUMBING 1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101 PLANNING & BUILDING Ruilding PERMIT NO .: WORKERS COMP. EXP PROCESSED BY: Address 20 00932 Date: 1.00 472 PLUMBING PERMIT No BUILDING DIVISION & CITY OF SOUTH PASADEMA, CALIFORNIA Cwn TELEPHONE (818) 799-9101 JN EL PERMITTEE TO COMPLETE: Mailina Address DESCRIPTION OF WORK City NO. EACH FIXTURE NO. EACH FIXTURE NO. FACH FUTURE WASHING 1 BATHTURS ACC. SINKS Contro DP.AN FLOOR SINKS STALL SHOWER Add LAVATORYS "P" TRAPS VENTO Cit WATER CLOSET! WATER PIPE SPRINKLER SYSTEM DISHWASHER LIBINAL S State Lic, No 890 & Clossif. Lic. No. RITCHEN LAUNDRY PRINKING FOUNTAINS SINKS \$ 60 -WORKER'S COMPENSATION DECLARATION thereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation-Insurance or a certified copy thereof (Sec. 3800, Lab.C.). TOTAL FOR ABOVE FIXTURES @ 6.00 eq @15.00 SAND OR GREASE TRAPS 10 GAS PIPE SYSTEM, 1-5 OUTLETS @10.00 Company. Policy No. + EACH ADDITIONAL OUTLET @ 100 CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is @12.50 SOIL OR VENT PIPE ALTER OR REPAIR DILUTING TANK OR WATER SOFTENER @15.00 Lectrity that in the performance of the work for which his permit is sissed, is hall not employ any person in any monner so as to become subject to the Worker's Compensation Laws of California. Date <u>2000</u> Applicant Applicant Contract Contract NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Lobor Code, you must forthwith comply with start provisions or this permit shall be deemed revoked @15.00 BUILDING DRAIN, ALTER OR REPAIR @25.00 SEWERS, CESSPOOLS, SEPTIC TANKS @ 7.50 INSTALL: REPAIR: WATER HEATER CONSTRUCT D 10 -COLUMN TOTAL I hereby affirm that there is formance of the work for we per-Civil r ine 197 ch th POOL OR : \$20.00 POOL \$30.00 Code.) MILDING & SAFETY & SPA **SPA** Lender's Name ðΥ. ሎ Lender's Address VALUATION: \$ PLUMBING PERMIT FEE LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (com-mencing with Section 7000) of Division 3 of the Business and Professions INVESTIGATION FEE Code, and my license is in full force and effect. Signature of Mine Date 1 101.90PLAN CHECKING FEE **OWNER-BUILDER DECLARATION** E I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes) 1. as owner of the property, or my employees with weges as their sole compensation, will do the work, and the structure is not in-ded or offered for sale. (Sec.7044, Business & Professions Codes). E BLANKET PERMIT I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business 5 PERMIT ISSUANCE FEE 10 00 and Professions Code. am exempt under Sec ... B.&P.C. for this reaso TOTAL 0 Date Owner . I certify that I have read this application and state that the above in-formation is correct. I agree to comply with all city and county or-dinances and state laws relating to building construction, and hereby authorize representatives of this city to only uson the above-mentioned property for inspection perpenditude Signature of Applicant Automation Date 12/41/89 Mailing Address 333.00 Decontract ST. ••• 80.00 12 City, State, Zip CASHIER USE CONST. HRS. 8 AM-7 PM ONLY This is a building permit when properly filled out, signed and validated, INSPECTOR COPY

ORD, NO, 1582

and is subject to expiration if work thereunder is suspended for 180 days.

INSPECTION RECORD		INSPECTOR NOTES
	DATE APPROVED	
WATER LINES	1. m	
ROUGH PLUMBING	blugo Ham	· · · · · · · · · · · · · · · · · · ·
SHOWER PAN	Pro Al Pro-	· · · · · · · · · · · · · · · · · · ·
SEWER. SEPTIC TANK		
HEATER VENTS		
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PARTIAL OR MISC. INSPECTIONS		
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		SEWER/PRIV. DISP. SYSTEM DIAGRAM
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FINAL PLUMBING INSPECTION	56/1/901-70°	
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CITY OF SOUTH PASA 1414 Mission Street • South Pasadena • California 91030 •	
PLANNING & BUILDING DEPARTMENT	PERMIT
Building Address 425 Prospect Cir	PERMIT NO.: WORKERS COMP. EXP. PROCESSED BY: A
Lot Tract Tract	
Owner (10 A)	DEPARTMENT OF PLANNING AND BUILDING APPLICATION FOR AN ELECTRICAL PERMIT
Mailing the F P	BUILDING DIVISION . CITY OF SOUTH PASADENA, CALIFORNIA
Address 425 Prospect Cir	
City S. PAS Zip Tel.	NEW EXISTING NO SERV. RECONNECT BUILDING CHANGE OR RESEAL
Contractor JB ELECTRIC	STATURES RECEPTACLES SWITCHES First 10 @ 50c a. \$25.00
Address 114 F School ST	RANGES OVENS GARB. DISP.
City City Zip Tel.	WATER HTR FAN OUTLET DIGH WOHR & @ 3.00 ea. \$
State Lic. No. a CH-9/723 332-1862	Wolf Heaters Up to 1650 W         Calling Heaters Up to 1650 W           WASHING MACHINES         @ 7.50 \$
& Clossif. 30/958 C/O Lic. No. 33771	220 VOLT OUTLETSCCT @ 5.00 \$
WORKER'S COMPENSATION DECLARATION	SIGN FIXTURES-CCT @ 10.00 \$
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).	AIR HEATERS OVER 1650 W @ 5.00 \$
Policy NGUR 894869/1901 Company FREEMONT	TEMPORARY POWER POLE @ 10.00 \$
	NEW SERVICE UP TO 100 AMPS         @ 10.00         \$           "         "         200 AMPS         @ 12.50         \$
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE	" " 400 AMPS @ 25.00 \$
I certify that in the performance of the work for which this permit is I	" Over 400 AMPS @ 50.00 \$
issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.	/ Motors under 2 hp @ \$3.00 es. \$ 3 00 Motors 50-100 hp @ 10.00 es. \$
Date Applicant NOTICE TO APPLICANT: If, after making this Certificate of Exemption	2 Motors 2-8 hp 4.00 m. 4.00 m. 5 8 0 0 0 0 00 hp 6 20:00 m. 5 8 0 0 0 0 0 0 hp 6 20:00 m. 5 8 0 0 0 0 0 hp 6 20:00 m. 5 8 0 0 0 0 0 hp 5 8 0 0 0 0 hp 5 8 0 0 0 0 0 hp 5 8 0 0 0 hp 5 8 0 0
you should become subject to the Worker's Compensation provisions of the Labor Code, you must forming comply comply objective ovisions or this	Motors 8-15 hp         Motors 500-1000 hp           @ 5.00 ea.         \$         @ 30.00 ea.           Motors 500-1000 hp         Wotors 500-1000 hp
permit shall be deemed revoked.	Motors 15-50 hp \$ Motors over 1000 hp \$ @ 6.00 m. \$ 0100 hp \$ Column Total \$ \$
CONSTRUCTION E DAY ACTA CY I hereby affirm that the 115 d co. the tit, A hot b, yet y for the per- formance of the work for which his errit of ben (S : 3097, Civil Code.)	COLUMN TOTAL         \$ #7.00           POOL OR         \$ \$20.00         POOL         \$ \$30.00         \$ #4.52           SPA         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Lender's Name	VALUATION: \$
Licensed Contractor's Declaration	PERMIT FEE
I hereby affirm that I am licensed under provisions of Chapter 9 (com- mencing with Section 7000) of Division 3 of the Ausiness and Professions Code, and my license is in full force and speed.	INVESTIGATION FEE
Code, and my license is in tull force and effect. Exp. 2/9/ Signature of All all Alexan	F PLAN CHECKING FEE
Exp. 2/91 Signature of Allal Alaham Contractor Allal Alaham	E ENERGY COMPL. FEE
I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes)	E BLANKET PERMIT
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in-	S ELECTRICAL PERMIT
tended or offered for sale. (Sec.7044, Business & Professions Codes). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business	15 00
and Professions Code.)	TOTAL 59 57
I am exempt under Sec, B.8.P.C. for this reason       DateOwner	12
I certify that I have read this application and state that the above in- formation is correct. I agree to comply with all city and county or- dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above- mentioned property for inspection purchase. Signature of Applicant Guille Construction Date Construction built of the state of the s	9520A00 ···59,50 ℃
Mailing Address     /       City, State, Zip	CASHIER USE
INSPECTOR COPY CONST. HRS. 8 AM-7 PM ONLY	This is a building permit when properly filled out, signed and validated

department of PLANNING and BUILDING

ORD. NO. 1582

and is subject to expiration if work thereunder is suspended for 180 days.

CITY OF SOUTH PASA 1414 Mission Street • South Pasadena • California 91030 •	
PLANNING & BUILDING DEPARTMENT	PERMIT
Building Address 425 Prospect Cir	PERMIT NO.: WORKERS COMP. EXP. PROCESSED BY: A
Lot Tract Tract	
Owner (10 A)	DEPARTMENT OF PLANNING AND BUILDING APPLICATION FOR AN ELECTRICAL PERMIT
Mailing the F P	BUILDING DIVISION . CITY OF SOUTH PASADENA, CALIFORNIA
Address 425 Prospect Cir	
City S. PAS Zip Tel.	NEW EXISTING NO SERV. RECONNECT BUILDING CHANGE OR RESEAL
Contractor JB ELECTRIC	STATURES RECEPTACLES SWITCHES First 10 @ 50c \$7.00
Address 114 F School ST	RANGES OVENS GARB. DISP.
City City Zip Tel.	WATER HTR FAN OUTLET DIGH WOHR & @ 3.00 ea. \$
State Lic. No. a CH-9/723 332 1862	Wolf Heaters Up to 1650 W         Calling Heaters Up to 1650 W           WASHING MACHINES         @ 7.50 \$
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WORKER'S COMPENSATION DECLARATION	SIGN FIXTURES-CCT @ 10.00 \$
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).	AIR HEATERS OVER 1650 W @ 5.00 \$
Policy NGUR 894869/1901 Company FREEMONT	TEMPORARY POWER POLE @ 10.00 \$
	NEW SERVICE UP TO 100 AMPS         @ 10.00         \$           "         "         200 AMPS         @ 12.50         \$
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE	" " 400 AMPS @ 25.00 \$
I certify that in the performance of the work for which this permit is I	" Over 400 AMPS @ 50.00 \$
issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.	/ Motors under 2 hp @ \$3.00 es. \$ 3 00 Motors 50-100 hp @ 10.00 es. \$
Date Applicant NOTICE TO APPLICANT: If, after making this Certificate of Exemption	2 Motors 2-8 hp 4.00 m. 4.00 m. 5 8 0 0 0 0 00 hp 6 20:00 m. 5 8 0 0 0 0 0 0 hp 6 20:00 m. 5 8 0 0 0 0 0 hp 6 20:00 m. 5 8 0 0 0 0 0 hp 7 0 hp
you should become subject to the Worker's Compensation provisions of the Labor Code, you must forming comply comply objective ovisions or this	Motors 8-15 hp         Motors 500-1000 hp           @ 5.00 ea.         \$         @ 30.00 ea.           Motors 500-1000 hp         Wotors 500-1000 hp
permit shall be deemed revoked.	Motors 15-50 hp \$ Motors over 1000 hp \$ @ 6.00 m. \$ 0100 hp \$ Column Total \$ \$
CONSTRUCTION E DAY ACTA CY I hereby affirm that the 115 d co. the tit, A hot b, yet y for the per- formance of the work for which his errit of ben (S : 3097, Civil Code.)	COLUMN TOTAL         \$ #7.000           POOL OR         \$ \$20.00         POOL         \$ \$30.00         \$ #44.52           SPA         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Lender's Name	VALUATION: \$
Licensed Contractor's Declaration	PERMIT FEE
I hereby affirm that I am licensed under provisions of Chapter 9 (com- mencing with Section 7000) of Division 3 of the Ausiness and Professions Code, and my license is in full force and speed.	INVESTIGATION FEE
Code, and my license is in tull force and effect. Exp. 2/9/ Signature of All all Alexan	F PLAN CHECKING FEE
Exp. 2/91 Signature of Allal Alaham Contractor Allal Alaham	E ENERGY COMPL. FEE
I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes)	E BLANKET PERMIT
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in-	S ELECTRICAL PERMIT
tended or offered for sale. (Sec.7044, Business & Professions Codes). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business	15 00
and Professions Code.)	TOTAL 59 57
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I certify that I have read this application and state that the above in- formation is correct. I agree to comply with all city and county or- dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above- mentioned property for inspection purchase. Signature of Applicant Guille Construction Date Construction built of the state of the s	9520A00 ···59,50 ℃
Mailing Address     /       City, State, Zip	CASHIER USE
INSPECTOR COPY CONST. HRS. 8 AM-7 PM ONLY	This is a building permit when properly filled out, signed and validated

department of PLANNING and BUILDING

ORD. NO. 1582

and is subject to expiration if work thereunder is suspended for 180 days.

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### INSPECTOR NOTES

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### Underground electrical conduit diagram

### CITY OF SOUTH PASADENA

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

Building WORKERS COMP. EXP. PERMIT NO .: PROCESSED BY: Address 009822 rema Date: 4-10-90 Int No. PLUMPING PERMIT Own BUILDING DIVISION \* CITY OF SOUTH PASADENA, CALIFORNIA JEL TELEPHONE (618) 799-9101 Mailina PERMITTEE TO COMPLETE: RUS Addres DESCRIPTION OF WORK City NO. EACH FIXTURE NO. EACH FIXTURE NO. EACH PIXTURE WASHING BATHTUBS Contra ACC. SINKS ORAN FLOOR SINKS STALL SHOWERS Addres LAVATORYS "P" TRAPS VENTS GARBAGE DISPOSALS Citv WATER CLOSETS WATER PIPE SPRINKLER SYSTEM DISHWASHERS State Lic & Classif Lic No. KITCHEN SINKS DRINKING FOUNTAINS WORKER'S COMPENSATION DECLARATION @ 6.00 ea 6.00 thereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.). TOTAL FOR ABOVE FIXTURES SAND OR GREASE TRAPS @15.00 GAS PIPE SYSTEM, 1-5 OUTLETS @10.00 Policy No. Company @ 1.00 + EACH ADDITIONAL OUTLET CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of Colifornia Date <u>470-70</u> NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith color that BASADENE or this permit shall be deemed revoked. SOIL OR VENT PIPE ALTER OR REPAIR @12.50 DILUTING TANK OR WATER SOFTENER @15.00 BUILDING DRAIN, ALTER OR REPAIR @15.00 @25.00 SEWERS, CESSPOOLS, SEPTIC TANKS @ 7.50 INSTALL: REPAIR: WATER HEATER LEND CONSTRUCTIO COLUMN TOTAL 6.00 I hereby affirm that there is a per-Civil formance of the work for which POOL OR : \$20.00 POOL \$30.00 Code.) 4 & SPA SPA DING Lender's Namé Lender's Address VALUATION: \$ ev. 7 PLUMBING PERMIT FEE LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (com-mencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. INVESTIGATION FEE Signature of Micha Exp. 90 F NOU. PLAN CHECKING FEE Date **OWNER-BUILDER DECLARATION** F I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 7031.5. Business and Professions Codes) the following reasons (Sec. 7041.5. Business and Protessions Coaes) L as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in-tended or offered for sale. (Sec. 7044, Business & Professions Codes). L, as owner of the property, an exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Diversion Code) + E BLANKET PERMIT s PERMIT ISSUANCE FEE 20 and Professions Code.) I am exempt under Sec ., B.&P.C. for this reason TOTAL Date Owner \_ . -----I certify that I have read this application and state that the above in-I certify that I have read this application and state that the above in-formation is correct. I agree to comply with all city and county or-dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for insection purpose. 4.10.90 Mailing Address 333C . . . . BRECKIU 15 91214 CASHIER USE City, State, Zip... CONST. HRS. 8 AM-7 PM ONLY 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. INSPECTOR COPY ORD. NO. 1582

PLUMBING

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INSPECTION RECORD							
	DATE	APPROVED					
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SHOWER PAN	4750	2009					
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FINAL PLUMBING INSPECTION	0/1/90	filler					

INSPECTOR NOTES

### SEWER/PRIV. DISP. SYSTEM DIAGRAM

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1414 Mission Street   South Pasadena  California  PLANNING & BUILDING DIVISION	(818)	799-9101	and and a second s	ΡE	RMIT	1.
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Molling Address 425 PROSPECT CIRCLE			INENT + CITTOFS	OUTH PASA		
City S. PASADENA 91020 842-6696						QL
CERTIFIED SERVICE					sP	
309 W. VERDUGO AVE.           City         Zip	TOBE	DONE				
BURBANK         91502         863-2301           Stote Lic. No.         City           & Clossif.         421428           Lic. No.         34882						
WORKER'S COMPENSATION DECLARATION ) hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lob.C.).	NO, OI	F HEATING APPLIAN LLED, ALTERED, REI	CES (INCL. VENTS			
Policy No. WCG10271E Company SUPERIOR NATIONAL INS. CO.	=		TYPE			
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.		LOW F.A.U.	76.	<u> </u>	80,00	
Date NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Concessation provisions of the Labor Code, you must for which that is a subject to the permit shall be deemed revoked.		INE: 1-5 OUTLET				
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Code.)		1	0	20		E.E.R
Lender's Address			20	50		
LICENSED CONTRACTOR'S DECLARATION I hereby affirm that 1 am licensed under provisions of Chapter 9 (com- mencing with Section 7000) of Division 3 of the Business and Professions			50	U		
Code, and my license is in full force and effect. Exp. Signature of	VALL	PERMIT FEE	0.00		72.0	D
Owner-Builder Declaration	F	INVESTIGATION	FEE			
I hereby affirm that I am exempt from the Contractor's Ucense Law for the following reason: (Sec. 703).5. Business and Professions Codes)	Έ	PLAN CHECKIN	G FEE			
→ sole compensation, will do the work, and the structure is not in- tended or offered for sale. (Sec. 7044, Business & Professions Codes). ↓ as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business	E	ENERGY COMPL. FEE				
and Professions Code.)  I am exempt under Sec, B.EP.C. for this reason	s	ISSUANCE FEE			15	00
Date Owner			JOTA	L2	•••87 <b>871</b>	00*
Learly that I have read this application and state that the above in- formation is correct. I agree to comply with all city and county or- dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for interction purpose. Signature of Applicant <u>AUTHORNAL APP</u>			3314D	00	•••87,00	бX
Mailing Address 309 W. VERDUGO AVE. City, State, Zip_BURBANK, CA. 91582			• • • •		3 CASHER USE	*
INSPECTOR COPY CONST. HRS. 8 AM-7 PM ONLY ORD. NO. 1582	· • • • • • • • • • • • • • • • • • • •	This is a building p	ermit when prop	erly fille	d out, signed and	validated,

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CITY OF SOUTH PASA 1414 Mission Street • South Pasadena • Colifornia 91030		201	LDING	ż
PLANNING & BUILDING DIVISION	- (010) 799-9101	PE	RMIT	
Building Address 425 Prospect Cincle	U.B.C. Edition <b>85</b> Const.	Qcc. Load	Occ. Group	?3
Lot No. 22 Tract 4/44 Tract	USE ZONE	Variance Required	Appr.	
Owner Tim Mc Donnell SMOKE	DETEC	TORS RE	OUIRE	ED
Address 425 Prospect Cincle			-6	
Cityo Pasa Zip 91030 Tel.	VALUATION: \$ 9	7,579.		
Contractor Bill Maier Constr. Inc.	BUILDING FEE		630	50
Address W, alameda Que!	S.M.I. FEE	·	6	86
City Toluca Lake Zip 1505 Tel. 842-6696	F PLAN CHECKIN	G FEE		[
State Lic. & Classif. 455128 Class B City 333524 & Classif. 455128 General Lic. No333524	E Energy E Compl. Fee			
Arch., Engr., Robt. E. Wood	S Penalty			
Address 1830 Flet CHATTH PASADENA 99-2671	SPECIAL INSP.			
City So: Pasa Proposition C 2780	· ·		637	36
Proposed Construction Ad T+: A the ana del	PERMIT NO .:	WORKERS COMP. EXP.	PROCESSED BY:	
IN ULDING & SAFETY /	008986	12-1-89	Date: 9-28	-87
Sq. Ft. Size 1348 M Min DATE Alt 90	LICEN	SED CONTRACTOR'S DECI	ARATION	r 9
New Add. Alter. Repairs Demolition	(commencing with fessions Code, and	hat I am licensed under p Section 7000) of Division 3 of I my license is in full force a Signature of Contractor	of the Business and P ind effect.	'ro. 
	Date 12-89	Contractor ful	dy all	44
WORKER'S COMPENSATION DECLARATION I hereby affirm tho! I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.)	O I hereby affirm th	WNER-BUILDER DECLARA	TION Intractor's License L	ġw.
thereof (Sec. 3800, Lab. C.). Policy No. 780989-88 Company State Fund		at 1 am exempt from the Co ason: (Sec. 7031.5. Business which requires a permit to co any structure, prior to its iss		
CERTIFICATE OF EXEMPTION FROM WORKERS	applicant for such pursuant to the pro	ermit to file a signed state wisions of the Contractor's L Section 7000) of Division 3 c hat he is exempt therefrom Any violation of Section 70	ment that he is licens license Law, Chapte of the Business and P	sed r 9
	fessions Code, or t alleged exemption.	hat he is exempt therefrom Any violation of Section 70	, and the basis for 31.5 by any applic	the ant
subject to the Worker's Compensation Lows of California, Date 928-89 Applicant Dath filleties	five hundred dollar	ns me applicant to a civil pe ns (\$500).	andity of nor more in	ign
I certify that in the performance of the work for whet thill permit is issued, is hell not employ any person in any member pa as to become subject to the Worker's Compensation Lows of California, Date 9-28-89 Application Definition California, NOTICE TO APPLICATION If, after floking this Cartificate of Exemption you should become subject to the Worker's Compensation provisions of the Loboc Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.	intended or offere	the property, or my employ ation, will do the Work, and for sale. (Sec. 7844, Bu or's License Law does not ap	nd the structure is siness and Professio	nalt ons
permit shall be deemed revoked.	perty who builds or through his own em	improves thereon and who a ployees, provided that such	loes not work himsel improvements are	f or not
I hereby affirm that there is a construction lending agency for the per- formance of the work for which this permit is issued. (Sec. 3097, Civil	intended or offered is sold within one y burden of proving t	Improves thereon and who c iployees, provided that such for sale. If, however, the bi- ear of completion, the owne- that he did not build or imp 8 9 0 2 1 10	uilding or improvem er-builder will have rove/for the parpose	ent the sof≃y
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Lender's Address	Professions Code: 1 owner of property w	the property, an exclusively to construct the project. (S he Contractor's License Law ho builds or improves thereou i contractor(s) licensed pursu	v does not apply to n, and who contracts	an for
mation is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize	License Law.)	i contractor(s) licensed pursu ider Sec, B.&P.C.		or's
representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of ApplicantDate			·28.89	*
Mailing Address	Date	Owner		
City, State, Zip			<u> </u>	

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INSPECTOR COPY

ORD. NO. 1582

and is subject to expiration if work thereunder is suspended for 180 days.

		INSPECTIO	N RECORD					
FOUNDATION: [Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	10/2/20	SHALL		INSPEC	TIQN N	OTES		
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MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean/Outs, Bolts,		a vi	Side OF	G	taqe.	-ad	ditia	<u></u>
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.	1/30/90	Jan						
FRAMING: Walls, Raft., Jsts., Blacking, Bracing, Nailing, Backing, Diaphr. Draft Stops.								
INSULATION: Thickness, R-Values, Piping, Sound Caulking.	4/13/20	Hu		•		-		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.		0						
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EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.	4/25/90	M	<u>.</u>			·		
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exin, Lacking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Cleor.	\$1/20	AM						
SWIMMING POO	DL/SPA	U						
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PLEASE PLAN A 1" SO. SCALE

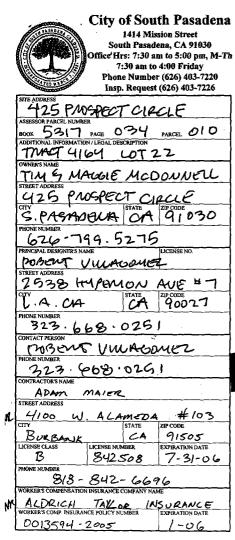
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City Pasadena Zip9/107	Tel. 818 797 8536	F	PLAN CHECKING	- FEE		26
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& Classif, 454338 C39 Arch., Engr.,	Lic. No. 57530	E S	Compl. Fee Penalty			
Designer Address	Tel.		SPECIAL INSP.			
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Sq. Ft/ 2200 But DING SAL		19	LICENS	ED CONTRACTOR'S	DECLARATION	
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			Exp. 3 - 3/ - 9	Signature of Contractor	mild fel	-
WORKER'S COMPENSATION DE 1 hereby affirm that 1 have a certificate of c	onsent to self-insure or a		, , , , , , , , , , , , , , , , , , ,	WNER-BUILDER DEC		
certificate of Worker's Compensation Insure thereof (Sec. 3800, Lab.C.), Policy No. <u>066 72 76-59</u> Company	nice or a certified copy		I hereby affirm the for the following red	at I am exempt from the ason: (Sec. 7031.5. Bu, which requires a posmit	he Contractor's License siness and Professions Co t to construct, atter, impre	law des
Policy No. <u>0667276</u> Company	State Fund		demoksh. or repair (	any structure, prior to	Its issuance also realities	the i
CERTIFICATE OF EXEMPTION FRO COMPENSATION INSURA	NCE		commencing with S	visions of the Contract ection 7000) of Divisio	statement that he is licen or's License Law, Chapt on 3 of the Business and i	r 9 Pro-
I certify that in the performance of the wor issued, I shall not employ any person in any subject to the Worker's Compensation Laws o	k for which this permit is		alleged exemption.	at he is exempt there Any violation of Sections the applicant to a ci-	in 3 of the bosiness and efrom, and the basis for on 7031.5 by any appli- ivil penalty of not more t	the cant han
			five hundred dollars	(\$500). he property, or my en	nployees with wages as t	heir
Date NOTICE TO APPLICANT: If, after making this you should become subject to the Worker's Co the Labor Code, you must forthwith comply w	mpensation provisions of		intended or offered	tion, will do the wor for sale. (Sec.7044	nployees with wages as t rk, and the structure is 4, Business and Profess not apply to an owner of p who does not work himse	not ons
the Labor Code, you must forthwith comply w permit shall be deemed revoked.			perty who builds or in through his own emi	or s License Law does n mproves thereon and v plovees, provided that	not apply to an owner of p who does not work himse t such improvements are	for not
CONSTRUCTION LENDING / I hereby affirm that there is a construction len formance of the work for which this permit is Cade.)	ding agency for the per-		intended or offered is sold within one ye burden-of proving it sale.)	for sale. If, however, i ar of completion this not he did not build or	to appy to an owner or y who does not work himse. t such improvements are the building or improven owner-builder will have r improve for the purpos	the the
Lender's Name		~	1, as owner of the ed contractors	he property, am exclu- to construct the project	sively contracting with lice ct. (Sec. 7044, Business	ans- and:"?
Leastify that I have read this application and a	tate that the obove infor-		Professions Code: The owner of property when the owner ow	ne Contractor's Licens to builds or improves th	sively contracting with lio ct. (Sec. 7044, Business Law does not apply to tereon, and who contracts pursuant to the Contract	an tor
recently indirind to read in applicability and source outper mor- mation is correct. I agree to comply with all side and outper ordinances and state laws relating to building construction, and hereby authorize representatives of this city to engryphypo, thyspatove-mentioned property			Deense Low./	contractor(s) licensed . der Sec	1	or's
for inspection purposes. Signature of Applicant	1 7- 00				Tor mis reason	<u> </u>
Mailing Address 167 N. San Kic	Date 1-09-90		Date	Owner_*	1.30.90	*
City, State, Zip Pasadena, CA	9/107	1			•	-
	. 8 AM-7 PM ONLY . NO. 1582	T) ai	his is a building perm nd is subject to expire	nit when properly filled ation if work thereunde	d out, signed and validat er is suspended for 180 da	ed, nys

### INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.		·	· •	NSPECTION	NOTES	;
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Bikg., Spans, Access, Vents, Tr. Lmbr.						
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		10				
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.	2/15/98	Han				
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	1-10-		· · · · · · · · · · · · · · · · · · ·			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.						
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.						
INTERIOR: LATH/DRY WALL: Noiling, Supports, Laps, Joint Reinf.						
EXTERIOR LATH/SIDING: Mesh, Fosteners, Laps, Paper, Thickness, Backing.			ļ			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Cord Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	3/14/90	Den				
SWIMMING POC	DL/SPA					
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PLEASE PLAN A 1" SQ. SCALE

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### **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).

1, as owner of the property, an 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:

### 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-fall force and effect.

9-6-05 Signature: (X

### 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.

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

y net so as to become subject to the d I agree that if I should provisions of Section 3700 of the

Date: 9-6-05

Date:

BUILDING AND SAFETY BUILDING AGENCY

See the back of this form for required statement

### **AUTHORIZATION OF ENTRY**

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

Name: XADAM MAION	
Signaure: Alth_	Date: 9-6-05

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ADD 36						
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OCCUPANCY GROUP		- U	AREA			
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DESCRIPTION OF WORK

NO.	INSPECTION	DATE	INSPECTOR	DESCRIPT COMPLETELY THE DITENDED LISE OF	ALL SPACE APPLICABLE TO THIS BUILDING PERMIT
<b></b> _	REQUIRED BUILDING INSP	PECTIONS ANI	APPROVALS	DESCRIBE COMPLETELY THE INTENDED USE OF F	ALE SPACE APPLICABLE TO THIS BUILDING PERMIT
BI	Soils Engineer's Approval		ļ.		
B2	Location and Setbacks	dell.	11 1 11		
B3	Foundation/Trench Forms	10/5/05	MAN	THE FOLLOWING STATEMENT MUST BE	Will the applicant or future building occupant handle
B4	Structural Concrete		par part	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	Slab on Grade Raised Floor Framing		}	CIAL, THE OWNER'S AGENT MAY SIGN FOR	specified on the hazardous materials information
B6	Underfloor Insulation			PERMITS OTHER THAN THE INITIAL OR	guide? YES NO
B7	First Level Floor Disphragm			SHELL BUILDING PERMIT.	
- 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	+	<u>}</u>	and the SCAQMD permitting checklist. I understand	proposed building or modified facility be within 1000 feet of the outer boundary of a school.
B10	Roof Diaphragm			my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634	
B11	Concrete Deck	+	+	concerning hazardous materials reporting.	
B12	Steel Framing	<u> </u>			Will the intended use of the building by the applicant 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	Bidg, Dept. Frame Inspection	*****		NAME:	Quality Management District (SCAQMD)? See
B15	Fire Sprinkler Hangers	11	11. 14		permitting checklist for guidelines.
B16	Insulation/Weather Stripping	119105	MIN	SIONATURE:	_ YES _ NO
B17	Interior Lath and/or Drywall	11.1.1	1.		
B18	Exterior Lath	11114115	ANN. MAN	PEDENTRIAN PROTECTION	PPROVED:
B19	Rated Horizontal Assemblies	197		DATE PE	RMITTED TO BE REMOVED:
B20	Rated Wall Assemblies			NORCHIONNO	
B21	Rated Opening Protection			INSPECTION NOTES	
B22	Rated Shaft Construction			Starte in the	
B23	T-Bar Ceilings				<u> </u>
B24	Lot Drainage				
B25	Planning Dept. Approval				
B26	Fire Dept. Approval				
B27	Public Works Dept. Approval	L		The second states and the second	
<u> </u>	CONSTRUCTION L	ENDING AG	ENCY		
	eby affirm that there is a con				
performance of the work for which this permit is issued (Section 3097 of the Civil Code).			is issued (Section		
Lender's Name:				· · · · · · · · · · · · · · · · · · ·	
Lend	er's Address:	·			
L					

	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
	425 Prospect Circle.
	ASSESSOR PARCEL NUMBER BOOK PAGE PARCEL ADDITIONAL INFORMATION / LEGAL DESCRIPTION
	OWNER'S NAME George & Margaret M Downell STREET ADDRESS
	425 Prospect Civile.
	425 Prospect Civele.
	PHONE NUMBER
	PRINCIPAL DESIGNER'S NAME
	STREET ADDRESS
	CITY STATE ZIP CODE
ļ	PHONE NUMBER
	CONTACT PERSON
	PHONE NUMBER
	CONTRACTORS NAME D. J. Colling Plumbing Co., Inc STREET ADDRESS
	STREET ADDRESS ZOS N. Second Ave
N.	Arcadia STATE ZIPCODE
•	LICENSE CLASS LICENSE NUMBER EXPIRATION DATE C-36 582305 11/30/01
	PHONE NUMBER 6264611700
	WORKERS COMPENSATION INSURANCE COMPANY NAME Employers Compensation
NR.	WORKERS COMP. INSURANCE POLICY NUMBER EXPIRATION DATE FN 329197 711/06

### PLUMBING PERMIT APPLICATION

### **OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of periury 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).

1, 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:

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 70097 of Division 3 of the Business and Professions Code, and

my license is in full force and effect. 7 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.

K I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the wo hr which this

permit is issued. My w number are lis I certify t issued. I shall the workers' co become subject

Signature

of making ins

Name:

ections.





obert J. Collin

olics

Date

of the Labor Code, I

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

ITEM Plumbing fixtures: \_\_\_\_\_ water closets \_\_\_\_\_ tubs lavatories 2 sinks \_\_ floor drains floor sinks showers trup primers clethes washers \_\_\_\_\_\_ Isp primers \_\_\_\_\_\_ \$ 32.25 Repair or alteration of drainage and/or vent Interceptor(s), clarifier(s) and grease trap(s) ...... \$ \_\_\_\_ Water heater(s) including yent Hose bibs (first 5) \$ 10.75 Water service: \_\_\_\_ 11/2 inch and smaller Repair or alteration of water piping per fixture, or per water-using or water-dispensing device .. \$ \_ Disconnection, abundonment or repair of sewer ... \$ \_\_\_\_\_ 

OTY.

Subtotal	
Plan Checking Fee	
Additional Plan Checking Fee	
Plan Maintenance Fee	
Permit Issuance Fee	s <u>27.75</u>
Permit Issuance Fee	<u>, 11.85</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
RECH 87954	<u></u>	
PERMIT NUMBER	INITIALS	DATE
014379	MR	11-8-05
DATE OF FINAL OF	FINAL	M

FEE

				۰.
NO.	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
	REQUIRED PLUMBING IN	SPECTIONS AN	D APPROVALS	
<b>P</b> 1	Underground/Floor Plumbing			]
P2	Water Service	110	14.0.1	
P3	Rough Plumbing/Topout	1119105	M//N/I	
P4	Rough Gas System	77		
P5	Sewer			
P6	Private Sewage Disposal System			
P7.	Water Heater			
	Lawn Sprinklers			
	Gas Test			
	Gas Final	. [ ]	11 1	
P11	Final Plumbing Inspection	TUHOB	IN MA	
	Utility Released		- 901	
	-  			
	SEW	ER MAP		CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code). Lender's Name: Lender's Address:

(		Sou Office Hi 7 Phon	1414 Miss th Pasado rs: 7:30 an :30 am to e Number	th Pasadena sion Street .na, CA 91030 n to 5:00 pm, M-TH 4:00 Friday (626) 403-7220 (626) 403-7226		
	425 PM		ECT (	CIRCLE		
	ASSESSOR PARCEL NUMBE BOOK ADDITIONAL INFORMATIO	PAGE	CRIPTION	PARCEL		
	OWNER'S NAME					
	425 PR	ØSPE	CT (	CIRCLE		
	C. PASAA	FHA_	STATE	21P CODE 91030		
	PHONE NUMBER		<u> </u>			
	PRINCIPAL DESIGNER'S NA			LICENSE NO.		
	STREET ADDRESS					
	СПТУ		STATE	ZIP CODE		
•	PHONE NUMBER		L			
	CONTACT PERSON BOB TRUFASI'U					
	PHONE NUMBER	512		44.		
ĺ	CONTRACTORSNAME MIRD EL	ECT	<b>2</b> で i	ENTERALIO		
	STREET ADDRESS	BROS				
	SHERMAR	OBAS	STATE	ZIP CODE		
Ì	LICENSE CLASS	LICENSE NU	MBER	EXPIRATION DATE		
	PHONE NUMBER	C-10 584758 01.30.08				
_	WORKER'S COMPENSATIO	N INSURANCE	COMPANY NA	ME		
MR	REBLAH					
	WORKER'S COMP. INSURA	588-		0/0/.06		

### ELECTRICAL 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:

Labor Coe

Signature

### LICENSED CONTRACTOR'S DECLARATION

Date:

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 a full force and effect. Date: 11. 07.05 Signature TO

### 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 ntion 3700 of the become subject to the workers' compention p ins o

> CONSTRUCTION LENDING AGENCY See the back of this form for multiple to the **UTHORIZATION OF ENTRY**

I certify that I have read this application and state that the information given is correct. 1 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.

OB. TRUFFS Name: Signature: Degulu Vin Date: 1107.95

	New residential construction	
	3 units:	
	re units:	
15	Outlet Boxes(s) for receptacles, switches, lights &	similar
	First 20	
~	21 or more	·
6	Lighting Fixture(s)	10 94
	First 20	19.07
$\boldsymbol{\mathcal{L}}$	21 or more\$	·
$\mathcal{O}_{-}$	Branch circuit(s) (in lieu of Outlet Box fees above)	10 EC
	First 10 branch circuits	62.5
	II to 40 branch circuits	i
	Residential appliances	
	Nonresidentia) appliances	·
	Power apparatus (size in HP, KW, or kVA)	
	Over 1 but not over 10	
	Over 10 but not over 50	
	Over 50 but not over 100	·
	Signs, outline lighting, and marquees	
	Supplied from one branch circuit	i <u>-</u>
	Additional circuits within the same sign	
	Service New Change Size:	i
	Switchboards, subpanels, motor control centers	
	0 to 399A	i
	400A to 1,000A	
	Over 1,000A	;
	Mise. apparatus, conduit, and conductors	i
	Temporary nover pole(s)	·

ITEM

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Less

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16

7.05

Temporary distribution system	
Subtotal	82.24
Plan Checking Fee	
Additional Plan Checking Fee	
Plan Maintenance Fee	
Permit Issuance Fee	<u>\$ 27.75</u>
Plan Maintenance Fee	\$ 110.09

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PECH 0087864	INITIALS	J. PATEY
014378	mr.	"/9/05
ATTE OF 127 06	FINAL	<u>M</u>

FEE

NO. INSPECTION DATE	INSPECTOR	INSPECTION NOTES		
REQUIRED ELECTRICAL INSPECTIONS AN	DAPPROVALS	INSPECTION NOTES	· · · · · · · · · · · · · · · · · · ·	
E1 Temporary Power Pole				•
System Ground           E2         □ Ground Rod         □ UFER           □ Water Pipe         □		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
E3 Underground Electrical	14.44			
E4 Rough Wiring		·····		
E5 Rough Conduit				
E6 Bonding Water and Gas				
E7 Service				
E8 Final Electrical Inspection				
Utility Released				
		· ·		
			· · · · · · · · · · · · · · · · · · ·	
		·	¥	
				<u> </u>
1 _				· .
				· · ·
CONSTRUCTION LENDING AG I hereby affirm that there is a construction lend	ENCY	TTURAD CARD CARDEN		
performance of the work for which this permit 3097 of the Civil Code).	is issued (Section		j r	
Lender's Name:				······································
Lender's Address:	<u> </u>			
<u> </u>	J	·····	<u> </u>	

ł		So Office H Phot	1414 Mis uth Pasad irs: 7:30 a 7:30 am to ne Numbe	th Pasaden sion Street ena, CA 91030 m to 5:00 pm, M-1 4:00 Friday r (626) 403-7220 : (626) 403-7226
	425 TX	) 205 D En	m C	R
	ASSESSOR PARCEL NUM			
	BOOK	PAGE	Por Pricel	PARCEL
	ADDITIONAL INFORMAT	I'ION / LEGAL DE	SCRIPTION	
	OWNER'S NAME	MAILL	4	<u> </u>
	STREET ADDRESS	3.040	- /	0
		ospe	STATI	ZIP CODE
	SO. TA.	ک	CA	91030
	PHONE NUMBER			
	PRINCIPAL DESIGNER'S	NAME		LICENSE NO.
	STREET ADDRESS			
	СПУ		STATE	ZIP CODE
1	PHONE NUMBER		- <u>1</u>	L
	CONTACT PERSON		<u> </u>	
	PHONE NUMBER			
	CONTRACTOR'S NAME			. 6
	STREET ADDRESS	E H	6+1	<u>4 /C</u>
	3635 FD	DTHIA	il B	LVD.
S.	LACRESL	ENTH	STATE	ZIP CODE
NT	LICENSE CLASS	LICENSE N	MBER	EXPIRATION DATE
	6:20	827	462	12-31-05
	PHONE AUMBER	748-E	3128	
NA.	WORKER'S COMPENSAT	COM	. 1	IND
T T	WORKER'S COMP. INSU	RANCE POLICY I	VUMBER	EXPIRATION DATE
	046100	035	-05	1-1-06

### MECHANICAL PERMIT APPLICATION QTY.

### **OWNER-BUILDER DECLARATION**

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

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

Signature:

Siena

### LICENSED CONTRACTOR'S DECLARATION

Date:

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 licenge is in full force and effect. Date: 11-9-05 nAn Signature:

### WORKERS' COMPENSATION DECLARATION

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1 certify that in the performance of the work for which this permit is issued, I shall not employ any person in any memorer to become subject to hat if I should the workers' compensation laws o 3700 of the hecome subject to 1 Labor C Date: 11-9.08

> CONSTRUCTION LENDING he back the form for required statement

### AUTHORIZATION OF ENTRY

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

Name: MIKE	CURTIN	1
Signature Mike		

~	Each Furnace, A/C condenser, heater, boiler or vented decorative appliance (includes duct work)	
1	Up to 100,000 Biu\$	35 10
	Over 100,000 Btu but not over 500,000 Btu \$	
	Over 500,000 Btu	
10	Air inlets and outlets served by heat/AC system \$	28.00
	Installation, relocation, or replacement of appli-	
	ance vents not included in another permit \$	
	Installation or alteration of air handling units	
	(including ducts) up to and including	
	2000 cfm	
	Installation or alteration of air handling units	
	(including ducts) over 2000 cfm but not over	
	10,000 cfm\$	
	Installation or alteration of air bandling noits	
	(including ducts) over 10,000 cfm	
	Evaporative coolers other than portable types \$	
	Ventilation fans which serve a single register S	
	Ventilation systems not part of AC system	
	Commercial kitchen hoods	
	Spray booths	
	Product conveying systems	
	Fire dampers	
	Alteration of existing duct systems	
	\$	
	s	
	s	
	s	
	\$	
	\$	
Subtotal .		63.70
Plan Checi	king Fee	
Additional	Plan Checking Fee	
Plan Main	tenance Fee	
Permuit Issu	sance Fee	27.75
Total Per	nit Fee	91.45

ITEM

INITIALS	DATE
INITIALS	DATE
INITIALS	DATE
MR	11-9-05
FINAL	M
	INITIALS INITIALS MR

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NO.	INSPECTION	DATE	INSPECTOR	INSPECTIO	N NOTES			
_	BOURED MECHANICAL		D APPROVALS		_			4
	FAU/Wall Furnace	1 Mal	MM					
M2	Combustion Air Openings	dit	-Hond			<u></u>		
M3	Duct Work	1/1/108						
M4	A/C Compressor				· · · · · ·		`	
M5	Thermostat							
	Fire Dampers							
M7	Smoke Detection Devices		·			,		
M8	Manufacturered Fireplace	· · · · · · · ·						
M9	Commercial Hood		[	l			· · · · · · · · · · · · · · · · · · ·	
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					ADMGLIGH	CONSTI	RUCTION LENDIN	G AGENCY
						- I nereoy antena mat	there is a construction	lending agency for the
			÷			3097 of the Civil Co	work for which this pe ode).	ermit is issued (Section
		14335				-		
	Γ							
			/			Lender's Address:		
						- !		·



### -Los Angeles Regional Uniform Code Program



p.1

### **STRUCTURAL OBSERVATION REPORT FORM**

STRUCTURAL OBSERVATION means the visual observation of the structural system, for general conformance to the approved plans and specifications, at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspections required by Section 108, 1701 or other sections of the code.

	Ø		oort No. 🛛 💁 📘
This report includes all con	struction work through 🖉 day of	NOVEMBER, 2005 Page	No. Lof L
Project Address: MC PONSMEU	LEARENZE	Structural Observer of Record (SOR):	Phone No. of SORE
Building Permit No.:	Structural Observation performed by:	Professional Lic Reg. No. of Observer:	Phone No. of Observer:

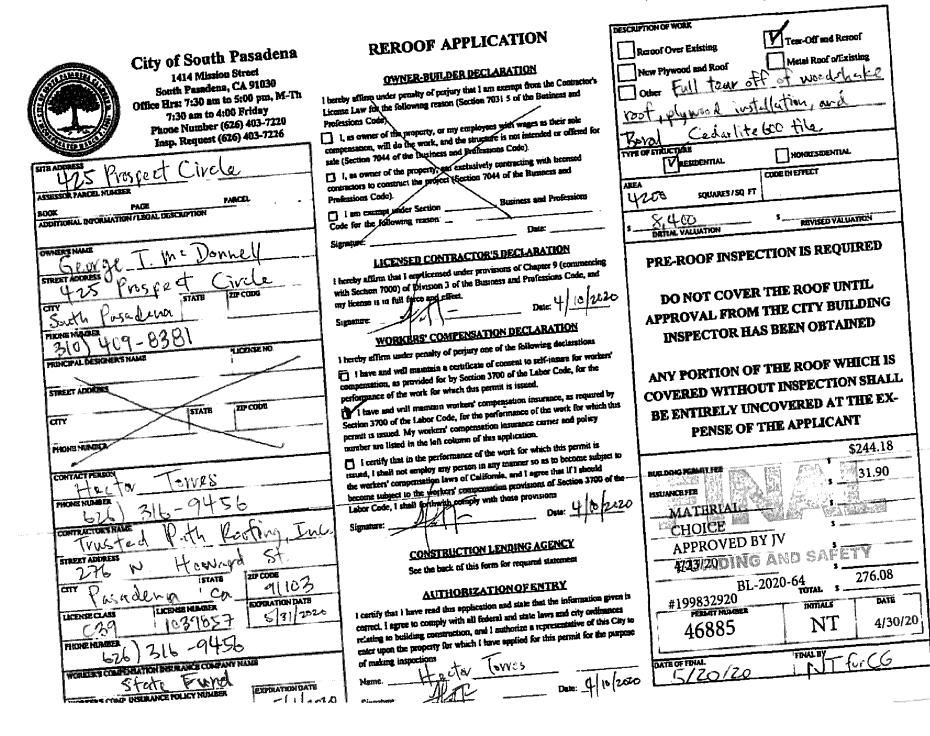
OBSERVED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS

FOUNDATION	WALL	FRAMES	FLOOR	PORTION OBSERVED, IF NOT WHOLE		
Footing, Stem Walls,	Concrete	Steel Moment Frame	Concrete	* Au ITEM	s av	
Mat Foundation	Masonry	Steel Braced Frame	C Steel	PPROVED	PUAN3	
Caisson, Piles, Grade Beams	DANK DOOD	Concrete Moment Frame	Wood		+	
Retaining Foundation Hillside Special Anchors	C) Other:	Masonry Wall Frame	C Others:	** SUBSER	ENT	
Others:		C Others:	<b> </b>	STANEWS	NSKEIC	

### **OBSERVED DEFICIENCIES:**

NONE

10	ECLARE THAT THE FOLLOWING STATEMENTS ARETRUE TO THE BEST OF MY KNOWLEDGE:	1
1.	I AN THE ENGINEER OR ARCHITECT RETAINED BY THE OWNER TO BE IN RESPONSIBLE CHARGEFOR THE STRUCTURAL OBSERVATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LOS ANGELES.	ALTERSTON SAL
	I, OR ANOTHER ENGINEER OR ARCHITECT WHO I HAVE DESIGNATED ABOVE AND IS UNDER MY RESPONSIBLE CHARGE, HAS PERFORMED THE REQUIRED SITE VISITS AT EACH SIGNIFICANT CONSTRUCTION STAGE TO VERIFY IF THE STRUCTURE IS IN GENERAL CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS;	Ng. 4758
3.	ALL DEFICIENCIES WHICH REMAIN TO BE CORRECTED HAVE BEEN INDICATED ABOVE	+ BOD LE STOCK
4.	I RECOMMEND THAT ACCEPTANCE OF THE STRUCTURAL SYSTEMS BY THE CITY OF LOS ANGELES BE WITHHELD UNTIL ALL OBSERVED DEHCIENCIES ARE CORRECTED.	STRUCTURIT ST
	11.8.05	STAMP OF STRUCTURAL OBSERVER OF RECORD
LAD	SIGNATURE DATE DATE	



517/20 Sheatning OK NTro-CG

4

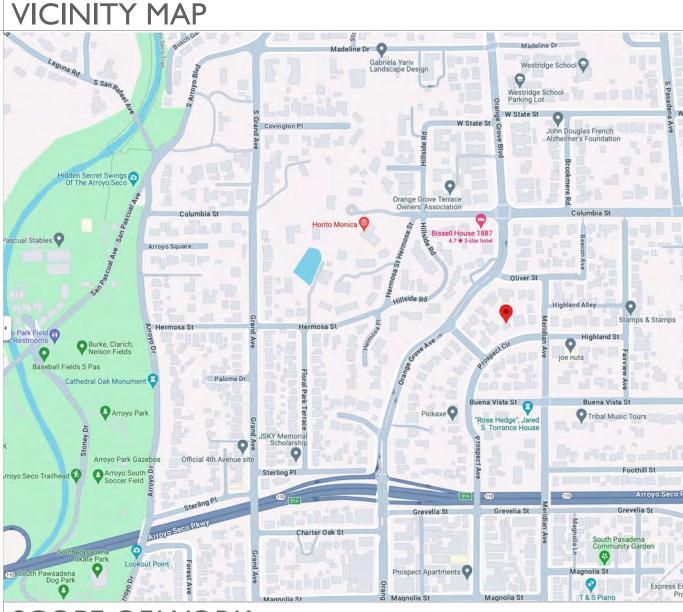
# **ATTACHMENT 3** Project Plans

# VELASCO-PAIZ RESIDENCE (DESIGN REVIEW SUBMITTAL)

# ABBREVIATIONS

ADJ. A.F.F CLR. DN. D.S. (E) F.F.E F.G F.F MAX. MIN. MIN. CLR. (N) N/A N.I.C N.T.S. R/A REQ. S.D. T.B.D T.O.C. T.O.F. T.O.P. T.O.S. U.O.N. U.S. V.I.F. W/ W.H.

ADJUSTABLE ABOVE FINISH FLOOR CLEAR DOWN DOWNSPOUT EXISTING ELEVATION EXISTING TO REMAIN FINISH FLOOR ELEVATION FINISH GRADE FIREPLACE MAXIMUM MINIMUM MINIMUM CLEARANCE NEW NOT APPLICABLE NOT IN CONTRACT NOT TO SCALE **RETURN AIR** REQUIRED SMOKE DETECTOR TO BE DETERMINED TOP OF CURB TOP OF FLOOR TOP OF PLATE TOP OF SLAB UNLESS OTHERWISE NOTED UNDER SIDE VERIFY IN FILED WITH WATER HEATER



**SCOPE OF WORK** 

2-STORY ADDITION OF 788 SQUARE FOOTAGE TO EXISTING 2-STORY SINGLE-FAMILY RESIDENCE FOR NEW GUEST SUITE AND MAIN SUITE EXPANSION

# PROJECT INFORMATION

# PROPERTY ADDRESS:

LEGAL DESCRIPTION:

ASSESSOR PARCEL NUMBER: OWNER (S): LOT AREA: ZONE:

MAXIMUM SQ.FT. ALLOWED: (PLANNING ORDINANCE) PROPOSED:

BUILDING HEIGHT (35' MAX ALLOWED): EXISTING: 29'-6" FT. LOT COVERAGE (40% MAX.):

F.A.R. (35% MAX)

425 PROSPECT CIRCLE DRIVE SOUTH PASADENA, CA 91030

LOT 22, TRACT NO.4164, IN THE CITY OF PASADENA COUNTY OF LOS ANGELES, MAP RECORDED IN BOOK 120, 9-10 5317-034-010

DIEGO VELASCO & CAROLINA PAIZ 13,358 SQ.FT.

RE

4,675 SQ.FT. (35% OF LOT AREA MAX. ALLOWED) 4,671 SQ.FT. (SEE FLOOR AREA CHART BELOW)

PROPOSED: 31'-4" FT. EXISTING MAIN HOUSE: 2,273/13,358 = 17.5%

PROPOSED MAIN HOUSE: (2,273+554)/13,358 = 21.75% 4,671 SQ.FT. / 13,358 LOT AREA = 0.3495 OR 34.95%

BUILDING AREA ANALYSIS: (PER ZON	IING CODE)					
BUILDING	EXISTING	REMOVED	ADDITION	SUBTOTAL	EXEMPTION	TOTAL (ZONING)
AREA	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
MAIN HOUSE:						
1ST FLOOR	1,913	0	554	2,467	0	2,467
2ND FLOOR	1,970	0	234	2,204	0	2,204
TOTAL HABITABLE	3,883	0	788	4,671	0	4,671
BASEMENT (UNFINISHED)	194	0	0	194	-194	0
GARAGE	434	0	0	434	-434	0
TOTAL FLOOR AREA	4,511	0	788	5,299	-628	4,671

# SHEET INDEX

	I INDEA
A0.0	COVER SHEET
A1.0	EXISTING SITEPLAN
A1.1	PROPOSED SITEPLAN
A2.1a	EXISTING 1ST FLOOR PLAN
A2.1b	PROPOSED 1ST FLOOR PLAN
A2.2a	EXISTING 2ND FLOOR PLAN
A2.2b	PROPOSED 2ND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
A3.5	IMAGES: EXTERIOR FINISHES
A3.6	PERSPECTIVE W/ PROPOSED ADDITION
A3.7	IMAGES: STREETSCAPE VIEWS
A3.8	IMAGES: EXISTING CONDITIONS
A4.1	BUILDING SECTIONS
A5.11	DOOR & WINDOW DETAILS
A6.11	DOOR SCHEDULE
A6.12	WINDOW SCHEDULE
LI.0	LANDSCAPE SITE PLAN

PROTECTED TREE REPORT BY MICHAEL CRANE

# NARRATIVE

EXISTING ARCHITECTURAL STYLE: THE ARCHITECTURAL STYLE OF THE EXISTING DWELLING IS "FRENCH & NORMAN REVIVAL INSPIRED" AS PER THE CLASSIFICATION IN THE SOUTH PASADENA HISTORIC DESIGN GUIDELINES - ASYMMETRICAL MASSING; MULTIPLE STEEPLY PITCHED HIP CROSS ROOFS W/ ROLLED EDGES; HALF-TIMBERING ON 2 ACCENT BAY PROJECTIONS; LIGHTLY TEXTURE STUCCO; CEMENTITIOUS SHINGLES WITH "WOOD SHINGLE" APPEARANCE; MULTI-PANE STEEL CASEMENT WINDOWS; WOOD DOORS; BRICK CHIMNEY.

PROPOSED DESIGN: CONSISTENT WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC GUIDELINES AND THE CITY OF SOUTH PASADENA'S ADOPTED GUIDELINES AS FOLLOWS: 1. THE STREET FACADE IS MOSTLY PRESERVED. ONLY PROPOSED CHANGE IN THE FACADE IS SWITCHING 2 EXISTING STEEL WINDOWS TO NEW FRENCH DOORS IN THE LIVING ROOM. THIS WILL ENABLE OWNERS TO USE PORTION OF THE FRONT YARD AS SEATING AREA WHICH HAS HISTORIC PRECEDENT AND ENCOURAGED BY

SENSITIVE PLANNING PRINCIPLES. 2. THE PROPOSED ADDITION IS LOCATED AT THE REAR OF THE STRUCTURE AND FACING THE BACKYARD. 3. NEW ROOF MATCH EXISTING ROOF LINES & SLOPES, WHICH RESULTED IN A MINOR BUILDING HEIGHT

INCREASE AT THE REAR OF THE BUILDING. 4. EXTERIOR FINISHES: PROPOSED ROOFING MATERIAL WILL MATCH EXISTING. STUCCO OF ENTIRE HOME (NEW AND EXISTING) WILL BE SMOOTH FINISH. TIMBER BOARDS WILL MATCH EXISTING DIMENSIONS WITH

WEATHERED FINISH. 5. WINDOWS & DOORS: BUDGET PERMITTING - IT IS THE OWNER'S INTENTION TO MATCH EXISTING MULTI PANED STEEL WINDOWS W/ SUBSTANTIALLY MATCHING CUSTOM UNITS. CUSTOM WOOD MULTI PANE CASEMENT WINDOWS ARE PROPOSED AS A SECOND OPTION. 6. REAR BALCONY RAILING TO MATCH EXISTING STREET BALCONY RAILING DESIGN.

7. SKYLIGHTS: PROPOSED LOCATIONS FACE SIDE OF PROPERTY.



# CONSULTANTS

## OWNER

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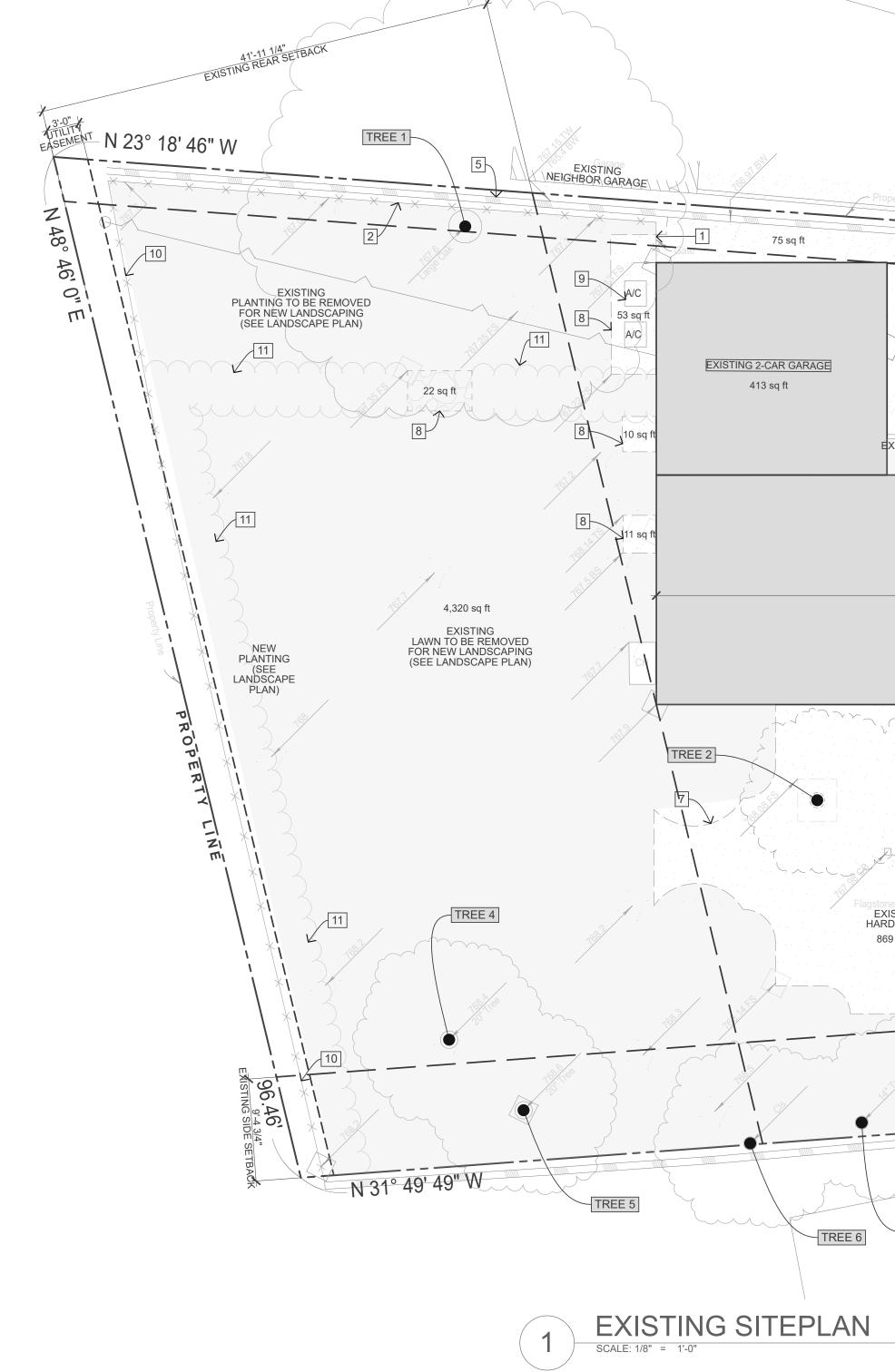
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SURVEYOR: M&M and Co.

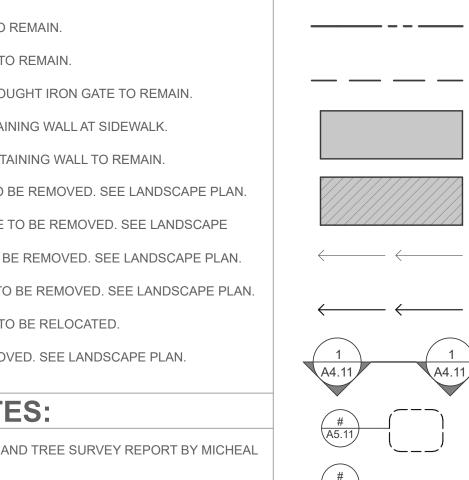
GREGORY M. AMOROSO 26074 AVENUE HALL, SUITE 12 SANTA CLARITA, CA 91355 PHONE: (818) 891-9100 greg@mmsurveyors.com EMAIL:

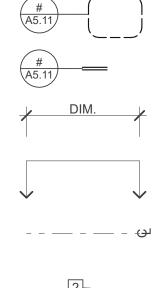
# TREE INVENTORY FROM ARBOR CARE, INC.

IKEEI	INVENTORT FROM AR	BUR CARE, INC.						KETNUTES:
Tree Number	Botanical Name	Common Name	Trunk Diameter (inches)	Height (feet)	Spread (feet)	Condition	Project Status	<ol> <li>EXISTING 5'-0" WOOD GATE TO REMAIN.</li> <li>EXISTING 6'-0" WOOD FENCE TO REMAIN.</li> <li>EXISTING +/- 5'-0" TO 6'-0" WROUGHT IRON GATE TO REMAIN.</li> </ol>
1	Quereus egrifelie	Coast Live Oak	20	40	40	Cood	Preserve in place	4 EXISTING 4" TO 17" HIGH RETAINING WALL AT SIDEWALK
	Quercus agrifolia	Coast Live Oak	30	40	40	Good	To be removed	5 EXISTING 1'-9" CONCRETE RETAINING WALL TO REMAIN
2	Ficus microcarpa	Indian Laurel	14 16	25 25	<u>20</u> 20	Good	To be removed	6 EXISTING BRICK WALKWAY TO BE REMOVED. SEE LAND
-	Ficus microcarpa Betula pendula	Indian Laurel White Birch	12, 10	30	20	Good	Preserve in place	7 EXISTING STONE HARDSCAPE TO BE REMOVED. SEE LA
4	Betula pendula	White Birch	12, 10	30	20	Good	Preserve in place	8 EXISTING CONCRETE PAD TO BE REMOVED. SEE LANDS
6	Acer palmatum	Japanese Maple	10	20	20	Good	Preserve in place	9 EXISTING HVAC EQUIPMENT TO BE REMOVED. SEE LAN
7	Acer palmatum	Japanese Maple	12, 10	20	20	Good	Preserve in place	10 EXISTING 6'-0" WOOD FENCE TO BE RELOCATED.
8	Sequoia sempervirens	Coast Redwood	18	40	20	Good	Preserve in place	11 EXISTING HEDGE TO BE REMOVED. SEE LANDSCAPE PL
9	Sequoia sempervirens	Coast Redwood	16	40	20	Good	Preserve in place	
10	Ceratonia siliqua	Carob	32	20	20	Good	Preserve in place	GENERAL NOTES:
								1         REFER TO PROTECTED TREE AND TREE SURVEY REPORT           CRANE W/ ARBOR CARE, INC.
								EXISTING AREAS:
								EXISTING HARDSCAPE AREA: (14.75%)
								869+96+323+506+27+75+53+10+11+237+22 = 2,229 SQ.FT. TOTAL 2,229 SQ.FT.
								LOT AREA: 13,358 SQ.FT. PERCENTAGE 16.68%
								EXISTING LANDSCAPE AREA: (14.75%) 28+354+2,769+594+4,320 = 8,065 SQ.FT.
114" IR SETBACK								TOTAL         8,065 SQ.FT.           LOT AREA:         13,358 SQ.FT.
								PERCENTAGE 60.37%
TRE					APPROXIM BUILDIN	AATE NEIGHBORING VG FOOTPRINT		
						TO T	*	
		Property Lies						EXISTING FRONT SETBACK
			Concrete Driveway	5 Conc	rete Curb			STING FRONT SETBACK
2		1 75 sq ft				5		
			Concrete Curb					181.79'
EXISTING NG TO BE REMOVED EW LANDSCAPING	A/C 53 sq ft							EXISTING – – – – – – – – – – – – – – – – – – –
ANDSCAPE PLAN)	AIC AIC		506 sc	q ft	Gate ~		EXISTING PLANTING TO BE R	
		EXISTING 2-CAR GARAGE	M		Gale		FOR NEW LANDSO (SEE LANDSCAPE	CAPING
	22 sq ft	413 sq ft		TO REMAIN	/	3	323 sq ft	237 sq ft
	8 8 10 sq ft							EXISTING DRIVEWAY
		EXISTING PLAN TO REMAIN 28 sq ft	N (PLANTI	EXISTING NG TO REMAIN NDSCAPE PLAN)	EXISTING PLANTING TO REMAI SEE LANDSCAPE PLA		(\$	EE LANDSCAPE PLAN)
						i i		Concrete Curb
	8 11 sq ft					354 so	NG	NEW PLANTING (SEE LANDSCAPE PLAN)
						LAWN TO BE FOR NEW LAN (SEE LANDSC	REMOVED DSCAPING APE PLAN	
			67'-5 1/4"			NEW P	LANTING SCAPE PLAN)	
	4,320 sq ft				.4"	1 /	6 96 sq ft	A A
N	EXISTING LAWN TO BE REMOVED FOR NEW LANDSCAPING				68-3 1		EXISTING WALKWAY	state of Mail
TING E CAPE	(SEE LANDSCAPE PLAN)		SI	EXISTING 2-STORY NGLE FAMILY RESIDE		STING ERED TRY	KWAY/STEPS	Concrete Ret V
N)				1,860 sq ft		TRY (SEE LANE	SCAPE PLAN)	2,769 sq ft
	15						/	EXISTING LAWN TO BE REMOVED
		TREE 2				1		FOR NEW LANDSCAPING (SEE LANDSCAPE PLAN)
						1		Prop
				= 3				SIDE
		A T		<u>- 0</u>				(E) <b>1</b>
						i		
	TREE 4	Flagstone Patio EXISTING HARDSCAPE						
		869 sq ft			1			
* 5 {	18 Are		EXISTING PLANTING TO BE RE			J mm		
2			FOR NEW LANDSC (SEE LANDSCAPE	PLAN) Gate		1		
					1	(°	<pre>&gt;</pre>	
			2	Pad 27 sq ft	<b>—</b> ——	Property Line	PROPERTY LINE	
				RING	× × ×			ATT AND A DECEMBER OF A DECEMBER
VI A S			APPROXIMATE NEIGHBON BUILDING FOOTPRIN	T				
N 31	• 49' 49" W	E 1 mbat					TREE 9	
	TREE 5	TREE 6 TREE 7	TREE 7			TREE 8	INCL 0	
		TREE 6						









SETBACK LINE AREA OF (E) BUILDING AREA OF PROPOSED WORK (E) SITE DRAINAGE (N) SITE DRAINAGE BUILDING SECTION SYMBOL DETAIL SYMBOL DETAIL SYMBOL

PROPERTY LINE

ALIGN

CENTERLINE

KEY NOTE

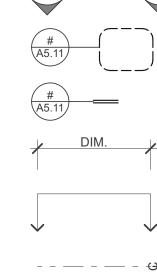


EXISTING SITEPLAN





**KEYNOTES:** 



DIMENSION

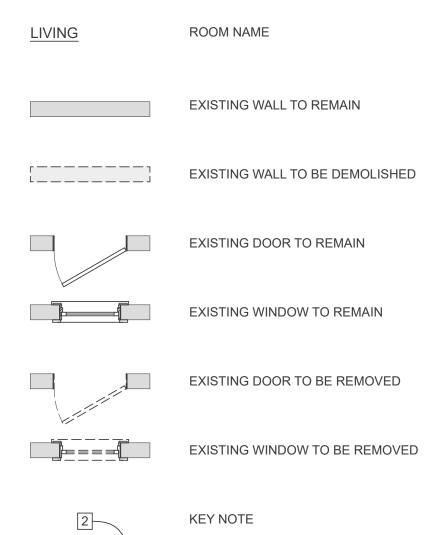






1 EXISTING/DEMO 1ST FLOOR PLAN SCALE: 1/4" = 1'-0"





# **CITY NOTES:**

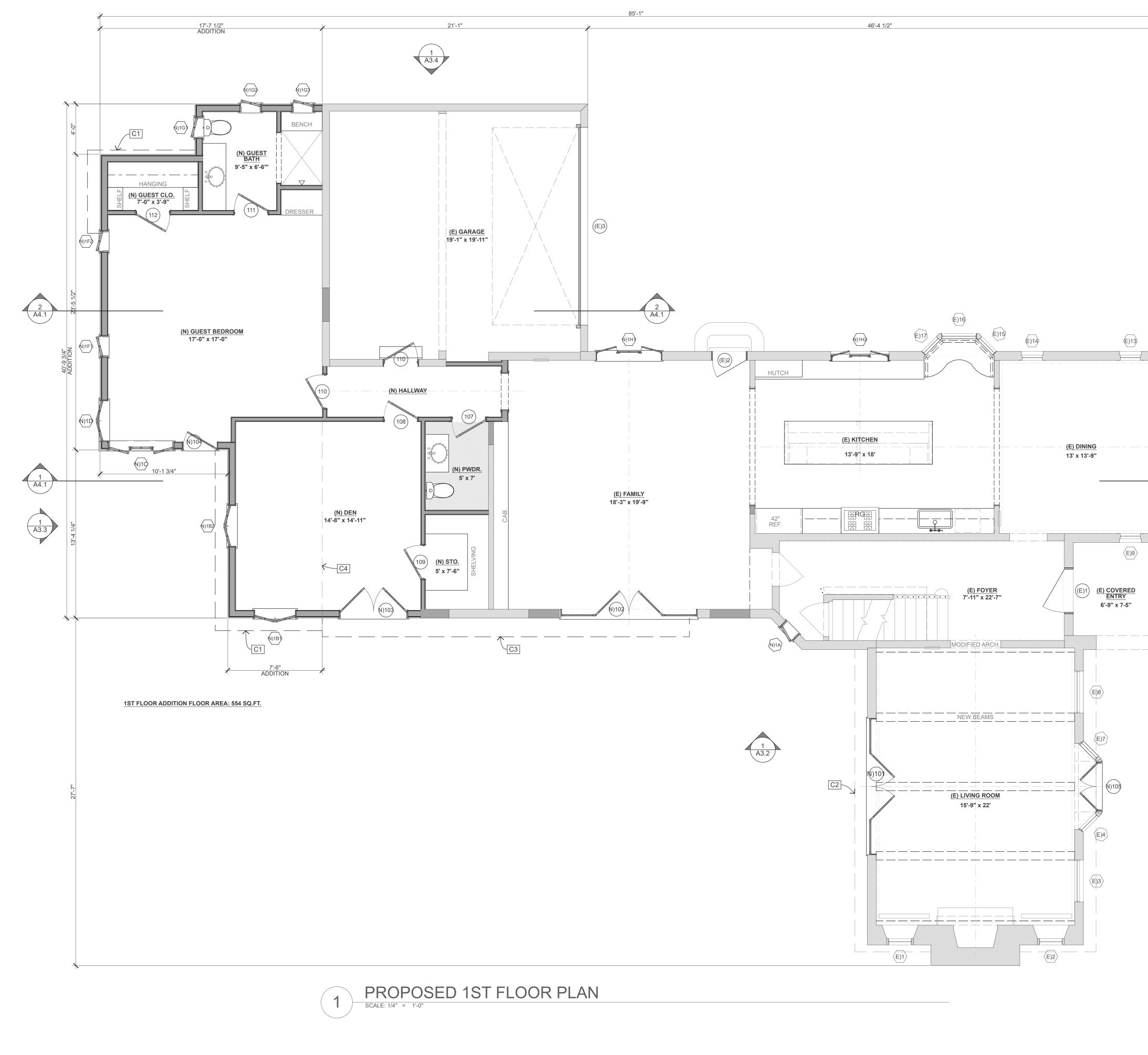
C1 NOT USED.

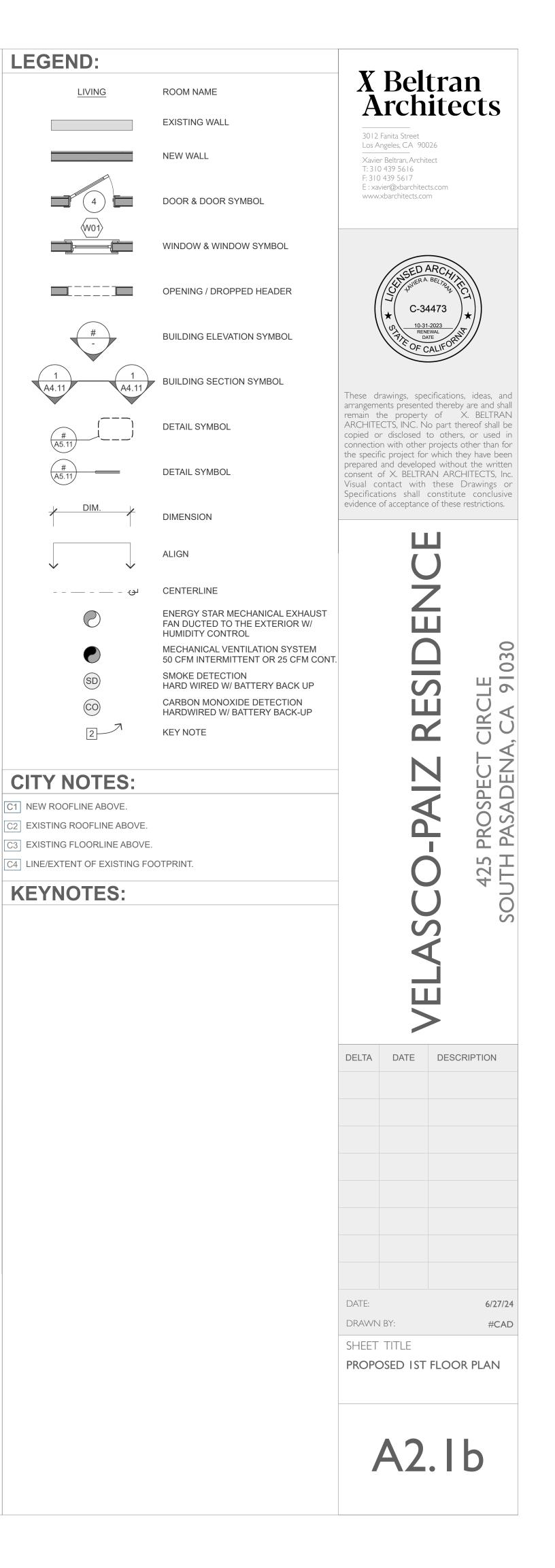
# **KEYNOTES:**

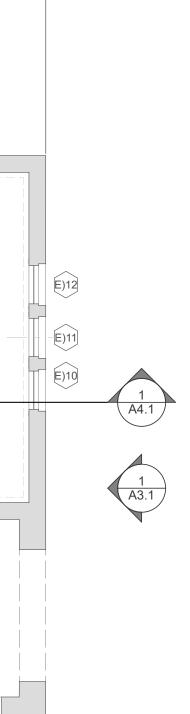


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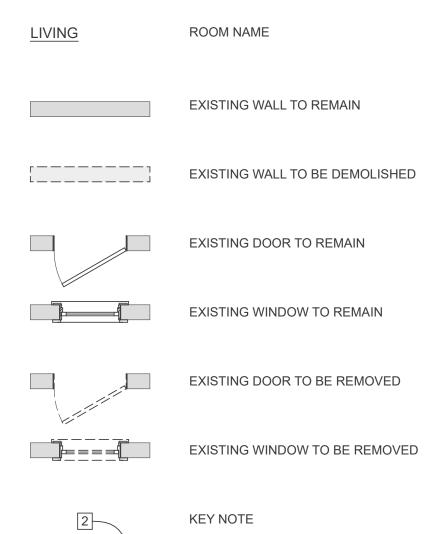












# **CITY NOTES:**

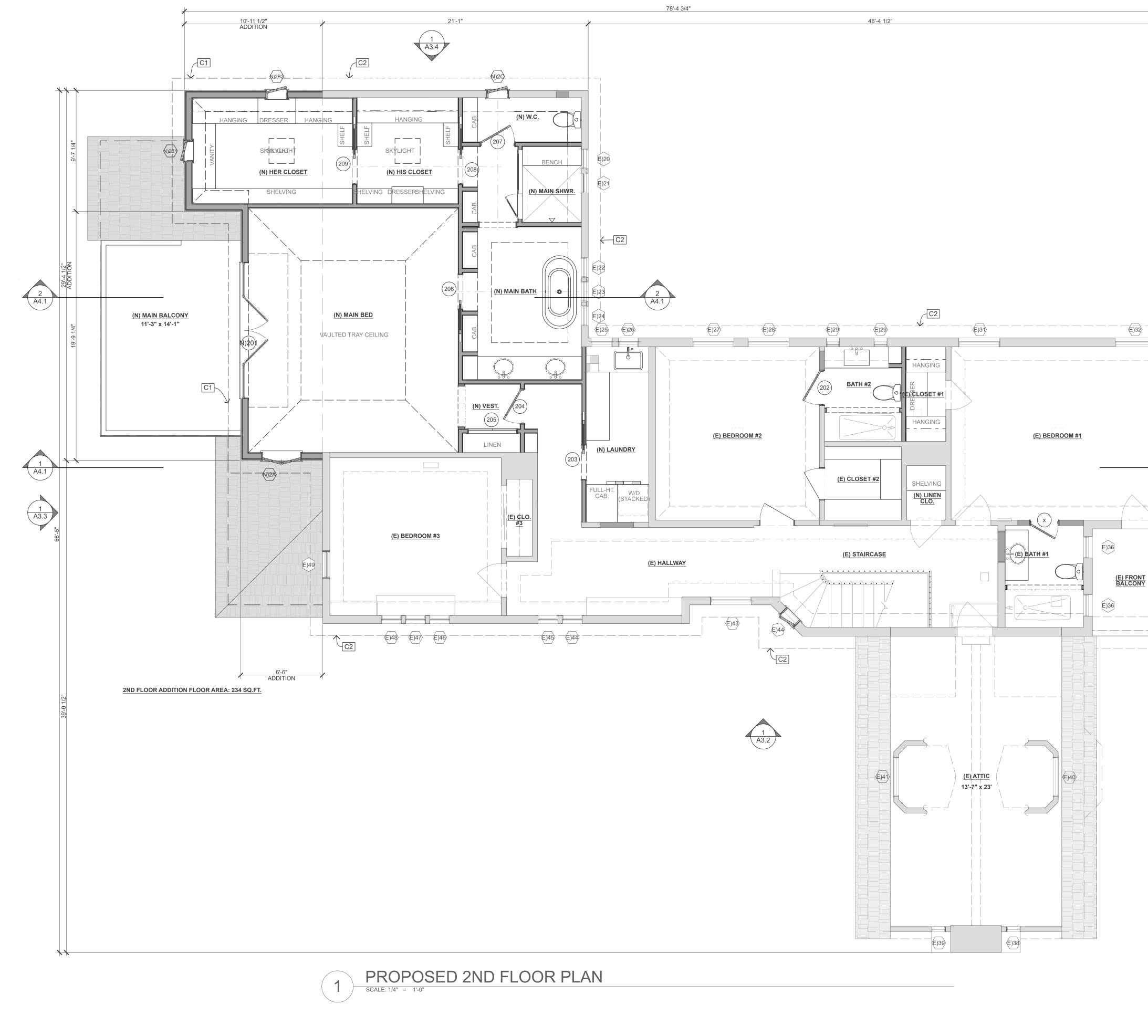
C1 NOT USED.

# **KEYNOTES:**

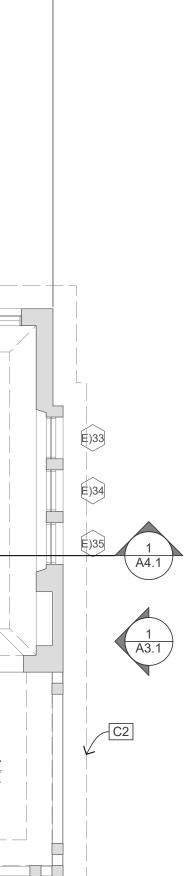


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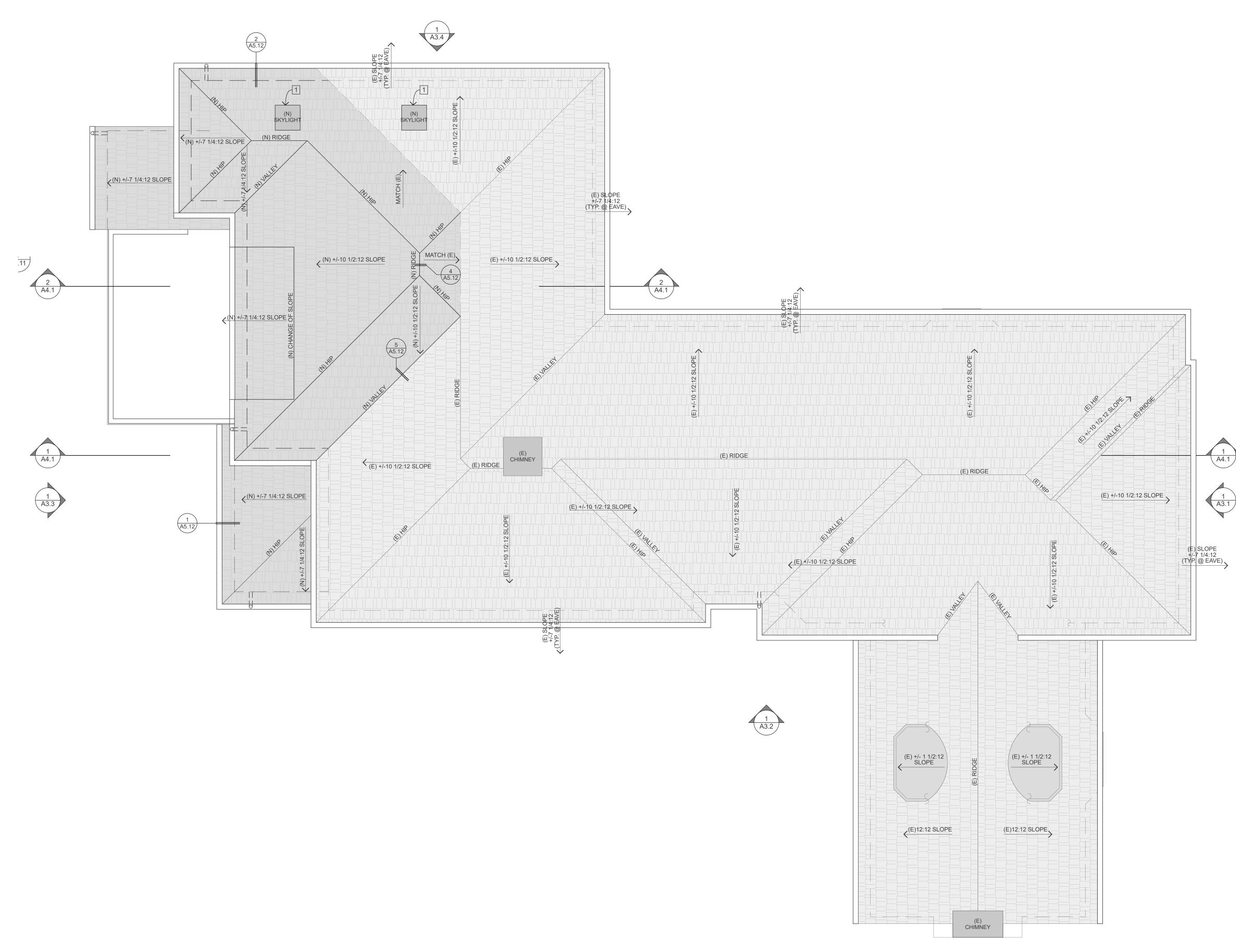
3012 Fanita Street Los Angeles, CA 90026



# LEGEND: X Beltran Architects LIVING ROOM NAME EXISTING WALL 3012 Fanita Street Los Angeles, CA 90026 NEW WALL Xavier Beltran, Architect T: 310 439 5616 F: 310 439 5617 E : xavier@xbarchitects.com www.xbarchitects.com DOOR & DOOR SYMBOL WINDOW & WINDOW SYMBOL OPENING / DROPPED HEADER C-34473 # BUILDING ELEVATION SYMBOL BUILDING SECTION SYMBOL A4.11 These drawings, specifications, ideas, and arrangements presented thereby are and shall remain the property of X. BELTRAN ARCHITECTS, INC. No part thereof shall be copied or disclosed to others, or used in DETAIL SYMBOL connection with other projects other than for the specific project for which they have been prepared and developed without the written DETAIL SYMBOL consent of X. BELTRAN ARCHITECTS, Inc. Visual contact with these Drawings or Specifications shall constitute conclusive evidence of acceptance of these restrictions. DIMENSION ш ALIGN ESIDEN CENTERLINE لى \_ \_ \_ \_ \_ ENERGY STAR MECHANICAL EXHAUST FAN DUCTED TO THE EXTERIOR W/ $\bigcirc$ HUMIDITY CONTROL CIRCLE A, CA 91030 MECHANICAL VENTILATION SYSTEM 50 CFM INTERMITTENT OR 25 CFM CONT. SMOKE DETECTION HARD WIRED W/ BATTERY BACK UP SD CO CARBON MONOXIDE DETECTION HARDWIRED W/ BATTERY BACK-UP 2 KEY NOTE 425 PROSPECT SOUTH PASADENA N **CITY NOTES:** C1 NEW ROOFLINE ABOVE. C2 EXISTING ROOFLINE ABOVE. C3 NOT USED. C4 LINE/EXTENT OF EXISTING FOOTPRINT. **KEYNOTES**: S **E** DELTA DATE DESCRIPTION 6/27/24 DATE: DRAWN BY: #CAD SHEET TITLE PROPOSED 2ND FLOOR PLAN A2.2b

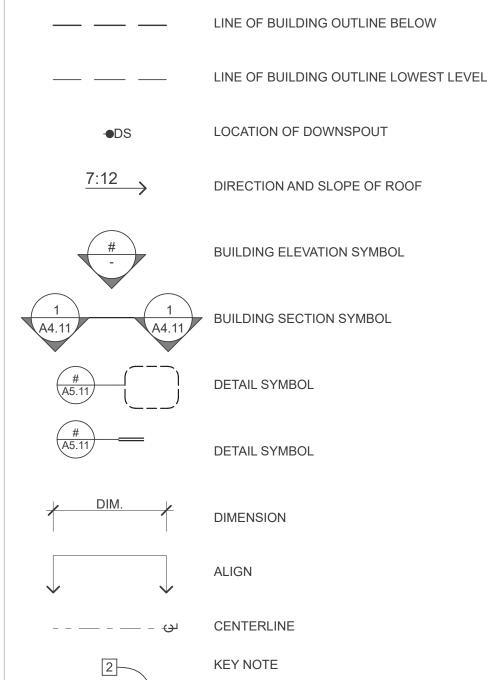


A4.11



1 PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0"

# LEGEND:



# **CITY NOTES:**



# **KEYNOTES**:

1 NEW 24"X24" FIXED PAINTED ALUMINUM SKYLIGHT BY VELUX.

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X Beltran Architects





# **CITY NOTES:**

# C1 X

# **EXISTING FINISH MATERIALS:**

- E1 EXISTING CEMENTITIOUS SHINGLE ROOF.
- E2 EXISTING PAINTED METAL ROOFING.
- E3 EXISTING PAINTED GUTTER (OGEE PROFILE W/ RECTANGULAR DOWNSPOUTS).
- E4 EXISTING WHITE SAND TEXTURED STUCCO.
- E5 EXISTING PAINTED STEEL DOORS/WINDOWS. SASHES W/ RAILS AND  $^{-1}$  THRU MUNTINS. SEE SCHEDULES & DETAILS ON A5.11.
- E6 EXISTING PAINTED "TUDOR" BOARDS.
- E7 EXISTING PAINTED BAND BOARD W/ MOULDING.
- E8 EXISTING PAINTED WOOD RAILING BALUSTERS WITH PROFILE.
- E9 EXISTING LIGHT FIXTURE.

SPECIFICATIONS.

# **EXTERIOR FINISH MATERIALS:** NOTE: REFER TO SHEET A3.3 FOR IMAGES OF MATERIALS AND

- 1 (N) CLASS "A" CEMENTITIOUS SHINGLE ROOF TO MATCH EXISTING.
- 2 (N) CLASS "A" COPPER STANDING SEAM ROOFING.
- 3 (N) COPPER GUTTER TO MATCH HOUSE EXISTING PROFILE (OGEE PROFILE W/ RECTANGULAR DOWNSPOUTS).
- 4 WHITE STUCCO W/ LIGHT SAND TEXTURE SMOOTH OVER BOTH NEW AND EXISTING WALLS.
- 5 (N) CUSTOM STEEL/WOOD DOORS/WINDOWS. SASHES W/ RAILS AND THRU MUNTINS. SEE SCHEDULES & DETAILS ON A5.11.
- 6 (N) WOOD "TUDOR" BOARD WITH EDGES TO MATCH EXISTING.
- 7 (N) WOOD SKIRT BOARD W/ MOULDING. WEATHERED FINISH.
- 8 (N) WOOD RAILING TO MATCH EXISTING AT STREET BALCONY.
- 9 (N) RELOCATED LIGHT FIXTURE.

WEATHERED FINISH.

NEW OR CHANGED.

+16'-6 3/4" (E) PLATE HEIGHT

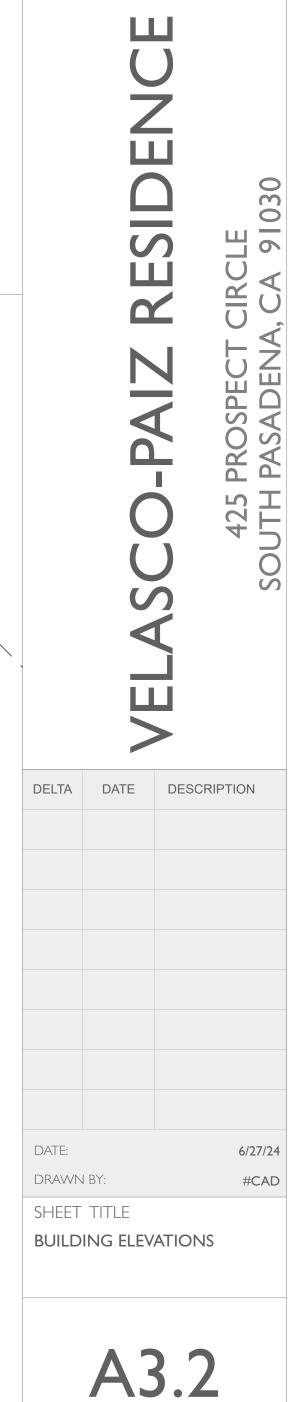
# - - - +9'-4 1/4" (E) 2ND FLOOR

# (E) 1ST FLOOR



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# **CITY NOTES:**

# C1 X

# **EXISTING FINISH MATERIALS:**

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- E2 EXISTING PAINTED METAL ROOFING.
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- 8 (N) WOOD RAILING TO MATCH EXISTING AT STREET BALCONY.
- 9 (N) RELOCATED LIGHT FIXTURE.

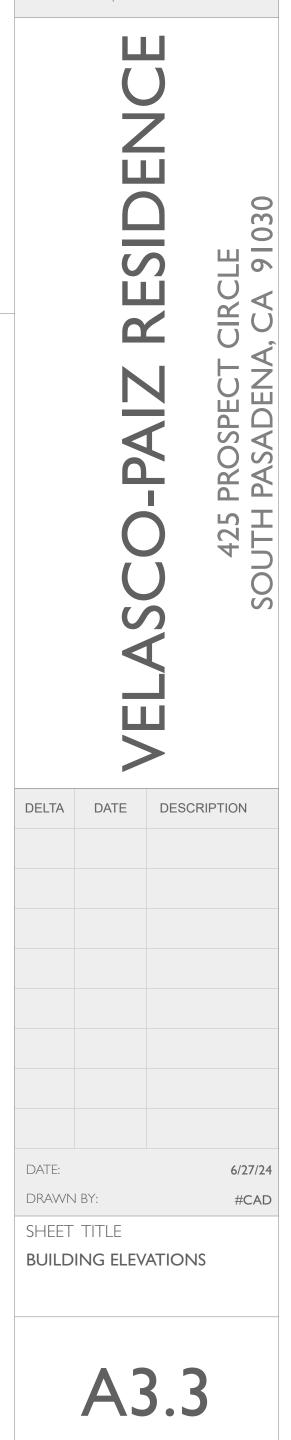
WEATHERED FINISH.

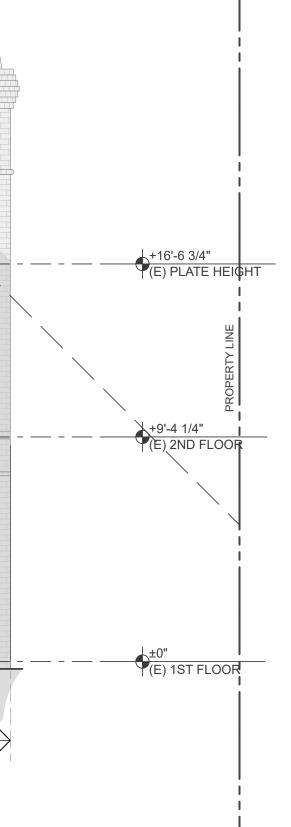
NEW OR CHANGED.

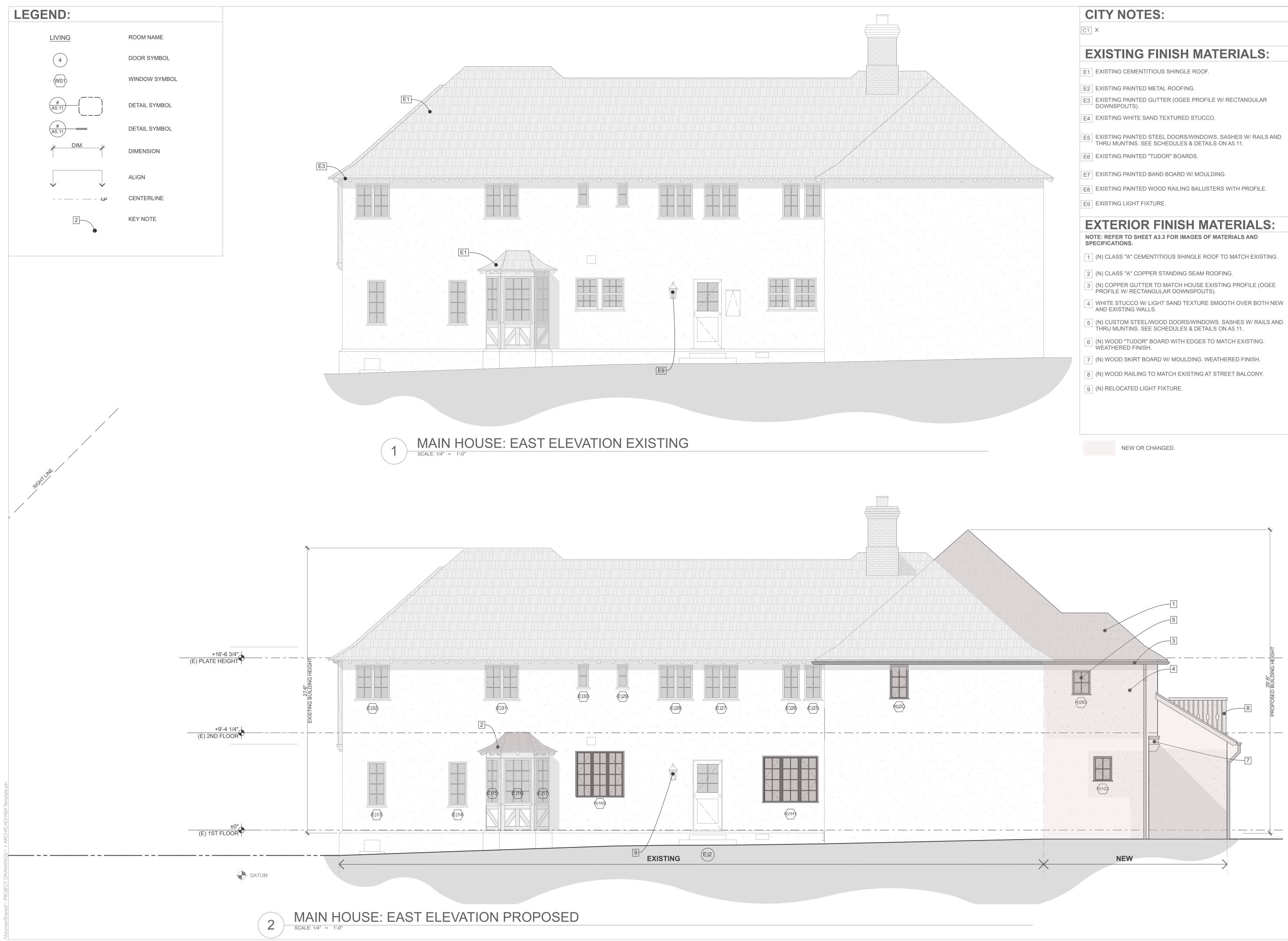


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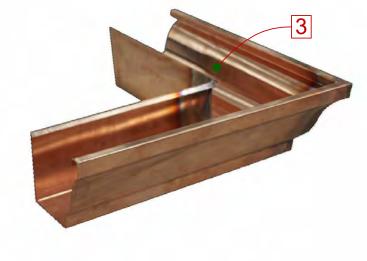
**EXISTING FEATURES TO BE MATCHED** 











# **EXTERIOR FINISH MATERIALS:**

1 CLASS "A" CEMENTITIOUS SHINGLE ROOF TO MATCH EXISTING.

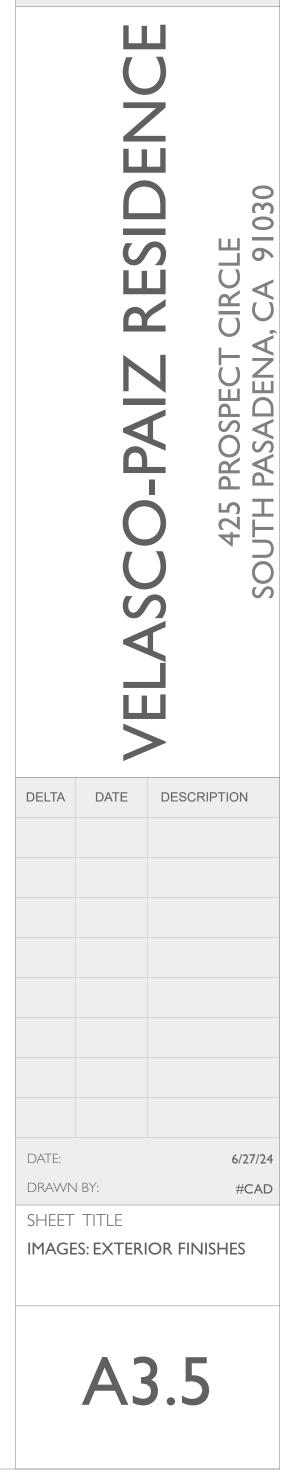
- 2 CLASS "A" COPPER STANDING SEAM ROOFING.
- 3 COPPER GUTTER TO MATCH HOUSE EXISTING PROFILE (OGEE PROFILE W/ RECTANGULAR DOWNSPOUTS).
- 4 WHITE STUCCO W/ LIGHT SAND TEXTURE SMOOTH OVER BOTH NEW AND EXISTING WALLS.
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- 7 WOOD SKIRT BOARD W/ MOULDING. WEATHERED FINISH.
- 8 WOOD RAILING DESIGN TO MATCH EXISTING AT STREET BALCONY. WEATHERED FINISH
- 9 EXISTING-TO-REMAIN OR RELOCATED EXTERIOR LIGHT FIXTURES.

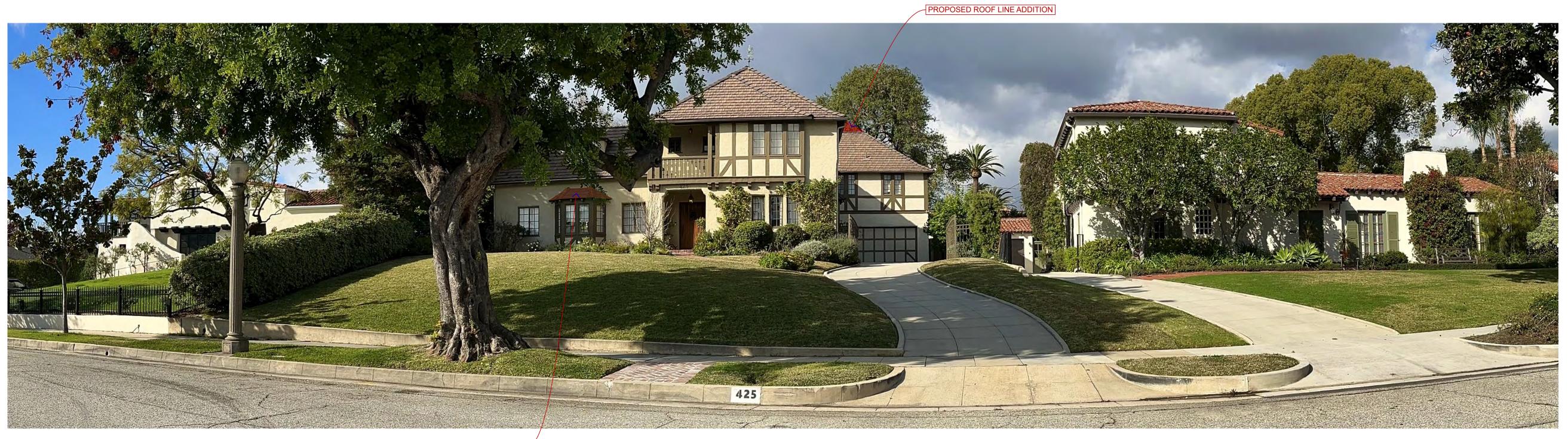


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PROPOSED COPPER ROOF

PROPOSED ROOF LINE ADDITION

PROPOSED COPPER ROOF



olumes/Shared/~ PROJECT DRAWINGS/~ 1 ARCHICAD/XBA Template.pln

STREETSCAPE WITH PROPOSED ADDITION

STREETSCAPE WITH PROPOSED ADDITION



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10 &11

13

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STREET VIEWS

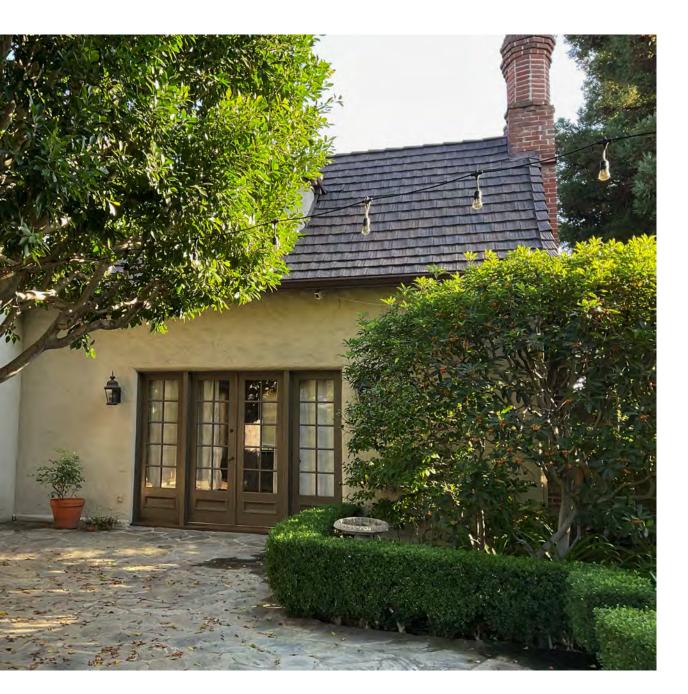




BACKYARD VIEWS



TYP. EXISTING WINDOWS





**EXISTING FRONT BALCONY** 

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(N) DEN (N) POWDER

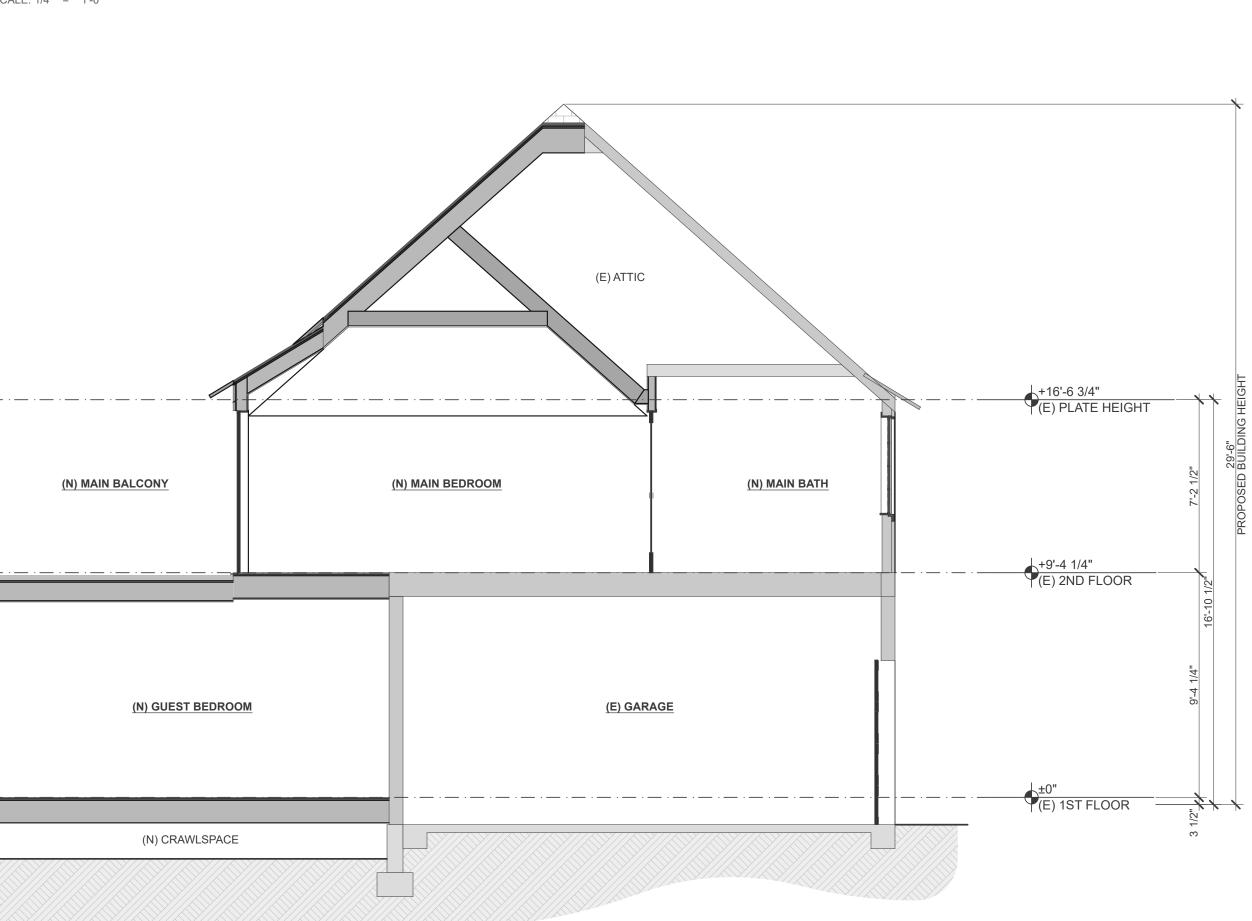
+16'-6 3/4" (E) PLATE HEIGHT

> +9'-4 1/4" (E) 2ND FLOOR

> > ±0"

(E) 1ST FLOOR

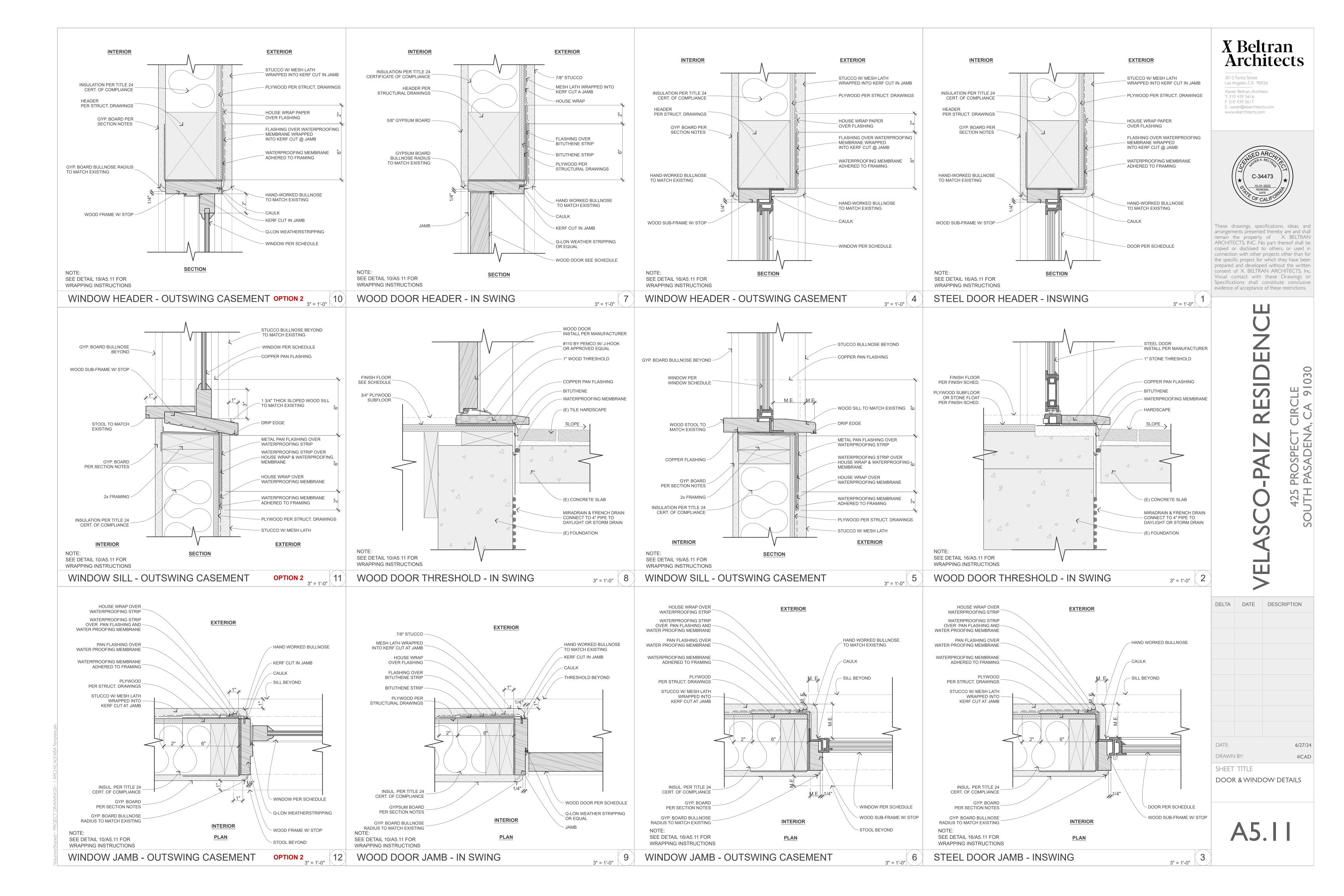
#### 2 BUILDING SECTION: NORTH-SOUTH (MAIN SUITE) SCALE: 1/4" = 1'-0"

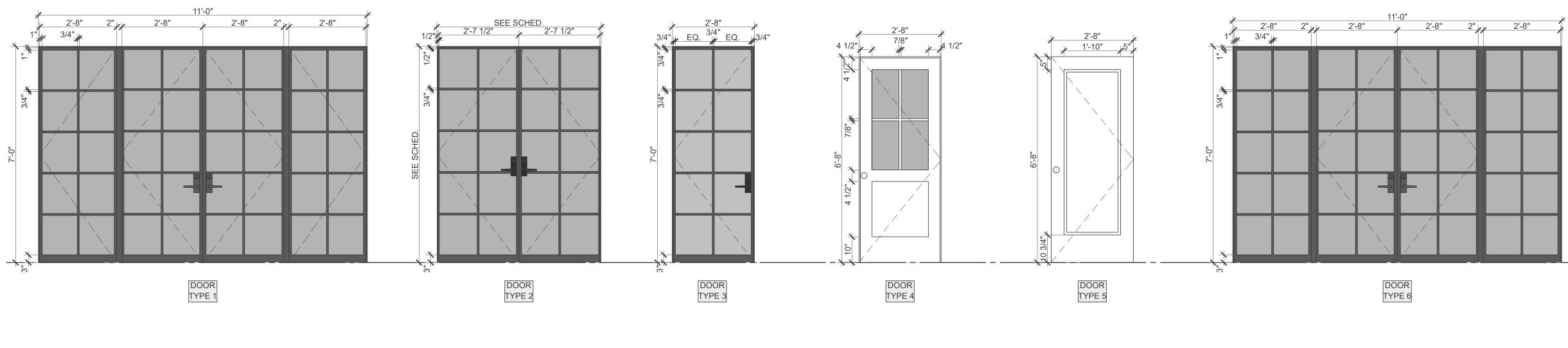


### 1 BUILDING SECTION: NORTH-SOUTH

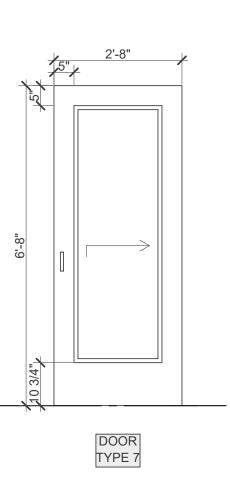


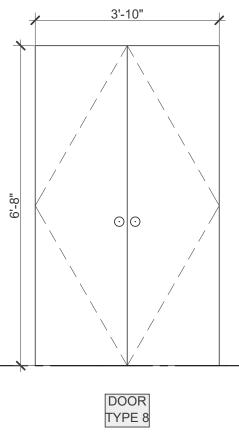


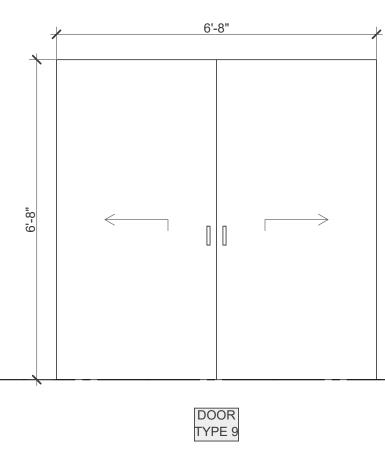




	DOOR SCHEDULE										
ID	ROOM	W	HT	THK	OPERATION	MATERIAL	GLAZING	TYPE	RATING	HW SET	NOTES
(E)1	ENTRY FOYER	3'-6"	6'-9 1/4"	1 3/4"	SWING	WOOD/GLASS	1/8" CLEAR	SEE BLDG. ELEV.	N.R.	EXISTING	
(E)2	FAMILY ROOM	2'-8"	6'-8"	1 3/4"	SWING	WOOD/GLASS	1/8" CLEAR	SEE BLDG. ELEV.	N.R.	EXISTING	
(E)3	GARAGE	15'-8"	7'-0"	1.75"	OVERHEAD	WOOD	N/A	SEE BLDG. ELEV.	N.R.	EXISTING	
N)102	(N) FAMILY	5'-4"	7'-0"	1 1/4"	BI-FOLD	STEEL/GLASS	1/4" LAMINATED	TYPE 1	N.R.	TBD	
N)103	(N) DEN	5'-4"	7'-0"	1 1/4"	DBL. SWING	STEEL/GLASS	1/4" LAMINATED	TYPE 2	N.R.	TBD	
N)104	(N) GUEST BEDROOM	2'-8"	7'-0"	1 1/4"	SWING	STEEL/GLASS	N/A	TYPE 3	N.R.	TBD	
N)105	(E) LIVING	3'-9 1/4"	6'-11"	1 1/4"	DBL. SWING	STEEL/GLASS	1/4" LAMINATED	TYPE 2	N.R.	TBD	
N)201	(N) MAIN BEDROOM	5'-4"	6'-8"	1 1/4"	DBL. SWING W/ FIXED SIDELITES	STEEL/GLASS	1/4" LAMINATED	TYPE 6	N.R.	TBD	





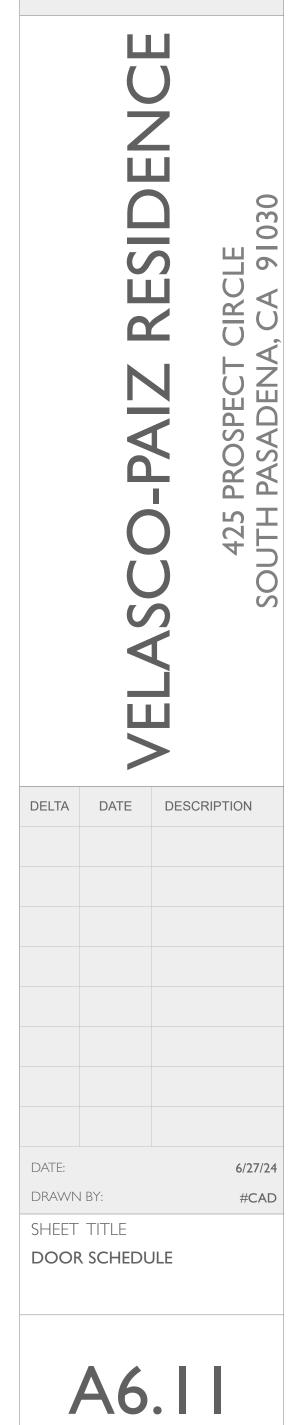


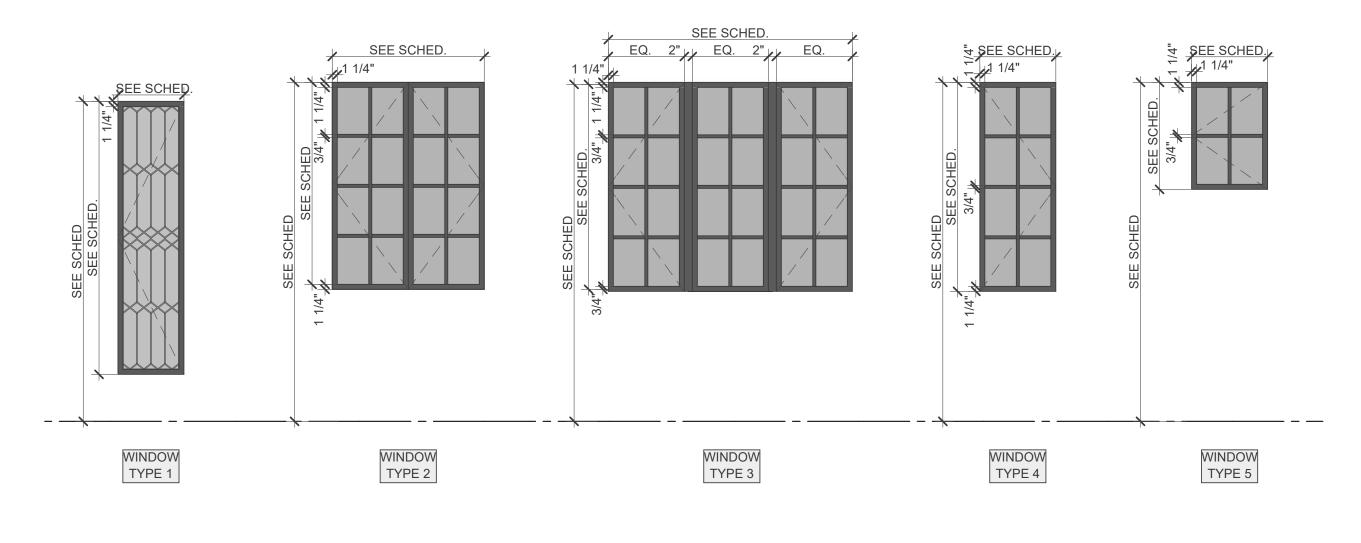


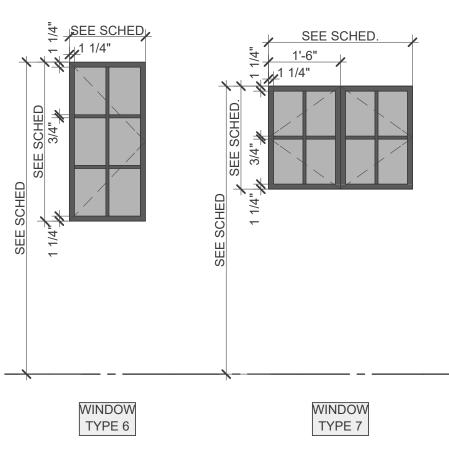
\_\_\_\_\_\_ Xavier Beltran, Architect T: 310 439 5616 F: 310 439 5617 E : xavier@xbarchitects.com www.xbarchitects.com



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ID	STATUS	ROOM NAME	WIDTH (SASH)	HEIGHT (SASH)	HEAD HEIGHT	OPERATION	FRAME MATERIAL	FINISH	GLAZING	TYPE	NOTES
E)1	EXISTING	LIVING ROOM	+/- 1'-7 1/2"	+/- 3'-1"	7'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)2	EXISTING	LIVING ROOM	+/- 1'-7 1/2"	+/- 3'-1"	7'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)3	EXISTING	LIVING ROOM	+/- 3'-2 1/2"	+/-4'-1 1/2"	6'-8"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)4	EXISTING	LIVING ROOM	+/- 1'-7 1/2"	+/- 1'-6"	6'-10"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)7	EXISTING	LIVING ROOM	+/- 1'-7 1/2"	+/- 1'-6"	6'-10"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)8	EXISTING	LIVING ROOM	+/- 3'-2 1/2"	+/-4'-1 1/2"	6'-8"	OUTSWING DBL. CSMT.	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)9	EXISTING	DINING ROOM	+/- 1'-7 1/2"	+/-4'-1"	6'-8"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)10	EXISTING	DINING ROOM	+/- 1'-7 1/2"	+/-4'-1"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)11	EXISTING	DINING ROOM	+/- 1'-7 1/2"	+/-4'-1"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)12	EXISTING	DINING ROOM	+/- 1'-7 1/2"	+/-4'-1"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)13	EXISTING	DINING ROOM	+/- 1'-7 1/2"	+/-4'-1"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV.	
E)14	EXISTING	DINING ROOM	+/- 1'-7 1/2"	+/-4'-1"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR) EXISTING	SEE BLDG. ELEV. A3 - SEE BLDG. ELEV.	
E)15	EXISTING	KITCHEN	+/- 1'-5 1/2"	+/- 4'-2 1/2"	6'-10"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	(1/8" CLEAR)	A3	
E)16	EXISTING	KITCHEN	+/- 2'-6 1/2"	+/- 4'-2 1/2"	6'-10"	FIXED	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)17	EXISTING	KITCHEN	+/- 1'-5 1/2"	+/- 4'-2 1/2"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)20	EXISTING	MAIN SHOWER	+/- 1'-5 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED PRIVACY	SEE BLDG. ELEV. A3	CHANGE GLAZING TO PRIVACY GLASS
E)21	EXISTING	MAIN SHOWER	+/- 1'-5 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED PRIVACY	SEE BLDG. ELEV. A3	CHANGE GLAZING TO PRIVACY GLASS
E)22	EXISTING	MAIN BATHROOM	+/- 1'-5 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED PRIVACY	SEE BLDG. ELEV. A3	CHANGE GLAZING TO PRIVACY GLASS
E)23	EXISTING	MAIN BATHROOM	+/- 1'-5 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED PRIVACY	SEE BLDG. ELEV. A3	CHANGE GLAZING TO PRIVACY GLASS
E)24	EXISTING	MAIN BATHROOM	+/- 1'-5 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED PRIVACY	SEE BLDG. ELEV. A3	CHANGE GLAZING TO PRIVACY GLASS
E)25	EXISTING	(N) LAUNDRY	+/- 1'-6 1/2"	+/- 3'-2"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)26	EXISTING	(N) LAUNDRY	+/- 1'-6 1/2"	+/- 3'-2"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)27	EXISTING	(E) BEDROOM #2	+/- 3'-1 1/2"	+/- 3'-2"	6'-6"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)28	EXISTING	(E) BEDROOM #2	+/- 3'-1 1/2"	+/- 3'-2"	6'-6"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3 -	
E)29	EXISTING	BATHROOM #2	+/- 11"	+/- 2'-1"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)31	EXISTING	(E) BEDROOM #1	+/- 3'-1 1/2"	+/- 3'-2"	6'-6"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)32	EXISTING	(E) BEDROOM #1	+/- 3'-1 1/2"	+/- 3'-2"	6'-6"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)33	EXISTING	(E) BEDROOM #1	+/- 1'-7 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)34	EXISTING	(E) BEDROOM #1	+/- 1'-7 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)35	EXISTING	(E) BEDROOM #1	+/- 1'-7 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV. A3	
E)36	EXISTING	(E) BATHROOM #1	+/- 1'-8 1/2"	+/- 2'-3"	6'-8"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	AS SEE BLDG. ELEV. A3	
E)38	EXISTING	(E) ATTIC	+/- 11"	+/- 2'-3"	3'-7"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	AS SEE BLDG. ELEV. A3	
E)39	EXISTING	(E) ATTIC	+/- 11"	+/- 2'-3"	3'-7"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	AS SEE BLDG. ELEV. A3	
E)40	EXISTING	(E) ATTIC	+/- 3'-2 1/2"	+/- 2'-4"	4'-8"	OUTSWING DOUBLE	STEEL	BLACKENED STEEL	EXISTING (1/8" CLEAR)	SEE BLDG. ELEV.	
E)41	EXISTING	(E) ATTIC	+/- 3'-2 1/2"	+/- 2'-4"	4'-8"	CASEMENT OUTSWING DOUBLE	STEEL	BLACKENED STEEL	EXISTING	A3 SEE BLDG. ELEV.	
)43	EXISTING	(E) HALLWAY	+/- 3'-2 1/2"	+/- 4'-4"	6'-6"	CASEMENT OUTSWING DOUBLE	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	
)44	EXISTING	(E) HALLWAY	+/- 1'-4 1/2"	+/- 4'-0"	6'-6"	CASEMENT OUTSWING CASEMENT	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	
) E)44	EXISTING	(E) STAIRCASE	+/- 1'-4 1/2"	+/- 5'-8"	6'-6"	FIXED	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	LEADED GLASS PATTERN TO MATCH PATTERN
E)45	EXISTING	(E) HALLWAY	+/- 1'-4 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	2ND FLOOR STAIRCASE WINDOW.
E)46	EXISTING	(E) BEDROOM #3	+/- 1'-4 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	
E)47	EXISTING	(E) BEDROOM #3	+/- 1'-4 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	
)48	EXISTING	(E) BEDROOM #3	+/- 1'-4 1/2"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	
E)49	EXISTING	(E) BEDROOM #3	+/- 1'-11"	+/- 4'-0"	6'-6"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	(1/8" CLEAR) EXISTING	A3 SEE BLDG. ELEV.	
N)1A	NEW	(E) FOYER	1'-4 1/2"	5'-8"	6'-8"	FIXED	STEEL	BLACKENED STEEL	(1/8" CLEAR) LEADED GLASS - 1/8" LAMINATED	A3 TYPE 1	LEADED GLASS PATTERN TO MATCH PATTERN 2ND FLOOR STAIRCASE WINDOW.
N)1B1	RELOCATED	(N) DEN	+/-3'-2" (E)	+/-4'-4" (E)	7'-0"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	CLEAR 1/8" CLEAR	TYPE 2	
N)1B2	RELOCATED	(N) DEN	+/-3'-2" (E)	+/-3'-2" (E)	7'-0"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	1/8" CLEAR	TYPE 2	
N)1C	NEW	(N) GUEST BEDROOM	(3) 1'-7"	4'-1"	7'-0"	OUTSWING CSMT./ FIXED/OUTSWING CSMT.	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 3	MULLED. SEE ELEVATION.
N)1D	NEW	(N) GUEST BEDROOM	3'-2"	4'-1"	7'-0"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 2	
N)1F1	NEW	(N) GUEST BEDROOM	1'-7"	4'-1"	7'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 4	
N)1F2	NEW	(N) GUEST BEDROOM	1'-7"	4'-1"	7'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 4	
I)1G1	NEW	(N) GUEST BATH	1'-7"	2'-2"	7'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 5	
I)1G2	NEW	(N) GUEST BATH	1'-7"	2'-2"	7'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 5	
I)1G3	NEW	(N) GUEST BATH	1'-7"	2'-2"	7'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 5	
I)1H1	NEW	FAMILY ROOM	(3) 1'-7"	4'-3"	7'-0"	OUTSWING CSMT./ FIXED/OUTSWING CSMT.	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 6	MULLED. SEE ELEVATION.
I)1H2	NEW	KITCHEN	(3) 1' - 4 1/2"	4'-3"	7'-8"	OUTSWING CSMT./ FIXED/OUTSWING CSMT.	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 6	MULLED. SEE ELEVATION.
N)2A	NEW	(N) MAIN BEDROOM	3'-0"	2'-2"	6'-0"	OUTSWING DOUBLE CASEMENT	STEEL	BLACKENED STEEL	1/4" LAMINATED CLEAR	TYPE 7	
N)2B1	RELOCATED	(N) HER CLOSET	+/- 1'-7" (E)	+/-2'-2" (E)	6'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/8" CLEAR	SEE BLDG. ELEV. A3	RE-USE EXISTING WINDOW IN MAIN CLOSET.
N)2B2	RELOCATED	(N) HER CLOSET	+/- 1'-7" (E)	+/-2'-2" (E)	6'-0"	OUTSWING CASEMENT	STEEL	BLACKENED STEEL	1/8" CLEAR	SEE BLDG. ELEV. A3	RE-USE EXISTING WINDOW IN MAIN CLOSET.
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#### WINDOW SCHEDULE





6/27/24

#CAD

DATE:

DRAWN BY:

SHEET TITLE

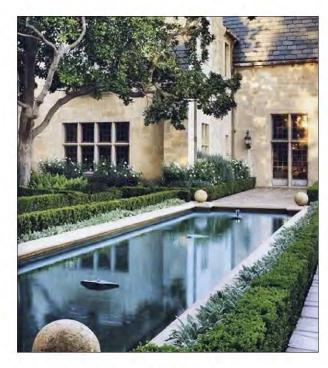
WINDOW SCHEDULE



THEMATIC IMAGE: CALI GRIS HERRINGBONE BRICK PAVERS



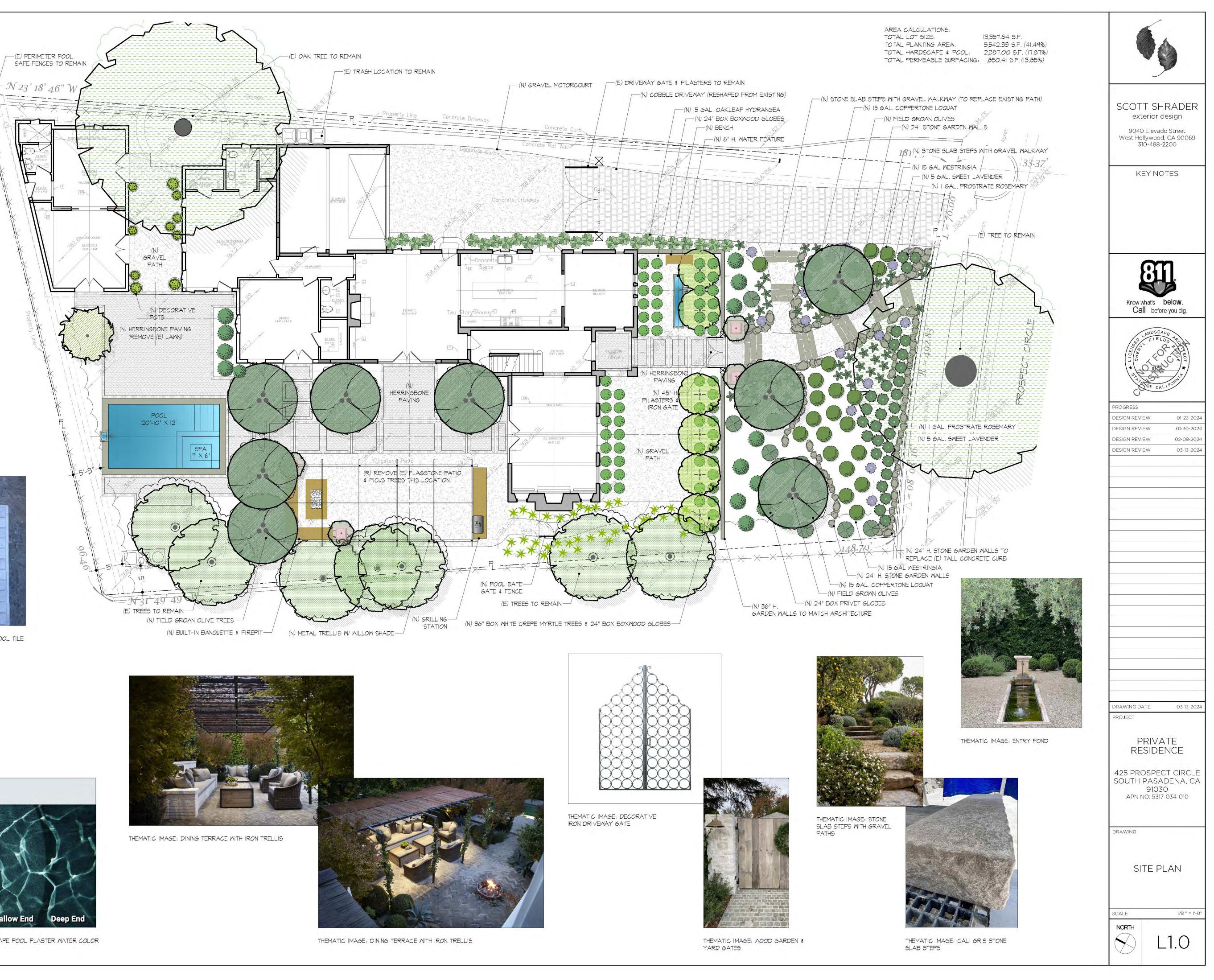
THEMATIC IMAGE: CALI GRIS HERRINGBONE BRICK PAVERS

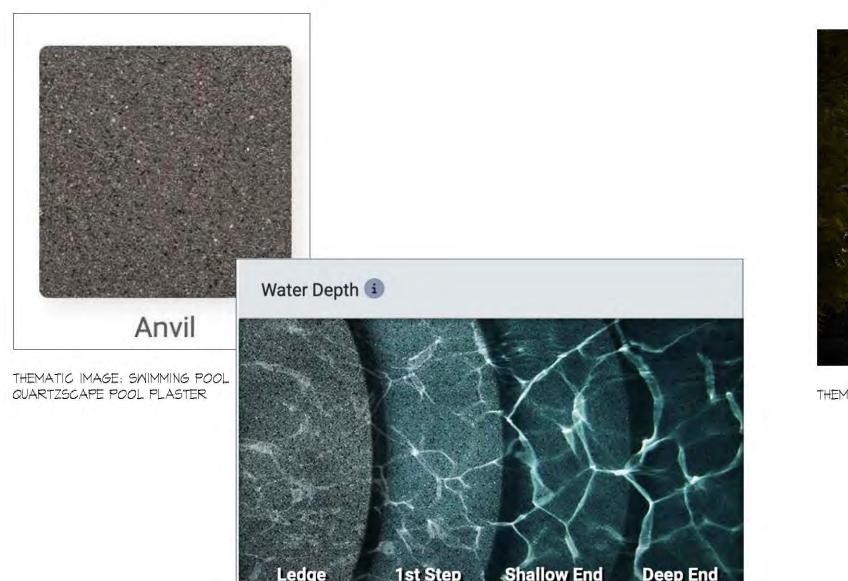


THEMATIC IMAGE: SWIMMING POOL



THEMATIC IMAGE: SWIMMING POOL TILE





THEMATIC IMAGE: SWIMMING POOL QUARTZSCAPE POOL PLASTER WATER COLOR







#### **ATTACHMENT 4** Materials

### RUIERA BRONZE

Custom Steel Doors & Windows

### RIVIERA BRONZE

HANDCRAFTED METAL DOORS & WINDOWS

Riviera Bronze has been manufacturing steel, stainless steel, and bronze doors and windows for over 15 years. Located in Ventura, CA, our 60,000-square-foot manufacturing facility

Ventura, CA.

#### STAY IN T

- www.RivieraBronze.com
- facebook.com/RivieraBronzeMFG
- Instagram.com/RivieraBronze
- houzz.com/pro/rivierabronze1

has provided units for the most prestigious projects throughout the United States. Our Precision Solid Steel and Thermally Broken Stainless steel products are 100% custom and handmade in

In addition to offering the narrowest sightlines and best energy values available, we pride ourselves on building the most beautiful and durable doors and windows in the world.





- **16 HAMPTONS HOUSE**
- **18** SERENITY
- 22 IN THE WORKS
- 24 NAPA RETREAT COMMERCIAL
- **30** & INSTITUTIONS HOTELS &
- **31 RESTAURANTS**

- 32 PARK SIDE
- **38 HARBOR VIEW**
- **44** SHADOW HILL
- **48** THE HILLS
- **50 MODERN VISTA**
- **52 CHATEAU**

- 6 DOORS
- **10** WINDOWS
- **14** SPECIALTY & CUSTOM UNITS
- **20** FINISHES
- **26** CUSTOM HARDWARE

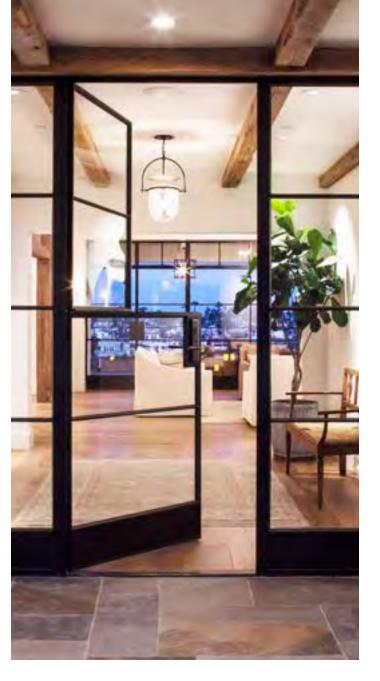
- **28** CUSTOM FEATURES
- **34** CORE POWER
- **36** GLAZING OPTIONS
- **40** STEEL OPTIONS
- **58 COMPANY CULTURE**

### DOORS

#### SWINGING DOORS

- The most traditional door option in most types of architecture
- Inswing and Outswing
- Available in a variety of shapes and configurations

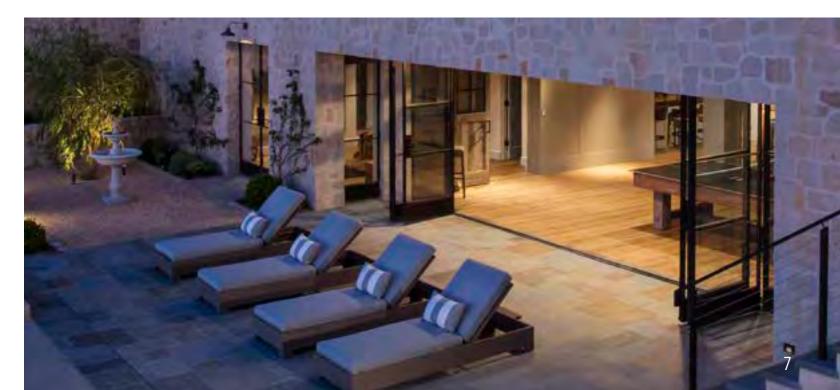












Every door is handcrafted, hand glazed, and hand inspected to ensure the best quality.

#### BIFOLD

- Gives the ability to open entire wall
- Allows for single-swinging door for day-to-day use
- Engineered for fluid operation
- Custom built carriages and thoughtful design allow even the widest opening to operate smoothly
- Panels stack neatly to create an indoor/outdoor environment
- Narrowest sightlines in the industry
- No limit to opening width
- Top hung

### DOORS

Every door is handcrafted, hand glazed, and hand inspected to ensure the best quality.

#### **SLIDING DOORS**

- Great for large openings
- Can be automated
- Gives the option of having panels pocket into walls
- 3" stainless steel tandem rollers
- Screen doors also available



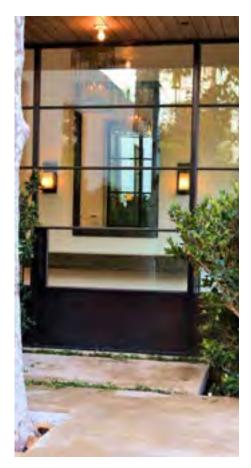
#### **LIFT & SLIDES**

- Has better energy values
- Allows for a better seal than traditional slider
- Ideal in extreme weather





- Makes for a dramatic entry
- Ideal for oversized panels
- Can be automated
- Manually operated doors have a self-close option



### WINDOWS

#### CASEMENTS

- Most traditional window in architecture
- Available in push out, crank, and swivel bar







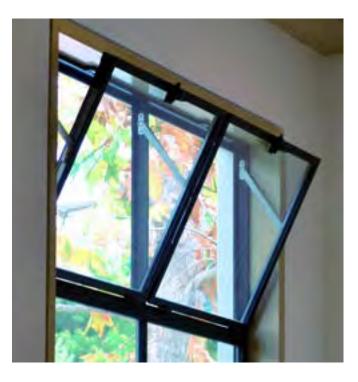
#### **FIXED**

- Provides the option of curtain walls •
- Great way to enhance an existing view •
- Best energy values



#### HOPPERS

- Hinged at the bottom and opens to the interior
- Allows for a fixed screen on the interior
- Ideal for high windows and can be operated with an extension pole





Every window is handcrafted, hand glazed, and hand inspected to ensure the best quality.





#### **AWNINGS**

- Hinged at the top
- Can provide ventilation while keeping out rain or snow

### WINDOWS

Every window is handcrafted, hand glazed, and hand inspected to ensure the best quality.

#### PIVOT

- Makes for a unique opening
- Option for automated opening and closing feature
- Can pivot vertically or horizontally













#### BIFOLD

- Makes for a unique look
- Maximizes opening

### SPECIALTY & CUSTOM UNITS

Riviera Bronze specialty units offer our clients a unique take on steel doors and windows. Whether it be an automated pivot door or window, oversized unit or a drop-down wall, our team is prepared to make your wildest dreams a reality. All of our specialty doors and windows are available in solid steel and thermal stainless.

#### **OVERSIZED SLIDERS**

Oversized bi-parting sliders featuring an operating swing door; each panel is 13' wide and 16' tall. Each operable panel contains an ADA approved swinging door with: a flush threshold, self-closing hinges, and a panic bar.



Riviera Bronze can customize any system regardless of size. Our team of designers will work with you to determine how we can push the boundaries to make a truly unique, awe-inspiring door or window.











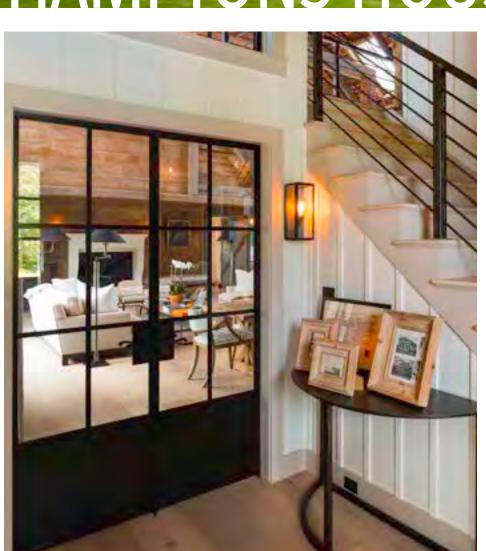


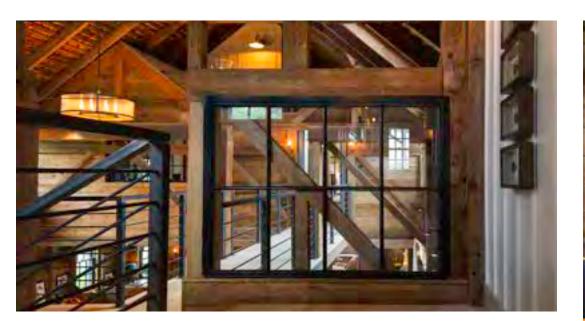


#### DROP DOWN WALL

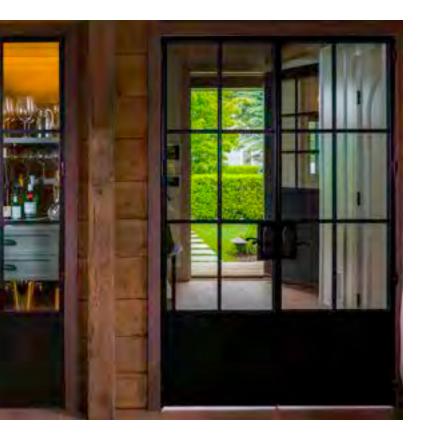
A wall of operable doors and windows that lowers into a cavity in order to open up the house to the outside. With the touch of a button, switch, or your smart phone, the wall can go up or down in approximately 10 seconds.













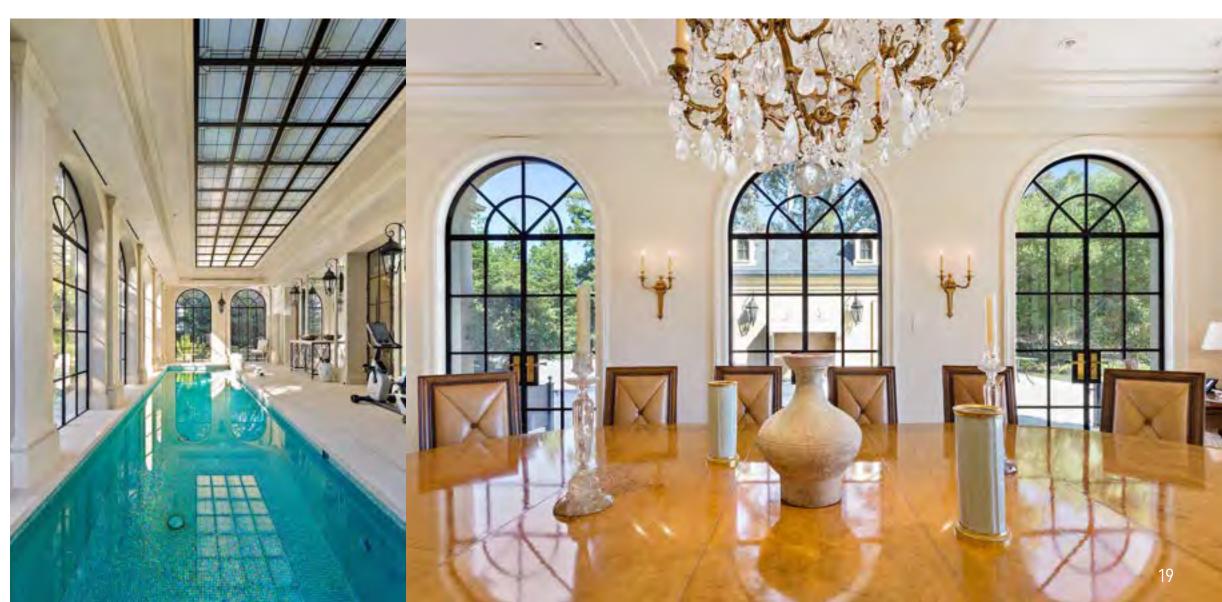


### SERENITY













### FINISHES

#### **METALIZED**



A living finish achieved through a flame-sprayed zinc application, allowing the two metals to bond. It is patinated in an acid bath and then hand finished and oil rubbed, thus achieving a clean and consistent finish. Metalized finishes offer a relatively flawless surface and lend themselves to more contemporary architecture.



#### **MARINE GRADE PAINT & POWDER COAT**







A living patina finish characterized by a depth of color and variable texture that is as unique as it is beautiful. It is achieved by dipping the units into a tank of molten zinc and then adding our custom patinas. Due to the higher heat application, galvanized units have a texture on the surface and an exposed weld look at the corners of the doors and windows, creating a more varied and rustic finish.



#### Dark Anodized Bronze



**Statuary Bronze** 



An eight step process involving two applications of epoxy primer and satin acrylic urethane. Each unit is hand sanded between coats to eliminate imperfections and achieve the smoothest finish possible.

Our AAMA 2604 Powder Coat finish is chosen for its consistency and maintenance free durability. The three coat process includes a twopart epoxy primer and is available in gloss, semigloss, and matte.

Also available as a textured powder coat

### IN THE WORKS

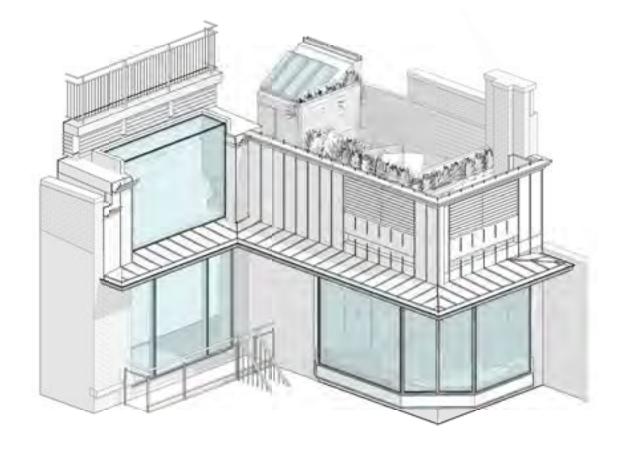
HILT WINERY

Lompoc, CA





Boston, MA













### **CUSTOM HARDWARE**

Riviera bronze customizes your lockbox to ensure the hardware will have an even reveal on all four sides. Our lockboxes can be placed at any height of the door, above, below or splitting the muntin bar. Full-height lockboxes also available.



Riviera Bronze has created a working relationship with Sun Valley Bronze for door and window hardware. We use their products often, and together, we have developed many features unique to Riviera Bronze.



#### **CASEMENT LATCH**

We partner with Sun Valley Bronze to bring a custom fabricated latch with sand-casted bronze.



#### CRANKS

Riviera Bronze uses Getty cranks with paint or a powder coat to match the product.



#### CANE BOLT

Custom sized and made with handcrafted bronze. Cane bolts are available for windows and doors.



#### LOCKBOXES

Custom sized to whatever hardware you choose so that we can achieve an even reveal on all four sides. Fully customizable location options.



#### STRIKE PLATE

We fabricate our own ¼" thick strike plates in architectural bronze or stainless steel, with a patina finish to match the unit.



#### SCREENS

Our screens can be fixed, retractable, roll-down, sliding, or swinging. Bronze frames patinated to match frame of window.



#### SWIVEL BAR

Custom made with handcrafted bronze, our swivel bars are standard 11" but can be customized to any length.

### **CUSTOM FEATURES**

Riviera Bronze prides itself on using as few thirdparty components as possible. We want your doors and windows to be unique to you and your design, and wouldn't want to detract from the aesthetics by using off the shelf components.

#### THRESHOLDS

Solid bronze thresholds are the same thickness as the door, and do not cover the finished floor on interior or exterior.





Integral with door and window. Allows for easy installation and waterproofing.









### HINGES

Riviera Bronze hinges are hand made from marine grade stainless steel and welded to each unit, guarantering no sag over time and providing a clean, refined look.

### COMMERCIAL & INSTITUTIONS

At Riviera Bronze, no project is too big or too small. The Kavli Institute for Theoretical Physics has 300 openings, all custom designed, manufactured and installed by Riviera Bronze.

#### **KAVLI INSTITUTE FOR THEORETICAL PHYSICS**









### HOTELS & RESTAURANTS

SANTA BARBARA INN

SANTA BARBARA INN

10 10 10.4

99















## Riviera Bronze

creates handcrafted, custom steel doors and windows, thermal stainless, and marine-grade stainless doors and windows. From Hawaii to New York, Florida to San Francisco, Riviera Bronze will bring your creative vision to life. This delivery of excellence to our customers begins with the ability and dedication of our supervisors.

A successful project involves many people: designers and architects, suppliers and fabricators, glazers, quality control, installers, and more. Each work together to produce an elegant, timeless, and functional work of art.

Small, focused groups of craftsmen are led by a Tiger Team supervisor at Riviera Bronze. The tenures of these supervisors are among the longest in the company and hold over a century worth of experience combined. They are each highly committed, deploying their skill and experience each day to achieve excellence. The supervisors not only guide the fabrication but also protect the integrity of each unit. For example, part of their responsibility is to ensure every dimension is accurate. Imagine building a beautiful, custom door that is 15' tall and cut accurately to within 1/32 of an inch!

Their skill and dedication are key factors for Riviera Bronze steel door and window systems to be demanded by customers throughout the United States.



### GLAZING OPTIONS

Riviera Bronze doors and windows are factory glazed in a controlled environment so our products are free from dust, debris or other contaminants. Our structural silicone is available in custom colors Riviera Bronze provides fully glazed products with no third parties. We use a wet-glazing process in which Dow Corning 795 Structural Silicone is utilized at both the interior and exterior sight lines.

RIVIERA BRONZE STRUCTURAL SILICONE GLAZED WINDOW

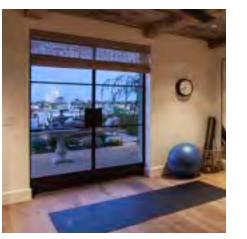
RIVIERA BRONZE METAL GLAZING BEAD



### HARBOR VIEW



















### PRECISION **SOLID STEEL**

Our solid steel doors and windows have the narrowest sightlines in the industry and the best energy values available.

They are made from solid Swiss steel that is precise within .003" over a 20' span. Due to the structural shape and nature of the steel we have essentially no limitations in the size and shape of our doors and windows.

#### **SOLID STEEL U-VALUES**

- Fixed Sash: 0.31
- Casement Window: 0.41
- Swinging Door: 0.31
- Sliding Doors: 0.41

### **THERMALLY BROKEN STAINLESS STEEL**

Our Thermally Broken Stainless Steel doors and windows have an FRP web that is crimped between two stainless steel profiles to ensure there will be no thermal conductivity from the exterior to the interior. The profiles and sightlines are the exact same as our Precision Solid Steel and and have essentially no limitations to the size and shape of the units.

maintaining the smallest more extreme climates.

#### **SOLID STEEL U-VALUES**

- Fixed Sash: 0.27
- Casement Window: 0.34
- Swinging Door: 0.30
- Sliding Doors: 0.34

With our Thermally Broken products we are able to achieve the best energy values of any steel door and window while sightlines available. Thermally Broken units are ideal in harsher,

### NFRC CERTIFIED

Riviera Bronze has done extensive work with the NFRC, with over 100,000 glazing options tested.

Through the NFRC testing, we have proven that our doors and windows have enviable energy values and meet strict requirements.



National Fenestration Rating Council®

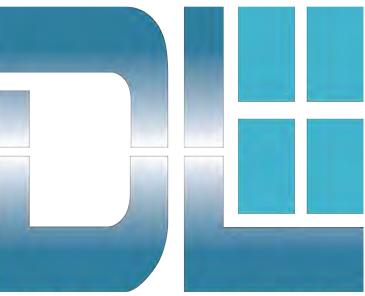
### IDL vs. TDL

Riviera Bronze developed Integrated Divided Light (IDL) in order to meet more strict energy requirements and achieve narrower muntin bars while still achieving the look of TDL. With IDL bars we can achieve better energy values as well as a 3/4" muntin.

True Divided Light (TDL) is the more traditional lite breakup used in architecture. While IDL has slightly better energy values, TDL is still able to achieve muntins as narrow as 1 1/8" in width.







#### INTEGRATED DIVIDED LIGHT







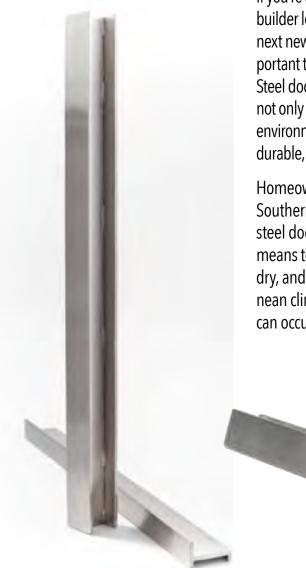




### RECYCLED STEEL

#### Benefits of Using Recycled Steel for Your Steel Door & Window Projects

Steel is one of the most recycled materials in the world. What makes this material so sustainable is its ability to be melted down and molded anew, no matter its original use. In theory, we could melt down a



completed Riviera Bronze Steel Door and refabricate it into a steel window to be used for centuries to come.

With recycled steel the possibilities are virtually limitless and infinite.

If you're a homeowner, architect, or builder looking to use steel in your next new build or remodel it's important to know all of the benefits. Steel doors and steel windows are not only sustainable and great for the environment, but are energy-efficient, durable, and a literal piece of art.

Homeowners and architects in Southern California often turn to steel doors and steel windows as a means to protect homes from the dry, and at times harsh Mediterranean climate and disasters that can occur here, such as earthquakes. In addition, steel offers better insulation for your home and can easily be protected from beach climates during the finishing and glazing stages of your project.

For those in New York or Boston where weather is colder and harsher, steel offers the same type of insulation and protection from the elements.

Steel is not just sustainable and environmentally friendly material, but extends literally to the ways you spend your money and invest into your home. Because steel offers better protection and insulation, many homeowners find that their monthly utility costs decrease after installing steel doors and windows, decreasing their carbon footprint in the process.

To find out if steel doors and steel windows are right for your new build or remodel, visit RivieraBronze.com.

#### Riviera Bronze MFG is very pleased to announce a new product line of high-quality, custom, metal door and window systems.

The new Marine Grade Stainless product line is offered in addition to the renowned Precision Steel and Thermal Stainless product lines. The "Marine Grade" product line utilizes 316L grade solid stainless steel in company proprietary profiles which are accurate to within .003". Marine Grade stainless steel is corrosion resistant and the ideal choice for beautiful homes located in coastal or salt-water environments.

Each Riviera Bronze product utilizes proprietary Swiss-made precision profiles which when combined with the Company's expertise in design, fabrication, glazing and installation provides customers with the highest excellence available.

The Company provides a full complement of windows along with swinging, bi-fold, sliding, and pivot doors to customers across the United States. Riviera Bronze designs, engineers, manufactures and installs the finest handcrafted custom metal door and window systems in the world.

For more information please visit the company website www.rivierabronze.com or call 805-653-1943 for more information.



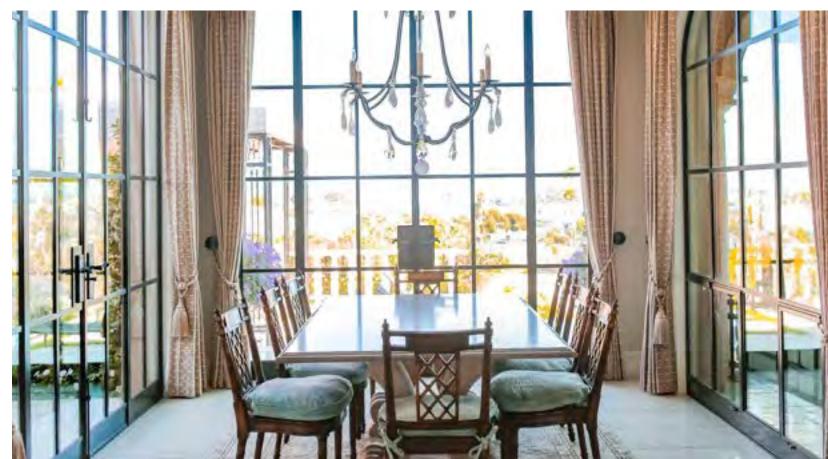


Announcing Marine Grade Stainless Steel











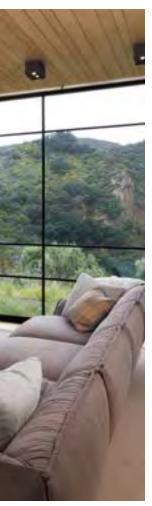
### **MODERN VISTA**













































# MAKE US UNIQUE

- All of our units are hand glazed and hand inspected
- We factory glaze using structural silicone, providing an authentic look and feel
- We use as few third-party components as possible & make our own hardware
- We can work with anyone's hardware or glass

### **RIVIERA BRONZE Custom Metal Doors & Windows**



#### BRING YOUR PROJECT TO LIFE WITH

# COMPANY CULTURE & SERVICE

### ANNIVERSARY FIESTA



## **CARNIVAL GAMES**





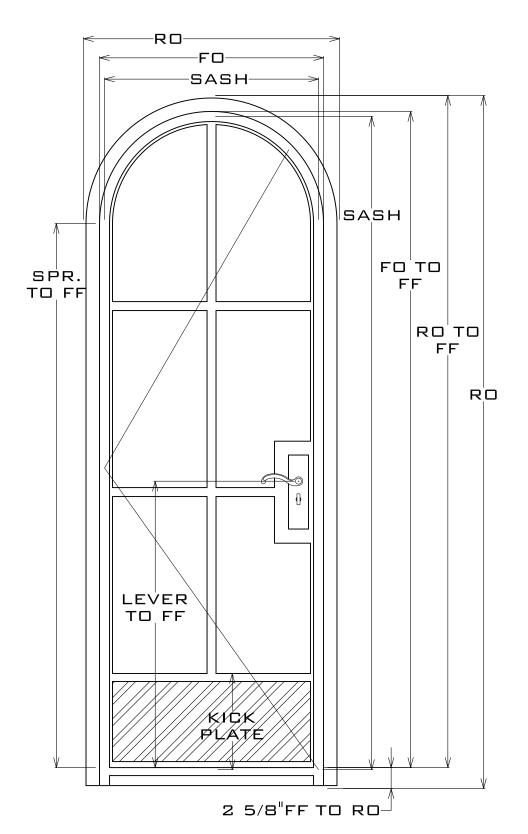


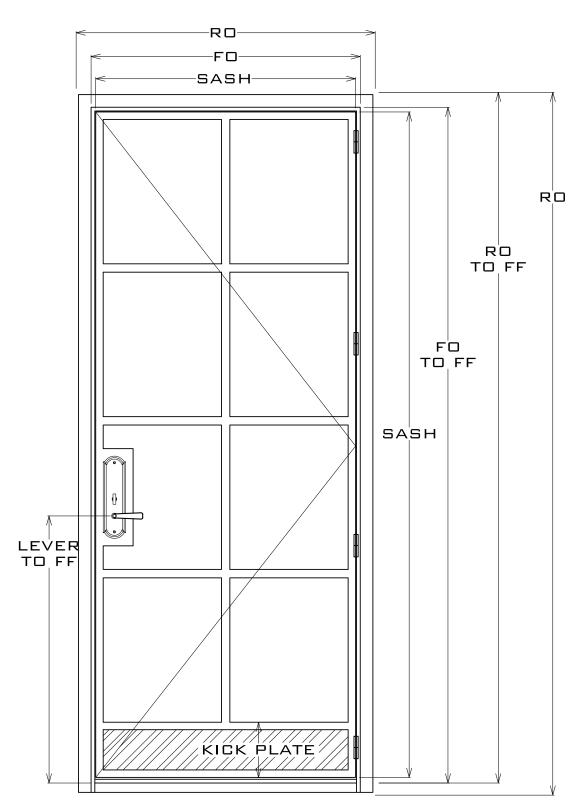




# **ARCHED DOOR**



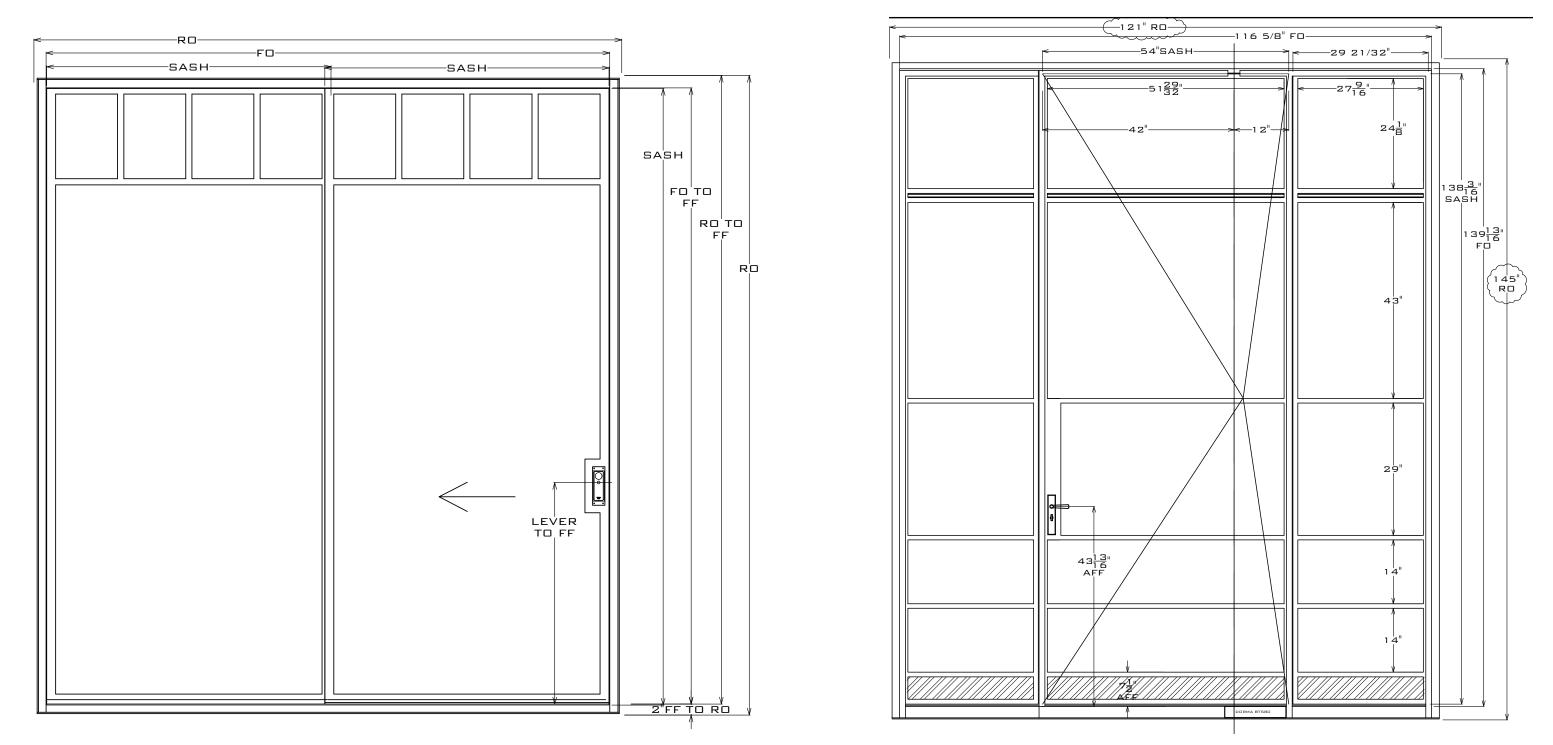




# **SINGLE DOOR**

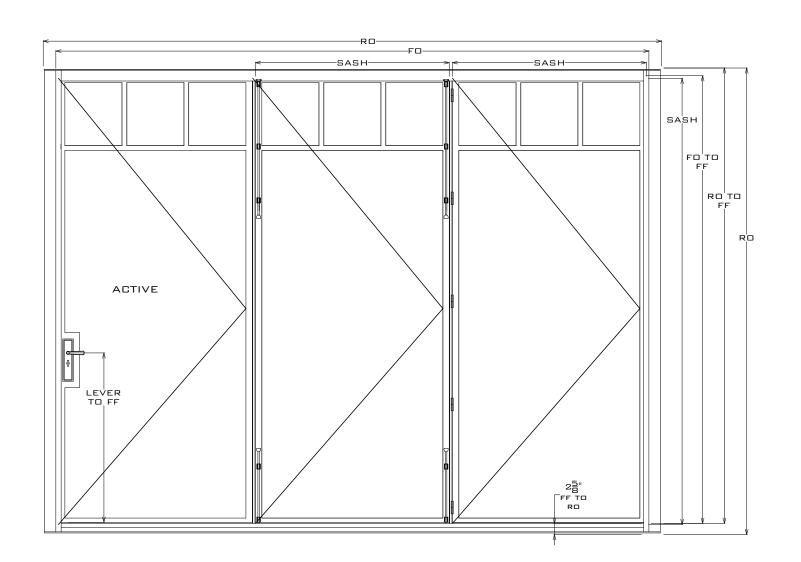
# **PIVOT DOOR**

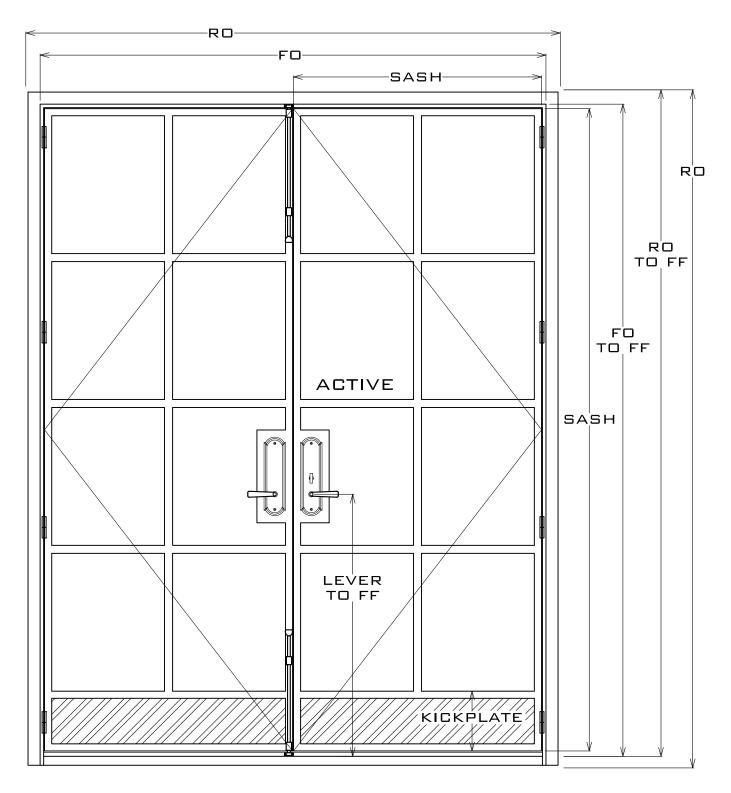
# **SLIDER**



# **BIFOLD DOOR**

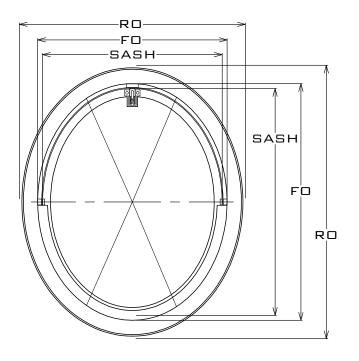




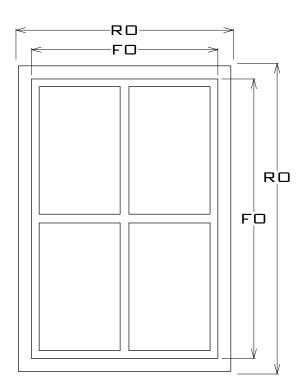


# **FRENCH PAIR**

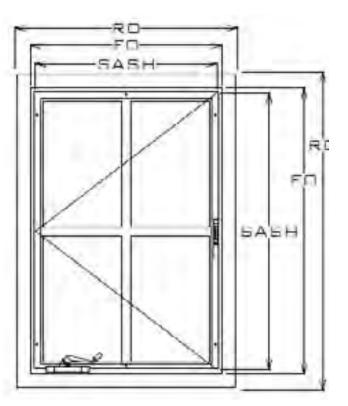
### ELLIPSE PIVOT WINDOW



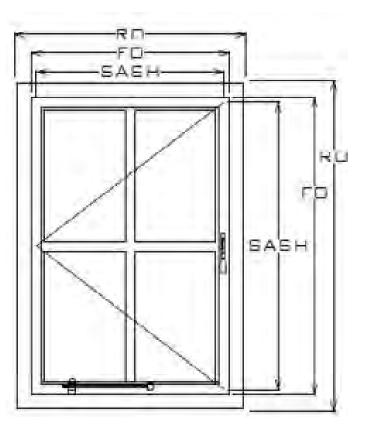
FIXED SASH WINDOW



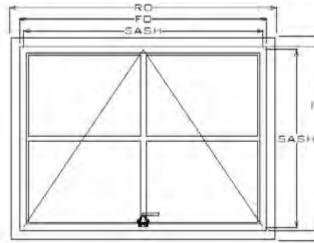
### CASEMENT WINDOW WITH GETTY CRANK



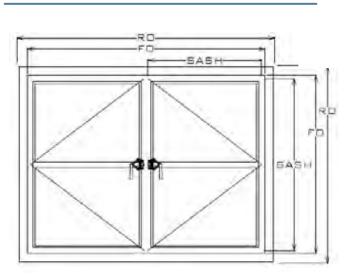
CASEMENT WINDOW WITH RB SWIVEL ADJUSTER



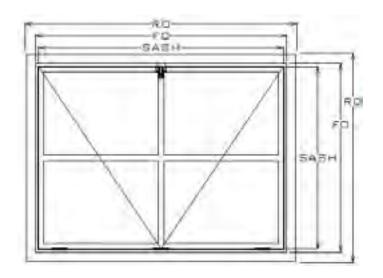
### **AWNING WINDOW**



### **CASEMENT WINDOW PAIR**



### HOPPER WINDOW





# **STAY IN TOUCH**

- www.RivieraBronze.com
- facebook.com/RivieraBronzeMFG
- Instagram.com/RivieraBronze
- houzz.com/pro/rivierabronze1

# RIVIERA BRONZE

RIVIERABRONZE.COM 805.653.1943





**DATE:** July 18, 2024

- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- **PREPARED BY**: Robert (Dean) Flores, Senior Planner
- SUBJECT: Project No. COA24-0007 A request for a Certificate of Appropriateness (COA) for a 514-square-foot single-story addition and attached 110 square-foot pergola to a singlefamily dwelling at 846 Garfield Avenue (APN: 5324-024-032). 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

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. COA24-0007 subject to the conditions of approval (**Attachment 1**).

#### BACKGROUND

#### Project Timeline

On February 23, 2024, the applicant submitted an application for a Certificate of Appropriateness to for a first-story addition to an existing single-family residence. On May 3, 2024, the project application was deemed complete.

#### Site Characteristics

The subject property is a rectangular-shaped 10,000 square-foot lot located on the easterly side of Garfield Avenue between Mill Road and Mission Street. The subject

property is located int the Residential Estate (RE) zoning district and is surrounded by one- and two-story single-family residential uses. Neighborhood images are included as **Attachment 4** of this staff report.

The subject site is currently developed with an existing 1,602 square-foot single-story single-family dwelling, and a 378 square-foot detached garage. The subject site is included in the City's Inventory of Historic Resources, listed as a contributor to the eligible Northeast of Mission District (**5D3**). The existing home is characterized as an English Revival architectural style.



Image 1: Street View of the Property

The single-family residence (see **Image 1** above) was built in 1928 in the English Revival style. Character-defining features include smooth stucco finishes, a prominent chimney, steep gabled roofs, and wood casement windows.

Since being built, the property has undergone a few alterations. According to building permit records:

• In 1928, permits were issued for the construction of the home,

Cultural Heritage Commission July 18, 2024

- In 1981, a permit was issued for the pool,
- In 1984, a permit was issued for a re-roof and the installation of composition shingles,
- In 1993, a permit was issued for an interior remodel,
- In 2006, a permit was issued to rebuild the existing chimney.

Building permit records are included as **Attachment 2**.

#### PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to construct a 514 square-foot first story addition and an attached 110 square-foot covered pergola to an existing 1,602 square-foot one-story single-family dwelling. When complete, the property will include a total of 2,116 square feet. The additions will allow for a new office/study, one new bedroom, and one bathroom, for a total of three (3) bedrooms and two (2) bathrooms. The architectural plans and proposed materials are included as **Attachment 3**.

#### PROJECT ANALYSIS

#### General Plan Consistency

The General Plan (2040) land use designation of the project is Very Low Density Neighborhood, which allows for single-family dwellings at up to 3 units per acre. The proposed project, therefore, complies with the following General Plan goals, policies, and/or actions:

<u>Goal 3</u>: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.

<u>Policy P3.4</u>: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.

#### Zoning Code Compliance

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

36.220.040 was applied to the proposed project. The table below lists the project's conformance with applicable development standards.

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (6,000 SF max. allowed)	20.3% 2,035 SF	26.4% 2,650 SF
Floor Area Ratio (FAR)	35% (3,500 SF max. allowed)	16 % 1,602 SF	21.1% 2,116 SF
Building Height 35 ft. max.		26 ft. 11 in.	Unchanged
Off-Street Parking 2-Car (Covered)		2-car garage	Unchanged
Front Setback 25% of lot depth, 25 ft. minimum		25 ft.	Unchanged
Side Setback 10% of lot width		North: 4 ft. 0 in. South: 14 ft. 7 in.	North: 5 ft. 0 in. South: 20 ft. 3 in.
Rear Setback	25 ft.	109 ft. 6 in.	77 ft. 3 in.

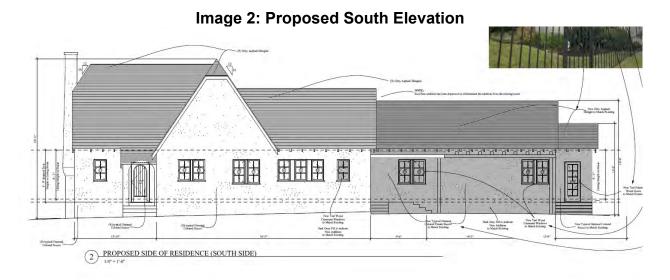
#### Table 2: Residential Development Standards Compliance

#### Certificate of Appropriateness (COA)

The proposed first floor addition requires a Certificate of Appropriateness 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 514 square-foot first story addition and a 110 squarefoot covered pergola at the south side of the new addition. All proposed work is concentrated at the rear of the existing structure and maintains the character of the existing one-story structure. There are no proposed changes to the front elevation. The addition is carefully differentiated from the existing structure in that it is articulated from the existing home to clearly distinguish between the existing and new. The new addition Cultural Heritage Commission July 18, 2024

also incorporates design elements such as the casement windows, exposed roof rafters, and exterior stucco. The proposed south (side) elevation can be found on **Image 2**.



#### 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 1928, is listed on the City of South Pasadena's Historic Inventory List as a potential contributor to the eligible Northeast of Mission District. The proposed project has been designed to retain and preserve the character-defining features of the house.

 The project is consistent with the goals and policies of Article IVH – Cultural Heritage Ordinance – of Chapter 2 of the South Pasadena Municipal Code. The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project implements the goals of the Cultural Heritage Ordinance by encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is generally consistent with the *Secretary of Interior's Standards*.

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

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

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

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

Standard	Recommendation
<b>Standard 1</b> : A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	Consistent.
<b>Standard 2</b> : The historic character of a property will be retained and preserved. The removal of distinctive	Consistent.

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

Standard	Recommendation
materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	
<b>Standard 3</b> : Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.
<b>Standard 4</b> : Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
<b>Standard 5</b> : Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.
<b>Standard 6</b> : Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Not applicable.
<b>Standard 7</b> : Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not applicable.
<b>Standard 8</b> : Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable.
<b>Standard 9</b> : New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent.
<b>Standard 10</b> : New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its	Consistent.

Standard	Recommendation
environment would be unimpaired.	

*Project Specific Findings for a Certificate of Appropriateness* 

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

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

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

The new addition is located at the rear of the home. The new addition is setback an additional foot on the northerly side of the home from the existing home's side yard setback and is setback an additional six feet on the southerly side of the home. This design provides a clear distinction between the existing home and the new addition by making the addition a subordinate element of the overall structure.

# 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 existing home. The proposed addition will provide an additional bedroom, bathroom, and office space and is designed to limit the overall scale and massing of the existing structure. The proposed addition will not modify the façade along Garfield Avenue.

#### 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. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. COA24-0007 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 5, 2024, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on July 3, 2024. 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. Building Permits
- 3. Architectural Plans
- 4. Site and Neighborhood Photos
- 5. Project Narrative

## **ATTACHMENT 1**

Conditions of Approval

#### 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/4xkivn5fhggpotk/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. Fire Sprinklers are required. Submit plans to City for approval.
- FD 3. 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 contractor. Provide a set of drawings of the sprinkler system to the Fire Department prior to beginning of work.
- FD 4. 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 the Health and Safety Code.
- FD 5. 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.
- FD 6. 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.
- FD 7. 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:
  - A. 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;
  - B. 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.
- FD 8. 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). Address numbers shall be maintained.
- FD 9. 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 10. 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.
  - C. 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.
- FD 11. 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 12. 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 13. 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 the required inspection by calling the Fire Department at (626) 403-7304.
- FD 14. For water meter-related questions, please contact Public Works (626) 403 7240 or the Water Department at (626) 460 6393.
- FD 15. 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).
  - 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, <u>VMagana@SouthPasadenaCA.gov</u> 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.
  - 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.

### **ATTACHMENT 2**

**Building Permits** 

# 846 GARFIELD AVENUE

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS								
LOCATION 846 GARFIELD AVE. LOT 52122 BLOCK TRACT HARDISON.								
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846 Garfield Ave.

Mr. D. O'Grady J. Coots Plmg.

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FINAL INSPECTION 3

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283-5020

## CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 846 Garfield Avenue	DATE: 7/9/63
OWNER: DON O'Grady	
CONTRACTOR: Owner	
PERMIT NUMBER: 52344 VALUE:	5.00 FEE:
JOB: lamp post	
ROUGH INSPECTION	
	FINAL INSPECTION 10-9-63
	INSPECTOR: Change

FORM 753 2M 10-62 MOCK



**CITY OF SOUTH PASADENA** 

1414 Mission Street Inspection Request (626) 403-7226 Office Phone: (626) 403-7220 Fax: (626) 403-7221

# **CORRECTION NOTICE**

87 Page of INSPECT lu



**CITY OF SOUTH PASADENA** 

1414 Mission Street Inspection Request (626) 403-7226 Office Phone: (626) 403-7220 Fax: (626) 403-7221

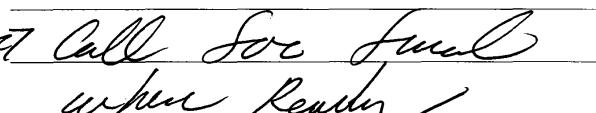
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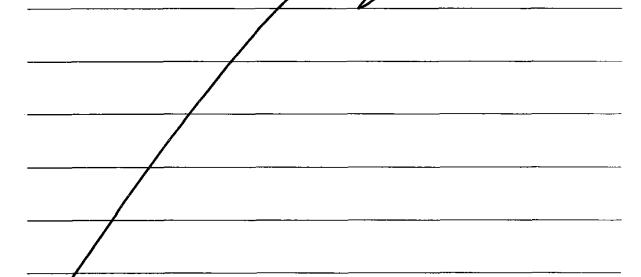
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**City of South Pasadena** 

**REOUEST FOR FINAL INSPECTION** 6 GARField. DATE: 10 ADDRESS

TO: 🛛 **Fire Department** 

Planning Department 🛛 🔲 Public Works Department

□ Other

#### **DESCRIPTION OF PROJECT**

□ ReRoof

□ No Debri

Addition to Single Family Dwelling ( sq. ft.) П

□ New Dwelling (No. of Stories: Front/Back House)

□ New Apartment or Condominium (No. of Units: )

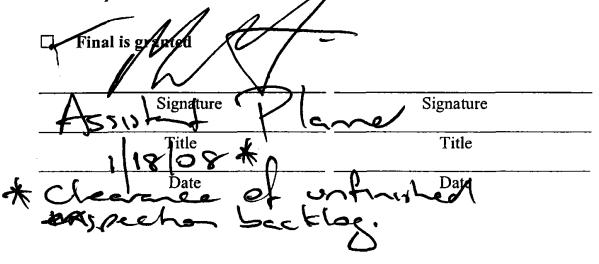
□ Addition to Commercial Building ( sq. ft.)

**New Commercial Building** 

**Commercial Tenant Improvement** 

Other New Minning, Recentrus 

The applicant has requested final occupancy of the project referenced above. With your approval and when deemed appropriate by the Building Division, the building permit will be finaled and where appropriate a Certificate of Completed Construction will issued.



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CITY OF SOUTH PASADENA						
	1414 Mission Stree	(818) 799-9101	, California 91030			
		& BUILDING				
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Lot No.	Block	Tract				
Owner						
Mailing	MRS. CAM	PBELL	,			
Address City	846 50.	GARFIE		<u> </u>		
50	PASADENA	91030		3718		
Arch., E Designe		./SEISM	IC CON	ST.		
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City		Zip	State H	3421		
	-HAMBRA	9180	Lic. No.	3-31-92		
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correct.	tify that I have read this a . I agree to comply with a building construction, and I	Il city and county	ordinances and a	state laws relat-		

upon the above-mentioned property for inspection purposes.	
Signature of Applicant P.M. Maloney Date 9/23/91	, 
Mailing Address 1500 W. alpambra Road	
City, State, Zie alhambra (a. 9180/ (818) 570-441)	
(818) 570-4471	_~

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

PERMANENT

INSPECTION RECORD				
Т. Р. Р.	DATE	APPROVED		
GROUND WORK		· · · · · · · · · · · · · · · · · · ·		
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FINISH	· · ·			
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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

		-						
	SITE ADDRESS, 876 Eurfield							
	ASSESSOR PARCEL NUMBER							
	BOOK PAGE PARCEL							
	ADDITIONAL INFORMATION / LEGAL DESCRIPTION							
	OWNER'S NAME							
	Christine Sisley							
	OWNER'S NAME Christine Sisley STREET ADDRESS CHY CITY C							
	CITY		STATE	ZIP CODE				
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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):

☐ 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: \_\_\_\_

#### LICENSED CONTRACTOR'S DECLARATION

Date:

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:

#### 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.

These 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 Labor (Section 2000) for the workers' compensation provisions are provided as the section of the section 2000 of the labor (Section 2000) for the labor (Section 20

Labor Code, I shall forthwith comply with those provisions. Date Signature:

#### 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.

2. 2. - Boyacus (C 2. 2. - Boyacus (C Date: -/2:/04 Name: Signature:

CARAC	
DESCRIPTION OF WORK	
Reroof Over Existing	Tear-Off and Reroof
New Plywood and Roof	Metal Roof o/Existing
Other Konce	explorentent
1 install for	· hereting 1
20% OFF CO	mp. Mingles
TYPE OF STRUCTURE	1
RESIDENTIAL	NONRESIDENTIAL
AREA	CODE IN EFFECT
SQUARES / SQUARE	·
s1 2°600	\$
INITIAL VALUATION	REVISED VALUATION

#### **PRE-ROOF INSPECTION IS REQUIRED**

#### DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED

ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EX-PENSE OF THE APPLICANT

BUILDING PERMIT FEE	\$ 70.59
ISSUANCE FEE	s 27.75
	\$
	- <b>\$</b>
	\$
PECH011778	6 TOTAL 8 78.34
PERMIT NUMBER 015509	MIR. 7/25/06
DATE OF FINAL	FINAL BY

	City of S	South	Pasadena
STAL PASADENIA	•	Mission	
			CA 91030
	Office Hrs: 7	:30 am to	5:00 pm, M-Tl
		m to 4:00	-
			6) 403-7220
ALCOORDING.	Insp. Ree	quest (626	) 403-7226
SITE ADDRESS	field	ALIA	
ASSESSOR PARCEL NUMBE		Ane	
BOOK	PAGE	PARC	EL
ADDITIONAL INFORMATIO	N / LEGAL DESCRIPT	ION	
OWNER'S NAME			
Christine	Sister	*	
		1	
street address	Huld	Aug	
CITY	STAT	E ZIP C	ODE
South Pag	under C	a = 7	1030
PHONE NUMBER	a. 277	7750	7
PRINCIPAL DESIGNER'S NA	ME		ISE NO.
TRIVEN THE DESIGNARY TH			
STREET ADDRESS			
CITY	STAT	E ZIP C	ODE
PHONE NUMBER			
CONTACT PERSON -			
	Sohusou	1	
PHONE NUMBER		-	
PHONE NUMBER 620-791	-2300		
			7
Seismic	Safet	/	
STREET ADDRESS	· /		
1410 N.L.		<u>e</u>	
Pasal sua	STAT	$\mathcal{U}$ $[\mathcal{U}]$	104
LICENSE CLASS	LICENSE NUMBER		ATION DATE
B	10/0292	10 1-	31-05
PHONE NUMBER		~ 1	
626-79	1-2300		
WORKER'S COMPENSATION			
State Comp		nll	
WORKER'S COMP. INSURAN			-7-04
0010939-2	as	11	-1-04

#### **BUILDING PERMIT APPLICATION**

#### **OWNER-BUILDER DECLARATION**

#### LICENSED CONTRACTOR'S DECLARATION

Date: 10-13-04 Signature:

#### WORKERS' COMPENSATION DECLARATION

Date: 10-17 Signature:

CONSTRUCTION LENDING AGENCY

#### **AUTHORIZATION OF ENTRY**

BUILDING PERMIT APPLICATION	DESCRIPTION OF WORK
<b>OWNER-BUILDER DECLARATION</b>	Installation of porimeter Loundation anchors
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):	OCCUPANCY GROUP TYPE OF CONSTRUCTION AREA
☐ 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).	OCCUPANCY GROUP TYPE OF CONSTRUCTION AREA
☐ I, as owner of the property, an exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).	NUMBER OF STORIES     FIRE SPRINKLERS     CODE IN EFFECT       YES     NO     NO       STATISTICAL CLASSIFICATION     PLANNING FILE NO.
I am exempt under Section, Business and Professions Code for the following reason:	
Signature: Date:	s 2,350.00 s s
LICENSED CONTRACTOR'S DECLARATION	PLAN CHECK FEE \$_35.50
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing	ADDITIONAL PLAN CHECK FEE \$
with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. $//$	PLAN CHECK NUMBER THITTALS DATE
Signature: Dandy Date: 10-13-04	12568 10/13/04
WORKERS' COMPENSATION DECLARATION	ADDITIONAL PLAN CHECK NUMBER INITIALS DATE
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.	SCHOOL FEES PAID SCAQMD
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	SANITATION DIST. PAID INDUSTRIAL WASTE APPROVAL
number are listed in the left column of this application.	HEALTH DEPT. APPROVAL OSHA PERMIT OBTAINED
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	FIRE DEPT. APPROVAL PUBLIC WORKS FEES PAID
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.	BUILDING PERMIT FEE S <u>90.99</u>
D. 114. 10-12-4	ISSUANCE FEE S <u>It CU</u>
	SMIP FEE S S
CONSTRUCTION LENDING AGENCY	PLAN MAINTENANCE FEE \$
See the back of this form for required statement	ss
<b>AUTHORIZATION OF ENTRY</b>	s
I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections. Name: $DAVIC$ $\Delta v k USOH$	С-44094: тотак s Шр 99 РЕКМПТ NUMBER 12569 ПОЛЗ/024
	PATHOF FINAL FILMERY
Signature: Dad phin_ Date: 10-13-04	

NO.	INSPECTION	DATE	INSPECTOR	DESCRIBE COMPLETELY THE INTENDED USE OF A	ALL SPACE APPLICABLE TO THIS BUILDING PERMIT
	REQUIRED BUILDING INSP	PECTIONS AND	APPROVALS		
B1	Soils Engineer's Approval				
B2	Location and Setbacks				
B3	Foundation/Trench-Forms	0/20/4	R	THE FOLLOWING STATEMENT MUST BE	Will the applicant or future building occupant handle
B4	Structural Concrete Slab on Grade			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 specified on the hazardous materials information
B5	Raised Floor Framing			CIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR	mide?
B6	Underfloor Insulation			SHELL BUILDING PERMIT.	guide: YES INO
B7	First Level Floor Diaphragm			I have read the hazardous material information guide	If the answer to the question above was yes, will the
B8	Second Level Floor Diaphragm			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			OWNER AGENT	struction or modification from the South Coast Air Quality Management District (SCAQMD)? See
B14	Bldg. Dept. Frame Inspection			NAME:	permitting checklist for guidelines.
B15	Fire Sprinkler Hangers			SIGNATURE:	YES NO
B16	Insulation/Weather Stripping				
<b>B</b> 17	Interior Lath and/or Drywall				
B18	Exterior Lath				PROVED:
B19	Rated Horizontal Assemblies			DATE PE	RMITTED 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				
perfo 3097 Lend	<b>CONSTRUCTION I</b> eby affirm that there is a con- primance of the work for whit of the Civil Code).	nstruction lend	ing agency for the is issued (Section		
Lend	ler's Address:				

	CITY OF SOUTH PASA	
	1414 Mission Street • South Pasadena • California 91030 • PLANNING & BUILDING DIVISION	• (818) 799-9101 PERMIT
	Address 846 N. Garfield AF	PERMIT NO.: WORKERS COMP. EXP. PROCESSED BY: 22 14094 /-/-94 Date: 2-/-93
	No. Owner Marion Campbell	PUBLIC WORKS DEPARTMENT APPLICATION FOR AN ELECTRICAL PERMIT BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA
	Address 846 N Gar Field AVE	DESCRIPTION OF WORK
	City South Pascher a	NEW EXISTING NO SERV. RECONNECT BUILDING DUILDING CHANGE OR RESEAL
	Address	FIXTURES RECEPTACLES (SWITCHES FIrst 10 @ 50c ea. 10 10 [Ea. Additional @ 30c ea. \$ 9.80 RANGES   OVENS   GARB. DISP.)
	City BUR SQUIC (S SISOZ	WATER HTR FAN OUTLET DISH WSHR. @ 3.00 ea. \$ Wall Heaters Up to 1650 W Up to 1650 W
S	State Lic. No. & Classif. 424735 XLic. No. 3108	WASHING MACHINES @ 7.50 \$ 220 VOLT OUTLETS-CCT OVEN @ 5.00 \$5.00
NR P	WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a	Sign fixtures_cct         @ 5.00         \$ 5.00           Air heaters over 1650 W         @ 5.00         \$
$\mathcal{Q}$	certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.). 2-23 Bolicy No. 67/533-Company State Fund	TEMPORARY POWER POLE @ 10.00 \$
$\leq$	CERTIFICATE OF EXEMPTION FROM WORKER'S	NEW SERVICE UP TO 100 AMPS         @ 10.00         \$           "         " 200 AMPS         @ 12.50         \$
$\bigcirc$	COMPENSATION INSURANCE	"         400 AMPS         @ 25.00         \$           "         Over 400 AMPS         @ 50.00         \$
BL	issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date Applicant NOTICE TO APPLICANT: If, after making this Certificate of Exemption	Mators under 2 hp @ \$3.00 ea.         Motors 50.100 hp @ 10.00 ea.         p           Mators 2-8 hp @ 4.00 ea.         Motors 100-500 hp @ 20.00 ea.         \$
PU	NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.	Motors 8-15 hp @ 5.00 ea.         Motors 500-1000 hp @ 30.00 ea.           Motors 15-50 hp         Motors over 1000 hp
f F	CONSTRUCTION LENDING AGENCY	Motors 15-50 np         \$         Motors doer 100 np         \$           @ 6.00 ea.         \$         @ 40.00 ea.         \$
t O	I hereby affirm that there is a construction lending agency for the per- formance of the work for which this permit is issued. (Sec. 3097, Civil Code.)	POOL OR         \$20.00         POOL         \$30.00         \$           SPA         \$\$20,00         & SPA         \$\$30,00         \$
en.	Lender's Name	VALUATION: \$
epartmen	LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed Under Provisions of Chapter 9 (com- mencing with Section 7000) of Division 3 of the Business and Professions	#825 14, 80
ar	Code, and my license is in full force and effect. Exp. Signature of	F PLAN CHECKING FEE
ep	OWNER-BUILDER DECLARATION	E ENERGY COMPL. FEE
ס	I hereby affirm that I cm exempt from the Contractor's License Law for the following reason; (Sec. 7031.5. Business and Professions Codes) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in-	E BLANKET PERMIT
	tended or offered for sale. (Sec.7044, Business & Professions Codes). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business	S ELECTRICAL PERMIT
and the second	and Professions Code.)	TOTAL 29.80
	Date Owner	
	I certify that I have read in application and state/that the above in- formation is correct. I agree to domply with all gity and county or- dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above- mentioned property for inspection autoposes.	
	Signature of Applicant UCX Date 1-28-93 Mailing Address 8265 K. Ctory BL City, State, Zip Burbark CG 91502	CASHIER USE
	CONST. HRS. 8 AM-7 PM ONLY INSPECTOR COPY ORD. NO. 1582	This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is uspended for 180 days

· · · · ·

INSPECTION	RECORD	
т.р.р.	DATE	APPROVED
GROUND WORK		
ROUGH WIRING		
FINISH	11	
FIXTURES	5/1/2	P
EDISON NOTFIED	1 4	
PARTIAL OR MISC. INSPECTIONS		
		······································
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<u> </u>		
	Elinta	An
FINAL ELECTRICAL INSPECTION	12/1/17	M

## INSPECTOR NOTES

Underground electrical conduit diagram

	City of South Pasadena 1414 Mission Street	ELEC
	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	I hereby affi License Law Professions
	SITE ADDRESS GARFIBLD	compensatio sale (Section
	ASSESSOR PARCEL NUMBER BOOK PAGE PARCEL ADDITIONAL INFORMATION / LEGAL DESCRIPTION	I, as ow contractors t Professions
	OWNERSNAME GAREN, KENSSEY & Christia	Code for the Code
	STREET ADDRESS BALL GARFIELD CITY CITY A DACADBALL STATE C.A ZIP CODE STATE ST	I hereby affi with Section
	PHONE NUMBER 626-799-7507	my license Signature:
	PRINCIPAL DESIGNER'S NAME LICENSE NO. STREET ADDRESS	I hereby a <b>N</b> a I have a
	CITY STATE ZIP CODE	compensation performance I have a
	PHONE NUMBER	Section 3700 permit is iss number are
	PHONE NUMBER	I certify issued, I sha the workers' become subj
	CONTRACTOR'S NAME ALP TRO STREET ADDRESS IL LIAN ALP ATURS	Labor Code, Signature:
	CITY MONYOUA STEA ZIP CODE LICENSE CLASS (, 72() LICENSE NUMBER = EXPIRATION DATE	
5Ř	LICENSE CLASS C 20 LICENSE NUMBER C 10 - C 34 258228 EXPIRATION DATE PHONE NUMBER LETLE 157 - 5211 WORKER'S COMPENSATION INSURANCE COMPANY NAME	I certify that correct. I ag relating to b enter upon th
5R	WORKERSCOMP. INSURANCE POLICY NUMBER NWC 010485-01 11/01/02	of making ir Name:
		orbitatore

.

## **ELECTRICAL PERMIT APPLICATION**

#### **OWNER-BUILDER DECLARATION**

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

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

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

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

#### LICENSED CONTRACTOR'S DECLARAT

Date:

Date:

Date: 01/17/0

I hereby affirm that I am licensed under provisions of Chapter with Section 7000) of Division 3 of the Business and Profession

## WORKERS' COMPENSATION DECLARA

I hereby a hum ander penalty of perjury one of the following d

and effect.

my license is in further

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

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

I certify that in the performance of the work for which this issued, I shall not employ any person in any manner so as to be the workers' compensation laws of California, and I agree that become subject to the workers' compensation provisions of Sec

hath comply with pose provisions. Labor Code, shall Signature: Date: CONSTRUCTION MDING AGENCY

See the back of this form for required statement

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	Less than 3 units:	sq. ft\$	-		
the Contractor's	3 or more units:	sq. ft\$	_		
usiness and	Outlet(s) for rece	ptacles, switches, & lights			
	First 20	S	_		
s their sole	21 or more	S	_		
ed or offered for	Lighting Fixture(	s)			
	First 20	S			
th licensed	21 or more	\$	_		
ess and		(used in lieu of unit fees above)			
	First 10 brand	ch circuits\$	_		
Professions	11 to 40 bran	ch circuits\$			
	Residential applia	ancesS			
	Nonresidential ap	opliances \$			
·		(size in HP, KW, or kVA)			
ION	Over 1 but no	ot over 10\$	-		
9 (commencing		not over 50\$			
ons Code, and	Over 50 but i	not over 100\$			
	Signs, outline ligh	iting, and marquees			
81117/m	Supplied from	n one branch circuit\$	~		
11100	Additional ci	rcuits within the same sign\$	_		
TION	Service New	Change Size: \$			
	Switchboards, su	bpanels, motor control centers			
eclarations:		S	-		
ure for workers'		0A\$			
ode, for the		\$			
	Misc. apparatus,	conduit, and conductors			
, as required by	Temporary powe	r pole(s)\$	_		
ork for which this		bution systemS			
and policy		\$			
	Subtotal		_		
s permit is	Plan Checking Fee	\$			
ecome subject to	Additional Plan Checking Fee		_		
if I should tion 3700 of the	Plan Maintenance Fee				
choir 3700 or me	Permit Issuance Fee				
01/11/02	Total Permit Fee	\$	_		
	PLAN CHECK NUMB	ER INITIALS	_		
/					
- nt					
	ADDITIONAL PLAN CHECK	NUMBER INITIALS	_		

QTY.

ITEM

New residential construction

Power apparatus (size in Hi		_
<ul> <li>Over 1 but not over 10.</li> </ul>		
Over 10 but not over 50		
Over 50 but not over 10	o	s
Signs, outline lighting, and a	marquees	
Supplied from one brand	ch circuit	\$
Additional circuits withi	•	
Service New Change_		
Switchboards, subpanels, n	notor control center	5
0 to 399A		\$
400A to 1,000A		\$
Over 1,000A		
Misc. apparatus, conduit, a		
Temporary power pole(s)		\$
_ Temporary distribution sys	tem	\$
		17 mm 1
		s_3.5-5
J		
I ecking Fee		\$
I ecking Fee al Plan Checking Fee		\$
I ecking Fee Ial Plan Checking Fee intenance Fee		s s
cking Fee al Plan Checking Fee intenance Fee suance Fee		ss
I ecking Fee nal Plan Checking Fee intenance Fee ssuance Fee		ss
al lecking Fee nal Plan Checking Fee aintenance Fee Issuance Fee lermit Fee	<b>INITIALS</b>	ss ss sss ss
Il	<b>INITIALS</b>	s s s s Date
I	<b>INITIALS</b>	s s s s Date
I ecking Fee hal Plan Checking Fee ssuance Fee ermit Fee PLAN CHECK NUMBER ITIONAL PLAN CHECK NUMBER CLATE_1 25 (c) (c) /	<b>INITIALS</b>	s s s s Date
I	INITIALS	SSSSSSSSSSSSSSSDATEDATEDATEDATE
I ecking Fee nal Plan Checking Fee intenance Fee ssuance Fee ermit Fee PLAN CHECK NUMBER ITIONAL PLAN CHECK NUMBER	INITIALS INITIALS	SSSSSSSSSSSSSSSSD ATED AT

FEE

NO.	INSPECTION	DATE	INSPECTOR	
	REQUIRED ELECTRICAL IN	NSPECTIONS AN	D APPROVALS	INSPECTION NOTES
El	Temporary Power Pole			
E2	System Ground Ground Rod UFER Water Pipe			
E3	Underground Electrical			
E4	Rough Wiring			
E5	Rough Conduit			
E6	Bonding Water and Gas			
E7	Service			
E8	Final Electrical Inspection	21.020	m	
	Utility Released			
	·····			
	·			
				· · ·
I he the	CONSTRUCTION creby affirm that there is a c performance of the work fo	onstruction lend	ting agency for	
(Se	ction 3097 of the Civil Cod	e).		
	nder's Name:			
Ler	nder's Address:	· - · · · · · · · · · · · · · · · · · ·	······	



PARCE

PAGE

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

ASSESSOR

OWNER'S NAME

STREET ADDRESS

PHONE NUMBER

CONTACT PERSON

PHONE NUMBER

CONTRA

CITY

BOOK

## City of South Pasadena MECHANICAL PERMIT APPLICATION

A Y 9 T Signature:

Signature:

**1414 Mission Street** South Pasadena, CA 91030

Office Hrs: 7:30 am to 5:00 pm, M-F

Phone Number (626) 403-7220

Insp. Request (626) 403-7226

PARCEL

ICENSE NO

ZIP CODE

STATE

#### **OWNER-BUILDER DECLARATION**

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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:

#### LICENSED CONTRACTOR'S DECLARATION

Date:

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

and fifed

#### RS' COMPENSATION DECLARATION WORKE

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

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

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

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

Labor Code, V forth with comply with those provisions. Signature Date TION LENDING AGENCY

See the back of this form for required statement

#### **AUTHORIZATION OF ENTRY**

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

of making inspections Name: Signature

R	Furnaces & A/C compressors and duct work, heaters, boilers, & vented decorative appliance Up to 100,000 Btu			00
	Over 100,000 Btu but not over 500,000 Btu			-
	Over 500,000 Btu			
	Air inlets and outlets served by heat/AC system			
	Installation, relocation, or replacement of appli-			
	ance vents not included in another permit	¢		
	Installation or alteration of air handling units	ψ		
	(including ducts) up to and including			
	2000 cfm	\$		
	Installation or alteration of air handling units			
	(including ducts) over 2000 cfm but not over			
	10,000 cfm	\$		
	Installation or alteration of air handling units			
	(including ducts) over 10,000 cfm	. \$		
	Evaporative coolers other than portable types	\$		
	Ventilation fans which serve a single register			
	Ventilation systems not part of AC system	\$		
	Commercial kitchen hoods			
	Spray booths	\$		
	Product conveying systems	. \$		
	Fire dampers	\$		
	Alteration of existing duct systems	\$		
	· · · · · · · · · · · · · · · · · · ·			
		_\$		
		_\$		
		_\$		
		_\$		
		_\$		
Subtotal .			Si	$\underline{\circ o}$
Plan Chec	king Fee	\$		
Additional	Plan Checking Fee	\$		
Plan Main	tenance Fee	\$		
Permit Iss	uance Fee	\$	37	50
fotal Per	mit Fee	\$	57.	ت

ITEM

QTY.

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER	INITIALS	DATE
00 <b>7383</b>	SR	1.1725
ATE OF FINAL 2-1-02	FINAL BY	n)

FEE

NO.	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
	REQUIRED MECHANICAL	INSPECTIONS A	ND APPROVALS	
M1	FAU/Wall Furnace			
M2	Combustion Air Openings			
M3	Duct Work			
M4	Air Conditioning System			
M5	Thermostat			
M6	Fire Dampers			
M7	Smoke Detection Devices			
M8	Manufactured Fireplace			
M9	Commercial Hood			
M10	Final Mechanical Inspection	21.02	In	4
				CONSTRUCTION LENDING AGENCY
				I hereby affirm that there is a construction lending agency for
				the performance of the work for which this permit is issued
				(Section 3097 of the Civil Code).
				Lender's Name:
				Lender's Address:

. **3** L.



PAGE

STATE

ICENSE NUMBER

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

ASSESS

OWNER'S NAME

PHONE NUMBER

PRINCIPAL DESIGNER'S

STREET ADDRESS

PHONE NUMBER

CONTACT PERSON

PHONE NUMBER

PHONE NUMBE

CONTRACTOR'S NAME

BOOK

CITY

CITY

## 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

PARCEL.

ZIP CODE

EXPIRAT

EXPIRAT

ON DATE

## **PLUMBING PERMIT APPLICATION**

OTY.

#### **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 y der Section Business and Professions Code for Signature Date:

### CENSED 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 ford, and ffice.

## WORKERS' COMPENSATION DECLARATION

Date: L

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

Signature:

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

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

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

Labor Code I shal for with those provisions. Signature: ONSTRUCTION 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.

Plumbing fixtures: water closets lavatories \_\_\_\_\_ sinks \_\_\_\_\_ floor drains floor sinks \_\_\_\_\_ showers \_\_\_\_\_ trap primers clothes washers \_\_\_\_\_\_dishwashers ...... Repair or alteration of drainage and/or vent piping per fixture Interceptor(s), clarifier(s) and grease trap(s) ...... \$ \_\_ Water pressure regulator(s) ...... \$ \_\_\_\_ Water heater(s) including vent ...... \$ \_ Additional gas outlet(s) per system ...... \$ \_\_\_\_ Lawn sprinkler system(s) ...... \$ Hose bibs (first 5) Backflow / sewer backwater valve(s) ...... \$ \_\_\_ Water service: 1½ inch and smaller Repair or alteration of water piping per fixture, or per water-using or water-dispensing device ... \$ Solar water heating system Disconnection, abandonment or repair of sewer ... \$ Public or private spa ...... \$ \_\_\_\_\_ Public or private swimming pool Subtotal Plan Checking Fee ......\$ Additional Plan Checking Fee Plan Maintenance Fee Total Permit Fee

ITEM

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER Record 1250 81	INITIALS	DATE
CENT <b>384</b>	initials SR	DATE
DATE OF FINAL	FINAL BY	n/

FEE

	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
	<b>REQUIRED PLUMBING I</b>	NSPECTIONS ANI	APPROVALS	
Pl	Underground/Floor Plumbing			
P2	Water Service			
P3	Rough Plumbing/Topout			
P4	Rough Gas System			
P5	Sewer			
P6	Private Sewage Disposal System			
P7	Water Heater			
P8	Lawn Sprinklers			
<b>P</b> 9	Gas Test			
P10	Gas Final		•	
11	Final Plumbing Inspection	2-1-02	Ani	
	Utility Released			

Lender's Address:

SEWER MAP

		1414 M South Pas Office Hrs: 7:30 7:30 am Phone Num	<b>Outh Pasadena</b> Aission Street adena, CA 91030 O am to 5:00 pm, M-Th to 4:00 Friday ber (626) 403-7220 est (626) 403-7226	
	SITE ADDRESS 846 ASSESSOR PARCEL NUMB	GARFIE	LD AVE	
	BOOK ADDITIONAL INFORMATION	PAGE ON / LEGAL DESCRIPTION	PARCEL	
	OWNER'S NAME C, SI	SLEY		
	STREET ADDRESS	Garfield	DAve	
	CITY S. PAS		ZIP CODE	
	PHONE NUMBER	199-7507		
	PRINCIPAL DESIGNER'S N	AME	LICENSE NO.	
	STREET ADDRESS	<u>.</u>		
	CITY	STATE	ZIP CODE	
	PHONE NUMBER			
		& BET	KE	
	CONTRACTOR AND AND A	3-957-6		
	PARKS	TONE (	ONST	
	STREET ADDRESS	Rincon	, AVE	
A	MONT	ROSE C	4 91020	
71	LICENSE CLASS Bi C 29	LICENSE NUMBER	EXPIRATION DATE 7 2-29-08	
	PHONE NUMBER	-957-62	266	
11	WORKER'S COMPENSATIO	IN INSURANCE COMPANY	NAME afronal	
114	WORKER'S COMP. INSURA	NCE POLICY NUMBER	EXPIRATION DATE 8-16-07	

## **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:

#### 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:

## P Date: 2-11-06

Date:

### WORKERS' COMPENSATION DECLARATION

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

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

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

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

Date: 9-11-06 Signature:

## 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.

of making in	spections			
Name:	WILF	BETKE		
Signature:	w	Elig_	Date: 1	-11-06

Rebuild chi	mney per case 3						
of LA standard plan to							
notch e	xisting.						
OCCUPANCY GROUP TYPE C	OF CONSTRUCTION AREA						
OCCUPANCY GROUP TYPE C	OF CONSTRUCTION AREA						
	PRINKLERS CODE IN EFFECT						
STATISTICAL CLASSIFICATION NO.: UNITS:	PLANNING FILE NO.						
s	s						
	REVISED VALUATION						
PLAN CHECK FEE 2 H	s_36.25						
ADDITIONAL PLAN CHECK FEED	INITIALS DATE						
015783	AF 1/11/26						
ADDITIONAL PLAN CHECK NUM	BER INITIALS DATE						
SCHOOL FEES PAID	SCAQMD						
SANITATION DIST. PAID	INDUSTRIAL WASTE APPROVAL						
HEALTH DEPT. APPROVAL	OSHA PERMIT OBTAINED						
FIRE DEPT. APPROVAL	PUBLIC WORKS FEES PAID						
BUILDING PERMIT FEE	s 218.25						
ISSUANCE FEE	s 27.75						
SMIP FEE	s_ <u>(105</u>						
PLAN MAINTENANCE FEE	\$						
planip dere R	S Rote.						
277 # 173000	1-34 - D246.00						
PERMIT NUMBER	AL 9/11 Dyp						
DATE OF FINAL	FINAL BY						

NO.	INSPECTION	DATE	INSPECTOR	DESCRIBE COMPLETELY THE INTENDED USE OF A	ALL SPACE APPLICABLE TO THIS BUILDING PERMIT
	REQUIRED BUILDING INSP	ECTIONS AND	APPROVALS		
B1	Soils Engineer's Approval				
B2	Location and Setbacks				
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- ardous material equal to or greater than the amounts
B5	Slab on Grade Raised Floor Framing			CIAL, THE OWNER'S AGENT MAY SIGN FOR	specified on the hazardous materials information
B5 B6	Underfloor Insulation			PERMITS OTHER THAN THE INITIAL OR	guide? YES NO
B7	First Level Floor Diaphragm			SHELL BUILDING PERMIT.	
B8	Second Level Floor Diaphragm			I have read the hazardous material information guide	If the answer to the question above was yes, will the proposed building or modified facility be within 1000
B9	Third Level Floor Diaphragm			and the SCAQMD permitting checklist. I understand	feet of the outer boundary of a school.
B10	Roof Diaphragm			my requirements under the State of California Health 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	· · · · · · · · · · · · · · · · · · ·		🗌 OWNER 🔲 AGENT	struction or modification from the South Coast Air
B14	Bldg. Dept. Frame Inspection			NAME:	Quality Management District (SCAQMD)? See permitting checklist for guidelines.
B15	Fire Sprinkler Hangers				YES NO
B16	Insulation/Weather Stripping			SIGNATURE:	
B17	Interior Lath and/or Drywall				
B18	Exterior Lath			PEDESTRIAN PROTECTION:	PROVED:
B19	Rated Horizontal Assemblies	·		DATE PE	RMITTED TO BE REMOVED:
B20	Rated Wall Assemblies			INSPECTION NOTES	
B21	Rated Opening Protection			INSPECTION NOTES	
B22	Rated Shaft Construction				
B23	T-Bar Ceilings				· · · · · · · · · · · · · · · · · · ·
B24	Lot Drainage				
B25	Planning Dept. Approval				
B26 B27	Fire Dept. Approval				
B27	Public Works Dept. Approval		J		
	CONSTRUCTION LI eby affirm that there is a consormance of the work for whic	struction lendi	ng agency for the		
3097	of the Civil Code).				с. —
Lend	er's Name:	· · · · · · · · · · · · · · · · · · ·			
Lend	er's Address:				
					· · · · · · · · · · · · · · · · · · ·

## CITY OF SOUTH PASADENA 1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION

# SWIMMING POOL AND/OR SOLAR HEATER

Occ. Lood Grading Permit Obtain Use Permit Required No. Bedrooms Special Conditions VALUATION: \$ PLAN CHECK	F. D. Appr. Required ned N.A. Variance N.A. Required Des. Rev. Required APN Lot Size	H. D. Appr. Required Obtained	□ □ N.A.	
Grading Permit Obtain Use Permit Required No. Bedrooms Special Conditions VALUATION: \$	ned N.A. Variance Required APN Required APN Lot	Obtained	□ N.A.	
Use Permit Required No. Bedrooms Special Conditions VALUATION: \$	Des. Rev. APN Required Lot			
Bedrooms Special Conditions VALUATION: \$				
Conditions VALUATION: \$	v992			
	,992			
	KING FEE (BLDG)	1	<u> </u>	
PLAN CHECK	K VALIDATION	76.	00	
F PERMIT FEE		104	$\frac{00}{00}$	
E			d -	
S				
B				
N OTHER				
S TOTAL 1800				
VALIDATION				
Permit No.	Processed by DK	Date Gilles	2	
I hereby affirm ente of Workers' Labor Code.) Policy No. I This section need I certify that is I shall not employ Workers' Compensa NOTICE TO APPL broome nubject to mwat forthwith con I hereby affirm of the work for wi Lender's Name I certify that I is correct. I agree relating to duiliting to enter upon the s Signature of Appli	have read this application and stat to compense tioned this application and status compense to the application and status company. Zer Company. Zer Construction and status to comply with all first status company. The status of the status to comply with all first status company. The status of the status to company. The status of the status company. The status of the status of the status company. The status of the status of the status construction and status of the status of the status company. The status of the status of the status of the status company. The status of the status of the status company. The status of the status of the status company. The status of the s	to self-insure, or a c fied copy thereof. 18er. <b>nith/ARM</b> iffed copy is by furnished. i FROM URANCE or one hundred dollars ( which this permit is i as to become subject to irale of Exemption you i irale of Exemption you i irale of Exemption you i irale of Exemption you of the Labor Code mit shull be deemed rev ENCY a agency for the perform i, Civil Code.) to representatives of this imp purposes.	3800, (\$100) (served, to the obcold c, you mance	
	F E PERMIT FEE E S B O N OTHER S TOTAL VALIDATION Permit No. I hereby affirm ente of Workers' Labor Code. Policy No. I ortify that I ortify that I ortify that I creatify that Lender's Name Lender's Name Lender's Name City, State, Zip	F       E       PERMIT FEE         E       S         B       O         N       OTHER         D       TOTAL         VALIDATION       Processed by         Permit No.       Processed by         WORKERS' COMPENSATION DEC         I hereby affirm that I have a certificate of conservate of Workers' Compensation Insurance, or a certificate of conservate of Workers' Compensation Insurance, or a certificate of conservation Code;         Policy No.       Copy is filed       Certificate of the completed of the permit is for this aerison ared not be completed of the permit is for the core from the completed of the permit is for the core for the shift that there is a construction in the performance of the permit is for the workers' Compensation Laws of California.         NOTICE TO APPLICANT: If, after making this Certificate of the work for this the permit is lissued. (Ser. 309)         I hereby affirm that there is a construction lending of the work for which this permit is lissued. (Ser. 309)         Lender's Name	F       E       PERMIT FEE       10.4.         E       IO.4.       E         S       IO.4.       E         B       IO.4.       IO.4.         Company       IO.4.       IO.4.         VALIDATION       Permit No.       Processed MyMM       Date G. Mosters         VALIDATION       Ibereby affirm that I have a certificate of consent to self-insure. or a center of the of Workers       Compensation Insurance, or a certified copy thereof. ISr.         Labor Code.       Image:	

INSPECTOR COPY

ONST. HRS. 8 AM - 7 PM ONL ORD. No. 1852

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 120 days.

_	

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.	,		Splar heater (Weter) in Bospinit
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			To hove THP Volue Terminate
ROOF SHTG: Nailing, Diaph. Blocking, Materia Grade and Thickness, Roof Drains.	1		Outside of house fri2/30/81
FRAMING: Walls, Roft., 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, Poper, Thickness, Backing.	1		
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			
SWIMMING POO	DL/SPA		
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			SETBACKS:
FINAL INSPECTION			FRONT SIDE SIDE FRONT
MISCELLANE	OUS		
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:		· · · · ·	
VENEER:			
RE-ROOF:			
SIGN(S):		2	
SdAR water Hester	9/22/81	J.	
			-
	DATE	INSP. SIGN.	

STREET PLEASE PLAN A 1" SQ. SCALE

## CITY OF SOUTH PASADENA 1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION



Building Address 846 Garfield Ave.		U.B.C. Type Occ. Edition Const. Group
Lot Block Tract		Occ. F. D. Appr. H. D. Appr. Load H. D. Appr. Required
Owner Marion Cambell		Grading Permit Obtained N.A. Required Obtained N.A.
Mailing Address 846 Garfield Ave.		Use Permit Des. Rev. APN Required Required
<sup>City</sup> S. Pasadena <sup>Zip</sup> 91030	<sup>rel.</sup> 799-3718	No. Lot Bedrooms Size
Contractor A & S Roofing		Special Conditions
Address 915 W. Bonita Ave.		VALUATION: \$ 4,145.00
<u> </u>	<sup>Tel.</sup> 915-3188	PLAN CHECKING FEE
Stote Lic. 428315 C-39	City Lic. Nø.	BUILDING FEE 64 00
Arch., Engr., Designer		E S.M.I. FEE 50
Address	Tel.	- s
City Zip	State Lic. Nø.	- <u>b</u> <u>c</u>
Proposed Construction Re-roof with GAF	Timberline	0
Fiberglass Class A Compo	osition	
Shingles over wood shine		5 464 50
Size 2400 No. Stories 1	No. Dw. Units 1	
New 🗌 Add. 🗌 Alter. 🗌 Repair 🖸	Demolition 🗌	Permit No. 10-22-84
LICENSED CONTRACTOR'S DECLA I hereby affirm that I am licensed under provisions with Section 7000) of Division 3 of the Business and license is in full force and effect. <b>OWNER-BUILDER DECLARAT</b> I hereby affirm that I am exempt from the Contra- following reason: (Sec. 7031.5, Business and Profession which requires a permit to construct, alter, improve, do the prior to its issuance also requires the applicant for statement that he is licensed pursuant to the provisions and chapter 9 (commenting with Section 7000) of Di resemption. Any wiolation of Section 7031.5 by sumption, for state applicant to a civil penalty of not more than five I as owner of the property, or my employees wi andle. (Sec. 7044, Business and Professions Code; T or moth apply to an other of property who builds or ment is sold within one year of completion, the owner- or builds or intended or build or insolved, the contra- tions nuch work himself or through his own employees. I as owner of the property, arm exclusively con- ment is sold within one year of completion, the owner- or builds or instruct the project. (Sec. 7044, Busi- ment is sold within one year of construct for such g licensed pursuant to the Contractor's License Law. I am exempt under Sec. 1 am exempt under Sec. Date <u>LO -2.2-S44</u> Owner <u>Mark</u>	of Chapter 9 (commencing Professions Code, and my ION Ictor's License Law for the s Codes Any city or rounty molish, or repair any stru- auch permit to file a signed of the Contractor's Licensy vision 3 of the Business and d the basis for the allegrid icant for a permit, subjects hundred dollars (\$500). the wages as their sole com- not intended or offered for riproverbar Licensy Low riproverbar Licensy Low rounded that such improver- wilder will have the burden pose of sale.) tracting with licensed con- news and Professions Code: m owner of exponent witho	WORKERS' COMPENSATION DECLARATION         I hereby affirm that I have a certificate of ronsent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Ser. 3800, Labor Code)         Policy No Company Company Company         Copy is filed       Certified copy is hereby furnished.         Completed if the permit is for one hundred dollars (\$100)       CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE         This section need not be completed if the permit is for one hundred dollars (\$100) or less.)       I certify that in the performance of the work for which this permit is issued.         NOTICE TO APPLICANT. If, after making this Certificate of Exemption you should be complete if the work sort of the Labor Code, you must forthwith complus with such provisions of the Labor Code, you must forthwith this permit is a construction lending agency for the performance of the work for which this performance of the work for which this performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)         Lender's Name

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.





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INSPECTION	DATE	INSP. SIGN.					. *	₹´,	
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1. Alternative and a second se Second second sec				2 	2000 - 2000 - 2000 2000 - 2000 2000 - 2000		and and and a second se		e di di References
sign(s):		an a			n an the State of the	internet States States	n line Ar grann		
RE-ROOF.							2428 - 1247 - 18 24 24 24 24 24 24 24 24 24 24 24 24 24		
VENEER:									
DUST COLLECTION SYSTEM:					n se		ار بالکار میرد اینان ۲۰ کلی ۱۹۹۵ - ۲۰ میروی ۱۹۹۵ - ۲۰ میروی		ng ka Ng
RETAINING WALL:					i i i i Na secondaria Na secondaria	ing Santa Santa Santa Santa Santa	n a siya Na ni angan Ngangan angan		
SPRAY PAINT BOOTH:			-						
MISCELLANEC	)US	· · · · · · · · · · · · · · · · · · ·				, T ,			4. 
FINAL INSPECTION			FRONT	PLOT F	PLAN	_ SIDE	FRONT		]
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			SETBACKS:				1		
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			-						
SWIMMING POO	L/SPA							<u> </u>	<del></del>
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	12/27/24	pan.							
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.				<u></u>					
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			 						
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.								- <u>-</u> '	
INSULATION: Thickness, R-Values, Piping, Sound Caulking.							¢		
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.				e.				·	
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.							<u> </u>		
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.				·				<u>-</u>	
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.									
OUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.				INSPECTIC	DN N	OTES	·.		

1414 Mission Street • So	outh Pasadenc	<b>TH PASA</b> • California 91030 ILDING DIVISION			8 <sup>958</sup> BUI PF	ILDING FRMIT	、 7
Building Address 846 50.	GARFIE		U.B.C	C. SP Type on SS Const.	Occ. Load	Occ. Group R	. 7
Lot Tract	Tract		USE		Variance Required	Appr.	<u>`</u>
Owner		•	Lot Size	<u> </u>	Required		<u> </u>
Mailing	MPBEL		5126				
Address 846 50, City So, PASADENA	Zip 91030	Tel.	VALL			<u> </u>	
Contractor		799-3718	•/////	BUILDING FEE		54	10
Address		IGT. CO.	1	S.M.I. FEE		7	50
City	HAMBRI Zip 91801	Tel.	F	PLAN CHECKING	; FEE		50
ALHAMBRA State Lic. & Classif. # 606 86°		570-4471 City Lic. No. 27003	E	Energy Compl. Fee			+
Arch., Engr., Designer SAME A	S ABOUN		s	Penalty		m	
Address Address		Tel.		SPECIAL INSP.	PAL	<u> </u>	
City	Zip	State <b>\$342</b> ] Lic. No. <b>342</b> ]				54	50
Proposed Construction EARTH		3-3-1	PERM	12212	WORKERS COMP. EXP.		æ
Construction EARTHQUAKE BOLTING					10-18-91	Date: 10-10	-91
Sq. Ft. Size 1800 <b>F</b> New Add. Alte	No. Stories	No.           Units           Demolition		I hereby affirm th (commencing with S	ED CONTRACTOR'S DEC at 1 am licensed under p ection 7000) of Division 3 my license is in full force of Signature of Contractor	rovisions of Chapte of the Business and P	r 9 'ro-
I certify that in the performan issued, I shall not employ any subject to the Worker's Comp Date Applia NOTICE TO APPLICANT: If, you should become subject to the Labor Code, you must for permit shall be deemed revok	EMPTION FROM EMPTION FROM ATION INSURAT ance of the work person in any m ensation Laws of the Worker's Cont the Worker's Cont the Worker's Cont thwith comply with ed. ON LENDING Ad construction lend ch this permit is is	nsent to self-insure or a ice or a certified copy <b>FAIRMONT</b> A WORKER'S NCE for which this permit is anner so as to become California. Certificate of Exemption mpensation provisions of the such provisions or this GENCY ling agency for the per-		OV I hereby affirm that for the following rec Any city or county w demolish, or repair or applicant for such p pursuant to the prov (commencing with Si fessions Code, or the alleged exemption. for a permit subjects five hundred dollars intended or offered perty who builds or in through his own emp intended or offered is sold within one ye burden of proving the sale.) I as owner of the ed contractors	WNER-BUILDER DECLARA it I am exempt from the Ci- ison: (Sec.7031.5. Busines hich requires a permit to co- any structure, pricr to its iss ermit to file a signed state visions of the Contractor's 1 ection 7000) of Division 3 co- at he is exempt therefrom Any violation of Section 70 s the applicant to a civil per (\$500). he property, or my employ tion, will do the work, a I for sale. (Sec.7044, Bu r's License Law does not a proves thereon and who sloyees, provided that suct for sale. If, however, the b ar of completion, the own that he did not build or imp the property, am exclusively to construct the project. (\$	ontractor's License L s and Professions Co onstruct, alter, impro suance also requires ment that he is licens License Law, Chapte of the Business and P 031.5 by any applic enalty of not more the vees with wages as the nd the structure is issiness and Professio oply to an owner of p does not work himself himprovements are uilding or improvem er-builder will have rove for the purpose v contracting with lice bec. 7044. Business of	des ve, the sed ro- the ann not for not ent for not ent sof sof sof
I certify that I have read this c mation is correct. I agree to co and state laws relating to buil representatives of this city to e for inspection purposes. Signature of Applican Mailing Address (500 M City, State, Zip	imply with all city ding construction, nter upon the abo	and county ordinances and hereby authorize vermentioned property Qate 10 Road		owner of property wh such projects with a License Law.)	e Contractor's License Law o builds or improves thereo contractor(s) licensed pursu der Sec, B.&P.C. Owner	n, and who contracts uant to the Contracto	for or's

**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.

## INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	10/5/0	Da		INSPECTION	NOTES	
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.	- 17a-					
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.					······	
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, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	10/-5/91	D				
SWIMMING POO	DL/SPA		···· ,	· .	<u> </u>	
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			-			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			SETBACKS:		1	·
FINAL INSPECTION			FRONT	PLOT PL	SIDE -	FRONT
MISCELLANEC	ous					
SPRAY PAINT BOOTH:			1			
RETAINING WALL:						
DUST COLLECTION SYSTEM:						
VENEER:						
RE-ROOF:						
SIGN(S):						
INSPECTION	DATE	INSP. SIGN.				
	L			CTDEET		

STREET PLEASE PLAN A 1" SQ. SCALE

# CITY OF SOUTH PASADENA 1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

1414 Mission Street • South Pasadena • California 91030 • PLANNING & BUILDING	(818) 799-9101	PE	RMIT
Building Address 846 GARFIELD AVE	PERMIT NO.: 13725	WORKERS COMP. EXP.	PROCESSED BY: M.
Lot Tract Tract		07/01/93 1	Date: 10 2792
No.		PLUMBING PERMIT	1 1
Owner MARION CAMPBELL		SION . CITY OF SOUTH PASADI TELEPHONE (818) 799-91	
Mailing	PI	ERMITTEE TO COMPLE	TE:
Address 846 GARFIELD AVE		DESCRIPTION OF WORK	
City GO, PACKETTINA 91030	NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
Contractor	BATHTUBS	ACC. SINKS	WASHING MACHINES
Address	STALL SHOWERS	AND DRAINS	<u> </u>
733 POPTOLA AUF		"P" TRAPS	VENTS
City Zip Tel. 241-83	WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
State Lic. No.	URINALS	DISHWASHERS	SPRINKLER SYSTEM
& Classif. 310779 (R Lic. No.	KITCHEN	LAUNDRY	DRINKING
	SINKS	TRAYS	FOUNTAINS
WORKER'S COMPENSATION DECLARATION	TOTAL FOR ABOVE FIXT	URES 4 @ 6.00	ea \$27.00
certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, pp, pp, pp, pp, pp, pp, pp, pp, pp,	SAND OR GREASE TRAP	s `@15.00	\$
Policy No. 1199971-92 company State fund	GAS PIPE SYSTEM, 1-5 C	OUTLETS @ 10.00	\$
	+ EACH ADDITIONAL	OUTLET @ 1.00	\$
CERTIFICATE OF EXEMPTION FROM WORKER'S	SOIL OR VENT PIPE ALTE	R OR REPAIR @ 12.50	) \$
COMPENSATION INSURANCE	DILUTING TANK OR WA	TER SOFTENER @15.00	) <b>\$</b>
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become	BUILDING DRAIN, ALTE		) \$
subject to the Worker's Compensation Laws of California.	SEWERS, CESSPOOLS, S		
Date Applicant NOTICE TO APPLICANT: If, after making this Certificate of Exemption			•
wou should become subject to the Worker's Companyation provisions of 1	INSTALL; REPAIR; WATE		φ
the Labor Code, you must forthe machine you have be provisions or this permit shall be deemed revoked.			
	· · · · · · · · · · · · · · · · · · ·		
CONSTRUCTION ENTRY OF GERMAN I hereby affirm that there are provided to the per- formance of the work for chich the prime assess to See 3097, Civil		COLUMN TO	TAL
	POOL OR : \$20.00	POOL \$30.00 }	s
Lender's Name	SPA	a spa	
Lender's Address	VALUATION: \$	5000.00	10 1
	PLUMBING PE	RMIT FOF HE OOS	8 74 00
LICENSED CONVERCIOR'S DECLARATION		RMIT Def.#825	107.00
mencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect	INVESTIGATIO	N FEE D	
	F PLAN CHECKI	A	11 0-
Exp. 03 31 94 Signature of Contractor	F PLAN CHECKI	NG FEEL # 824	946.80
OWNER-BUILDER DECLARATION	E		
I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes)	1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	Sel In	
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in-	E BLANKET PERI	ит 📝 🎊	
tended or offered for sale. (Sec.7044, Business & Professions Codes).	<b>r</b>		
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business	S PERMIT ISSUA		P15.00
and Professions Code.)  I am exempt under Sec, B.&P.C. for this reason			X C m Con
Date Owner		TOTAL	9 85 80
I certify that I have read this application and state that the above in-			
formation is correct. I agree to comply with all city and county or- dinances and state laws relating to building construction, and hereby			
dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above- mentioned property for inspection purposes.			
Signature of Applican 20 00 Date 10.27.92			
Mailing Address 733 FORDER AVE.			
City, State, Zip CUENTALE, CA			CASHIER USE
CONST. HRS. 8 AM-7 PM ONLY	The second second		
INSPECTOR COPY ORD. NO. 1582	inis is a building and is subject to e	permit when properly filled	our, signed and validated is suspended for 180 days

and is subject to expiration if work thereunder is suspended for 180 days.

PLUMBING

INSPECTION RECORD		
GROUND WORK	DATE	APPROVED
WATER LINES		
	11/10/92	the
SHOWER PAN		
SEWER. SEPTIC TANK	V	
HEATER VENTS	·	
GASTEST	<u> </u>	
GAS CO. NOTIFIED		) 
PARTIAL OR MISC. INSPECTIONS	+	
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FINAL PLUMBING INSPECTION	8/28/92	Her

## INSPECTOR NOTES

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## SEWER/PRIV. DISP. SYSTEM DIAGRAM

# CITY OF SOUTH PASADENA

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

1414 Mission Street • South Pasadena • California 91030 • PLANNING & BUILDING	(818) 799-9101	PE	RMIT
Building BAG (ARFIELD)	PERMIT NO.:	WORKERS COMP. EXP.	
Lot Tract Tract	14300	EXEMPT	Date: 04 14 93
No. Owner MVS (PMPARET)	BUILDING DIV	PLUMBING PERMIT ISION • CITY OF SOUTH PASAD TELEPHONE (818) 799-91	
Mailing CIA2 (20151)	P	ERMITTEE TO COMPLE	ITE:
Address DYP CONPIECY		DESCRIPTION OF WORK	····
City S. PBS Zip Tel.	NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
Contractor DANA GRIPPIN	BATHTUBS	ACC. SINKS	MACHINES
Address 7879 Forsitting ST	STALL SHOWERS	AND DRAINS	VENTS
City City of Zip City City	LAVATORYS WATER CLOSETS	GARBAGE	WATER PIPE
Stote Lic. No. C36, City	URINALS	DISHWASHER	SPRINKLER
& Clossif. 523964 Lic. No.	KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS
WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a	TOTAL FOR ABOVE FIXT	URES @ 6.0	)ea \$_/&
certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).	SAND OR GREASE TRAF		•
Policy NoCompany	GAS PIPE SYSTEM, 1-5 + EACH ADDITIONAL		
	SOIL OR VENT PIPE ALTI		
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE	DILUTING TANK OR WA		•
I certify that in the performance of the work for which this permittis issued, i shall not employ any person in any marner so as to become subject to the Worker's Compensation Laws of Kalifernia	BUILDING DRAIN, ALTE		•
Date Applicant Applicant	SEWERS, CESSPOOLS, S	EPTIC TANKS @25.0	0 \$
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.	INSTALL; REPAIR; WATE	R HEATER @ 7.5	0 \$
CONSTRUCTION LENDING AGENCY		COLUMN TO	
I hereby affirm that there is a construction leading agency for the per- formance of the work for which this permit is tayed. (Sec. 3097, Civil	FOOL OR : \$20.00	1 1	
Code.) Lender's Name	SPA	a spa	·····
Lender's Address	VALUATION: \$		·
LICENSED CONTRACTOR'S DECLARATION		RMIT FEE	
mencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect	INVESTIGATIC	DN FEE	× ( )
Exp. 2/94 Signature of Contractor	F PLAN CHECKI	NG FEE	
OWNER-BUILDER DECLARATION	E		• m
the following reason: (Sec. 7031.5. Business and Professions Codes)	E BLANKET PER	MIT	
sole compensation, will do the work, and the structure is not in- tended or offered for sale. (Sec.7044, Business & Professions Codes). I, as owner of the property, am exclusively contracting with		$\overline{O}$	
licensed contractors to construct the project. (Sec. 7044 Business	5 PERMIT ISSUA	ANCE FEE	15 -
and Professions Code.)		TOTAL	\$122
Date Owner	<u> </u>		435 -
I certify that I have read this application and state that the above in-			
dinances and state laws relating to building construction, and hereby			
formation is correct. I agree to comply with all city and county or- dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the adove- mentioned property for instruction purposes			
Signature of Applicant			
Mailing Address 1727 1075 March Si 1			CASHIER USE
INSPECTOR COPY CONST. HRS. 8 AM-7 PM ONLY ORD. NO. 1582	This is a building and is subject to	permit when properly filled	out, signed and validated

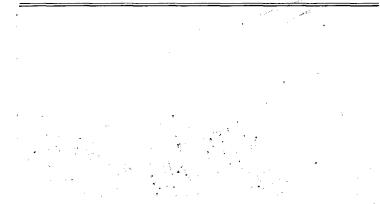
PLUMBING

INSPECTIO		
	DATE	APPROVED
WATER LINES		A
	5/17/92	All
SHOWER PAN	1 1 0 10 1	
SEWER, SEPTIC TANK		
HEATER VENTS		
GASTEST		·
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
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FINAL PLUMBING INSPECTION	5/11/00	Offin
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## INSPECTOR NOTES

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## SEWER/PRIV. DISP. SYSTEM DIAGRAM



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CITY OF SOUTH PASA 1414 Mission Street • South Pasadena • California 91030 PLANNING & BUILDING DIVISION	
Building	U.B.C. 91 Type TTA Occ. Dec. R-3
Address 840 GAP-FIELD Lot Tract Tract	Edition     ( Const. V Load     Group       USE     Variance     NO       Appr.
	ZONE K – [ Required VVV
Matte	Size
Mailing         Bato         CARFIED           Address         Bato         CARFIED           City         Pt3 ·         Zig1030         Tel.           199-3718         Tel.         Tel.         Tel.	
Contractor	BUILDING FEE DAMES 144 DD
Address Particular	S.M.I. FEE 88 30
$\frac{-133}{^{\text{City}}} 0104 \text{ AVE.}$	F PLAN CHECKING FEE PHONE \$2000
State Lic to a state City of a state	E Fer #826 (30,00
Arch., Engr., S 210779 City Lic. No. 2825	E Compl. Fee S Penalty
Address Address A Tel.	SPECIAL INSP.
City Zip State	171 20
Proposed Later and the second se	PERMIT NO .: WORKERS COMP. EXP. PROCESSED BY M
Construction KITCHEN REMODEL 3 ONE INTROOM	PERMIT NO.: 14060 WORKERS COMP. EXP. PROCESSED BY: 14060 07/01/93 Date: 1/25/93
NEW WALL & P/R EXT. WINDOWS.	LICENSED CONTRACTOR'S DECLARATION
Size Stories Units	I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Brysiness and Pro- tessions Code, and my license is in the torce and effect
New Add. Addr Repairs Demolition	Exp. 03 31 94 Signature of Date 03 31 94
WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a	OWNER-BUILDER DECLARATION
certificate of Worker's Compensation Insurance or a certified copy	I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes
Policy No. 11799771-92 Company State Fund	Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE	pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Pro- tessions Code, or that he is exempt therefrom, and the basis for the
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.	alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than
Date Applicant NOTICE TO APPLICANT: If, after making this Certificate of Exemption	five hundred dollars (\$500). I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not
you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.	sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec.7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of pro-
CONSTRUCTION LENDING AGENCY	perty who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement
I hereby affirm that there is a construction lending agency for the per- formance of the work for which this permit is issued. (Sec. 3097, Civil Code.)	intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
Lender's Name	<ul> <li>I, as owner of the property, am exclusively contracting with licens- ed contractors to construct the project, (Sec. 7044, Business and</li> </ul>
I certify that I have read this application and state that the above infor-	Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's
mation is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property	License Law.) I am exempt under Sec, B.&P.C. for this reason
Signature of Application Signature Date	
Mailing Address 733 POPTOLA AVE City, State, Zip COLENDALE, CA 91200	Date Owner
CONST. HRS. 8 AM-7 PM ONLY INSPECTOR COPY 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.

## **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.				
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.				
ROOF SHTG: Nailing, Diaph. Blocking, Motericl Grade and Thickness, Roof Drains.				
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	2/893	kin		
INSULATION: Thickness, R-Values, Piping, Sound Caulking.	2/1/93	Bin		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.				· · · · · · · · · · · · · · · · · · ·
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.	2/11/93	Oh		
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.	1			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.		Ø		
SWIMMING POO	DL/SPA			
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.				
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			SETBACKS:	
FINAL INSPECTION		. îr	FRONT	PLOT PLAN
MISCELLANE	DUS			
SPRAY PAINT BOOTH:			-	
RETAINING WALL:				
DUST COLLECTION SYSTEM:				
VENEER:				
RE-ROOF:				
SIGN(S):				
			_	
INSPECTION	DATE	INSP. SIGN.		

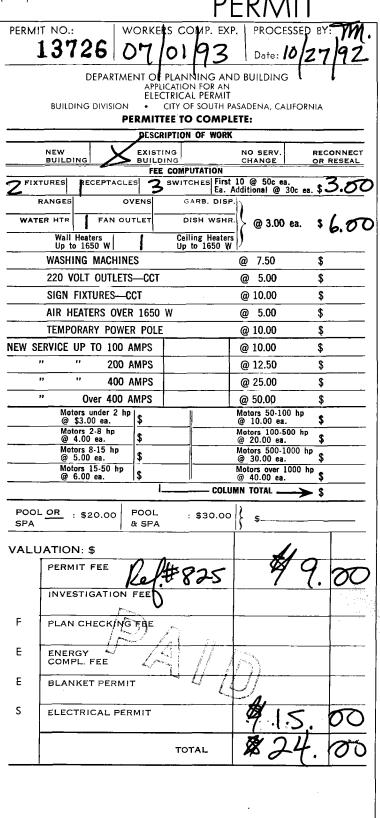
PLEASE PLAN A 1" SQ. SCALE

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## CITY OF SOUTH PASADENA

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

	Building Address BAG GREELED AVE
	Lot Tract Tract
	Owner MARION CAMPBELL
$\bigcirc$	Mailing
Z	Address 946 GATFIELD AVE City Zip Tel.
$\overline{\bigcirc}$	GO PASAFENA 91030
	Address Republic
$\bigcap_{i=1}^{n}$	City Zip Tel.
	CLENTALE, CA 9/206 08-241-8374 State Lic. No. City
nc	& Classif. 310779 (B) Lic. No.
σ	WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy
$\bigcirc$	thereof (Sec. 3800 Lab.C.). Policy No. // 79997/ -92 Company State Fund
Ζ	CERTIFICATE OF EXEMPTION FROM WORKER'S
$\overline{z}$	COMPENSATION INSURANCE
7	issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.
A	Date Applicant NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of
	the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.
rtment of PLANNING and BUILDING	CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the per-
1 T	formance of the work for which this permit is issued. (Sec. 3097, Civil Code.)
С О	Lender's Address
Ĕ	LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (com-
	mencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
ď	Exp. 03 3194 Signature of Contractor
depa	OWNER-BUILDER DECLARATION
0	the following reason: (Sec. 7031.5. Business and Professions Codes) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in-
	tended or offered for sale. (Sec. 7044, Business & Professions Codes) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business
	and Professions Code.)
	Date Owner
	I certify that I have read this application and state that the above in- formation is correct. I agree to comply with all city and county or-
	dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-
	Signature of Applicant Date Date
	Mailing Address 725 CTOLA AAC. City, State, Zip CLENDALEL CA
I	
	INSPECTOR COPY CONST. HRS. 8 AM-7 PM ONLY



ELECTRICAL

CASHIER USE

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

INSPECTION	N RECORD	
	DATE	APPROVED
GROUND WORK		2
	11/1/2	A.
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS	\	
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FINAL ELECTRICAL INSPECTION	12/28/92	Yes

## INSPECTOR NOTES

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## Underground electrical conduit diagram

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## **ATTACHMENT 3**

Architectural Plans

# REMODEL & ADDITION TO BALL BRADY RESIDENCE

## PROJECT INFORMATION SCOPE OF WORK:

**REMODEL AND 514 SQUARE FOOT ADDITION** AT REAR OF HOUSE TO CREATE AN EXPANDED MASTER SUITE WITH ENLARGED BATHROOM AND CLOSETS AND A STUDY

ADDITION OF 110 S.F. PERGOLA EXTENDING FROM EXISTING REAR PORCH

### ADDRESS: 846 GARFIELD AVENUE SOUTH PASADENA, CA 91030

L.A. COUNTY OFFICE OF THE ASSESSOR ASSESSOR'S PARCEL NO.: 5324-024-032 PROPERTY TYPE: SINGLE FAMILY HOUSE YEAR BUILT: 1928

## LEGAL TRACT:

HARDISON TRACT SE 50 FT MEASURED ON SW AND NE LINES OF LOT 22 CITY ZONING DESIGNATION: RE HISTORIC STATUS: 5D3 PROPOSED HISTORIC DISTRICT : NORTHEAST OF MISSION DISTRICT HISTORIC ARCHITECTURAL STYLE: TUTOR/ENGLISH ARCHITECTURAL STYLE

## VICINITY MAP:



ADDITION - 846 GARFEILD AVE. LOT COVERAGE LOT SIZE: 10,000 EXISTING HOUSE: 1,602 S.F. PROPOSED ADDITION: 514 S.F. TOTAL PROPOSED HOUSE: 2,116 S.F. EXISTING 2 CAR GARAGE 378 S.F. EXISTING COVERED REAR PORCH 55 S.F. PROPOSED PERGOLA 101 S.F. ADDITION / EXISTING AREA RATION = 514 S.F. / 1,602 S.F. = .32 ALLOWABLE GROSS FLOOR AREA (35% X LOT AREA) : 10,000 S.F. X 35% = 3,500 > 2,116 S.F. LOT COVERAGE : 10,000 X 40% = 4,000 S.F. >2,650



## **BUILDING CODES:**

## ALL WORK ON THIS CONTRACT SHALL CONFORM TO THE LATEST CODES, REGULATIONS, AND LOCAL ORDINANCES, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

IBC 2020 City of L.A. Building. Code
IRC 2020 City of L.A Residential Code
NEC 2020 City of L.A. Electrical Code
UMC 2020 City pf L.A. Mechanical Code
UPC 2020 City of L.A Plumbing Code

- 1- 2022 California Building Code Title 24, Part 2 2- 2022 California Residential Code Title 24, Part 2.5
- 3- 2022 California Electrical Code Title 24, Part 3 4- 2022 California Mechanical Code - Title 24, Part 4
- 5- 2022 California Plumbing Code Title 24, Part 5
  6- 2022 California Energy Code Title 24, Part 6
  7- 2022 California Green Building Standards Code Title 24, Part 7

## LIST OF DRAWINGS

A-000	<b>COVER SHEET &amp; PROJECT INFORMATION</b>

- A-001 WINDOW AND DOOR SCHEDULES A-010 EXISTING SITE PLAN & LANDSCAPE PLAN
- A-011 PROPOSED SITE PLAN & LANDSCAPE PLAN
- A-100 EXISTING AND PROPOSED FLOOR PLAN
- A-200 EXISTING AND PROPOSED ROOF PLAN
- A-300 EXISTING AND PROPOSED SIDE ELEVATIONS (SOUTH SIDE) A-310 EXISTING AND PROPOSED SIDE EXISTING AND PROPOSED ELEVATIONS (EAST SIDE)
- A-320 EXISTING AND PROPOSED SIDE ELEVATIONS (NORTH SIDE)
- A-400 EXISTING AND PROPOSED BUILDING SECTIONS
- A-800 DETAILS A-900 PROPOSED SITE LINE ELEVATION & PHOTOGRAPHS

## PROJECT OWNER

## **OWNERS**: NICOLE BALL & MATT BRADY 846 GARFIELD AVENUE, SOUTH PASADENA, CA 91030 (213) 488-7177

## PROJECT TEAM

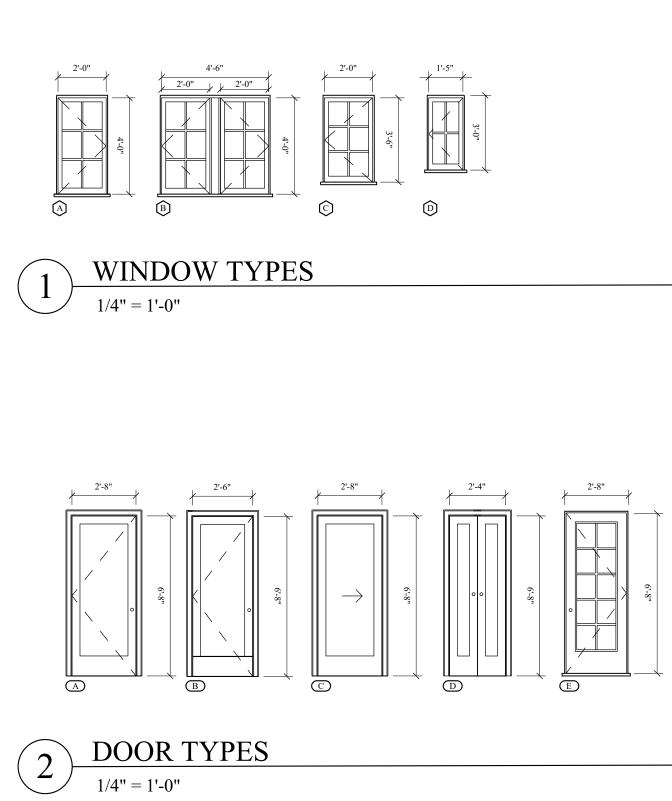
PROJECT DESIGNER: STAMPS & STAMPS ODOM STAMPS **318 FAIRVIEW AVENUE** SOUTH PASADENA, CA 91030 (626) 441-5600

	EXIS	STING			
PARCEL	AREA	LOT COVERAGE	F.A.R.		
EXISTING LOT	10,000 S.F.				
EXISTING HOUSE	1,602 S.F.	16%	.16		
EXISTING REAR PORCH	55 S.F.	.55%			
EXISTING GARAGE	378 S.F.	3.8%			
EXISTING TOTALS	2,035 S.F.				
EXISTING F.A.R. TOTALS	1,602 S.F.		.16		
	PRO	POSED			
EXISTING LOT	10,000 S.F.				
EXISTING HOUSE	1,602 S.F.	16%	.16		
PROPOSED ADDITION	514 S.F.	5.1%	.051		
EXISTING REAR PORCH	55 S.F.	.55%			
PROPOSED PERGOLA	101 S.F.	1%			
EXISTING GARAGE	378 S.F.	3.8%			
PROPOSED TOTALS	2,650 S.F.	26.45%			
PROPOSED F.A.R. TOTALS	2,116 S.F.		.211		
*EXTERIOR OR UNCONDITION **FIRST 500 S.F. FOR GARAGE	ED SPACE, NOT HABITAE	BLE R. CALCULATIONS	I		

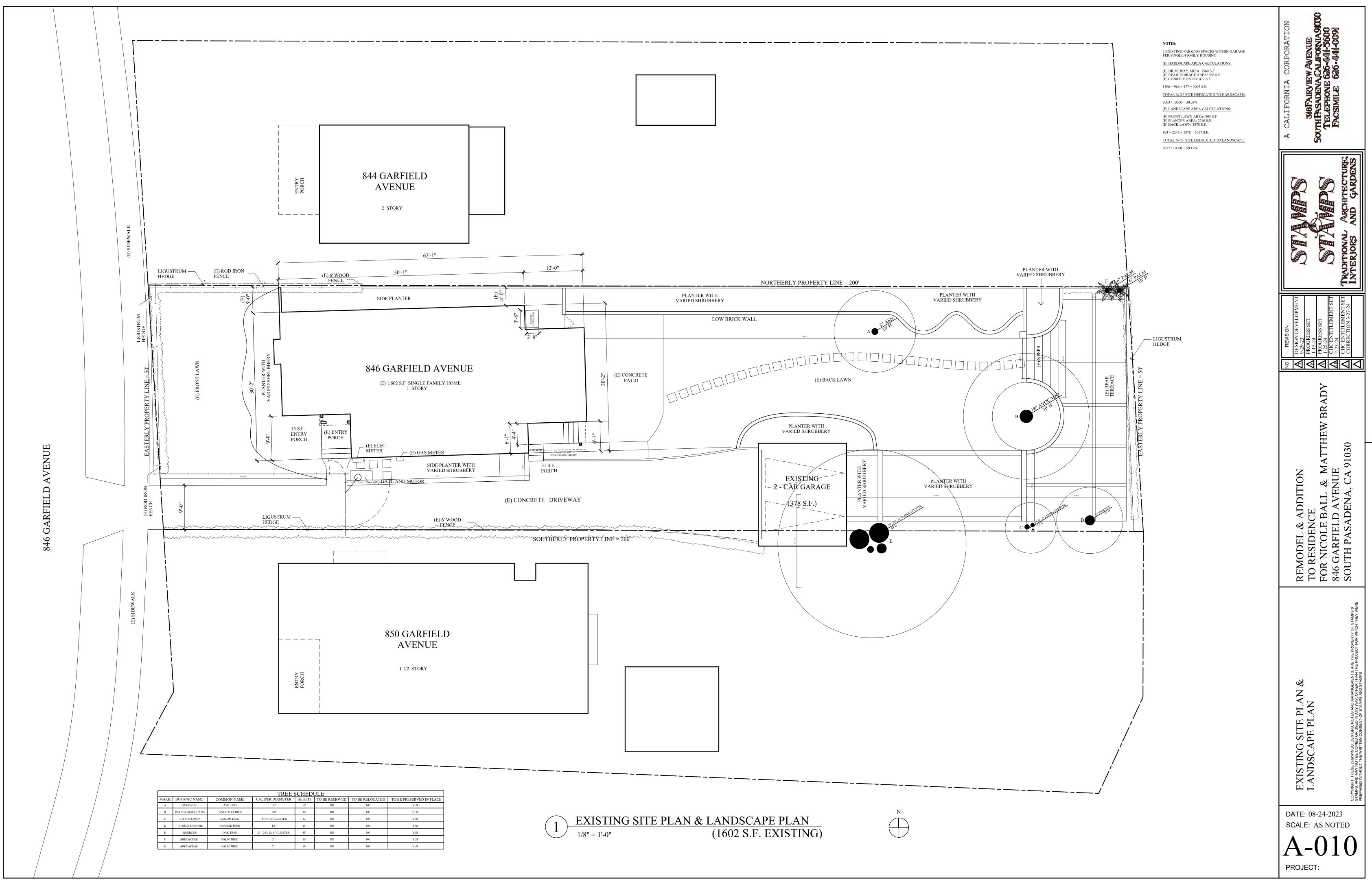
# AREA TABULATIONS

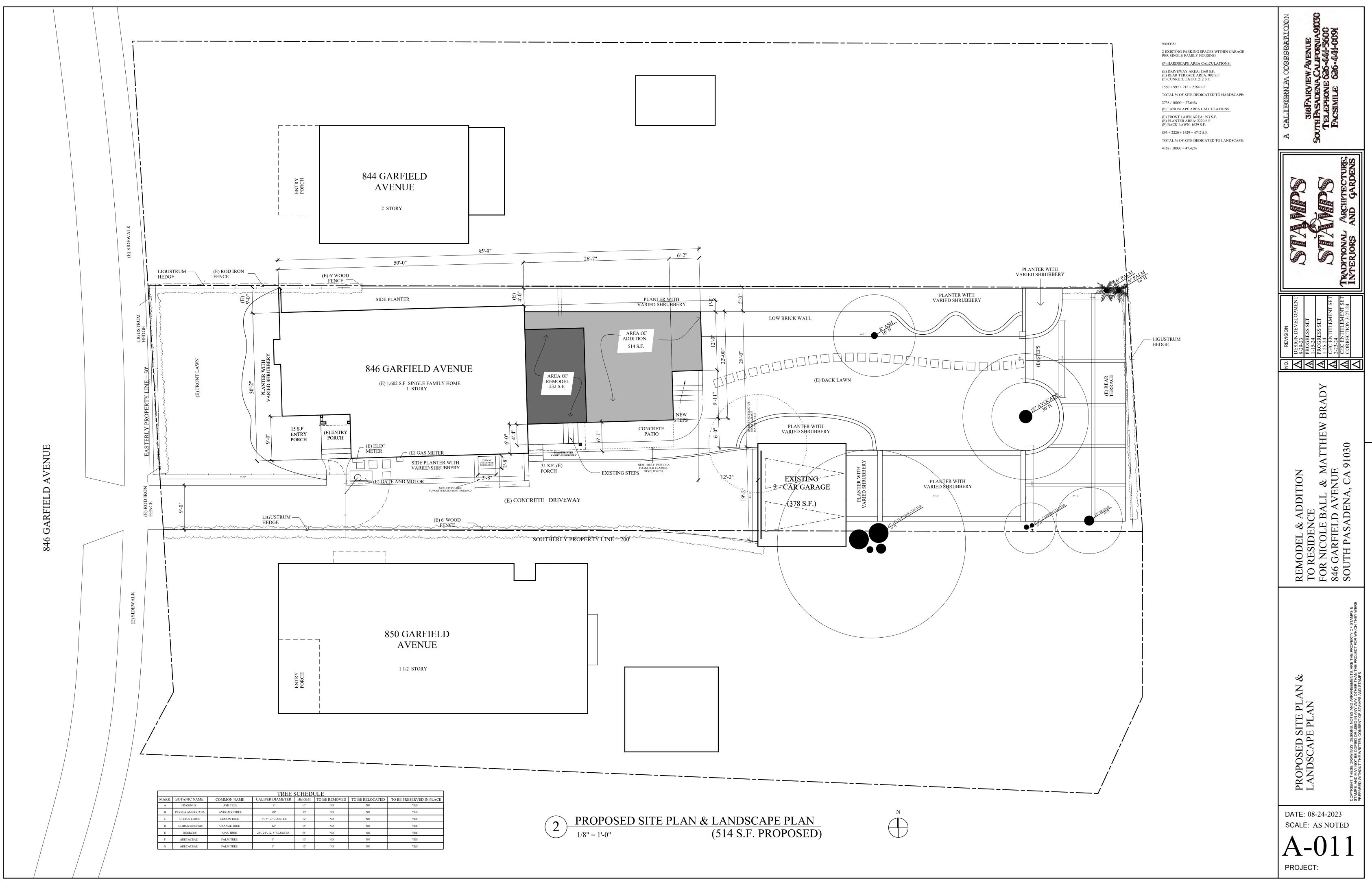
\*FIRST 500 S.F. FOR GARAGE IS EXCLUDED FROM F.A.R. CALCULATIONS

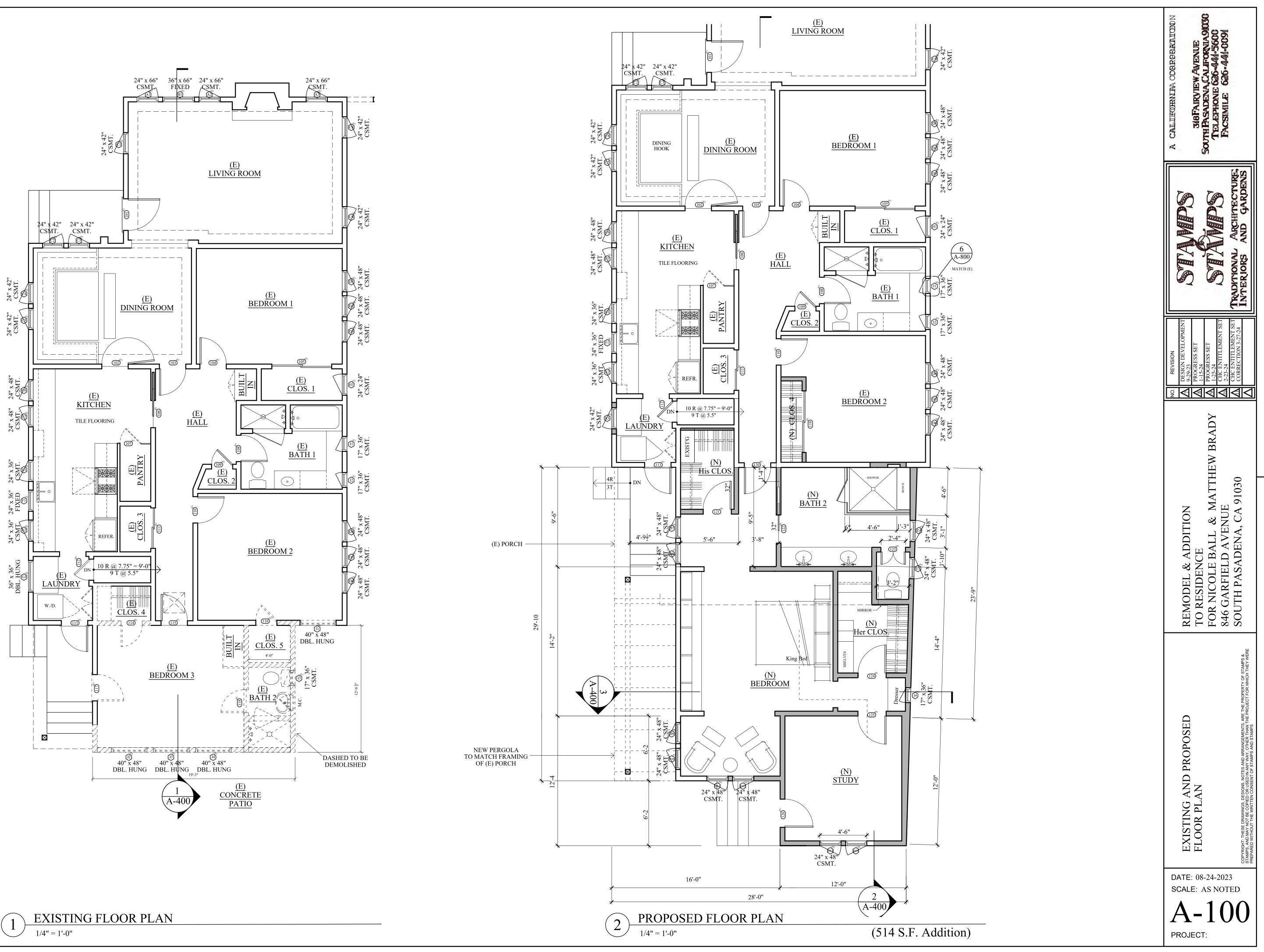
A CALIFORNIA CORPORATION	318FAIRVIEW AVENUE	TELEPHONE 626-441-5600	FACSIMILE 626-441-009		
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NO. REVISION	Progress SET	PROGRESS SET 1-25-24 PROGRESS SET	2-23-24	CHC ENTITLEMENT SET CORRECTION 3-27-24	
	REMODEL & ADDITION TO RESIDENCE	FOR NICOLE BALL & MATTHEW BRADY	846 GARFIELD AVENUE	SOUTH PASADENA, CA 91030	
	COVVER SHEET & PROJECT INFORMATION				COLTRIGHT: THESE DRAWINGS, DESIGNS, NUCLES AND ARKANGEMENTS, ARE THE FROTEKTT OF STAMPS & STAMPS, AND MAY NOT BE COPIED OR USED IN ANY WAY, OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE WRITTEN CONSENT OF STAMPS AND STAMPS
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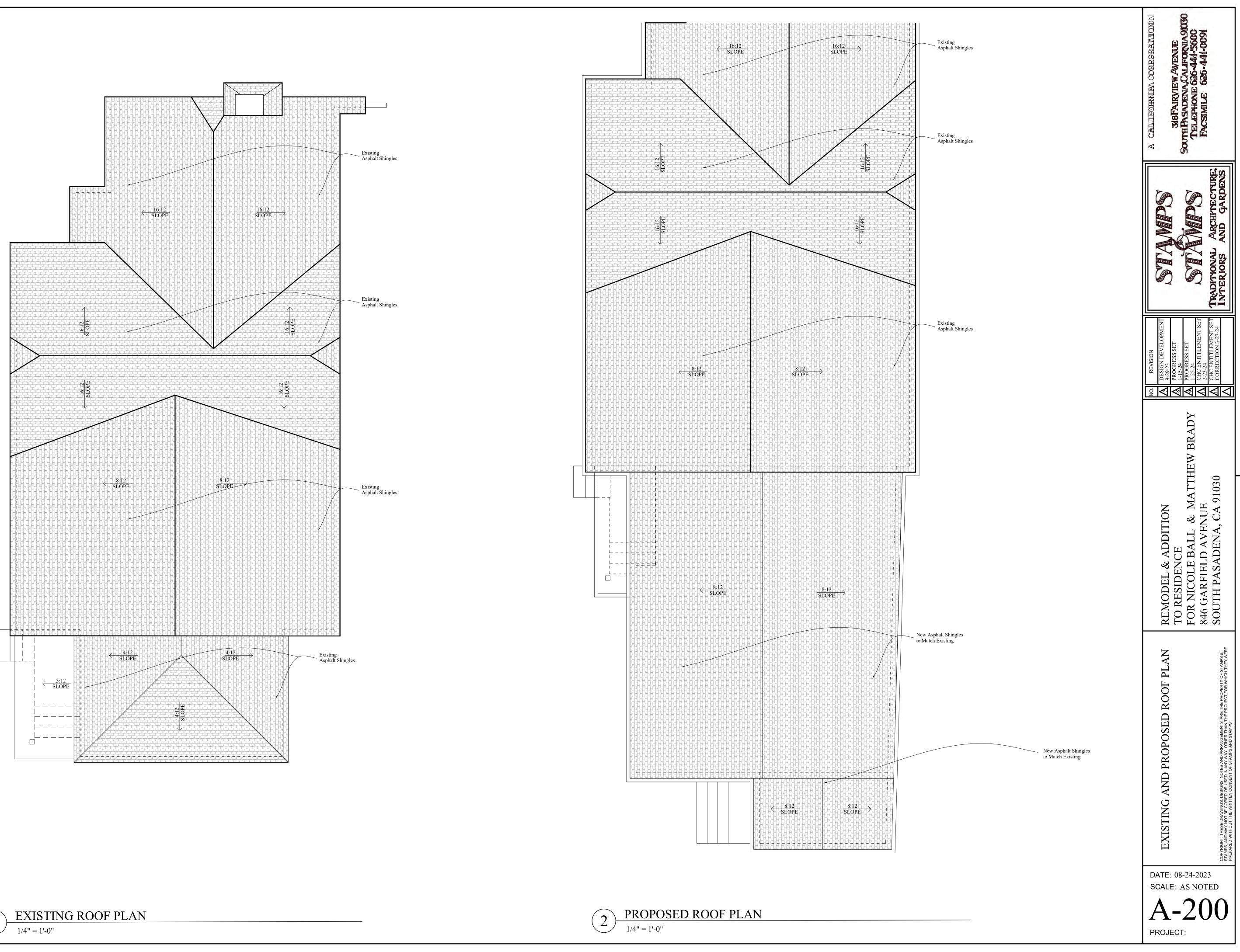


OCATION	DOOR SCHEDULE							WI	NDOW	/ SCHEDUL	E					
		DOOR TYPE		DOOR SI		HARDWARE	REMARKS	LOCATION		WINDOW	S	SIZE		FRAME		REMARKS
K ROOM NAME	TYPE	MATERIAL GLAZIN		HICK WIDTH			EXISTING TO REMAIN	NO: ROOM NAME	TYPE	MATERIAL	FINISH WIDTH	HEIGHT	JAMB/SILL/HEAD EXISTING	MATERIAL	FINISH	EXISTING TO REMAIN
(E) LIVING ROOM (E) DINING ROOM	EXISTING EXISTING	PAINT GRADE NO WOOD PAINT GRADE NO	TEAL PAINT 0' - 2 WHITE 0' - 2		6' - 8" 6' - 8"	SWING SWING	EXISTING TO REMAIN	A1 (E) LIVING ROOM A2 (E) LIVING ROOM		PAINT GRADE WOOD PAINT GRADE	TEAL PAINT         2' - 0"           TEAL         2' - 0"	5' - 6"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) HALL	EXISTING	PAINT GRADE     NO       WOOD     PAINT GRADE     NO	PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SWING	EXISTING TO REMAIN	A3 (E) LIVING ROOM		PAINT GRADE	PAINT TEAL 2'-0"	5' - 6"	EXISTING	WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) BEDROOM 1	EXISTING	PAINT GRADE   NO     PAINT GRADE   NO	PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SWING	EXISTING TO REMAIN	B1 (E) LIVING ROOM		PAINT GRADE	PAINT TEAL 3' - 0"	5' - 6"	EXISTING	WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) BEDROOM 1	EXISTING	PAINT GRADE NO WOOD PAINT GRADE NO	PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SLIDING	EXISTING TO REMAIN	C1 (E) LIVING ROOM		PAINT GRADE	PAINT TEAL 2'-0"	3' - 6"	EXISTING	WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
	EXISTING	PAINT GRADE NO WOOD PAINT GRADE NO	PAINT 0' - 2 WHITE 0' - 2		6' - 8"	POCKET	EXISTING TO REMAIN	C2 (E) DINING ROOM		PAINT GRADE PAINT GRADE	PAINT	3' - 6"	EXISTING	PAINT GRADE PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) KITCHEN	EXISTING	WOOD	PAINT				EXISTING TO REMAIN	C3 (E) DINING ROOM		PAINT GRADE PAINT GRADE	TEAL         2 - 0           PAINT         TEAL         2' - 0"	3' - 6"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) PANTRY		PAINT GRADE NO	PAINT		6' - 8"	SWING SWING	EXISTING TO REMAIN	C4 (E) DINING ROOM		PAINT GRADE PAINT GRADE	PAINT	3' - 6"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) BATH 1 (E) CLOSET 2	EXISTING EXISTING	PAINT GRADE NO WOOD PAINT GRADE NO	WHITE 0' - 2 PAINT WHITE 0' - 2		6' - 8"	SWING	EXISTING TO REMAIN	C5 (E) DINING ROOM		PAINT GRADE PAINT GRADE	TEAL PAINT         2' - 0"           TEAL         2' - 0"	3' - 6"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) BEDROOM 2	EXISTING	PAINT GRADE NO WOOD PAINT GRADE NO	PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SWING	EXISTING TO REMAIN	C6 (E) KITCHEN	EXISTING	PAINT GRADE	PAINT TEAL 2'-0"	3' - 6"	EXISTING	WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) CLOSET 3	EXISTING	PAINT GRADE NO PAINT GRADE NO	PAINT 0' - 2 WHITE 0' - 2		6' - 8"		EXISTING TO REMAIN	C7 (E) KITCHEN	EXISTING	PAINT GRADE PAINT GRADE	PAINT TEAL 2'-0"	3' - 6"	EXISTING	PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) LAUNDRY	EXISTING	PAINT GRADE NO WOOD PAINT GRADE NO	PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SLIDING SWING	EXISTING TO REMAIN	C8 (E) LIVING ROOM		PAINT GRADE PAINT GRADE	TEAL2 - 0PAINTTEAL2' - 0"	3' - 6"	EXISTING	WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
	EXISTING	WOOD	PAINT		6' - 8"	SWING	EXISTING TO REMAIN	C9 (E) LIVING ROOM		PAINT GRADE PAINT GRADE	TEAL2 - 0PAINT	3' - 6"	EXISTING	PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) LAUNDRY		PAINT GRADE YES WOOD	TEAL PAINT 0' - 2				EXISTING TO REMAIN			WOOD	PAINT			WOOD		
(E) CLOSET 4	EXISTING	PAINT GRADE NO WOOD	WHITE 0' - 2 PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SWING	EXISTING TO BE REMOVED EXISTING TO	D1 (E) BEDROOM 1 D2 (E) BEDROOM 1	EXISTING	PAINT GRADE WOOD PAINT GRADE	TEAL PAINT         2' - 0"           TEAL         2' - 0"	4' - 0" 4' - 0"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN EXISTING TO REMAIN
(E) STUDY	EXISTING EXISTING	PAINT GRADE NO WOOD	WHITE 0' - 2 PAINT 0' - 2 WHITE 0' - 2	2" 2' - 6" 2" 2' - 0"	6' - 8"	SWING SWING	EXISTING TO BE REMOVED EXISTING TO	D2 (E) BEDROOM 1 D3 (E) BEDROOM 1	EXISTING	PAINT GRADE WOOD PAINT GRADE	TEAL         2' - 0"           PAINT         TEAL         2' - 0"	4' - 0"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) CLOSET 5		PAINT GRADE NO WOOD	PAINT				EXISTING TO BE REMOVED EXISTING TO	D3 (E) BEDROOM 1 D4 (E) BEDROOM 2	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	4' - 0"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) STUDY	EXISTING	PAINT GRADE YES WOOD	TEAL PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SWING	EXISTING TO BE REMOVED EXISTING & TO	D4 (E) BEDROOM 2 D5 (E) BEDROOM 2		PAINT GRADE WOOD PAINT GRADE	PAINT	4' - 0"	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	EXISTING TO REMAIN
(E) BATH 2	EXISTING	PAINT GRADE NO WOOD PAINT GRADE NO	WHITE 0' - 2 PAINT		6' - 8"	SWING	BE REMOVED		EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	-		WOOD	PAINT	EXISTING TO REMAIN
(N) CLOSET	EXISTING	PAINT GRADE NO	WHITE 0' - 2 PAINT 0' - 2 WHITE 0' - 2		6' - 8"	SLIDING	DETAILS TO MATCH EXISTING DOORS DETAILS TO MATCH EXISTING	D6 (E) BEDROOM 2 D7 (N) BEDROOM	EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	4' - 0" 4' - 0"	EXISTING TO MATCH EXISTING	PAINT GRADE WOOD PAINT GRADE	PAINT	DETAILS TO MATCH EXISTING
(N) BEDROOM	В	PAINT GRADE NO WOOD	PAINT		6' - 8"	SWING	DOORS		В	WOOD	PAINT			WOOD		WINDOWS
(N) HIS CLOSET	A	PAINT GRADE NO WOOD	WHITE 0' - 2 PAINT		6' - 8"	SWING	DETAILS TO MATCH EXISTING DOORS	D8 (N) BEDROOM	В	PAINT GRADE WOOD	PAINT	4' - 0"	TO MATCH EXISTING	PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
(N) BATH	C	PAINT GRADE NO WOOD	WHITE 0' - 2 PAINT		6' - 8"	POCKET	DETAILS TO MATCH EXISTING DOORS	D9 (N) BEDROOM	В	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	4' - 0"		PAINT GRADE WOOD		DETAILS TO MATCH EXISTING WINDOWS
(N) BATH	D	PAINT GRADE NO WOOD	WHITE 0' - 2 PAINT		6' - 8"	SWING	DETAILS TO MATCH EXISTING DOORS	D10 (N) BEDROOM	B	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	4' - 0"	TO MATCH EXISTING	PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
N) HER CLOSET	A	PAINT GRADE NO WOOD	WHITE 0' - 2 PAINT		6' - 8"	SWING	DETAILS TO MATCH EXISTING DOORS	D11 (N) BEDROOM	В	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	4' - 0"	TO MATCH EXISTING	PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
I) STUDY	A	PAINT GRADE NO WOOD	WHITE 0' - 2 PAINT		6' - 8"	SWING	DETAILS TO MATCH EXISTING DOORS	D12 (N) BEDROOM	В	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	4' - 0"		PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
N) STUDY	E	PAINT GRADE YES WOOD	TEAL 0' - 2 PAINT	2" 2' - 8"	6' - 8"	SWING	DETAILS TO MATCH EXISTING DOORS	D13 (N) STUDY	В	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	4' - 0"	TO MATCH EXISTING	PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
								D14 (N) STUDY	В	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	4' - 0"	TO MATCH EXISTING	PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
								E1 (E) KITCHEN	EXISTING	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	3' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO REMAIN
		ND EXTERI						E2 (E) KITCHEN	EXISTING	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	3' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO REMAIN
		AILS AND P						E3 (E) LAUNDRY	С	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	3' - 0"		PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
DWS ANE								E4 (N) BATH	A	PAINT GRADE WOOD	PAINT	3' - 0"	TO MATCH EXISTING	WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
	2001	~						E5 (N) BATH	A	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	3' - 0"		PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
								F1 (E) KITCHEN	EXISTING	PAINT GRADE WOOD	TEAL 2' - 0" PAINT	3' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO REMAIN
								G1 (E) LAUNDRY	EXISTING	PAINT GRADE WOOD	PAINT	3' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO REMAIN
								H1 (E) KITCHEN	EXISTING	PAINT GRADE WOOD	PAINT	2' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO REMAIN
								11 (E) BATH	EXISTING	PAINT GRADE WOOD	PAINT	3' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO REMAIN
								12 (E) BATH 1	EXISTING	PAINT GRADE WOOD	PAINT	3' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO REMAIN
								I3         (E) BATH 2	EXISTING	PAINT GRADE WOOD	PAINT	3' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO BE REMOVED
								I4 (N) BEDROOM	D	PAINT GRADE WOOD	PAINT	3' - 0"	TO MATCH EXISTING	PAINT GRADE WOOD	PAINT	DETAILS TO MATCH EXISTING WINDOWS
								J1 (E) BEDROOM 2	EXISTING	PAINT GRADE WOOD	PAINT	4' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO BE REMOVED
								J2 (E) STUDY	EXISTING	PAINT GRADE WOOD	PAINT	4' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO BE REMOVED
								J3 (E) STUDY	EXISTING	PAINT GRADE WOOD	TEAL 3' - 4" PAINT	4' - 0"	EXISTING	PAINT GRADE WOOD	PAINT	EXISTING TO BE REMOVED
								J4 (E) STUDY	EXISTING	PAINT GRADE		4' - 0"	EXISTING	PAINT GRADE	PAINT	EXISTING TO

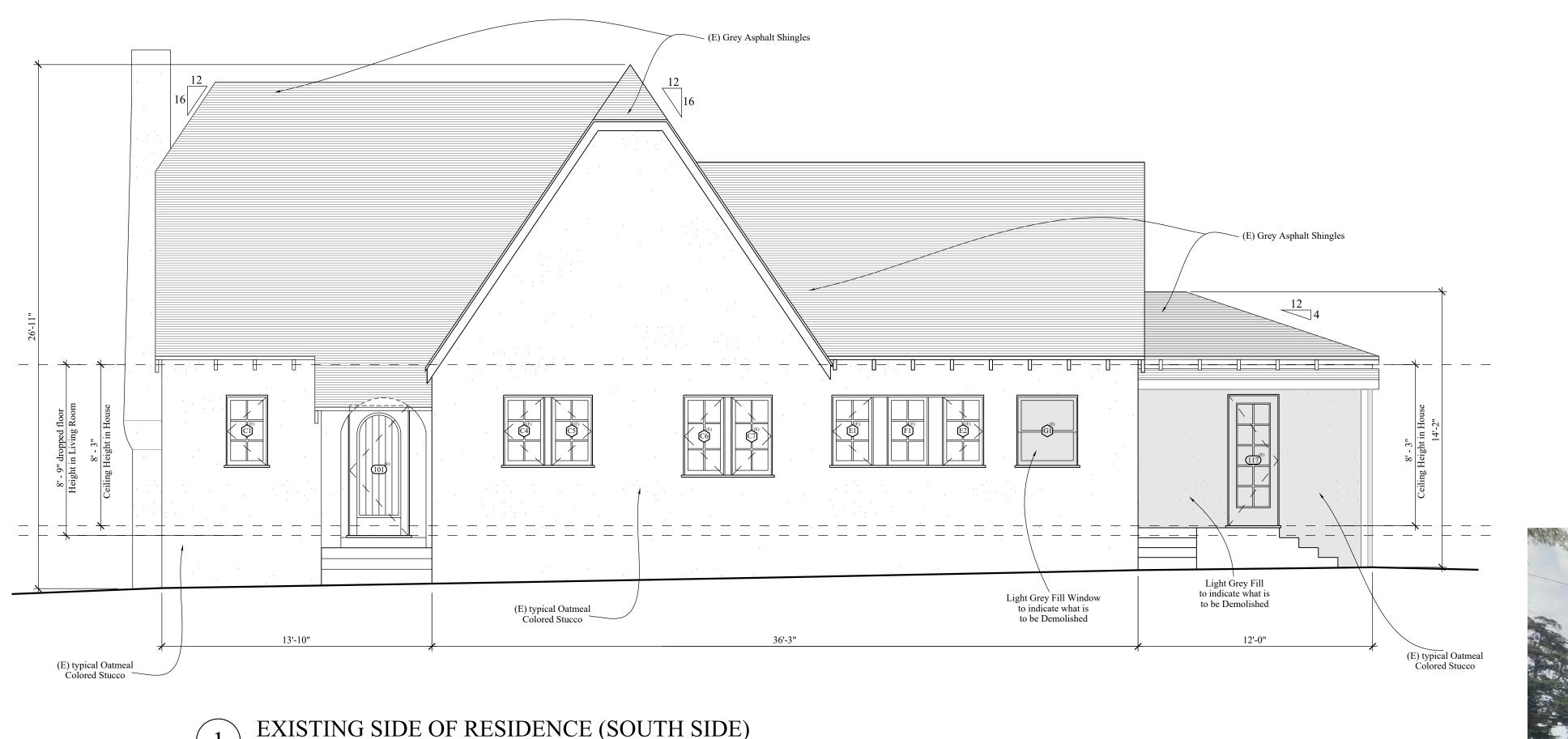










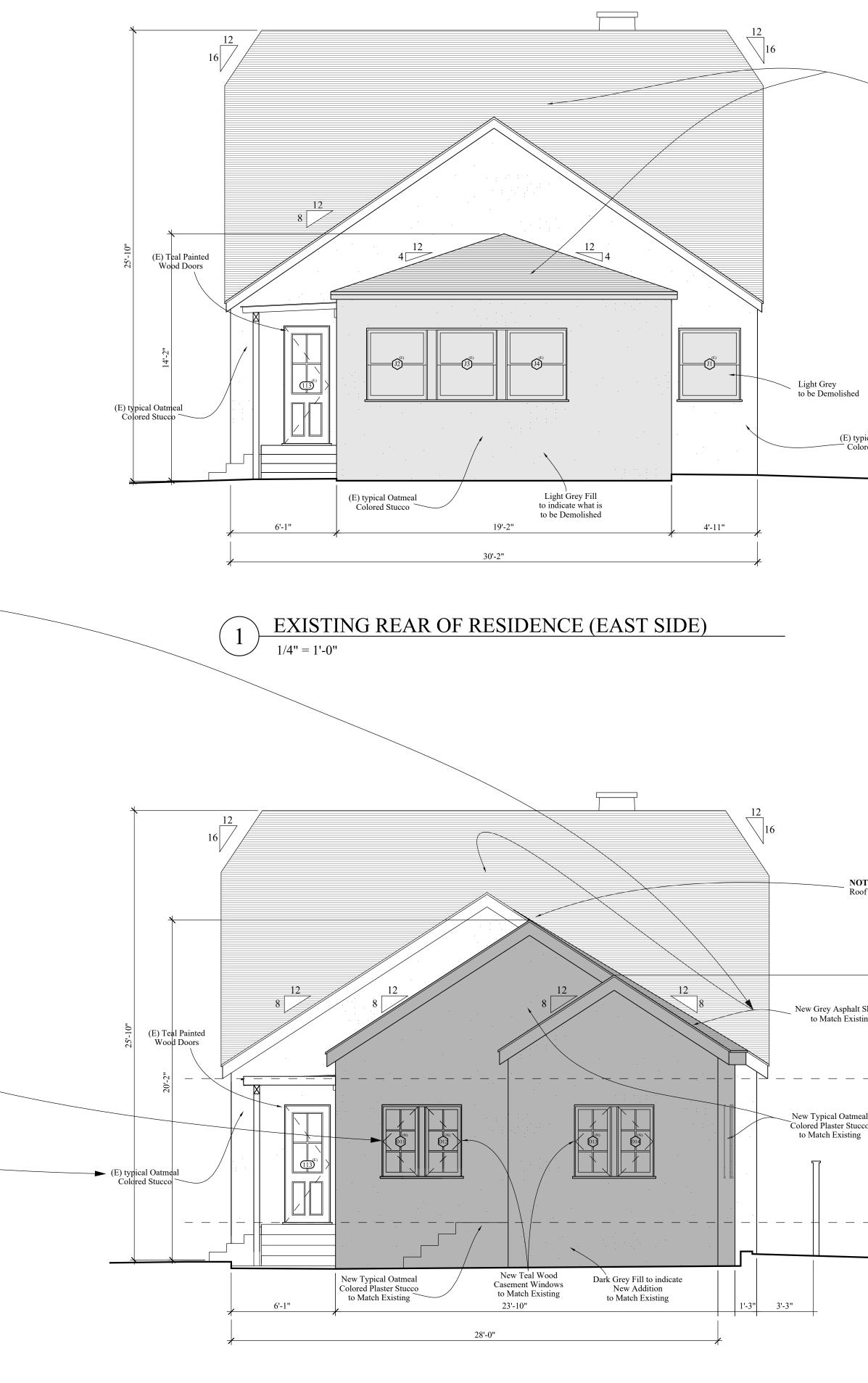




PROJECT:

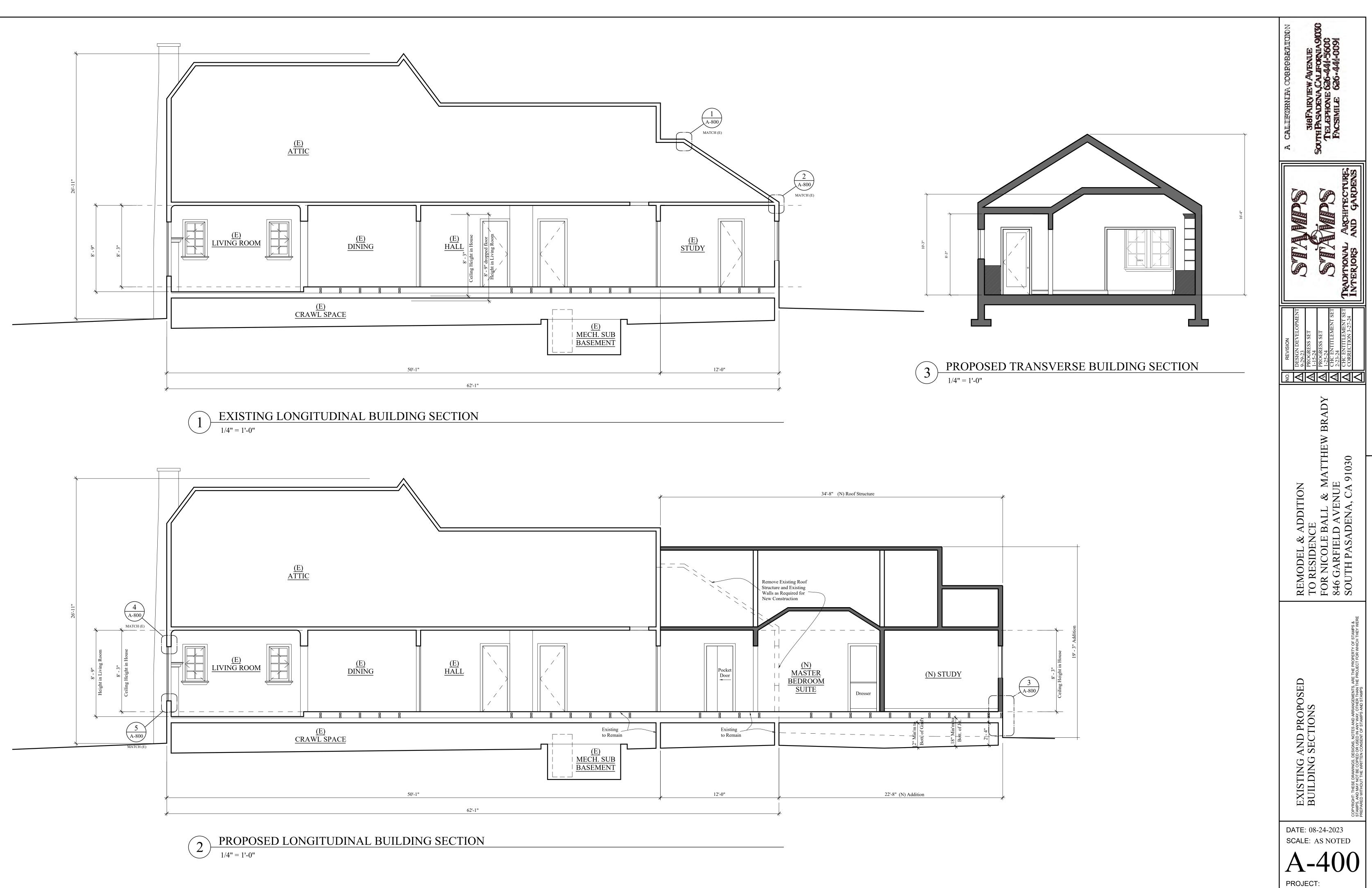






(E) Grey Asphalt Shingles	A CALLIFORNIFA COBROBRAICON 318FAIRVIEW AVENUE South Pasadena, California 91030 Telephone 626-4411-5600 Facsimile 626-4411-0091
zd typical Oatmeal olored Stucco	TRADITIONAL ARCHITECTURE, INTERIORS AND GARDENS
	NO. REVISION DESIGN DEVELOPMENT DESIGN DEVELOPMENT 9-29-23 PROGRESS SET 1-15-24 PROGRESS SET 1-25-24 CHC ENTITLEMENT SET 2-23-24 CHC ENTITLEMENT SET CORRECTION 3-27-24
<b>IOTE:</b> Loof line addition has been depressed to differentiate the addition from the existing home	REMODEL & ADDITION TO RESIDENCE FOR NICOLE BALL & MATTHEW BRAD 846 GARFIELD AVENUE SOUTH PASADENA, CA 91030
Alt Shingles isting 	
	EXISTING AND PROPOSED REAR ELEVATIONS (EAST SIDE) COPYRIGHT: THESE DRAWINGS, DESIGNS, NOTES AND ARRANGEMENTS, ARE THE PROJECT FOR WHICH THEY WERE STAMPS, AND MAY NOT BE COPIED OR USED IN ANY WAY, OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE WRITTEN CONSENT OF STAMPS &
	date: 08-24-2023 scale: As noted $A-310$ project:





## **ATTACHMENT 4**

Site and Neighborhood Photos

## **DIAGRAM OF PHOTO CAPTURE LOCATIONS:**



STREET

# PROPOSED SITE LINE ELEVATION (SOUTH SIDE) 1/8" = 1'-0"

B

PHOTOS OF 846 GARFIELD RESIDENCE: **ELEVATIONS OF HOUSE** 

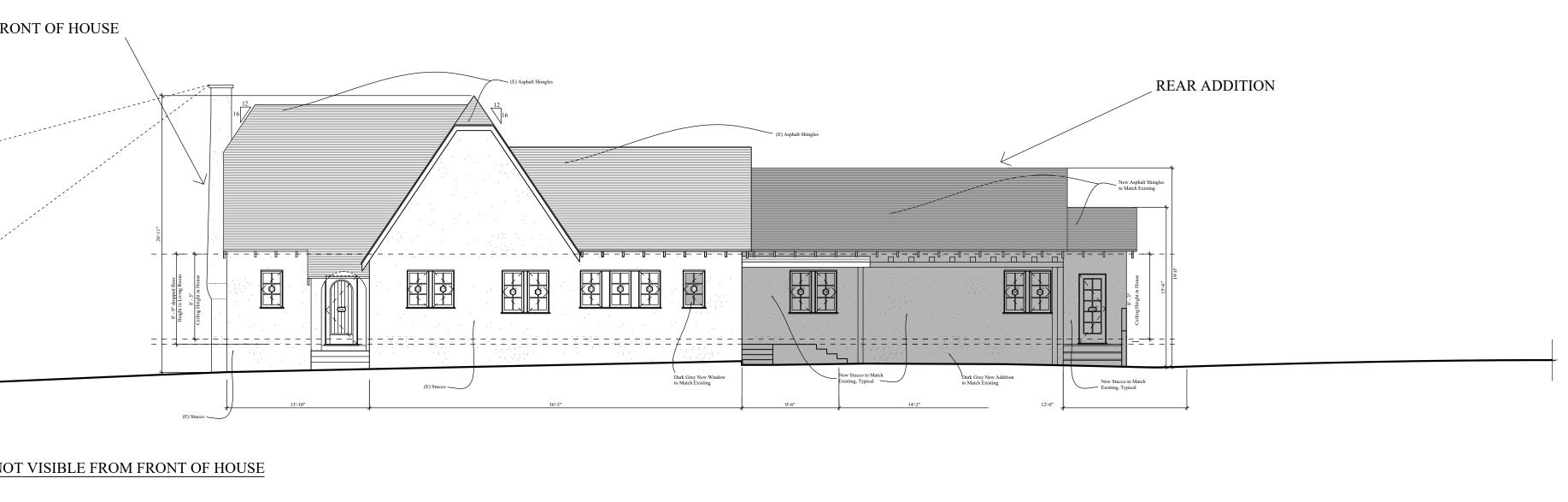






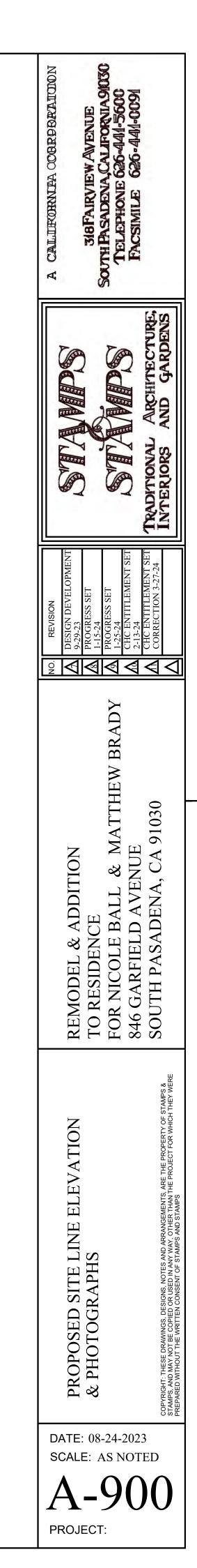






NOTE: REAR ADDITION IS NOT VISIBLE FROM FRONT OF HOUSE

## ACCESSORY GARAGE



## **Existing House Site Photos**



B PROPOSED SITE LINE ELEVATION (SOUTH SIDE)

#### PHOTOS OF 846 GARFIELD RESIDENCE:

#### ELEVATIONS OF HOUSE



A. WEST ELEVATION

B. WEST/SOUTH ELEVATION



#### C. EAST/SOUTH ELEVATION

D. SOUTH ELEVATION

ACCESSORY GARAGE



I. WEST ELEVATION

J. NORTH ELEVATION

PHOTOS OF PLANTERS



E. SIDE PLANTERS WITH VARIED SHRUBBERY



SHOWCASING NORTH SETBACK FROM PROPERTY LINE, EXISTING WINDOWS.

G. NORTH ELEVATION

(E) REAR TERRACE



H.

L. SHOWCASING GARAGE

M. SHOWCASING TREES Ν



K. EAST ELEVATION

HOUSE ELEVATIONS SHOWCASING EXISTING CONDITIONS: MASSIVE CHIMNEY, STUCCO FINISH, CASEMENT WINDOWS, DOORS, AND GABLED ROOF.

ALL ADDITIONS AND NEW CONSTRUCTION WILL MATCH DETAILS DEPICTED, AND WILL NOT BE VISIBLE FROM THE FRONT WEST ELEVATION OF THE RESIDENCE.

ACCESSORY GARAGE AND REAR TERRACE TO REMAIN AS EXISTING, UNCHANGED AND UNALTERED.

## Neighborhood Context

#### PHOTOS OF NORTH 300' OPPOSITE AND ADJACENT PROPERTIES FROM 846 GARFIELD:



1.	846 GARFIELD AVE	20. 843 GARFIELD AVE
2.	844 GARFIELD AVE	21. 839 GARFIELD AVE
3.	836 GARFIELD AVE	22. 835 GARFIELD AVE
4.	832 GARFIELD AVE	23. 833 GARFIELD AVE
5.	826 GARFIELD AVE	24. 823 GARFIELD AVE
6.	822 GARFIELD AVE	25. 815 GARFIELD AVE
7.	818 GARFIELD AVE	26. 809 GARFIELD AVE
8.	814 GARFIELD AVE	27. 805 GARFIELD AVE
9.	810 GARFIELD AVE	28. 847 GARFIELD AVE
10.	804 GARFIELD AVE	29. 851 GARFIELD AVE
11.	850 GARFIELD AVE	30. 859 GARFIELD AVE
12.	852 GARFIELD AVE	31. 2024 MISSION ST
13.	858 GARFIELD AVE	32. 1001 GARFIELD AVE
14.	862 GARFIELD AVE	33. 1007 GARFIELD AVE
15.	2101 MISSION ST	34. 1011 GARFIELD AVE
16.	1006 GARFIELD AVE	35. 1017 GARFIELD AVE
17.	1010 GARFIELD AVE	
18.	1012 GARFIELD AVE	
19.	1018 GARFIELD AVE	

KEY:

PHOTOS OF SOUTH 300' OPPOSITE AND ADJACENT PROPERTIES FROM 846 GARFIELD:



29. 30. 28 31.



10

35.



5. 4. 3. PHOTOS OF SOUTH 300' ADJACENT PROPERTIES FROM 846 GARFIELD:

32. 33. 34. PHOTOS OF NORTH 300' ADJACENT PROPERTIES FROM 846 GARFIELD:





# **ATTACHMENT 5**

**Project Narrative** 

#### Narrative for Alterations & Additions to 846 Garfield Avenue

The house at 846 Garfield Avenue Street was built in 1928 in an English Revival style. The English Revival details of the 1,602 square foot house include smooth stucco finishes, a prominent chimney, steep gabled roofs, and wood casement windows. A photograph of this house is featured in the city of South Pasadena's Design Guidelines to illustrate the English Revival Style.

We are proposing a remodel and addition of 514 square feet at the rear of the house to provide an expanded master suite with an enlarged bathroom and closets and a study. The roof line of the addition is in the same gabled form as the existing, but the pitch of the new roof will be minimized and depressed to differentiate the addition from the existing home and so that it sits behind and below the ridge line of the major gable roof that dominates the front façade of the house. The materials and architectural detailing of the addition will match the existing house using the same smooth stucco finish and the asphalt shingle roofing. New windows and doors will be painted wood and will match the details of the existing casement windows and french doors. An existing double hung window at the laundry room will be changed to a casement window to match all of the other windows in the house. A new wood pergola will extend from the existing rear porch with matching posts to provide shelter.

All of the proposed work to be undertaken is very deliberately on the rear of the house in order to keep the view of the house from the street intact. The addition will have no impact on the existing site trees preserving the mature landscaping of the rear garden.

Our intention is for the new construction at the rear of the house to merge seamlessly with the existing structure so that it appears to have always been there.



**DATE:** July 18, 2024

- **FROM:** Angelica Frausto-Lupo, Community Development Director Matt Chang, Planning Manager
- **PREPARED BY**: Tatianna Marin, Acting Assistant Planner
- SUBJECT: Project No. COA24-0006: A request for a Certificate of Appropriateness (COA) for a 63 square-foot first floor addition and a 277 square-foot second-story addition to the rear of an existing two-story single-family dwelling at 1705 Fletcher Avenue. (APN: 5320-030-023). 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

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. COA24-0006, subject to the Conditions of Approval (Attachment 1).

#### Background

Constructed in 1913, the subject site is included in the City's Inventory of Historic Resources. The residence is designed with the influence of Craftsman style. The subject site is located within the *Wayne/ Bushnell/ Fletcher District* as a potentially eligible historic district. *The Wayne/Bushnell/Fletcher District is a good example of a neighborhood of modestly-sized Craftsman single-family residences, with a high degree of integrity, in South Pasadena. Its period of significance is from 1902 to 1938, which encompasses the earliest residence to the latest. 77% of the buildings within the district boundary are contributing; therefore, the district is eligible for designation as a local historic district. The home in its original condition has good integrity with minimal modifications to the existing building shell. After its original built, the home had an interior remodel, chimney rebuild, as well as other minor permits that were pulled for reroofing, plumbing, electrical and mechanical permits. (Attachment 2 - Building Permits)* 

Cultural Heritage Commission July 18, 2024

The subject site is located on the west side of Fletcher Avenue. The property measures a total of 7,753 square feet. The property has an approximate depth of 155 feet and an approximate width of 50 feet. The subject site is currently developed with a two-story, single-family residence and an attached two-car garage.



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

The Craftsman style is noticeable in the structures' current condition with the use of; a low gabled roof, river rock columns, horizontal massing, earth-toned wood shingle siding, and projecting one-story porch.

#### PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to construct a 63 square-foot first floor addition and a 277 square-foot second story addition to the rear. The first-floor addition will remove the existing mudroom and second bathroom and expand the existing kitchen and create a pantry. The second-floor addition will create space for an additional bedroom and bathroom. When complete, the home will total 2,601 square-feet with four bedrooms. **(Attachment 3 – Project Plans)** 

#### PROJECT ANALYSIS

#### General Plan Consistency

The General Plan land use designation of the project is Low Density Neighborhood, which allows for detached single-family units. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan.

#### Development Standards

The subject site is located within the Residential Low Density (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 work and building design are suitable and compatible with the City's design standards and guidelines. Pursuant to Section 36.220.050 (Development of Small Nonconforming Residential Parcels), the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential development standards from SPMC Sections 36.220.040 and 36.220.050 were applied to the proposed project. The following table lists the project's conformance with applicable development standards.

Standard Requirement		Existing	Proposed	
Lot Coverage	50% (3,876.5 SF max. allowed)	28% 2,193 SF	32% 2,550 SF	
Floor Area Ratio (FAR)	35% (2,713.5 SF max. allowed)	29% 2,261 SF	33.5% 2,601 SF	
Building Height	35 ft.	23 ft.	Unchanged	
Off-Street Parking	2-Car (Covered)	2-car garage	Unchanged	
Front Setback	15' (with porch) 20' (w/o porch)	30 ft.	Unchanged	
Side Setback (North) 4 ft. minimum		10 ft.	Unchanged	

#### (RS) Residential Low Density Development Standards Compliance

Standard	Requirement	Existing	Proposed
Side Setback (South)	4 ft. minimum	3 ft. 2 in. (non- conforming)	Unchanged
Rear Setback	20 ft	77 ft.	73 ft.

#### Certificate of Appropriateness (COA)

The proposed addition requires a Certificate of Appropriateness with review and approval from the Cultural Heritage Commission as the addition is larger than the 200 square-foot threshold for CHC review as stipulated in Section 2.65 of the SPMC. The subject property has been identified as a contributor to an eligible historic district in the South Pasadena Inventory of Historic Resources. As such, an addition should be visually subordinate, or secondary, to the original structure.

The scope of work consists of a first floor and second floor rear addition.

#### **DESIGN REVIEW**

#### Project Design Elements

The addition is proposed at the rear of the home at the first and second floor. The new addition will incorporate materials to match the existing style such as new siding and roofing material.

The addition does not alter the original style of the home or modify original features, elements, or spaces, as illustrated in the development plans. The roof of the addition will match the proposed new roofing for the existing primary dwelling in a wood shake material and will be proposing new wood shingle siding in a smaller pattern to differentiate from the existing.

The proposed windows and doors schedule calls out wood material for the new doors and windows, to be consistent to the styles found in Craftsman style homes (Attachment 6 – Material Brochures).

In addition, the single-family home will remain compatible to the single-family residential tract, as the existing design style of the home will not be modified.

#### 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 Cultural Heritage Commission July 18, 2024

Standards for Treatment of Historic Properties, which intend to foster the preservation and rehabilitation of the character defining features. The standard procedure for historic buildings 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 includes a section focused on Craftsman and Bungalow styles (pages 10-11). The Craftsman style architecture is a unifying featured style in the neighborhood.

The materials, finishes, detailing, and size/mass of the additions, with the proposed work, are all compatible with the existing style and color of the home. The property will retain the original architectural style after the proposed addition.

#### 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 for preservation, rehabilitation, and use of historic resources in the City. The area where the addition is proposed is not visible from the street with minimal impact to the existing roof form. 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. The property will continue to be used as a single-family residence, in addition to retaining the original Craftsman influenced design. Existing and original features are also 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:

- "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. "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. "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		
<b>Standard 1</b> : A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.		
<b>Standard 2</b> : 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.		
<b>Standard 3</b> : Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.		
<b>Standard 4</b> : Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.		
<b>Standard 5</b> : Distinctive materials, features, finishes, and construction techniques or examples of Craftsman that characterize a property will be preserved.	Consistent.		
<b>Standard 6</b> : Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Not applicable.		
<b>Standard 7</b> : Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Consistent.		
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Consistent, no archeological resources are known to exist on the site.		
<b>Standard 9</b> : New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of	Consistent.		

Consistency with Secretary of the Interior Standards			
Standard	Staff's Recommended Consistency Determination		
the property and its environment.			
<b>Standard 10</b> : New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent.		

Recommended Project Specific Findings for a Certificate of Appropriateness (2, 5, and 6)

# 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 as the massing and style of the home will remain the same. 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 architectural styles. 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 potentially historic neighborhood.

# 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 project consists of a 63 square foot first floor addition to expand the existing kitchen and a 277 square foot second story rear addition to include a new bedroom. The addition is to the rear of the property and will not be visible from the public right-of-way.

The proposed addition is consistent with the surrounding residential land uses, which also contain one and two-story, single-family residences and will help further enjoy the existing use of the property. The proposed addition will not modify the front facade, helping to preserve the original structure and streetscape in compliance with the design guidelines for historic properties.

Finding No. 8: The project will be compatible with the appearance of existing Improvements on the Site and the new work will be compatible

# with the massing, size, scale, and Character-Defining Features to protect the Historic Integrity of the property and its environment.

The proposed project consists of an addition to the first and second floor rear of the property. As proposed, the addition is subordinate to the existing home and maintains the appropriate scale and character to the home and neighborhood. The rear addition will match the existing siding of wood shingles but is proposing the shingles in a smaller pattern to provide differentiation. In addition, the new addition will have new windows that will also match the existing material and style of wood windows. The project as proposed will maintain the character defining features of Craftsman style.

#### Environmental Analysis

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

#### Staff Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. COA24-0006, 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.

Cultural Heritage Commission July 18, 2024

#### Public Noticing

A Public Hearing Notice was published on July 5, 2024, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on July 3, 2024. 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. Building Permit History
- 3. Project Plans
- 4. Project Narrative
- 5. Site Pictures
- 6. Materials Brochure

Attachment 1: Conditions of Approval

Page 1 of 8

#### Attachment 1 CONDITIONS OF APPROVAL Certificate of Appropriateness Project No. COA24-0006 1705 Fletcher Avenue (APN: 5320-030-023)

#### DEVELOPMENT REQUIREMENTS

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

#### PLANNING DIVISION:

P1. The following approval is granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on July 18, 2024:

Certificate of Appropriateness for:

- a. A 63 square-foot first floor addition and a 277 square-foot second floor addition to an existing 2,261 sq. ft. two-story residence at 1705 Fletcher Ave.
- 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. When applicable, during construction, the demolition, 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.

#### **BUILDING DIVISION:**

- B1. The second sheet of building plans shall list all conditions of approval and to include a copy of the Letter of Determination from Planning. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current building 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. 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. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.
- 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. 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.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.

#### PUBLIC WORKS DEPARTMENT:

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be

found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.

- PW3. Fletcher 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 (SPPWC).
  - 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).
  - ii. 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 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:
  - i. The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
  - ii. The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).
  - iii. 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:
  - i. 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.
  - ii. Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.
  - iii. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
  - iv. 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.

- v. 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.
- vi. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

#### FIRE DEPARTMENT:

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code; Title 19 and applicable NFPA fire standards.
- FD2. Any deviation from approved plans will result in additional requirements and resubmittal of the project.
- FD3. 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). Address numbers shall be maintained.
- FD4. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD5. 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:
  - i. On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - ii. In each room used for sleeping purposes.
  - iii. 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.
- FD6. 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 (CFC 907.2.11.3).

- FD7. 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.
- FD8. 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.
- FD9. 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).
- FD10. 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.
- FD11. 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).
- FD12. 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:
  - i. At each stairway on all floor levels where combustibles materials have accumulated.
  - ii. In every storage and construction shed.
  - iii. Where special hazards exist included, but not limited to, the storage and use of combustible and flammable liquids.
- FD13. A set of plans must remain on the job site at all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.

FD14. 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

### 1705 FLETCHER AVENUE

CITY OF SOUTH PASADENA 1414 Mission Street • South Pasadena, California 91030 (818) 799-9101 PLANNING & BUILDING DIVISION PLAN CHECK APPLICATION				
Building Address 1705 FLETCHEP AVE Lot No. Block Tract				
DRS MCMORROW & WEINBURG				
Address 1705 FLETCHER AVE				
Arch., Engr. Designer THOMAS & EDWARDS				
TT33 PORTOLA AVE 010 491-2117				
CONSTRUCTION REBUILD CHIMNEY REBUILD				
ARJACENT Z'O WALLS, INTERIOR				
REMODEL, BOOKCASES ECT. Sq. Ft. Size N/A Stories i Units				
New Add. Alter. Repair Demolition				
U.B.C. Type Occ. Edition Const. Group				
Occ. F. D. Appr. H. D. Appr. Load Required Required				
Grading Obtained N.A. Variance Obtained N.A.				
Use Permit Des. Rev. APN Required Required				
No. Lot Bedrooms Size				
Special Conditions				
VALUATION: \$ 4 000 00				
F PLAN CHECKING FEE 4200				
E TOTAL				
s Permit No. C C 5 C Date S -18 566				
•WARNING: Plan Check Fees, where no action is taken by the applicant in One Hundred Eighty (180) Days and no Building Permit is issued, are forfeited to the City.				
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hareby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.				
Signature of Applicany anarge telawatty Date 3/18/88				
Mailing Address 1335 PORTOLA AVE				
City, State, ZIP GLENDALE, CA 11206				



### City of South Pasadena El

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

		10
1705 FLETCH	ul A	ve.
ASSESSOR PARCEL NUMBER	1	
BOOK PAGE	DESCRIPTION	PARCEL
derional information / Legal	DESCRIPTION	
OWNER'S NAME		
MAUREEN MCHOR	ERONO/K	en
STREET ADDRESS	· / W	UNBORG
1705 FLETCHER	2 AVE	2.
CITY	STATE	ZIP CODE
50. PASADENIA	CA	91030
PHONE NUMBER		······································
(626) 799-1	1291	
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		<u>,</u>
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
PHONE NUMBER		
CONTRACTOR'S NAME		
ACE ELECTRIC / J	MIDRA	eric-
ATT DET LODO COO		
6642 NO. SULT	rana f	ave
СІТҮ	STATE	ZIPCODE
HAN GABRIEL	1CA	91775
LICENSE CLASS LIQENSE	NUMBER	EXPIRATION DATE
1 Dry	4185	
PHONE NUMBER		
(624) 37-7	503	
WORKER'S COMPENSATION INSURAN	CE COMPANY N	AME
Y		
WORKER'S COMP. INSURANCE POLIC	NUMBER	EXPIRATION DATE
· · · · · · · · · · · · · · · · · · ·		1

#### **ELECTRICAL 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: Signaturellaunten Uellomer

#### LICENSED CONTRACTOR'S DECLARATION

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

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

#### WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature burgen flellomon Date: 6-11-01

#### **CONSTRUCTION LENDING AGENCY**

See the back of this form for required statement

#### **AUTHORIZATION OF ENTRY**

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

Name: Maureen	MamoRROL	)
Signatulelauren		

New residential construction		
Less than 3 units:	sq. ft	\$
3 or more units:	sq. ft	\$
Outlet(s) for receptacles, swi	tches, & lights	115
First 20		s_2/S
21 or more		
Lighting Fixture(s)		
First 20		\$
21 or more		\$
Branch circuit(s) (used in lie	u of unit fees above)	
First 10 branch circuits		\$
11 to 40 branch circuits		\$
Residential appliances		\$
Nonresidential appliances		\$
Power apparatus (size in HP	, KW, or kVA)	
Over 1 but not over 10		\$
Over 10 but not over 50		\$
Over 50 but not over 100		\$
Signs, outline lighting, and n	arquees	
Supplied from one branch circuit		\$
Additional circuits within	the same sign	\$
Service New Change	Size:	\$
Switchboards, subpanels, m	otor control centers	
0 to 399A		\$
400A to 1,000A		\$
Over 1,000A		\$
Misc. apparatus, conduit, an	d conductors	\$
Temporary power pole(s)		\$
Temporary distribution syst	em	\$
Subtotal		\$ 445-
Plan Checking Fee		\$
Additional Plan Checking Fee		\$
Plan Maintenance Fee		
Permit Issuance Fee		s <u>24.50</u>
Total Permit Fee		s 25.65

ITEM

<u>QTY</u>.

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
006500	INITIALS S/C	DATE 6-// 0/
DATE OF FINAL	FINAL BY	2

FEE

and the second
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NO.	INSPECTION	DATE	INSPECTOR	] INSPE	
	REQUIRED ELECTRICAL INSPECTIONS AND APPROVALS				
E1	Temporary Power Pole			7	
E2	System Ground Ground Rod UFER Water Pipe	_			
E3	Underground Electrical	6-13-01_	1. J. 12, 3	1	
E4	Rough Wiring		- + <i>22 <u>2</u></i>	1	
E5	Rough Conduit			-	
E6	Bonding Water and Gas			1	
E7	Service			-	
E8	Final Electrical Inspection				
	Utility Released	8-3-04	In/		

#### CTION NOTES \_\_\_\_\_

# **CONSTRUCTION LENDING AGENCY** I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name:

IN A

Lender's Address:

			4

	na ELECTRICAL PERMIT APPLICATION	<u>QTY</u> .	<u>ITEM</u>
1414 Mission Street South Pasadena, CA 91030	<b>OWNER-BUILDER DECLARATION</b>		New residential construction 3 units:
Office Hrs: 7:30 am to 5:00 pm, 1 Phone Number (818) 403-7220	M-F License Law for the following reason (Section 7031.5 of the Business and Professions Code):		ore units: _ Outlet(s) for receptacles, swi First 20
SITE ADDRESS 1705 FLETCHER AVE.	1, 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).	20jZ	21 or more Lighting Fixture(s) First 20
ASSESSOR PARCEL NUMBER BOOK PAGE PARCEL ADDITIONAL INFORMATION / LEGAL DESCRIPTION	<ul> <li>l, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).</li> </ul>	<u>3</u> X	21 or more Branch circuit(s) (used in lie First 10 branch circuits
OWNER'S NAME	I am exempt under Section, Business and Professions Code for the following reason:		11 to 40 branch circuits
KEWETH WEINBERG MD MAUREEN MC	Date: Date:		Nonresidential appliances Power apparatus (size in HP
1705 FLETCHER AVE.	LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing		Over 1 but not over 10 Over 10 but not over 50
Sound PASADENA STATE ZIP CODE PHONE NUMBER	with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.		Over 50 but not over 100 Signs, outline lighting, and n Supplied from one brance
626-799-7291	signature: Relat john Date: 6/2/98		Additional circuits within ServiceChange
PRINCIPAL DESIGNER'S NAME	WORKERS' COMPENSATION DECLARATION Workers' compensation declarations:		Switchboards, subpanels, m 0 to 399A
STREET ADDRESS	☐ I have and will maintain a certificate of consent to self-insure for workers' comparisation, as provided for by Section 3700 of the Labor Code, for the		_ 400A to 1,000A
PHONE NUMBER	<ul> <li>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 section 3700 of the work for which this permit is issued.</li> <li>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</li> </ul>		Misc. apparatus, conduit, an Temporary power pole(s) Temporary distribution syst
CONTACT PERSON	number are listed in the left column of this application.		king Fee
PHONE NUMBER	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	Additiona	I Plan Checking Fee
626-797-7647 CONTRACTOR'S NAME	become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.	Permit Iss	uance Fee
CUSTOM CRAFTSMANSHIP CONS	ST, Signature: Rulit J Jen Date: 6/2/98	Total Per	mit Fee 101-520
583 MCWILTON R.	<u>CONSTRUCTION LENDING AGENCY</u>		PLAN CHECK NUMBER
ALTADENA CA. 91001	See the back of this form for required statement		· · · · · · · · · · · · · · · · · · ·
LICENSE CLASS LICENSE NUMBER EXPIRATION DATE $610671$ $1/99$	AUTHORIZATION OF ENTRY l certify that I have read this application and state that the information given is	ADDIT	IONAL PLAN CHECK NUMBER
PHONE NUMBER 626-791-7647 WORKER'S COMPENSATION INSURANCE COMPANY NAME	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		PERMIT NUMBER
	of making inspections.		
WORKER'S COMP. INSURANCE POLICY NUMBER EXPIRATION DATE	Name: ICOISERS LEE	DATE OF	FINAL

ess than.	3 units: sq.	ft\$		
3 or mo	re units: sq.	ft\$		
	Outlet(s) for receptacles, switches,	& lights		
	First 20	\$		
n. 1	21 or more	\$		
K.	Lighting Fixture(s)		~~	
	First 20	\$	22	00
21	21 or more			
<u>&gt; X</u>	Branch circuit(s) (used in lieu of u	nit fees above)	<b>.</b>	
	First 10 branch circuits	\$	2	,40
2	11 to 40 branch circuits	\$		
6	Residential appliances	S		50
	Nonresidential appliances	\$		
	Power apparatus (size in HP, KW,	, or kVA)		
	Over 1 but not over 10	\$		
	Over 10 but not over 50	S	<u> </u>	
	Over 50 but not over 100	\$		
	Signs, outline lighting, and marque	ees		
	Supplied from one branch circu	uit \$	<u> </u>	<u> </u>
	Additional circuits within the sa	ume sign\$		
	. Service New Change Siz	se: \$		
	Switchboards, subpanels, motor c	ontrol centers		
	0 to 399A	\$		
	400A to 1,000A	\$		
	Over 1,000A	\$		
	Misc. apparatus, conduit, and cond	ductors \$		
	Temporary power pole(s)	\$		
	Temporary distribution system	\$		
		\$		
ubtotal		\$	<u>63</u>	.90
	king Fee			•
dditiona	Plan Checking Fee	\$		
lan Main	tenance Fee	\$		
	uance Fee			50
otal Per	mit Fee 101-5200-0	304 .	88.	40
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<u>FEE</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
001481	INITIALS	DATE 6-2-98
TE OF FINAL	FINAL BY	

NO.	INSPECTION	DATE	INSPECTOR	
	REQUIRED ELECTRICAL I		L	INSPECTION NOTES
	Temporary Power Pole			۰ ۰
E2	System Ground Ground Rod UFER Water Pipe		de la	
E3	Underground Electrical	UPANAS	NON T	The Black / 1/10/98 Mac
E4	Rough Wiring	6/3/48	Ch I	The the factor
E5	Rough Conduit	······································		
E6	Bonding Water and Gas			
E7	Service			
E8	Final Electrical Inspection			
l	Jtility Released	-3-48	CA .	
<i>k/3/4</i>	(1) Rough Wining	Diming Ti	har aly.	FINDING AND SAFETTY
	<u> </u>	<u> </u>	<u> </u>	
		·····		
<u> </u>	·····			
				~
the	<b>CONSTRUCTION</b> reby affirm that there is a c performance of the work for ction 3097 of the Civil Cod	construction ler or which this p	nding agency for	
Len	der's Name:	· · ·	х.	

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Lender's Address:

City of South Pasadena 1414 Mission Street South Pasadena, CA 91030 Office Hrs: 7:30 am to 5:00 pm, M-F Phone Number (626) 403-7220 Insp. Request (626) 403-7220
SITE ADDRESS FLETCHER DR.
ASSESSION PARCEL NUMBER BOOK PAGE PARCEL ADDITIONAL INFORMATION / LEGAL DESCRIPTION
OWNER'S NAME MALLEEN MCMONN STREET ADDRESS 1705 FLETCHER DR.
CITY STATE ZIP CODE SPAS CA 91030 PHONE NUMBER
Image: Construction of the second
STREET ADDRESS
PRONE NUMBER
CONTACT PERSON
PHONE NUMBER (626) 4837032
CONTRACTOR'S NAME Angling Roofing Screet aldress
CITY SANMAIN STATE ZIP CODE SANMAIN & THE JUDE
LICENSE CLASS LICENSE NUMBER EXPIRATION DATE 578327 9-30-99
PHONE NUMBER 3981302 WORKER'S COMPENSATION INSURANCE COMPANY NAME
WORKER'S COMPENSATION INSURANCE COMPANY NAME
285-98 481 1-1-99

#### **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):

□ 1, 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).

□ 1, 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:

#### LICENSED CONTRACTOR'S DECLARATION

Date:

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.

Date: Signature:

#### WORKERS' COMPENSATION DECLARATION

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

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

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

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

Date: Signature:

#### **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: 7/11/98 Name: Signature:

DESCRIPTION OF WORK	
Reroof Over Existing	Tear-Off and Reroof
X New Plywood and Roof	Metal Roof o/Existing
Other	
KENDON W/ C	BAF FIBERBUS
SHENRING &	Home + barage
TYPE OF STRUCTURE	
RESIDENTIAL	NONRESIDENTIAL
AREA	CODE IN EFFECT
32 SQUARES / SQ. FT	
, 8800 -	\$
INITIAL VALUATION	REVISED VALUATION

#### **PRE-ROOF INSPECTION IS REQUIRED**

#### DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED

ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EX-PENSE OF THE APPLICANT

BUILDING PERMIT FEE	5	167.25
ISSUANCE FEE	5	23.50
	s	5
	5	\$
	5	5
	\$	
101-5200-00		
PERMIT NUMBER	INITIALS	DATE
001679	Ra	7-14-98
DATE OF FINAL 7-21-518	FINAL BY	Ċ

NO	INSPECTION	DATE	INSPECTOR	
	REQUIRED BUILDING IN	SPECTIONS ANI	D APPROVALS	
RI	Preroof, Tear Off, or Sheathing	7/17/98	aco.	
R2	Final Roof Inspection	5/2/193	Me	

## **INSPECTION NOTES**

<u>_</u>	 	·······

Sec. Sec.

<b>CONSTRUCTION LENDING AGENCY</b> I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).
Lender's Name:
Lender's Address:

# CITY OF SOUTH PASADENA 1414 Mission Street • South Pasadena • California 91030 • 799-9101



:

# **PLANNING & BUILDING DIVISION**

Building Address 1705 Fletcher Ave.			U.B.C Editio	J.B.C. Type dition Const.				Occ. Group					
Lot Block No.	Tract			Occ. F. D. Appr. Lood Required						H. D. Appr.			
Owner William Martin			Grading Variance								N.A.		
Moiling Address 1705 Fletcher Ave.			Use Permit  Vese Permit Required Des. Rev. Required APN Required										
City South Pasadena	Zip	Tel.	No. Bedro			Lot Size			.L				
Contractor Virgin Roof Co.			Special										
Address 600 S. San Gabriel Blvd.			Conditions VALUATION: \$ 3.583.00										
City San Gabriel	ity Zip Tel.			PLAN CHECKING FEE (BLDG)									
State Lic. & Classif. C39 16		City	PLAN CHECK VALIDATION					-+			+		
Arch., Engr.,			F	PERMIT F						,		+	
Designer Address		Tel.	E PERMIT FEE								5	2	00
City	Zip	State	S	<u> </u>								+	
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Construction Reroof house and garage with			O N	071150								-+	
comp. shingles			DS	OTHER TOTAL	······································								
Sq. Ft.	No.	Na. Dw.	<u> </u>			<u></u>					5	51	9 <b>0</b>
Size Stories Units				VALIDATION       Permit Na.     Processed by       Date     0.57/0.0.1									
New Add, Alter, Repair g Demolition						: 7	iy by				154	ΩΛ	4-
LICENSED CONTRACTOR'S DECLARATION         In the Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.         OWNER-BUILDER DECLARATION         OWNER-BUILDER DECLARATION         In that I am exempt from the Contractor's License Law for the fouring reason: (Sec. 1031.5. Business and Professions Code Any city or rounly which requires a permit to construct, after, improve demokish, or repair any structure, prior to its issuance also requires the applicant for such permit to file sense and requires the applicant for a permit, tabjects determent that he is licenced purplement to 200 of Division 3 of the Business and Professions Code, or that he six exempt form 1000 of Division 4 of the Business and Professions Code, or that he six exempt han five hundred dollars (\$500). <ul> <li>                 Las owner of the property, or my employees with wayes as their sole component in sole and which is on completion. (Sec. Tota, Business and Professions Code state.)</li> </ul> <li>                 Las owner of the property and the structure is not intended or affered for such apply to an owner of property who builds or improvement that he id not build or improve for the purpose of sale.)</li> <ul>                 Las owner of the property, am exclusively contracting with licensed contractor is licensed to a civilition or improve for the purpose of sale.) </ul> <ul> <li> <ul> <li>                 as owner of the property, am exclusively contracting with licensed contractor is alow which inthe or omprove for the purpose of sale.)</li></ul></li></ul>			WORKERS' COMPENSATION INSURANCE (This section need not he completed if the permit is for one hundred dollars (\$100) or lene.) 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. NOTIGE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.								800. Ind.		
Date Owner				City, State, Zig	P	San Ga	bri	el,	Ca.				

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 120 days.



#### INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.				INSPECTIO	N 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						
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.							
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Staps.					·		
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.				<u></u>			
FINAL INSPECTION: Finish Grading Certif., Stape Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.						· · · · · · · · · · · · · · · · · · ·	
SWIMMING POC	DL/SPA						
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.					· · · · · · · · · · · · · · · · · · ·		
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			SETBACKS:	1			
FINAL INSPECTION			FRONT	PLOT PL	AN	FRONT	٦
MISCELLANE	CUS	<u> </u>	-				
SPRAY PAINT BOOTH:							
RETAINING WALL:							
DUST COLLECTION SYSTEM:			-				
VENEER:		2					
RE-ROOF:	9/22/81	21					5
SIGN(5):		U					
	 						J. J.
			-				
	DATE	INSP. SIGN.					

PLANNING & BUILDING DIVISION	· (818	8) 799-9101	Р	ERMIT	
Address 705 FLETCHER AVE	U.B.C Editio		Occ. Load	Occ. Group	
Lot Tract Tract	USE ZONE		Variance Required	Appr.	
Owner DRS MC MOFFOR & WEINBURG	Lot Size				
Address 705 FLETCHER AVE					
City Zip Tel.	VALU	ATION: \$4,00	2000		
Contractor TEGH INCORPORATED		BUILDING FEE		56	0
Address PORTOLA AVE		S.M.I. FEE			5
CITY CLENDALE ZIG 1206 - 941-2117	F	PLAN CHECKING	FEE		<u> </u>
State Lic. & Classif B 310779 Lic. No. 30377	E E	Energy Compl. Fee		-En	+
Arch., Engr., Designer THOM A CHARTER	s	Penalty	- EXPI	KEV	+
Address / Tel.		SPECIAL INSP.			+
City CLENTALE Zegizolo Lic. No CLAILO		 	· · · · · · · · · · · · · · · · · · ·	56	5
Proposed		IT NO.:	WORKERS COMP. EXP	<u>_</u>	1-
DUCENT 20 WALLS INTERIOR CAR		CU7250	7-1-89	Date: 10-18.	
WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.). Policy No. W.2 - 161_0301C Company Liber Tw Mthuce CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. DateApplicantApplicantNOTICE TO APPLICANE. If, after making this Certificate of Exemption NOTICE TO APPLICANE. If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the per- formance of the work for which this permit is issued. (Sec. 3097, Civil Code.) Lender's Name	, c c F ( f c f f i [ iii ( PH ii is b	I hereby affirm that for the following real Any city or county with demolish, or repair of opplicant for such pro- commencing with Se essions Code, of the alleged exemption or a permit subjects ive hundred dollars intended or offered Code: The Contracto beenty who builds or in through his own emp intended or offered for s sold within one yee burden of proving th ale.)	te property, or my emplo ion, will do the work, c for sale. (Sec.7044, B r's License Law does not a nproves thexeon and who loyees, provided that suc or sale. If, however, the bar of completion, the own at he did not build or imp e property, am exclusive!	Zontractor's License L ss and Professions Co construct, alter, impro- isvance also requires ement that he is licen License Law, Chapte of the Business and F 1031.5 by any applic venalty of not more th yees with wages as th and the structure is usiness and Professi pply to an owner of p does not work himsel himprovements are puilding or improvem her-builder will have prove for the purpose	des ve, the sed Pro- than than ent the the the the the the the the the th
Lender's Address	o si Li	rotessions Code: The wher of property whe uch projects with a c icense Law.)	o construct the project. K e Contractor's License La o builds or improves therec contractor(s) licensed purs er Sec, B.&P.C.	w does not apply to on, and who contracts uant to the Contracto for this reason	an for

INSPECTOR COPY

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					1

FOUNDATION: {Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.				NSPECTION	NOTES	
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vop. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			FIREPLACE	Locting	10/14/5	নিদ
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.						
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			]			· · · · · · · · · · · · · · · · · · ·
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Noiling, Backing, Diaphr. Draft Staps.						
INSULATION: Thickness, R-Values, Piping, Sound Caulking.						
FIREWALLS: Material, Thickness, Dampers, Doors, Clasers, Fusible Links.						
INTERIOR: LATH/DRY WALL: Noiling, Supports, Laps, Joint Reinf.						
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			·			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Cord Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.				· · · · · · · · · · · · · · · · · · ·		
SWIMMING POO	OL/SPA					
EXCAV. REINF. SETBACKS: Rodius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			· · · · · · · · · · · · · · · · · · ·			
FENCE/GATES: Height, Closers, Accessibility, Lotches, Stability.			SETBACKS:			
FINAL INSPECTION		×	FRONT	PLOT PLA	SIDE	FRONT
MISCELLANEC	DUS					
SPRAY PAINT BOOTH:						
RETAINING WALL:						
DUST COLLECTION SYSTEM:						
VENEER:				v		
RE-ROOF:						
\$IGN(S):						
INSPECTION	DATE	INSP. SIGN.				

STREET PLEASE PLAN A 1" SQ. SCALE



**CITY OF SOUTH PASADENA** 

1414 Mission Street Inspection Request (626) 403-7226 Office Phone: (626) 403-7220 Fax: (626) 403-7221

#### **CORRECTION NOTICE**

1705 FLETCHEN 2-7-02 A JiNAAL/ Page \_\_\_\_ of \_\_\_\_ TIME 1-NO ACCESS FOR CAUSA WATER HEATER MSPECTICA 2-RESCIPCIONE WHEN ACCESS CAN ZE MADE

	(LUS 007	DE 4/15/99 300	92
City of South Pasadena	ELECTRICAL PERMIT APPLICATION	OTY. ITEM	1
1414 Mission Street		New residential construction	
South Pasadena, CA 91030	<b>OWNER-BUILDER DECLARATION</b>	Less than 3 units: sq. ft\$	
Office Hrs: 7:30 am to 5:00 pm, M-F	I hereby affirm under penalty of perjury that I am exempt from the Contractor's	3 or more units: sq. ft\$	, <u></u>
Phone Number (626) 403-7220	License Law for the following reason (Section 7031.5 of the Business and	Outlet(s) for receptacles, switches, & lights	17
Insp. Request (626) 403-7226	Professions Code):	First 20	10
NITE ADDRESS	I, as owner of the property, or my employees with wages as their sole	21 or more\$	·
	compensation, will do the work, and the structure is not intended or offered for	Lighting Fixture(s) First 20 \$	2
, , , , , , , , , , , , , , , , , , , ,	sale (Section 7044 of the Business and Professions Code).	21 or more	
ASSESSOR PARCEL NUMBER	☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and		
BOOK PAGE PARCEL	Professions Code).	<b>D</b> Branch circuit(s) (used in lieu of unit fees above) First 10 branch circuits\$	; <u>53</u>
ADDITIONAL INFORMATION / LEGAL DESCRIPTION	I am exempt under Section, Business and Professions	11 to 40 branch circuits\$	
	Code for the following reason:	Residential appliances\$	
DWNER'S NAME		Nonresidential appliances\$	;
KENLIETT KLENBERG AND MANNER MIMOR	Signature: Date:	Power apparatus (size in HP, KW, or kVA)	
STREET ADDRESS	LICENSED CONTRACTOR'S DECLARATION	Over 1 but not over 10\$	;
1705 FLETCHER AVE.	I hereby affirm that I am licensed under provisions of Chapter 9 (commencing	Over 10 but not over 50\$	
CITY STATE ZIP CODE	with Section 7000) of Division 3 of the Business and Professions Code, and	Over 50 but not over 100\$	·
South PASADENA CA. 91030	my license is in full force and effect.	Signs, outline lighting, and marquees	•
PHONE NUMBER	Signature: 12, 14, 13, 98 Date: 14, 13, 98	Supplied from one branch circuit	
626-799-7291		Additional circuits within the same sign	
PRINCIPAL DESIGNER'S NAME LICENSE NO.	WORKERS COMPENSATION DECLARATION		
	I hereby affirm under penale of perium on the following declarations:	Switchboards subpanels, motor control centers	<u>, 2'</u>
STREET ADDRESS	□ I have and we maintain the transfer of consent to self-insure for workers'	400A to 1,000A\$	
	compensation, as previous for by Section 3700 of the Labor Code, for the	Over 1,000A\$	ē
CITY SATE / ZIPCODE	A ferformance of the work for which this permits issued.	Misc. apparatus, conduit, and conductors\$	\$
		Temporary power pole(s)\$	;
PHONE NUMBER	Section 3700 of the Labor Code, while performance of the work for which this permit is issued. My works compensation insurance carrier and policy	Temporary distribution system\$	;
	number are listed the feft column of this application.	\$	
CONTACT PERSON	☐ I certify that in the performance of the work for which this permit is	Subtotal	
ROBERT LEE	issued shall not employ any person in any manner so as to become subject to	Plan Checking Fee	
PHONE NUMBER	the workers' compensation laws of California, and I agree that if I should	Additional Plan Checking Fee	
626-797-7647	become subject to the workers' compensation provisions of Section 3700 of the	Permit Issuance Fee \$	í – Ţ
CONTRACTOR'S NAME	Labor Code, I shall forthwith comply with those provisions.		52
CUSTON CRAFTSMANSHIP CONST.	Signature: 14/13/98 Date: 1/13/98	Total Permit Fee 101-5200.004 s	
STREET ADDRESS		PLAN CHECK NUMBER INITIALS	DAT
583 Minister R.	CONSTRUCTION LENDING AGENCY		
CITY STATE ZIP CODE	See the back of this form for required statement		
ALTADENA CA 91001		ADDITIONAL PLAN CHECK NUMBER INITIALS	
LICENSE CLASS LICENSE NUMBER EXPIRATION DATE	AUTHORIZATION OF ENTRY	ADDITIONAL FLAN CHECK NUMBER INTITALS	DAI
B 610671 1/99	I certify that I have read this application and state that the information given is		
PHONE NUMBER	correct. I agree to comply with all federal and state laws and city ordinances		
626-797-7647	relating to building construction, and I authorize a representative of this City to	PERMIT NUMBER INITIALS	DAT
WORKER'S COMPENSATION INSURANCE COMPANY NAME	enter upon the property for which I have applied for this permit for the purpose	002304	(1 /
	of making inspections.		<u>''/)</u> '
WORKER'S COMP. INSURANCE POLICY NUMBER EXPIRATION DATE	Name: KOBERT LEE	DATE OF FINAL FINAL BY	
	Signature: Ralit Ja Date: 14/3/98		
	Bigliarure		

6.50

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53.50

24.00.

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DATE

DATE

DATE

(l) 13

NO.	INSPECTION	DATE	INSPECTOR	NORCHANNER	
	REQUIRED ELECTRICAL IN	SPECTIONS A	ND APPROVALS	INSPECTION NOTES	
El	Temporary Power Pole				
E2	System Ground Ground Rod UFER Water Pipe				
E3	Underground Electrical	-19-98	COC	Agavage	
E4	Rough Wiring	-19-98	00		······································
E5	Rough Conduit				
E6	Bonding Water and Gas				
E7			an		
<b>E8</b>	Final Electrical Inspection	1-3-98	af c		
	Utility Released				
			N		
			6 6 5 0 S		
<u></u>			A Destruction of the		
				νη 	

<b>CONSTRUCTION LENDING AGENCY</b> I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued	
the performance of the work for which this permit is issued (Section 3097 of the Civil Code).	
Lender's Name:	
Lender's Address:	

# CITY OF SOUTH PASADENA

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

PERMIT NO .:			
183	WORKERS COMP. EXP.	PROCESSED BY	V
C(7====	Examp/	Date: /0 ~6	- 88
	DESCRIPTION OF WORK	<u></u>	
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FI	TURE
BATHTUBS	ACC. SINKS		ASHING ACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS		
LAVATORYS	"P" TRAPS	VE	INTS
	GARBAGE		
		SP	RINKLEI
			STEM
SINKS	TRAYS	F0	UNTAIN
TOTAL FOR ABOVE FIXTU	RES @ 6.00	ea <u>\$ 6.6</u>	0
SAND OR GREASE TRAPS	@15.00	\$	
GAS PIPE SYSTEM, 1-5 OU	EXPIRE®	۲	. <u>.</u>
+ EACH ADDITIONAL O	UTLET @+.0	\$	
SOIL OR VENT PIPE ALTER	OR REPAIR @12.50	\$	·
DILUTING TANK OR WAT	ER SOFTENER @15.00	\$	
BUILDING DRAIN, ALTER	OR REPAIR @15.00	\$	
SEWERS, CESSPOOLS, SE	PTIC TANKS @25.00	\$	
INSTALL; REPAIR; WATER	HEATER @ 7.50	\$	· · · · · · · · · · · · · · · · · · ·
	COLUMN TO	TAL	
POOL OR : \$20.00	POOL \$30.00 }	6	
SPA	······································		- <b>F</b>
VALUATION: \$ 30		15	]00
PLUMBING PER	MIT FEE	ľ	-
INVESTIGATION	I FEE		00
PLAN CHECKIN	G FEE		
E			
E	· · · · · · · · · · · · · · · · · · ·		
C BLANKET PERM	IT		
S PERMIT ISSUAN	ICE FEE	75	00
	12		The
	TOTAL	\$ 20	oc
		7 56	
		CASHIER USE	
	NO. EACH FIXTURE         NO. EACH FIXTURE         BATHTUBS         STALL SHOWERS         LAVATORYS         WATER CLOSETS         URINALS         KITCHEN         SINKS         TOTAL FOR ABOVE FIXTU         SAND OR GREASE TRAPS         GAS PIPE SYSTEM, 1-5 OU         + EACH ADDITIONAL OU         SOIL OR VENT PIPE ALTER         DILUTING TANK OR WATH         BUILDING DRAIN, ALTER         SEWERS, CESSPOOLS, SEI         INSTALL; REPAIR; WATER         POOL OR       : \$20.00         SPA         PLUMBING PER         INVESTIGATION         F         PLAN CHECKIN         E         E         BLANKET PERM	PLUMBING PERMIT         BUILDING DIVISION * CITY OF SOUTH PASAGE         TELEPHONE (818) 799-910         PERMITTEE TO COMPLE         DESCRIPTION OF WORK         NO. EACH FIXTURE         ACC. SINKS         STALL SHOWERS         ARD DRAINS         LAVATORYS         "P" TRAPS         GARBAGE         WATER CLOSETS         DISPOSALS         URINALS         DISHWASHERS         KITCHEN         LAVATORYS         "P" TRAPS         GARBAGE         WATER CLOSETS         DISPOSALS         URINALS         DISHWASHERS         KITCHEN         KITCHEN         LAVATORYS         "P" TRAPS         GARBAGE         WATER CLOSETS         DISHWASHERS         WATER CLOSETS         GARBAGE         WATER CLOSETS         GARBAGE         WATER CLOSETS         GARBAGE         BATHTURS         GAS PIPE SYSTEM, 1-5 OU         SOIL OR VENT PIPE ALTER OR REPAIR         @ 12.50         DILUTING TANK OR WATER SOFTENER         BUILDING DRAIN, AL	PLUMBING PERMIT         BULMBING PERMIT         BULMBING PERMIT         BULMBING PERMIT         BULMBING PERMIT         BULMBING PERMIT         BERMITTEE TO COMPLETE:         DESCRIPTION OF WORK         NO. EACH FIXTURE       NO. EACH FIXTURE         NO. EACH FIXTURE       NO. EACH FIXTURE         ACC. SINKS         MARK         MARK </td

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.

PLUMBING

INSPECTION	DATE	APPROVED
WATER LINES		
ROUGH PLUMBING		ta a c
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GASTEST	1	
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		· · ·
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#### INSPECTOR NOTES

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#### SEWER/PRIV. DISP. SYSTEM DIAGRAM

	1414 Mis South Pasade	t <b>h Pasadena</b> ssion Street ena, CA 91030	<u>OW</u>
	Phone Numbe	am to 5:00 pm, M-l r (818) 403-7220 t (818) 403-7220	License Law for the fo Professions Code):
SITE ADDRESS	FLETCHER		I, as owner of the compensation, will do sale (Section 7044 of t
ASSESSOR PARCEL NUMBER BOOK F ADDITIONAL INFORMATION	AGE LEGAL DESCRIPTION	PARCEL	I, as owner of the contractors to construc Professions Code).
OWNER'S NAME			<ul> <li>I am exempt unde</li> <li>Code for the following</li> </ul>
KENETH WEIN	BERLY AND X	Impered McMor	Wignature:
street address 1705	FLETCHER	•	<u>Licensi</u>
CITY	STATE	ZIP CODE	- I hereby affirm that I a
South PASA	Deald CA	91030	with Section 7000) of my license is in full fo
PHONE NUMBER	799-7291		Signature Rul
PRINCIPAL DESIGNER'S NAM		LICENSENO	WORK
		CRA N	I hereby affirm under
STREET ADDRESS			have and will ma
СІТҮ	STATE	ZIP CODE	Thereformance of the wo
Ę		ZIPCODE	I have and will ma
PHONE NUMBER			Section 3700 of the La permit is issued. My w
CONTACT PERSON			number are listed in th
ROBER	t lee	Inthe	I certify that in the issued, I shall not emp
PHONE NUMBER		14 10	the workers' compensa
	197-7647		become subject to the
CONTRACTOR'S NAME	CRAFTSM	ANSHIP CONST	Labor Code, I shall fo
		mattir curis	Signature:
503 Ne	inliced i	$\sim$	CON
CITY ALTATZENA	STATE	ZIP CODE	See the
	CA	91001	J
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE	A
PHONE NUMBER	610671	1 1/29	I certify that I have rea
	97 -7647		correct. I agree to com relating to building con
WORKER'S COMPENSATION T		AME	enter upon the property
			of making inspections.
WORKER'S COMP. INSURANC	E POLICY NUMBER	EXPIRATION DATE	Name: 4
			Signature:

#### G PERMIT APPLICATION

<u>OTY</u>.

#### NER-BUILDER DECLARATION

penalty of perjury that I am exempt from the Contractor's llowing reason (Section 7031.5 of the Business and

property, or my employees with wages as their sole the work, and the structure is not intended or offered for he Business and Professions Code).

property, am exclusively contracting with licensed the project (Section 7044 of the Business and

er Section . Business and Professions g reason:

#### ED CONTRACTOR'S DECLARATION

Date:

un licensed under provisions of Chapter 9 (commencing Division 3 of the Business and Professions Code, and rce and effect

Date

#### S' COMPENSATION DECLARATION

penalty of perjury one of the following declarations:

aintain a certificate of consent to self-insure for workers' ided for by Section 3700 of the Labor Code, for the ork for which this permit is issued.

aintain workers' compensation insurance, as required by abor Code, for the performance of the work for which this vorkers' compensation insurance carrier and policy he left column of this application.

e performance of the work for which this permit is oloy any person in any manner so as to become subject to tion laws of California, and I agree that if I should workers' compensation provisions of Section 3700 of the thwith comply with those provisions.

Date:

#### STRUCTION LENDING AGENCY

he back of this form for required statement

#### UTHORIZATION OF ENTRY

ad this application and state that the information given is uply with all federal and state laws and city ordinances instruction, and I authorize a representative of this City to ty for which I have applied for this permit for the purpose

Date: 6/2/98

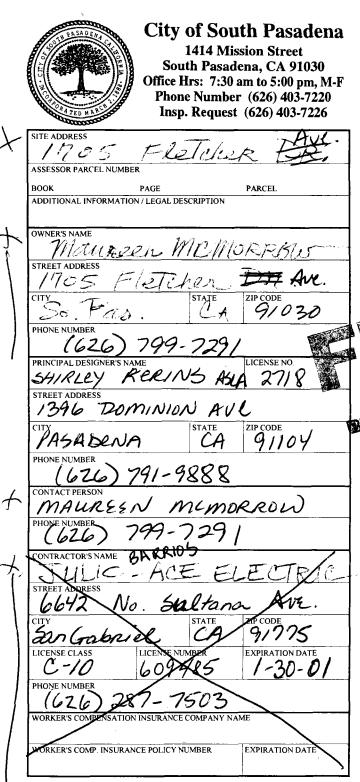
2	Plumbing fixtures:water closets tubs lavatories 1sinksfloor drains				
١	floor sinks showers trap primers clothes washers dishwashers	. \$ _	19.	60	-
<u> </u>	Repair or alteration of drainage and/or vent piping per fixture	. \$ _	4	25	_
	Interceptor(s), clarifier(s) and grease trap(s)	.\$_			-
	Water pressure regulator(s)	. \$ _			,
	Water heater(s) including vent	. \$ _	7	.80	-
	Water treatment equipment	. \$ _			-
	Gas piping system(s) with 5 or less outlets	. \$ _	6	15	_
···	Additional gas outlet(s) per system	. \$ _			-
	Drains in a rain water system	. \$ _			-
	Lawn sprinkler system(s)	. \$ _			_
. <u> </u>	Hose bibs (first 5)	. \$ _			_
	Backflow / sewer backwater valve(s)	. \$ _			_
	Water service:1½ inch and smaller 2 inch to 3 inchOver 3 inches	. \$ _			-
3	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device	.\$_	14	23	5
	Solar water heating system	. \$ _			_
	Connection of new sewer to existing sewer	. \$ _			-
	Disconnection, abandonment or repair of sewer .	. \$ _			_
	Installation of grey water system	. \$ .			-
	Public or private spa	. \$ -			-
	Public or private swimming pool	. \$ _			~
		<u> </u>			-
		\$_			_
		<b>.</b> \$ _			_
		_ \$ _			_
		. \$ .			-
		<b>\$</b> _			~
		\$_			
Subtotal .		\$_	54	1,5	5
Plan Chec	king Fee	. \$ .			-
Additional	Plan Checking Fee	. \$ .			-
Plan Main	tenance Fee	. \$ .			_
Permit Issu	uance Fee	. \$ .	23	.5	Q
Fotal Per	uance Fee mit Fee / 01 - 5200 - 004	. \$ .	78	.0.	5

ITEM

FEE

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER 001482	INITIALS	DATE 6-2-58
DATE OF FINAL	FINAL BY	

NO.	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
LA	REQUIRED PLUMBING INS	SPECTIONS ANI	O APPROVALS	
P1	Underground/Floor Plumbing			
P2	Water Service			
P3	Rough Plumbing/Topout		1	> Comment in in carto
P4	Rough Gas System	1-16.980	DC	> Garge 11-19-98 CC
P5	Sewer	· · · · · · · · · · · · · · · · · · ·		
P6	Private Sewage Disposal System			
P7	Water Heater			
P8	Lawn Sprinklers		A	1 un punto
P9	Gas Test	1-16-98 (	JC -	- Barage 11-19-98 CSC
P10	Gas Final	2-3-980	XC	
P11	Final Plumbing Inspection	-3-980	FC-	
	Utility Released			
	ERTY LINES, AND DE			CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued
				(Section 3097 of the Civil Code). Lender's Name:
	SEW	ER MAP		Lender's Address:



#### **ELECTRICAL 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 lauren Me Morroto Date: 7-30-99

#### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am thensed timer provisions of Chapter 9 (commencing with Section 2001) of Division 3 of the Business and Professions Code, and may hourse is in that force and affect.

I A THE PARTY AND A PARTY AND A

#### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of the following declarations: I have and will the main a certificate of consent to self-insure for workers' competition, as provided for by Section 3700 of the Labor Code, for the endotmance of the work for which this permit is issued.

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

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

Signature:

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

Date:

#### **CONSTRUCTION LENDING AGENCY**

See the back of this form for required statement

#### **AUTHORIZATION OF ENTRY**

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

Name: Maureen MCMORROW	ŀ
Name: Maureen McMORROW Signaturelaureen llellom SDate: 0-2-99	Ĺ

	New residential construction		
Less than	3 units: sq.	ft\$	
3 or mor	e units: sq.	ft\$	
2	Outlet(s) for receptacles, switches,	& lights	2 707
	First 20	\$	2.20
	21 or more	\$	
	Lighting Fixture(s)		
	First 20	\$	
	21 or more	\$	
	Branch circuit(s) (used in lieu of up	nit fees above)	
	First 10 branch circuits	\$	<u> </u>
	11 to 40 branch circuits	\$	
	Residential appliances	\$	
	Nonresidential appliances	\$	
	Power apparatus (size in HP, KW,	or kVA)	
	Over 1 but not over 10	\$	
	Over 10 but not over 50	\$	
	Over 50 but not over 100	\$	
	Signs, outline lighting, and marque	es	
	Supplied from one branch circu	it\$	
	Additional circuits within the sa	ume sign\$	
	Service New Change Siz	:e: \$	
	Switchboards, subpanels, motor c	ontrol centers	
	0 to 399A	\$	
	400A to 1,000A	\$	
	Over 1,000A	\$	<u> </u>
	Misc. apparatus, conduit, and con	ductors\$	
<u> </u>	Temporary power pole(s)		
	Temporary distribution system	\$	<u> </u>
		\$	
Subtotal .		\$	2:20
Plan Chec	king Fee	\$	
Additional	Plan Checking Fee	\$	<u></u>
	tenance Fee		
	lance Fee		
	mit Fee		

ITEM

<u>QTY</u>.

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER	INITIALS	DATE
003537	BOAT	8-2-99
DATE OF FINAL 8-2-99	FINAL BY	< <u>7</u>

FEE

NO. INSPECTION	N DATE	INSPECTOR	INCOMPTO
REQUIRED ELECT	RICAL INSPECTIONS AN	D APPROVALS	INSPECTICE INSPECTATION IN THE AND A DESTINATION OF A DESTINATIONO OF A DESTINOTICO OF A DESTINOTICO OF A DE
E1 Temporary Power Pole			
E2 System Ground Ground Rod UF Water Pipe	ER		UILDING AND SAFETY
E3 Underground Electrica	1		AND AND
E4 Rough Wiring			
E5 Rough Conduit			
E6 Bonding Water and Ga	IS		
E7 Service		nature.	
E8 Final Electrical Inspect	tion 5-2-99	NAC .	
Utility Released	· · ·		
<u> </u>	· · · · · · · · · · · · · · · · · · ·		
<u></u>		······································	
<u> </u>		·	
<u> </u>			
		· · · · · · · · · · · · · · · · · · ·	
	<u> </u>		
I hereby affirm that the the performance of the (Section 3097 of the C	e work for which this pe Civil Code).	ding agency for	
Lender's Name:	3537		
Lender's Address:			

	City of South Pasadena 1414 Mission Street South Pasadena, CA 91030 Office Hrs: 7:30 am to 5:00 pm, M-F Phone Number (626) 403-7220 Insp. Request (626) 403-7226	F The Lice Pro
X	SITE ADDRESS 1705 Fletcher DR ASSESSOR PARCEL NUMBER	con sale
	BOOK PAGE PARCEL ADDITIONAL INFORMATION / LEGAL DESCRIPTION	con Pro
$\lambda$	Wher's NAME Maureen MicMorrow STREET ADDRESS 1705 Fletcher Dr.	Sig
	CITY STATE ZIP CODE Se, Faio. STATE ZIP CODE PHONE NUMBER	I he with my
	PRINCIPAL DESIGNER'S NAME	Sig
	STREET ADDRESS	X
	CITY STATE ZIP CODE PHONE NUMBER	рег
ł	CONTACT PERSON Maluler MCMorraus	nur issu the bec
X	CONTRACTOR'S NAME DAN GREIMER STREET ADDRESS 1201 E. MAGINIS	Lat Sig
	CITY STATE ZIP CODE ARCADIA LA 9/0/20 LICENSE CLASS LICENSE NUMBER EXPIRATION DATE	894
	C-21/ 477796 9-30-9 PHONE NUMBER (626) 35 447 - 7067	/ I ce cor rela ent
	WORKER'S COMPENSATION INSURANCE COMPANY NAME Superior Hattor als Mcalemances. (1) WORKER'S COMP. INSURANCE POLICY NUMBER EXPIRATION DATE	of n Na:
	L	) Sig

#### PLUMBING PERMIT APPLICATION

QTY.

#### **OWNER-BUILDER DECLARATION**

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

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 ny license is in full force and effect.

gnature: Dan Grome-Date: 7-29-99

#### WORKERS' COMPENSATION DECLARATION

nereby 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 set formance of the work for which this permit is issued.

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

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

420mer Date 7-29-99 nature.

#### **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.

ame: DAN GROMER gnature: Elien Kitomen Date: 7-29-99

	riumbing fixfures:water closets fubs	
	lavatories sinks floor drains floor sinks showers trap primers	
	clothes washers dishwashers	\$
	Repair or alteration of drainage and/or vent piping per fixture	
	Interceptor(s), clarifier(s) and grease trap(s)	\$
	Water pressure regulator(s)	\$
	Water heater(s) including vent	\$
	Water treatment equipment	
	Gas piping system(s) with 5 or less outlets	\$
	Additional gas outlet(s) per system	\$
	Drains in a rain water system	s
X	Drains in a rain water system Lawn sprinkler system(s)	s 14,80
	Hose bibs (first 5)	
	Backflow / sewer backwater valve(s)	\$
	Water service:1½ inch and smaller 2 inch to 3 inchOver 3 inches	\$
	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device	\$
	Solar water heating system	\$
	Connection of new sewer to existing sewer	\$
	Disconnection, abandonment or repair of sewer	\$
	Installation of grey water system	\$
	Public or private spa	\$
	Public or private swimming pool	\$
		\$
		\$
		\$
		\$
		\$
		\$
		s-14190
Subtotal .		
	king Fee	
Additional	Plan Checking Fee	\$
	tenance Fee	
	uance Fee	\$ 23.50
Fotal Per		\$38.30
	mit Fee 10/-5700-004	

ITEM

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
00 <b>35</b> 25	INITIALS BAA	date 7-29-99
DATE OF FINAL	FINAL BY	$\mathcal{C}$

<u>FEE</u>

NO.	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
I	REQUIRED PLUMBING INS	SPECTIONS AN		
P1	Underground/Floor Plumbing			
P2	Water Service			
P3	Rough Plumbing/Topout			
P4	Rough Gas System			
P5	Sewer			- SET
P6	Private Sewage Disposal System			WILDING AND SAFETY
P7	Water Heater			
P8	Lawn Sprinklers			
P9	Gas Test			
+	Gas Final		<u></u>	
P11	Final Plumbing Inspection	7:2-99		
	Utility Released			
		<b>35</b> 25		CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code). Lender's Name:
L	SEWI	ER MAP		Lender's Address:

City of South Pasadena 1414 Mission Street South Pasadena, CA 91030 Office Hours: 7:30 am ~ 5:00 pm, M-F Phone Number: (626) 403-7220 Inspection Request: (626) 403-7226	BUII I hereby affit License Law Professions (
SITE ADDRESS 1705 FLETCHER AVE. ASSESSOR PARCEL NUMBER BOOK PAGE PARCEL ADDITIONAL INFORMATION / LEGAL DESCRIPTION OWNER'S NAME	<ul> <li>I, as own compensations ale (Sections)</li> <li>I, as own contractors to Professions</li> <li>I am ex Code for the</li> </ul>
KENNETH WEINBERG AND MAUREN MCM STREET ADDRESS 1705 FLETCHER AVE. CITY STATE ZIP CODE CITY STATE ZIP CODE CA 91000 F PHONE NUMBER 626-799-7291 PRINCIPAL DESIGNER'S NAME ELCENSE ND	I hereby affi with Section my ficense is Signature
STREET ADDRESS	Section 3700 permit is iss number are
ROBERT LEE PHONE NUMBER 626-797-7647 CONTRACTOR'S NAME CUSTOM CRAFTSMANSTUP CONST. STREET ADDRESS	<ul> <li>I certify issued, 1 sha the workers' become sub Labor Code, Signature: _</li> </ul>
583       MCINILTON       FL.         CITY       STATE       ZIP CODE         ALTADEÚA       CA       91001         LICENSE CLASS       LICENSE NUMBER       EXPIRATION DATE         B       610671       1/99         PHONE NUMBER       6265-797-7647         WORKER'S COMPENSATION INSURANCE COMPANY NAME         WORKER'S COMPENSATION INSURANCE POLICY NUMBER       EXPIRATION DATE	I certify that correct. I ag relating to b enter upon t of making in Name:
WURKERS CUMP, INSURANCE FOLICE HUMDER EARINATION DATE	

#### BUILDING PERMIT APPLICATION

#### **OWNER-BUILDER DECLARATION**

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

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

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

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

\_\_\_\_\_

#### LICENSED CONTRACTOR'S DECLARATION

Date:

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

Signature

# Date:

WORKERS' COMPENSATION DECLARATION

I hereby affinite penalty of perjury one of the following declarations: Reliave and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

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

Date: 6/2/98 Signature:

#### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

#### **AUTHORIZATION OF ENTRY**

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

Name:	KOBERT LEE	
Signature:	Rulat Jee	Date: 629

RE-PAIN DINNIG ROOM,							
CIELING OF GARAGE.							
CIELINO	0f	GARAC	se .				
OCCUPANCY GROUP	TYPE OF CO	NSTRUCTION	AREA				
OCCUPANCY GROUP	TYPE OF CO	NSTRUCTION	AREA				
NUMBER OF STORIES	FIRE SPRINK		CODE IN EFFECT				
STATISTICAL CLASSIFICATI		PLANNING FII	LE NO.				
s 4000-	s 4000 s s s						
ADDITIONAL PLAN CHECK	K FEE		\$\$				
PLAN CHECK NUM	IBER	INITIALS	DATE				
ADDITIONAL PLAN CHEC	K NUMBER	INITIALS DATE					
SCHOOL FEES PAID	<u> </u>	SCAQN	 /ID				
SANITATION DIST. P	AID	INDUS	TRIAL WASTE APPROVAL				
HEALTH DEPT. APPR	OVAL	OSHA I	PERMIT OBTAINED				
FIRE DEPT. APPROVA	AL	PUBLIC	C WORKS FEES PAID				
BUILDING PERMIT FEE			s 102.11				
ISSUANCE FEE			, 23.50				
SMIP FEE			\$				
PLAN MAINTENANCE FEE			\$				
			\$				
101-5200-0	TOTAL	s 125.61					
00148	R D	INITIALS	DATE 6-2-98				
DATE OF FINAL	18	FILME	$\overline{\mathbf{C}}$				

DESCRIPTION OF WORK

NO.	INSPECTION	DATE	INSPECTOR		
<b></b> -	REQUIRED BUILDING INS	SPECTIONS ANI	D APPROVALS	DESCRIBE COMPLETELY THE INTENDED USE OF	ALL SPACE APPLICABLE TO THIS BUILDING PERMIT
B1	Soils Engineer's Approval				· ·
B2	Location and Setbacks				
B3	Foundation/Trench Forms			THE FOLLOWING STATEMENT MUST BE	
B4	Structural Concrete Slab On Grade			SIGNED BY THE BUILDING OWNER.	Will the applicant or future building occupant handle a hazardous material or a mixture containing a haz-
B5	Raised Floor Framing			, THE OWNER'S AGENT MAY SIGN FOR	ardous material equal to or greater than the amounts specified on the hazardous materials information
B6	Underfloor Insulation			PERMITS OTHER THAN THE INITIAL OR	guide?
B7	First Level Floor Diaphragm	Palat 1		SHELL BUILDING PERMIT.	YES NO
B8	Second Level Floor Diaphragm			have read the hazardous material information	If the answer to the question above was yes, will the
B9	Third Level Floor Diaphragm	<b>3</b>	ANNE ANNE	guide and the SCAQMD permitting checklist. I	proposed building or modified facility be within 1000
B10	Roof Diaphragm		UNAL CHANGE AND	understand my requirements under the State of	feet of the outer boundary of a school.
B11	Concrete Deck	E	Conver	California Health and Safety Code Section 25505,	YES NO
B12	Steel Framing			25533, and 25634 concerning hazardous materials reporting.	Will the intended use of the building by the applicant
B13	Fire Dept. Frame Inspection				or future building occupant require a permit for con-
B14	Building Dept. Frame Inspection	11.19.98	CAC,	OWNER AGENT	struction or modification from the South Coast Air
B15	Fire Sprinkler Hangers			NAME:	Quality Management District (SCAQMD)? See permitting checklist for guidelines.
B16	Insulation/Weather Stripping			SIGNATURE:	YES NO
B17	Interior Hath and/or Drywall	6-8-93	asc.		
B18	Exterior Lath				
B19	Rated Floor/Ceiling Assemblies			PEDESTRIAN PROTECTION	PPROVED:
B20	Rated Wall Assemblies			DATE PE	RMITTED TO BE REMOVED:
B21	Rated Opening Protection			NORCHINNACTES	
B22	Rated Shaft Construction			INSPECTION NOTES	
B23	T-Bar Ceilings			Garage BWS OK 11-23-98	CFC ,
B24	Lot Drainage				
B25	Planning Department Approval				
B26	Fire Department Approval				
B27	Public Works Dept. Approval		- h		
B28	Final Building Inspection	2-3-98	ýc		
CONSTRUCTION LENDING AGENCY			GENCY		
	I hereby affirm that there is a construction lending agency for				
	performance of the work for		rmit is issued		
(Se	ction 3097 of the Civil Code	e).			
Le	nder's Name:				
Le	nder's Address:				

<b>?</b> "	CITY OF SOUTH PASA	DENA MECHANICAL				
	1414 Mission Street • South Pasadena • California 91030 PLANNING & BUILDING DIVISION					
	Building Address 1705 Fletcher PoAD Lot Tract Tract	PERMIT NO.: C1:7141 WORKERS COMP. EXP. PROCESSED BY: A.H. J-1-89 Date: 9-29-565				
	Owner TOM EDWARDS	APPLICATION FOR A HEATING, VENTILATING, AIR- CONDITIONING OR REFRIGERATION				
	Address 733 Portola Abe	PERMIT BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA PERMITTEE TO COMPLETE:				
	City PASADENA Zig 1206 Tel. 441-2117 Contractor LA CANADA AIR GOND. INC.					
	Address 3091 Foothill Blup.	DESCRIBE WORK MODIFY EXISTING				
$\sim$	City LA CRESCANTA Zip 91214 Tel. 818 State Lic. No. 44247 Eity 2 200 - 6719	Det System, APDING Perimeter VENTS				
WORKS	& Classif. (-2) ic. No. 3033 (e WORKER'S COMPENSATION DECLARATION	Pernodel				
Ó	I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).	ADDIIXO Aie COOD,				
$\geq$	Policy Now 0297642 Company UNI to VACITIC	NO. OF HEATING APPLIANCES (INCL. VENTS) INSTALLED. ALTERED, REPLACED, REPAIRED OR RELOCATED TYPE B. T. U. B. T. U. B. T. U.				
$\bigcirc$	CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is	2 LONNOK GIZQ2/3X-60				
UBLI	issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date	AFUE BO%				
PU	NOTICE TO APPLICANT: It after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.					
of	CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the per- formance of the work for which this permit is issued. (Sec. 3097, Civil	GAS LINE: 1-5 TILET A 5.00 AAA NO. OF FRIGE NT COMPRESSOR TRATALLED OR REPLACED QUANTITY RULDING STILLING. ACTUAL H. P.				
nt	Code.) Lender's Name	2 BY: DR ODATE . 11 8/8 00 10.0				
me	Lender's Address	1- HS18-201 20 Stark =0 8,70 1- HS18-311 50 Stark=0865				
arti	I hereby affirm that I am licensed under provisions of Chapter 9 (com- mencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.	VAUATION: \$ 6500				
ep(	Exp. 6 3. 14 Signature of Contractor	F INVESTIGATION FEE				
ď	I bereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in-	E PLAN CHECKING FEE				
	tended or offered for sole. (Sec.7044, Business & Professions Codes). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business	E ENERGY COMPL. FEE				
	and Professions Code.) I am exempt under Sec, B.&P.C. for this reason DateOwner	S ISSUANCE FEE 620 ADA 9. 29. 29. 19. 19.				
	I certify that I have read this application and state that the above in-	TOTAL				
	formation is correct. Lagree to comply with all city and county or- dinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above- mentioned property to sinspection furposes.					
	Signature of Applicant LUL Date 7/23/88 Mailing Address SUSI Fastell GLUD	\$P 41.0				
-	City, State, Zipla Crescer DA, CA 91214	CASHIER USE				
	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.				

INSPECTION	N RECORD	·····
ROUGH HEATING	DATE	APPROVED
ROUGH REFRIG. OR AIR COND.		
DUCTS		<u> </u>
PARTIAL OR MISC. INSPECTIONS	ulalar	
Heating + A/c	11/8/55	102FC
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FINAL HEATING	11/8/88	<i>ଯ</i> େ
FINAL REFRIG OR AIR COND.	11/8/88	Der.
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INSPECTOR NOTES

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	reet • South Pasade	UTH PASA ena • California 91030		799-9101		ELE		AL
	PLANNING &	BUILDING DIVISION	-		VoCar	d. P	EKIVIII	
Building Address 1705	FLETCHER	? AV,	PERMI	7161	WORKE	RS COMP. EX		1
Lot Ti No.	ract Tract				1		Date: /0 -	4-32
Owner C MAR			<u>}</u> ]	F	APPLIC	ORKS DEPART	AN	
M MOFF	4000			BUILDING DIVISIO		RICAL PER	MIT pasadena, califor	NIA
Mailing Address	VME			PI		E TO COMP		. <u> </u>
City 77	Zip	Tel. 799.7291		NEW	EXIST BUILD		NO SERV. F	ECONNECT
Contractor RICK NEWL	ENSW APOCK	ELATFIC	FIX	TURES RECEPT		SWITCHES First	t 10 @ 50c ea. Additional @ 30c ea.	s 2.00
Address 9401 TU	TUPLA VAL		II	RANGES	OVENS	GARB, DISI	2.	•
City SUNUAN	<u>n</u> 29/04	Tel. 555-0708		Wall Heaters Up to 1650 W		Ceiling Heater Up to 1650 W	s	•
State Lic. No. & Clossif. 457	743 Lic. No.			WASHING MAC				\$
	ER'S COMPENSATION			220 VOLT OUT		2		<u>\$ 10-0</u> \$
I hereby affirm th	nat I have a certificate o	of consent to self-insure or a urance or a certified copy	<b> </b>	SIGN FIXTURES		IREE	@ 10.00 @ 5.00	\$ \$
thereof (Sec., 3890	glap Stor	Child MAN 1		TEMPORARY PO	OWER POLE	A.17 of Stage and	@ 10.00	<u>\$</u>
Policy No. A 77	Compa	ny [77] [ p.c. /	NEW S	ERVICE UP TO 1	00 AMPS	-	@ 10.00	\$
CEDTIEN				" " 2	00 AMPS	1	@ 12.50	\$ 12.50
	CATE OF EXEMPTION F	ROM WERKER'S	11		00 AMPS		@ 25.00	\$
issued, I shall not e	employ any person in a	reference of the second of the		" Over 40 Motors under	2 bol	L	@ 50.00 Motors 50-100 hp	\$
subject to the Wor	ker's Competisation Lav			@ \$3.00 ea. Motors 2-8 hp	\$	·	@ 10.00 ea. Motors 100-500 hp	\$
NOTICE TO APPLI	ICANT: If, after makina	this Certificate of Exemption Compensation provisions of		@ 4.00 ea. Motors 8-15 h			@ 20.00 ea. Motors 500-1000 hp	\$
the Labor Code, yo	ou must forthwith comply	with such provisions or this		@ 5.00 ea. Motors 15-50	hp \$		@ 30.00 ea. Motors over 1000 hp	\$
				@ 6.00 ea.		COLI	@ 40.00 ea. JMN TOTAL	\$ 9 4 5
I hereby affirm the	NSTRUCTION LENDIN at there is a construction ork for which this permi	G AGENCY lending agency for the per- t is issued. (Sec. 3097, Civil	POOI SPA	<u>OR</u> ; \$20.00	POOL & SPA	: \$30.00	> } s	
Lender's Name		******	VALL	JATION: \$				
Lender's Address	5			PERMIT FEE			۸.	
I hereby affirm the	ISED CONTRACTOR'S I at 1 am licensed under pr	DECLARATION rovisions of Chapter 9 (com- the Business and Professions		INVESTIGATI	ON FEE	<u>-</u>	24	7 50
Code, and my lice	nse is in full force and e	1994. /// /	F	PLAN CHECK	ING FEE			
	OWNER-BUILDER DECLA	~ <u></u>	E	ENERGY COMPL. FEE				
the following reaso	on: (Sec. 7031.5. Busine the property, or my emp	Contractor's License Law for ss and Professions Codes) loyees with wages as their	E	BLANKET PER	RMIT	<u> </u>		
🛛 🛀 sole compensa	ition, will do the work, i	and the structure is not in- iness & Professions Codes).	s	ELECTRICAL	PERMIT		,	
I, as owner a	of the property, am ex	clusively contracting with roject. (Sec. 7044 Business					/5	00
and Protession	s Code.)	P.C. for this reason				TOTAL	39	1 50
				2	•			<u> </u>
formotion is correc	t. I agree to comply w	and state that the above in- ith all city and county or- g construction, and hereby enter upon the above- $9^{-3} \mathcal{O}^{-3} \mathcal{S}^{-3}$		1 A	•	12 826 A00	10.04.8	g −0 }8 →
Address Zignature of Applic Mailing Address Zignature City, State, Zignature	INERVO CPL	Date <u>9:30-88</u> UPULY PD.					CASHIER US	E ()
INSPECTOR C	CONST. H OPY O	RS. 8 AM-7 PM ONLY RD. NO. 1582	1				led out, signed on der is suspended fö	

department of PUBLIC WORKS

and is subject to expiration if work thereunder is suspended for 180 days.

INSPECTION		
Т.Р.Р.	DATE	APPROVED
GROUND WORK		· · · · · · · · · · · · · · · · · · ·
ROUGH WIRING	10/13/55	ARC
FINISH	//	
FIXTURES		
EDISON NOTIFIED	10/19/88	6JE
PARTIAL OR MISC. INSPECTIONS	• 1	
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		<u> </u>
		<u> </u> -
FINAL ELECTRICAL INSPECTION		

INSPECTOR NOTES
·

# Underground electrical conduit diagram

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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

SITE ADDRESS		
1705 PLETCH	2	
ASSESSOR PARCEL NUMBER		
BOOK PAGE		PARCEL
ADDITIONAL INFORMATION / LEGAL DE	SCRIPTION	
OWNER'S NAME		
MAUREEN	MC	MORREW
STREET ADDRESS	1.0 0	
1705 FLETO	けこうし	
CITY	STATE	ZIP CODE
SOUTH PASADENA	CA	91030
PHONE NUMBER	<u> </u>	· · · · · · · · · · · · · · · · · · ·
626 789-72	91	
PRINCIPAL DESIGNER'S NAME	<u> </u>	LICENSE NO
STREET ADDRESS		
СІТҮ	STATE	ZIP CODE
PHONE NUMBER	-d	
CONTACT PERSON		
DAUID MARCA PHONE NUMBER	AUE	
626- 788-3 CONTRACTOR'S NAME	115	
CONTRACTOR'S NAME		
MORROW + HO	MAL	,
STREET ADDRESS		
266 MONDERE	y no	
CITY	STATE	ZIP CODE
SWAT PASADOM	CA	91032
LICENSE CLASS LICENSE NU	MBER	EXPIRATION DATE
36+2 3217	95	1-31-04
PHONE NUMBER		
626-789-3115		
WORKER'S COMPENSATION INSURANCE		AME
SMARE FORD		
WORKER'S COMP. INSURANCE POLICY N	UMBER	EXPIRATION DATE
319-000029		7-01-02

#### **PLUMBING PERMIT APPLICATION**

#### **OWNER-BUILDER DECLARATION**

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

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

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

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

Signature: \_\_\_\_

Signature:

#### LICENSED CONTRACTOR'S DECLARATION

Date:

Date: 2-6-02

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.

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Date: 2-1-UL Signature:

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

#### AUTHORIZATION OF ENTRY

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

Name: DAUM MARCUAUE Signature: \_\_\_\_\_ Date: 2-(-- L

	Plumbing fixtures:water closetstubs lavatoriessinksfloor drains floor sinksshowerstrap primers clothes washersdishwashers	;
	Repair or alteration of drainage and/or vent piping per fixture	i
	Interceptor(s), clarifier(s) and grease trap(s) \$	i
— <u> </u>	Water pressure regulator(s)	
	Water pressure regulator(s)	12.75
	Water treatment equipment	
	Gas piping system(s) with 5 or less outlets	
<u> </u>	Additional gas outlet(s) per system	i <u> </u>
	Drains in a rain water system	i
	Lawn sprinkler system(s)	;
	Hose bibs (first 5)	
	Backflow / sewer backwater valve(s)	;
<u> </u>	Water service:1½ inch and smaller 2 inch to 3 inchOver 3 inches	·
	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device S	;
	Solar water heating system	i
	Connection of new sewer to existing sewer	i
	Disconnection, abandonment or repair of sewer \$	i
	Installation of grey water system	i
	Public or private spa	i
	Public or private swimming pool	
Subtotal		12.75
	ing Fee	
Plan Mainte	enance Fee	
Permit Issu	Plan Checking Fee Senance Fee Senance Fee Senance See Senance Fee Senance Fee Senance Fee Senance Sena	24.50
Total Perm	sit Fee	37.25

ITEM

QTY.

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
Кес#1.278/7 РЕКМІТ NUMBER 007443	INITIALS DR	DATE 2-602
DATE OF FINAL 2-15-02	FINAL BY	12

<u>FEE</u>

NO.	INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
	REQUIRED PLUMBING	INSPECTIONS AN	D APPROVALS	
P1	Underground/Floor Plumbing			
P2	Water Service			
P3	Rough Plumbing/Topout			
P4	Rough Gas System			
P5	Sewer			
P6	Private Sewage Disposal System			
P7	Water Heater			
28	Lawn Sprinklers			
9	Gas Test			
10	Gas Final			
11	Final Plumbing Inspection	2-15-02	Xn	
	Utility Released			
	ERTY LINES, AND		TO <b>TWO</b> PROP- INECTION	

CITY OF SOUTH PASADENA 

BUILDING DEPARTMENT

Final Inspection 8-26-51

Gregories

#### JOB CARD

Address: 1705 Fletcher

Date: (lug 12, 1958 Owner: William Martin

Permit Number: 40067 Value:

Contractor: C.L. Low.

Fee: 520 Job: 1 dishwader - 1 garbage dispace

Rough Inspection

Inspector

FORM 753 1M 2-58 MOCK

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS								
LOCATION 1705 FLETCHER								
LOT BLOCK T								
owner <i>Ere</i> trench	<i>Dr. Va</i> c <i>t Dou</i> s frame	b/e G wiring	C/ <del>[</del> /e aroge <sub>rgh. plm</sub>		<u>рул</u> я Ф. Д. На Fin. plme.	FIN. BLI	DG. ELEC	S. FIX.
DATE	NUMBER	CLASSIF	CATION	c	ONTRACTOR		ESTIMA COST	
7-8-38	86062	BUILDING		Federal	of Sidir	y (o.	1,000	070
9-3-38	6/69	ELEC. WI	RING	R.R. 10	NES ELL	ECT.		130
		ELEC. FIX	TURES		None.			
7-22-30	7-22-38 6102 PLUMBING		Fair Oa	KS Plum	bing	ļ	Zee	
		SEWER	SEWER					
		HOUSE CO	NN					
	10.15.27	<u> </u>		L			<b> </b>	

FORM 502 1M\_\_\_12-15-37\_\_\_MOCK

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CITY OF SOU			JTH PASADENA	
LOCATION	/		ETCHER AVE	
LOT		BLOCK	TRACT	
OWNER	G	F. VANC REROOF	SICHLE	
DESCRIPTIC		RE ROOF		
			\$	200
DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
1-15-45	12979	BUILDING	GEOC. NHITNEY	200
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
	_	DRIVEWAY		
		FURNACE		

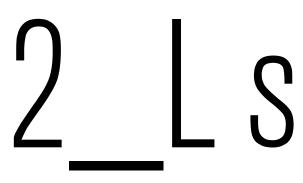
CITY OF SOUTH PASADENA STENEY	BUILDING DEPARTMENT
JOB	C A R D
Address: 1705 Fletcher	Date: Que 21, 1958
Owner: William Marte	
Contractor: Owner	
Permit Number: 40119 Value:	Fee: 300
Job: 1 garbage drepace	l- I dichwacher.
Rough Inspection	Final Inspection 8-26-58
	Li de garden
Inspector	Inspector
FORM 753 1M 2-58 MOCK	17 1. 1

Made in Duplicate. 35- back No. 3938 City of South Pasadena 7-Plumbing fixtures are in. 8-Electric fixtures are in. Department of Buildings completion This permit becomes null and void if work is not commenced within 90 days from date of issue. South Fasadena, Calif Final Permission is hereby Rona M Kellar, Owner Owner's Address: 1705 Filetehen NOTIFY FOR INSPECTION City and State......Phones..... -Rough plumbing is in. Ē Contractor's Name Maa Herten Electric wires Contractor's Address: Maldale and La —Frame is up .....Phones..... City and State..... To 1/ Ronney 36×62 Jara g c 12 × 18 On Lot 25 Block Foundation is in. laid. dug. Tract add # 5 anceandy Par A are -Trench is Street and Number ? 0 24 La Firance -Joists In accordance with Application N $\partial$ ...... on file in this office, and subject to the provisions of the Building Ordinances of the City of South Pasadena. Estimated value, \$ 5500 Fee, \$ 5 90 K.V. Oslandan By Melen Building Inspector. (Owner must post (Inspection Card on job)

Attachment 3: Project Plans

# Yoon House Addition / Renovation 1705 Fletcher Avenue, South Pasadena, CA





2\_L Studio LLC | 1128 Garfield Avenue South Pasadena, CA 91030 626.278.0699 tel



ENGINEER OF RECORD / STRUCTURAL ENGINEER JEFFREY C. VAN DAM ENGINEERING P.O. BOX 1769, UPLAND CALIFORNIA 91785–1769 (909) 931–5070 JEFF@VANDAMENGINEERING.COM



# CHC SUBMITTAL

EMERGENCY CONTACT INFORMATION

- 1 OWNER JESSICE + PETER YOON CELL # 909-374-2954
- 2 POWER SOUTHERN CALIFORNIA EDISON # 1-800-611-1911
- 3 GAS SOCAL GAS # 1–800–427–2200
- 4 WATER SOUTH PASADENA WATER DEPARTMENT # 1-626-403-7370
- 5 POLICE SOUTH PASADENA POLICE DEPARTMENT # 1-626-403-7297

AHJ STAMP APPROVAL

LIST O	F DRAWINGS	
COVE	२	
1 A0.01 A0.21 A0.22 A0.31 A0.41 A0.42	LIST OF DRAWINGS PROJECT INFORMAT EXISTING PHOTOS EXISTING PHOTOS SIGHT STUDY 3D MODEL IMAGES 3D MODEL IMAGES	ION
ARCH	ITECTURAL	
A1.01 A1.02 A2.01 A2.02 A2.03 A3.01 A3.02 A3.03 A3.04 A3.11 A8.01	SECOND FLOOR PLA ROOF PLANS – EXI EAST ELEVATIONS - NORTH ELEVATIONS WEST ELEVATIONS	

15 APRIL 2024

#### GENERAL NOTES

#### **CITY REQUIREMENTS:**

1) SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY OF SOUTH PASADENA PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

#### STATE REQUIREMENTS:

- 1) AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
- 2) ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSABILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- 3) EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 4) SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD TO START OF WORK.
- 5) SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZE SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 6) STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- 7) TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND
- 8) 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 IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 9) ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURE PRIOR TO FINAL INSPECTION.
- 10) 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 IN THE COUNTY JAIL OR BOTH.
- 11) THE ARCHITECT OR ENGINEER MUST SIGN AND STAMP THE DRAWINGS, AND INCLUDE HIS/HER EXPIRATION DATE. 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.

#### ADMINISTRATIVE REQUIREMENTS:

- 1) 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, ORDINANCES, RULES AND/OR REGULATIONS.
- 2) THE PROJECT SITE SHALL BE KEPT CONTINUOSLY FENCED IN ACCORDANCE WITH THE CITY OF SOUTH PASADENA MUNICIPAL CODE AND/OR THE PLANNING DIVISION CONDITIONS OF APPROVAL UNTIL THE PROJECT IS FINALED 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.

#### **GENERAL CONSTRUCTION:**

- 1) ALL EXISTING UTILITIES TO BE RELOCATED PER OWNER AND LOCAL AGENCY REQUIREMENTS.
- 2) ALL PERMITS FEES AND APPROVALS OF PLANS ARE BY OWNERS. THESE STRUCTURAL PLANS ARE ONLY FOR THE NEW ADDITION.
- 3) ALL ELECTRICAL AND MECHANICAL UNITS TO BE PER OWNERS SPECIFICATIONS AND REQUIREMENTS.
- 4) ALL CONSTRUCTION SHALL CONFORM TO CURRENT CODES AND LOCAL AGENCY REQUIREMENTS.

#### LUMBER NOTES:

HORIZONTAL

- 1) ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE "GRADING AND
- DRESSING RULES NO. 16 OF THE WEST COAST LUMBERMAN'S ASSOCIATION."
- 2) ALL WOOD BEARING ON CONCRETE MASONRY WITHIN 4'-0" FROM GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR.
- 3) HOLES FOR BOLTS SHALL BE BORED WITH A BIT (1/32" TO 1/16") LARGER THAN THE NOMINAL BOLT DIAMETER.
- 4) STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ECT. UNLESS SPECIFICALLY NOTED OR DETAILED.
- 5) PROVIDE 2X SOLID BLOCKING OR CROSS-BEARING BETWEEN JOISTS OR RAFTER TO ALL SUPPORTS.
- 6) PROVIDE SOLID BLOCKING OR CROSS-BRIDGING AT 8'-0" O.C. MAXIMUM FOR ALL FLOOR JOISTS OVER (4") DEEP AND ALL RAFTERS OVER (8") DEEP. 7) ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL I (C-D) GRADE WITH EXTERIOR GLUE
- CONFORMING TO PS 1-74. 8) ALL PLYWOOD SHEETING SHALL BE MINIMUM OF 8 SQ. FT. MINIMUM WIDTH SHALL BE 2 FEET
- ALONG THE 4 FOOT EDGE AND 1 FOOT ALONG THE 8 FOOT EDGE. 9) ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER THE HEAD AND
- NUT, UNLESS NOTED OTHERWISE.
- 10) PROVIDE 1X6 DIAGONAL LET-IN BRACES AT EVERY (25'-0") IN ALL STUD WALLS NOT PLYWOOD SHEETED. BRACING SHALL BE CONTINUOUS FROM TOP TO SILL PLATES. 11) ALL JOIST HANGERS SHALL BE "SIMPSON" OR APPROVED EQUAL.
- 12) PROVIDE 2X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/OR STUD PARTITIONS AT FLOOR, CEILING OR ROOF. FIRE STOPS AT A MINIMUM SPACING OR 8'-0" O.C. IN THE VERTICAL DIRECTION, PROVIDE 2X FIRE STOPS IN ALL FURRING SPACES, VERTICAL AND
- 13) ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING UNLESS NOTED OTHERWISE:
- A) 2 X 4, 2 X 6 STUDS, PLATES, AND BLOCKING DOUGLAS FIR #1 OR BETTER.
- B) POSTS AND BEAMS DOUGLAS FIR LARCH #1 OR BETTER PER 2016 CALIFORNIA RESIDENTIAL CODE.
- 14) FOR NAILING NOT SHOWN ON DRAWINGS, REFER TO NAILING SCHEDULE OF THE 1997 U.B.C.
- 15) PROVIDE EDGE NAILING OVER ALL WALLS, BEAMS, LEDGERS AND AROUND OPENINGS. 16) PROVIDE BOUNDARY NAILING AT PERIMETER OF BUILDING AND AT ALL CONTINUOUS PLYWOOD
- PANEL EDGES. 17) STAIRWAYS POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS
- OR NAILS SUBJECT TO WITHDRAWAL. 18) HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS;
- AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

#### SPECIAL INSPECTIONS:

1) SPECIAL INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF UBC CHAPTER 17 SHALL BE PROVIDED FOR THE FOLLOWING: A) DURING THE INSTALLATION OF ALL EPOXY ANCHORS.

#### CONCRETE NOTES:

- 1) ALL CONCRETE SHALL WITHSTAND 2500 LBS. PER SQUARE INCH ULTIMATE COMPRESSIVE STRESS AT 28 DAYS.
- 2) ALL REINFORCING BARS SHALL CONFORM TO A.S.T.M. A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
- 3) ALL ANCHOR BOLTS SHALL PROJECT FROM THE SAME ELEVATIONS. ALL ANCHOR BOLTS TO CONFORM WITH A.S.T.M. A-307.
- 4) ALL CONSTRUCTION SHALL COMPLY WITH THE C.B.C. LATEST EDITION AS AMENDED BY THE LOCAL AGENCY HAVING JURISDICTIONS.
- 5) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- 7) HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

#### MECHANICAL/ELECTRICAL/PLUMBING NOTES:

- 1) PLUMBING FIXTURES FLOW RATES TOILETS 1.28 GALLONS PER FLUSH (CPC 411.2), KITCHEN FAUCETS 1.8 GPM (CPC 407.2.1.1), LAVATORY FAUCETS 1.2 GPM (CPC 407.2.1.2), SHOWERHEADS 2.0 GPM (CPC 408.2)
- 2) ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE. (P.C. 909F)
- 3) 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 CONTROLS. (P.C. 510.5)
- 4) ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT. (P.C. 701.1.2)
- 5) IF NEW WASTE LINE CONNECTS WITH HOUSE DRAIN LINE, AND EXISTING DWELLING HAS AT LEAST 3 WATER CLOSETS, CONNECTION SHALL BE AT LEAST 4 INCH PIPE (CPC TABLE 703.2 NOTE #4)
- 6) A MINIMUM OF 4 INCHES MOISTURE EXHAUST DUCT MUST BE PROVIDED FOR CLOTH DRYER. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6' AND CANNOT BE CONCEALED. DRYER EXHAUST CANNOT EXCEED 14'-0" WITH A MAXIMUM OF TWO 90 DEGREE ELBOWS (CMC 504.4.2)

#### TITLE 24 NOTES:

- 1) KITCHENS: SECTION 150 (K) 2: PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIENCT LUMINAIRES.
- 2) BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SECTION 150 (K) 3: PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.
- 3) OTHER SPACES: SECTION 150 (K) 4: PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.
- 4) PORCHES AND OUTDOOR LIGHTING: SECTION 150 (K) 6: LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH-EFFICACY LUMINAIRES. EXCEPTION 2: PERMANENTLY INSTALLED LUMINAIRES IN OR AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED NOT TO BE HIGH-EFFICACY LUMINAIRES.

#### CONSULTANTS:

- 1) ENGINEER OF RECORD / STRUCTURAL ENGINEER:
- VAN DAM ENGINEER JEFFREY C. VAN DAM 1844 W. 11TH STREET, SUITE D, UPLAND, CA 91786-3586 (909) 931-5070

2) TITLE 24

BEAR TECHNOLOGIES CONSULTING, INC - WAYNE SEWARD 3431 DON ARTURO DRIVE, CARLSBAD, CALIFORNIA 92010 (760) 635-2327

#### LOT SUMMARY

LOT AREA		155' X 50' = 7,750 S.F. (PER ASSESSOF
FLOOR	AREA	
	MAX ALLOWABLE	7,750 S.F. X .35% = 2,713
	GARAGE	500 SF EXCEPTION + 50
	ALLOWABLE MINUS GARA	GE 2,713 S.F 50 = 2,663
	ACTUAL	
	EXISTING HOUSE	2,143
	PROPOSED	

FIRST FLOOR ADDITION SECOND FLOOR ADDITION

SUBTOTAL: 2.483 S.F.

TOTAL

GARAGE

500 SF EXCEPTION + 50 S.F.

- 6) ANCHOR BOLTS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

#### FIRE SPRINKLERS

1) NO FIRE SPRINKLERS REQUIRED

#### PUBLIC WORKS

- 1) THE APPLICANT SHALL BRING THE EXISTING PARKWAY ON GARFIELD AVENUE UP TO CURRENT STANDARDS PER SPMC SECTION 31.48.
- 2) THE APPLICANT SHALL REPLACE ALL BROKEN, DAMAGED, OR OUT-OF-GRADE SIDEWALK, 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 OCURRED PER SPMC SECTION 31.54. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)
- 3) THE PROPOSED BUILDING STRUCTURE SHALL NOT BE CONSTRUCTED WITHIN CRITICAL ROOT ZONE AREA OF ANY TREES. FOR NATIVE AND PROTECTED SPECIES, USE THE TREE TRUNKS 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 CRITICAL ROOT MASS.
- 4) ANY CONSTRUCTION ACTIVITY THAT MAY REQUIRE ROADWAY OR LANE CLOSURES WHERE TWO-WAY TRAFFIC CANNOT BE ACCOMODATED 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 9:00AM AND 3:00PM. WHENEVER THERE WILL BE A STREET CLOSURE EXCEEDING THIRTY MINUTES IN DURATION, THE APPLICANT SHALL PROVIDE WRITTEN NOTIFICATION ABOUT THE STREET CLOSURE TO ALL IMPACTED BUSINESSES AND RESIDENTS AT LEAST 48 HOURS IN ADVANCE OF THE STREET CLOSURE.
- 5) THE APPLICANT SHALL POST TEMPORARY "NO PARKING" SIGNS ALONG THE ENTIRE LENGHT 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.
- 6) THE APPLICANT SHALL BE RESPONSIBLE FOR POSTING A PROJECT SIGN 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 DURABLE WEATHER-RESISTANT MATERIAL. THE APPLICANT SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT NUMBER FOR THE DESIGNATED CONTACT WHO WILL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC RIGHT-OF-WAY DURING THE ALL STAGES OF CONSTRUCTION UNTIL THE PROJECT IS COMPLETE. 7) NO OVERNIGHT STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE PUBLIC
- 8) 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

RIGHT-OF-WAY SHALL BE PERMITTED.

- 9) 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.
- 10) THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR ANY WORK PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

#### **REGULATORY REQUIREMENTS**

- 2022 CALIFORNIA BUILDING CODE TITLE 24, PART 2
- 2022 CALIFORNIA RESIDENTIAL CODE TITLE 24, PART 2.5
- 3. 2022 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3 2022 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4
- 2022 CALIFORNIA PLUMBING CODE TITLE 24, PART 5
- 2022 CALIFORNIA ENERGY CODE TITLE 24, PART 6 6.
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE -
- TITLE 24, PART 11 2022 CALIFORNIA FIRE CODE
- 2023 LACO BUILDING CODE
- 10. 2023 LACO RESIDENTIAL CODE
- 2023 LACO ELECTRICAL CODE 11.
- 2023 LACO MECHANICAL CODE 12.
- 2023 LACO PLUMBING CODE 13. CALIFORNIA CODE OF REGULATIONS (CCR) -2022 WITH CURRENT AMENDMENTS
- a. TITLE 8, INDUSTRIAL REGULATIONS.
- b. TITLE 19, PUBLIC SAFETY.
- c. TITLE 24, BUILDING STANDARDS. 15. CITY OF SOUTH PASADENA MUNICIPAL CODE (SR106.1.1 CRC)
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA): HAZARD COMMUNICATIONS STANDARD.

R ASSESSORS)	BUILDING HEIGHT	
	ALLOWABLE	35'-0"
	EXISTING / PROPOSED	24'-0"
5% = 2,713 S.F.		
2TION + 50 S.F.	STORIES	
0 = 2,663 S.F.	STORIES	
0 = 2,005   s.r.	EXISTING HOUSE	2 STORIES
	PROPOSED HOUSE	2 STORIES
	DWELLING UNITS	1 DWELLING UNIT
2,143 S.F.		NO FIRE SPRINKLERS AT EXISTING HOUSE

ALLOWABLE LOT COVERAGE ALLOWABLE PROPOSED

	$7,750 \times .50\% = 3,875 $ S.F
	FLOOR PLAN – 1,370 S.I
	FRONT PORCH - 192 S.F
GARAGE +	COVERED PATIO - 653 S.F

2,215 S.F.

TOTAL

# ARCHITECTURAL SYMBOLS

GENERAL		CEILIN	NG PLAN
	EXISTING TO REMAIN	CEILING	MATERIALS 09250 GYPSU GYP BD
$\langle \mathbf{x} \rangle$	COLUMN LINE, NEW	Ę.:	EXPOSED CONSTRUCTIO
( <b>x</b> )—	COLUMN LINE, EXISTING	9'-0"	INDICATES CE
20 A5.01	- DETAIL NUMBER - DRAWING NUMBER	ELECTR	ICAL
	DOTTED LINE INDICATES ITEM HIDDEN		RECESSED LINE COVE FLUOR LI RECESSED LINE FLUOR
	DOT-DASH LINE INDICATES ITEM ABOVE OR IN FOREGROUND	•••	SUSPENDED LIN 1'x4' FLUOR LIG
	DASHED LINE INDICATES ITEM TO BE FURNISHED BY OWNER		RECESSED LINE. 1'x4' FLUOR LIG
	CENTERLINE	4 = 5	WALL MOUNTED FLUOR LIGHT
		0	WALL SCONCE
FLOOR PI	AN	MECHAN	NICAL/PLUMBIN
		$\boxtimes$	SUPPLY AIR DIFFUSER
<b>DEN</b> 101	ROOM NAME ROOM NUMBER	$\square$	RETURN AIR DIFFUSER
<b>222</b>	DOOR MARK- SEE DOOR SCHEDULE	$\square$	EXHAUST GRILI
A —	PARTITION TYPE - SEE DRAWING XXX TYPICAL PARTITION IS TYPE 'A' UON.		
	04220 CONCRETE MASONRY UNIT		
maanaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa	ACOUSTICAL PARTITION		

<u></u>	ACOUSTICAL PARTITION
20 A5.01	ELEVATION
	OBJECT DRAWN WITH DASHED LINE IS OWNER FURNISHED
	DASH-DOT LINE INDICATES ELEMENT OVERHEAD OR IN FOREGROUND
	DOTTED LINE INDICATES ELEMENT HIDDEN OR BELOW
Ô	BURIED UP-LIGHT

#### ARCHITECTURAL NOTES

- 1) ALL GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION. CEC 110.6(A)5 2) A MINIMUM OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY. CEC 150.0(K)3A
- 3) LUMINAIRES INSTALLED IN INSULATED CEILINGS OR CAVITIES SHALL BE LISTED FOR ZERO CLEARANCE, INSULATION CONTACT (IC), BE AIRTIGHT, BE SEALED WITH A GASKET OR CAULKED BETWEEN THE CEILING AND THE HOUSING. CEC 150.0(K)8.
- 4) OUTDOOR LIGHTING ATTACHED TO A RESIDENTIAL BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE
- 5) ROOF DRAINS / OVERFLOW SHALL BE INSTALLED AT LOW POINTS OF THE ROOF. CPC 1101.11.1.

#### ARCHITECTURAL ABBREVIATIONS

රී	AND	EL	ELEVATION
-	ANGLE	ELEC	ELECTRICAL
•	AT	ELEV	ELEVATOR
£	CENTERLINE	EMB	EMBEDMENT
Ď	DIAMETER OR ROUND	EO	EDGE OF
#	POUND OR NUMBER	EOS	EDGE OF SLAB
(E)	EXISTING	EQ	EQUAL
		EQUIP	EQUIPMENT
٩C	ASPHALTIC CONCRETE	ET	ELAPSED TIME
ACC	ACCESSIBLE	EXP	EXPANSION
ACOUS	ACOUSTICAL	EXT	EXTERIOR
٨D	AREA DRAIN		
ADJ	ADJUSTABLE	FA	FIRE ALARM
AFF	ABOVE FINISH FLOOR	FC	FOOT CONTROL
AHD	AIR HAND DRYER	FD	FLOOR DRAIN
ALUM	ALUMINUM	FE	FIRE EXTINGUISHER
4.R.	AS REQUIRED	FEC	FIRE EXTINGUISHER
ARCH	ARCHITECTURAL		CABINET
		FH	FIRE HYDRANT
3D	BOARD	FHC	FIRE HOSE CABINET
BLDG	BUILDING	FHV	FIRE HOSE VALVE
BM	BEAM	FIN	FINISH
30T	BOTTOM	FL	FLOOR
3.P.	BACKING PLATE	FLUOR	FLUORESCENT
	BUILT UP BITUMINOUS	F0	FACE OF
	ROOFING	FOC	FACE OF CONCRETE
		FOF	FACE OF FINISH
CAB	CABINET	FOS	FACE OF STUD
ж <u>р</u> :В	CATCH BASIN	FOW	FACE OF WALL
EM	CEMENT	FP	FIREPROOFING
G	CORNER GUARD	FS	FLOOR SINK
CJ	CONTROL JOINT	FSS	FOLDING SHOWER SEA
LG	CEILING	FT	FOOT OR FEET
L.	CENTERLINE	FTG	FOOTING
	CLEAR	FURR	FURRING
MU	CONCRETE MASONRY UNIT		
:OL	COLUMN	GA	GAUGE
		GALV	GAUGE
	CONCRETE	GALV	GRAB BAR
COORD	COORDINATE	GFRG	GLASS FIBER
ONSTR	CONSTRUCTION		REINFORCED GYPSUM
CONT	CONTINUOUS	GL	GLASS
CTSK	COUNTERSUNK	GL	GYPSUM
U	COUNTERSONK COMBINATION UNIT	GIF	GTE SOM
,J		HB	HOSE BIB
DEMO	DEMOLISH	НС	HOSE DIB HOSE CONNECTION
	DEPARTMENT	HDWD	HARDWOOD
DET	DEFARIMENT	HDWD	HARDWOOD
)F	DETAIL DRINKING FOUNTAIN		HOUSEKEEPING
			HOLLOW METAL
	DIMENSION	HORIZ	HORIZONTAL
	DOWN	HR	HOUR
NSP	DOWNSPOUT	HS	HAND SENSOR
RN	DRAIN	HT	HEIGHT
WG	DRAWING		
		ID	INSIDE DIAMETER
: _`	EAST	INSUL	INSULATION
<b>E)</b>	EXISTING	INT	INTERIOR
:A	EACH		
IJ	EXPANSION JOINT	JT	JOINT

2,533 S.F.

63 S.F.

277 S.F.

#### \_AN

#### IALS GYPSUM

09200 CEMENT PLASTER

### TRUCTION

ATES CEILING HEIGHT.

ED LINEAR LUOR LIGHT O DOWNLIGHT WALL WASHER ED LINEAR AV SPEAKER IDED LINEAR \_UOR LIGHT PAGING SPEAKER SED LINEAR LUOR LIGHT †⊕† EXIT SIGN SD SMOKE DETECTOR IOUNTED LIGHT

#### LUMBING AIR LINEAR DIFFUSER

AIR

ST GRILLE

# PROJECT INFORMATION

ADDRESS

DESCRIPTION

CONSTRUCTION

OWNER

TYPE

ZONNING

RATING

# OF STORIES

OCCUPANCY

#### 1705 FLETCHER AVENUE SOUTH PASADENA, CA 91030

JESSICA + PETER YOON RENOVATION / ADDITION TO EXISTING 1913 TWO STORY HOUSE TYPE V – B

RS - RESIDENTIAL LOW DENSITY R3 – SINGLE FAMILY RESIDENTIAL ARDFERT TRACK, LOT 60, BLOCK C

1913 CRAFTSMAN 5320-030-023 XX

FIRE SPRINKLERS NO FIRE SPRINKLERS AT EXISTING HOUSE.

# SCOPE OF WORK

1. ADD 277 S.F. TO THE SECOND FLOOR, INCUDES A MAIN BATH 2. ADD 63 S.F. AND RENOVATE FIRST FLOOR INCLUDING KITCHEN AND FAMILY ROOM

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South Pasadena, CA 91030 626.278.0699 tel



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# VICINITY MAP

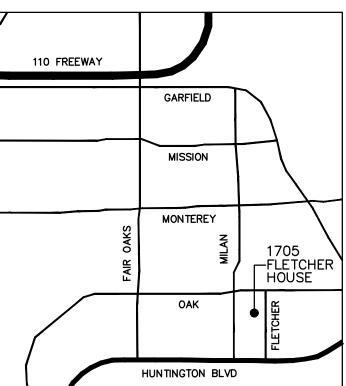
HIGH EFFICACY, BE MOTIONED SENSORED AND CONTROLLED BY PHOTO-CONTROL. CEC 150.0(K)9A

KIT

LAB

KITCHEN

LABORATOR



REINFORCED

REQUIRED

ROBE HOOK

REINF

RH

REQ'D

		CHC SUBMITTAL
MILAN	1705 FLETCHER HOUSE	AHJ STAMP APPROVAL
	FLETCHER	

REVISIONS

# Yoon House Addition

KEY PLAN



# PROJECT INFORMATION

SCALE: N/A DATE: 15 APRIL 2024 FILE: A001 MI-INFO.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02

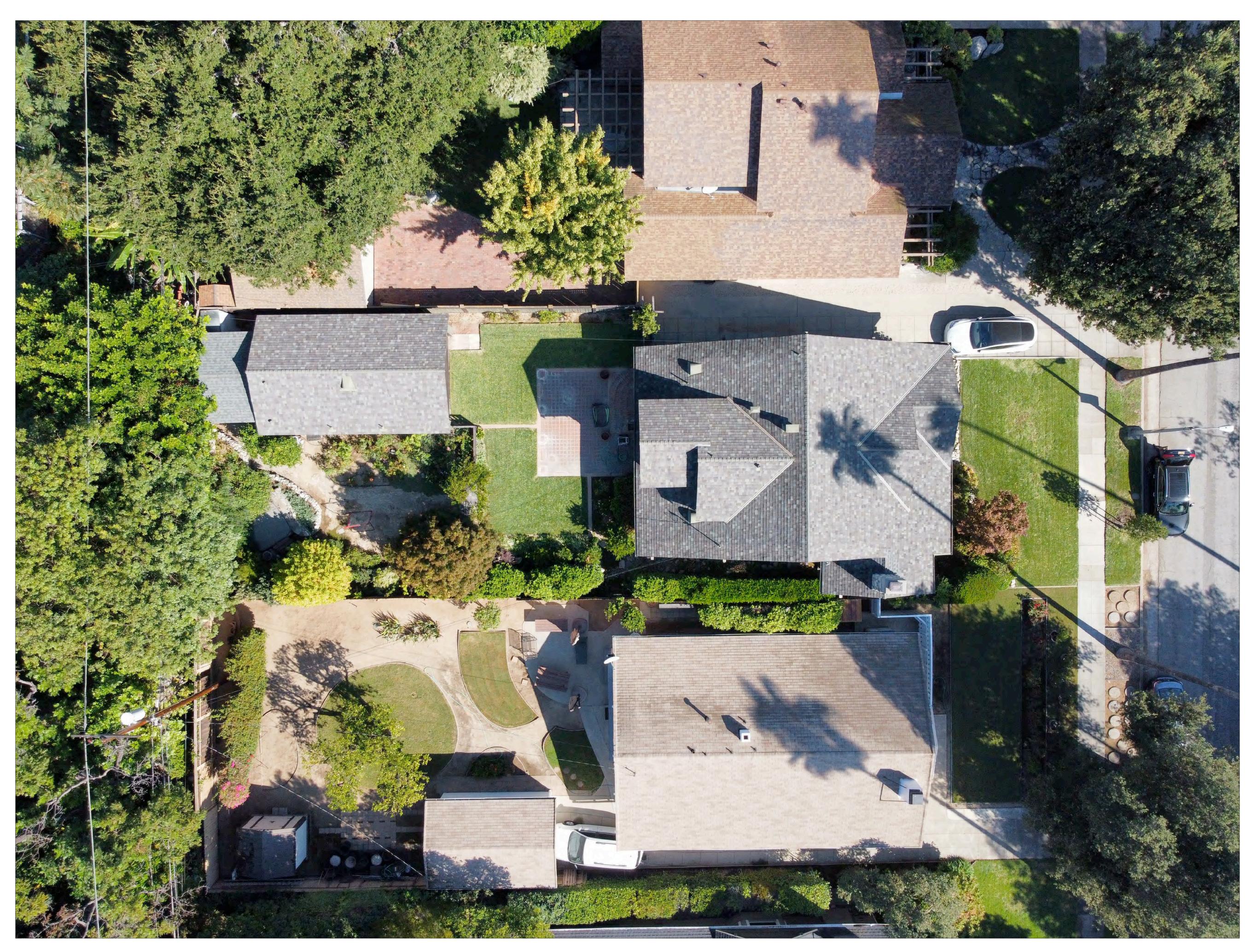


LAMINATE RM ROOM LAM LAV LAVATORY RO ROUGH OPENING LOCKER LKR RSD RECESSED SOAP DISH LIGHT SOUTH MAINT MAINTENANCE SOLID CORE SC SCD SEAT COVER DISPENSER MAXIMUM MAX MOP & BROOM HOLDER SCHED SCHEDULE MECH SD SOAP DISH MECHANICAI SECT MEMB SECTION MEMBRAN MANUFACTURER SQUARE FEET MFR SHT MAN HOLE SHEET SHEATHING SHTG MINIMUM MIN MISCELLANEOUS SIMILAR MISC SIM SLOPE MASONRY OPENING MTD MOUNTED SND SANITARY NAPKIN DISPENSER MTL METAL SNR SANITARY NAPKIN RECEPT MUL MULLION SPEC SPECIFICATION SQ SQUARE NORTH SST STAINLESS STEE NOT IN CONTRACT STD STANDARD NUMBER NO STL STEEL STORAGE NOM NOMINA STOR NTS NOT TO SCALE STRUCT STRUCTURAL SUSP SUSPENDED ON CENTER OC OUTSIDE DIAMETER TREAD OVERFLOW DRAIN TOP OF CURB ER SEAT TELE OFF OFFICE TELEPHONE OWNER FURNISHED OFCI T&G TONGUE AND GROOVE CONTRACTOR INSTALLED тнк THICK OFOI OWNER FURNISHED, TLT TOILET OWNER INSTALLED TOP OF T.O. TOP OF STEEL OVERHEAD TOS 0.H. TOP OF PAVEMENT OPNG OPENING TPD TOILET PAPER DISPENSER TUBE STEEL OPP OPPOSITE PSUM TOP OF WALL POWDER ACTUATED DEVICE P.A.D. TYP TYPICAL PERFORATED DRAIN PIPE PDP UON UNLESS OTHERWISE NOTED PROPERTY LINE P.L. PLATE PLASTIC LAMINATE VER VERIFY P.LAM VERTICAL VERT PLAS PLASTER PLYWOOD VEST VESTIBULE PLYWD VISION PANEL POINT VP PAPER TOWEL DISPENSER PTD PAPER TOWEL DISPENSER AND RECEPTACLE PTDR WES' WITH PTR PAPER TOWEL RECEPTACLE WATER CLOSET PTN PARTITION WOOD WIDE FLANGE WATERPROOF(ING) RISER RADIUS WATER RESISTANT RAD RCP REFLECTED CEILING PLAN WT WEIGHT ROOF DRAIN RD

REFERENCE REF

LEGAL TRACK YEAR / STYLE ASSESSORS HISTORIC DESIGNATION

NO FIRE SPRINKLERS REQUIRED



EXISTING TOP VIEW

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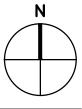
# CHC SUBMITTAL

AHJ STAMP APPROVAL

REVISIONS

Yoon House Addition 1705 Fletcher Ave, So Pas CA 91030

KEY PLAN



# EXISTING PHOTOS

SCALE: NOT TO SCALE DATE: 15 APRIL 2024 FILE: A030\_FLY-3D.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02





EAST (FRONT) ELEVATION







EAST GARAGE ELEVATION

SOUTHEAST AEREAL GARAGE VIEW

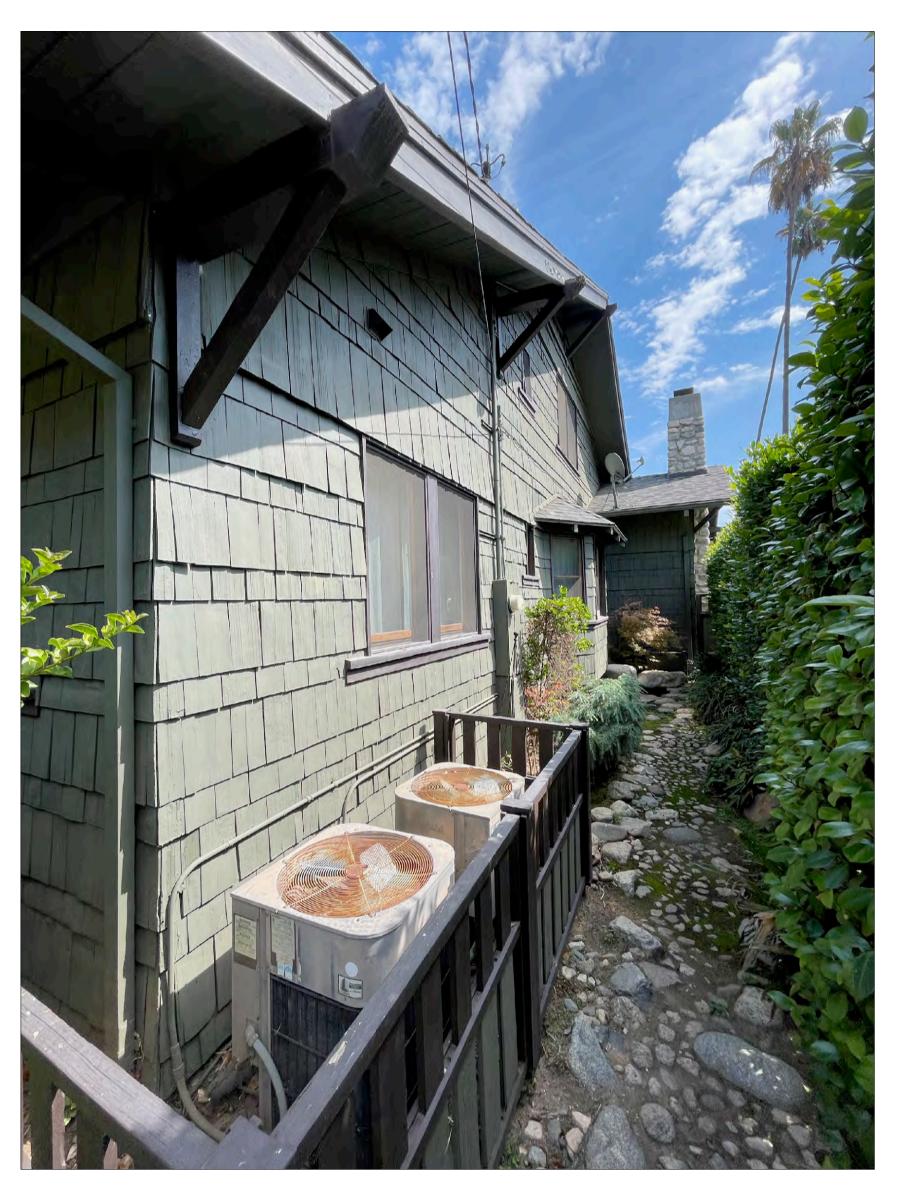


EAST (FRONT) ELEVATION

NORTH ELEVATION



WEST (BACK) ELEVATION



SOUTH ELEVATION





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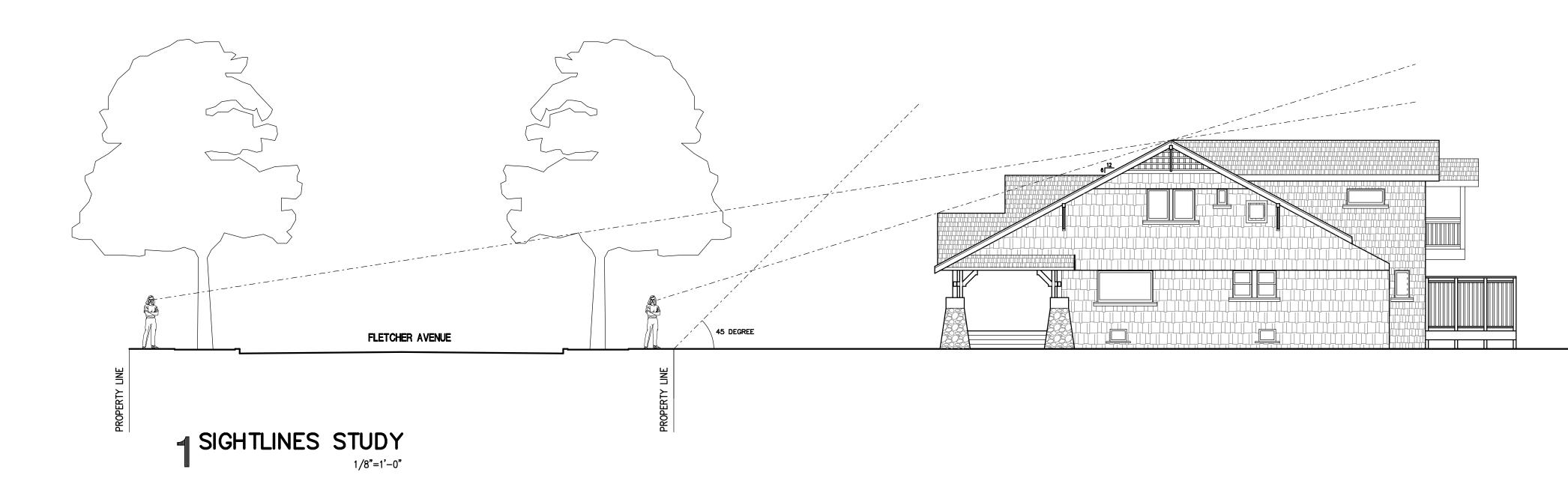
# Yoon House Addition 1705 Fletcher Ave, So Pas CA 9103

KEY PLAN

# EXISTING PHOTOS

SCALE: NOT TO SCALE DATE: 15 APRIL 2024 FILE: A020\_FLY-EPHOTOS.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02







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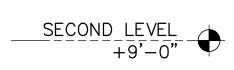
KEY PLAN

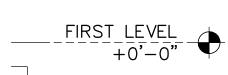
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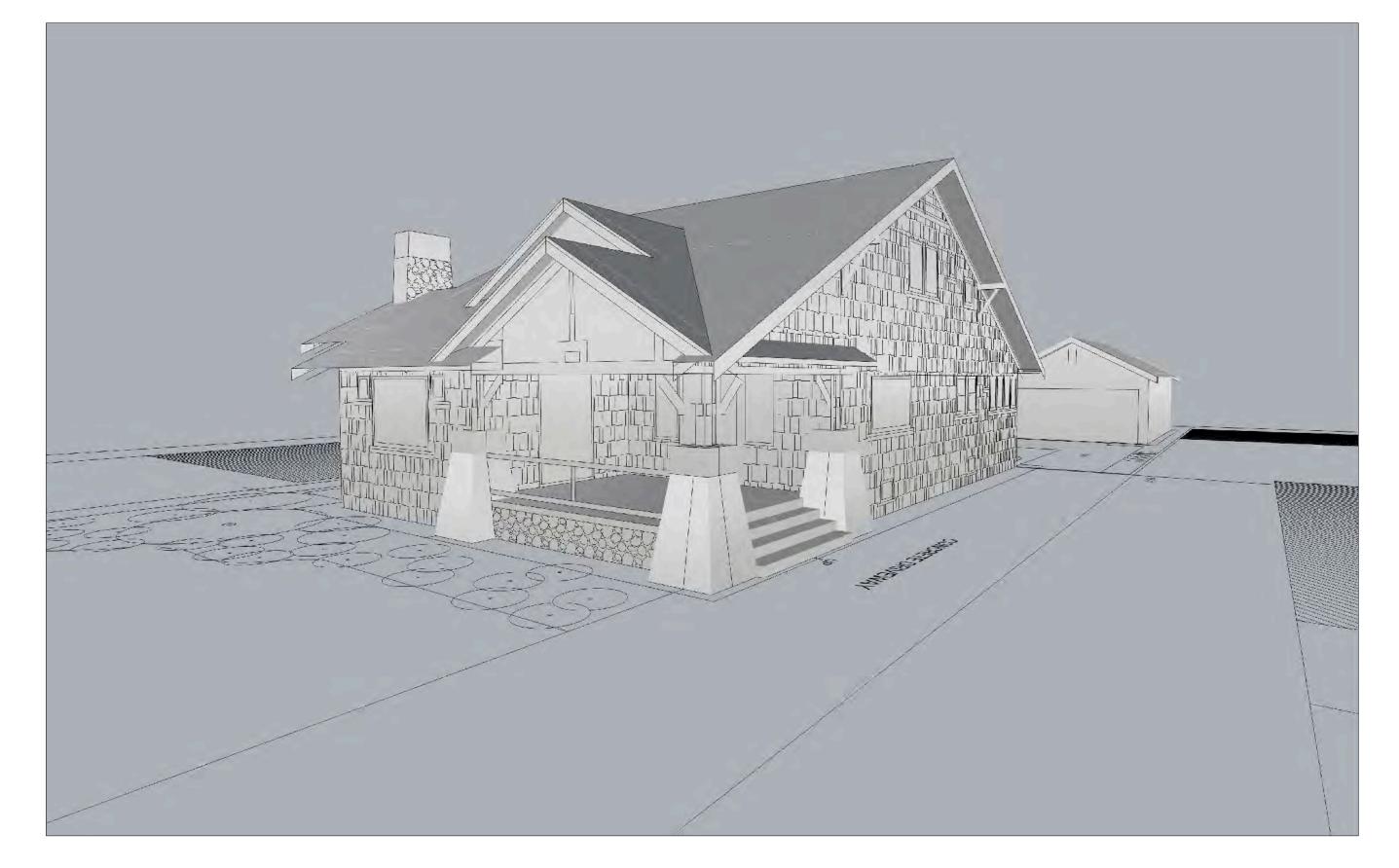


<u>TOP\_OF\_ROOF</u> +21'-0"

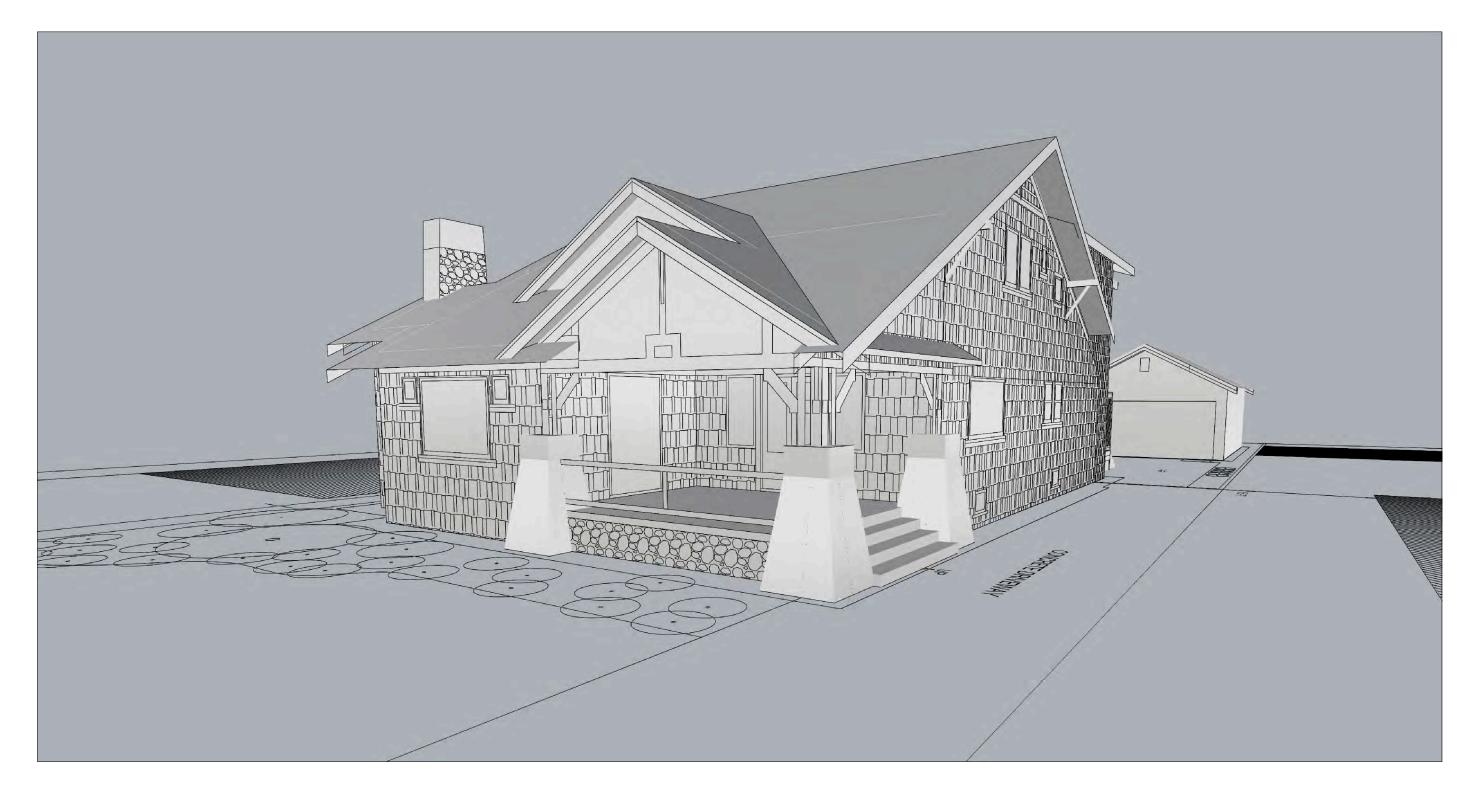




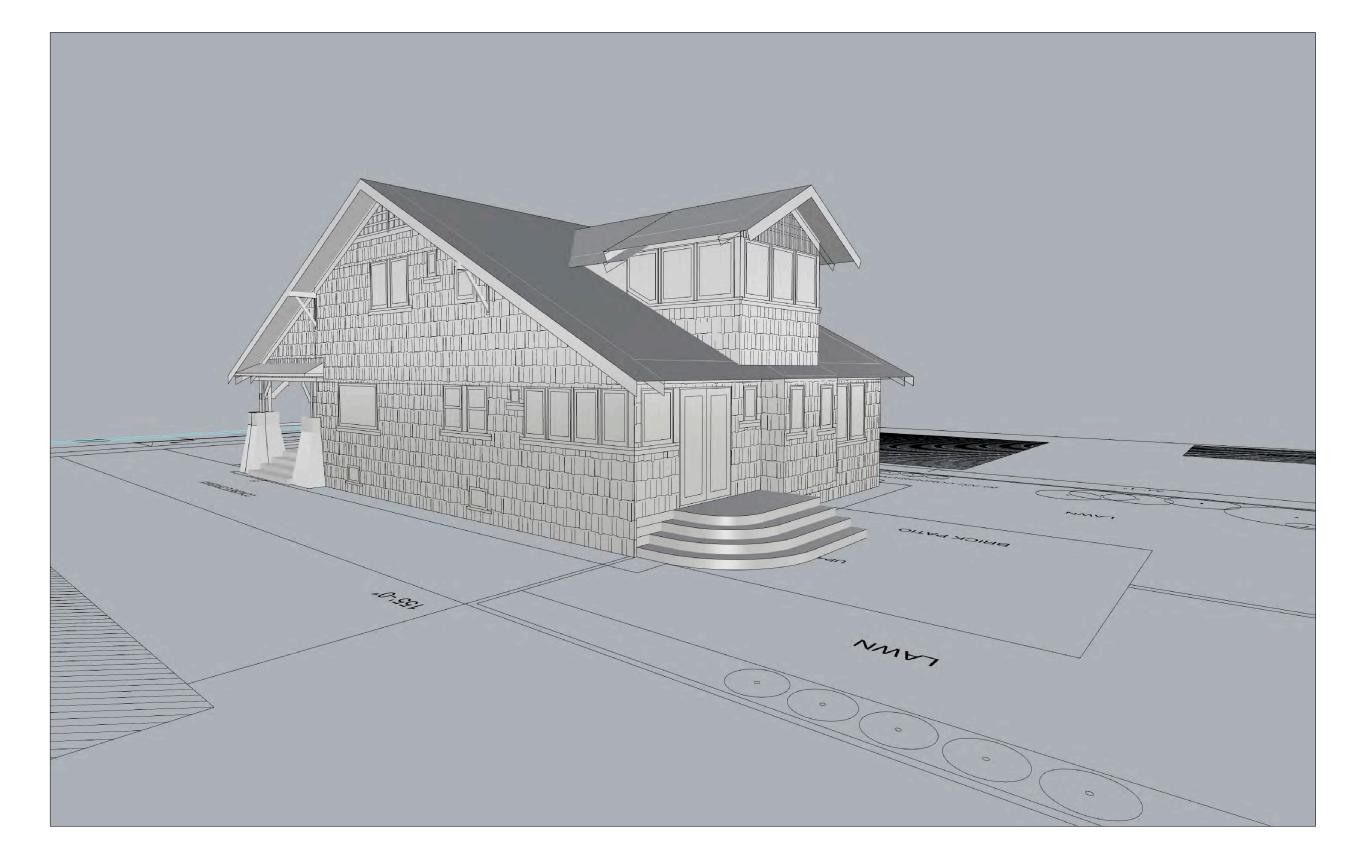
GROUND\_LEVEL -2'-0"



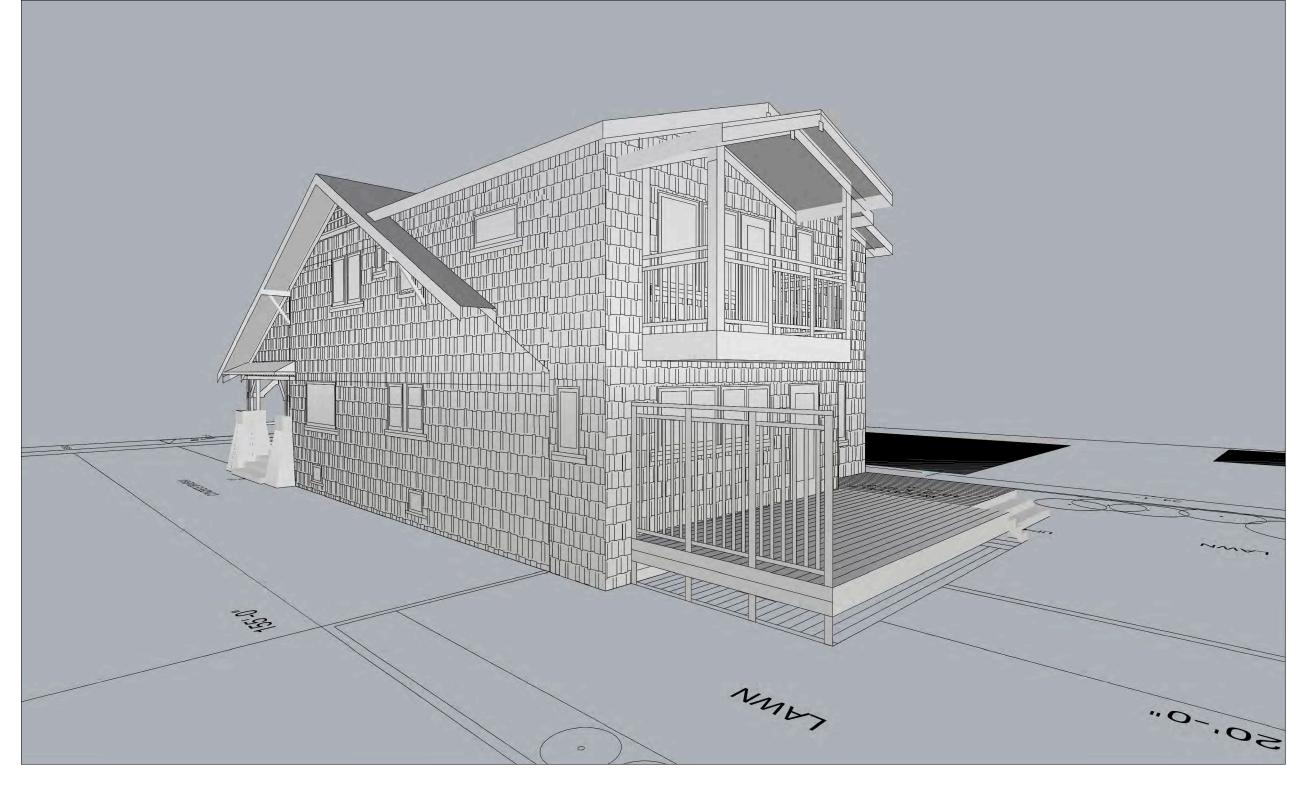
NORTHEAST VIEW - EXISTING



NORTHEAST VIEW - PROPOSED



NORTHWEST VIEW - EXISTING



NORTHWEST VIEW - PROPOSED

2 Studio LLC - 1128 Carfield Avenue

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KEY PLAN

# 3D MODEL IMAGES

SCALE: NOT TO SCALE DATE: 15 APRIL 2024 FILE: A030\_FLY-3D.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02





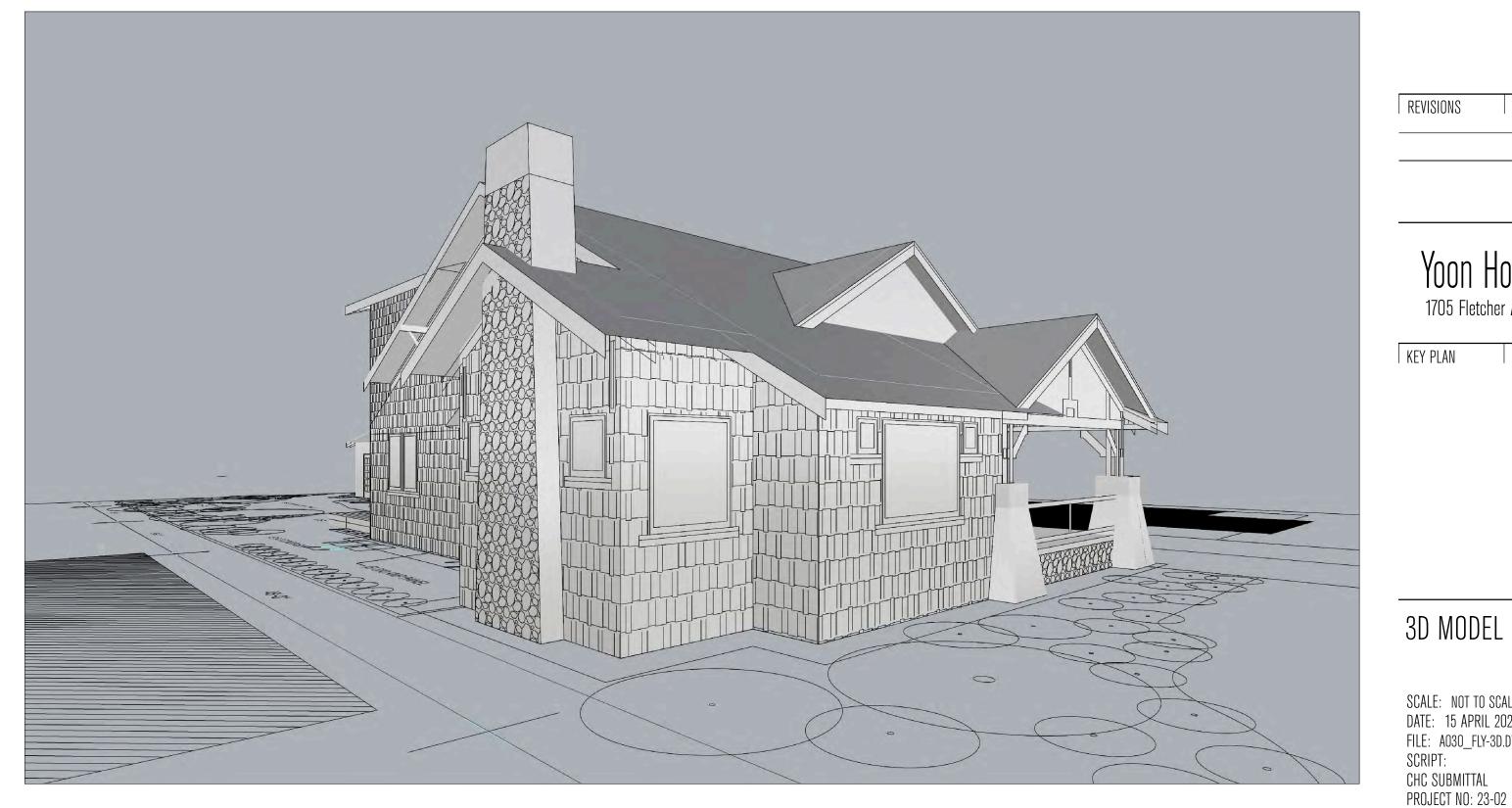
SOUTHWEST VIEW - EXISTING



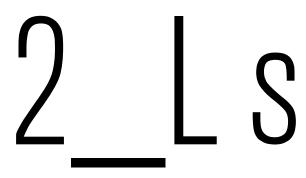
SOUTHWEST VIEW - PROPOSED



SOUTHEAST VIEW - EXISTING



SOUTHEAST VIEW - PROPOSED



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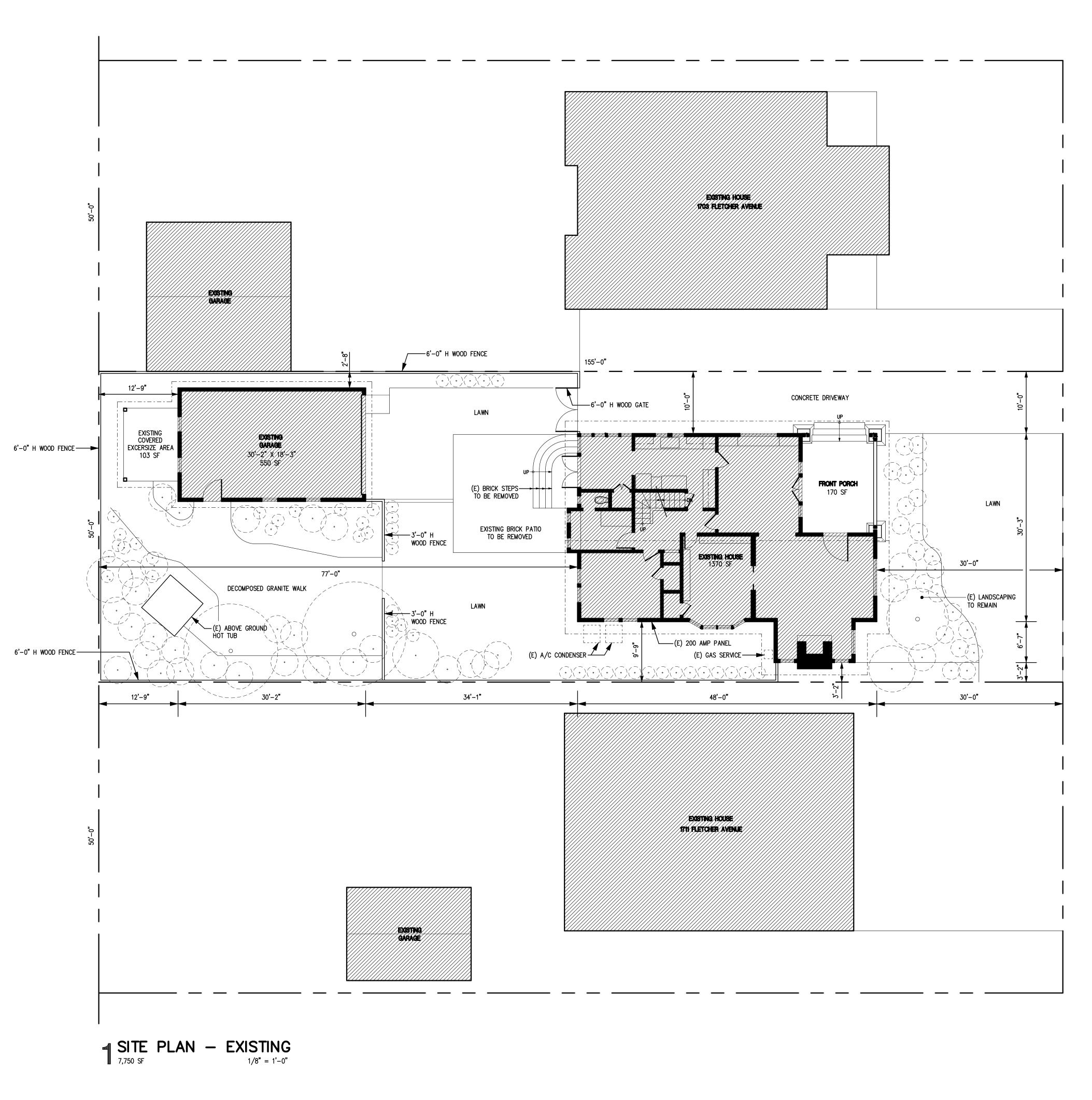
Yoon House Addition 1705 Fletcher Ave, So Pas CA 9103

KEY PLAN

# 3D MODEL IMAGES

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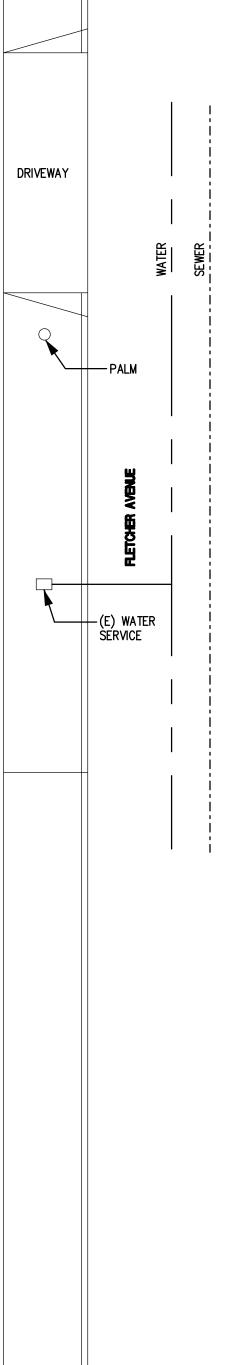












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SITE PLAN NOTES

- 1. NO TREES WILL BE REMOVED. ALL EXISTING TREES TO REMAIN.
- 2. EXISTING WATER HEATER TO REMAIN LOCATED IN EXISTING BASEMENT.
- 3. EXISTING SITE DRAINAGE TO REMAIN GRADE SHALL FALL A MIN OF 6" WITHIN THE FIRST 10'.
- 4. ROOF DRAIN DOWNSPOUTS TO CONNECT TO UNDERGROUND SITE DRAINAGE SYSTEM TO KEEP WATER DISPOSAL AWAY FROM FOUNDATIONS
- 5. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION

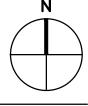
# CHC SUBMITTAL

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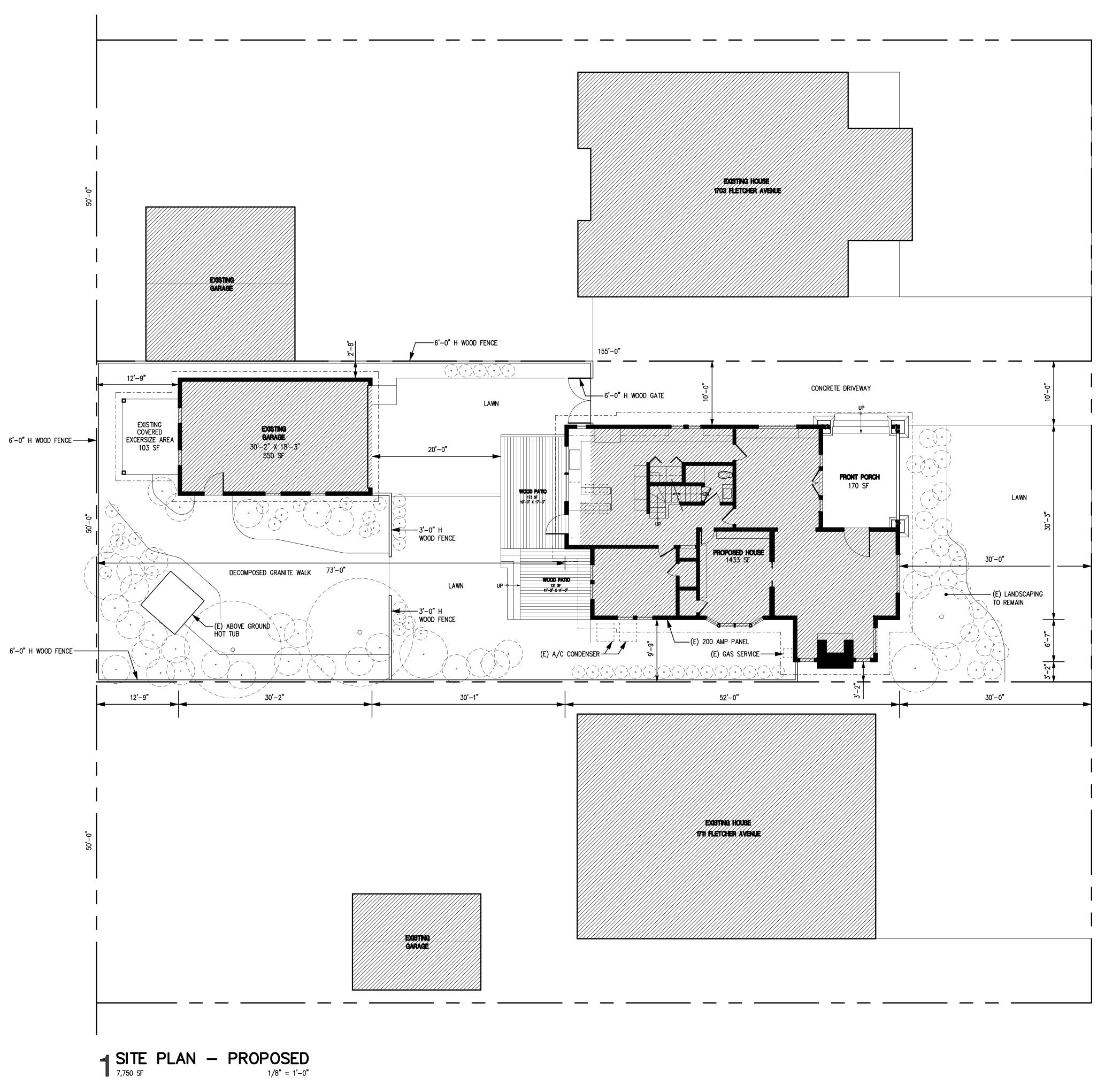
KEY PLAN



# SITE PLAN - EXISTING

SCALE: 1/8"=1'-0" DATE: 15 APRIL 2024 FILE: FL-SITE.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02

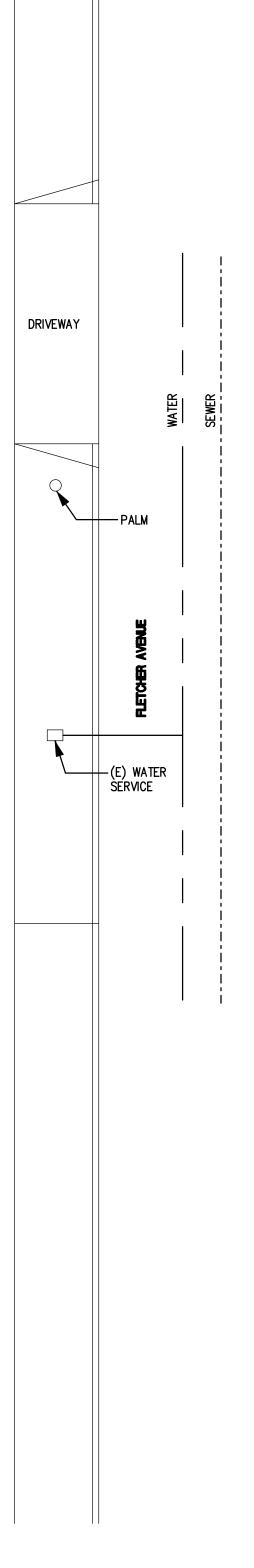
















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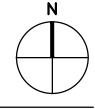
# CHC SUBMITTAL

AHJ STAMP APPROVAL

REVISIONS

Yoon House Addition 1705 Fletcher Ave, So Pas CA 91030

KEY PLAN



# SITE PLAN - PROPOSED

SCALE: 1/8"=1'-0" DATE: 15 APRIL 2024 FILE: FL-SITE.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02



#### DOOR SCHEDULE - NEW

1	3'-0" X 6'-8"	WOOD AND GLASS	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
2	2'-6" X 6'-8"	WOOD	STAINED	T.M.COBB OR SIMILAR
3	5'-0" X 6'-8"	WOOD, BIFOLD	STAINED	T.M.COBB OR SIMILAR
4	2'-8" X 6'-8"	WOOD	STAINED	T.M.COBB OR SIMILAR
5	3'-0" X 6'-8"	WOOD, POCKET	STAINED	T.M.COBB OR SIMILAR
6	2'-6" X 6'-8"	WOOD, POCKET	STAINED	T.M.COBB OR SIMILAR
7	3'-0" X 6'-8"	WOOD AND GLASS	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
8	2'-6" X 6'-8"	WOOD, POCKET	STAINED	T.M.COBB OR SIMILAR

#### DOOR SCHEDULE – EXISTING

10	4'-0" X 6'-8"	WOOD	STAINED	EXISTING TO REMAIN
11	4'-0" X 6'-8"	WOOD, DOUBLE	STAINED	EXISTING TO REMAIN
12	5'-0" X 6'-8"	WOOD AND GLASS, DOUBLE	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO

#### WINDOW SCHEDULE - NEW

A	1'-8" X 3'-0"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
В	4'-3" X 3'-0"	CASEMENT, DOUBLE	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
D	4'-0" X 1'-6"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
E	2'-9" X 3'-7"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
G	1'-9" X 3'-7"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
н	1'-2" X 3'-7"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
J	2'-0" X 3'-0"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR
К	1'-4" X 2'-0"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	T.M.COBB OR SIMILAR

#### WINDOW SCHEDULE - EXISTING

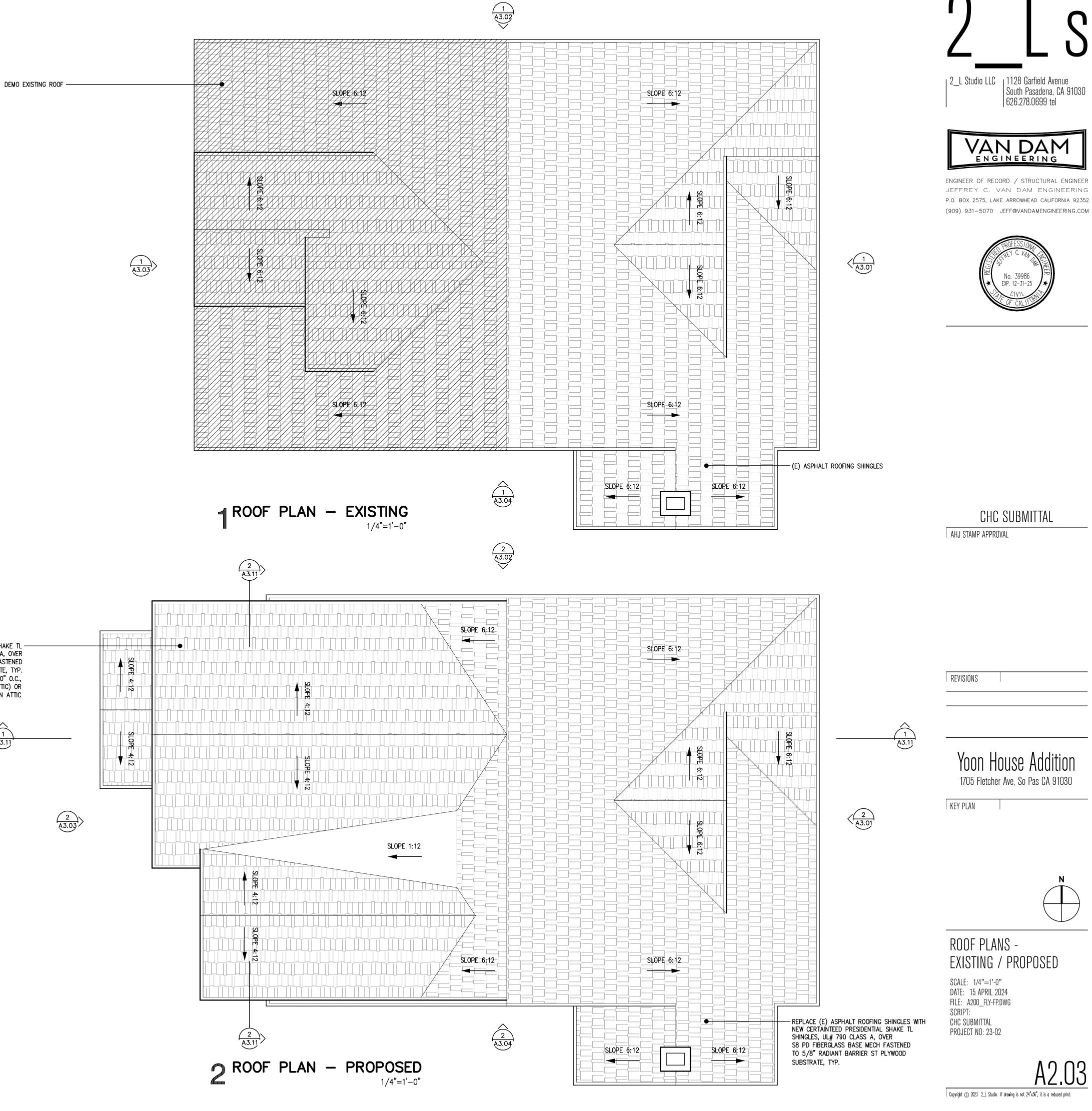
	W JUILDULL -	LAISTING			
м	6'-0" X 3'-5"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
N	2'-0" X 3'-0"	DOUBLE HUNG	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
0	1'-10" X 3'-0"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO
Р	2'-6" X 3'-0"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO
Q	2'-0" X 1'-4"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO
R	1'-8" X 2'-0"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO
Т	2'-6" X 4'-3"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
U	2'-6" X 4'-3"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
V	2'-0" X 4'-3"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
w	4'-8" X 4'-3"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
Х	2'-4" X 2'-4"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
Y	4'-0" X 4'-3"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
Z	6'-0" X 4'-3"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
AA	2'-0" X 4'-3"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
BB	2'-4" X 3'-5"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
СС	1'-0" X 1'-6"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
DD	2'-0" X 2'-0"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
EE	2'-6" X 3'-0"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO
FF	2'-6" X 3'-0"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO
GG	3'-6" X 2'-3"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO DEMO
нн	1'-0" X 1'-8"	FIXED	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN
JJ	2'-4" X 3'-5"	CASEMENT	WOOD	PAINTED ON OUTSIDE, STAINED ON INSIDE	EXISTING TO REMAIN

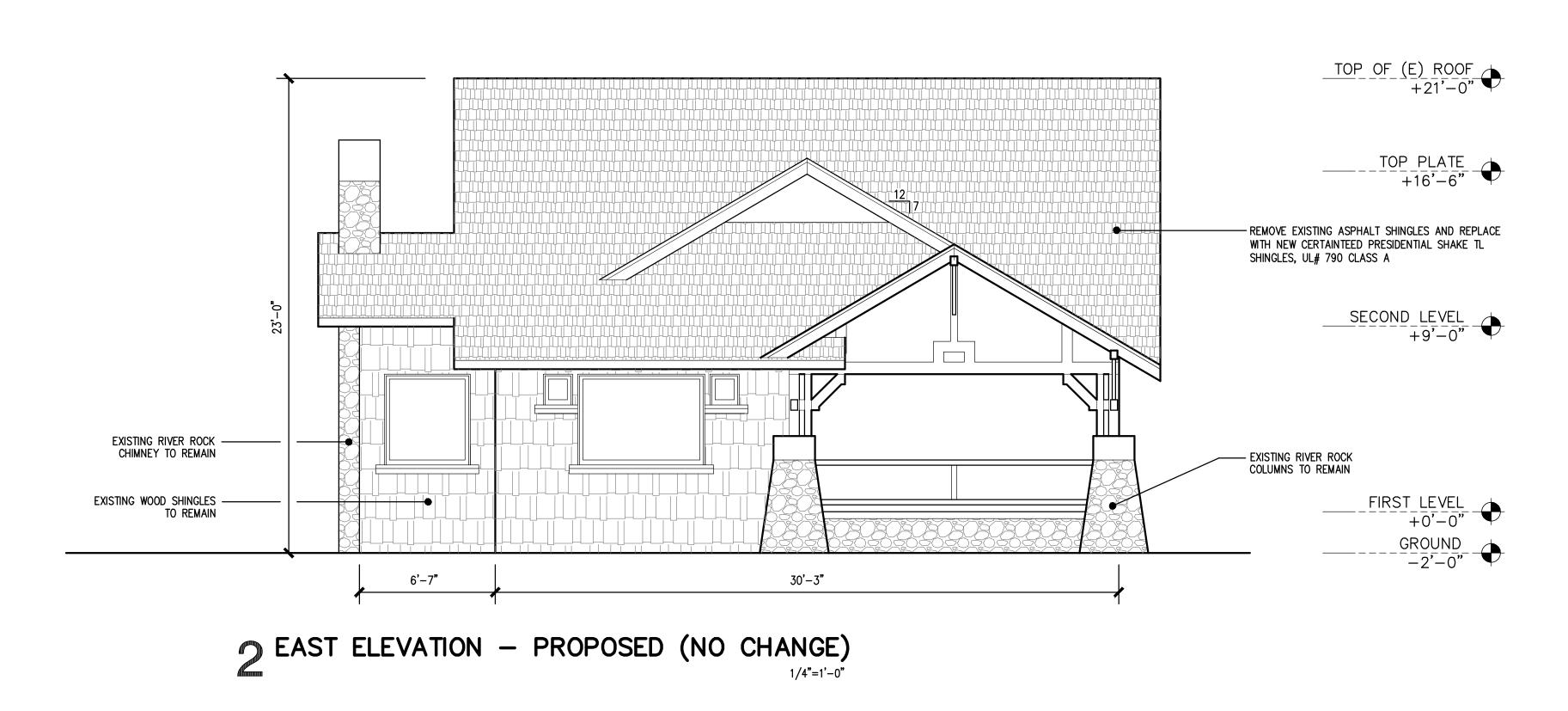


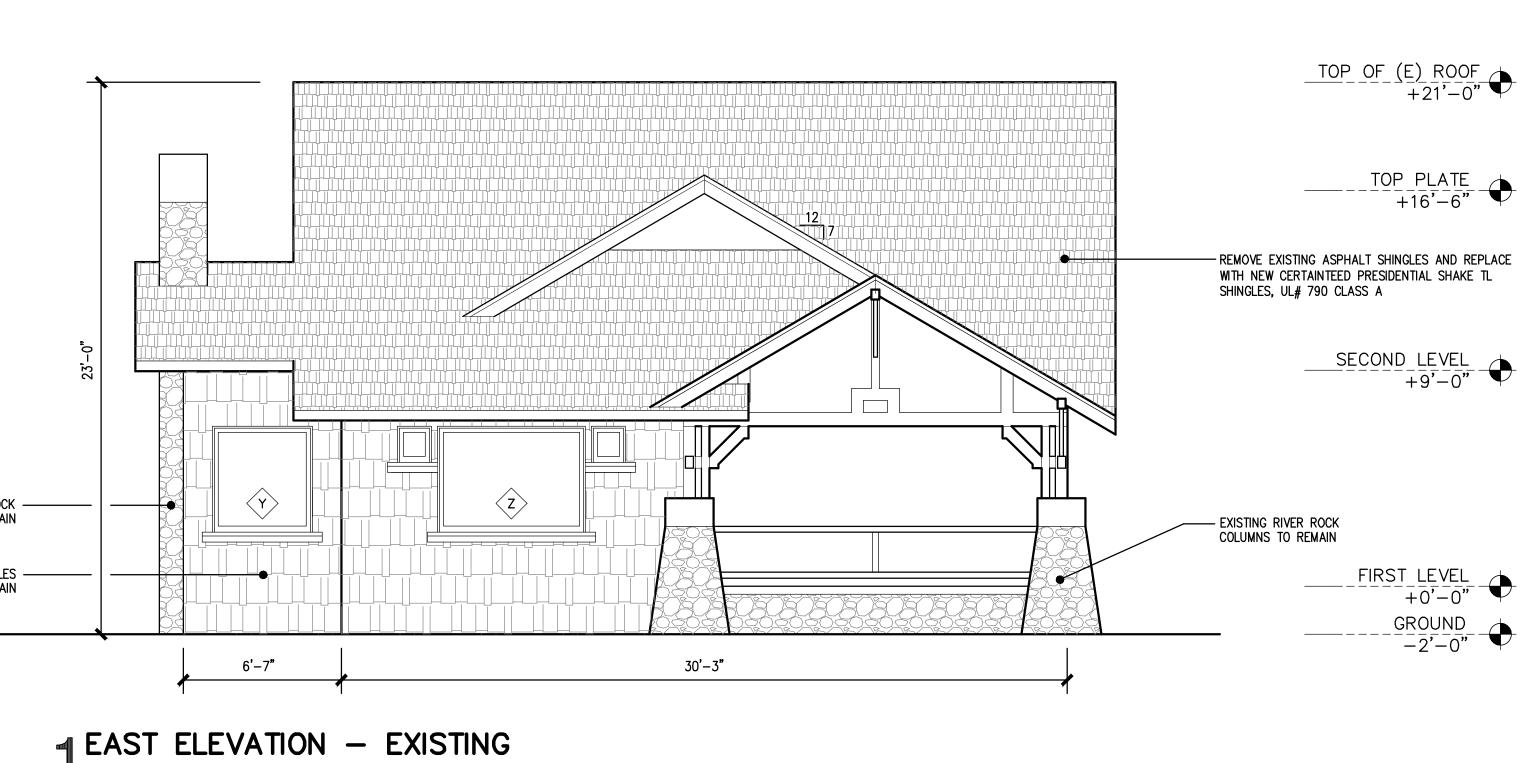


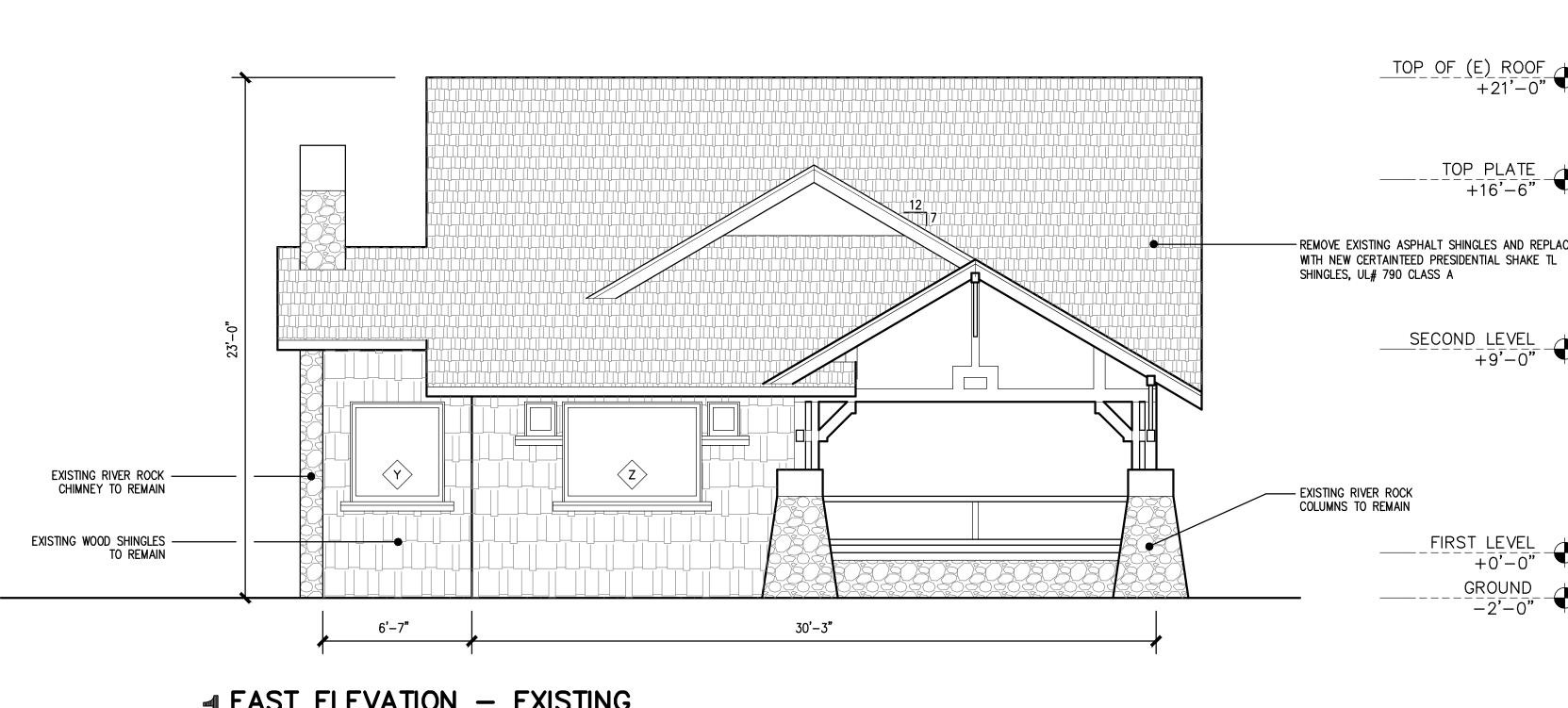
NEW CERTAINTEED PRESIDENTIAL SHAKE TL— SHINGLES, UL# 790 CLASS A, OVER S8 PD FIBERGLASS BASE MECH FASTENED TO 5/8" RADIANT BARRIER ST PLYWOOD SUBSTRATE, TYP. 2" X 12" ROOF JOISTS @ 2'-0" O.C., R-30 INSULATION (NO ATTIC) OR R-38 INSULATION OVER CEILING IN ATTIC

1 A3.11









1/4"=1'-0"

2\_L Studio LLC | 1128 Garfield Avenue South Pasadena, CA 91030 626.278.0699 tel



ENGINEER OF RECORD / STRUCTURAL ENGINEER JEFFREY C. VAN DAM ENGINEERING P.O. BOX 2575, LAKE ARROWHEAD CALIFORNIA 92352 (909) 931–5070 JEFF@VANDAMENGINEERING.COM



CHC SUBMITTAL

AHJ STAMP APPROVAL

REVISIONS

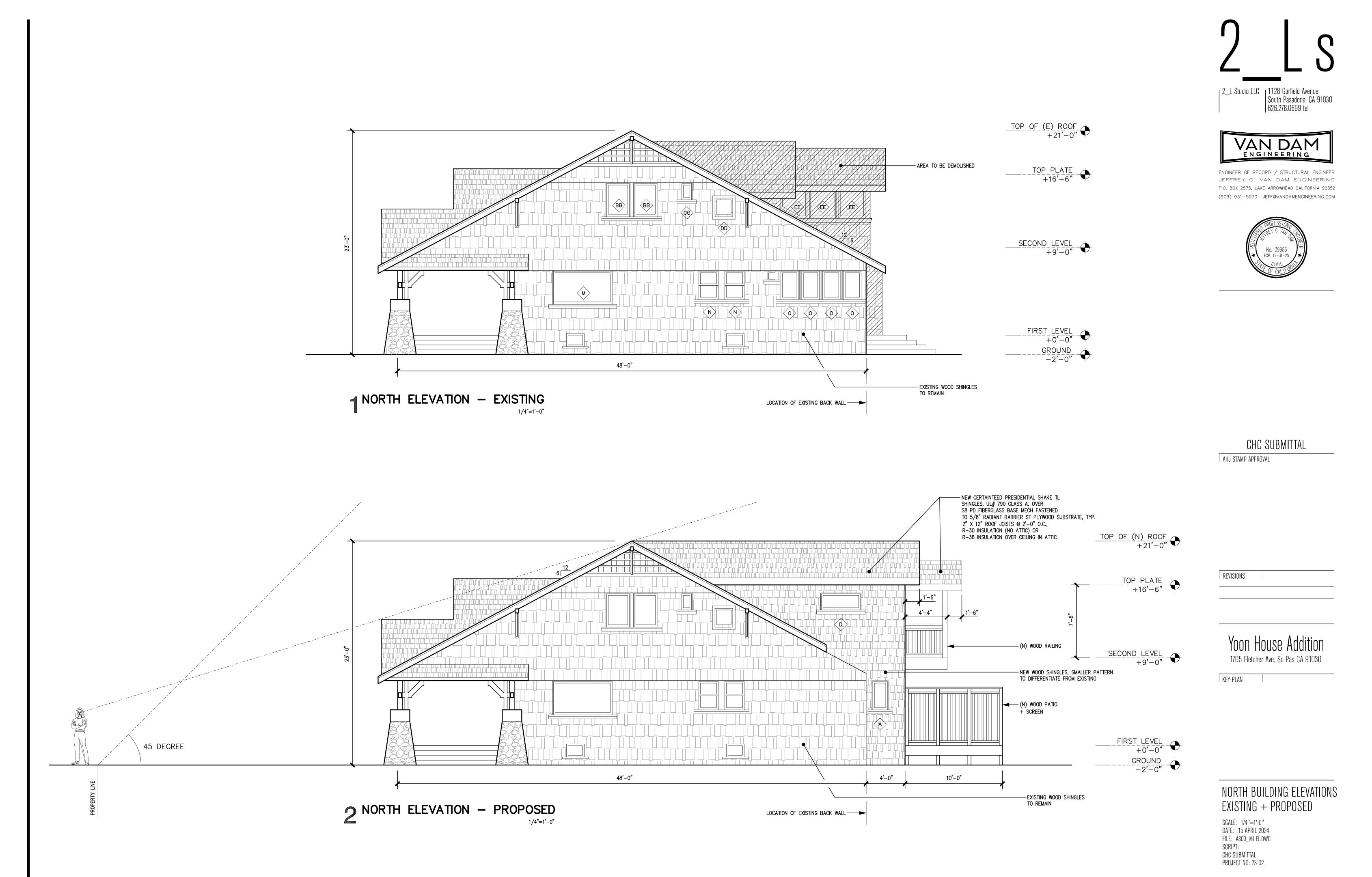
Yoon House Addition 1705 Fletcher Ave, So Pas CA 91030

KEY PLAN

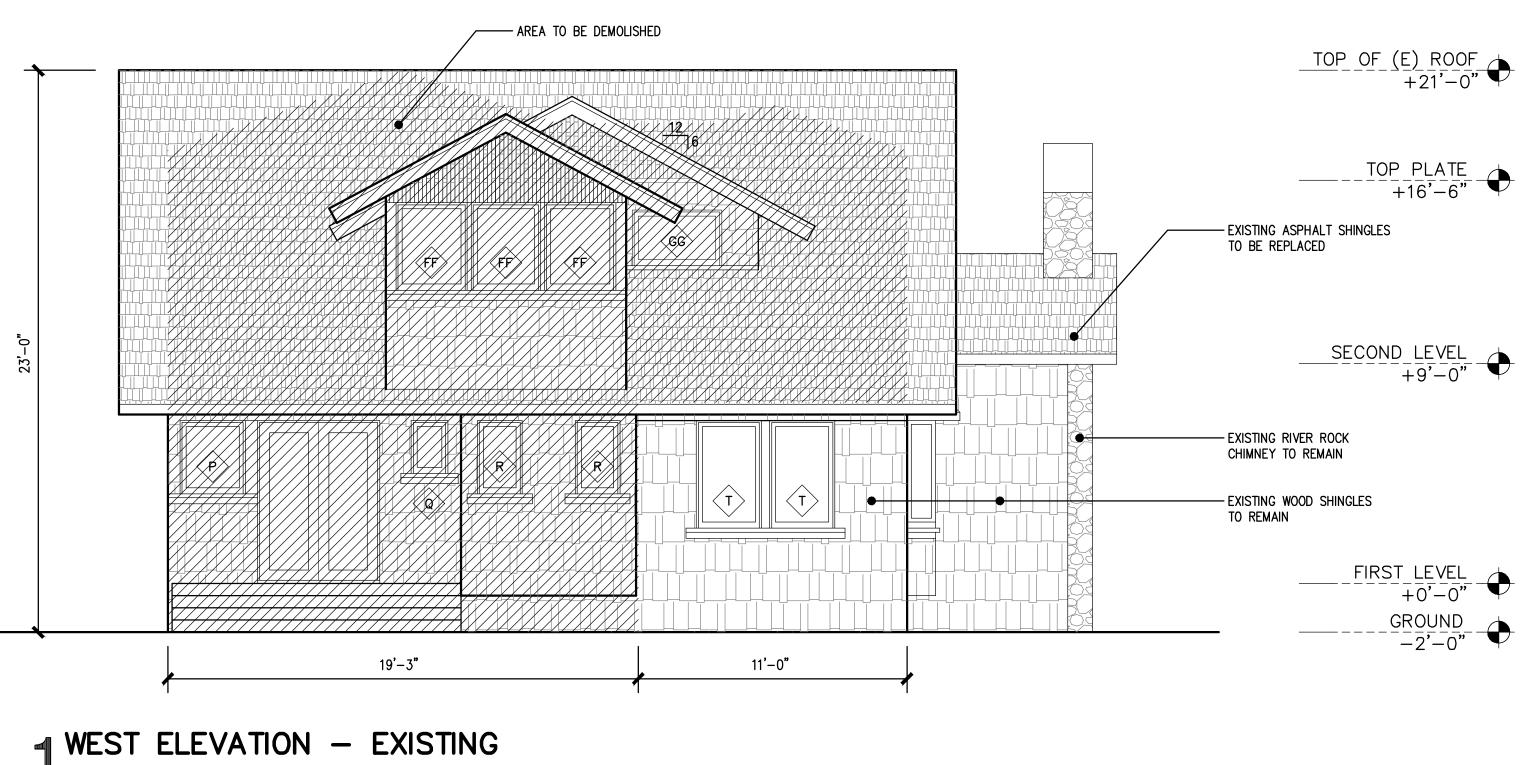
### EAST BUILDING ELEVATIONS EXISTING + PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 APRIL 2024 FILE: A300\_MI-EL.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02





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S8 PD FIBERGLASS BASE MECH FASTENED TO 5/8" RADIANT BARRIER ST PLYWOOD SUBSTRATE, TYP. 2" X 12" ROOF JOISTS @ 2'-0" O.C., R-30 INSULATION (NO ATTIC) OR R-38 INSULATION OVER CEILING IN ATTIC

> NEW WOOD SHINGLES, SMALLER PATTERN-TO DIFFERENTIATE FROM EXISTING

1/4"=1'-0"

1/4"=1'-0"

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CHC SUBMITTAL

AHJ STAMP APPROVAL

REVISIONS

Yoon House Addition 1705 Fletcher Ave, So Pas CA 91030

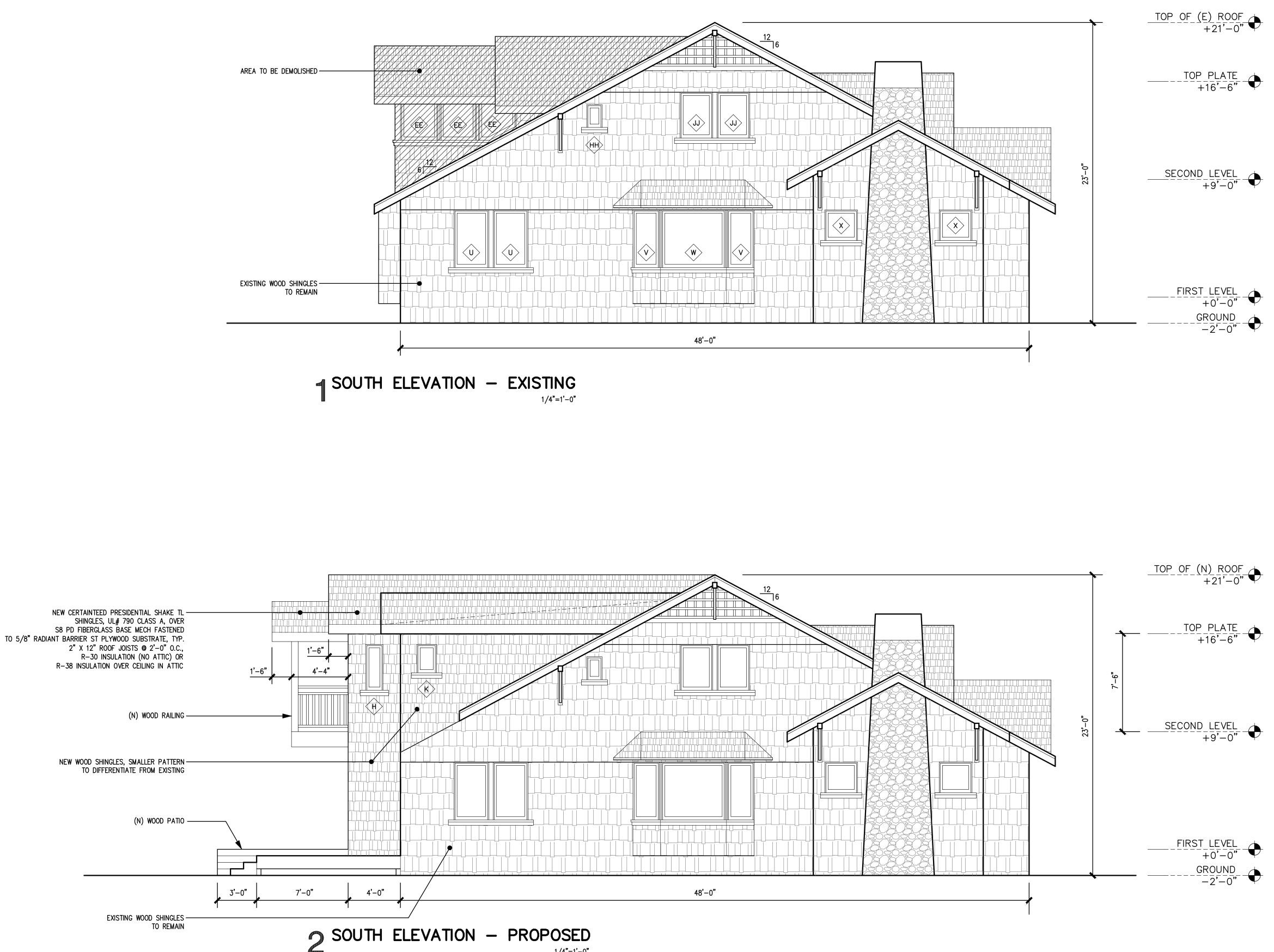
KEY PLAN

### WEST BUILDING ELEVATIONS EXISTING + PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 APRIL 2024 FILE: A300\_MI-EL.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02







1/4"=1'-0"



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CHC SUBMITTAL

AHJ STAMP APPROVAL

REVISIONS

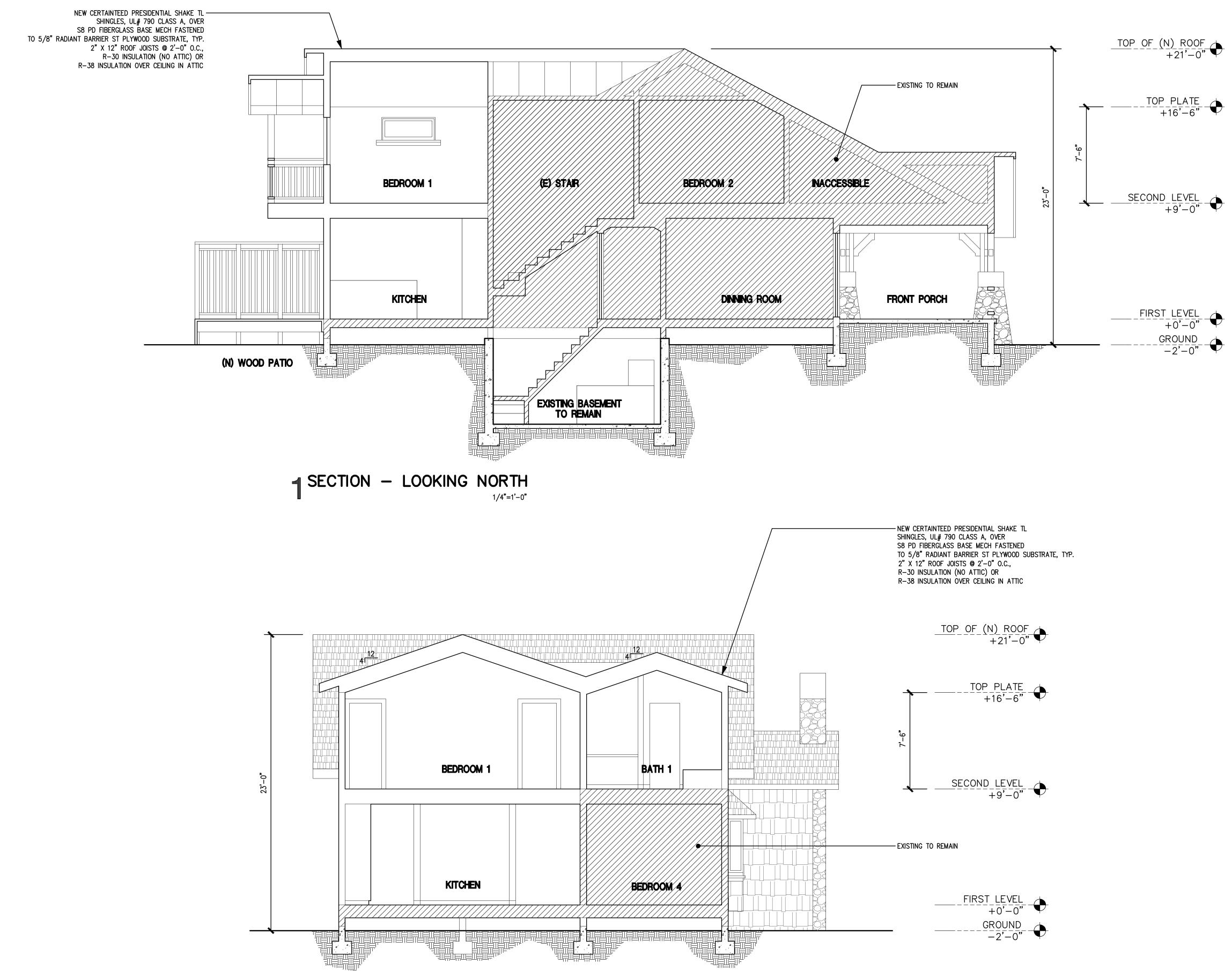
Yoon House Addition 1705 Fletcher Ave, So Pas CA 91030

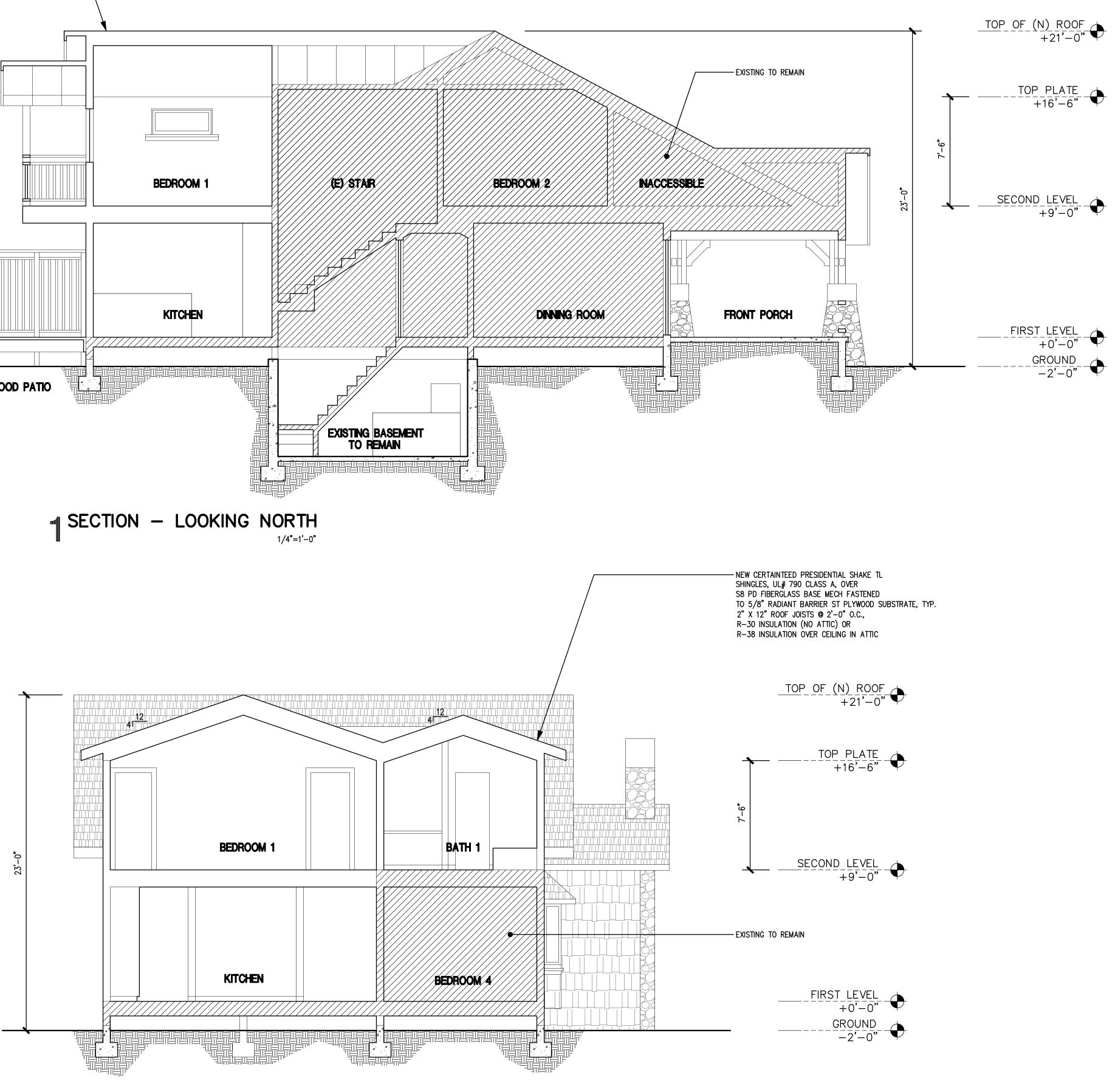
KEY PLAN

### SOUTH BUILDING ELEVATIONS EXISTING + PROPOSED

SCALE: 1/4"=1'-0" DATE: 15 APRIL 2024 FILE: A300\_MI-EL.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02







SECTION – LOOKING EAST



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CHC SUBMITTAL

AHJ STAMP APPROVAL

REVISIONS

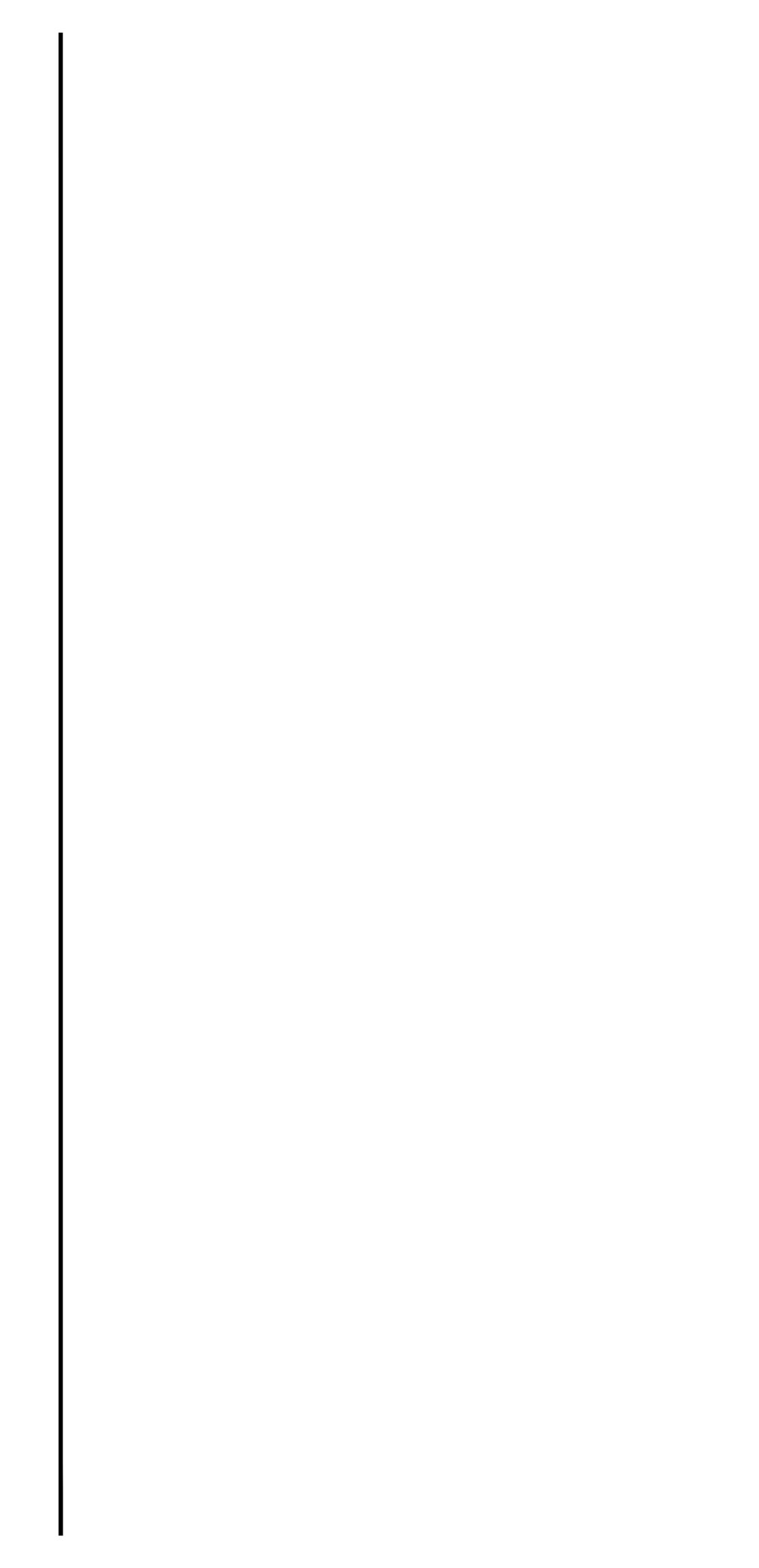
Yoon House Addition 1705 Fletcher Ave, So Pas CA 91030

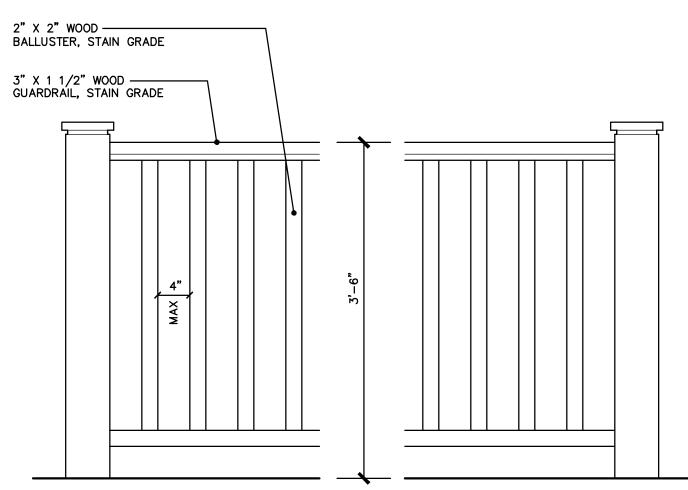
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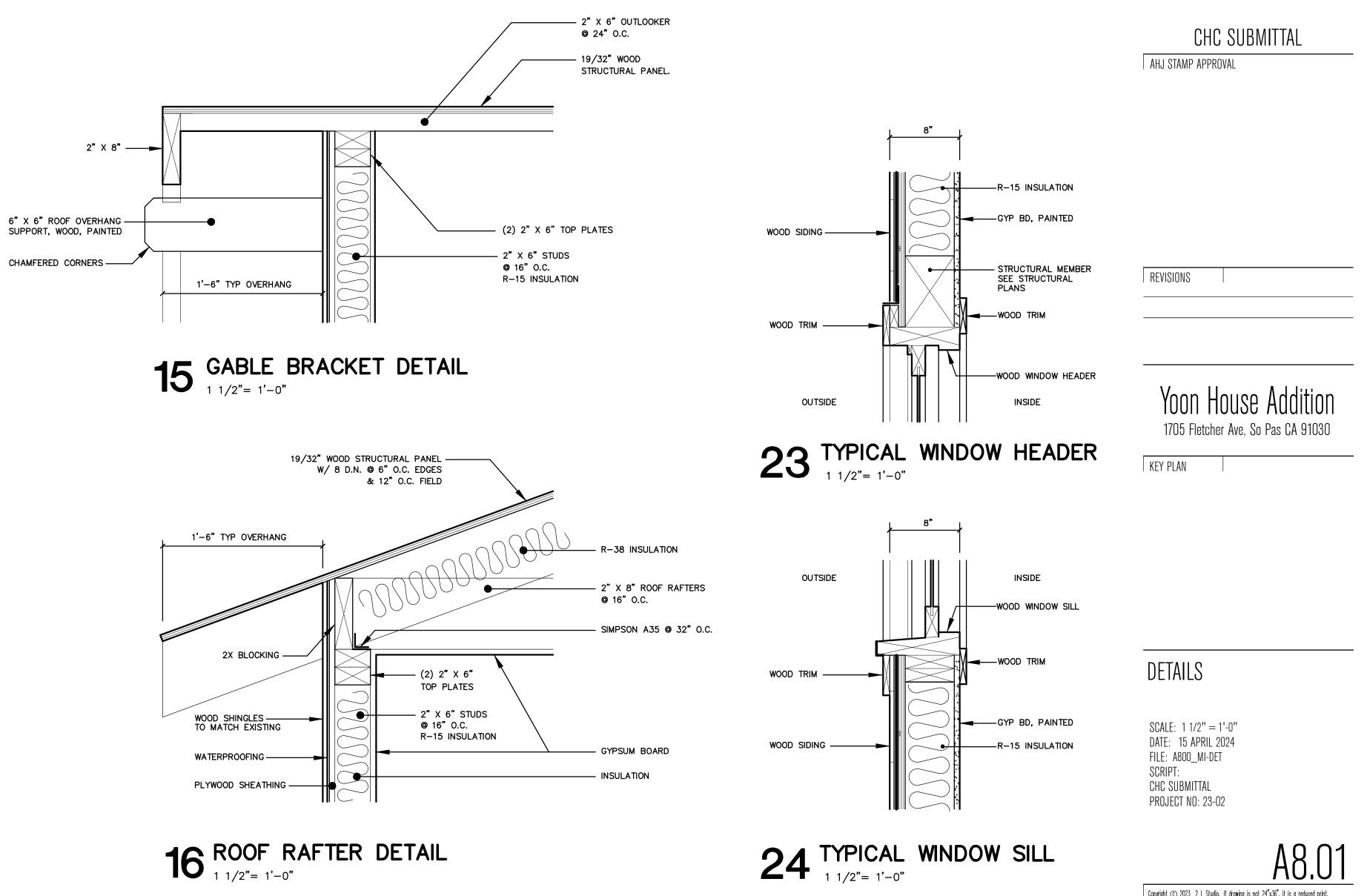
## BUILDING SECTIONS

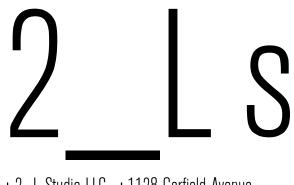
SCALE: 1/4"=1'-0" DATE: 15 APRIL 2024 FILE: FL-EL.DWG SCRIPT: CHC SUBMITTAL PROJECT NO: 23-02











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# **18** BALCONY GUARDRAIL, TYP 1"= 1'-0"

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Attachment 4: Project Narrative

#### 2\_L Studio LLC

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 phone:
 626-278-0699

 e-mail:
 twoLstudio@aol.com

 web:
 www.2Lstudio.com

Design Narrative - 1705 Fletcher Addition / Renovation

1 March, 2024

Re: 1705 Fletcher Avenue Addition / Renovation

To: South Pasadena CHC:

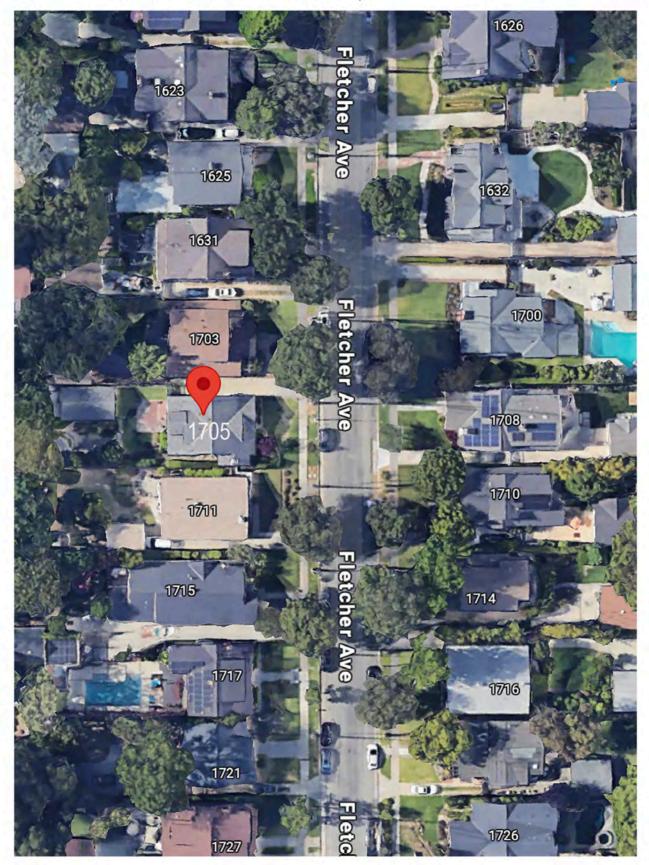
The Yoon Family, Jessica, Peter, Ellie (8) and Benji (8), bought the small 2,143 s.f. Craftsman Bungalow in the Marengo area of South Pasadena with the intention of it becoming their long time home. With two kids attending Marengo Elementary and looking into the future, the Yoon's realized they needed more space in order to accommodate the growing twins. They love their beautiful 1913 Craftsman home and requested a design that both complement the existing but is differentiated.

The project scope is divided in two parts. First they would like to remodel the kitchen in the first floor, adding about 63 s.f. and opening up the space into a more modern family kitchen. A new wood patio will add needed outdoor recreation space. The second part adds 277 s.f. to the second floor, which will create a new Main Bedroom and bath. The final second floor will be a typical three bedrooms and two bathrooms.

The proposed design blends seamlessly with the existing structure and concentrates in the back of the house keeping the appropriate scale and character to the street and neighborhood. Existing materials and detailing continue in the addition following the Craftsman style of the original structure including roof slopes, balcony railings, wood windows / doors and light fixtures. The proposed design will differentiate itself from the original by changing the scale of the wood siding and the slope of the new roofs.

In closing, the Yoon family are very exited to present this design to you and are looking forward to many years of happiness as members of the South Pasadena community.

Attachment 5: Site Pictures



1705 Fletcher Addition / Renovation Photo Map

#### 1705 Fletcher Addition / Reno - Photo Map



1625\_Fletcher.jpeg



1631\_Fletcher.jpeg



1703\_Fletcher.jpeg



1711\_Fletcher.jpeg

#### 1705 Fletcher Addition / Reno - Photo Map



1715\_Fletcher.jpeg



1714\_Fletcher.jpeg



1710\_Fletcher.jpeg



1708\_Fletcher.jpeg

#### 1705 Fletcher Addition / Reno - Photo Map



1700\_Fletcher.jpeg



1632\_Fletcher.jpeg

Attachment 6: Materials Brochure

#### CertainTeed

## PRESIDENTIAL SHAKE<sup>TM</sup> TL

Triple Laminate

#### Luxury Shingles



Shown in Autumn Blend

## presidential shake TL color palette



## T.M. COBB COMPANY Custom Wood Windows



## Tailor made Windows and Doors to Meet Your Design Needs



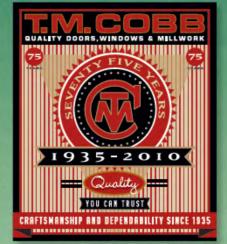


Made with pride in the U.S.A. by the skilled craftsmen at T.M. Cobb

Whether it's the unmistakable style of the Hotel Del Coronado, the nationally recognized historic

Sofia Hotel in San Diego or a custom entry way for your home, T.M.Cobb's skilled craftsman can help make your dreams a reality. Keep the look and feel of existing windows that fit perfectly with the time period of your neighborhood while reducing your energy costs.





Preserving the Architectural Historic Character of California for 75 Years.

## Casement Windows



Equally, our casement window has undergone the same evolution as the double hung window. Exacting engineered features make it one of the leading casement windows on the market today. Tested to meet our high standards, and yours. Old world French paired casements also add to the charm of this traditional window. Truly one of the best.

#### Exclusive Features:

- 1 Full 4-1/8" or 4-1/2" Jambs (Wider Jambs Optional)
- Completely Weatherstripped with Bulb Weatherseal to Form a Double Weatherstripped System for Added Performance
- 3 Sash is a Full 1-3/8" Thick in VG Douglas Fir
- Shown in Single Glazed.
   Insulated Glass Optional.
   (Other Options are Available)
- 5 Truth<sup>®</sup> Entry Guard Hardware
- 6 One Piece Redwood Sill
- 7 Sill Pans to Protect Against Moisture Intrusion
- 8 Wide Selection of Exterior Trim

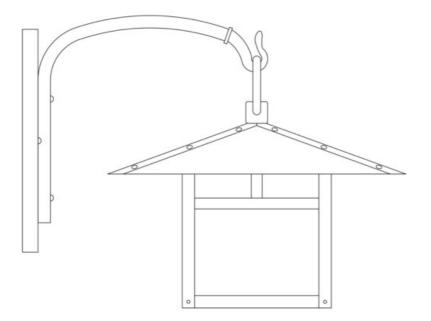


## Bay Windows



See things a little differently when you install a bay window. Built to fit your opening. Available with either casement (shown) or double hung "Flankers". No matter how you design it, it's a great way to see the world outside. Features include all the unique features of the casement and double hung units plus the head and seat is included and it's completely assembled and ready to install.





#### Monterey MB-12

sku#: MB-12

12" Monterey Wall Mount

Dimensions: 12"W x 11.875"H x 15.5"D Extension: Canopy/Back Plate Dimensions: 4.5" x 9" Mounting Center to Top: 5" Bulb Type: 1-100W Medium (not included) Safety Rating: Suitable for Damp Locations Finish Shown: Ships Via: Small Parcel