



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**AGENDA  
REGULAR MEETING  
THURSDAY, JANUARY 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 in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/82268359053> **Meeting ID: 822 6835 9053**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the two methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/82268359053>

<b>CALL TO ORDER:</b>	Chair	Mark Gallatin
<b>ROLL CALL:</b>	Chair	Mark Gallatin
	Vice-Chair	Conrado Lopez
	Commissioner	William Cross
	Commissioner	Jeremy Ding
	Commissioner	Kristin Morrish
<b>COUNCIL LIAISON:</b>	Mayor	Evelyn G. Zneimer

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

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

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

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

Option 1:

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

Option 2:

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

Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov).

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

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

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



**PUBLIC COMMENT****1. Public Comment – General (Non-Agenda Items)****CONSENT CALENDAR ITEM****2. Minutes from the Regular Meeting of October 19, 2023****PUBLIC HEARING**

- 3. 1818 Diamond Avenue, Project No. 2560-COA** – A request for Certificate of Appropriateness (COA) for a 696 square-foot first-story addition; a 920 square-foot second-story addition; and a 334-square-foot rear patio cover at an existing 1,364 square-foot one-story single-family residence located at 1818 Diamond Avenue (APN: 5319-021-018). In accordance with the California Environmental Quality Act (CEQA), this 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**

- 4. Comments from City Council Liaison**
- 5. Comments from Commissioners**
- 6. Comments from Subcommittees**
- 7. Comments from Staff**

**ADJOURNMENT**

- 8. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for February 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: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

**ACCOMMODATIONS**



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

1/11/2024

Date



Sandra Robles, Associate Planner



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**MINUTES**  
**THURSDAY, OCTOBER 19, 2023, AT 6:30 P.M.**

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**CALL TO ORDER:**

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Gallatin on Thursday, October 19, 2023, 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	Mark Gallatin
Vice-Chair	Conrado Lopez
Commissioner	Jeremy Ding
Commissioner	Kristin Morrish

**ABSENT**

Commissioner	William Cross
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**CITY STAFF PRESENT:**

Matt Chang, Planning Manager; Sandra Robles, Associate Planner; Mackenzie Goldberg, 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.

**CONSENT CALENDAR ITEMS**

**2. Minutes from the Regular Meeting of April 20, 2023**

**3. Minutes from the Regular Meeting of May 18, 2023**

**Commission Motion and Action:**

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

**AYES:** Gallatin, Lopez, Ding, Morrish

**NOES:**

**ABSENT:** Cross

**ABSTAINED:**

*Motion Carried: 4-0*

**PUBLIC HEARING**

- 4. 1401 Santa Teresa Street, Project No. 2566-NID/DRX:** A request for a Notice of Intent to Demolish a 1,882-square-foot single-family residence located at 1401 Santa Teresa Street (APN: 5311-009-043). 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 Categorical 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. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structure located at 1401 Santa Teresa Street 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.

**Staff Presentation:**

Associate Planner, Sandra Robles, presented the staff report.

**Questions for Staff:**

None.

**Applicant Presentation:**

None.

**Questions for Applicant:**

None.

**Public Comment:**

None.

**Commission Discussion:**

The Commission agreed that the Historic Resource Evaluation report was clear.

**Commission Motion and Action:**

MOVED BY VICE-CHAIR LOPEZ AND SECONDED BY COMMISSIONER DING, to make the determination that the subject building does not meet national, state, or local historic designation.

**AYES:** Gallatin, Lopez, Ding, Morrish

**NOES:**

**ABSENT:** Cross

**ABSTAINED:**

*Motion Carried: 4-0*

5. **605 Grand Avenue, Project No. 2582-COA** – A request for a Certificate of Appropriateness for a 498 square-foot second story addition to an existing 2,173 square-foot, two-story single-family residence located at 605 Grand Avenue (APN: 5317-042-006). 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.

**Staff Presentation:**

Assistant Planner, Mackenzie Goldberg, presented the staff report.

**Questions for Staff:**

None.

**Applicant Presentation:**

Applicant representative, Patrick Szurpicki, presented a PowerPoint presentation.

**Questions for Applicant:**

Commissioner Morrish asked if the Applicant plans to add windows with divided light to the second story to match the first-story windows.

Mr. Szurpicki stated that the windows will not be added.

Chair Gallatin commented on sheet A1.2 and noted that a door is called out as a window and sheet A3.1 where there is an “Option C” note on the second floor.

Mr. Szurpicki stated that both notes were typos.

**Public Comment:**

None.

**Commission Discussion:**

Commissioner Morrish asked the Commissioners if the differentiation between the existing structure and proposed addition was sufficient.

Chair Gallatin commented that the Applicant is proposing to remove prior inappropriate alterations, such as the skylights and vinyl windows. Chair Gallatin further noted that the second-story addition is 21 inches lower than the existing second-story.

Vice-Chair Lopez complimented the Applicant’s presentation and design.

**Commission Motion and Action:**

MOVED BY COMMISSIONER MORRISH AND SECONDED BY VICE-CHAIR LOPEZ, to make the CEQA findings and approve the project as submitted.

**AYES:** Gallatin, Lopez, Ding, Morrish

**NOES:**

**ABSENT:** Cross

**ABSTAINED:**

*Motion Carried: 4-0*

<b>DISCUSSION</b>
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- 6. 1209 Indiana Avenue, Project No. LMR23-0001 – Landmark Historic Designation Request.**

**Recommendation**

Form a subcommittee to review a request for a Landmark Historic Designation.

**Staff Presentation:**

Assistant Planner, Mackenzie Goldberg, presented the staff report.

**Questions for Staff:**

Vice-Chair Lopez asked about the Historic Resource Analysis (HRA) and if a subcommittee should be formed after receiving the HRA.

Chair Gallatin stated that the HRA does not need to be prepared prior to forming the subcommittee.

**Applicant/Consultant Presentation:**

None.

**Questions for Applicant/Consultant:**

Chair Gallatin asked if the retaining wall was a character-defining feature of the property and if its repair was eligible under a Mills Act contract.

City Consultant Debi Howell-Ardila stated that the potential failure of the wall may affect the historic resource.

**Commission Discussion:**

Chair Gallatin requested volunteers to form the subcommittee. Vice-Chair Lopez and Commissioner Morrish volunteered.

**Commission Motion and Action:**

MOVED BY CHAIR GALLATIN AND SECONDED BY VICE-CHAIR LOPEZ, to form a subcommittee consisting of Vice-Chair Lopez and Commissioner Morrish.

**AYES:** Gallatin, Lopez, Ding, Morrish

**NOES:**

**ABSENT:** Cross

**ABSTAINED:**

*Motion Carried: 4-0*

<b>ADMINISTRATION</b>
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**7. Comments from City Council Liaison**

None.

**8. Comments from Commissioners**

None.



**9. Comments from Subcommittees**

Commissioner Ding noted that 1716 Wayne Avenue project was not ready to resubmit.

**10. Comments from Staff**

Planning Manager, Matt Chang, noted that the owner of the former Vons shopping center has submitted an application for a façade remodel.

**ADJOURNMENT**

**11. Adjourn to the regular Cultural Heritage Commission meeting scheduled for November 16, 2023, at 6:30 p.m.**

There being no further matters, Chair Gallatin adjourned the Cultural Heritage Commission meeting at 7:17 p.m.

APPROVED,

\_\_\_\_\_  
Mark Gallatin, Chair – Cultural Heritage Commission

\_\_\_\_\_  
Date



## Cultural Heritage Commission Agenda Report

ITEM NO. 3

**DATE:** January 18, 2024

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

**PREPARED BY:** Mackenzie Goldberg, Assistant Planner

**SUBJECT:** **Project No. 2560-COA – A request for a Certificate of Appropriateness to add a 696 square-foot first floor addition; a new 920 square-foot second floor addition; a 200 square-foot front porch cover, and a 334 square-foot rear patio cover to an existing 1,364 square-foot single-family residence at 1818 Diamond Avenue (APN: 5319-021-018); Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.**

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### 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. 2560-COA subject to the conditions of approval (**Attachment 1**).

### BACKGROUND

The subject property is a rectangular-shaped 9,239 square-foot lot located on the easterly side of Diamond Avenue. The subject property is located within the Residential Single-Family Zoning District, or RS Zone, and is surrounded by one- and two-story single-family residential uses. Neighborhood images are included in **Attachment 2**.

The subject site is currently developed with an existing 1,364 square-foot single-family dwelling, and a 404 square-foot two-car garage. The subject site is included in the City's Inventory of Historic Resources, listed as a potential contributor to the eligible High School Neighborhood District (**5D3**). The High School Neighborhood District was identified by the City's 2002 Survey as an eligible district, comprised of approximately

90 contributing one- and two-story, single-family properties constructed in the early 20<sup>th</sup> century in a range of architectural styles.

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



The single-family residence (see **Image 1** above) was built in 1922 and is listed in the inventory as an example of the English Revival style. Character-defining features include the steeply-pitched, jerkinhead roof, brick chimney, windows in groups of three, shingles, and decorative entryway. Since being built, the property has undergone several alterations. According to building records, in 1988, a permit was issued for the demolition and replacement of the chimney. In 1989, a permit was issued that later expired for an addition to the existing house and a three-car garage. At some unknown point in time, the construction for the addition was carried out. As part of this application process, the unpermitted work will be required to obtain demo permits and to be legalized. Building permit records are included as **Attachment 3**.

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Certificate of Appropriateness to add a 696 square-foot first floor addition and a 920 square-foot second floor addition to an existing single-story 1,364 square-foot house. The applicant is also proposing a 200 square-foot front porch cover and 334square-foot rear patio. When complete, the property will include a total of 2,980 square-feet. The second-story addition will allow for two (2) new bedrooms, a bathroom, and living den, for a total of four (4) bedrooms and three (3) baths. The architectural plans and proposed materials are included as **Attachment 4**.

**PROJECT ANALYSIS**

***Project Analysis: General Plan Consistency***

The General Plan land use designation of the project is Low Density Neighborhood, which allows for detached single-family units at a maximum density of 5 units per acre. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan. With implementation of the recommendations noted below and compliance with the conditions of approval, the project will comply with the Goals and Policies of the General Plan.

***Project Analysis: Zoning Code Compliance***

The subject property is zoned Residential Single-Family (RS), 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. 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, 36.220.050, and 36.350.200 were applied to the proposed project. The table below lists the project’s conformance with applicable development standards.

**Table 2: Residential Development Standards Compliance**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	50% (4,619 SF max. allowed)	19% 1,768 SF	32.5% 2,998 SF
<b>Floor Area Ratio (FAR)</b>	35% (3,234 SF max. allowed)	15% 1,364 SF	32% 2,980 SF
<b>Building Height</b>	35 ft.	18 ft. 10 in.	29 ft. 3 in. (second-story addition)
<b>Off-Street Parking</b>	2-Car (Covered)	2-car garage	2-car garage

Standard	Requirement	Existing	Proposed
Front Setback	15' (with porch) 20' (w/o porch)	35 ft.	Unchanged
Side Setback (North)	10% of lot width (5 ft. minimum)	8 ft. 5 in.	8 ft. 5 in. (second-story addition)
Side Setback (South)	10% of lot width (5 ft. minimum)	4 ft. 6 in.	4 ft. 6 in. (second-story addition)
Rear Setback	20 ft.	41 ft. 9 in.	Unchanged

***Project Analysis: Certificate of Appropriateness (COA)***

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

The proposed project includes a 696 square-foot first-story addition to the rear of the existing residence, and a 920 square-foot new (N) second-story addition. The second-story addition is setback from the front façade, thereby remaining secondary to the original structure and minimizing impact to the public right-of-way along Diamond Avenue. The proposed design maintains the existing residences original architectural style, employing similar materials and utilizing the same roof style and pitch.

**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 1922, is listed on the City of South Pasadena’s Historic Inventory List as a potential contributor to the eligible High School Neighborhood District. The proposed project has been designed to retain and preserve the character-defining features of the house.

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

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

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

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

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)
2. “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**.

**Table 3: Consistency with Secretary of Interior Standards**

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	<b>Consistent.</b>
<b>Standard 2:</b> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	<b>Consistent.</b>
<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.	<b>Consistent.</b>
<b>Standard 4:</b> Changes to a property that have acquired historic significance will be retained and preserved.	<b>Consistent.</b>
<b>Standard 5:</b> Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	<b>Consistent.</b>
<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.	<b>Not applicable.</b>
<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.	<b>Not applicable.</b>
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	<b>Not applicable.</b>
<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	<b>Consistent.</b>



Standard	Recommendation
architectural features to protect the historic integrity of 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.	<b>Consistent.</b>

*Project Specific Findings for a Certificate of Appropriateness*

**Finding 1. The project removes inappropriate alterations of the past;**

The project will obtain permits to remove unpermitted work that has been carried out since its original construction. The unpermitted work includes stucco siding, sliding windows, and other architectural features that are not in harmony with the historic materials, look, or design of the home. The new proposed addition will instead feature wood siding, double hung wood windows, and other materials that are compatible with the existing style.

**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 second-story addition is located to the rear of the property and incorporates compatible building materials, finishes, and detailing as the historic property. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and the neighborhood.

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

The project will add substantial new living space while preserving the character of the historic district. The proposed addition is consistent with the surrounding neighborhood, which contains one and two-story single-family residences, and will ensure future enjoyment of the property. Although a new front porch is being proposed, the second-story addition is setback from the first floor, helping to preserve the original design and maintain the character and style of the home.

**GENERAL STANDARDS FOR CONSTRUCTION**

The Public Works Department has reviewed this project and recommended Conditions of Approval (**Attachment 1**) to mitigate any potential construction impact during construction. The recommended conditions including, but not limited to, requiring the applicant to submit a construction management plan, advanced notice for any street closures, and prohibiting overnight storage of materials or equipment within the public right-of-way.

## **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. 2560-COA subject to the conditions of approval (**Attachment 1**).

## **ALTERNATIVES TO CONSIDER**

The Cultural Heritage Commission has the following options available;

1. The Cultural Heritage Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Cultural Heritage Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.

## **PUBLIC NOTICING**

A Public Hearing Notice was published on January 5, 2024 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on January 4, 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. Neighborhood Images
3. Building Permits
4. Architectural Plans

# **ATTACHMENT 1**

## **Conditions of Approval**

# CONDITIONS OF APPROVAL

## Certificate of Appropriateness

PROJECT NO. 2560 – COA  
1818 Diamond Avenue (APN: 5319-021-018)

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The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Cultural Heritage Commission on January 18, 2024:

1. **Certificate of Appropriateness (COA)** to add a 696 square-foot first floor addition, a new 920 square-foot second floor addition, a 200 square-foot front porch cover, and a 334 square-foot rear patio cover to an existing, 1,364 square-foot single-family dwelling at 1818 Diamond Avenue (APN: 5319-021-018);

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

### **PLANNING DIVISION:**

- P1. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Design Review.
- P2. This approval and all right hereunder shall terminate within 18 months of the effective date of 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. 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 Cultural Heritage 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.
- 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 clearly posted on-site during construction.
- P9. Any proposed revision to the approved plans shall require review and approval by the Community Development Department prior to construction. The Community Development Department may refer the proposed revision to the Cultural Heritage Commission or Cultural Heritage Commission Chair for approval.

### **BUILDING DIVISION:**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Cultural Heritage Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to 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 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  
<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
- 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. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.
- B13. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code.
- 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.

**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. Diamond 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).
  - 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 planter 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:
- 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.
  - 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).
  - 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:
- 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.
  - 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.

- No overnight storage or materials or equipment within the public right-of-way shall be permitted.
- 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.
- 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.
- 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 and NFPA Standards.
- FD2. Fire Sprinklers are required per South Pasadena Municipal Code Sec 903.2.11.9. Submit plans to City for approval.
- FD3. Provide a Water Flow Test from City of South Pasadena Water Department at time of submittal along with fire sprinkler plans.
- FD4. Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provide throughout all buildings with a Group R fire area.
- FD5. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD6. Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD7. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD8. Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. Fire Sprinklers are required. Submit a separate plan to City for approval.
- FD9. Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

- FD10. Address Identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
- FD11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD12. 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 per California Fire Code.
- FD13. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).
- FD14. 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.
- FD15. 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.
- FD16. 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).
- FD17. 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.
- FD18. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration, or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:

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

FD19. 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.

FD20. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

## **ATTACHMENT 2**

### Neighborhood Images

1818 Diamond Avenue  
Photos of surrounding properties

These are neighborhood photos of adjacent properties to show that there are various two-story properties in the neighborhood. The properties next door both have two-story houses. Please reach out if you need additional photos or information.

**1812  
Diamond  
Avenue**

Next door  
to project  
address and  
is a two-  
story house



**Project Address: 1818 Diamond Avenue**



Project  
Address: 1818  
Diamond



Property to the right:  
**1820 Diamond Ave**  
This property has a 2<sup>nd</sup>-  
story on the back of the  
house. We are proposing  
the same addition – 2<sup>nd</sup>  
story in back of property

Different angle of the  
same neighboring  
property to show street  
view of 2<sup>nd</sup>-story







View from front of project property.

From left to right --> **1811 Diamond Ave, 1809 Diamond**, and **1807 Diamond Avenue**. All are two-story properties.



Another view from front of project property. From left to right: 1825 Diamond and 1823 Diamond. Both are 2-story properties

**ATTACHMENT 3**

Building Permits

1818 DIAMOND AVENUE

N.50' Lot 10, Block E, Oneonta Park Add.#1

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

LOCATION 1818 DIAMOND

LOT 10 BLOCK E TRACT ONEONTA PARK

OWNER MELVIN A. PARSONS

NEW HOUSE

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN. PLMB.	FIN. BLDG.	ELEC. FIX.
--------	-------	--------	------------	-------	------------	------------	------------

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
------	--------	----------------	------------	----------------

<u>7-24-72</u>	<u>3249</u>	BUILDING	<u>DAY LABOR</u>	<u>5,000<sup>00</sup></u>
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		

NUMBER  
&  
STREET

**1818 DIAMOND**

APPLICATION FOR A  
LATHING/PLASTERING PERMIT  
OR  
ROOFING PERMIT

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

CONTRACTOR <b>J.A. ROBERTS ROOFING Co</b>	STATE LIC. NO. <b>17044</b>
MAIL ADDRESS <b>2650 CHICO AVE ELMONTE</b>	PHONE <b>448-7545</b>
OWNER <b>91733</b>	(CITY BUS. LIC.)
MAIL ADDRESS	OWNER PHONE

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR
PRESENT USE		PROPOSED USE	

ROOFING DETAILS

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

TYPE OF ROOFING	NO. OF SQUARES
DESCRIPTION	

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ **500<sup>00</sup>** <sup>INVESTIGATION 5<sup>00</sup></sup> FEES \$ **5<sup>00</sup>**

LATHING & PLASTERING DETAILS

\_\_\_\_\_ YDS. EXTERIOR LATH. **10<sup>00</sup>**

\_\_\_\_\_ YDS. EXTERIOR PLASTER

\_\_\_\_\_ YDS. INTERIOR LATH.

\_\_\_\_\_ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION \$ \_\_\_\_\_

PERMIT FEE \$ \_\_\_\_\_

TOTAL FEE \$ **10<sup>00</sup>**

INFORMATION PROVIDED BY BUILDING DEPT.			CHECKER'S APPROVAL
USE _____	FIRE _____	OCCUPANCY _____	
ZONE _____	ZONE _____		

**D** WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON. **7699-217 E 10.00**

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.

*John J. Miller*

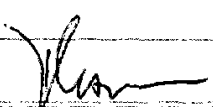
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

# INSPECTION RECORD - LATHING & PLASTERING

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

# INSPECTION RECORD - ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
FINAL	7.23.69	

NO



Made in Duplicate.

No. 3249

# City of South Pasadena

## Department of Buildings

This permit becomes null and void if work is not commenced within 60 days from date of issue.

SOUTH PASADENA, CAL. 7-24 1922

Permission is hereby granted to William A. Parsons Owner

Owner's Address: 1835 Greenwood

City and State \_\_\_\_\_ Phones \_\_\_\_\_

Contractor's Name Jay M.

Contractor's Address: \_\_\_\_\_

City and State \_\_\_\_\_ Phones \_\_\_\_\_

To Erect 6 room Terrace Building

On Lot No 30 ft 10 Block E

Tract Quercuta Park #1

Street and Number 1815 Greenwood

In accordance with Application No. \_\_\_\_\_ on file in this office, and subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated value, \$ 5000.00

Fee, \$ 5.40

R. V. Parsons  
Paylor Building Inspector.

(Owner must post Inspection Card on job)

1-Permit is in. 2-Permit is in. 3-Joists are laid. 4-Plumbing is in. 5-Rough plumbing is in. 6-Electric wires are in. 7-Plumbing is in. 8-Electric fixtures are in. 9-Final completion.

WILLIAMS

**CITY OF SOUTH PASADENA**

1414 Mission Street • South Pasadena, California 91030  
(818) 799-9101

*PLH*  
*1313*

**PLANNING & BUILDING DIVISION**

PLAN CHECK APPLICATION **EXPIRED**

Building Address **1818 DIAMOND AVE**

Lot No. Block Tract

Owner **HENRY GAW**

Mailing Address **1818 DIAMOND AVE**

City **S. PASADENA** Zip **91030** Tel. **213-255-4125**

Arch., Engr., Designer **TSAI + Assoc. A.I.A.**

Address **1100 W. GARVEY AVE.** Tel. **571-1488**

City **Monterey PARK** Zip **91754** State Lic. No. **C9696**

Proposed Construction **addition to existing house**

**to add - one 3 car garage + 3 bedroom  
2 baths, extend family room, redo kitchen**

Sq. Ft. Size **950** No. Stories **2** No. Dw. Units **2**

New  Add.  Alter.  Repair  Demolition

U.B.C. Edition **85** Type Const. **TUNTA** Occ. Group **R3**

Occ. Load **0-10** F. D. Appr. Required  H. D. Appr. Required

Grading Permit  Obtained  N.A. Variance Required  Obtained  N.A.

Use Permit Required  Des. Rev. Required  APN

No. Bedrooms **3** Lot Size

Special Conditions

VALUATION: \$ **70,000.00**

F	PLAN CHECKING FEE	<b>378</b>	—
E	TOTAL	<b>378</b>	—
S	Permit No. <b>118559</b>	Date <b>6/29/89</b>	

**\*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 hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant *[Signature]* Date **6/29/89**

Mailing Address **1818 Diamond Ave**

City, State, Zip **S. Pasadena, Ca. 91030**

# CITY OF SOUTH PASADENA

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

# BUILDING PERMIT

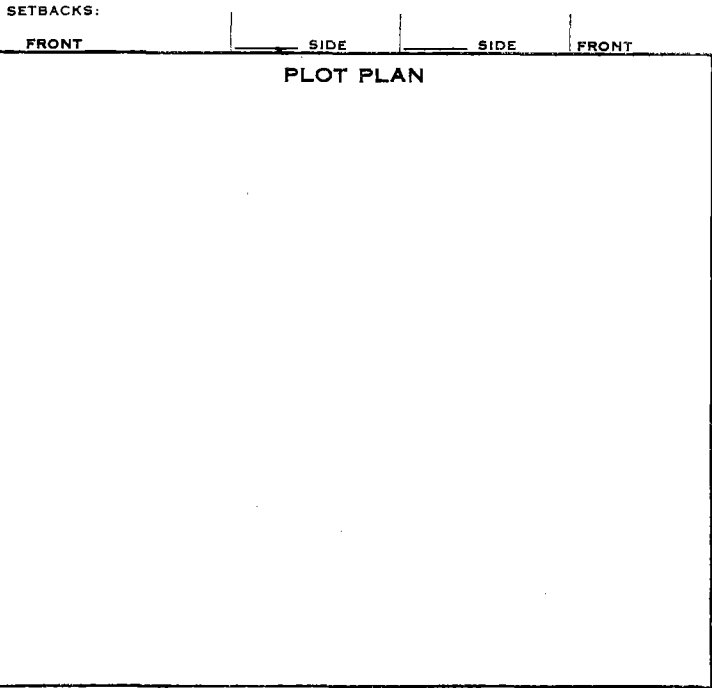
Building Address <u>1818 Diamond St</u>			U.B.C. Edition <u>85</u>	Type Const. <u>V.N</u>	Occ. Load	Occ. Group <u>R-3</u>	
Lot No.	Tract	Tract	USE ZONE <u>R-1</u>	Variance Required			Appr.
Owner <u>Arma Humphrey</u>			Lot Size				
Mailing Address <u>1685 Las Flores</u>			<u>Earthquake Damage</u>				
City <u>San Marino</u>	Zip	Tel.	VALUATION: <u>2800.00</u>				
Contractor <u>Charles S Rogers Masonry</u>			BUILDING FEE	<u>48<sup>00</sup></u>			
Address <u>11921 Phillipp Ave</u>			S.M.I. FEE	<u>50</u>			
City <u>San Fernando</u>	Zip <u>91340</u>	Tel.	F PLAN CHECKING FEE	<u>0</u>			
State Lic. & Classif. <u>367607-29</u>	City Lic. No. <u>27706</u>		E Energy Compl. Fee				
Arch., Engr., Designer			S Penalty				
Address			SPECIAL INSP.				
City	Zip	State Lic. No. <u>367607</u>	<u>48<sup>50</sup></u>				
Proposed Construction <u>Take Down Chimney</u>			PERMIT NO.: <u>006466</u>	WORKERS COMP. EXP. <u>12-88</u>	PROCESSED BY: <u>RR</u>		
<u>Rebuilder Back</u>			Date: <u>6-17-88</u>				
Sq. Ft. Size	No. Stories	No. Units	<p style="text-align: center;"><b>LICENSED CONTRACTOR'S DECLARATION</b></p> <p>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.</p> <p>Exp. Date <u>12-88</u> Signature of Contractor <u>Charles Rogers</u></p>				
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	<p style="text-align: center;"><b>OWNER-BUILDER DECLARATION</b></p> <p>I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes 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 pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the 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 five hundred dollars (\$500).</p> <p><input type="checkbox"/> 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. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property 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 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.)</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and 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 License Law.)</p> <p><input type="checkbox"/> I am exempt under Sec. . . . , B. &amp; P. C. for this reason . . .</p>				
<p style="text-align: center;"><b>WORKER'S COMPENSATION DECLARATION</b></p> <p>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.).</p> <p>Policy No. <u>781166-86</u> Company <u>State Fund</u></p>			<p style="text-align: center;"><b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</b></p> <p>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.</p> <p>Date _____ Applicant _____</p> <p><b>NOTICE TO APPLICANT:</b> 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.</p>				
<p style="text-align: center;"><b>CONSTRUCTION LENDING AGENCY</b></p> <p>I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)</p> <p>Lender's Name _____</p> <p>Lender's Address _____</p> <p>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 hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.</p> <p>Signature of Applicant <u>Charles Rogers</u> Date <u>6-17-88</u></p> <p>Mailing Address <u>11921 Phillipp Ave</u></p> <p>City, State, Zip <u>San Fernando 91340</u></p>			<p>Date _____ Owner _____</p> <p style="text-align: right;">6-17-88</p>				

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

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	6/30/88	9.	<p style="font-size: 1.2em; margin: 0;">5' Roof already in - OK to start Exterior</p> <div style="border: 1px solid black; border-radius: 50%; width: 80%; margin: 10px auto; padding: 5px;"> <p style="font-size: 0.8em; margin: 0;">OK 18' chimney (Nello 15' pipe) attached to chimney</p> </div>
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, 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. <i>Chimney</i>	<p style="font-size: 1.2em; margin: 0;">7/5/89</p>	<p style="font-size: 1.5em; margin: 0;"><i>[Signature]</i></p>	
<b>SWIMMING POOL/SPA</b>			
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
<b>MISCELLANEOUS</b>			
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

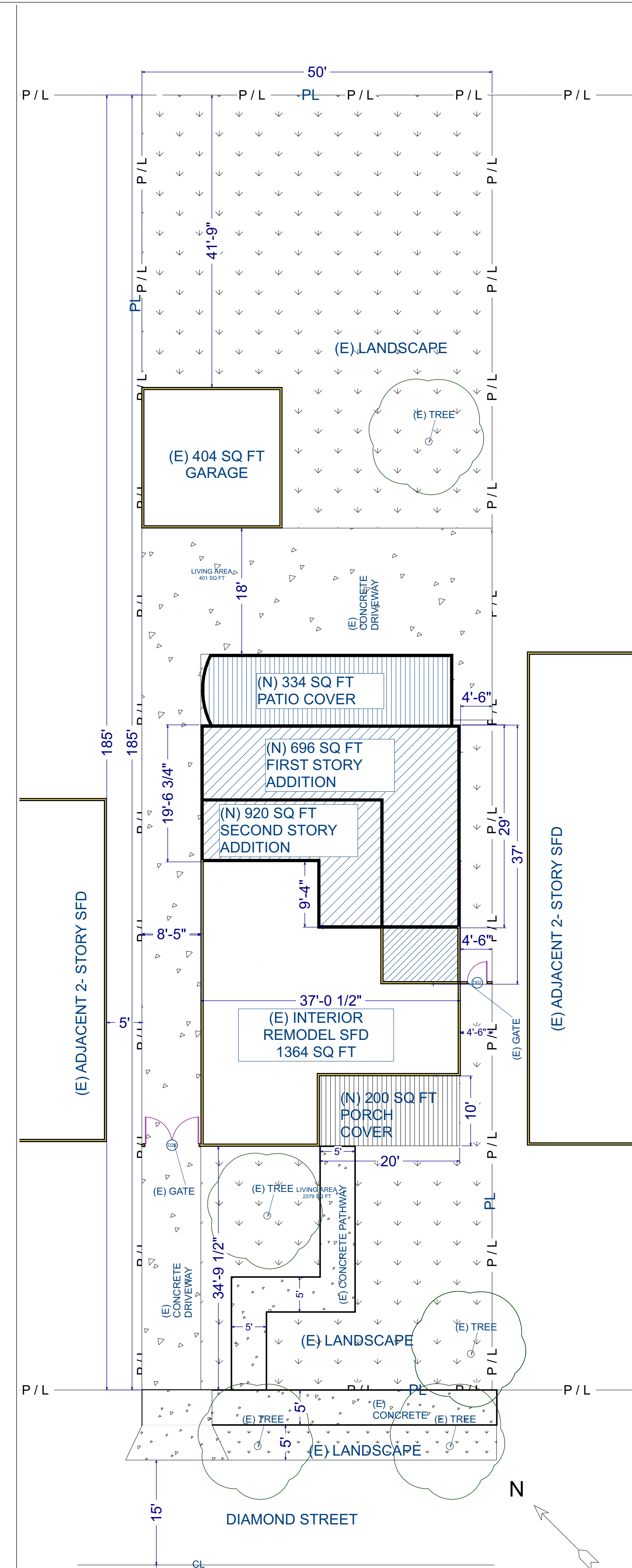
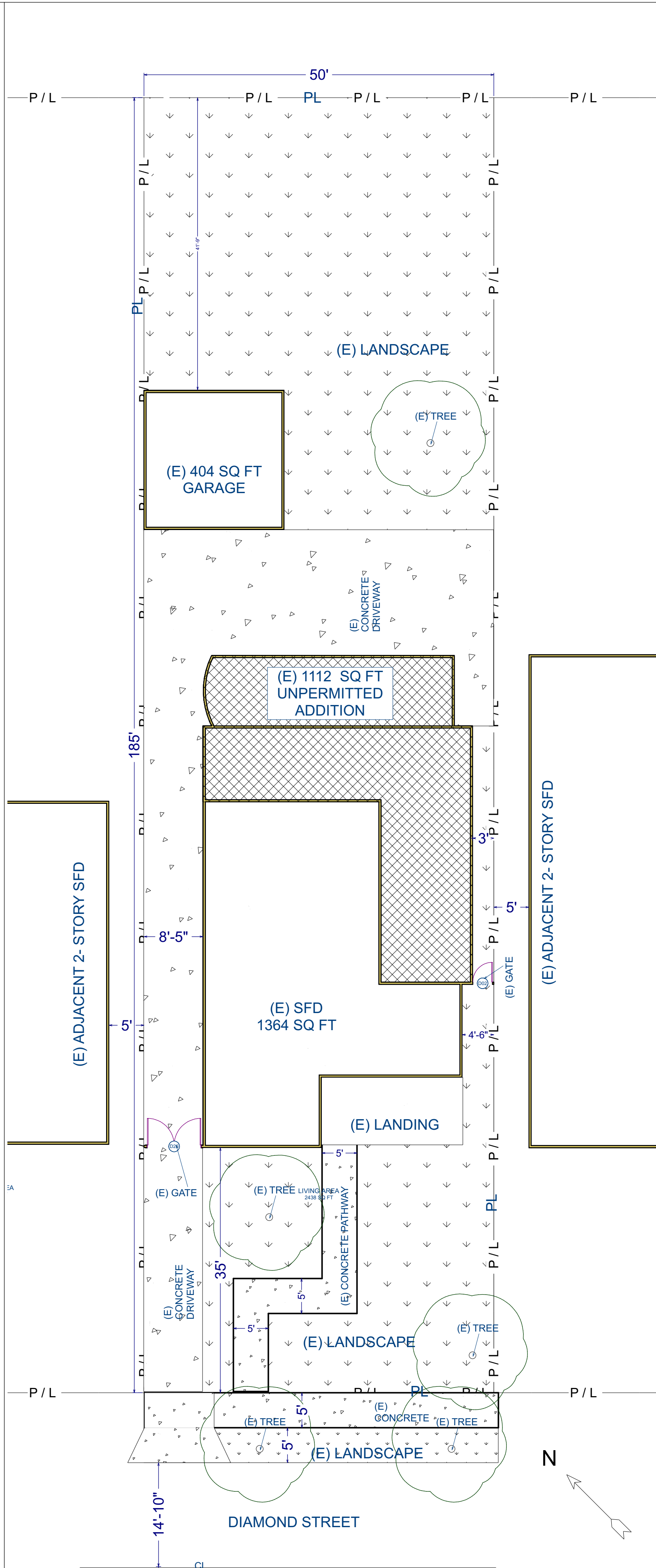


STREET  
PLEASE PLAN A 1" SQ. SCALE

# **ATTACHMENT 4**

## **Project Plans**





**SCOPE OF WORK:**  
 -(N) 920 SQ FT SECOND STORY ADDITION  
 -(N) INTERIOR REMODEL FOR THE HOUSE  
 -(N) 696 SQ FT FIRST STORY ADDITION  
 -(N) 330 SQ FT PATIO COVER  
 -(N) 200 SQ FT PORCH COVER

**LOT COVERAGE MAX:**  
 -LOT SIZE (9239 SQ FT) X RFA R1 (0.50) = 4619 SQ FT  
 -(E) GARAGE = 404 SQ FT  
 -(E) SFD = 1364 SQ FT  
 -(N) FIRST STORY ADDITION = 696 SQ FT  
 -(N) PATIO COVER = 334 SQ FT  
 -(N) PORCH COVER = 200 SQ FT  
 -(N) TWO STORY ADDITION = 920 SQ FT  
 404 + 1364 + 696 + 334 + 200 + 920 = 3914 SQ FT  
 4619 > 3914 = OK!

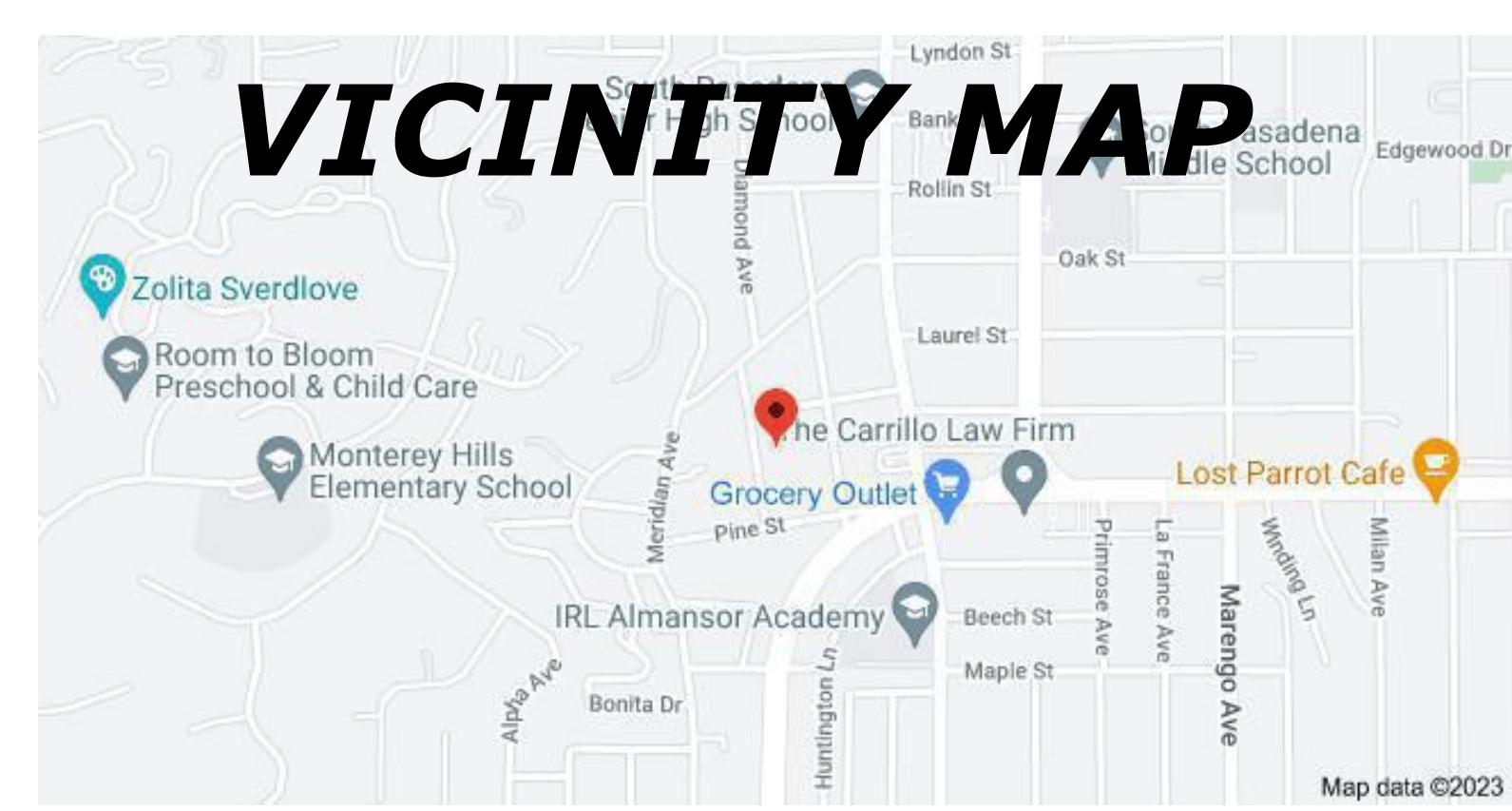
**FAR MAX:**  
 -LOT SIZE (9239 SQ FT) X FAR R1 (0.35) = 3234 SQ FT  
 -(E) SFD = 1364 SQ FT  
 -(N) ONE STORY ADDITION = 696 SQ FT  
 -(N) TWO STORY ADDITION = 920 SQ FT  
 1364 + 696 + 920 = 2980 SQ FT  
 3234 > 2980 = OK!

- DENOTE EXISTING WALLS
- DENOTE WALLS TO BE ADDED
- DENOTE (N) COVER
- DENOTE (N) ADDITION
- DENOTE (E) UNPERMITTED ADDITION


**LEGAL INFO:**  
 1. This project shall comply with the state of California Title 24 and the following codes:  
 2022 California Residential Code  
 2022 California Electrical Code  
 2022 California Plumbing Code  
 2022 California Mechanical Code  
 2022 California Green Building Standards Code  
 2022 Los Angeles County Fire Code  
 2022 California Energy Efficiency Standards

Property address 1818 Diamond Ave South Pasadena, CA 91030  
 Parcel ID 5319021018  
 Legal Description ADD # 1 TO ONEONTA PARK N 50 FT OF LOT 10 BLK E  
 Owner Name Cristales, David And Diane  
 Address 1818 Diamond Ave South Pasadena, CA 91030  
 Neighborhood School district South Pasadena Unified School District  
 Municipality South Pasadena  
 Land Property class Single Family Residence (0100)  
 Zoning Residential Low Density (RS)  
 Lot Size 9239  
 Units 1  
 Weed hazard No  
 Building Square footage 1364  
 Year built 1922  
 Bedrooms 3  
 Bathrooms 3  
 Historic Status: 5D3  
 Architectural Style: English Revivla Influence  
**Proposed Second Story Addition 920 Sq ft**  
**Proposed First Story Addition 696 Sq ft**  
**Proposed Porch Cover 200 Sq ft**  
**Proposed Patio Cover 330 Sq ft**

- SHEET INDEX:**
- A-1: PLOT PLAN
  - A-2: GENERAL NOTES-INSTRUCTIONS
  - A-3: EXISTING PLAN , PROPOSED PLAN
  - A-4: ROOF PLAN, CROSS SECTION
  - A-5: ELEVATIONS
  - SN-1: STRUCTURAL NOTES
  - S-1: FRAMING/ FOUNDATION PLAN
  - S-2: STRUCTURAL DETAILS
  - S-3: STRUCTURAL DETAILS
  - T24-1: TITLE 24
  - T24-2: TITLE 24



**1 PLOT PLAN**  
 SCALE: 3/16"=1'-0"



**BENJIURO STUDIOS**  
 1231 17TH STREET  
 SANTA MONICA, CA 90401

---

REVISION DATE: \_\_\_\_\_

---

OWNER'S INFO:  
**OWNER**  
**1818 DIAMOND AVENUE**  
**SOUTH PASADENA , CA**

---

PROJECT DESCRIPTION:  
**INTERIOR REMODEL SECOND STORY ADDITION**

---

SHEET TITLE:  
**COVER SHEET/ PLOT PLAN**

---

DATE:  
 12/23/23

---

SCALE:  
 AS NOTED

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SHEET:  
**A-1**



**GENERAL NOTES**

- This project shall comply with the state of California Title 24 and the following codes:
  - 2022 California Residential Code
  - 2022 California Electrical Code
  - 2022 California Plumbing Code
  - 2022 California Mechanical Code
  - 2022 California Green Building Standards Code
  - Compliance with the City of South Pasadena Municipal Code Requirements
- Separate permits shall be obtained for fences, retaining walls, pools, and spas.
- Curb cuts, storage of materials, or work in the public right of way require a permit from the public works department or appropriate agency.
- All construction waste and debris to be contained at all times
- Contractor shall familiarize him/her self with the project and notify architect of any errors, omissions, or discrepancies in plans prior to commencement.
- Contractor shall notify architect of any changes in plans. Unauthorized changes to the plans are prohibited.
- Contractor shall verify all bearing conditions of existing walls to be removed and notify architect or engineer prior to removal.
- Excavations shall be made in compliance with California/ OSHA regulations.
- Conduct all water from roof and site away from building and adjoining properties to street.
- Verify electrical panel service and upgrade if applicable. Verify with local utility regarding meter and service location.
- An approved seismic gas shutoff valve shall be installed on the down stream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.
- Water heaters shall be strapped to the wall per code.
- Contractor shall provide state fire marshall approved smoke detectors in all installed in the following locations:
  - In each sleeping room.
  - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
  - On each additional story of the dwelling, including basements and habitable attics 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. (Ref CRC Section 314)
- All exterior materials and manufacturers are to be verified with owner.

**ROOF NOTES**

- Roof to be pitched roof with approx. 3:12 slope. Verify roof slope with the existing slope of the house and adjust the slope as necessary for framing and height compliance.
  - Roofing materials shall comply with CRC 902.1
  - A minimum Class A, B or C roofing shall be installed in areas designated by this section. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108. The shingle pattern and color shall match the existing as close as possible.
  - Roofing shall be installed per manufacturers written specifications.
  - Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashings saddles, valleys and drip edges shall be installed per CRC Section 903.
  - Newly installed eaves shall have gutters as necessary to conduct water to street, and overhangs shall match existing.
  - Fascia boards at gable ends, open rafter tails at horizontal overhangs.
  - Starter board at eave overhangs to match existing house.
- SPECIAL HAZARD NOTES**
- Glazing in hazardous locations shall be tempered in the following locations:
    - At ingress and egress doors.
    - Panels in sliding doors or swinging doors
    - Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
    - If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
    - In wall enclosing stairway landing.
  - Smoke detectors shall be provided as follows:
    - In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
    - In existing construction, smoke detectors may be battery operated and installed in locations as noted above.
  - An approved seismic gas shutoff valve shall be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
  - Water heaters must be strapped to the wall.

- Provide emergency egress from sleeping rooms. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. (REF CRC R310.1)
- At least one exit doorway shall not be less than 36 inches wide and 80 inches high. The door shall be mounted that the clear width of 32 inches is maintained.
- The exterior door must open over a landing not more than 12 inches below the threshold. Exception: Providing the door does not swing over the landing, then the landing shall be not more than 8 inches below the threshold.
- The landing at a door shall have a length measured in the direction of travel of no less than 36".

**ELECTRICAL PROVISIONS**

- Electrical receptacles shall be install to service countertops 12" wide or wider. The receptacles shall be installed so that no point along a wall line is more that 24" horizontally from a receptacle outlet in that space. Counter spaces separated by range tops, refrigerators, or sinks shall be consider separate countertop spaces in applying the spacing requirements. (CEC Art. 210-52(1)).
- Provide at least one GFCI protected wall receptacle outlet in bathrooms within 36 inches of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin location (CEC Art. 210-52(D)).
- At least one 20-ampere branch circuit shall be provided to supply bathroom receptacles outlet(s). Such circuits shall have no other outlets.
- At least one receptacle outlet shall be accessible and located at grade level and not more than 6 feet above grade level and shall be installed at the front and back of the dwelling.
- Arc fault circuit- interruption shall be installed to provide protect of the branch circuit.
- Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all non-locking-type 12 volt; 15-and 20-ampere receptacles shall be listed as tamper -resistant receptacles.

**GFCI PROTECTED OUTLETS**

-Ground-Fault Circuit interrupters are required at each relocated or new receptacle outlets within bathrooms. When existing outlets are removed from their outlet box, the replacement shall also be GFCI protected. Non GFCI outlets shall not be reused. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI breakers protecting the circuit associated with the outlets in the bathroom.

**NOTE:**  
All building additions must be adjusted to fit existing conditions. Dimensions, squareness, levelness, plumbness, and roof pitches may vary from that shown from various locations within the building.

note material:  
- all doors and window are wood

DOOR SCHEDULE						
NUMBER	LABEL	SIZE	WIDTH	HEIGHT	DESCRIPTION	
(E)	D01	5068	5068 L/R EX	60"	80"	EXT. DOUBLE HINGED-DOOR P09
(E)	D02	21050	21050 R IN	33 3/4"	60"	HINGED-DOOR P09
(E)	D03	6068	6068 L/R	72"	80"	4 DR. BIFOLD-LOUVERED
(E)	D04	2668	2668 R IN	30"	80"	HINGED-DOOR P09
(N)	D05	2068	2068 L EX	23 1/2"	80"	EXT. HINGED-DOOR P09
(E)	D06	3368	3368 R IN	39"	80"	SLIDER-DOOR P04
(E)	D07	2868	2868 L EX	32"	80"	EXT. HINGED-DOOR P09
(N)	D08	5068	5068 L/R IN	60"	80"	DOUBLE HINGED-DOOR P09
(E)	D09	4068	4068 L/R IN	48"	80"	DOUBLE HINGED-DOOR P09
(E)	D10	4568	4568 R IN	52 1/2"	80"	SLIDER-DOOR P04
(E)	D11	2268	2268 L IN	26"	80"	HINGED-DOOR P09
(N)	D12	2868	2868 L IN	32"	80"	HINGED-DOOR P09
(N)	D13	2868	2868 R IN	32"	80"	HINGED-DOOR P09
(E)	D14	2668	2668 L IN	30"	80"	HINGED-DOOR P09
(N)	D15	3068	3068 R IN	36"	80"	HINGED-DOOR P09
(N)	D16	4068	4068 L/R EX	48"	80"	EXT. DOUBLE HINGED-DOOR P09
(E)	D17	3668	3668 R IN	42 1/8"	80"	SLIDER-DOOR P04
(E)	D18	4268	4268 L/R IN	50"	80"	DOUBLE HINGED-DOOR P09
(N)	D19	4568	4568 L/R	53"	80"	4 DR. BIFOLD-LOUVERED
(N)	D23	5068	5068 L IN	60"	80"	SLIDER-DOOR P04
(N)	D24	5068	5068 R IN	60"	80"	SLIDER-DOOR P04
(N)	D26	7850	7850 L/R IN	91 3/4"	60"	DOUBLE HINGED-DOOR P09

WINDOW SCHEDULE							
	NUMBER	LABEL	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION
(N)	W01	3040DH	3040DH	36"	48"		DOUBLE HUNG
(N)	W02	3040DH	3040DH	36"	48"	YES	DOUBLE HUNG
(N)	W03	3050DH	3050DH	36"	60"	YES	DOUBLE HUNG
(E)	W04	1668FX	1668FX	18"	80"		FIXED GLASS
(E)	W05	2050DH	2050DH	24"	60"		DOUBLE HUNG
(E)	W06	2054DH	2054DH	24"	64"		DOUBLE HUNG
(N)	W07	2068FX	2068FX	24"	80"		FIXED GLASS
(E)	W08	3650DH	3650DH	42"	60"	YES	DOUBLE HUNG
(E)	W09	3020LS	3020LS	36"	24"		LEFT SLIDING
(N)	W10	3050DH	3050DH	36"	60"		DOUBLE HUNG
(E)	W11	3030LS	3030LS	36"	36"		LEFT SLIDING
(N)	W12	4030SC	4030SC	48"	36"		SINGLE CASEMENT-HR
(E)	W13	8030TS	8030TS	96"	36"		TRIPLE SLIDING
(E)	W14	4026RS	4026RS	48"	30"		RIGHT SLIDING
(N)	W15	4040LS	4040LS	48"	48"		LEFT SLIDING
(E)	W16	1628DH	1628DH	18"	32"		DOUBLE HUNG
(E)	W17	1228DH	1228DH	14"	32"		DOUBLE HUNG
(E)	W18	3028DH	3028DH	36"	32"		DOUBLE HUNG
(E)	W19	6046TS	6046TS	72"	54"		TRIPLE SLIDING
(E)	W20	78210TS	78210TS	91 7/8"	34"		TRIPLE SLIDING

**PLUMBING NOTES**

- Kitchen sinks shall not use more than 1.8 gallons per minute (CPC 403.6)
- All lavatories are to use not more than 1.5 gallons per minute (CPC 403.7)
- Showers shall not use more than 2.0 gallons per minute (CPC 408.2)
- Where shower valves are replaced, or are new, they must be pressure balanced or shall be the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 sq. inches and capable of encompassing a 30 inch diameter circle from the top of threshold to 70 inches above the shower drain.
- Shower enclosure doors must be tempered sliding doors.
- New, relocated, or converted tubs or showers may cause a tempered glazing requirement to apply to glass windows with a bottom edge within 60 inches above tub or shower standing surfaces. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- Water closets shall consume not more than 1.28 gallons per flush

**INDOOR WATER USE EFFICIENCY ORDINANCE**

- TOILETS- 1.28 GALLONS PER FLUSH OR LESS
- SHOWERS- 2.0 GALLONS PER MINUTE OR LESS
- BATHROOM FAUCETS- 1.5 GALLONS PER MINUTE OR LESS
- KITCHEN FAUCETS- 2.2 GALLONS PER MINUTE OR LESS
- CLOTHES WASHERS 6.0 WATER FACTOR OR LESS
- DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)



**BENJIRO STUDIOS**  
1231 17TH STREET  
SANTA MONICA, CA 90401

REVISION DATE:

OWNER'S INFO:

**OWNER**  
**1818 DIAMOND AVENUE**  
**SOUTH PASADENA, CA**

PROJECT DESCRIPTION:

**INTERIOR**  
**REMODEL**  
**SECOND STORY**  
**ADDITION**

SHEET TITLE:

**GENERAL**  
**NOTES**

DATE:

12/23/23

SCALE:

**AS NOTED**

SHEET:

**A-2**

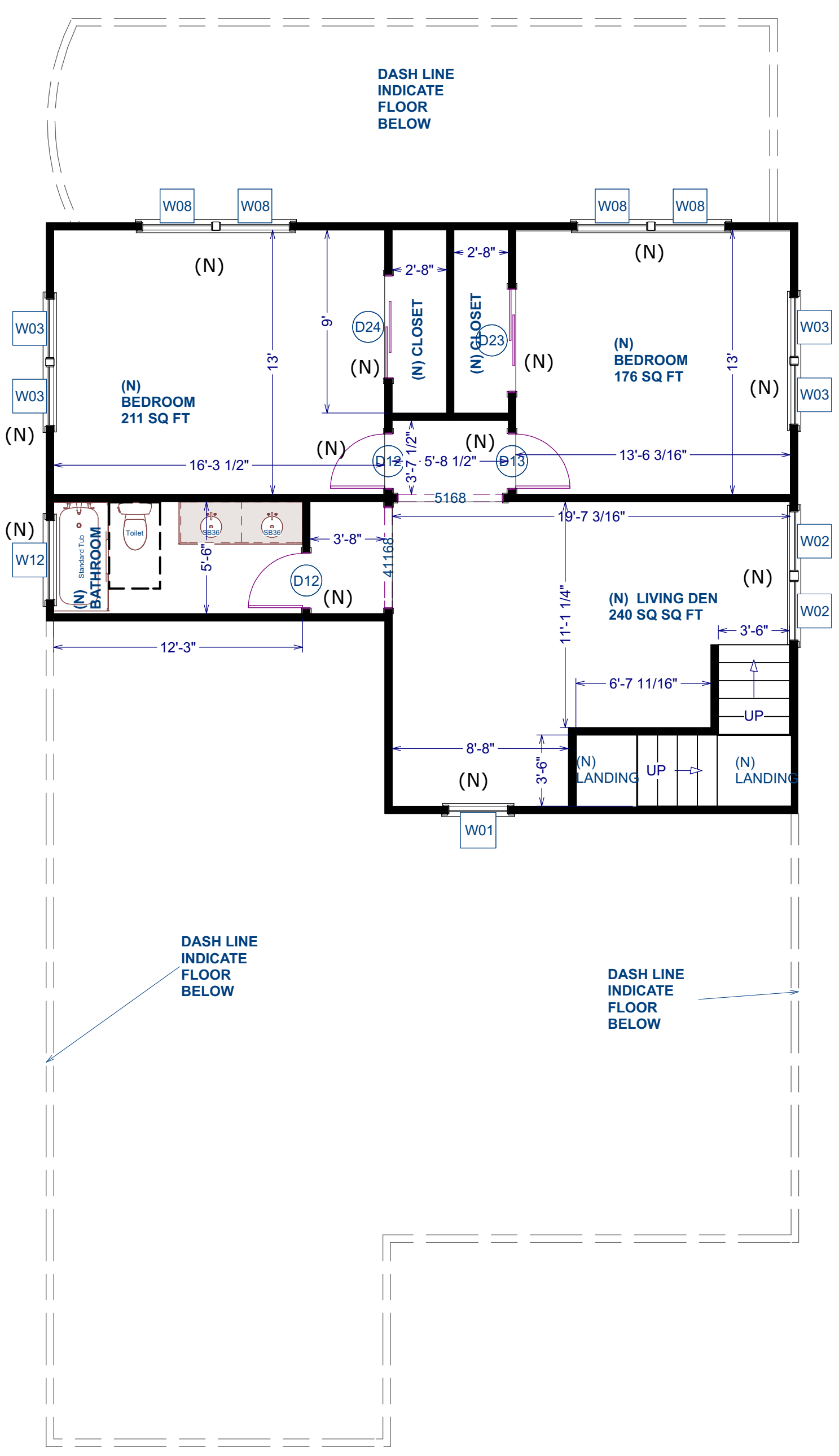
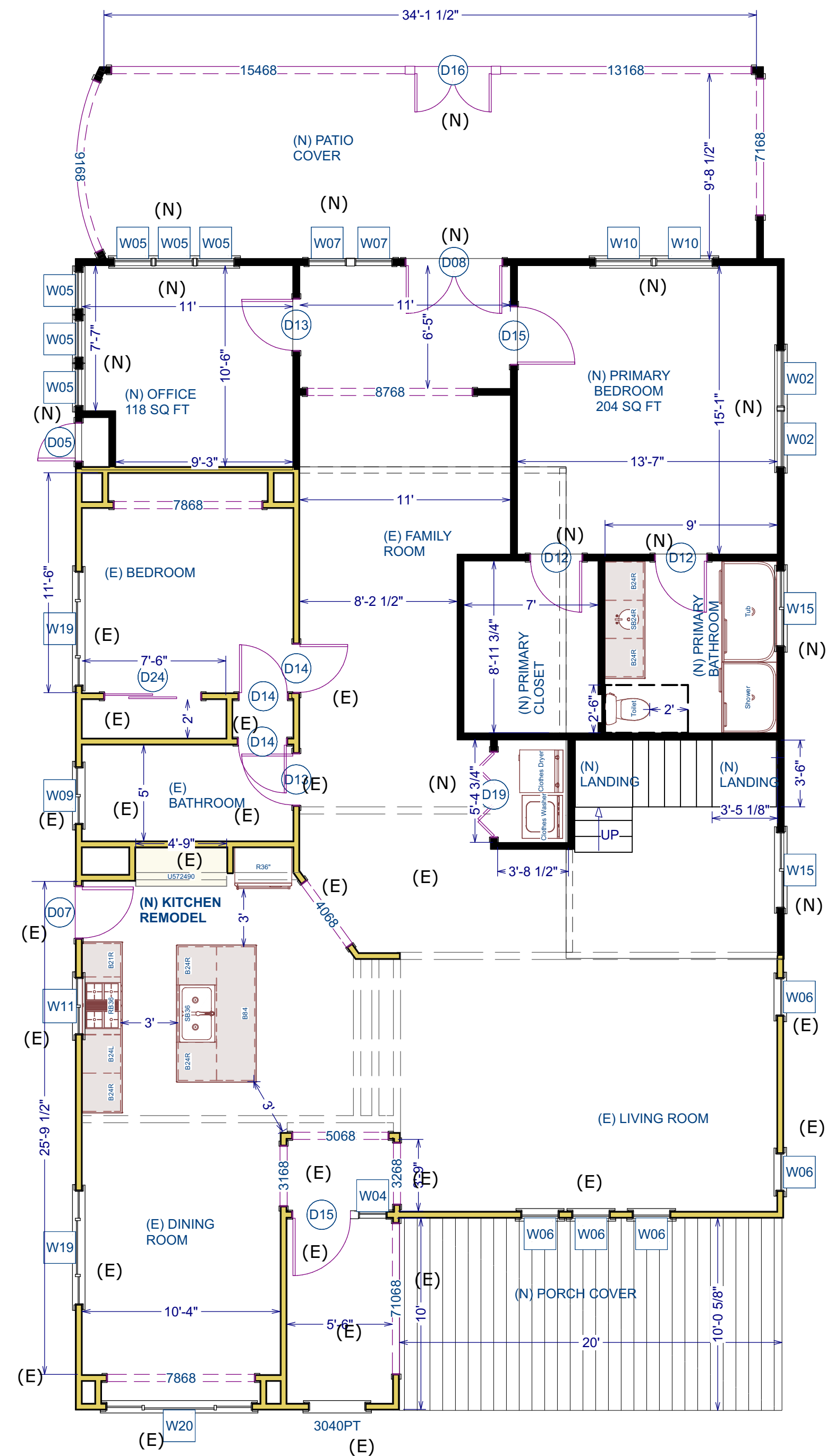
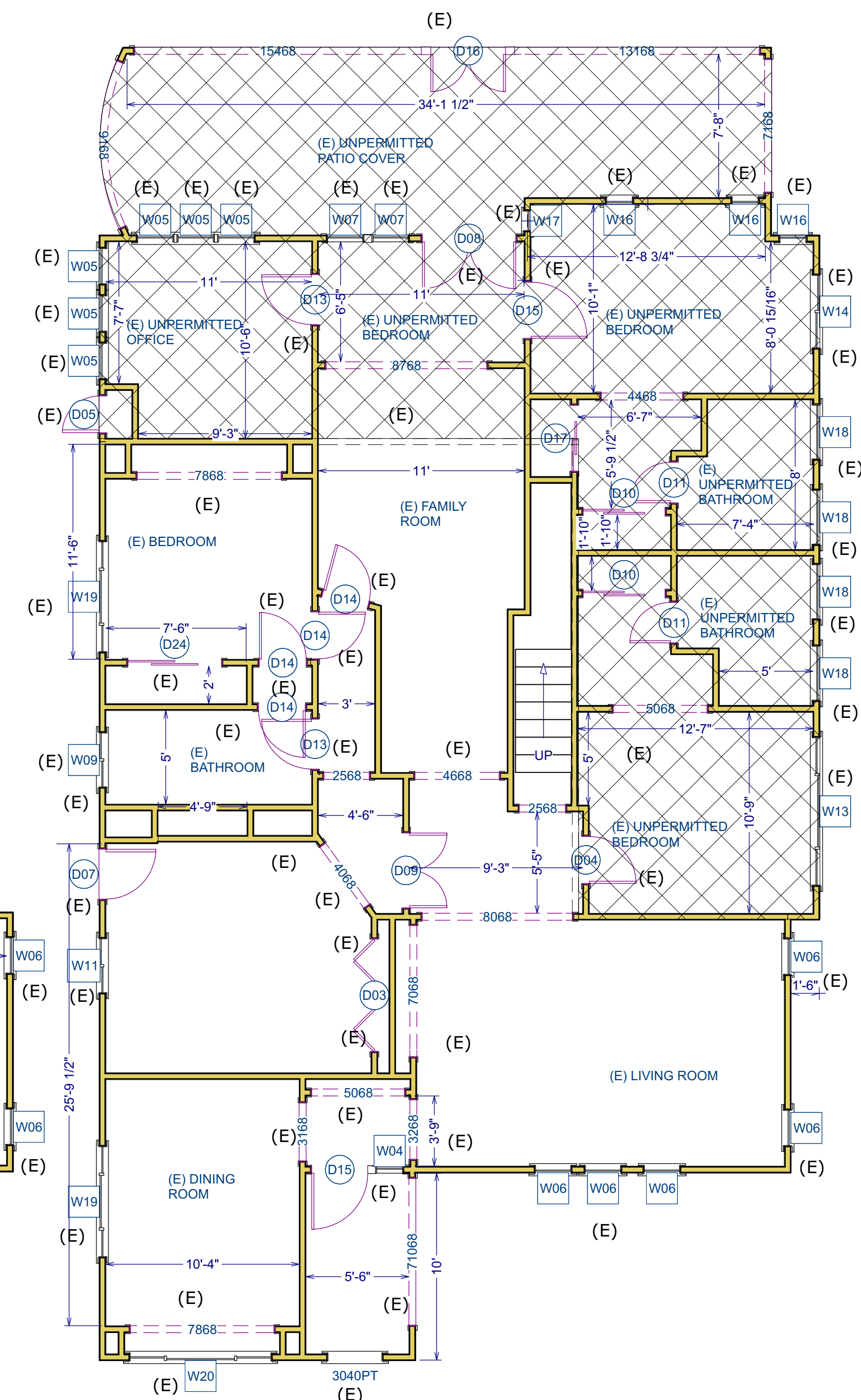
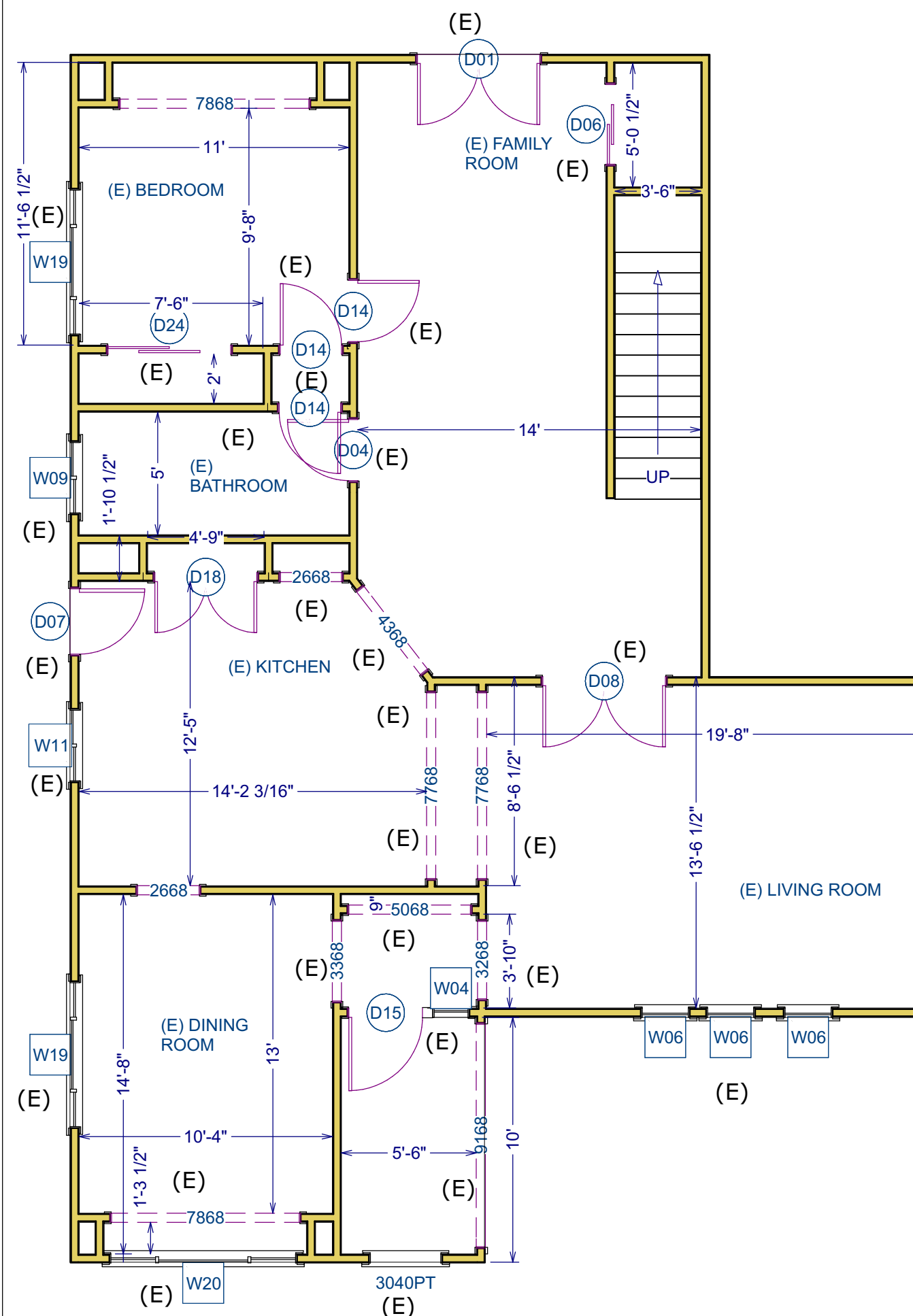


**LEGEND**

- EXISTING WALL SECTION
- NEW 2X WALL SECTIONS
- - - DEMOLISHED WALL SECTIONS
- - - NEW HEADER BEAMS
- (C) CARBON MONOXIDE DETECTOR W/ BACKUP BATTERY
- (S) SMOKE DETECTOR W/ BACKUP BATTERY
- (E) EXHAUST FAN, 50 CFM MIN W/ HUMIDITY STAT CONTROL ENERGY STAR DUCTED TO TERMINATE OUTSIDE
- \* WINDOW EMERGENCY EGRESS 44" MAX TO SILL FROM FINISHED FLOOR

- [Hatched Box] -DENOTE (N) COVER
- [Cross-hatched Box] -DENOTE (E) UNPERMITTED ADDITION

- note:  
 -all windows and doors are on white wall means its all existing  
 -all windows and doors are on black wall means its all black
- [Solid Yellow Line] -DENOTE EXISTING WALLS
  - [Dashed Line] -DENOTE WALLS TO BE REMOVED
  - [Thick Solid Black Line] -DENOTE WALLS TO BE ADDED



**1** EXISTING ORIGINAL FIRST FLOOR  
SCALE: 3/16"=1'-0"

**2** EXISTING UNPERMITTED FIRST FLOOR  
SCALE: 3/16"=1'-0"

**3** PROPOSED FIRST FLOOR  
SCALE: 3/16"=1'-0"

**3** PROPOSED SECOND FLOOR  
SCALE: 3/16"=1'-0"

REVISION DATE:


**OWNER'S INFO:**  
**OWNER**  
**1818 DIAMOND AVENUE**  
**SOUTH PASADENA, CA**

**PROJECT DESCRIPTION:**  
**INTERIOR**  
**REMODEL**  
**SECOND STORY**  
**ADDITION**


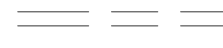

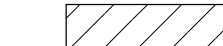


**SHEET TITLE:**  
**EXISTING &**  
**PROPOSED**  
**PLAN**

DATE:
12/23/23
SCALE:
AS NOTED
SHEET:

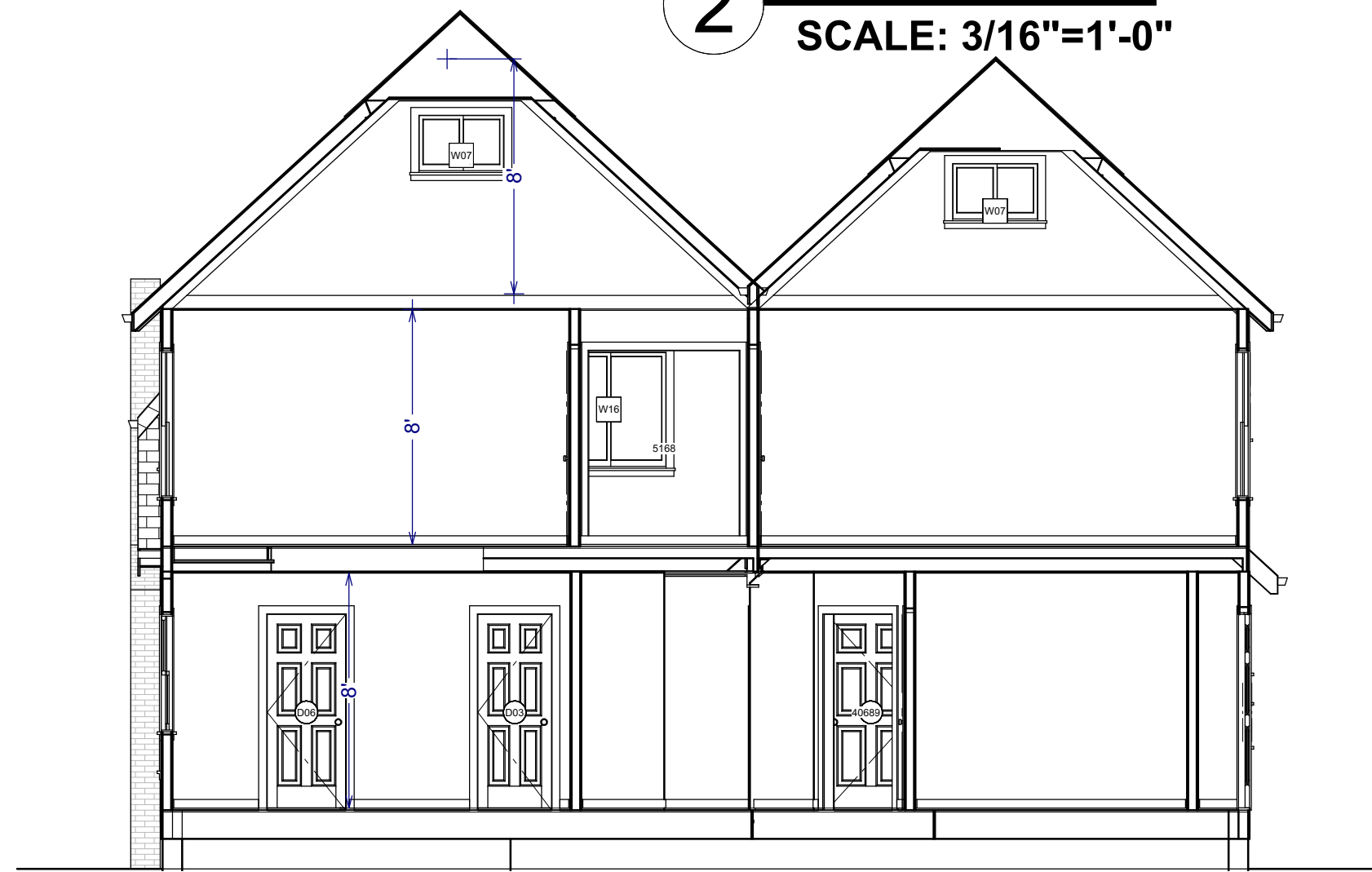
A-3



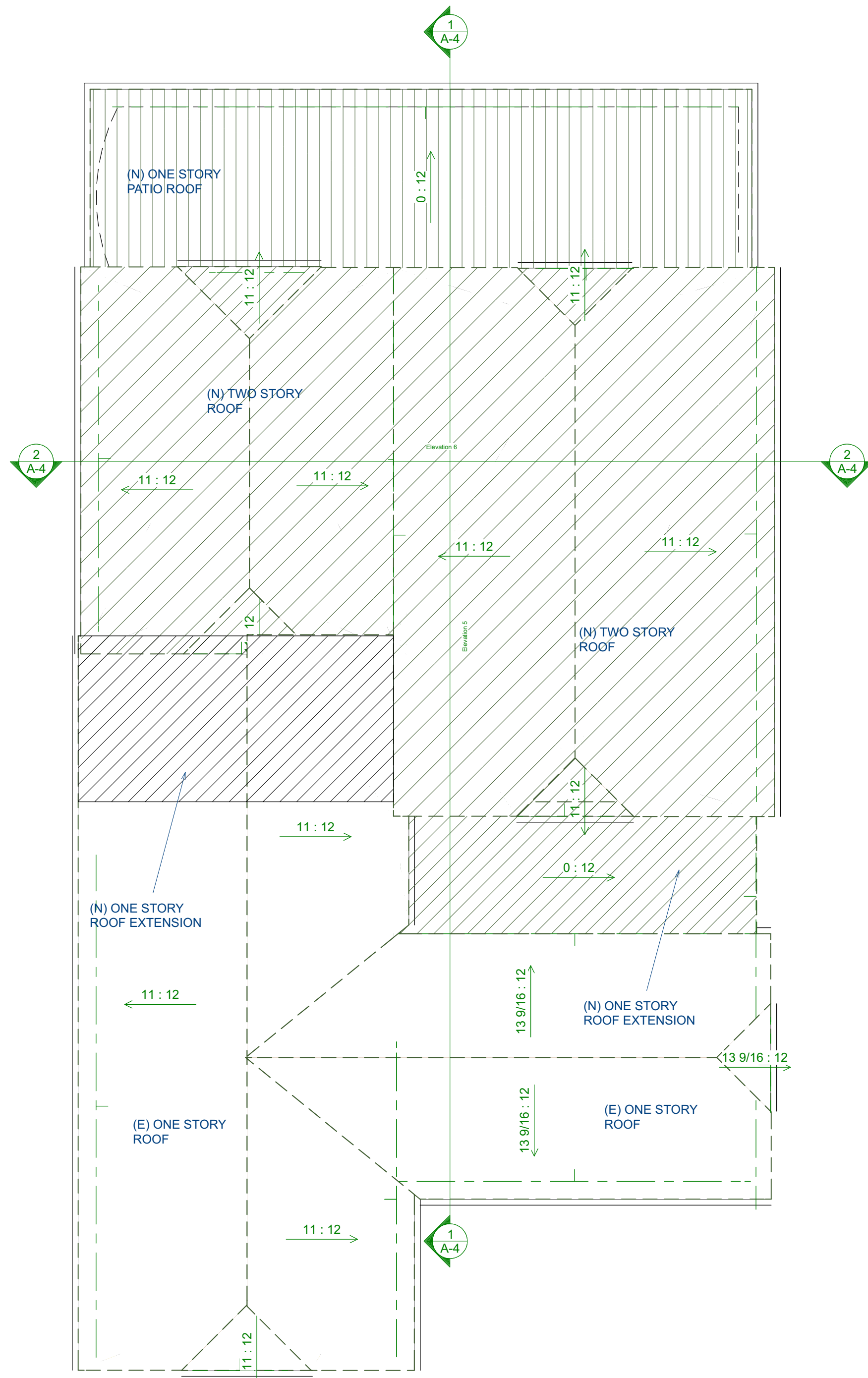
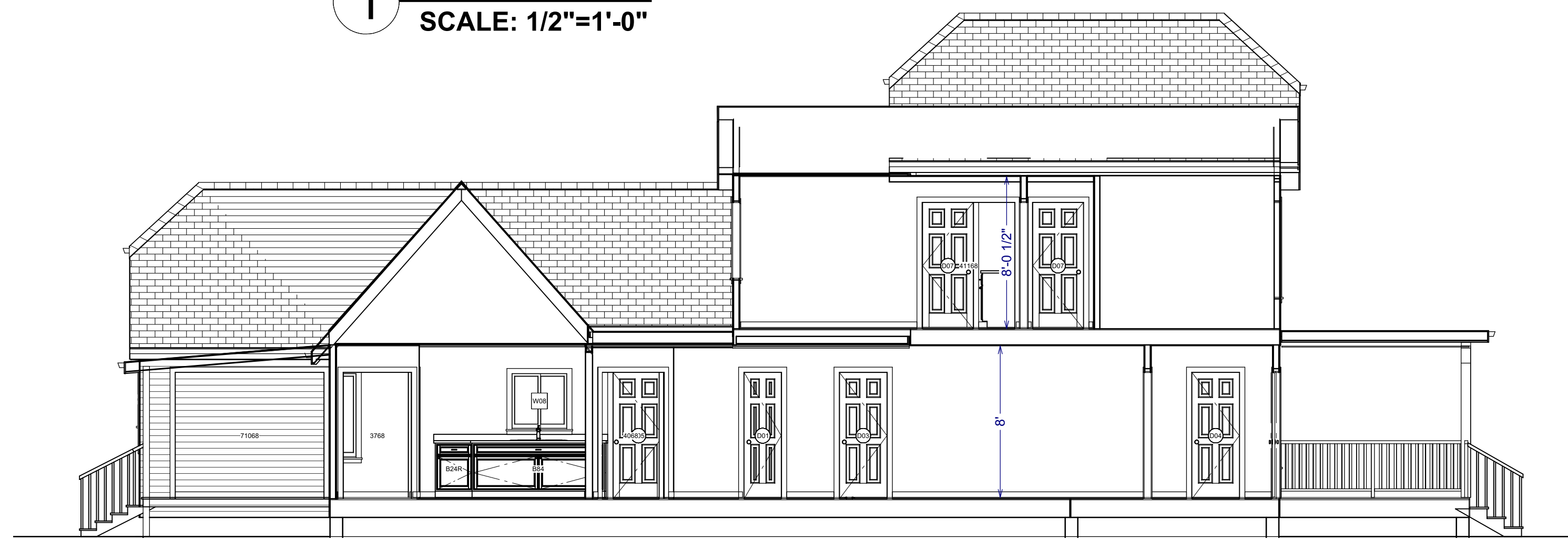
note:  
 -all windows and doors are on white wall means its all existing  
 -all windows and doors are on black wall means its all black

-  -DENOTE EXISTING WALLS
-  -DENOTE WALLS TO BE REMOVED
-  -DENOTE WALLS TO BE ADDED
-  -DENOTE (N) ADDITION
-  -DENOTE (N) COVER
-  -DENOTE (E) UNPERMITTED ADDITION

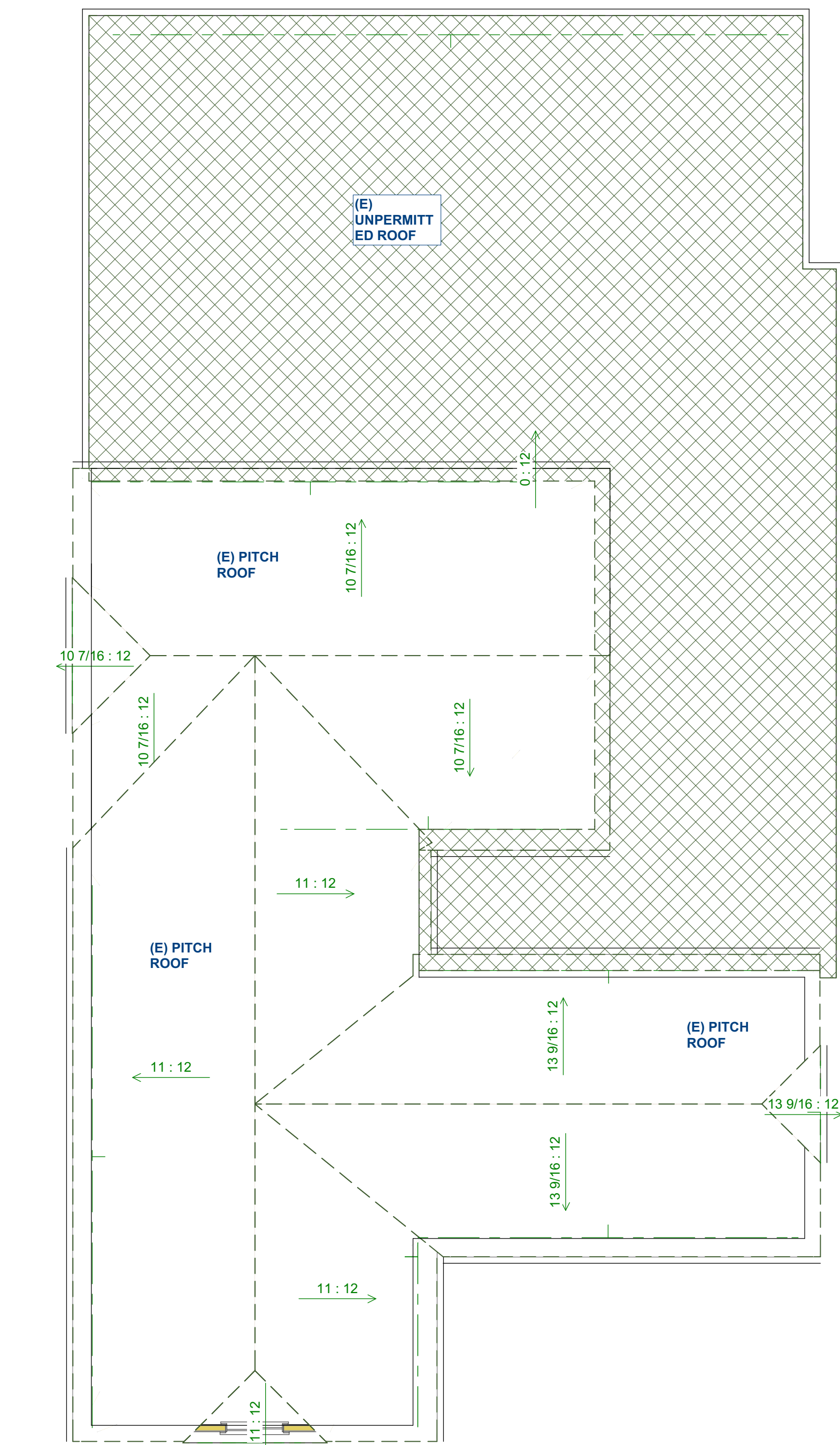
**2 SECTION**  
 SCALE: 3/16"=1'-0"



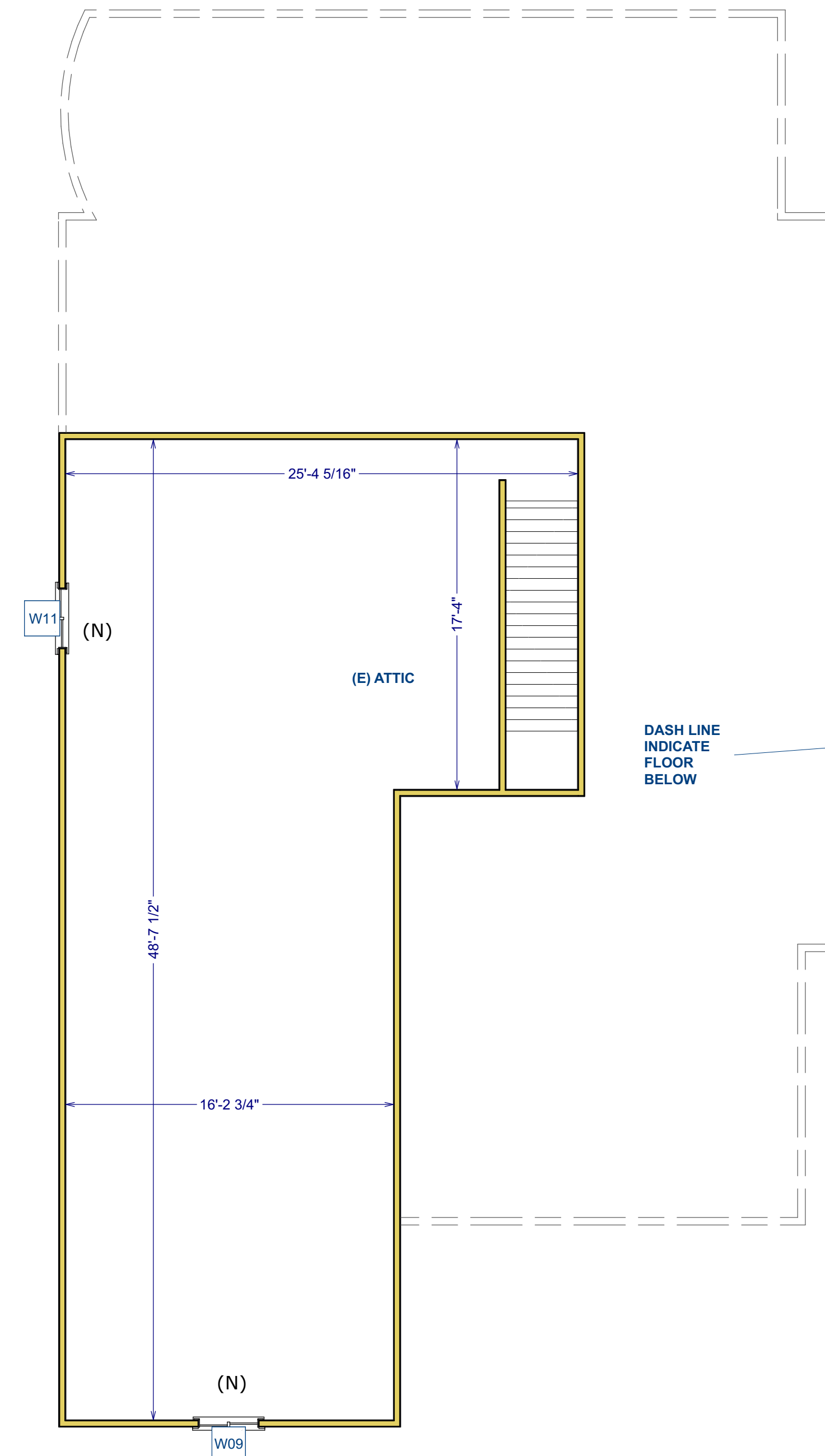
**1 SECTION**  
 SCALE: 1/2"=1'-0"



**PROPOSED ROOF PLAN**  
 SCALE: 3/16"=1'-0"



**EXISTING ROOF PLAN**  
 SCALE: 3/16"=1'-0"



**EXISTING ATTIC FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

REVISION DATE:

OWNER'S INFO:  
**OWNER**  
 1818 DIAMOND AVENUE  
 SOUTH PASADENA, CA

PROJECT DESCRIPTION:  
 INTERIOR  
 REMODEL  
 SECOND STORY  
 ADDITION

SHEET TITLE:  
**ROOF PLAN**

DATE:

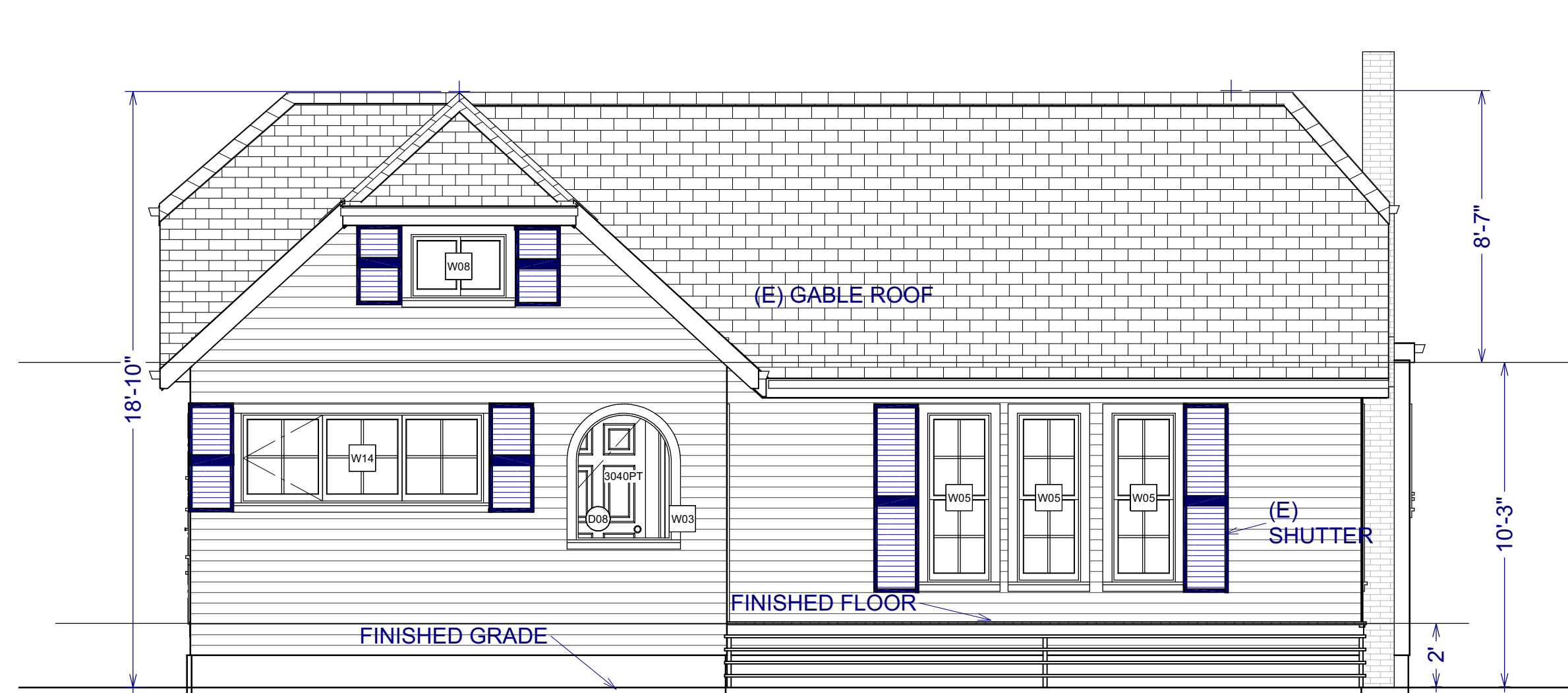
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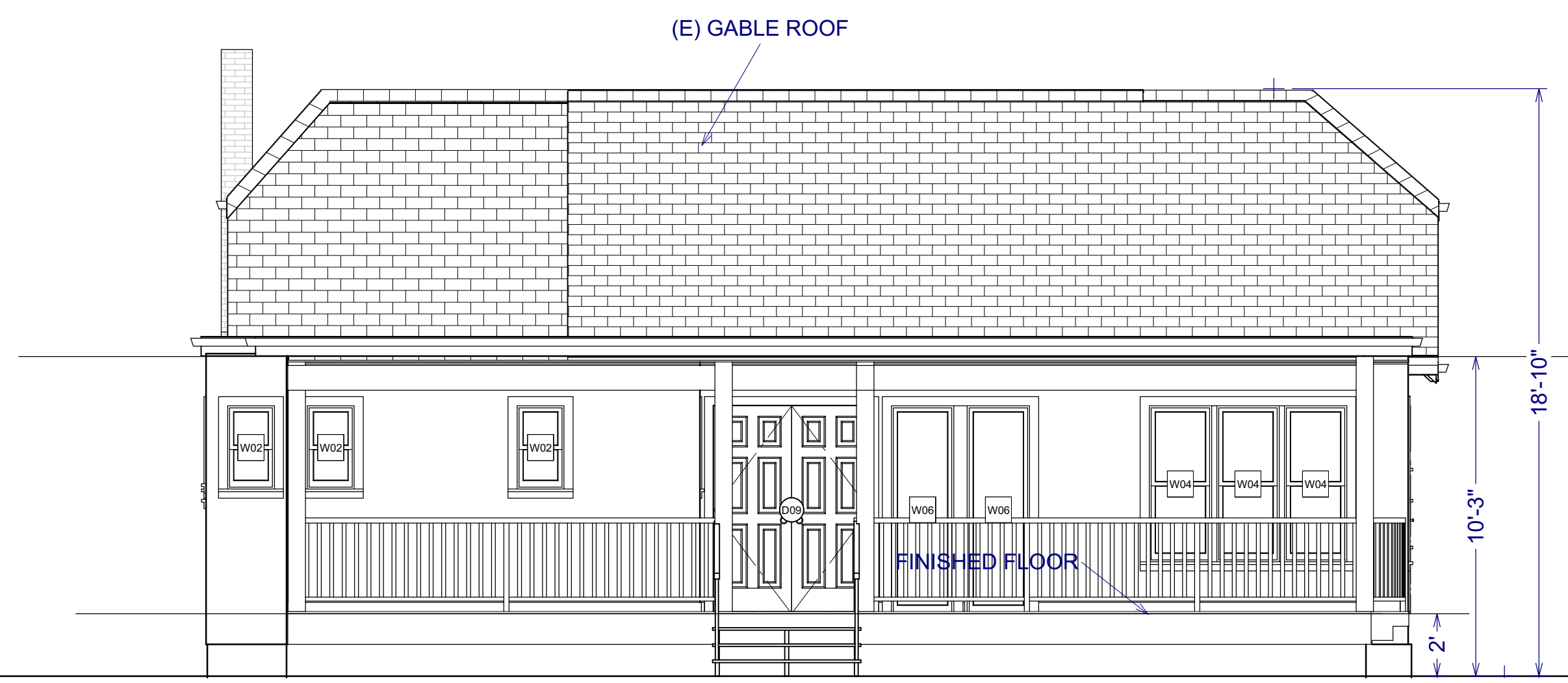
SHEET:

**A-4**



# 1 WEST ELEVATION

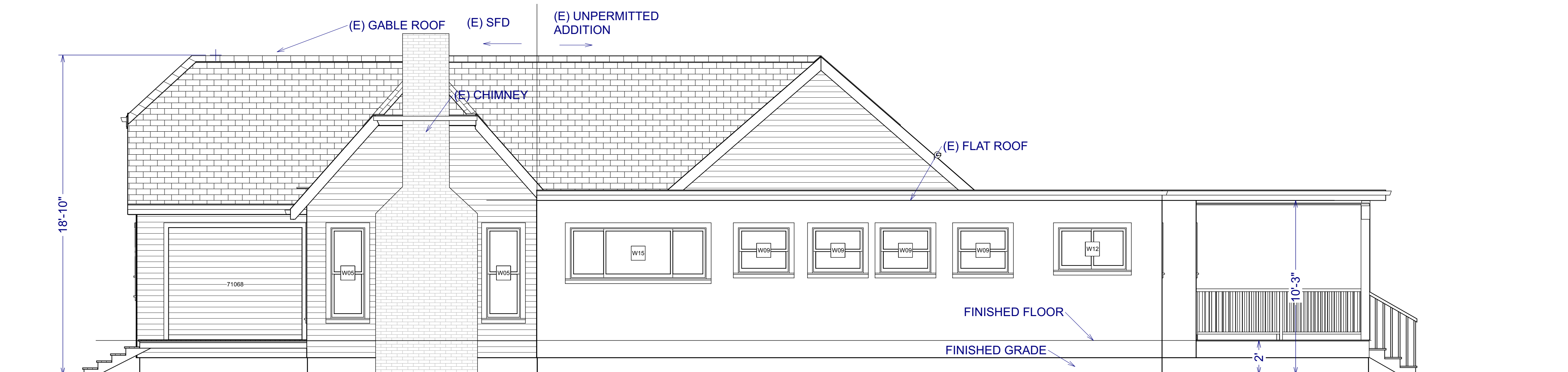
SCALE: 1/4"=1'-0"



# 4 EAST ELEVATION

SCALE: 1/4"=1'-0"

NOTE:  
 -HATCH LINE INDICATE EXISTING PERMITTED  
 -NON HATCH INDICATE EXISTING UNPERMITTED



# 3 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



# 2 NORTH ELEVATION

SCALE: 1/4"=1'-0"

**BENJURO STUDIOS**  
 231 17th STREET  
 SANTA MONICA, CA 90401

REVISION DATE:


OWNER'S INFO:  
**OWNER**  
 1818 DIAMOND AVENUE  
 SOUTH PASADENA, CA

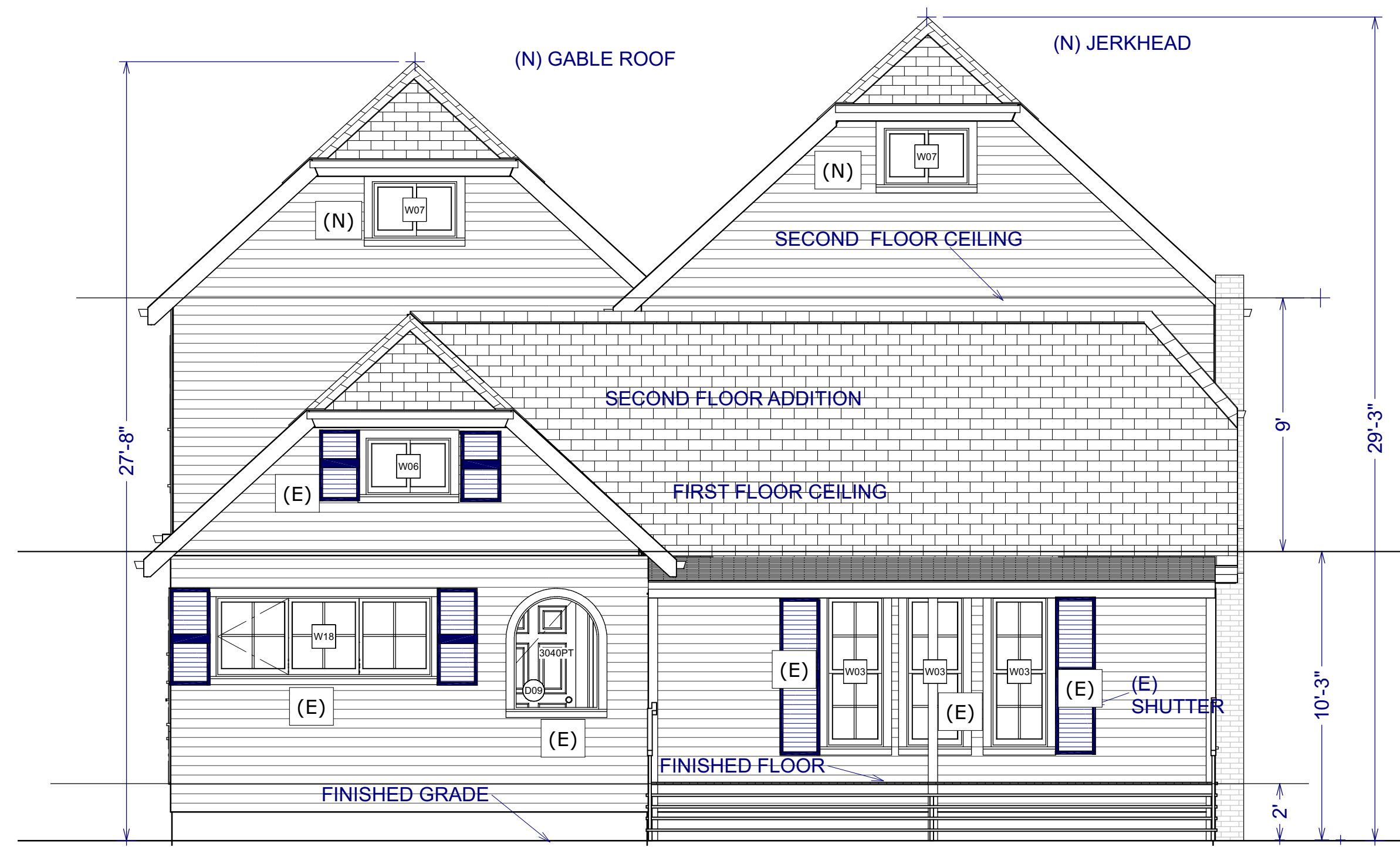
PROJECT DESCRIPTION:  
 INTERIOR  
 REMODEL  
 SECOND STORY  
 ADDITION

SHEET TITLE:  
**EXISTING  
 ELEVATIONS**

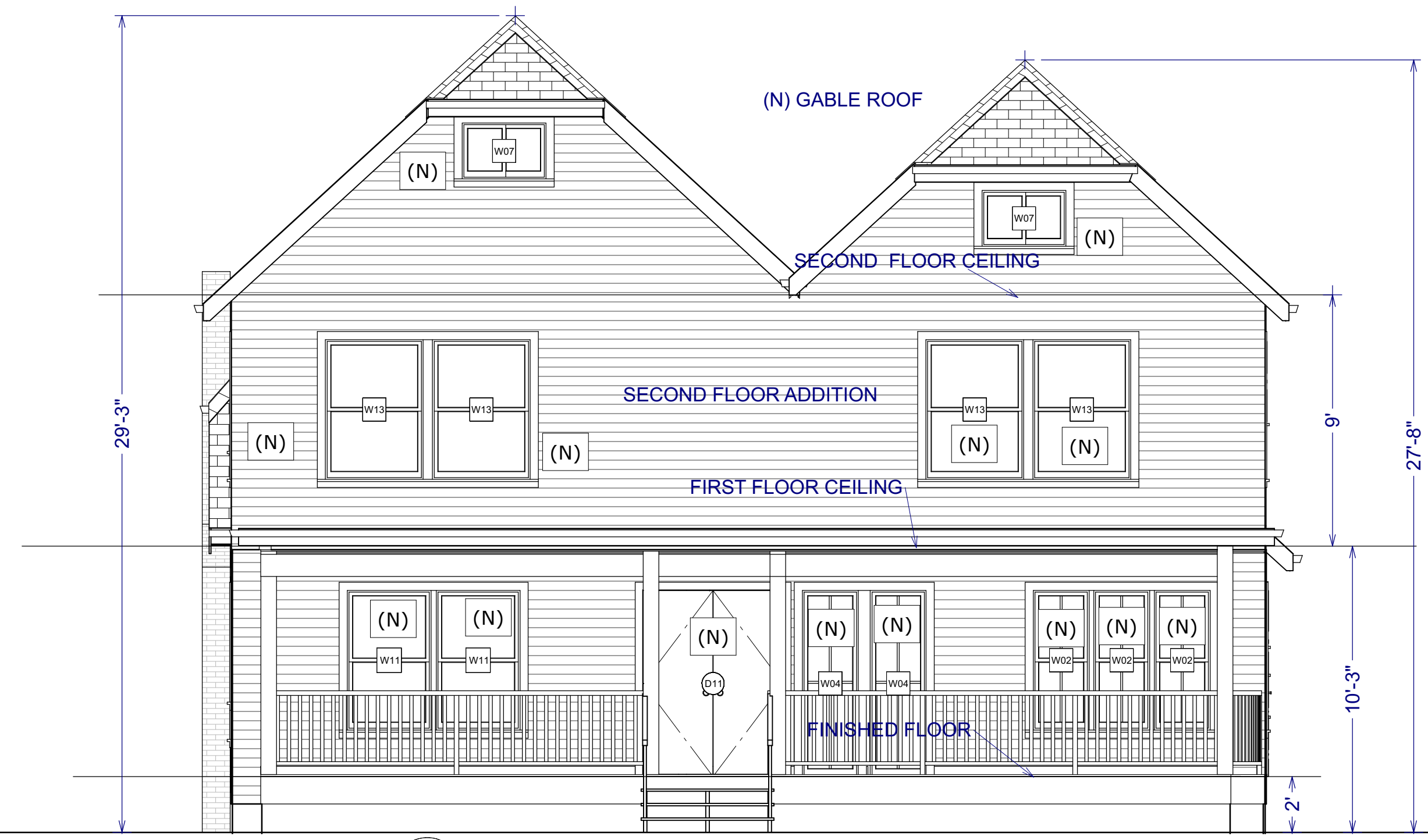
DATE:
12/23/23
SCALE:
AS NOTED
SHEET:

**A-5.0**

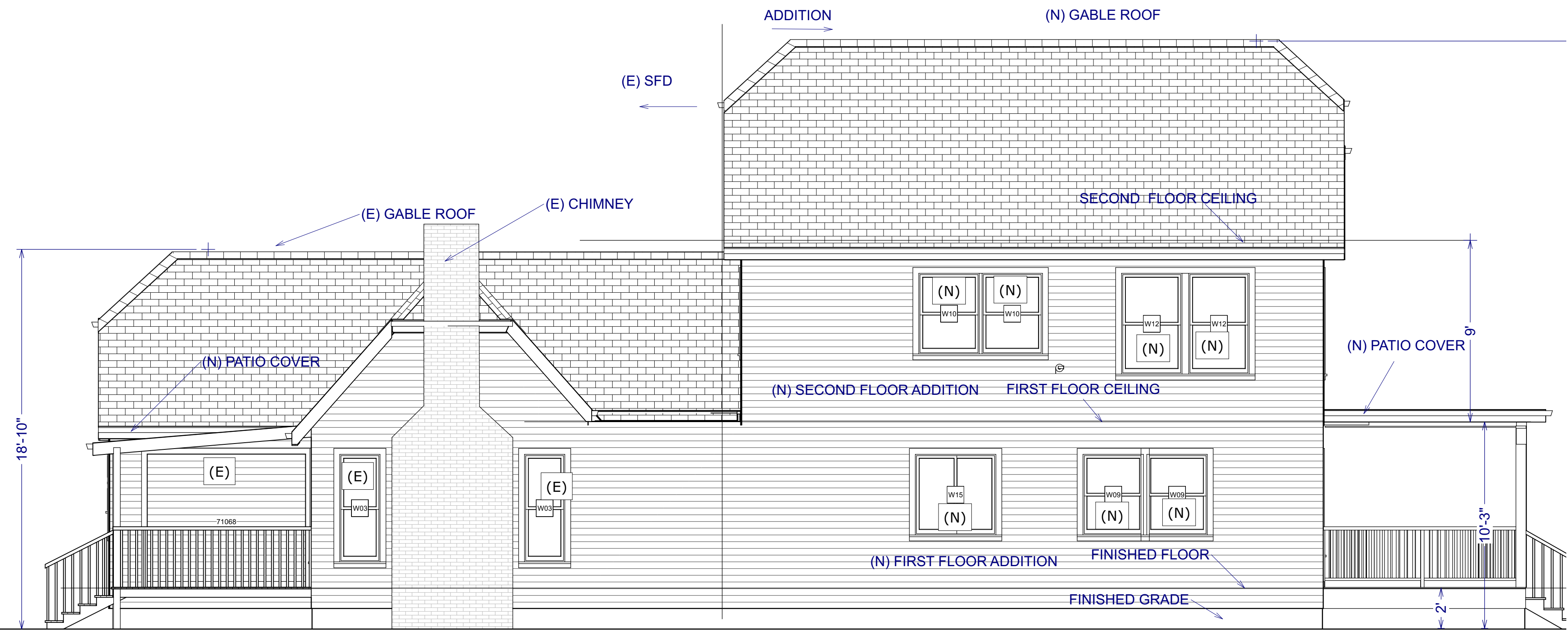




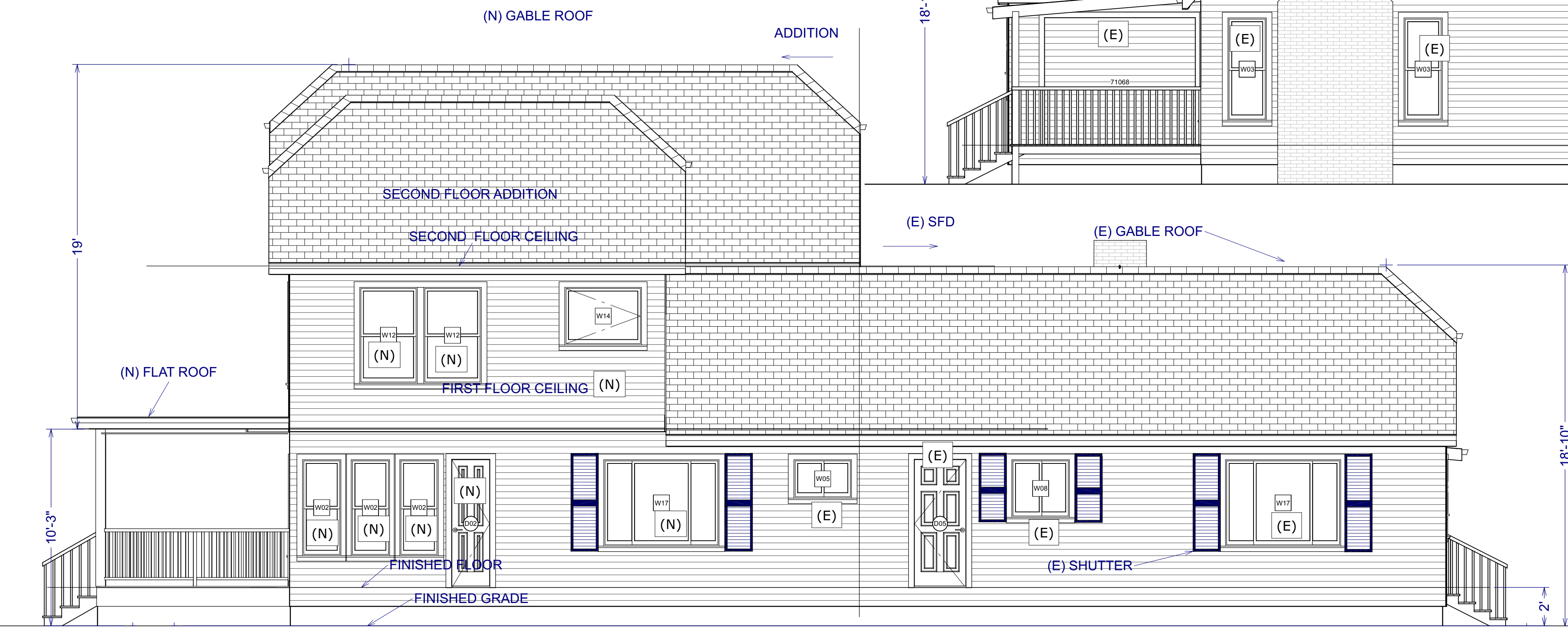
**1 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**4 EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**3 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



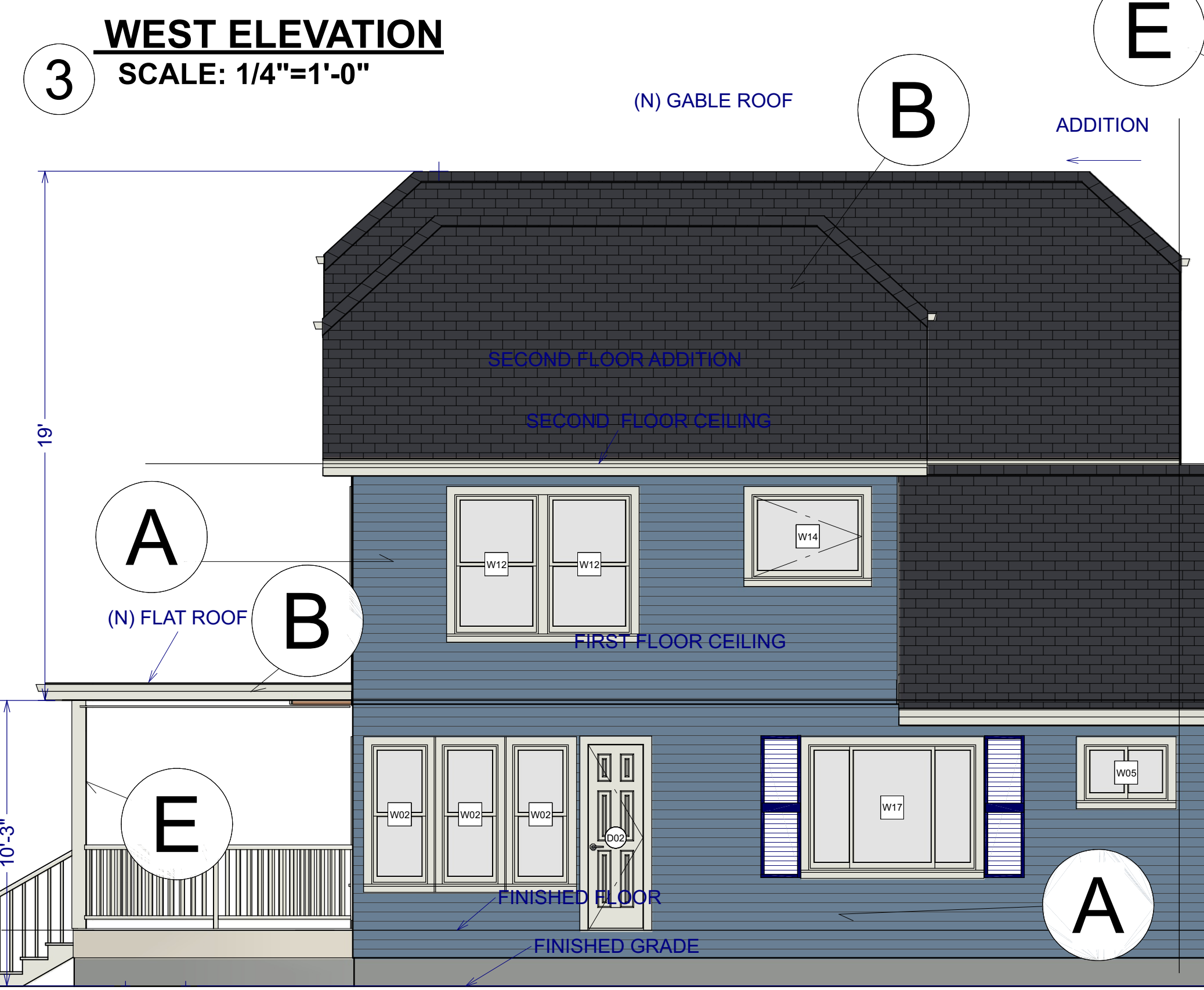


**1 WEST ELEVATION**  
SCALE: 1/4"=1'-0"

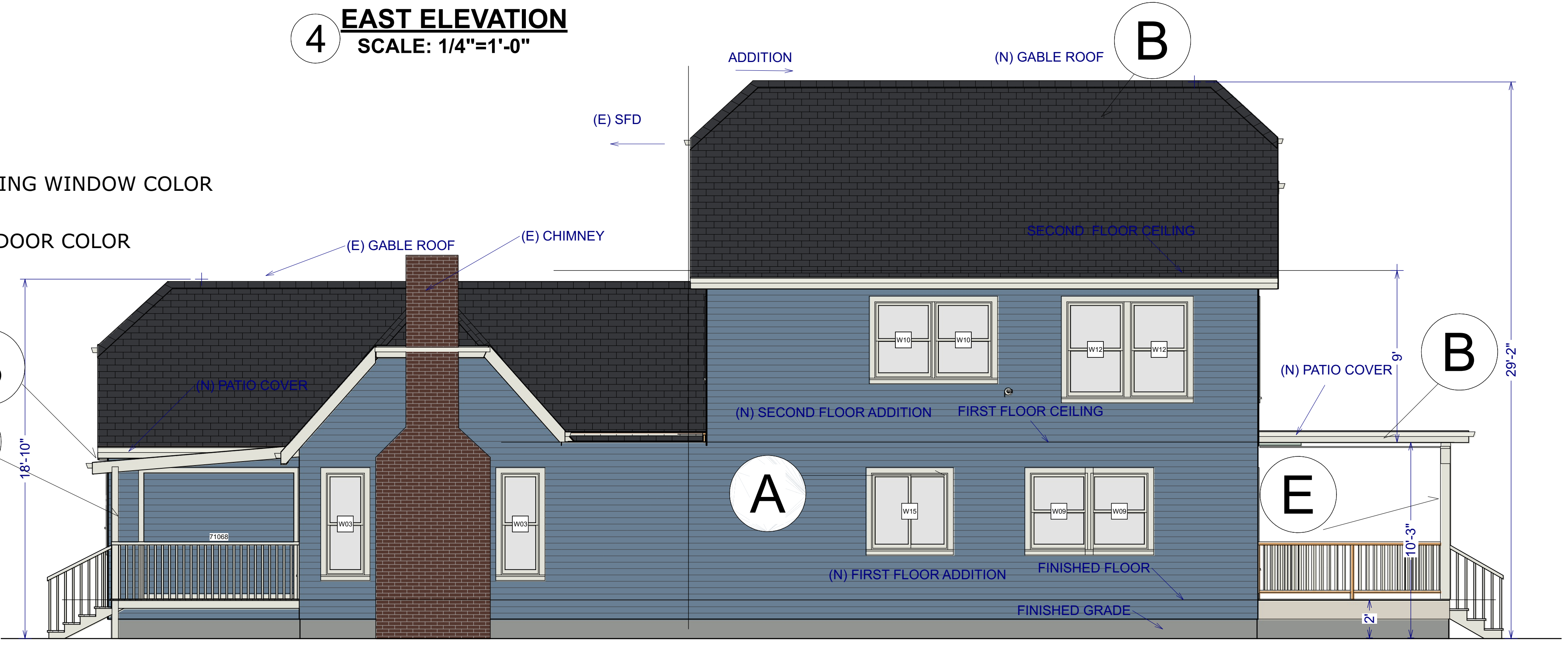


**4 EAST ELEVATION**  
SCALE: 1/4"=1'-0"

- C** ALL THE NEW COLOR FOR NEW WINDOWS WILL MATCH TO THE EXISTING WINDOW COLOR
- D** ALL THE NEW COLOR FOR NEW DOOR WILL MATCH TO THE EXISTING DOOR COLOR



**3 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

**NOTE:**  
"The exterior design of the ADDITION match the main dwelling in terms of building forms, materials, colors, exterior finishes, roof forms, and style of doors and windows."





**FRONT PHOTOS**



**FRONT SIDE PHOTOS**



**GARAGE PHOTO**



**REAR SIDE PHOTO**



**REAR SIDE PHOTO**



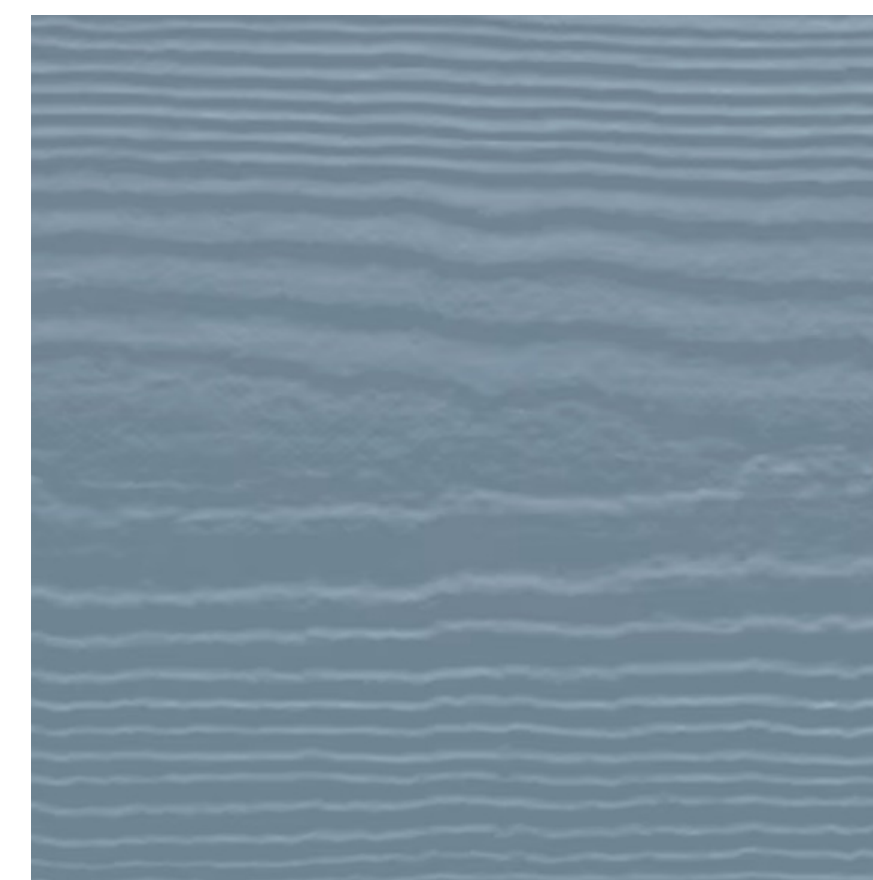
**REAR SIDE PHOTO**



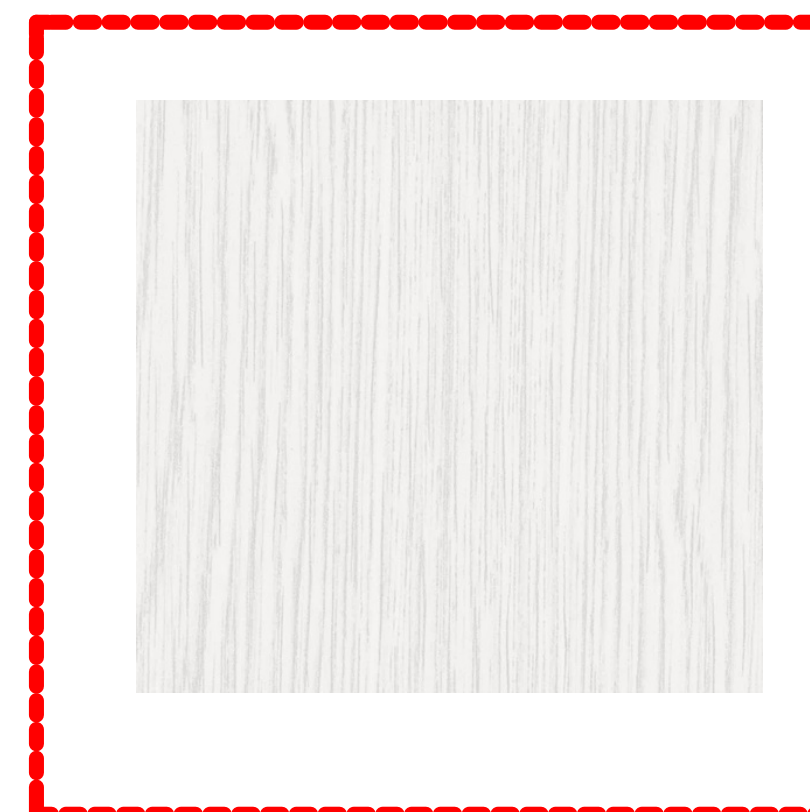
**REAR SIDE PHOTO**



**A** Oakridge Onyx Black Laminate asphalt roof



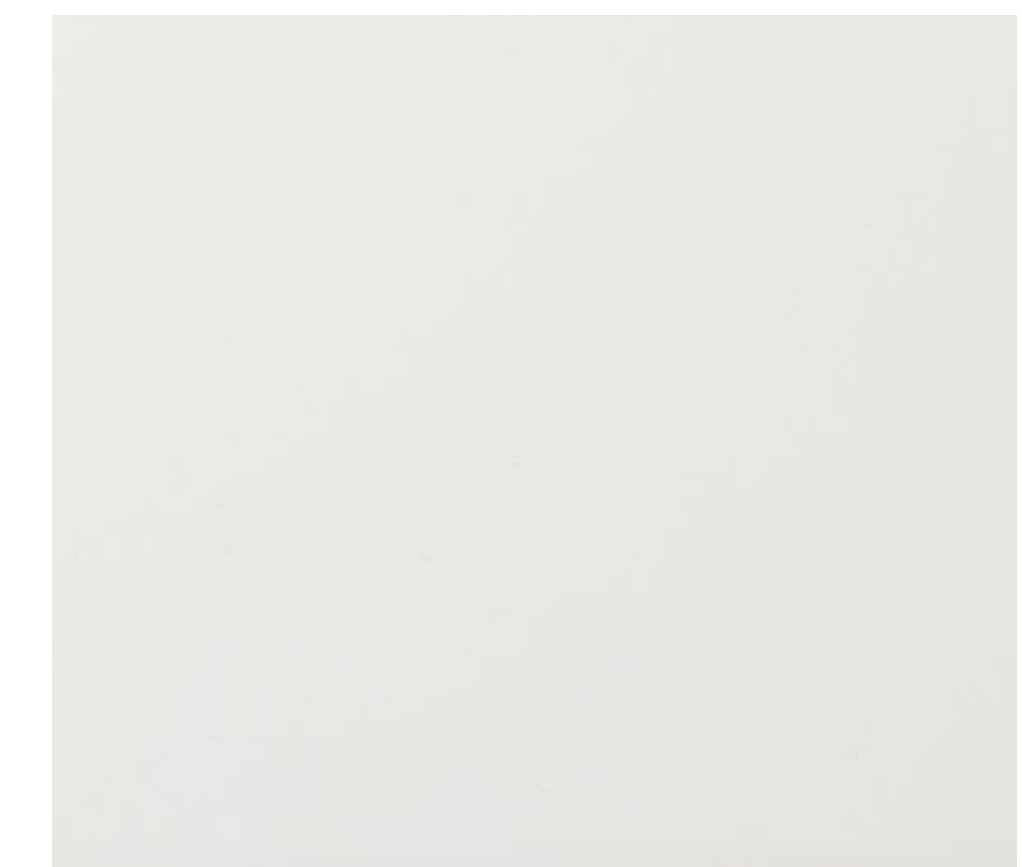
**B** Boothbay Blue Fiber Cement Sample wood siding



**C** DOOR MATERIAL



**D** CLEAR PAINTED WOOD WINDOW MATERIAL



**E** POST AND HANDRAIL MATERIAL

REVISION DATE:

OWNER'S INFO:  
**OWNER**  
1818 DIAMOND AVENUE  
SOUTH PASADENA, CA

PROJECT DESCRIPTION:  
INTERIOR  
REMODEL  
SECOND STORY  
ADDITION

SHEET TITLE:  
**PHOTOS  
COLOR  
MATERIAL**

DATE:

12/23/23

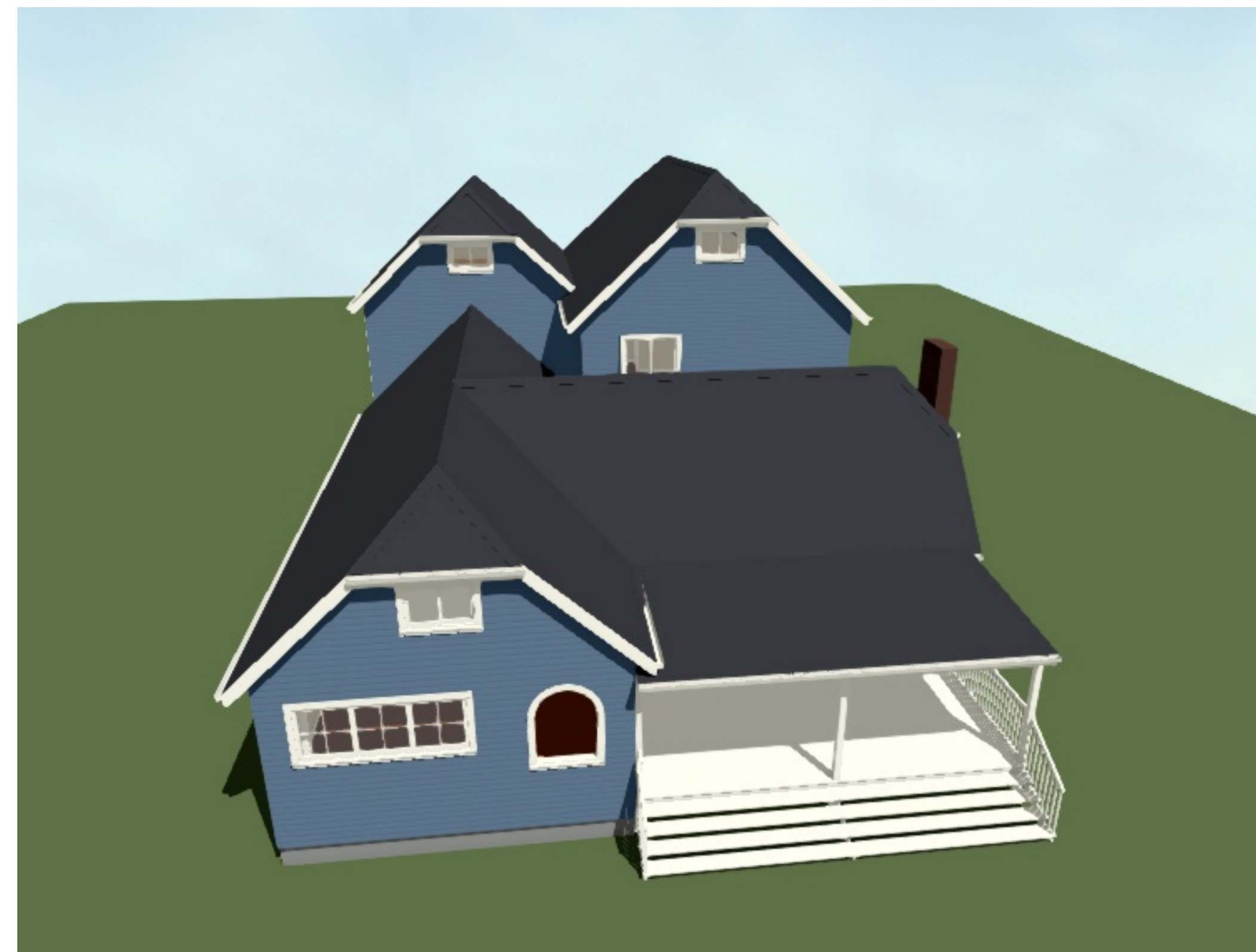
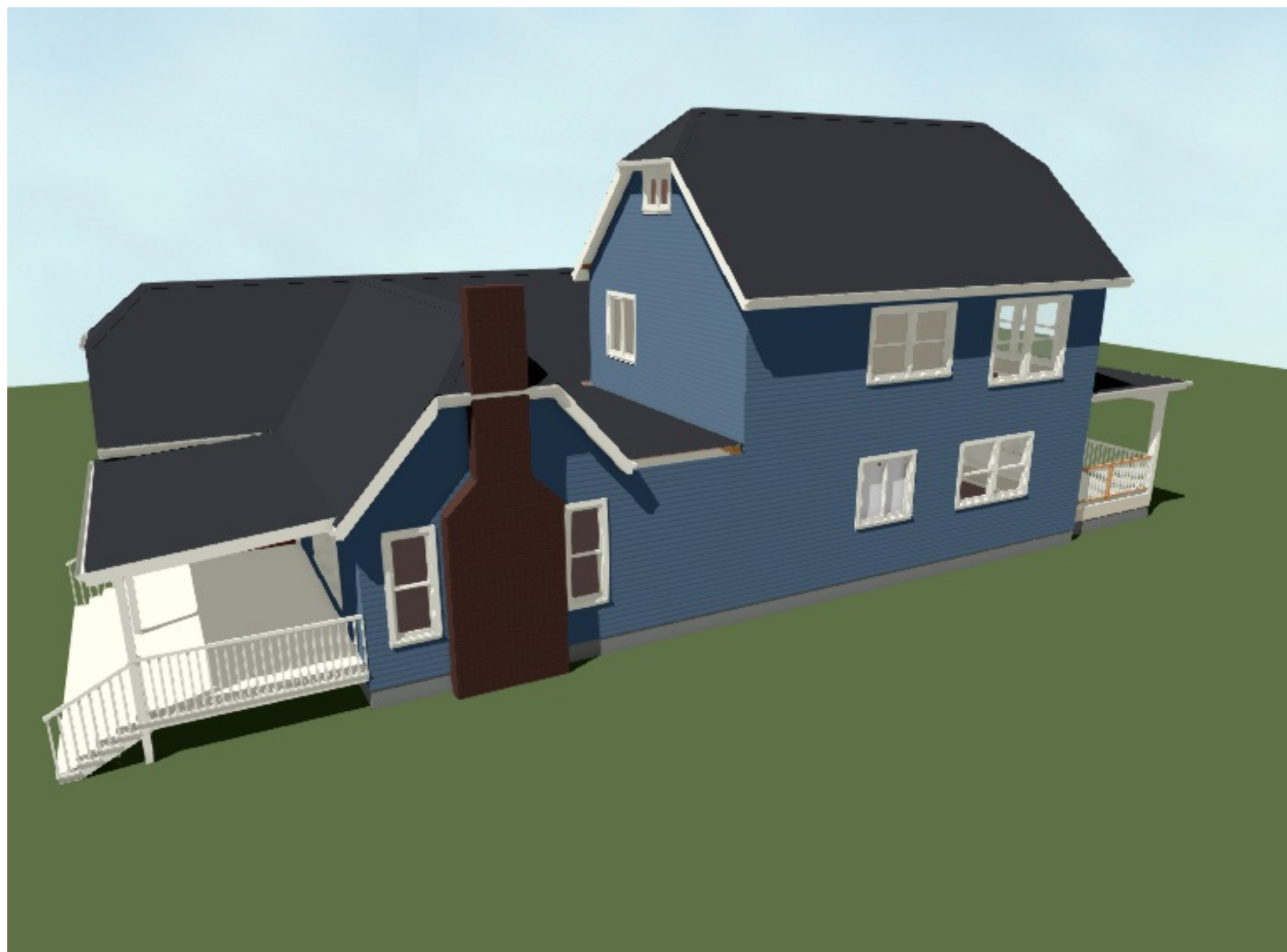
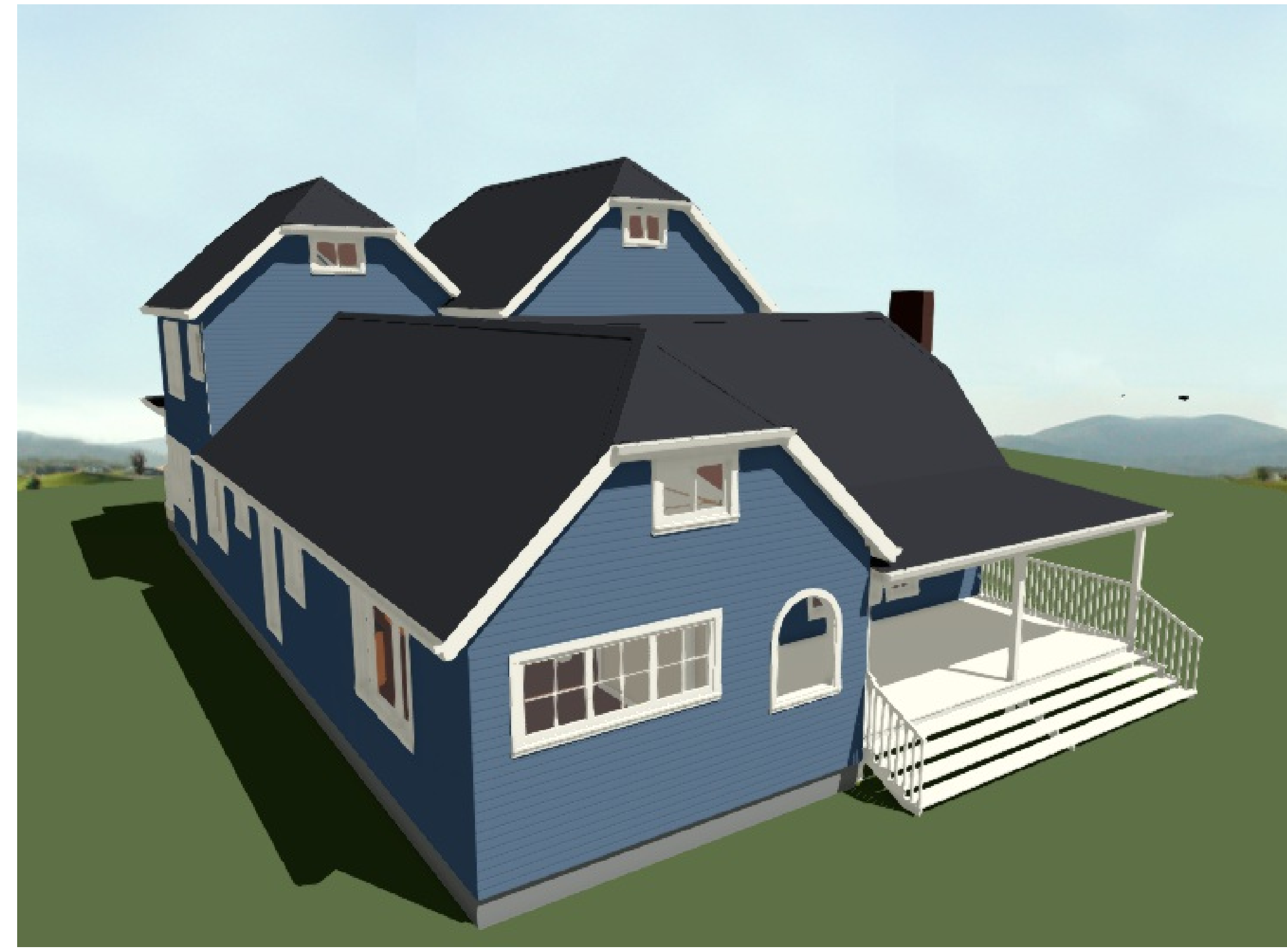
SCALE:

AS NOTED

SHEET:

**A-6**





**BENJIRO STUDIOS**  
1231 17TH STREET  
SANTA MONICA, CA 90401

REVISION DATE:

OWNER'S INFO:

**OWNER**  
**1818 DIAMOND AVENUE**  
**SOUTH PASADENA, CA**

PROJECT DESCRIPTION:

**INTERIOR**  
**REMODEL**  
**SECOND STORY**  
**ADDITION**

SHEET TITLE:

**COLOR**  
**RENDERING**

DATE:

12/23/23

SCALE:

**AS NOTED**

SHEET:

**A-7**