



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**AGENDA  
REGULAR MEETING  
THURSDAY, MAY 18, 2023 AT 6:30 P.M.**

**CITY MANAGER'S CONFERENCE ROOM  
1414 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 City Manager's Conference Room, located at 1414 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – City Manager's Conference Room, 1414 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 Pro Tem	Evelyn G. Zneimer

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

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

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

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

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

Option 1:

Participate in-person at the City Manager's Conference Room, 1414 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 Special Meeting of October 26, 2022****CONTINUED ITEM**

3. **1716 Wayne Avenue, Project No. 2481-COA** – A Certificate of Appropriateness to add a 702.5 square-foot, two-story additions to an existing 1,902 square-foot two-story single-family residence located at 1716 Wayne Avenue (APN: 5321-010-003). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

This item was continued from the regularly scheduled April 20, 2023 Cultural Heritage Commission meeting.

**Recommendation**

Continue this item to the June 15, 2023 Cultural Heritage Commission meeting.

**PUBLIC HEARING**

4. **1400 Mission Street, Project No. 2495-NID/CUP/DRX** – A request for a Notice of Intent to Demolish a 643-square-foot convenience store and a 1,221-square-foot repair garage at the Chevron gas station located at 1400 Mission Street (APN: 5315-002-030). A project that includes the demolition of buildings constructed at least 45 years prior to date of the application are required to be evaluated by the Cultural Heritage Commission to determine if the property could potentially meet national, state, or local criteria for historic designation. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for the Categorical Exemption under Section 15061(b)(3) – Common Sense Exemption; Class 2, Section 15302 (Replacement or Reconstruction); and Class 3, Section 15303 (New Construction or Conversion of Small Structures).

**Recommendation**

Find the project exempt from CEQA pursuant to Sections 15061(b)(3), 15302, and 15303. Determine that the two structures located at 1400 Mission Street do not meet

the nation, state, or local criteria for historic designation and the project may proceed through the City’s development application process.

- 5. **1130 Meridian Avenue, Project No. 2514-COA/TRP** – A request for a Certificate of Appropriateness for a 246 square-foot first floor addition and a new 577 square-foot second floor addition to an existing one-story, 945 square-foot single-family residence, and a Tree Removal Permit for the removal of two (2) non-native trees for a property located at 1130 Meridian Avenue (APN: 5315-006-044). In accordance with the California Environmental Quality (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

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

- 6. **260 Hillside Road, Project No 2543-COA** – A request for a Certificate of Appropriateness for two-story, 2,668 sq. ft. rear addition with a balcony to an existing two-story, 5,281 square-foot single-family residence, for a property located at 260 Hillside Road (APN: 5317-039-011). In accordance with the California Environmental Quality (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

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

**DISCUSSION ITEM**

- 7. **2023 Annual Commission Report**

**Recommendation:**

Discuss and approve 2023 Annual Commission Report

**ADMINISTRATION**

- 8. **Comments from City Council Liaison**

- 9. **Comments from Commissioners**

- 10. **Comments from Subcommittees**

- 11. **Comments from Staff**

**ADJOURNMENT**

**12. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for June 15, 2023 at 6:30 PM.**

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Cultural Heritage Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

**ACCOMMODATIONS**



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

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

5/11/2023

Date

*matt chang*

\_\_\_\_\_  
Matt Chang, Planning Manager

MINUTES OF THE SPECIAL MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**Wednesday, October 26, 2022 at 6:30 P.M.**

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

## ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), William Cross and Kristin Morrish

Commissioners Absent: Conrado Lopez (Vice-Chair)

Staff Present: Matt Chang (Planning Manager), Susana Martinez (Associate Planner), Sandra Robles (Associate Planner), Braulio Madrid (Associate Planner) and Mackenzie Goldberg (Assistant Planner)

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

## APPROVAL OF AGENDA

Approved, 3-0.

## DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross visited each site on the agenda.

Chair Gallatin visited the property listed under Item 4 of the agenda, 415 Oaklawn Avenue, met with the property owner's representatives and landscape architect, along with a member of the Planning Staff, about a month ago.

## PUBLIC COMMENT

**1. Public Comments – General (Non-Agenda Items)**

None in Chambers; one comment received via email; and Dean Serwin spoke via Zoom regarding Measure LL, renewal of the library special tax.

## CONSENT CALENDAR ITEMS

**2. Minutes from the Regular Meeting of January 21, 2021.**

Commissioner Cross motioned, seconded by Commissioner Morrish, to approve the minutes.

Approved, 3-0.

**3. Minutes from the Regular Meeting of March 18, 2021.**

Commissioner Cross motioned, seconded by Chair Gallatin, to approve the minutes. (Commissioner Morrish was not present for the March 18, 2021 meeting).

**Approved 2-0, 1 Abstention.**

**4. 415 Oaklawn Avenue, Project No. 2523 COA – A Certificate of Appropriateness to repair the front porch with a single veneer of arroyo cobble for an existing single-family dwelling.**

**Recommendation:**

Review the proposed project and determine appropriateness.

**Presentation:**

Assistant Planner Goldberg explained that the item was placed on the Consent Calendar at the request of Chair Gallatin and introduced the project architect and landscape architect.

**Questions for Staff:**

None.

**Applicant's Presentation:**

Applicant's representatives Lisa Henderson with Harvest Architecture and Amy Korn of Korn Randolph Landscape Architects presented a PowerPoint presentation on behalf of the Applicant.

**Questions for Applicant:**

Commissioner Morrish asked about the water intrusion issue.

Commissioner Cross expressed concern about putting new concrete (porch repair) against old (original stairs).

Chair Gallatin asked staff to explain how this project fits in the larger scope of work being done on the building.

Assistant Planner Goldberg reported that this project is a part of a larger gardening work project and landscaping in the backyard as well as a conversion of a garage to an ADU. Planning Manager Chang explained the purpose tonight is to review this project as a whole since the Chair referred it to the full Commission, and make a decision tonight.

**Commissioner Discussion:**

Chair Gallatin explained the need for input from his colleagues due to his concern that the arroyo stone on the front façade most probably came from part of the wall around the tennis courts. In the context of the Secretary of the Interior's Standards, the question is whether the arroyo cobblestone in its present location on the front façade has acquired historical significance in its own right or would it be appropriate to alter that. And if appropriate to alter that, then the Commission would be looking to provide direction to the Applicant on which of the two options would be the preferred one – either the arroyo stone or the limestone option. The Commissioners had a robust discussion about the issue.

**Decision:**

Commissioner Morrish motioned, seconded by Chair Gallatin, that the project is approved for the repair of the front porch with a single veneer of white limestone.

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

**Motion carried, 3-0.**

**CONTINUED ITEM**

- 5. **610 Meridian Avenue, Project No. 2450 COA – A Certificate of Appropriateness** to add a 413 square-foot first-floor addition to the rear of an existing 1,314 square-foot, one-story, single-family dwelling.

**Recommendation:**

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

**Presentation:**

Associate Planner Madrid presented a PowerPoint presentation.

**Questions for Staff:**

Chair Gallatin inquired about an inconsistency between the staff report and the plans. Associate Planner Madrid noted the discrepancy and confirmed that the information on the plans was correct.

**Applicant’s Presentation:**

None.

**Public Comments:**

None.

**Questions for Applicant:**

Commissioner Morrish asked if the new windows would be wood windows. The architect stated that the interior windows would be wood, the exterior windows would be a hybrid cladding, and confirmed that there would be no double hung windows.

**Commissioner Discussion:**

Chair Gallatin stated that when presented last month, there were some inaccuracies in the drawings which have now all been corrected. In addition, the Applicant has chosen to differentiate the old from the new in a relatively subtle fashion by adding vertical furring strips to set off the areas of the addition from the existing house.

**Decision:**

Commissioner Morrish motioned, seconded by Commissioner Cross, to approve the project as submitted. The mandatory findings and project Specific Finding 2 (the design is appropriate to the neighborhood);



Specific Finding 5 (the project adds substantial new living space for the owner); and Specific Finding 8 (the design protects the historic integrity of the project), subject to the Conditions of Approval, can be made.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

**Motion carried, 3-0.**

## **PUBLIC HEARING**

6. **1023 Adelaine Avenue, Project No 2497-NID/DRX – A Notice of Intent to Demolish** for the demolition of an existing 977 square-foot single-family dwelling.

**Recommendation:**

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

**Presentation:**

Associate Planner Madrid presented a PowerPoint presentation. City consultant Debi Howell-Ardila was present on Zoom.

**Questions for Staff:**

None.

**Applicant Presentation:**

None.

**Questions for Applicant:**

Commissioner Cross recalled reading that the stucco on the house is one of the reasons that it is not historic and a contributing structure to the historic district there. That notwithstanding, his bigger concern was the scale of what replaces the home and what that will look like and how that will affect the neighborhood.

Associate Planner Madrid provided the Commission with a verbal description of the scope of work. The Applicant is proposing to demolish the majority of the home, maintaining two walls. However, per the Building Code, that is considered to be a full demolition and per the Cultural Heritage Commission Ordinance, that triggers the NID process.

The Commissioners had a robust discussion regarding the project and the fact that it would go before the Design Review Board for design review, which has the same set of guidelines as this Commission. They agreed that for the purposes of determining whether this project is acceptable for demolition, it meets every criterion. The Historic Resource Evaluation (HRE) was very comprehensive and very well done. The extent of the Commission's purview is to make the determination on whether the existing home meets state, national or local standards for historic designation. The HRE prepared by the consultant concluded that it does not.

The Commissioners expressed concern that a building permit for demolition not be issued until the new plan is approved.

City consultant Debi Howell-Ardila pointed out that Adelaine Avenue has one of the highest concentrations of the earliest intact properties and, therefore, needs to have that compatibility in the new construction.

Planning Manager Chang explained the options available to the Commissioners to express their concerns to the Design Review Board and the next steps in the process for the Applicant after approval of the Notice of Intent to Demolish.

**Decision:**

Commissioner Morris motioned, seconded by Commissioner Cross, to make the determination that this project does not meet the criteria for historic designation and as such may proceed with the application process through the Design Review Board. Also, that the DRB recognize that the El Centro Indiana Palm Historic District is a qualifying historical resource itself. The Cultural Heritage Commission strongly recommended that the DRB do everything in its power to ensure the avoidance of any direct impacts to the historic district because the historic district has one of the highest concentrations of period homes of this type in the City.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

**Motion carried, 3-0.**

**DISCUSSION**

**7. 534 Arroyo Drive, Project No. 2524-LHD – Landmark Historic Designation Request.**

**Recommendation:**

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

**Presentation:**

Associate Planner Robles presented a PowerPoint presentation.

**Questions for Staff:**

None.

**Applicant Presentation:**

Glen Duncan, Preservation Consultant, spoke about how he got involved in this project and recounted that he had been in the house many times with the original architect, John Gilbraith.

Applicant Joan Hillard gave a moving history of the restoration of the property from the original plans, working with Architect John Galbraith and Glen. They did basically what Architect Galbraith had

visualized, but updated the kitchen and other areas as appropriate. She expressed that this house should always be a part of this community and thanked the Commissioners.

Chair Gallatin explained next steps.

The Commissioners determined it was important to have an architect on the subcommittee and discussed the process of nominating a Commissioner not in attendance to a subcommittee. Staff advised the Commission that they had the authority to do so.

**Decision:**

Commissioner Morrish motioned, seconded by Chair Gallatin, that the subcommittee for this particular house be Commissioner Cross and Vice-Chair Lopez.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

**Motion carried, 3-0.**

## ADMINISTRATION

**8. Comments from Council Liaison:**

Council Liaison Evelyn Zneimer was not in attendance at tonight's meeting, so there were no comments.

**9. Comments from Commissioners:**

None.

**10. Comments from Subcommittees:**

None.

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

Chair Gallatin shared that the SPPF held its Irving Gil Garden Gala event on September 18<sup>th</sup> after a 2½ year delay due to the pandemic. 180 people attended the event and the SPPF grossed over \$30,000 through ticket sales and the live and silent auctions. The home had never been open to the public previously. He also announced that another Arts Crawl in the Mission West District would take place this Saturday from 3:00 pm to 8:00 pm and the SPPF museum would be open.

**12. Comments from Staff:**

Planning Manager Chang reported that last Thursday, Councilmember Zneimer, Chair Gallatin, Planning Commission Chair Lesak, as well as Community Development Director Frausto-Lupo attended the California Preservation Foundation Awards to accept the Certificate for ADU Design Guidelines for Historical Properties on behalf of the Commission and the Planning Commission for all the hard work over the past 12-18 months. He congratulated and thanked the Commission.

Regarding the Housing Element update: The State HCD is expected to provide their comments by October 31<sup>st</sup>.

This week, a new staff member, Leah Demarest, Senior Housing Analyst, joined the Community Development Department. She will be implementing some of the Housing Element programs and will also tackle some of the housing issues in the City. She will be formally introduced to the City Council next Wednesday at the Council meeting.

Chair Gallatin asked staff about the review and approval of signage on historic buildings. In past practice, commercial buildings that are listed on the inventory when signage is proposed, that signage has come before this Commission, or at minimum a Chair review, for review and approval. His concern came after driving by 1909 Fremont Avenue, a vernacular brick building built in 1923, listed on the inventory as a historic building, which has a rather pedestrian looking channel letter sign on the brick façade. Although a new business is there now, the signage did not come before the Commission for review and approval.

Planning Manager Chang stated that staff was not aware of that particular address, but will look into it.

## ADJOURNMENT

The meeting adjourned at 8:08 pm to the next regular meeting of the Cultural Heritage Commission on November 17, 2022 at 6:30 pm.

APPROVED,

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

\_\_\_\_\_  
Date



Community Development  
Department

# Memo

DATE: May 18, 2023

TO: Cultural Heritage Commission (CHC)

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

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Item 3. Project No. 2481-COA located at 1716 Wayne Ave (APN:  
5321-010-003)

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This item was continued from the regularly scheduled April 20, 2023 CHC meeting. The applicant needs time to continue working on the new design.

Staff is recommending to continue this item to the next regularly scheduled CHC meeting on June 15, 2023.



# Cultural Heritage Commission Agenda Report

ITEM NO. 4

**DATE:** May 18, 2023

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

**PREPARED BY:** Sandra Robles, Associate Planner

**SUBJECT:** **Project No. 2495-NID/CUP/DRX is a request for a Notice of Intent to Demolish a 643-square-foot convenience store and a 1,221-square-foot repair garage at the Chevron gas station located at 1400 Mission Street (APN: 5315-002-030). A project that includes the demolition of buildings that are 45 years or older, are required to be evaluated to determine if the two structures located on the subjected property could potentially meet national, state, or local criteria for historic designation. Finding project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3), 15302, and 15303.**

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## RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3), 15302, and 15303.
2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the two structures located at 1400 Mission Street do 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 a rectangular-shaped 18,255-square-foot lot located on the northeast corner of Mission Street and Fremont Avenue (see **Image 1** on the following page to view the aerial). The property was originally developed with a service station in the 1920s. The original buildings were demolished and a new convenience store was constructed in 1962; the repair garage was constructed in 1965. The convenience store and repair garage have undergone a number of renovations, starting in the 1980s; the rooflines of both buildings were altered and the storefront was reconfigured and replaced. The fuel canopy area was replaced in 2008. **Images 2, 3 and 4** on the following page, are pictures of the gas station, as it appears today.



**Image 1: Aerial of 1400 Mission Street.**



**Image 2: Northeast view of subject property (by Michael Baker International).**



**Image 3 (left): Convenience Store; Image 4 (right): Repair Service Garage (photographs by Michael Baker International).**

The project was initially proposed and approved by the City of South Pasadena Planning Commission in 2015. The project included a request for a Design Review Permit (DRX) for the demolition of the convenience store and repair garage and to construct a new 2,223-square-foot convenience market with a 93-square-foot trash enclosure. The request also included a Conditional Use Permit (CUP) for off-sale beer and wine. The Planning Commission approved the request for Project No. 1807-CUP/DRX on June 22, 2015. The entitlement was valid for 12 months; however, the applicant did not exercise the approval and the entitlement expired on July 7, 2016. Subsequently, in 2017, the South Pasadena Municipal Code (SPMC) was amended to include Section 2.65(e)(3), which states:

*Properties 45 Years or Older. A certificate of appropriateness may be required for demolition of a building or structure that is 45 years or older, and not identified as a cultural resource. The purpose of this subsection is to ensure that such buildings and structures are properly evaluated prior to their demolition or removal.*

The applicant resubmitted the development application to the Planning Division in 2022 with only minor changes to the original 2015 entitlement—the size of the convenience store is being reduced from 2,223 square feet to 1,981 square feet—and Staff determined that an intensive-level Historic Resources Evaluation would be required for the demolition of the two structures, due to the 2017 code amendment.

## **PROJECT DESCRIPTION**

The applicant is requesting a Notice of Intent to Demolish a 643-square-foot convenience store and a 1,221-square-foot repair garage at the Chevron gas station located at 1400 Mission Street. 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 two structures would not result in an impact of a historic or cultural resource, the project may proceed to the Planning Commission for review and determination.

## **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 two structures on the subject property are over 45 years old and are slated for demolition, as such, an intensive-level HRE was prepared by a City-selected architectural historian consultant, Michael Baker International, 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 project does not require federal licensing, permits, or approvals; as such, the project does not qualify for the NRHP. However, the project is subject to review under the CRHR law, which is modeled after the federal law. The CRHR is a guide 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:

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

***HRE Finding:*** *Developed to replace a preexisting service station, the property is not significantly associated with postwar commercial growth in South Pasadena.*

**Criterion 2:** Is associated with the lives of persons important in our past.

***HRE Finding:*** *Corporate leaders of the Wilshire Oil Company and the Gulf Oil Company may have been important figures, but did not have a direct link to the service station.*

**Criterion 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.

***HRE Finding:*** *The buildings display elements of International architectural style, but were constructed of mass-produced, conventional materials, not individually exceptional, nor do the process a high artistic value.*

**Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

**HRE Finding:** *The property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or auto-related commercial development.*

### **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 type is ubiquitous throughout South Pasadena and the United States during the mid-twentieth century; it does not embody interest or value as part of the heritage of the community.*

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

**HRE Finding:** *Research did not demonstrate that the property is directly associated with any significant events in history.*

**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:** *Research did not demonstrate that the property is directly associated with any persons or groups who significantly contributed to the culture or development of the City, state, or national level.*

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

**HRE Finding:** *The International style buildings have been substantially modified and do not exemplify a particular architectural style of an era of history of the City.*

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

**HRE Finding:** *The broader commercial core of South Pasadena includes a variety of Modernist buildings; the undistinguished International-style service station would unlikely to qualify as the best*

*example of architectural type.*

**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:*** *Although the convenience store was built by a notable general contracting firm, the building is a modest, unexemplary representation of the company's accomplishments.*

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

***HRE Finding:*** *The service station was constructed of mass-produced, conventional materials and do not embody elements of outstanding attention or architectural design.*

**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 subject property is not part of or related to a square, park, or other distinctive area.*

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

***HRE Finding:*** *The immediate vicinity includes a variety of building types, ages, and uses. The property does not stand out within the context of the setting.*

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

***HRE Finding:*** *The property was redeveloped in the 1960s 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:*** *Reconnaissance investigation of the surrounding neighborhood does not suggest that the service station would contribute to an existing or potential historic district.*

### ***HRE Report Conclusion***

The HRE report for the service station at 1400 Mission Street 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 Planning Commission 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; Class 2, Section 15302 – Replacement or Reconstruction; Class 3, Section 15303 – New Construction or Conversion of Small Structures.

## **STAFF RECOMMENDATION**

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3), 15302, and 15303.
2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the two structures located at 1400 Mission Street do 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 two structures located on the subject property are potentially eligible at the federal, 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 May 5, 2023, and individual property mailings to those within 300 feet of the project site mailed on May 4, 2023.

## **NEXT STEPS**

If the Cultural Heritage Commission determines that the project 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 Planning Commission is the deciding body.

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. Preliminary Development Plans

# **ATTACHMENT 1**

## Historic Resource Evaluation Report

# HISTORIC RESOURCE EVALUATION

**1400 Mission Street, City of South Pasadena  
Los Angeles County, California**

*Prepared for:  
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*April 2023*

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## 1 INTRODUCTION

### 1.1 SUMMARY

Michael Baker International conducted research, a built environment survey, and National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of South Pasadena Landmark (Landmark) evaluations of the property at 1400 Mission Street, South Pasadena, California. This study was completed to determine if the property is a historical resource as defined in California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a). Methods, results, and recommendations are summarized herein.

### 1.2 PROJECT BACKGROUND

The buildings at 1400 Mission Street, including a convenience store and an automotive repair garage, are proposed for demolition (Project #2495-NID-CUP-DRX). A total of 1,864 square feet would be demolished as part of the proposed project.

The aforementioned structures are older than 45 years of age, and the subject property has not previously been evaluated for inclusion in the NRHP or CRHR, nor has it been evaluated for Landmark eligibility at the local level (OHP 2023). Therefore, the demolition of the buildings is subject to Section 2.65.e.3 of the City of South Pasadena Municipal Code (SPMC), which requires evaluation prior to their demolition or removal to determine if the property is a historical resource as defined in CEQA Section 15064.5(a).

### 1.3 PROJECT AREA

The project area is located at 1400 Mission Street in the City of South Pasadena, California. The extent of the project area is defined as the boundaries of Assessor's Parcel Number 5315-002-030. The parcel totals approximately 0.42 acres. The parcel is presently owned by the Thrifty Oil Company and is operated as a Chevron service station (ParcelQuest 2023) (**Figure 1** through **Figure 3**).

### 1.4 SETTING

1400 Mission Street is mapped within the *Los Angeles, California* US Geological Survey (USGS) 7.5-minute topographic quadrangle map, Township 1 South, Range 12 West, Rancho San Pasqual, San Bernardino Base Meridian. The property is at the northeast corner of the intersection of Mission Street and Fremont Avenue. The property is abutted to the north by a multistory office building at 812 Fremont Avenue and City of South Pasadena municipal offices to the east at 1414 through 1424 Mission Street. The surrounding neighborhood is defined by a mix of commercial and institutional uses (**Figure 1** through **Figure 3**).

Historic Resource Evaluation: 1400 Mission Street, City of South Pasadena, Los Angeles County, California

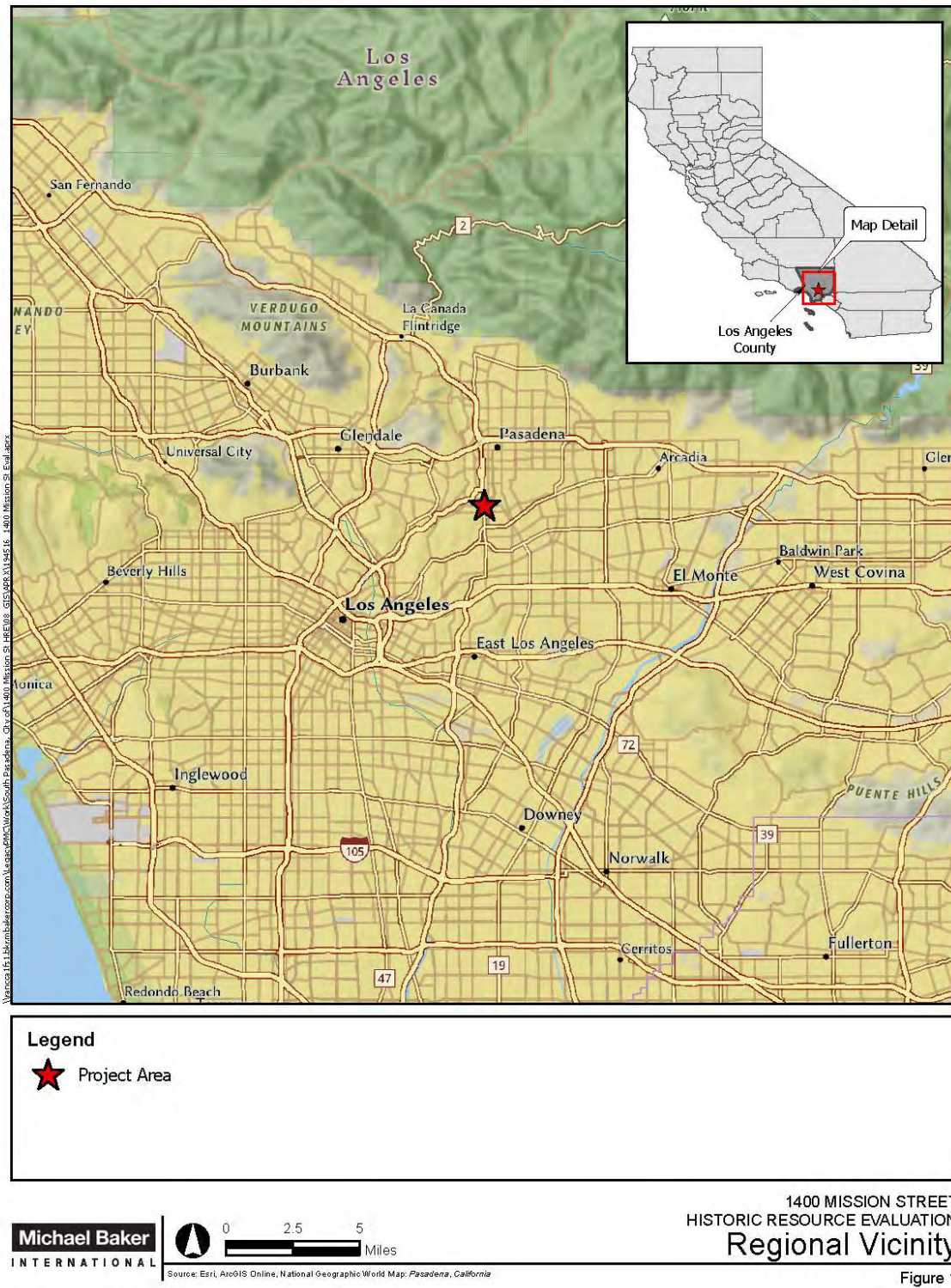


Figure 1: Regional Vicinity

Historic Resource Evaluation: 1400 Mission Street, City of South Pasadena, Los Angeles County, California

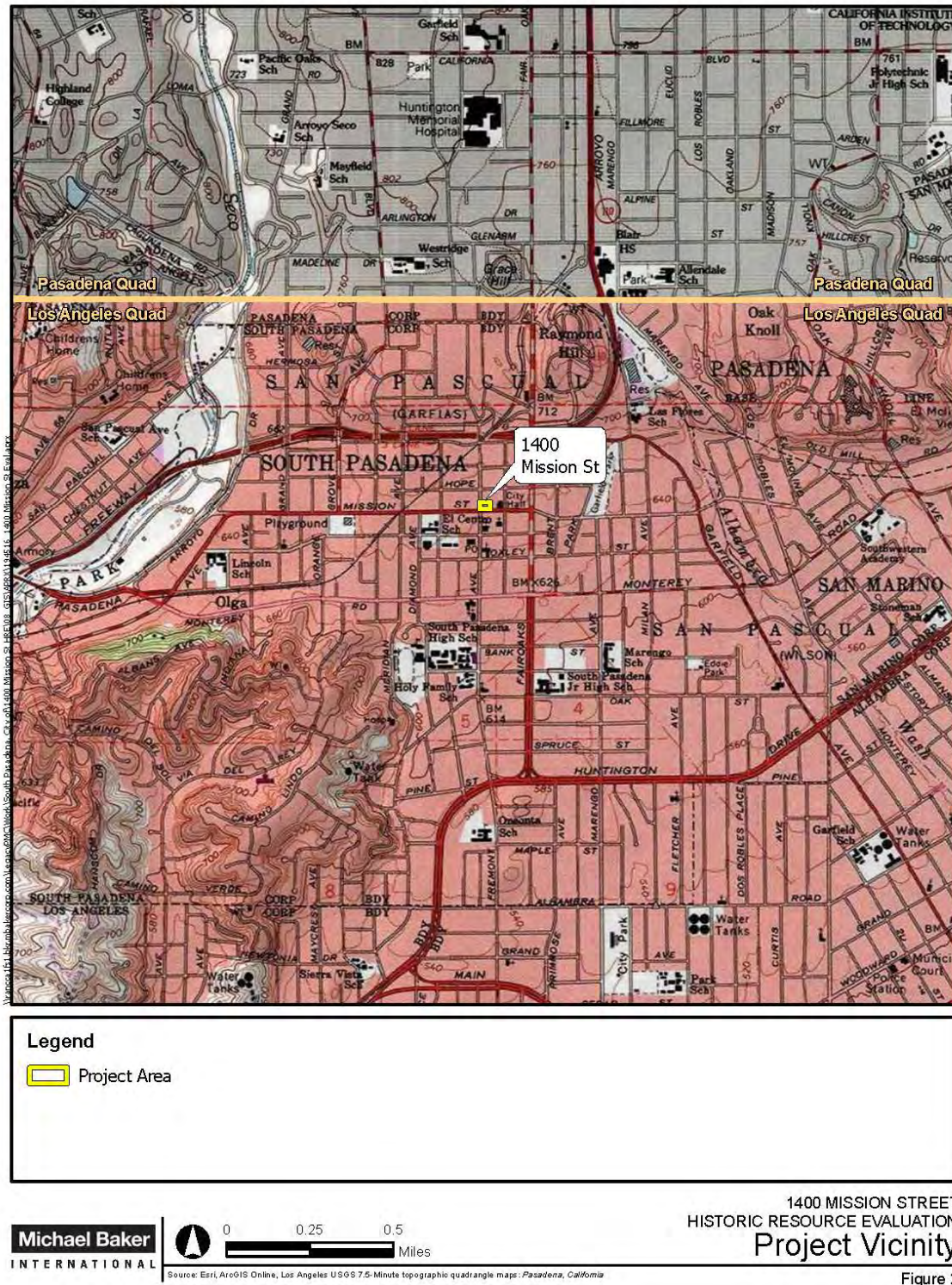
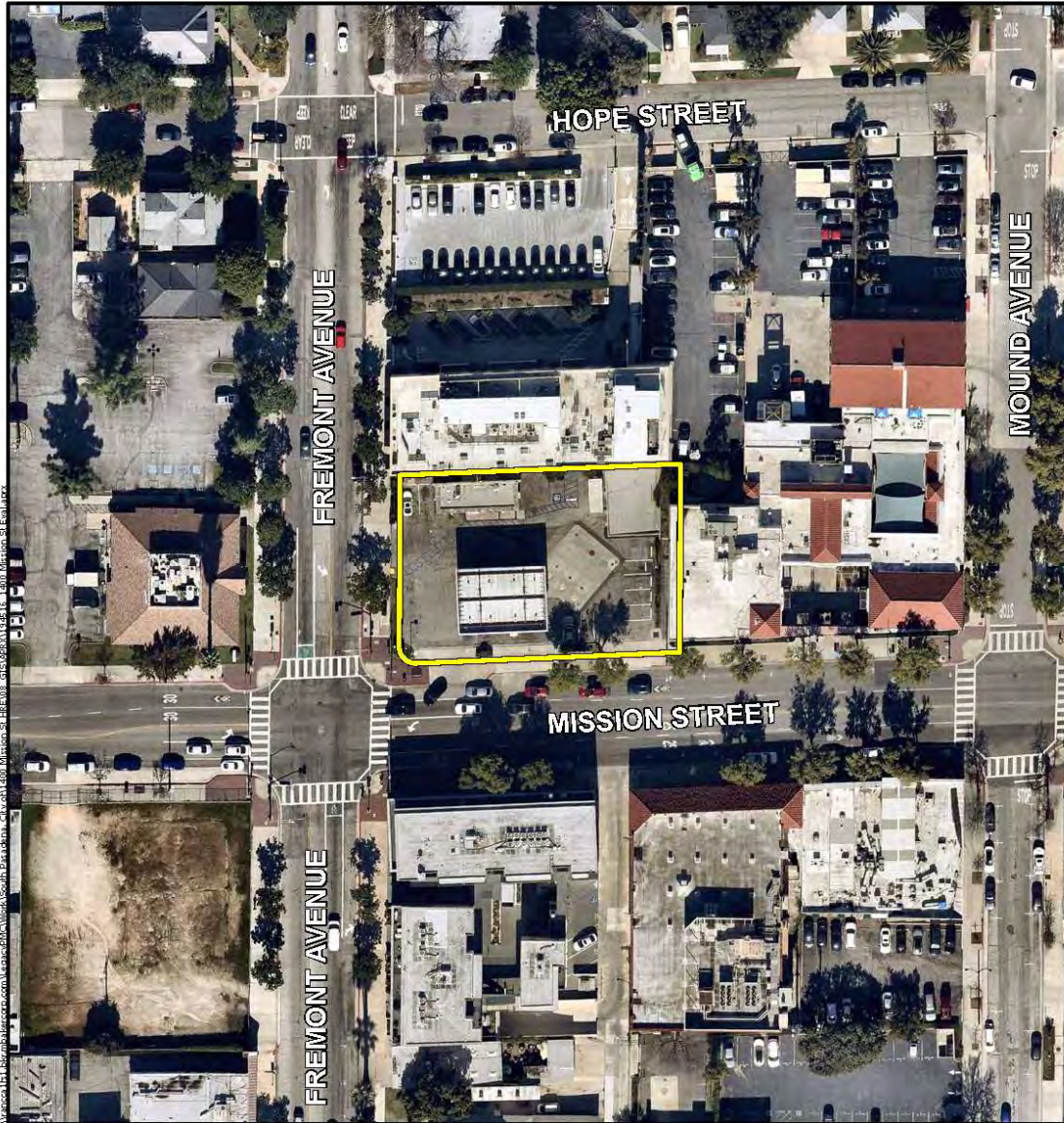


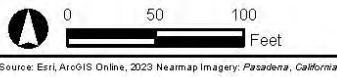
Figure 2: Project Vicinity



**Legend**

 Project Area

**Michael Baker**  
INTERNATIONAL



1400 MISSION STREET  
HISTORIC RESOURCE EVALUATION  
**Project Area**

Figure 3

Figure 3: Project Area

## 2 REGULATORY FRAMEWORK

### 2.1 NATIONAL HISTORIC PRESERVATION ACT

The project does not require federal permitting, license, or approval; therefore, the project does not meet the definition of an undertaking in 36 CFR Section 800.16(y). Nevertheless, California state cultural resources law is modeled on federal law, and resources that are eligible for listing in the NRHP are also eligible for inclusion in the CRHR. The following discussion of the NRHP is intended to guide the application of federal criteria in order to comply with state law. A historic property is defined as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP.

#### National Register of Historic Places

The NRHP is the official register of districts, sites, buildings, structures, and objects determined to be worth special protections due to their historic or artistic significance. The quality of significance in American history, architecture, archaeology, 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:

- Criterion A:** that are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B:** that are associated with the lives of persons significant in our past; or
- Criterion C:** that 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; or
- Criterion D:** that have yielded, or may be likely to yield, information important in prehistory or history.

All resources or properties nominated for listing in the NRHP must retain integrity, which is the authenticity of a historic resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. 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 nomination.

### 2.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14[3] Section 15002[i]). CEQA conditions that it is the policy of the state of California to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of the major periods of California

history" (Public Resources Code [PRC] Section 21001[b], [c]). Under the provisions of CEQA, "a project with an effect 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" (CCR Title 14[3] Section 15064.5[b]).

CEQA Guidelines Section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the CRHR.
- Listed in a local register of historical resources (as defined in PRC Section 5020.1[k]).
- Identified as significant in a historical resource survey meeting PRC Section 5024.1(g) requirements.
- Determined to be a historical resource by a project's lead agency (CCR Title 14[3] Section 15064.5[a]).

A historical resource consists of "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. ... Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14[3] Section 15064.5[a][3]).

The CEQA planning process requires considering historical resources and unique archaeological resources (CCR Title 14[3] Section 15064.5; PRC Section 21083.2). If feasible, adverse effects to the significance of historical resources must be avoided or mitigated (CCR Title 14[3] Section 15064.5[b][4]). The significance of a historical resource is impaired when a project demolishes or materially alters adversely those physical characteristics of a historical resource that convey its historical significance and justify its eligibility for the CRHR. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14[3] Section 15065[a]).

If an impact to a historical or archaeological resource is significant, CEQA requires feasible mitigation measures to minimize the impact (CCR Title 14[3] Section 15126.4[a][1]). Mitigation must lessen or eliminate the physical impact that the project will have on the resource. Generally, drawings, photographs, and/or displays do not mitigate the physical impact on the environment caused by the demolition or the destruction of a historical resource. However, CEQA (PRC Section 21002.1[b]) requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level (OHP 2001a:9).

### California Register of Historical Resources

The CRHR is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The CRHR helps government agencies identify and evaluate California's historical resources (OHP 2001b:1) and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC Section 5024.1[a]). Any resource listed in, or eligible for listing in, the CRHR is to be considered during the CEQA process (OHP 2001a:7).

## ***Historic Resource Evaluation: 1400 Mission Street, City of South Pasadena, Los Angeles County, California***

A cultural resource is evaluated under four criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage.
- Criterion 2:** Is associated with the lives of persons important in our past.
- Criterion 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.
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

### *Age*

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (OHP 2006:3). The OHP recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (OHP 1995:2).

### *Period of Significance*

The period of significance for a property is "the length of time when a property was associated with important events, activities, persons, or attained the characteristics which qualify it for National Register listing" (NPS 1997:42). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended. The period of significance for an archaeological property is "the broad span of time about which the site or district is likely to provide information" (NPS 1997:42). Archaeological properties may have more than one period of significance.

### *Integrity*

The CRHR also requires a resource to possess integrity, which is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association" (OHP 2006:2).

## **2.3 CITY OF SOUTH PASADENA MUNICIPAL CODE**

Section 2.65.b of the SPMC states that:

It is the intent of the City of South Pasadena that cultural resources will not be the subject of demolition, alteration, or relocation unless an imminent threat, as determined by the building



### ***Historic Resource Evaluation: 1400 Mission Street, City of South Pasadena, Los Angeles County, California***

official pursuant to SPMC 2.66, exists.<sup>1</sup> Review of all applications for a certificate of appropriateness shall comply with all applicable state and federal laws and regulations, including without limitation, the California Environmental Quality Act, the National Historic Preservation Act and the National Environmental Policy Act.

The buildings at 1400 Mission Street are older than 45 years of age; however, the property has not previously been evaluated for inclusion in the NRHP or CRHR, nor has it been evaluated for Landmark eligibility at the local level. SPMC Section 2.65.e.3 states that a certificate of appropriateness for demolition may be required for a building or structure that is 45 years or older, and not identified as a resource. An intensive-level historic resource evaluation that follows the practices established by the California Office of Historic Preservation (OHP) must be prepared prior to demolition or removal to determine if the property is a historical resource as defined in CEQA.

### **South Pasadena Inventory of Cultural Resources**

The criteria for designating historic 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 Inventory of Cultural Resources, and the property must retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Criterion 1:** Its character, interest, or value as a part of the heritage of the community.
- Criterion 2:** Its location as a site of a significant historic event.
- 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.
- Criterion 4:** Its exemplification of a particular architectural style of an era of history of the City.
- Criterion 5:** Its exemplification of the best remaining architectural type in a neighborhood.
- 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.
- Criterion 7:** Its embodiment of elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship.

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<sup>1</sup> SPMC Section 2.66: Certificate of appropriateness not required – conditions posing an imminent threat to life, limb, or property.

***Historic Resource Evaluation: 1400 Mission Street, City of South Pasadena, Los Angeles County, California***

- 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.
- Criterion 9:** Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- Criterion 10:** Its potential for yielding 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.

## 3 HISTORIC RESOURCE IDENTIFICATION METHODOLOGY

### 3.1 BUILT ENVIRONMENT FIELD SURVEY

An intensive-level built environment survey of the property was conducted by Michael Baker International staff on March 23, 2023. Digital photographs and notes were taken during the survey. Notes consisted of observations of exposed building elevations, architectural design, materials, and alterations.

### 3.2 RESEARCH

In addition to historical building permits provided by the City of South Pasadena, Michael Baker International staff reviewed primary and secondary sources for historical information about the property and the vicinity. Below is a list of sources reviewed.

#### Historical Maps

- *Los Angeles, California*, 1:62,500 topographic map (USGS 1894)
- *Pasadena, California*, 1:62,500 topographic map (USGS 1900)
- *Altadena, California*, 1:24,000 topographic map (USGS 1928)
- *Los Angeles, California*, 1:24,000 topographic map (USGS 1953)
- *Los Angeles, California*, 1:24,000 topographic map (USGS 1966a)
- *Los Angeles, California*, 1:24,000 topographic map (USGS 1966b)

#### Historical Aerial Images

- University of California, Santa Barbara Library (UCSB) Geospatial Collection (2023)
- National Environmental Title Research (NETR) (2023)

#### Databases

- Built Environment Resource Directory for Los Angeles County (OHP 2023)
  - The directory includes resources reviewed for eligibility for the NRHP and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs, including the NRHP, CRHR, California Historical Landmarks, and California Points of Historical Interest.
- Ancestry.com (2023)
- Newspapers.com (2023)
- Calisphere (2023)
- Internet Archive (2023)
- HathiTrust (2023)
- Pacific Coast Architecture Database (2023)
- USModernist (2023)

#### Literature

- *A Visual Dictionary of Architecture* (Ching 1995)
- "Early Auto-Related Properties in Pasadena, California" (Grimes 1996)
- *Preservation and Reuse of Historic Gas Stations* (Randl 2008)

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- *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (McAlester 2013)
- "City of South Pasadena Citywide Historic Context Statement" (HRG 2014)
- "Los Angeles Citywide Historic Context Statement; Context: Commercial Development, 1850-1989; Theme: Commercial Development and the Automobile, 1910-1970" (SurveyLA 2016)
- "Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Sub-Context: L.A. Modernism, 1919-1980" (SurveyLA 2021)

## 4 PROPERTY DESCRIPTION

### 4.1 SITE

The subject property is a rectangular parcel accessed through vehicular entry points along the westbound lane of Mission Street and the northbound lane of Fremont Avenue. The property is developed with a convenience store, constructed in 1962, and an automotive repair garage, constructed in 1965 (**Photograph 1**) (City of South Pasadena 1962d, 1965). The property also contains a modern fueling area canopy and gas pumps, installed in 2008 (**Photograph 2**) (City of South Pasadena 2008). A shipping container, presently serving as a temporary cashier services building, was added to the site just west of the garage in 2017 (**Photograph 3**) (Google Street View 2017a, 2017b). The majority of the lot is paved with asphalt. Concrete pads span the fueling area and cover the subsurface fuel storage tanks. Narrow planting strips are located on the perimeter of the property.

### 4.2 CONVENIENCE STORE

The single-story, rectangular-plan convenience store is located on the north edge of the property (**Photograph 4** through **Photograph 7**). The building is topped by an overhanging Mansard roof. The Mansard roof element was added atop the original flat roof in 1987 (City of South Pasadena 1987). The exterior cladding consists of stucco, brick veneer, and concrete blocks.

The primary entrance to the convenience store is on the east half of the south façade. The entry is approached from a raised concrete walkway. The storefront, which reflects modifications carried out during a late-1980s renovation campaign, is composed of glass double-doors flanked by full-height metal windows (City of South Pasadena 1987, 1988). The fenestration extends to the east side of the building. The doors and windows are set in anodized metal frames. A low brick apron is applied to portions of the south, east, and west sides of the building. The rear, north wall is composed of concrete blocks arranged in a stacked bond pattern.

### 4.3 AUTOMOTIVE REPAIR GARAGE

The automotive repair garage is situated at the northeast corner of the parcel (**Photograph 8** through **Photograph 10**). Similar to the convenience store, the building features single-story massing, a rectangular footprint, and an altered Mansard roof. The exterior walls are concrete block, embellished with a flagstone apron. The main, west façade of the garage includes two vehicle bay openings fitted with glazed, metal-frame overhead doors. A personnel entrance and a fixed-sash window are located to north of the vehicle bays on the west elevation. The south side of the building is fenestrated with two metal-sash, multiple light windows. There are no openings on the east side of the building. The north side of the building was not visible at the time survey due to its proximity to the neighboring building at 812 Fremont Avenue.

## 4.4 PHOTOGRAPHS



**Photograph 1:** 1400 Mission Street, photographed from the southeast corner of the intersection of Mission Street and Fremont Avenue. Camera facing northeast, March 23, 2023.



**Photograph 2:** Modern canopy mounted over the fuel pump stations at 1400 Mission Street. Camera facing north, March 23, 2023.



**Photograph 3:** Portable shipping container retrofitted for cashier services. Camera facing northeast, March 23, 2023.



**Photograph 4:** West end and south façade of the convenience store at 1400 Mission Street. Camera facing northeast, March 23, 2023.



**Photograph 5:** South façade and east end of the convenience store at 1400 Mission Street. Camera facing northwest, March 23, 2023.



**Photograph 6:** Detail view of the entrance on the south façade of the convenience store at 1400 Mission Street. Camera facing northwest, March 23, 2023.





**Photograph 7:** Rear, north side and west end of the convenience store at 1400 Mission Street. Camera facing southeast, March 23, 2023.



**Photograph 8:** West and south sides of the garage at 1400 Mission Street. Camera facing northeast, March 23, 2023.



**Photograph 9:** South and east sides of the garage at 1400 Mission Street. Camera facing northwest, March 23, 2023.



**Photograph 10:** Detail view showing the narrow separation between the garage building at 1400 Mission Street and the neighboring building at 812 Fremont Avenue (denoted by the red arrow). Camera facing east, March 23, 2023.

## 5 HISTORIC CONTEXT

### 5.1 BRIEF EARLY HISTORY OF THE CITY OF SOUTH PASADENA

The land that now comprises the City of South Pasadena was originally inhabited by the Hahamog'na tribe, a branch of the Tongva people, prior to colonization by the Spanish and establishment of the San Gabriel Mission in the late eighteenth century. During the nineteenth century, as permanent Euro-American settlers arrived en masse, the area became known for its agricultural production, with citrus groves and vineyards covering much of the landscape. South Pasadena took shape as a burgeoning town in the late 1800s as the completion of regional railroad lines spurred local commercial and residential growth. The City of South Pasadena was officially incorporated in 1888. The early decades of the twentieth century were marked by enhancement of public infrastructure, construction of public and civic buildings, and development of many of South Pasadena's distinctive residential neighborhoods. A commercial district, largely concentrated along Mission Street and Fair Oaks Avenue, also formalized. The onset of the Great Depression temporarily hampered growth during the 1930s, and building efforts during World War II were by-and-large focused on supporting the war effort. This, in turn, brought new manufacturing and scientific development industries to the City (USGS 1894, 1900, 1928; HRG 2014).

### 5.2 MID-TWENTIETH CENTURY DEVELOPMENT IN SOUTH PASADENA

South Pasadena experienced a period of renewed growth during the mid-twentieth century as veterans returned from World War II and settled in the area. Due to the community's limited options for outward expansion, though, this population growth was not as profound as was witnessed by many other cities in Southern California during the same period. South Pasadena's resident base grew from approximately 17,000 individuals in 1950 to just over 22,000 in 1970. Nonetheless, this growth translated into construction of new suburban residential neighborhoods in Monterey Hills and Raymond Hill, densification and spread of the community's commercial core, and improvement of transportation networks (USGS 1953, 1966a, 1966b). Changes to the character of South Pasadena's commercial building fabric during the mid-twentieth century correlated with growing reliance on automobiles. Property types such as supermarkets, diners, motels, theaters, and other commercial entities were developed with ample surface parking to accommodate car-bound patrons. Many auto-service businesses infiltrated the existing commercial corridors of Fair Oaks Avenue and Mission Street (HRG 2014). The subject property at 1400 Mission Street was redeveloped in the 1960s, during the latter years of this period.

### 5.3 SITE CONSTRUCTION HISTORY

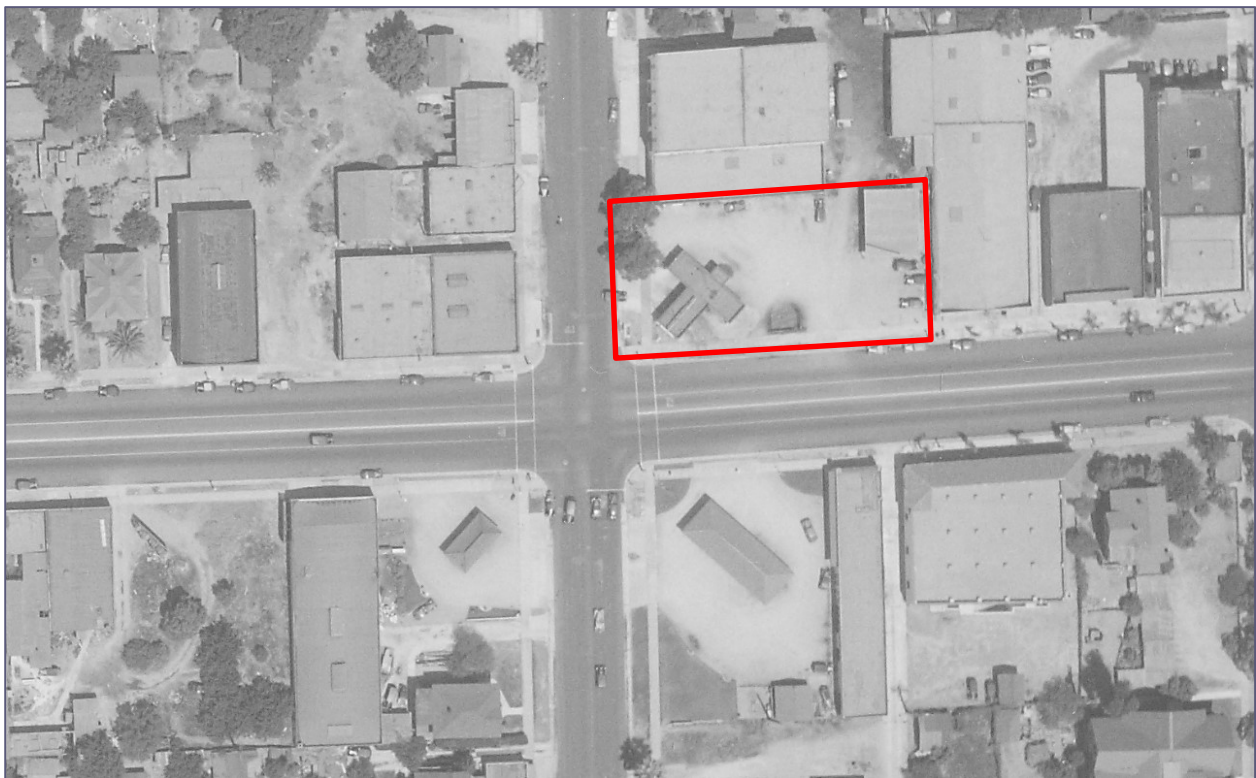
The subject property has been occupied for automotive service uses since at least the late 1920s. City of South Pasadena building permit records indicate that the property was developed as a service station in 1929, and that a garage was added to the property in 1930 (**Figure 4**) (City of South Pasadena 1929, 1930). Historical aerial photographs suggest that the original fueling area canopy was demolished by the early 1940s, and various other buildings and structures were erected and replaced on the property through the early 1960s (UCSB 1937, 1944, 1953, 1960).

In 1962, the property was cleared of its existing buildings, which at that time included a car wash and a service station (City of South Pasadena 1962a). New driveway approaches and service station facilities,

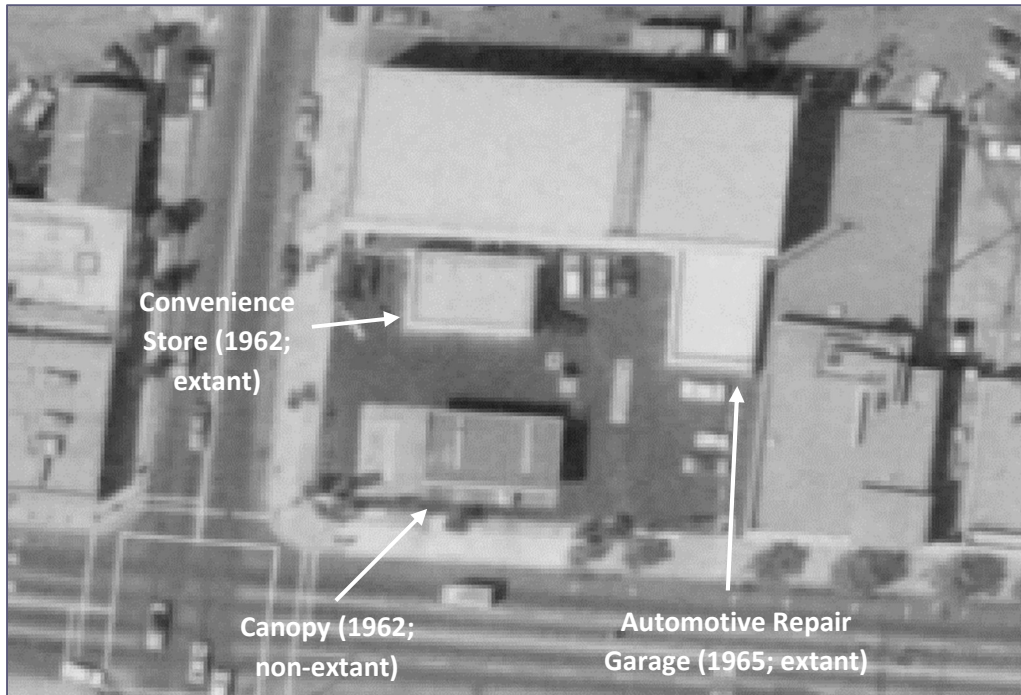
**Historic Resource Evaluation: 1400 Mission Street, City of South Pasadena, Los Angeles County, California**

including the extant convenience store, were constructed later that year (City of South Pasadena 1962b, 1962d; *South Pasadena Review* 1962). Other features built in 1962 that are no longer extant include a fueling area canopy, signage, and a telephone booth (City of South Pasadena 1962c, 1962e, 1962f, 1962g). The extant automotive repair garage was built in 1965 (**Figure 5**) (*South Pasadena Journal* 1965; City of South Pasadena 1965; UCSB 1968, 1971). The convenience store and the garage underwent substantial renovations in the late 1980s. Between 1987 and 1988, the rooflines of both buildings were altered, and the storefront fenestration on the south façade and east side of the convenience store was reconfigured and replaced (City of South Pasadena 1987, 1988). The current fueling area canopy and gas pumps were installed in 2008 (City of South Pasadena 2008).

Refer to **Appendix A** for relevant digitized building permit records associated with the subject property.



**Figure 4:** 1937 aerial photograph of the subject property, outlined in red. None of the buildings or structures from the initial late 1920s and early 1930s phase of development are extant on the property (UCSB 1937).



**Figure 5:** 1971 aerial photograph of the subject property, with building-specific information annotated (UCSB 1971).

## 5.4 OCCUPANT HISTORY

Primary source records including historical building permits and local news sources indicate that 1400 Mission Street changed hands numerous times prior to the 1960s redevelopment of the property. The first service station establishment on the premises was owned and operated by Dunkin and Mills (City of South Pasadena 1929, 1930). Other auto-related businesses that operated at this address before 1962 include, but are not limited to, Al's Top Shop, Wedmore Auto Service, Golden Eagle Gas Station, South Pasadena Paint and Body Shop, Johnny's Auto Painting, Eddie's Paint and Body Shop, Buck's Rentals, South Pasadena Carwash, and Dave and Jack's Service. None of these occupants are directly or indirectly associated with the extant buildings on the property (*South Pasadena Foothill Review* 1933; *The Tidings* 1944; *Pasadena Independent* 1946, 1948a, 1948b, 1954a, 1954b; *Metropolitan Pasadena Star-News* 1947; *South Pasadena Review* 1959; California Directory Publishing Co., Inc. 1952).

The Wilshire Oil Company owned and occupied the subject property when the existing convenience store was constructed in 1962 (City of South Pasadena 1962a, 1962b, 1962c, 1962d, 1962e, 1962f, 1962g; *South Pasadena Review* 1962). By 1965, when the garage was built, the property had transferred to the Gulf Oil Company (City of South Pasadena 1965; *South Pasadena Journal* 1965; California Directory Publishing Co., Inc. 1965). Gulf Oil Company gasoline continued to be sold at this location under various franchisees through the 1970s (*Pasadena Independent* 1966; *South Pasadena Review* 1971). The property is currently owned by the Thrifty Oil Company and is operated as a Chevron service station (ParcelQuest 2023).

## 5.5 PROPERTY TYPE

The subject property is reflective of the service station property type. The first service stations in Southern California were constructed in the early 1900s and became more common through the mid-twentieth century as widespread automobile ownership increased. Early examples of the property type were often conceived as additions to existing general stores. Construction of stand-alone service stations became the norm by the end of World War I. During the 1920s, stations were often designed in one of the fashionable architectural styles of the time, such as Spanish Colonial Revival, Art Deco, or Streamline Moderne. Some establishments that were operated by national companies adopted standardized, recognizable designs to attract customers (Grimes 1996; Randl 2008; SurveyLA 2016).

Following a pause in new service station construction during World War II, new station styles and formats emerged during the mid-twentieth century to address changing customer needs and preferences. Highly futuristic and eye-catching Googie-style stations were particularly popular during the 1950s, revealing station developers' sustained inclination for the prevailing architectural trends of the time. Many station proprietors began allowing drivers to pump their own gas during the postwar decades. Because stations were no longer constrained by the number of attendants they had on staff, several unattended fuel pumps could feasibly be installed for added profit. Into the late twentieth century, service stations tapped other sources of revenue including integrated convenience stores, service garages, and car washes. In this vein, functionality and amenities were prioritized over architectural attractiveness to a greater extent, and service stations generally became more uniform and utilitarian in their appearance through the late twentieth century (Randl 2008; SurveyLA 2016).

City directory records reviewed during research demonstrate that the subject property was redeveloped at a time when postwar construction of new service stations in South Pasadena had plateaued. City directory editions from 1952 and 1965, which have been digitized by Ancestry.com, list a total of 26 service stations in South Pasadena, indicating that while some stations closed, opened, changed hands, or were redeveloped, the total number of local stations had remained constant over the decade (California Directory Publishing Co., Inc. 1952, 1965).

## 5.6 ARCHITECTURAL STYLE

The designs of the historic-period buildings at 1400 Mission Street loosely reference the International architectural style. The International style emerged in western Europe and subsequently became popular in the United States in the 1920s and persisted in various forms through the late twentieth century. The term "International" conveys this functional, minimalist style's lack of regionally identifiable architectural features (Ching 1995). Inspired by the highly geometric works of architects Le Corbusier, Walter Gropius, and Mies van der Rohe, the style is characterized by a simplification of form and rejection of ornament. During the mid-twentieth century, it became a dominant style for commercial buildings, and to a lesser extent for residential buildings. Identifying elements of the style include flat roofs, usually without coping; asymmetrical façades; expanses of smooth, windowless, unadorned wall surfaces; cantilevers; curtain walls; and often white stucco wall cladding. Windows—typically metal-sash—are commonly arranged into large groupings or ribbon bands (McAlester 2013; HRG 2014; SurveyLA 2021).

The historic-period convenience store and garage on the property are utilitarian, hybridized examples of the International style. The brick apron on the convenience store and the flagstone accenting on the garage are not typical character-defining features of the style. The designers who drafted the plans for these facilities undoubtedly drew inspiration from other contemporaneous styles, including the Ranch and Contemporary architectural styles. Moreover, many of the buildings' original features that would identify them as examples of the International style have been lost through subsequent remodeling.

## 5.7 ARCHITECT/ENGINEER

The 1962 building permit for the construction of the convenience store on the property does not list an associated architect (City of South Pasadena 1962d). Research through targeted searches on Ancestry.com, Newspapers.com, Internet Archive, HathiTrust, and other online databases likewise did not reveal the architect of the building (Ancestry.com 2023; Newspapers.com 2023; Internet Archive 2023; HathiTrust 2023; Calisphere 2023; Pacific Coast Architecture Database 2023; USModernist 2023).

The 1965 building permit for the construction of the garage on the property names Clyde Carpenter as the project engineer (City of South Pasadena 1965). Very little information regarding Carpenter or his career was uncovered through targeted historical newspaper and journal searches. Los Angeles-area news sources suggest that Carpenter was active as a draftsman, structural engineer, and occasional architect from the mid-1950s through the late 1970s. Though he designed a variety of building types, it appears that the majority of his work focused on functional buildings such as gas stations, warehouses, and factories. His name was not located in any important trade periodicals during research (*Los Angeles Times* 1955a, 1957, 1966, 1979; *Long Beach Press-Telegram* 1958; *Monrovia Daily News-Post* 1956, 1958; *Pasadena Independent Star-News* 1958).

## 5.8 BUILDER

The Los Angeles-based Myers Bros. Construction Company built the convenience store on the property in 1962 (City of South Pasadena 1962d). Myers Bros. Construction Company was founded in 1900, and by the mid-twentieth century was one of the most prolific and highly regarded general contracting firms in the west. Composed of three divisions—industrial-commercial, housing, and service stations—the Myers Bros. Construction Company portfolio ran the gamut of building types. During World War II, they were responsible for building thousands of residential units for war workers, and the firm was praised for their mastery of modern building methods and utilization of cutting-edge materials for mass production. Notably, the firm was selected by *Arts & Architecture* in 1945 to serve as the contractor for eight of the original Case Study Houses (**Figure 6**).<sup>2</sup> The company received numerous accolades, including induction

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<sup>2</sup> The Case Study House Program was initiated in 1945 by *Arts & Architecture* and ran intermittently through the mid-1960s. The magazine-sponsored series featured homes designed by several of the most influential architects of the mid-twentieth century. The residences were intended to present inventive yet affordable house prototypes optimized for family living. A total of 36 projects were commissioned by *Arts & Architecture*, of which a couple dozen were built. Eleven of the extant houses were added to the NRHP in 2013 (*Arts & Architecture* 1945a; Kudler and Chiland 2020).

into the Hall of America's Builders in 1961 and being named Builder of the Year by the National Builders Association in 1972 (*Architect and Engineer* 1943; *Arts & Architecture* 1945a, 1945b, 1945c, 1945d, 1945e, 1946, 1947a, 1947b; *California Arts & Architecture* 1942; *Los Angeles Evening Times* 1964; *Los Angeles Times* 1955b, 1958, 1964, 1968; *Long Beach Independent* 1961; *North Hollywood Valley Times* 1965, 1968; *Van Nuys News* 1972).

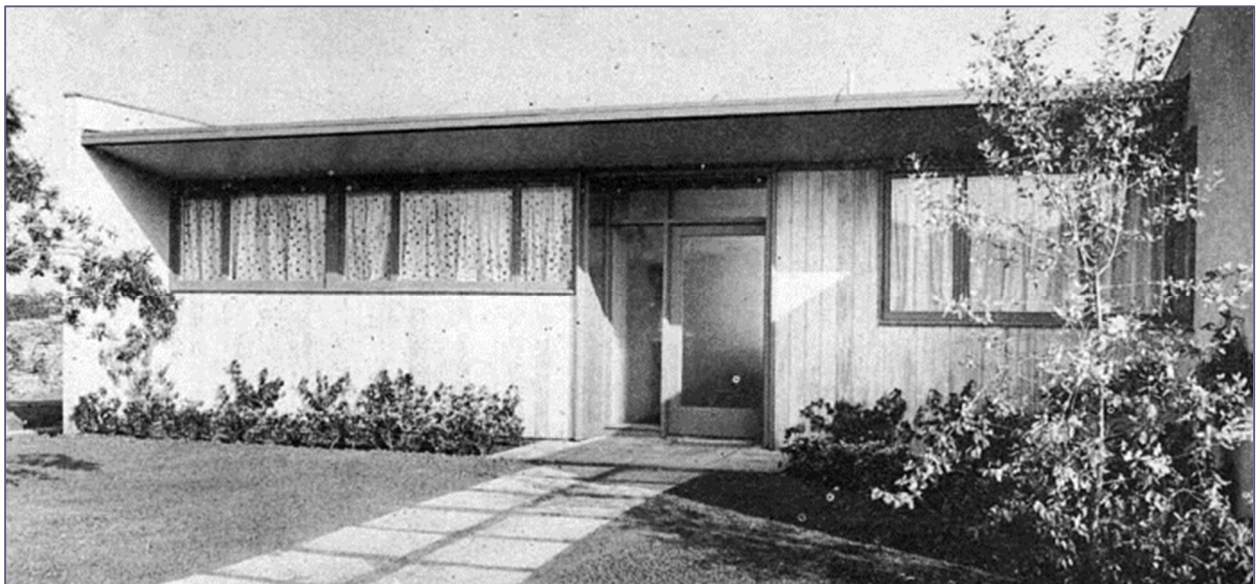
At the time that the subject property was redeveloped, Hugh A. Myers led the firm's service station division, which was "one of the largest of its kind in the country" (*North Hollywood Valley Times* 1965). In addition to service stations, this division constructed large-scale transportation and maintenance-related projects for government entities (*North Hollywood Valley Times* 1965, 1968; *Los Angeles Times* 1968).

**FEBRUARY, 1945**

**MYERS CASE STUDY HOUSE CONTRACTOR**

The magazine, *Arts & Architecture*, has named Ray A. Myers of Myers Bros., one of the best and most widely known construction firms in the Southwest, as general contractor for the eight "case study" houses the magazine will build in the Los Angeles area when current building restrictions are lifted. Mr. Myers and his organization will work directly with the magazine and its designers.

**Figure 6:** Notice in the February 1945 edition of *Arts & Architecture* of the selection of Myers Bros. Construction Company to build eight of the original Case Study Houses in the Los Angeles area. The Case Study House Program had been announced by *Arts & Architecture* one month earlier, in January 1945, and ran intermittently until the 1960s (*Arts & Architecture* 1945b).



**Figure 7:** Photograph of Case Study House Number 11, built by Myers Bros. Construction Company in 1946 (*Art & Architecture* 1946).



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The Gulf Oil Company constructed the garage on the property in 1965 (City of South Pasadena 1965). As was the case with other major gasoline manufacturers, the Gulf Oil Company had a hand in constructing countless service station buildings. First and foremost, however, the Gulf Oil Company was and is in the business of producing and marketing oil and gasoline products, not construction. Further, this particular building does not appear to be a standard Gulf Oil Company design. As owner of the property, at the time, the Gulf Oil Company's choice to construct the garage was undoubtedly an economical one, and is not a reflection on the company's status as a builder.

## 6 HISTORIC RESOURCE EVALUATIONS

### 6.1 NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

**Criterion A/1:** Research did not demonstrate that this property is associated with events significant to the broad patterns of our history at the local, state, or national level. The historic-period service station buildings at 1400 Mission Street, including a convenience store and an automotive repair garage, were constructed during the 1960s, at the latter end of postwar commercial growth in South Pasadena. The property is not directly or significantly associated with this period in history and is not known to have made a significant contribution to other broad patterns of local, regional, state, or national culture and history. Developed to replace a preexisting service station in the same location, the subject property does not constitute one of the first or pioneering service station properties in South Pasadena, and its construction did not influence the course of later automotive-related commercial development in the area. Therefore, the property is recommended ineligible for listing under NRHP Criterion A/CRHR Criterion 1.

**Criterion B/2:** Research did not demonstrate that the property is associated with any persons significant in national, state, or local history. While the corporate leaders of the Wilshire Oil Company and the Gulf Oil Company may have been important figures within their respective fields, research did not suggest that any of their significant contributions had any direct link to this singular service station property. Historical records reviewed revealed little specific information about individual service station personnel who worked at this location, and there is no demonstrable evidence that any employees, singularly or collectively, made notably significant contributions within the broader context South Pasadena's history, or history at the state or national level. Therefore, the property is recommended ineligible for listing under NRHP Criterion A/CRHR Criterion 1.

**Criterion C/3:** The historic-period buildings that comprise the service station at 1400 Mission Street, constructed in 1962 and 1965, display elements of the International architectural style, which was popular in the United States for much of the twentieth century. These buildings were not conceptualized early in the period of significance of the style or by one of the style's progenitors, and their design did not have repercussions for the adoption of the style in other commercial settings. These buildings are utilitarian, hybridized iterations of the International style, and their original designs have been substantially modified within the past 40 years. The rooflines of both buildings were altered in the late 1980s, and the storefront fenestration on the south façade and east side of the convenience store was reconfigured and replaced. Architectural style notwithstanding, these vernacular buildings, constructed of mass-produced, conventional materials, are not individually exceptional for their method of construction, nor do they possess high artistic value.

1400 Mission Street is also not significant as an early or innovative example of the service station property type. Self-serve stations such as the subject property were ubiquitous in South Pasadena, throughout Southern California, and across the nation by the 1960s. This property does not exhibit a unique design or feature that would differentiate it from other stations developed during this period, nor does it demonstrate a rare or notable standard plan associated with a particular fuel provider. Furthermore,

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many original components of the service station, such as the initial fueling area canopy and pumps, signage, and telephone booth, have been removed.

The subject property is not significant for its association with a master architect, builder, or craftsman. A master is a figure of generally recognized greatness in architecture or craftsmanship. To be eligible, a property must express a particular phase in the development of the master's career, a pivotal aspect of their work, or a particular idea or theme in their craft. As such, a property is not eligible as the work of a master simply because it was designed by a prominent architect or constructed by a successful builder. Research did not reveal the architect who designed the convenience store. Engineer Clyde Carpenter, who designed the garage on the property, does not appear to have been an eminent master in the field of engineering or architecture. Research failed to show that Carpenter played a demonstrably important role in steering postwar building design. Rather, like many of his contemporaries, Carpenter designed a variety of buildings to reflect the prevailing trends of the time.

The convenience store was built by the celebrated general contracting firm Myers Bros. Construction Company. The leaders of the Myers Bros. Construction Company may be considered masters based on their contributions within their field. However, the subject property is a modest, unexemplary representation of those accomplishments when compared against the vast body of the firm's construction work. Finally, the essential function of the Gulf Oil Company was and is as a producer and marketer of oil and gasoline products, not as a builder. The garage does not appear to be a standard Gulf Oil Company prototype, and the company's choice to construct the garage was undoubtedly made for the sake of economy and efficiency. Therefore, the property is recommended ineligible for listing under NRHP Criterion C/CRHR Criterion 3.

**Criterion D/4:** The built environment of the subject property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or auto-related commercial development. Therefore, the property is recommended ineligible for listing under NRHP Criterion D/CRHR Criterion 4.

**Conclusion:** Lacking significance, this property is recommended ineligible for listing in the NRHP or CRHR.

## 6.2 CITY OF SOUTH PASADENA LANDMARK

**Criterion 1:** This service station property, a property type ubiquitous throughout South Pasadena, California, and the United States during the mid-twentieth century, does not embody interest or value as a part of the heritage of the community. Therefore, the property is recommended ineligible for listing under Landmark Criterion 1.

**Criterion 2:** Research did not demonstrate that this location is the site of an important event that is of historic significance to the City. Therefore, the property is recommended ineligible for listing under Landmark Criterion 2.

**Criterion 3:** Research did not demonstrate that the property is directly associated with any persons or groups who significantly contributed to culture or development at the City, state, or national level. Therefore, the property is recommended ineligible for listing under Landmark Criterion 3.

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**Criterion 4:** As utilitarian, hybridized iterations of the International style that have been substantially modified, the historic-period convenience store and garage on the property do not exemplify a particular architectural style of an era of history of the City. Therefore, the property is recommended ineligible for listing under Landmark Criterion 4.

**Criterion 5:** This subject property does not constitute the best remaining example of an architectural type within its neighborhood. The broader commercial core of South Pasadena includes a variety of Modernist buildings, and this undistinguished, International-style service station would be unlikely to qualify as the best example of an architectural type in any neighborhood. Therefore, the property is recommended ineligible for listing under Landmark Criterion 5.

**Criterion 6:** The subject property is not directly associated as an important work of a person or persons whose work has influenced the heritage of the City, the state, or the United States. Although the convenience store on the subject property was built by the Myers Bros. Construction Company, a notable and prolific general contracting firm, the building is a modest, unexemplary representation of the company's accomplishments and contributions to their field. Therefore, the property is recommended ineligible for listing under Landmark Criterion 6.

**Criterion 7:** These utilitarian, altered service station facilities, constructed of mass-produced, conventional materials, do not embody elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship. Therefore, the property is recommended ineligible for listing under Landmark Criterion 7.

**Criterion 8:** The subject property is not 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. Therefore, the property is recommended ineligible for listing under Landmark Criterion 8.

**Criterion 9:** The subject property does not represent a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood. The immediate vicinity of the subject property includes a variety building types, ages, and uses. The subject property does not stand out within the context of its geographic setting as a historical or visual anchor. Therefore, the property is recommended ineligible for listing under Landmark Criterion 9.

**Criterion 10:** The subject property, having been redeveloped and hardscaped in the 1960s, is not likely to yield information of archaeological interest. Therefore, the property is recommended ineligible for listing under Landmark Criterion 10.

**Criterion 11:** Although district evaluation was beyond the scope of this study, reconnaissance investigation of the surrounding neighborhood does not suggest that this utilitarian service station property would contribute to an existing or potential historic district. Therefore, the property is recommended ineligible for listing under Landmark Criterion 11.

**Conclusion:** Lacking significance, this property is recommended ineligible for listing in as a Landmark at the local level.

## 7 FINDINGS AND RECOMMENDATIONS

The service station property at 1400 Mission Street was evaluated and recommended ineligible for inclusion in the NRHP and CRHR, and ineligible for designation as a Landmark at the local level. No historical resources were identified within the project area, as defined by CEQA Section 15064.5(a). As such, the proposed project would not result in a substantial adverse change to historical resources pursuant to CEQA Section 15064.5(b). No further historic resource identification work is recommended within the project area.

## 8 PROFESSIONAL QUALIFICATIONS

This report was prepared by Michael Baker International Architectural Historian Michelle Anderson. Archaeologist Marcel Young conducted the field survey. Cultural Resources Department Manager Margo Nayyar conducted quality assurance review.

**Michelle Anderson, M.A.**, is an architectural historian with five years of professional experience in cultural resources management. She holds a Master of Arts degree in historic preservation planning from Cornell University. She has authored and contributed to historic resource evaluation studies and planning documents for municipal, state, and federal clients in California, Nevada, Arizona, Idaho, Montana, and New York. In her current role, Ms. Anderson prepares CEQA and NHPA Sections 106 and 110 compliance reports, conducts historical society and Native American consultation, and provides preservation planning staff augmentation services to Certified Local Governments. Outside the workplace, Ms. Anderson is active in preservation activities in her community and has served as a commissioner on the City of Davis Historical Resources Management Commission. Through her academics and experience, she meets the Secretary of the Interior's Professional Qualification Standards in history and architectural history.

**Marcel Young, B.A.**, has worked in various capacities in cultural resource management since 2013. He is experienced in surveying and evaluating historic and prehistoric archaeological sites in California. Mr. Young is versed in conducting fieldwork within frameworks of Section 106 of the NHPA, National Environmental Policy Act (NEPA), and CEQA. He has participated in projects in several phases of archaeology: Phase I pedestrian, Extended Phase I testing, shovel test surveys, buried site testing, Phase III data recovery, and monitoring.

**Margo Nayyar, M.A.**, is a senior architectural historian with 13 years of cultural management experience in California, Nevada, Arizona, Texas, Idaho, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the NRHP/CRHR, and preparation of cultural resources technical studies pursuant to CEQA and NHPA Section 106, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources sections for CEQA environmental documents, including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors NRHP nomination packets. Ms. Nayyar meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

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**Historic Resource Evaluation: 1400 Mission Street, City of South Pasadena, Los Angeles County, California**

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# **Appendix A**

## **Historical Building**

### **Permits**

1400 MISSION STREET

#3



Made in Duplicate

No. 6325<sup>d</sup>

# City of South Pasadena

## Department of Building Inspection

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. 5-13 1929

Permission is hereby

granted to DUNKIN & MILES, Owner

Owner's Address.....

City and State..... Phones.....

Contractor's Name PACIFIC STEEL BLDG. CO.

Contractor's Address: 2065 EAST 51 ST.

City and State LA. Phone DE. 0983

To ERECT 30 X 40 CANOPY

On Lot 5 Block 5

Tract WINDWARD TWP. CO. DIV. #1

Street and Number 1400 MISSION

Subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated Value, \$ 600.00

Fee, \$ 1.00

BUILDING INSPECTOR

By R. H. Hollister

(Owner must post Inspection Card on job)

NOTIFY FOR INSPECTION

**WHEN**

1—Trench is dug.  
2—Foundation is in.  
3—Joists are laid.

4—Frame is up.  
5—Rough plumbing is in.  
6—Electric wires are in.

7—Plumbing fixtures are in.  
8—Electric fixtures are in.  
9—Final completion.

Made in Duplicate

No. 6534

# City of South Pasadena

## Department of Building Inspection

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. 3-17 1930

Permission is hereby

granted to DUNKIN & MILLS, Owner

Owner's Address MISSION & FREMONT

City and State SO. PASA. Phones

Contractor's Name H.A. ARMSTRONG & CO.

Contractor's Address:

City and State Phones

To ERECT GARAGE BLDG.

On Lot 4 5 Block

Tract RAYMOND IMP. Co. Div. #1

Street and Number 1400 MISSION

Subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated Value, \$ 5000.00

Fee, \$ 5.40 -

BUILDING INSPECTOR

By

(Owner must post Inspection Card on job)

NOTIFY FOR INSPECTION

7-Plumbing fixtures are in.  
8-Electric fixtures are in.  
9-Final completion.

4-Frame is up.  
5-Rough plumbing is in.  
6-Electric wires are in.

1-Trench is dug.  
2-Foundation is in.  
3-Joists are laid.

WHEN



JOB CARD

ADDRESS: 1400 Mission Street DATE: 7/18/62

OWNER: Wilshire Oil Company

CONTRACTOR: Valley Loaders Service

PERMIT NUMBER: 49683 VALUE: 500.00 FEE: 5.00

JOB: Demolish car wash, serv. station & related facilities

ROUGH INSPECTION

*Revised plan  
by new plan station*

FINAL INSPECTION 8-15-62

INSPECTOR: Nelson

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1400 Mission Street

DATE: 7/31/62

OWNER: Wilshire Oil Co.

CONTRACTOR: Myers Bros

PERMIT NUMBER: 49772

VALUE:

FEE: 20.00

JOB: 3 driveway approaches per specifications  
replace 45' lin. curb & gutter

ROUGH INSPECTION

8-9-62 - 2 on Mission ok. JRN.

Drain line from  
transfer yard. ok to  
Cotts Basin - 8-15-62  
JRN.

8-15-62 Drive on <sup>Exhibit</sup> Mission ok. JRN.

FINAL INSPECTION

11-30-62

INSPECTOR:

Nelson

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1400 Mission Street

DATE: 8/3/62

OWNER: Wilshire Oil Company

CONTRACTOR: Art Craft Neon Company

PERMIT NUMBER: 49803-02 VALUE: 1500.00 FEE: 40.00 +4.00

JOB: D/F Pole sign 5x15' w/ 2 - 5x7' signs - sign fixture

ROUGH INSPECTION

8-29-62 Foot & Steelwork JRW

Check 11-16-62 DC

FINAL INSPECTION

11-30-62

INSPECTOR:

Nelson

CITY of SOUTH PASADENA

Building Department **0657**

Certificate of Occupancy No. \_\_\_\_\_

THIS IS TO CERTIFY that the gasoline service station

(Description of building or structure)

Erected on Lot No. 465 Block 5 Tract Raymond Improvement Co. Div. #1  
Street and Number 1400 Mission Street South Pasadena, California  
Occupancy Group F Type 1 Use Zone C-1 Fire Zone No. III 1hr.  
Owner Gulf Oil Corp. of Calif. Address 727 West 7th Street, L.A.  
Contractor Myers Bros. Construction Co. Address 3407 San Fernando Rd., L.A. 65  
Architect \_\_\_\_\_ Address \_\_\_\_\_  
Building Permit No. 49890 Plan No. 1222

has been inspected and the following occupancy thereof is hereby authorized

F \_\_\_\_\_:

Signature John R Nelson  
Date November 30 1960

The following is the applicable section of the Uniform Building Code which states the need for a Certificate of Occupancy:

Section 306(a), as amended: "USE OR OCCUPANCY. No new building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Department has issued a Certificate of Occupancy therefor as provided herein. In no event shall said Certificate of Occupancy be issued until a complete list of the names and addresses of all contractors and sub-contractors who have performed work on the structure or property has been filed with the Building Department. Furthermore, said Certificate of Occupancy shall not be issued until all of said contractors and sub-contractors have paid all business licenses due by them to the City."

I have read the above statement and understand that this form will become a Certificate of Occupancy when work authorized under Building Permit No. 49890 is satisfactorily completed and this form is completed and signed by the Building Department.

Signature Hugh Hennessey  
Date 8-13-62 195

1400-1404 CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS

c/o notice 8/14/62  
*C/o Mule.../s/...*

LOCATION 1400 Mission Street  
 LOT 4&5 BLOCK 5 TRACT Raymond Imp. Co. Div #1  
 OWNER Wilshire Oil Company (Gulf Oil)  
 DESCRIPTION gasoline service station  
 #1222 \$ 20,052.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE	
7/16/62	49659	PLUMBING CHECKING	Myers Bros. Const.	40	25
8/13/62	49890	BUILDING	Myers Bros. Const.	58	75
8/15/62	49904	PLUMBING	Don Girardo	18	00
9/11/62	50096	ELEC. WIRING	Electrical Contractors	13	10
8/15/62	49904	SEWER #1510	Don Girardo	5	00
		EXCAVATION			
		FURNACE			
		AIR COND.			
7/31/62	49772	DRIVEWAY	Myers Bros. Const.	20	00

**PERMANENT FILE**

JOB ADDRESS 1400 Mission St.

OWNER Wilshire Oil Co.

USE gasoline service station

ADDRESS 727 West 7th St.

VALUATION 20,052.00

CITY L.A.

PH.

GEN. CONT. Myers Bros. CL 6-3181

PER. # 49890 8/13/62

ELEC. CONT. Electrical Contractors

PER. # 50096 9/11/62

PLUMB CONT. Don Girardo PH. PL 66308

PER. # 49904 8/15/62

#1222 ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
FOUNDATION & SETBACK	8-27-62	Nelson	GAS TEST	None	
REINFORCING & CELLS (over)			FINAL PLUMBING	11-30-62	Nelson
GROUND LINES & SUB. FR.	9-11-62	Nelson	FINAL ELECTRICAL	11-16-62	Crawler
FURNACE & VENTS			FINAL BUILDING	11-30-62	Nelson
ROUGH PLUMBING & SHOWER PAN	9-11-62	Nelson	PARKING & ZONING C-1		
<del>ROUGH ELECTRIC (over)</del>	9-24-62	Crawler	FIRE DEPT X	11-30-62	E.C. - JRN
ROUGH ELECTRIC (over)	10-23-62	Crawler	SUB. LIST	11-26-62	JRN
FRAMING (over)	10-22-62	Nelson	EDISON NOTIFIED	11-30-62	JRN
EXTERIOR LATH	11-1-62	Nelson	GAS CO. NOTIFIED		
INTERIOR LATH	11-1-62	Nelson	Park Dept:	11-30-62	B.B. - JRN
SEWER #49904 #1510	9-13-62	Nelson			

ITEM	DATE	REMARKS
Cells & Steel	8-29-62	1st 4' ok to Pour - JRN.   9-4-62- Top & Beam Steel
	8-30-62	2nd 4' ok to Pour JRN   all ok - JRN.
	8-31-62	3rd 4' ok to Pour JRN
Frame -	9-13-62	Roof Frame ok - JRN.
SAND TRAP.	10-11-62	ok to Pour - Plug inlet & Outlet to complete - JRN.
No Elect.	10-16-62	had elect outside RC.
Frame -	10-22-62	Roof Sheathing & Interior Frame ok when elect. ok
Final	10-27-62	hole in wall braced area - holes being - JRN. Begin on Building permit - clean sidewalk - <del>friction</del> - parkway.

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1400 Mission St.

DATE: August 31, 1962

OWNER: Wilshire Oil Company

CONTRACTOR: Rheemetal Buildings

*4/9/62 - 8/30/62 - 1250*

PERMIT NUMBER: 50034

VALUE: \$7,182.00

FEE: \$27.00

JOB: Gas Pump Island Canopy

ROUGH INSPECTION

*9-12-62  
Roofs. ok Nelson*

*Frame checked ok.*

*Lint ok - 10-1-62  
JRN.*

FINAL INSPECTION

*11-30-62*

INSPECTOR:

*Nelson*



CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1400 Mission Street

DATE: 11/30/62

OWNER: Wilshire Oil Company

CONTRACTOR: Art Craft Neon Co.

PERMIT NUMBER: 50747

VALUE: 150.00

FEE: 15.00

JOB: 2 S/F wall sign Letters 2'x13' "Wilshire"  
9"x 10' "Lubrication"

ROUGH INSPECTION

FINAL INSPECTION

11-30-62

INSPECTOR:

*Nelson*

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1400 Mission Street

DATE: 12/21/62

OWNER: Wilshire Oil Company (Pacific Telephone Co.)

CONTRACTOR: Corbine Electric

PERMIT NUMBER: 50896 VALUE: FEE: 2.10

JOB: 1 receptacle for telephone booth

ROUGH INSPECTION

FINAL INSPECTION

INSPECTOR:

1-15-63  
*Crowe*

CITY of SOUTH PASADENA

BUILDING DEPARTMENT

Certificate of Occupancy No. 1059

THIS IS TO CERTIFY that the auto repair garage

(Description of building or structure)

Erected on Lot No. 4 & 5 Block 5 Tract Raymond Improvement Co. Div. 1

Street and Number 1400 Mission South Pasadena, California

Occupancy Group F Type III Use Zone C1 Fire Zone No. 1

Owner Gulf Oil Co. of Calif. Address 1801 Ave. of Stars L.A. 67

Contractor Owner Address \_\_\_\_\_

~~Architect~~ Eng. - Clyde Carpenter Address 292 N. Wilshire Anaheim

Building Permit No. 58705 Plan No. #2005

has been inspected and the following occupancy thereof is hereby authorized F:

Signature \_\_\_\_\_

Date \_\_\_\_\_ 196

The following is the applicable section of the Uniform Building Code which states the need for a Certificate of Occupancy:

Section 306(a), as amended: "USE OR OCCUPANCY. No new building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Department has issued a Certificate of Occupancy therefor as provided herein. In no event shall said Certificate of Occupancy be issued until a complete list of the names and addresses of all contractors and subcontractors who have performed work on the structure or property has been filed with the City Treasurer."

Furthermore, said Certificate of Occupancy shall not be issued until all of said contractors and subcontractors have paid all business licenses due by them to the City.

I have read the above statement and understand that this form will become a Certificate of Occupancy when work authorized under Building Permit No. 58705 is satisfactorily completed and this form is completed and signed by the Building Department.

Signature H. Kansler  
Date 8-25 1965

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

*Yo Naturo  
8/25/65*

**LOCATION** 1400 Mission  
**LOT** 4 & 5      **BLOCK** 5      **TRACT** Div.1 of Raymond Imp.Co.  
**OWNER** Gulf Oil Co. of Calif.  
**DESCRIPTION** Auto repair garage

**#2005** \$ 10,500.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
7/22/65	58423	PLAN CHECKING	Owner	18 00
3/25/65	58705	BUILDING	Owner	36 00
9/27/65	59007	PLUMBING	Charles E. Kane	9 00
9/28/65	59015	ELEC. WIRING	Elect. Contr. Inc.	6 50
		SEWER		
		EXCAVATION		
		FURNACE		
		AIR COND.		
		DRIVEWAY		

**PERMANENT FILE**

JOB ADDRESS 1400 Mission "B"	OWNER Gulf Oil Co. Of Calif.
USE Auto repair garage	ADDRESS 1801 Ave. of the Stars
VALUATION \$10,500.00	CITY L.A. 67 PH. 8790560

GEN. CONT. Owner	PH. 879-0560	PER. # 58705	8/25/65
ELEG. CONT. Elect. Contr. Inc. <i>Blanket</i>	PH. Ed 2-0116	PER. # 59015	9/28/65
PLUMB CONT. Charles E. Kane	PH. No 1-1191	PER. # 59007	9/27/65

#2005	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
	FOUNDATION & SETBACK <i>(over)</i>	8-30-65	Smith	GAS TEST		
	REINFORCING & CELLS <i>8' level</i>	9-10-65	Smith	FINAL PLUMBING	11-4-65	Smith
	GROUND LINES & SUB. FR.			FINAL ELECTRICAL	11-4-65	Smith
	FURNACE & VENTS			FINAL BUILDING	3-30-66	Smith
	ROUGH PLMG & SHOWER PAN <i>over</i>	10-6-65	Smith	Variance 8/2/65		
	ROUGH ELECTRIC	9-29-65	Smith	PARKING & ZONING	3-30-66	Smith
	FRAMING <i>(over)</i>	9-29-65	Smith	FIRE DEPT <i>(over)</i>	9-28-66	B.C.
	EXTERIOR LATH	10-22	Smith	SUB. LIST		
	INTERIOR LATH	10-22	Smith	EDISON NOTIFIED	11-9-65	Smith
	SEWER # 59007	10-6-65	Smith	GAS CO. NOTIFIED		

ITEM	DATE	REMARKS
Int. Footings	9-20-65	OK H&B
Frame	9-29-65	Plumbry - not in H&B
Re-Plumbry	10-6-65	Copper water pipe needs Sand Cover 3" & wrapping at slab.
"	10-7-65	" not done
ELECT.	4 SW. - 8 Rect. - 8 LG. - 1 Met 2#P.	- 100AMP. SERV.
Fou-	3-3-66	asked Best Land for imp. H&B
Sewer	10-6-65	5' depth 93' west Mt. 50' W to P2

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1400 Mission Street

DATE: NOV. 5, 65

OWNER: Gulf Oil Co.

CONTRACTOR: General Maintenance

860-2428

PERMIT NUMBER: 59295

VALUE: \$200.00

FEE: \$20.00 Sign

JOB: Remove sign frame & reinstall

4.00 Elec

1 sign fixture

ROUGH INSPECTION

FINAL INSPECTION

INSPECTOR:

1-12-66  
Howard

1400-1404 MISSION STREET

(#1)

Lot 4 & 5, Block 5, Raymond Imp. Tract  
Div. #1

1400-1404 Mission St

CITY ACTION

Conditional use permit 4/7/69

PERMANENT FILE 49890

PERMANENT FILE 58705



# DRIVE APPROACH PERMIT

**Address** 1400 Mission, So. Pas.

**Lot** 4 **por** 5 **Block** 5 **Tract** Div. # 1 Raymond Imp. Co.

**Owner** Gulf Oil Corp. **Tel** 879. 0560

**Address** 1801 Ave. of the stars, Los Angeles

**Street**

**City**

**Plan check.....**

**Final approval...**

Date	Inspector
5-22-69	<i>Pratts</i>

# CITY OF SOUTH PASADENA

# BUILDING PERMIT

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

Building Address: <b>1400 MISSION</b>		U.B.C. Edition: <b>82</b>	Type Const.: <b>I-N</b>	Occ. Load	Occ. Group: <b>B-1</b>
Lot No.	Tract	Tract	USE ZONE	Variance Required	Appr.
Owner: <b>SHELL OIL CO.</b>			Lot Size: <b>No Customer Seating</b>		
Mailing Address: <b>611 N. BROOKHURST</b>					
City: <b>ANAHEIM</b>	Zip	Tel.: <b>422-8100</b>	VALUATION: \$ <b>9,750<sup>00</sup></b>		
Contractor: <b>CARSE CO.</b>		BUILDING FEE		<b>104<sup>00</sup></b>	
Address: <b>Box 3813</b>		S.M.I. FEE		<b>70</b>	
City: <b>S EL Monte</b>	Zip: <b>91733</b>	Tel.: <b>814 443-8133</b>	PLAN CHECKING FEE		<b>18 -</b>
State Lic. & Classif.: <b>471403 C-51</b>	City Lic. No.	F E E S		<b>FINAL</b>	
Arch., Engr., Designer: <b>RE CARSO</b>	Address: <b>Box 3813</b>		Energy Compl. Fee		
City: <b>S EL Monte</b>	Zip: <b>91733</b>	Tel.: <b>443-8133</b>	Penalty		<b>BUILDING &amp; SAFETY</b>
Proposed Construction: <b>ADD MANUSARD &amp; DEWEY BLDG. (Storefront &amp; Int. Wall)</b>		State Lic. No.: <b>6230</b>	SPECIAL DISC. DATE: <b>2/4/88</b>		<b>\$19270</b>
Sq. Ft. Size: <b>630 SF</b>	No. Stories: <b>1</b>	No. Units: <b>N/A</b>	PERMIT NO.: <b>004728</b>	WORKERS COMP. EXP.: <b>11-1-87</b>	PROCESSED BY: <b>SR</b>
New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Demolition <input type="checkbox"/>		Date: <b>4/30/89</b>		Date: <b>8-5-87</b>	
<b>WORKER'S COMPENSATION DECLARATION</b> 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. <b>PC 981528</b> Company <b>Republic</b>			<b>LICENSED CONTRACTOR'S DECLARATION</b> 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. Exp. Date: <b>4/30/89</b> Signature of Contractor: <u>Stel</u>		
<b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</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 subject to the Worker's Compensation Laws of California. 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.			<b>OWNER-BUILDER DECLARATION</b> 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). <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.) <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.) <input type="checkbox"/> I am exempt under Sec. _____, B.&P.C. for this reason: _____		
<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. (Sec. 3097, Civil Code.) Lender's Name: <b>none</b> Lender's Address: _____			Date: _____ Signature of Applicant: <u>Stel</u> Date: <b>5/5/87</b> Mailing Address: <b>P.O. Box 3813</b> City, State, Zip: <b>S. El Monte, Ca 91733</b>		

department of PUBLIC WORKS

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.

	12	122.70	*
Date: _____	3909 A00	122.70	DCK
Owner: _____		8.05.87	*

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			T-bar ceiling 1/8/88 <i>DBE</i>
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Belts.			
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.	2/4/88	<i>DBE</i>	
<b>SWIMMING POOL/SPA</b>			
EXCAV. REINF. SETBACKS: Radius Stil., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION*			
<b>MISCELLANEOUS</b>			
SPRAY PAINT BOOTH:			<div style="text-align: center;"> <b>PLOT PLAN</b> </div> <div style="text-align: center; margin-top: 10px;">           SETBACKS:             FRONT             SIDE             SIDE             FRONT         </div>
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

STREET  
PLEASE PLAN A 1" SQ. SCALE

CITY OF SOUTH PASADENA

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

#11

PLANNING & BUILDING DIVISION

PLAN CHECK APPLICATION

Building Address 1400 MISSION

Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_

Owner SHELL OIL

Mailing Address 511 N. BROOKHURST

City AMATELUM Zip 912803 Tel. \_\_\_\_\_

Arch. Engr. Designer ROBERT HANSON

Address 1900 E 64th Tel. 213 583-406

City LOS ANGELES Zip \_\_\_\_\_ State Lico. No. 11,372

Proposed Construction BLDG FACIA Remodel

(3) Sets Plans 14 78.00

Sq. Ft. Size \_\_\_\_\_ No. Stories 2 No. Dw. Units 2

3.04.88

New  Add.  Alter.  Repair  Demolition

U.B.C. Edition 85 Type Const.  Cop. Group B-2

Occ. Load \_\_\_\_\_ 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 \_\_\_\_\_ Lot Size \_\_\_\_\_

Special Conditions \_\_\_\_\_

VALUATION: \$ 10,000

F	PLAN CHECKING FEE	
E	TOTAL	<u>78.00</u>
E	Permit No. <u>075807</u>	Date <u>3/3/88</u>
S		

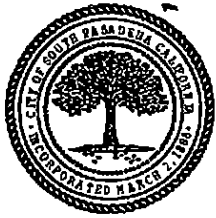
\*WARNING: Plan Check Fees, where no action is taken by the applicant in One Hundred Eighty (180) Days and no Building Permit is issued, are forfeited to the City.

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 Van Bullen Date 3/3/88

Mailing Address 5851 WESTMINSTER AVE

City, State, Zip WESTMINSTER, CA  
(714) 892-8011



**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

# BUILDING PERMIT APPLICATION

## OWNER-BUILDER DECLARATION

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

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

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## LICENSED CONTRACTOR'S DECLARATION

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

Signature: Donald Carson Date: 4-17-08

## 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: Donald Carson Date: 4-17-08

## 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: Ron Carson

Signature: Donald Carson Date: 4-17-08

1400 MISSION

SITE ADDRESS <u>1400 Mission St</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>SM Oil</u>		
STREET ADDRESS <u>16868 A Street</u>		
CITY <u>Huntington Beach Ca</u>	STATE <u>Ca</u>	ZIP CODE <u>92647</u>
PHONE NUMBER <u>714-375-4700</u>		
PRINCIPAL DESIGNER'S NAME <u>Kras</u>		LICENSE NO. <u>60888</u>
STREET ADDRESS <u>5749 29th St</u>		
CITY <u>Yucca Valley Ca</u>	STATE <u>Ca</u>	ZIP CODE <u>92284</u>
PHONE NUMBER <u>760-365-2444</u>		
<b>BUILDING AND SAFETY</b>		
CONTACT PERSON <u>Ron Carson</u>		
PHONE NUMBER <u>909-641-9504</u>		
CONTRACTOR'S NAME <u>JDS Construction</u>		
STREET ADDRESS <u>15777 Valley Blvd #A</u>		
CITY <u>Fontana</u>	STATE <u>Ca</u>	ZIP CODE <u>92335</u>
LICENSE CLASS <u>B1</u>	LICENSE NUMBER <u>726413</u>	EXPIRATION DATE <u>8/31/08</u>
PHONE NUMBER <u>909-877-5543</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>ACE American Co</u>		
WORKER'S COMP. INSURANCE POLICY NUMBER <u>C45303706</u>	EXPIRATION DATE <u>10-1-08</u>	

DESCRIPTION OF WORK <u>Demo Existing Canopy</u> <u>install new 38' X 52' (4) Column Canopy</u>		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO: _____ UNITS: _____		PLANNING FILE NO
INITIAL VALUATION \$ <u>28000</u>		REVISED VALUATION \$ _____
PLAN CHECK FEE \$ _____		\$ <u>474.40</u>
ADDITIONAL PLAN CHECK FEE \$ _____		
PLAN CHECK NUMBER <u>022719</u>	INITIALS <u>DC</u>	DATE <u>4/18/08</u>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ <u>558.12</u>	
ISSUANCE FEE	\$ <u>25.30</u>	
SMIP FEE <u>022721</u>	\$ <u>5.88</u>	
PLAN MAINTENANCE FEE	\$ _____	
<u>FIRE PLAN CHECK</u>	\$ <u>50.00</u>	
TOTAL \$ <u>583.42</u>		
PERMIT NUMBER <u>022720</u>	INITIALS <u>MR</u>	DATE <u>5/2/08</u>
DATE OF FINAL <u>6/1/08</u>	FINAL BY <u>W/ky</u>	

NO.	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
B1	Soils Engineer's Approval		
B2	Location and Setbacks	5/19/00	W/hud
B3	Foundation/Trench Forms	5/20/00	W/hud
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection	5/19/00	W/hud
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

**THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.**

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?

YES

NO

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

YES

NO

OWNER

AGENT

NAME: \_\_\_\_\_

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

SIGNATURE: \_\_\_\_\_

YES

NO

**PEDESTRIAN PROTECTION:**

DATE APPROVED: \_\_\_\_\_

DATE PERMITTED TO BE REMOVED: \_\_\_\_\_

**INSPECTION 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: \_\_\_\_\_

Lender's Address: \_\_\_\_\_

## **ATTACHMENT 2**

### Preliminary Development Plans



# G&M OIL COMPANY

## FACILITY No.: 151

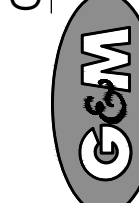
1400 MISSION STREET  
SOUTH PASADENA, CA 91030

# ENTITLEMENT PACKAGE

DRAWN BY: A.J.  
DATE: 8/14/14  
SCALE: NONE  
PLOT: 1-1  
REF: GMI151.L10  
FILE: 0115-0089

**NOTICE**  
This drawing and all information therein is the property of Travis Companies, Inc. and shall not be copied or used except for the purpose for which it is expressly furnished. This drawing and any complete shall be returned to the owner upon demand.

PREPARED FOR:  
G&M Oil Company, Inc.  
16888 A Lane  
Huntington Beach  
California, 92647-4831  
(714) 375-4700



PREPARED BY:  
Travis Companies, Inc.  
4430 E. Miraloma Ave., Suite F, Anaheim, CA 92807  
Tel: (714) 693-9388 Fax: (714) 693-9333  
© Travis Companies, Inc. 2022. All Rights Reserved.

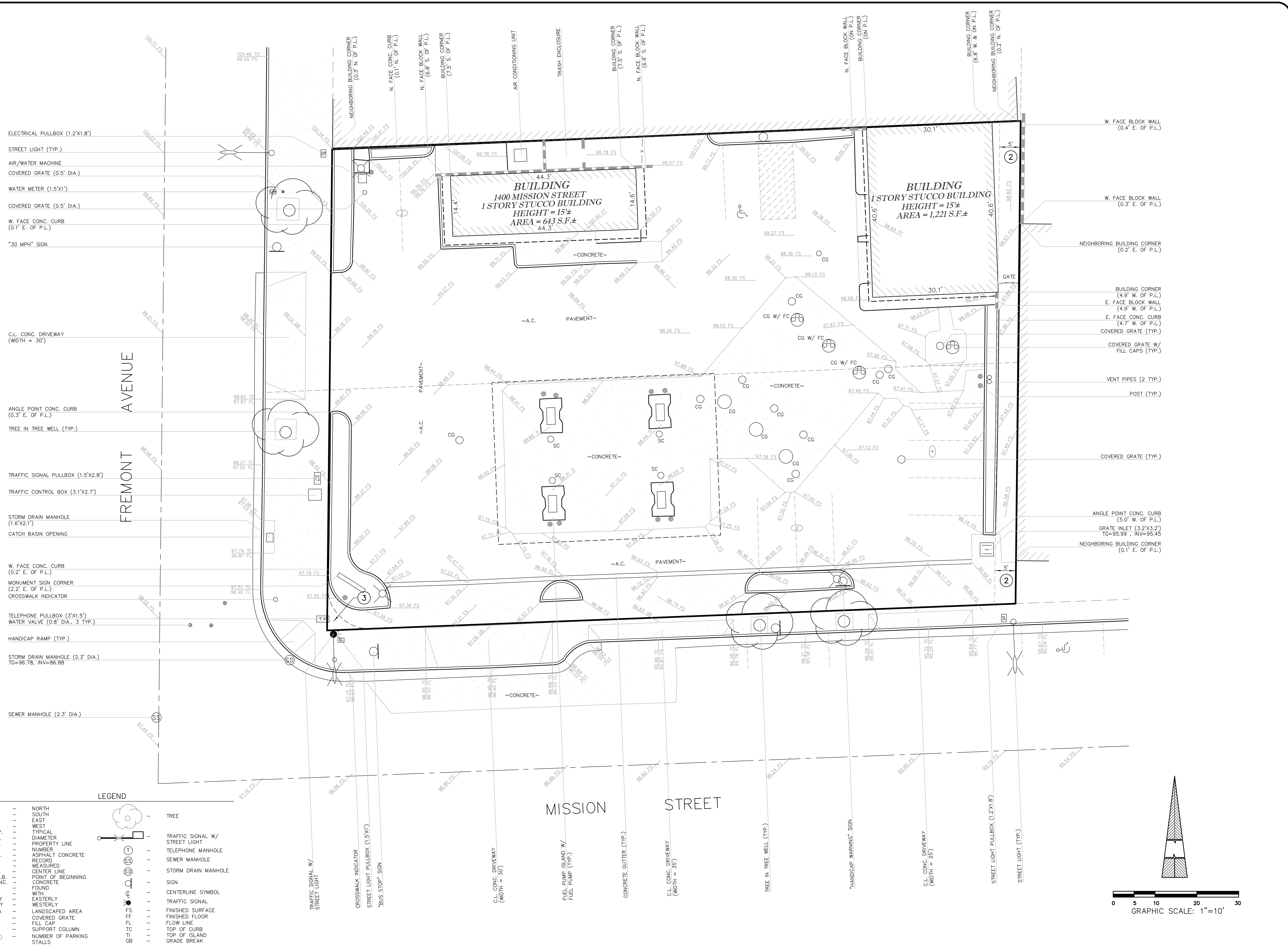


NO.	REVISION	DATE

SUBMITTALS	
No.	DATE
1	4/29/2022
2	
3	
4	

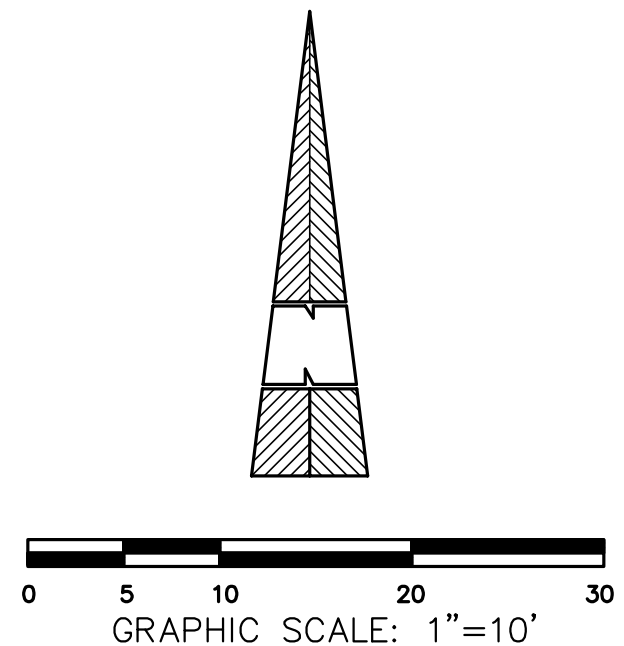
LEGAL DESCRIPTION	OCCUPANT LOAD CALCULATION (PER CBC TABLE 1004.5)	CODE INFORMATION	SITE SUMMARY	VICINITY MAP																																																																																																																																																																													
<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>LOTS 4 AND 5 IN BLOCK 5 OF DIVISION NO. 1 OF THE RAYMOND IMPROVEMENT COMPANY'S OF TRACT, IN THE CITY OF SOUTH PASADENA, AS PER MAP RECORDED IN BOOK 24 PAGE 3 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>EXCEPT FROM SAID LOTS 4 AND 5, THOSE PORTIONS INCLUDED WITHIN THE LINES OF FREMONT AVENUE, 80 FEET WIDE, AS SHOWN ON THE MAP OF THE MARY U. HART TRACT, AS PER MAP RECORDED IN BOOK 11 PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>APN: 5315-002-030</p> <p>THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NO. 00023717-994-X49, DATED MAY 2, 2014.</p>	<table border="1"> <thead> <tr> <th>ROOM / DESIGNATION</th> <th>OCCUPANT LOAD FACTOR</th> <th>AREA (Net)</th> <th>OCCUPANT LOAD</th> </tr> </thead> <tbody> <tr> <td><b>SALES AREA:</b></td> <td>60</td> <td>1,126 Sq.Ft.</td> <td>18.77</td> </tr> <tr> <td>Sales Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cashier Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Snack Bar Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>RESTROOM:</b></td> <td>100</td> <td>67 Sq.Ft.</td> <td>0.67</td> </tr> <tr> <td>Restroom</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>WALK-IN-BOX:</b></td> <td>300</td> <td>252 Sq.Ft.</td> <td>0.84</td> </tr> <tr> <td>Walk-In Cooler</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Walk-In Freezer</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>BACK STORAGE ROOM:</b></td> <td>300</td> <td>387 Sq.Ft.</td> <td>1.29</td> </tr> <tr> <td>Utility Room</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storage Room</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">SUB-TOTAL:</td> <td>21.57</td> </tr> <tr> <td colspan="3">TOTAL OCCUPANT LOAD:</td> <td>22</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">PROJECT CONTACT</th> </tr> </thead> <tbody> <tr> <td><b>OWNER:</b> G&amp;M OIL COMPANY, INC. 16888 A LANE HUNTINGTON BEACH, CA 92647 TEL: (714) 375-4700 FAX: (714) 596-2634</td> <td><b>ENGINEER &amp; APPLICANT:</b> TRAVIS COMPANIES, INC. 4430 E. 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APPLICABLE CODES:</b></p> <p>Building Code: 2019 California Building Code Plumbing Code: 2019 California Plumbing Code Electrical Code: 2019 California Electrical Code Mechanical Code: 2019 California Mechanical Code Fire Code: 2019 California Fire Code Green Code: 2019 California Green Building Stds. Code Energy Code: 2019 Building Energy Efficiency Standards</p> <p><b>2. BUILDING DESCRIPTION:</b></p> <table border="1"> <thead> <tr> <th></th> <th>Proposed C-Store</th> <th>Existing Canopy</th> </tr> </thead> <tbody> <tr> <td>Construction Type</td> <td>V-B (Unprotected)</td> <td>II-B</td> </tr> <tr> <td>Occupancy Use Group</td> <td>M (Mercantile)</td> <td>M (Mercantile)</td> </tr> <tr> <td>Fire Sprinklers</td> <td>No</td> <td>No</td> </tr> <tr> <td>Allowable Area:</td> <td>9,000 Sq.Ft.</td> <td>12,500 Sq.Ft.</td> </tr> <tr> <td>Actual Building Area:</td> <td>1,981 Sq.Ft. (Gross)</td> <td>2,057 Sq.Ft. 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Walk-In Box:	252 Sq.Ft.	Storage / Utility Room(s):	387 Sq.Ft.	Total (Net):	1,832 Sq.Ft.	Number of Employee(s):	2	Occupancy Load:	22	Exits Required:	1	Exits Provided:	1		Required:	Provided:	Male:	1 WC, 1 Lav, 0 Urinal	1 WC, 1 Lav, 0 Urinal	Female:	1 WC, 1 Lav	1 WC, 1 Lav	Service Sink:	1	1	Drinking Fountain:	Not Required	1 - Water Service is Provided Directly to the Customer	<p><b>PROJECT NAME:</b> G&amp;M Oil Company Facility #151 <b>PROJECT ADDRESS:</b> 1400 Mission Street, South Pasadena Ca 91030 <b>PARCEL NUMBER:</b> 5315-002-030 <b>PROPERTY AREA:</b> 18,930 S.F. (Total Overall) 0.43 Acres</p> <p><b>EXISTING STRUCTURE(S) AREA TO BE REMOVED:</b></p> <table border="1"> <tbody> <tr> <td>Gas mart</td> <td>643 S.F.</td> <td>COVERAGE:</td> <td>3.4 %</td> </tr> <tr> <td>Repair Garage:</td> <td>1,221 S.F.</td> <td>COVERAGE:</td> <td>6.45 %</td> </tr> <tr> <td><b>TOTAL REMOVED AREA:</b></td> <td><b>1,864 S.F.</b></td> <td><b>COVERAGE:</b></td> <td><b>9.85 %</b></td> </tr> </tbody> </table> <p><b>PROPOSED STRUCTURE(S) AREA:</b></p> <table border="1"> <tbody> <tr> <td>New C-Store Building:</td> <td>1,981 S.F.</td> <td>COVERAGE:</td> <td>10.46 %</td> </tr> <tr> <td>New Trash Enclosure:</td> <td>111 S.F.</td> <td>COVERAGE:</td> <td>0.59 %</td> </tr> <tr> <td><b>TOTAL PROPOSED AREA:</b></td> <td><b>2,092 S.F.</b></td> <td><b>COVERAGE:</b></td> <td><b>11.05 %</b></td> </tr> </tbody> </table> <p><b>PARKING LOT AREA:</b> 11,083 S.F. <b>COVERAGE:</b> 58.55 % <b>LANDSCAPE AREA:</b> 1,625 S.F. <b>COVERAGE:</b> 8.58 %</p> <p><b>PARKING SPACE ANALYSIS:</b></p> <table border="1"> <thead> <tr> <th>REQUIRED PARKING:</th> <th>PARKING RATE</th> <th>SIZE / RATE</th> <th>REQUIRED</th> </tr> </thead> <tbody> <tr> <td>C-Store Building:</td> <td>1 Per 250 S.F.</td> <td>1,981 S.F.</td> <td>8 Stalls</td> </tr> <tr> <td>Total Stalls Required:</td> <td></td> <td></td> <td>8 Stalls</td> </tr> <tr> <th>PROVIDED PARKING:</th> <th>SIZE</th> <th>PROVIDED</th> <th></th> </tr> <tr> <td>Regular Stalls:</td> <td>9'-0" x 19'-0"</td> <td>7 Stalls</td> <td></td> </tr> <tr> <td>Handicap Stalls (Van Accessible):</td> <td>9'-0" x 19'-0"</td> <td>1 Stalls</td> <td></td> </tr> <tr> <td>Total Stalls Provided:</td> <td></td> <td></td> <td>8 Stalls</td> </tr> </tbody> </table>	Gas mart	643 S.F.	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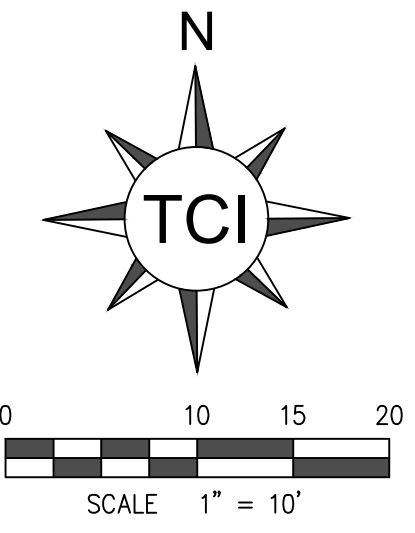
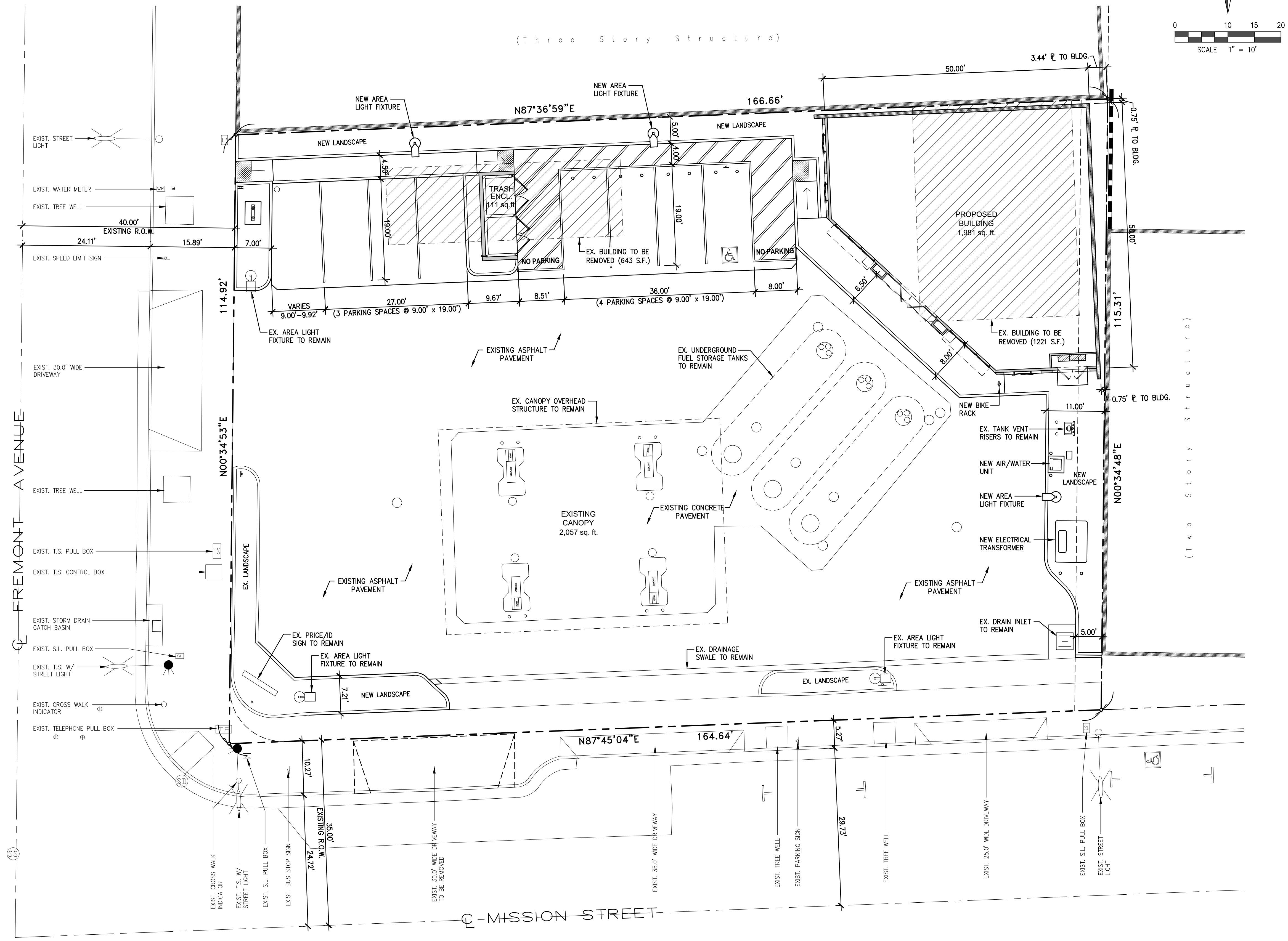


**LEGEND**

N. ---	NORTH	☁	TREE
S. ---	SOUTH	⊠	TRAFFIC SIGNAL W/ STREET LIGHT
E. ---	EAST	⊙	TELEPHONE MANHOLE
W. ---	WEST	⊚	SEWER MANHOLE
TYP. ---	TYPICAL	⊛	STORM DRAIN MANHOLE
DIA. ---	DIAMETER	⊜	SIGN
P.L. ---	PROPERTY LINE	⊝	CENTERLINE SYMBOL
NO. ---	NUMBER	⊞	TRAFFIC SIGNAL
A.C. ---	ASPHALT CONCRETE	⊟	FINISHED SURFACE
R. ---	RECORD	⊠	FINISHED FLOOR
M. ---	MEASURED	⊡	FLOW LINE
C.L. ---	CENTER LINE	⊢	TOP OF CURB
P.O.B. ---	POINT OF BEGINNING	⊣	TOP OF ISLAND
CONC. ---	CONCRETE	⊤	GRADE BREAK
FD. ---	FOUND		
W. ---	WITH		
E'LY ---	EASTERLY		
W'LY ---	WESTERLY		
L/A ---	LANDSCAPED AREA		
CG ---	COVERED GRATE		
FC ---	FILL CAP		
SC ---	SUPPORT COLUMN		
⊕ ---	NUMBER OF PARKING STALLS		



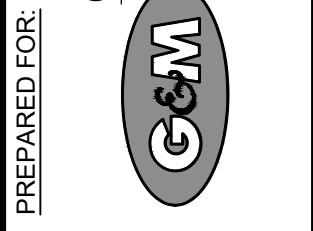
SHEET TITLE ALTA/ACSM LAND TITLE SURVEY	DATE 6/4/14	PROJECT ENGINEER: <b>O.K.O. ENGINEERING INC.</b> CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/ & CAD SPECIALISTS 23671 BIRCHER DRIVE LAKE FOREST, CALIFORNIA 92630 949/597-3577 FAX 949/597-3579	ACCEPTED AND APPROVED FOR CONSTRUCTION	
	SCALE 1"=10'		NO.	DESCRIPTION
SITE: 1400 MISSION STREET SOUTH PASADENA, CALIFORNIA	DRAWN C.A.	DATE 6/4/14	OWNER BY	DATE
SHEET NO. 2	CHECKED M.F.	DATE 6/4/14	TENANT BY	DATE
		DATE 6/4/14	CONTRACTOR BY	DATE
			THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.	



DRAWN BY: A.J.  
 DATE: 8/14/14  
 SCALE: 1" = 10'  
 PLOT: GMS151L10  
 REF: GMS151L10  
 FILE: 0115-5089

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**PREPARED FOR:**  
 G&M Oil Company, Inc.  
 16888 A Lane  
 Huntington Beach  
 California, 92647-4831  
 (714) 375-4700



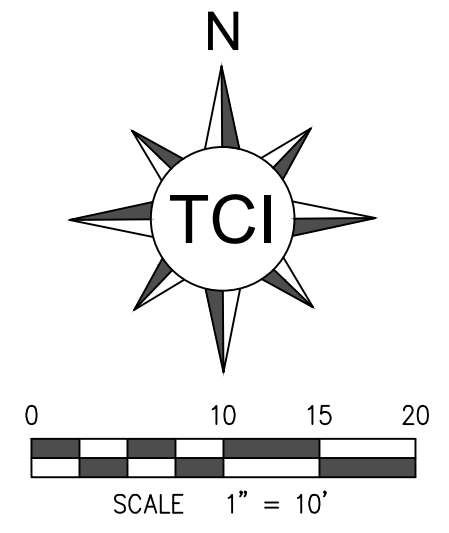
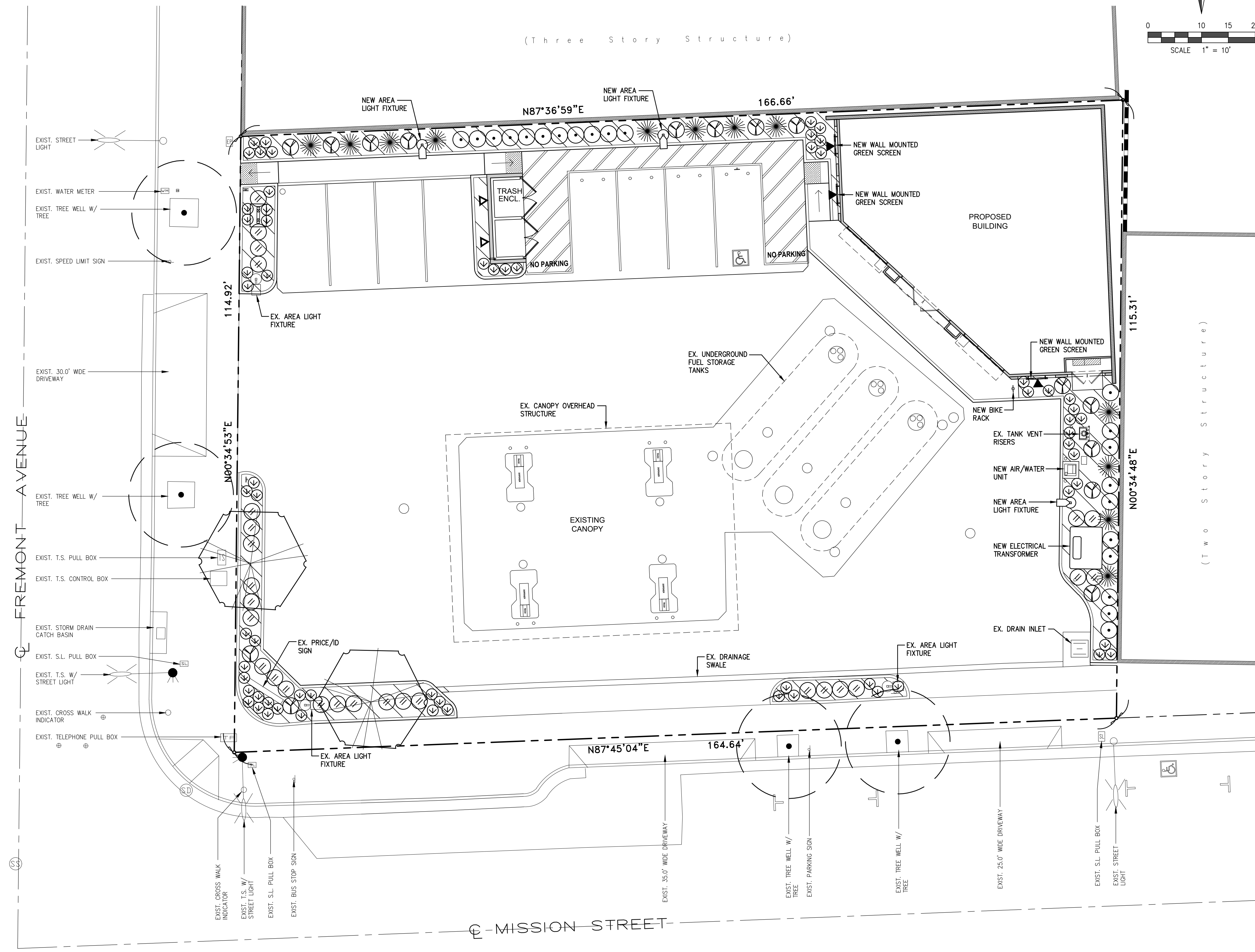
**PREPARED BY:**  
 Travis Companies, Inc.  
 4430 E. Mariposa Ave., Suite F, Anaheim, CA 92807  
 Tel: (714) 693-9388 Fax: (714) 693-9333  
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NO.	REVISION	DATE
1		
2		
3		
4		

**PROPOSED SITE PLAN**  
 G&M OIL COMPANY FACILITY No.: 151  
 1400 MISSION STREET  
 SOUTH PASADENA, CA 91030

DRAWING NUMBER  
**ST1.0**

4/29/2022



**PROPOSED PLANT LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CONTAINER SIZE MATURE H X W	WATER USE COMMENTS
	TREES: LAGERSTROEMIA I. 'WATERMELON RED' GRAPE MYRTLE	2	24" BOX 25' x 25'	MODERATE
	CUPRESSUS SEMPERVIRENS 'STRICTA' ITALIAN CYPRESS	12	15 GALLON 40' x 4'	LOW
	SHRUBS: AGAVE 'BLUE FLAME' AGAVE	15	5 GALLON 3' x 3'	LOW
	ANIGOZANTHOS 'BUSH DEVIL' RED KANGAROO PAW	64	1 GALLON 2' x 2'	LOW
	ELAEAGNUS P. 'FRUTLANDII' SILVERBERRY	21	5 GALLON 4' x 3'	LOW
	ILEX VOMITORIA 'STOKES' DWARF YAUPON	27	5 GALLON 3' x 3'	LOW
	VINES: BOUGAINVILLEA 'LA JOLLA' BOUGAINVILLEA	3	5 GALLON	LOW
	MACFADYENA UNGUIS-CATI CAT'S CLAW VINE	2	5 GALLON	LOW
	GROUND COVERS: DYMNDIA MARGARETAE DYMNDIA		FLATS 12" o.c.	LOW

NOTES:  
 PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH.  
 ROOT BARRIERS ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB.  
 IRRIGATION WILL BE BY DRIPLINE WITH A WEATHER BASED AUTOMATIC CONTROLLER.

MAXIMUM APPLIED WATER ALLOWANCE  
 $(48.0)(0.62)(0.45 \times 1,625) = 21,762.0$  GPY  
 TOTAL LANDSCAPE AREA 1,625 SQ. FT.  
 ESTIMATED TOTAL WATER USE  
 $HZ 1 \text{ LOW } (48.0)(0.62)(.2/.81) \times 1,625 = 12,090.0$  GPY

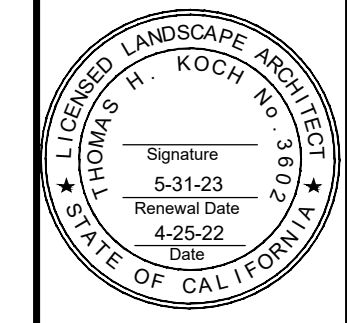
DRAWN BY: A.A.  
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PREPARED FOR:  
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PREPARED BY:  
**THOMAS H. KOCH**  
 LANDSCAPE ARCHITECT  
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 San Juan Capistrano, CA  
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 AZ Registration: 33915  
 thk@tko.com

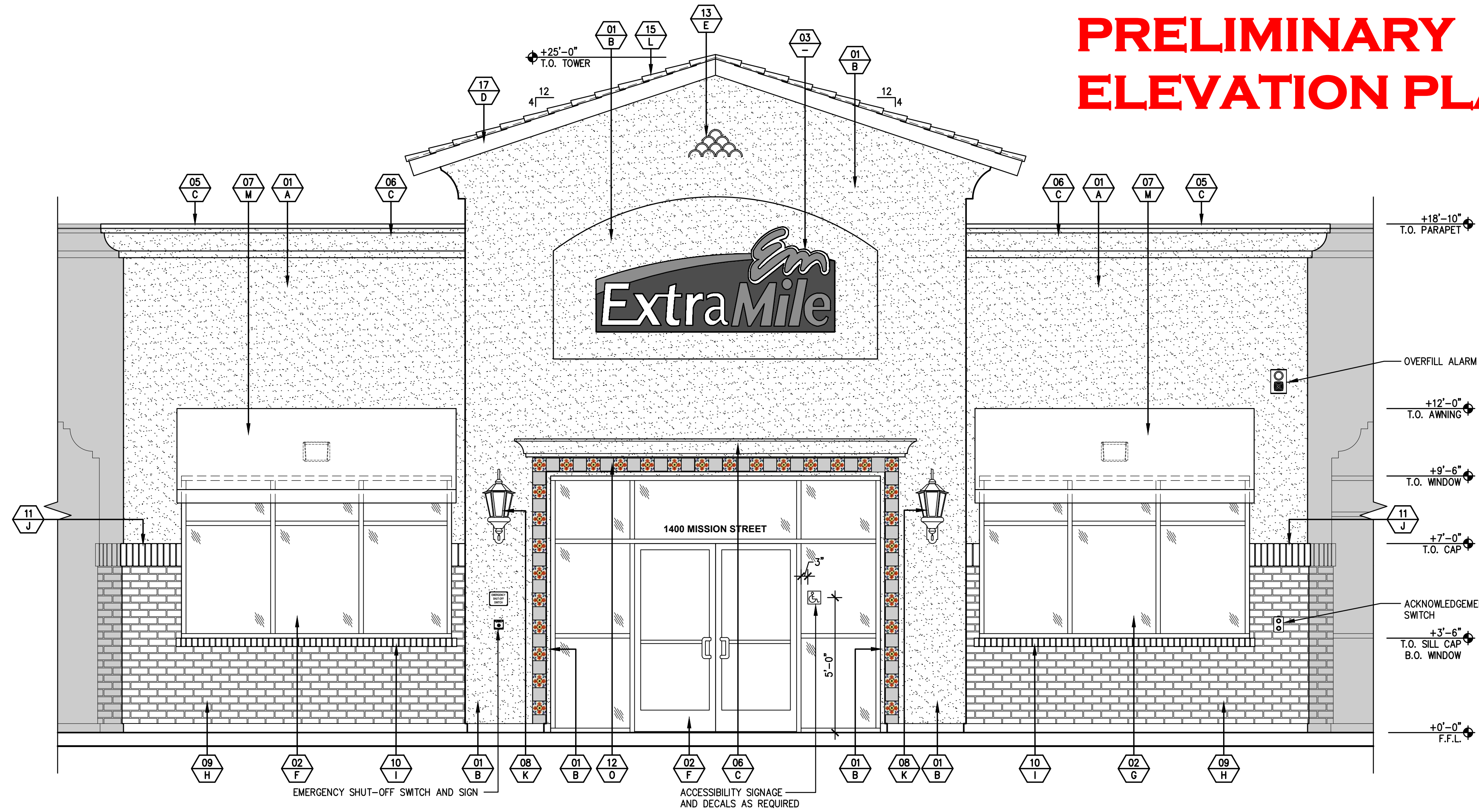
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**CONCEPTUAL LANDSCAPE PLAN**  
 G&M OIL COMPANY FACILITY No.: 151  
 1400 MISSION STREET  
 SOUTH PASADENA, CA 91030

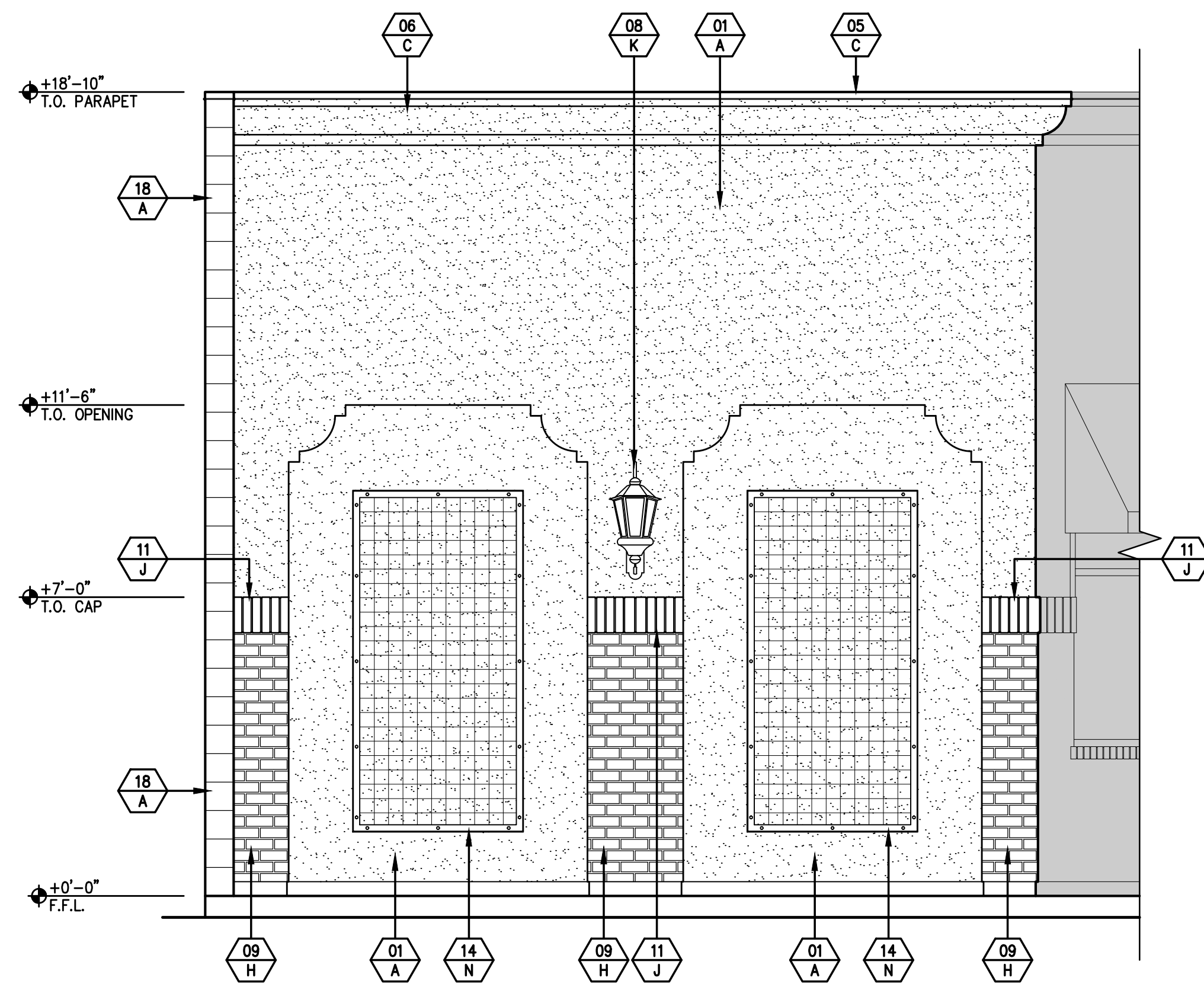
DRAWING NUMBER  
**L1.0**  
 4/29/2022

# PRELIMINARY ELEVATION PLANS



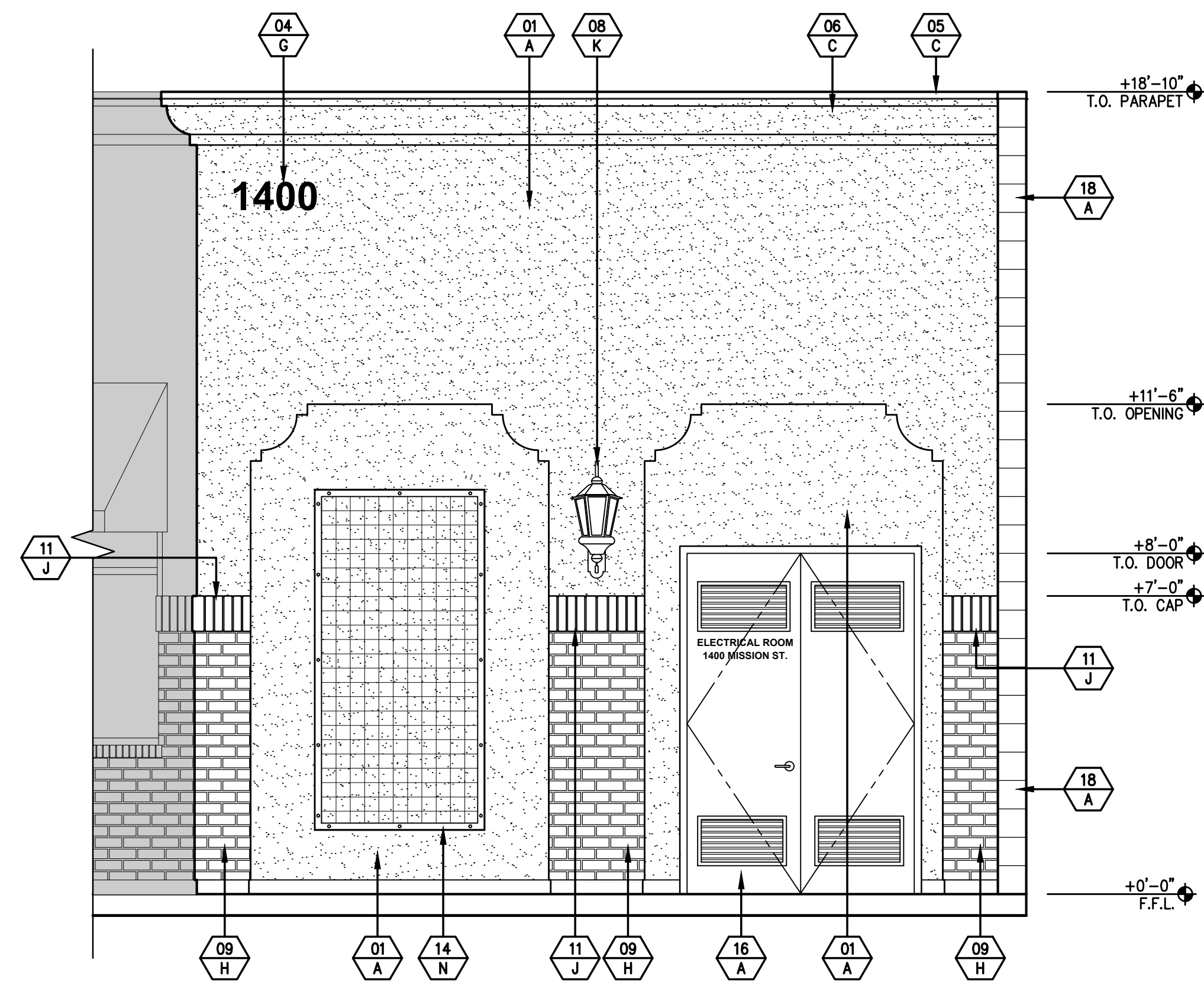
1 SOUTHWEST ELEVATION

3/8" = 1'-0"



2 WEST ELEVATION

3/8" = 1'-0"



3 SOUTH ELEVATION

3/8" = 1'-0"

## EXTERIOR FINISH SCHEDULE

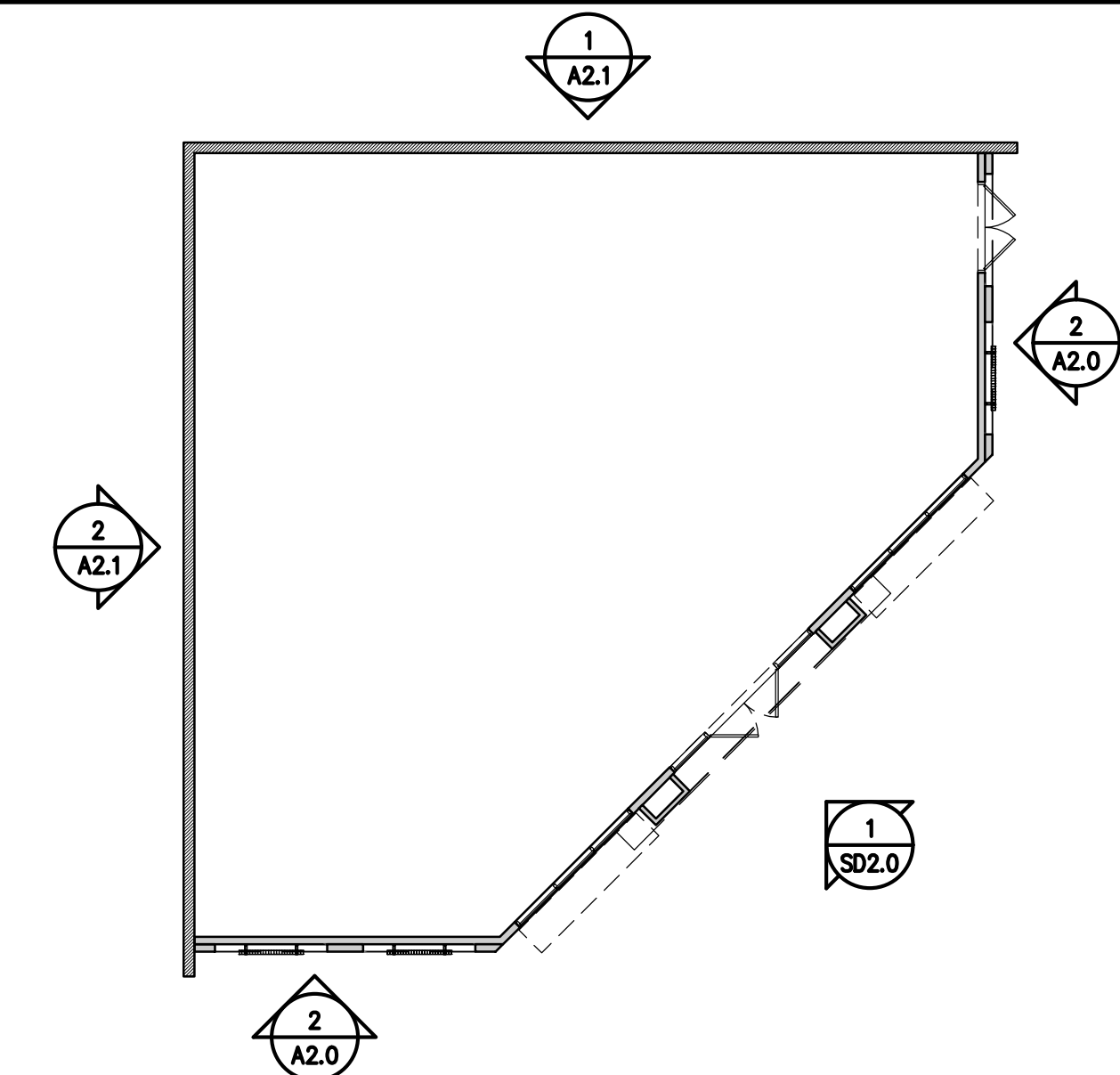
01 MATERIAL/FINISH  
A COLOR

### MATERIAL/FINISH:

- 01 7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: 20/30 FINE SAND FINISH
- 02 ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING
- 03 INTERNALLY ILLUMINATED I.D. SIGN (NOT PART OF THIS PERMIT)
- 04 BUILDING ADDRESS NUMBERS
- 05 METAL FLASHING
- 06 FOAM SHAPE WITH CEMENT PLASTER FINISH
- 07 ALUMINUM FRAMED CANVAS AWNING
- 08 WALL MOUNTED LIGHT FIXTURE
- 09 THIN BRICK VENEER
- 10 BRICK SILL
- 11 BRICK CAP
- 12 ACCENT TILE
- 13 FAUX GABLE VENT TUBE
- 14 WALL MOUNTED TRELIS
- 15 CONCRETE ROOF TILE
- 16 HOLLOW METAL DOOR AND FRAME
- 17 WOOD FASCIA
- 18 8"x8"x16" CMU BLOCK - SMOOTH FACE

### COLOR:

- A DUNN EDWARDS: #DE6156 - "MARBLE DUST"
- B DUNN EDWARDS: #DE6158 - "BUCK SKIN"
- C DUNN EDWARDS: #DE6181 - "BANNER GOLD"
- D DUNN EDWARDS: #DEA162 - "LOG CABIN"
- E COLOR: TERRECOTTA VITRIFIED CLAY  
SIZE: 6" DIA x 6" LONG
- F MANUFACTURER: ARCADIA, INC. - TEL: (323) 269-7300  
MODEL NO.: AFC451  
COLOR: DARK BRONZE ANODIZED FINISH
- G SIZE: 10"  
FONT: HELVETICA  
COLOR: BLACK - 2025
- H MANUFACTURER: CORONADO STONE - TEL: (800) 847-8663  
STYLE: SPECIAL USED BRICK  
COLOR: EAGLE BUFF  
ICC NO.: ESR-2598
- I MANUFACTURER: CORONADO STONE - TEL: (800) 847-8663  
STYLE: 2 1/4"x3 1/2" BRICK SILL  
COLOR: TRIBECCA  
ICC NO.: ESR-2598
- J MANUFACTURER: CORONADO STONE - TEL: (800) 847-8663  
STYLE: 2 1/2"x10" BRICK CAP  
COLOR: TRIBECCA  
ICC NO.: ESR-2598
- K MANUFACTURER: ARTE DE MEXICO - TEL: (818) 753-4559  
MODEL NO.: WM168-3  
COLOR: ANTIQUE UMBER FINISH
- L MANUFACTURER: EAGLE ROOFING - TEL: (800) 300-3245  
STYLE: CAPISTRANO  
COLOR: #3636 - "PIEDMONT BLEND"  
CRRC ID#: 0918-0066  
ICC NO.: ESR-1900
- M MANUFACTURER: SUNBRELLA  
COLOR: #6031-0000 - "BURGUNDY"
- N MANUFACTURER: GREEN SCREEN - TEL: (800) 450-3494  
MODEL NO.: WALL MOUNTED TRELIS PANEL  
SIZE: 4'-0"(w) x 8'-0"(h) x 3"(d)  
COLOR: "GREEN" - GLOSS POWDER COAT FINISH
- O MANUFACTURER: TIERRA Y FUEGO - TEL: (619) 710-8885  
MODEL NO.: TALAVERA  
COLOR: GUADALAJARA - #10131-6  
RUST - #10812-6  
SIZE: 6"x6"



PROPOSED EXTERIOR ELEVATIONS  
G&M OIL COMPANY FACILITY No.: 151  
1400 MISSION STREET  
SOUTH PASADENA, CA 91030

DRAWING NUMBER

A2.0

4/29/2022

DRAWN BY: A.A.  
DATE: 8.14.14  
SCALE: 3/8" = 1'-0"  
PLT: 1:1  
REF: GMIT151A.2  
FILE: 0115-0089

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G&M Oil Company, Inc.  
16888 A Lane  
Huntington Beach  
California, 92647-4831  
(714) 375-4700

PREPARED FOR:  
Travis Companies, Inc.  
4430 E. Marabona Ave. Suite F, Anaheim, CA 92807  
Tel: (714) 693-8388 Fax: (714) 693-8333  
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PREPARED BY:  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
NO. <<<<<<<<



## Cultural Heritage Commission Agenda Report

ITEM NO. 5

**DATE:** May 18, 2023

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

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

**SUBJECT:** **Project No. 2514-COA/TRP – A request for a Certificate of Appropriateness to add a 246-square-foot first floor addition, and a new 577-square-foot second floor addition to an existing one-story, 945-square-foot single-family residence, and a Tree Removal Permit for the removal of two (2) non-native trees for a property located at 1130 Meridian Avenue (APN: 5315-006-044); 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. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2514-COA/TRP subject to the conditions of approval (**Attachment 1**).

### BACKGROUND

The subject site is a rectangular-shaped, 5,292 square-foot lot located on the easterly side of Meridian Avenue. The subject property is within the Residential Single-Family Zoning District, or RS zone, and is surrounded by one- and two-story single-family residential with a mix of architectural styles (Site and Neighborhood images are included in **Attachment 3**).

The subject site is currently developed with an existing 945 square-foot single-family dwelling, and a 161.3 square-foot one-car garage. The subject site is included in the City's Inventory of Historic Resources as a contributor (**2D**) to the South of Mission District, which is a designated historic district listed in the California Register. The

district includes 42 contributing properties with a period of significance from 1885 to 1937. The residential neighborhood is defined by one- and two-story, single-family homes built in a variety of architectural styles with an emphasis on the Craftsman bungalow style. The subject property was built in 1924 and is identified as Spanish Colonial Revival with Mission Influence and has retained the following character-defining features (see **Image 1**):

- Stucco cladding
- Flat roof with red clay tile
- Parapet detail
- Terracotta attic gable vents
- Doorway hood with rafters

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



Since its original built, the residence has undergone some minor modifications. In 2003, permits were issued for voluntary house bolting and seismic upgrades, as well as re-roofing. Building permit records are included as **Attachment 2**. At some unknown period in the time, a 131 square-foot rear addition was built in the back of the home and a 113.5 square-foot covered patio was built attached to the garage, both without any building permits. As part of this application process, the unpermitted work will be required to obtain demo permits.

## PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to add a 245.9 square-foot first-story addition, and a new 576.2 square-foot second-story addition. When complete, the property will included a total of 1,845.8 square feet. The first story addition would allow for a new kitchen and breakfast nook, and a new bedroom and bathroom. The second story addition would allow for two (2) additional bedrooms and one (1) additional bathroom for a total of three (3) bedrooms and two and a half (2<sup>1/2</sup>) bathrooms. The architectural drawings and plans are included as **Attachment 3** and **Attachment 4** includes the proposed materials.

## PROJECT ANALYSIS

### *Project Analysis: General Plan Consistency*

The General Plan land use designation of the project is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6.0 units per acre. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan. 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**

Standard	Requirement	Existing	Proposed
Lot Coverage	50% (2,645 SF max. allowed)	31.4% 1,661 SF	27.7% 1,464 SF

Standard	Requirement	Existing	Proposed
<b>Floor Area Ratio (FAR)</b>	35% (1851.85 SF max. allowed)	20.3% 1,076 SF	34.9% 1,845.8 SF
<b>Building Height</b>	35 ft.	12 ft. 10 in.	24 ft.
<b>On Site Parking for Dwellings with a Detached Garage</b>	2 Covered Parking Spaces (Garage or Carport)	1-car garage	Unchanged
<b>Front Setback</b>	20 ft.	28 ft. 10 in.	1 <sup>st</sup> floor: Unchanged 2 <sup>nd</sup> floor: 42 ft. 6 in.
<b>Side Setback (South)</b>	10% of lot width, with 4 ft. minimum	7 ft. 4 in.	Unchanged
<b>Side Setback (North)</b>	10% of lot width, with 4 ft. minimum	4 ft. 5 in.	Unchanged
<b>Rear Setback</b>	25 ft.	47 ft. 3 in.	41 ft. 7 in.

***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 a designated historic district by the City of South Pasadena. As such, an addition should be visually subordinate, or secondary, to the original structure. The proposed project includes a 245.9 square-foot first-story addition to the rear of the existing residence and a 576.2 square-foot second-story addition. While the applicant is proposing a new second-story, the second-story is setback approximately 13 feet and 7 inches from the front façade, thereby remaining secondary to the original structure.

The architectural style maintains that of the original Spanish Colonial Revival with Mission Influence, with similar materials, including stucco cladding and red clay tiled roof. The project is proposing a new chimney to the north elevation, however, all other features within the front elevation will remain unchanged. Further, by keeping the massing towards the rear of the property, the design minimizes the appearance of the second-story addition from street view.

***Project Analysis: Parking and Vehicular Access***



Pursuant to SPMC Section 36.310.040, the requirement for a single-family residence is two (2) covered spaces within a garage or carport that has a minimum interior dimension of twenty (20) feet in length by ten (10) feet wide for each vehicle. The subject site is currently developed with an existing one-car detached garage along the southerly side of the property. The existing garage measures 10'-1" in width and 16' in length for a total square footage of 161.3. Vehicular access to the garage is provided off Meridian Avenue at the southwesterly corner of the property. The existing driveway extends along the southerly side of the subject site.

As noted, a two-car garage is classified as a garage that has a minimum interior dimension of twenty (20) feet wide by twenty (20) feet in length. The existing garage does not meet these minimum interior dimensions; therefore, the existing garage is nonconforming. Pursuant to SPMC Section 36.310.020, any expansion of a use or structure shall provide parking in compliance with parking requirements per SPMC 36.310.040.

On September 22, 2022, the Governor signed Assembly Bill (AB) 2097, which prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile (2,640 feet) of a major transit stop. The City of South Pasadena adopted Ordinance No. 2372 on January 18, 2023, to amend SPMC Section 36.310.040 in accordance with state law. The subject property at 1130 Meridian Avenue is located approximately 950 feet from the South Pasadena Gold Line Station. As such, the project does not need to meet the requirement for two (2) covered spaces imposed on the subject property by the new addition to the nonconforming structure.

## **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 Spanish Colonial Revival-style home, built in 1924, is listed on the City of South Pasadena's Historic Inventory List as a contributor to the designated South of

Mission Historic 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 proposed project is consistent with the applicable criteria identified under subsection (e)(8) of section 2.65 *Certificate of Appropriateness – Alteration and Demolition* of the South Pasadena Municipal Code. In addition, the project is consistent with the standards in the Secretary of Interior’s Standards of Rehabilitation, as shown in **Table 3**.

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

Standard	Recommendation
<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>

Standard	Recommendation
<p><b>Standard 5:</b> Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p><b>Consistent.</b></p>
<p><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.</p>	<p><b>Not applicable.</b></p>
<p><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.</p>	<p><b>Not applicable.</b></p>
<p><b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>	<p><b>Not applicable.</b></p>
<p><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.</p>	<p><b>Consistent.</b></p>
<p><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.</p>	<p><b>Consistent.</b></p>

*Project Specific Findings for a Certificate of Appropriateness*

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

The project is appropriate to the size, massing and design context of the historic residence and the surrounding district. 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 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 addition is to the rear of the property, with the second-story stepped back approximately 13 feet and 7 inches, in order to maintain the historic significance of the front façade. The new addition is distinguished from the existing structure through two design elements: the attic vents and the parapet. The existing structure features two (2) sets of three (3) terracotta attic gable vents along the front elevation. The project proposes two (2) sets of two (2) attic gable vents on the second story along the front elevation (see **Figures 1 and 2**). The project will

**Figure 1: Existing Attic Vents (Detail)**

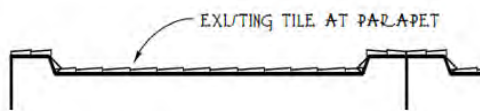


**Figure 2: Proposed Attic Vents (Detail)**



also be distinguished through the parapet. The existing structure features red clay tile along the parapet at both the lower parapet and step detail. The second-story addition will only feature red clay tile at the lower parapet (see **Figures 3**

**Figure 3: Existing Roof (Detail)**



**Figure 4: Proposed Roof (Detail)**



and 4). As such, the proposed addition will have a clear distinction between new and historic elements.

**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 first and second-story addition will provide a new kitchen and breakfast nook, as well as an addition bedroom and bathroom. The proposed addition will not modify the first floor façade along Meridian Avenue, while the second floor proposed an additional setback from the first floor, helping to preserve the original design and maintain the original character and style of the home.

## **TREE REMOVAL PERMIT**

As part of the project, two (2) non-native trees – a Chinese Elm and a Pecan – would be removed at the rear of the house to accommodate the addition. In accordance with SPMC Section 34.10(a)(5), four (4) replacement trees will be provided to the City and the applicant will pay a deposit of \$1,340. SPMC Chapter 34 does not require that findings be made for approval of a Tree Removal Permit.

## **ENVIRONMENTAL ANALYSIS**

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

## **STAFF RECOMMENDATION**

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2514-COA/TRP subject to the conditions of approval (**Attachment 1**).

## **ALTERNATIVES TO CONSIDER**

The Cultural Heritage Commission has the following options available;

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

## **PUBLIC NOTICING**

A Public Hearing Notice was published on May 5, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on May 4, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

## **NEXT STEPS**

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

## **ATTACHMENTS**

1. Conditions of Approval
2. Building Permit Records
3. Project Plans
4. Material Board

**CONDITIONS OF APPROVAL**  
**Certificate of Appropriateness / Tree Removal Permit**  
**Project No. 2514-COA/TRP**  
**1130 Meridian Avenue (APN: 5315-006-044)**

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**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.

**PUBLIC WORKS DEPARTMENT**

- PW1. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. This includes all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW2. The applicant shall obtain City approval for any modifications or revisions to the approval of this project.
- PW3. The applicant shall provide a copy of a current Title Report (effective date shall be within the last 60 days). The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. The applicant shall identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed.
- PW4. All sheets shall be stamped, if necessary, and signed by the appropriate persons in responsible control of plans, specifications, and instruments of service per Business and Professions Code Section 5536.2.
- PW5. If applicable, the applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW6. If applicable, the applicant shall provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.
- PW7. Meridian Avenue shall be videotaped before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the start of construction. These video tapes shall be submitted to the City before the start of the project and immediately upon completion of the project.
- PW8. The applicant shall be responsible for posting project signs at the entrance to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of weather-resistant durable material. The applicant shall provide a 24-hour emergency contact number for a designated person who will be responsible for maintaining the public right-of-way during all stages of construction until the project is complete.
- PW9. The applicant shall provide a Construction Management Plan to the Public Works Department for review and approval prior to issuance of permits. The Construction Management Plan shall include, but not be limited to, types of proposed construction activities, an on-site staging plan, haul route, construction schedule, and shall indicate a contractor parking location. All vehicles including workers' vehicles shall not be parked on the streets or public right-of-way. An offsite parking with a shuttle service should be provided if necessary.
- PW10. The applicant shall provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
- PW11. Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. At least 48 hours advance notice shall be given to all impacted businesses and residents for street and lane closures. All street closures will



require an encroachment permit from the Public Works Department. Street closures are only allowed within the time limits specified in SPMC Chapter 19A. Approved street closures require Portable Changeable Message Signs (PCMS) to be placed in advance of the project site.

- PW12. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
- PW13. The applicant shall post temporary "No Parking " signs along the entire perimeter of the property prior to the start of any construction. The temporary "No Parking" signs shall be covered at the end of each working day and uncovered at the start of the following working day prior to any construction activity.
- PW14. Prior to issuance of a grading permit, the applicant shall provide an erosion control plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, use of appropriate BMPs, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
- PW15. The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW16. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain a dumpster permit from the Public Works Department.
- PW17. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW18. The applicant shall show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on the site, the applicant shall note on the plans "no trees to be removed" and provide methods of protecting existing trees during construction.
- PW19. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public-right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features.
- PW20. If applicable the applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer. In addition, existing sidewalk and driveway approaches that are below current City standards shall be replaced regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW21. If applicable, the applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department

depending on the condition of the existing concrete pavement adjacent to the property.

- PW22. The applicant shall provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
- PW23. The applicant shall show all utility poles adjacent to the properties and note to protect-in-place.
- PW24. The applicant shall show the location of all existing utilities (i.e. sewer lateral and water utility service lines) on adjacent street(s), as well as location and size of all existing or proposed utility service lines serving the property. Show all utility points of connection (POC).

**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. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Project shall comply with the CalGreen Residential mandatory requirements.
- B9. 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 Table R302.1(2) as applicable.
- B10. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. A separate permit is required for Fire Sprinklers.

**FIRE DEPARTMENT:**

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); Current California Fire Code (CFC); Current California Building Code and NFPA standards.
- FD2. Fire Sprinklers are required. Submit plans to City for approval.
- FD3. 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. Provide a set of drawings of the sprinkler system to the Fire Department prior to beginning work.

- FD4. 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.
- FD5. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provide to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD6. Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD7. 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.
- FD8. Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:

An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code.

An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilities sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

- FD9. 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.
- FD10. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD11. Groups R-2, R-2.1, **R-3**, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - 2) In each room used for sleeping purposes.
  - 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent

lower level provided that the lower level is less than one full story below the upper level.

- FD12. 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).
- FD13. 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.
- FD14. A set of plans must remain on the job site at all times. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- FD15. For water meter related questions, please contact Public Works at (626)-403-7240 or the Water Department at (626)-460-6393.
- FD19. 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.

1130 MERIDIAN AVENUE



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

LOCATION 1130 Meridian

LOT 5 BLOCK \_\_\_\_\_ TRACT 579

OWNER Joseph J. Porter

New House

TRENCH \_\_\_\_\_ FRAME \_\_\_\_\_ WIRING \_\_\_\_\_ RGH. PLMB. \_\_\_\_\_ SEWER \_\_\_\_\_ FIN. PLMB. \_\_\_\_\_ FIN. BLDG. \_\_\_\_\_ ELEC. FIX \_\_\_\_\_

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	
<u>1-30-24</u>	<u>4314</u>	<u>BUILDING</u>	<u>J.A. Moore</u>	<u>3,300</u>	<u>00</u>
		<u>ELEC. WIRING</u>			
		<u>ELEC. FIXTURES</u>			
		<u>PLUMBING</u>			
		<u>SEWER</u>			
		<u>HOUSE CONN.</u>			

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

LOCATION 1130 MERIDIAN AVE

LOT . BLOCK TRACT

OWNER E. C. WELCH

DESCRIPTION RE ROOF

\$ 124<sup>00</sup>

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
<u>2-28-AA</u>	<u>12352</u>	BUILDING	<u>J. W. LITTLE</u>	<u>200</u>
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		



**CITY OF SOUTH PASADENA**

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

**CORRECTION NOTICE**

1130 Meridia N Ave. 10/29/03  
ADDRESS DATE

3:58 R. RAMIREZ Page 1 of 1  
TIME INSPECTOR'S NAME

1 STOP work order  
FOUNDATION & Footing Retro-  
Fit Bolting in progress  
NO Permit.

- ①. Submit Detailed PLANS FOR APPROVAL by Bidg & PLANNING.
- ② obtain Required permits
- ③ Pay INVESTIGATION Fees.
- ④. Provide Required INSPECTIONS

RR . 11/4/03





# 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

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

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

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

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### LICENSED CONTRACTOR'S DECLARATION

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

Signature: [Signature] Date: 10-29-03

### 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: [Signature] Date: 10-29-03

### 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: Tim Ryan  
Signature: [Signature] Date: 10-29-03

DESCRIPTION OF WORK <u>Voluntary house bolting</u>		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO.: _____ UNITS: _____		PLANNING FILE NO.
\$ <u>2200</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE		\$ <u>34.50</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
PLAN CHECK NUMBER <u>U10729</u>	INITIALS <u>SR</u>	DATE <u>10-31-03</u>
ADDITIONAL PLAN CHECK NUMBER <u>R.#3012</u>	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ <u>73.68</u>	
ISSUANCE FEE	\$ <u>26.25</u>	
SMIP FEE	\$ <u>(.50)</u>	
PLAN MAINTENANCE FEE	\$ _____	
<u>+ Investigation Fee</u>	\$ <u>215.00</u>	
TOTAL		\$ <u>313.93</u>
PERMIT NUMBER <u>U10730</u>	INITIALS <u>SR</u>	DATE <u>10-31-03</u>
DATE OF FINAL <u>11/4/03</u>	FINISHED BY <u>[Signature]</u>	

SITE ADDRESS <u>1130 Mendota Ave</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>Bill West</u>		
STREET ADDRESS <u>1130 Mendota Ave</u>		
CITY <u>So. Pasadena</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <u>Tim Ryan</u>		
PHONE NUMBER <u>626-824-7216</u>		
CONTRACTOR'S NAME <u>Tim Ryan</u>		
STREET ADDRESS <u>1028 Orange Ave</u>		
CITY <u>Monrovia</u>	STATE <u>CA</u>	ZIP CODE <u>91016</u>
LICENSE CLASS <u>B HIC</u>	LICENSE NUMBER <u>782337</u>	EXPIRATION DATE <u>9-8-31-05</u>
PHONE NUMBER <u>626-358-2156</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>State Fund</u>		
WORKER'S COMP. INSURANCE POLICY NUMBER <u>688243-2003</u>	EXPIRATION DATE <u>4-8-04</u>	

NO.	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms	11/4/02	<i>[Signature]</i>
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

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**THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.**

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

OWNER       AGENT

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?       YES       NO

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

YES       NO

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

YES       NO

**PEDESTRIAN PROTECTION:**

DATE APPROVED: \_\_\_\_\_

DATE PERMITTED TO BE REMOVED: \_\_\_\_\_

**INSPECTION NOTES**

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**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: \_\_\_\_\_



# 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 1130 MENDOTA RD.		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME JODI CANN		
STREET ADDRESS 1115 BRENT AVE		
CITY SANTA PAZ	STATE CA	ZIP CODE 91030
PHONE NUMBER 626-799-3844		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME Owner Builder		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP INSURANCE POLICY NUMBER		EXPIRATION 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:

Signature: Jodi Cann Date: 11/19/03

### 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 compliance to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for 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: Jodi Cann Date: 11/19/03

### 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: JODI CANN

Signature: Jodi Cann Date: 11/19/03

DESCRIPTION OF WORK Drywall Repair Painting		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO.:		PLANNING FILE NO.
UNITS:		
\$ <u>1600.00</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE		\$ _____
ADDITIONAL PLAN CHECK FEE		\$ _____
PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PLAN FEE	\$ <u>27.66</u>	
ISSUANCE FEE	\$ <u>25.25</u>	
SMIP FEE	\$ _____	
PLAN MAINTENANCE FEE	\$ _____	
		\$ _____
		\$ _____
		\$ _____
TOTAL		\$ <u>54.91</u>
PERMIT NUMBER <u>REC 5175</u> <u>010841</u>	INITIALS <u>JPC</u>	DATE <u>11/19/03</u>
DATE OF FINAL		FINAL BY

EXPIRED  
11-16-05

EXPIRED

NO.	INSPECTION	DATE	INSPECTOR
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**REQUIRED BUILDING INSPECTIONS AND APPROVALS**

B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms		
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

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**THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.**

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?  YES  NO

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

OWNER  AGENT

YES  NO

NAME: \_\_\_\_\_

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

SIGNATURE: \_\_\_\_\_

YES  NO

**PEDESTRIAN PROTECTION:**

DATE APPROVED: \_\_\_\_\_

DATE PERMITTED TO BE REMOVED: \_\_\_\_\_

**INSPECTION NOTES**

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**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: \_\_\_\_\_



**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 <b>1130 MERIDIAN DR.</b>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <b>Jodi CAHN</b>		
STREET ADDRESS <b>1115 BRENT AVE</b>		
CITY <b>SOUTH PAS</b>	STATE <b>CA</b>	ZIP CODE <b>91030</b>
PHONE NUMBER <b>626-799-3844</b>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME		
STREET ADDRESS <b>"Owner Builder"</b>		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

## 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: Jodi Cahn Date: 11/19/03

### 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: Jodi Cahn Date: 11/19/03

### 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: Jodi CAHN

Signature: Jodi Cahn Date: 11/19/03

QTY.	ITEM	FEE
<u>3</u>	Plumbing fixtures: water closets ___ tubs ___ lavatories <input checked="" type="checkbox"/> sinks ___ floor drains ___ floor sinks ___ showers ___ trap primers <input checked="" type="checkbox"/> clothes washers <input checked="" type="checkbox"/> dishwashers <u>12.25</u>	\$ <u>30.75</u>
	Repair or alteration of drainage and/or vent piping per fixture	\$
	Interceptor(s), clarifier(s) and grease trap(s)	\$
	Water pressure regulator(s)	\$
<u>1</u>	Water heater(s) including vent	\$ <u>13.10</u>
	Water treatment equipment	\$
	Gas piping system(s) with 5 or less outlets	\$
	Additional gas outlet(s) per system	\$
	Drains in a rain water system	\$
	Lava sprinkler system(s)	\$
	Hose bibs (first 5)	\$
	Backflow / sewer backwater valve(s)	\$
	Water service: <input checked="" type="checkbox"/> 1 1/2 inch and smaller ___ 2 inch to 3 inch ___ Over 3 inches	\$ <u>11.75</u>
	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 swimming pool	\$
	Public or private swimming pool	\$
	Subtotal	\$ <u>55.60</u>
	Plan Checking Fee	\$
	Additional Plan Checking Fee	\$
	Plan Maintenance Fee	\$
	Permit Issuance Fee	\$ <u>25.25</u>
	Total Permit Fee	\$ <u>80.85</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER		DATE
PERMIT NUMBER <b>010842</b>	INITIALS <b>JC</b>	DATE <b>11-19-03</b>
DATE OF FINAL	FINAL BY	

**EXPIRED**  
 2.16.05  
 R.R.

NO.	INSPECTION	DATE	INSPECTOR
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**REQUIRED PLUMBING INSPECTIONS AND APPROVALS**

P1	Underground/Floor Plumbing		
P2	Water Service <input type="checkbox"/> Plastic <input type="checkbox"/> Metal		
P3	Rough Plumbing/Topout		
P4	Rough Gas System		
P5	Sewer		
P6	Private Sewage Disposal System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test		
P10	Gas Final		
P11	Final Plumbing Inspection		
	Utility Released		

INCLUDE NORTH ARROW, DISTANCE TO TWO PROPERTY LINES, AND DEPTH OF CONNECTION

SEWER MAP

**INSPECTION NOTES**

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**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: \_\_\_\_\_









# REROOF COVERING REQUIREMENTS

## 1. A PREROOF COVERING INSPECTION IS REQUIRED.

If the new roof covering is being applied over an existing roof covering, the City Building inspector must make an inspection to determine the number of existing roof Coverings and the serviceability of the existing, exposed roof covering before the new Roof covering is applied.

If the contractor is removing one or more of the existing roof coverings, but not all of The existing roof coverings, the City building Inspector must make an inspection to Determine the number of remaining roof coverings and the serviceability of the Remaining, exposed roof covering before the new roof covering is applied.

If the contractor is removing all the existing roof coverings, the City building inspector Must make an inspection of the exposed wood base (spaced sheathing, solid board Sheathing, plywood sheathing, etc) to determine the serviceability of the existing, Exposed wood base before the new roof covering is applied.

If the contractor is removing all the existing roof coverings and applying new plywood Sheathing, the City building inspector must make an inspection of the plywood nailing Befor the new roof is applied.

## 2. ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE CONTRACTOR.

It shall be the duty of the permit applicant to cause the work to remain accessible and Exposed for inspection purposes. Neither the building official nor the jurisdiction shall Be liable for the expense entailed in the removal or replacement of any material required To allow inspection.

## 3. A FINAL INSPECTION IS REQUIRED.

The reroof permit will not be approved and finaled unless a final inspection has been made, And all noted deficiencies corrected.

### CHECK ONE OF THE FOLLOWING

- I am the owner doing the roof covering work.
- I am the contractor doing the roof covering work.
- I am a responsible employee of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the city's roof Covering requirements.
- I am a responsible agent acting on behalf of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the City's roof covering requirements.

I certify that I have read and understand the requirements listed above, and agree to comply fully with these Requirements. I also agree to comply fully with all Federal and State laws, City ordinances, and the currently Adopted Los Angeles County Building Code.

C. Post

Name

[Signature]

Signature

10-23-03

Date



*Corporate Office*

5318 Venice Boulevard • Los Angeles, CA 90019

State License #440172

Fax 323-930-2186

Toll Free 800-548-2586

Bonded & Insured

323-930-2161

310-558-3319

818-781-8155

June 24, 2003

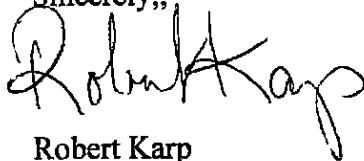
To Whom It May Concern:

Please accept this letter as authorization regarding persons who can represent ROOFTOPPERS, INC. as its agent in acquiring permits, etc. as follows:

PAUL KLEIN  
DONALD G. P. OELRICH  
DAVID SCATTERDAY

G. W. POST   
PHILIPPE J. OUELLET

Sincerely,,



Robert Karp  
Contractor



# 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

SITE ADDRESS <b>1130 MERIDIAN AVE.</b>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <b>BILL WEST</b>		
STREET ADDRESS <b>8929 SEPULVEDA BLVD. #130</b>		
CITY <b>LOS ANGELES</b>	STATE <b>CA</b>	ZIP CODE <b>90045</b>
PHONE NUMBER <b>310/417-8048</b>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME <b>ROOFTOPPERS, INC</b>		
STREET ADDRESS <b>5318 VENICE BLVD.</b>		
CITY <b>LOS ANGELES</b>	STATE <b>CA</b>	ZIP CODE <b>90010</b>
LICENSE CLASS <b>C39</b>	LICENSE NUMBER <b>440172</b>	EXPIRATION DATE <b>5-31-05</b>
PHONE NUMBER <b>323/930-2161</b>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <b>STATE COMP INS FND</b>		
WORKER'S COMP. INSURANCE POLICY NUMBER <b>285-286-03</b>	EXPIRATION DATE <b>12/31/04</b>	

## 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: [Signature] Date: 10-30-03

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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: [Signature] Date: 10-30-03

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Signature: [Signature] Date: 10-30/03

### 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: [Signature]

Signature: [Signature] Date: 10-30-03

*"Garage"*

DESCRIPTION OF WORK		
<input type="checkbox"/> Reroof Over Existing	<input checked="" type="checkbox"/> Tear-Off and Reroof	
<input type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing	
<input type="checkbox"/> Other _____		
<b>Reroof with class "A" fiberglass 4 ply, built-up, cap sheet system 2 sqs 28/11/11/cap</b>		
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> NONRESIDENTIAL
AREA	SQUARES / SQ. FT	CODE IN EFFECT
<b>20</b>		<b>LA CO-02</b>
\$ <b>700.00</b>	\$ _____	
INITIAL VALUATION	REVISED VALUATION	
<b>PRE-ROOF INSPECTION IS REQUIRED</b>		
<b>DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED</b>		
<b>ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EX- PENSE OF THE APPLICANT</b>		
BUILDING PERMIT FEE	\$	<u>31.49</u>
ISSUANCE FEE	\$	<u>25.25</u>
_____	\$	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
TOTAL		\$ <u>56.74</u>
PERMIT NUMBER <b>U10727</b>	INITIALS <b>SR</b>	DATE <b>10-30-03</b>
DATE OF FINAL <b>10/31/03</b>	FINISH <u>[Signature]</u>	

SR

SR



# REROOF COVERING REQUIREMENTS

## 1. A PREROOF COVERING INSPECTION IS REQUIRED.

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- I am a responsible agent acting on behalf of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the City's roof covering requirements.

I certify that I have read and understand the requirements listed above, and agree to comply fully with these requirements. I also agree to comply fully with all Federal and State laws, City ordinances, and the currently adopted Los Angeles County Building Code.

Cow Post

Name

[Signature]

Signature

10-30-03

Date









# \* KALAVSKY RESIDENCE \*

## SOUTH PASADENA, CALIFORNIA

**M**  
**SUSAN MASTERMAN**  
 ARCHITECTS  
 INTERIORS - GARDENS  
 1030 Mission Street  
 South Pasadena, CA 91030  
 626.441.4805  
 susanmasterman.com

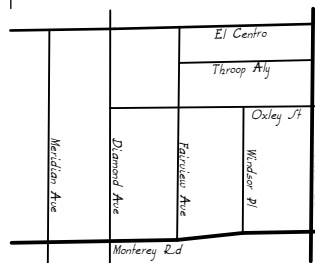
### SYMBOL LEGEND

- PROPERTY LINE
- - - - - REQUIRED SETBACK LINE
- WALLS DASHED BELOW
- NEW ROOF
- NEW ADDITION
- AREA OF INTERIOR REMODEL
- EX'G WALLS TO BE DEMO
- EX'G WALLS TO REMAIN
- NEW WALLS
- DR./WINDWS LEE SCHEDULED
- DETAIL REFERENCE
- INTERIOR ELEVATION REFERENCE
- EXTERIOR ELEVATION REFERENCE
- FINISH FLOOR
- ROOF PITCH
- CENTER LINE
- PROPERTY CORNERS
- FLOW DIRECTION
- DRAINAGE FLOW LINE
- WATER CLOSET
- DOOR
- WINDOW
- TREE

### BUILDING CODES

2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA RESIDENTIAL CODE  
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 AND CITY OF PASADENA MUNICIPAL CODE

### VICINITY MAP



### GENERAL NOTES

### PROJECT DIRECTORY

OWNER: ERYN & MATT KALAVSKY  
 1130 MERIDIAN AVENUE  
 SOUTH PASADENA, CA 91030  
 ARCHITECT: JUAN MASTERMAN ARCHITECTS  
 1030 MISSION STREET  
 SOUTH PASADENA, CA 91030  
 (714) 626-4148  
 JUAN@JUANMASTERMAN.COM  
 JUAN MASTERMAN  
 LIC # C26870 EXP 4/30/23

### AREA CALCULATIONS

**EXISTING FLOOR AREA**

MAX ALLOWABLE FAR (39%)	1851.85 SF
EXISTING 1ST FLOOR AREA (945 SF PER A/S/E/S/O/R.)	1076 SF (131 SF UNPERMITTED)

**PROPOSED FLOOR AREA**

DEMO EXISTING (DEMO UNPERMITTED AREA)	-52.3 SF (131 SF)
NEW FIRST FLOOR ADDITION	245.9 SF
NEW SECOND FLOOR ADDITION	576.2 SF
<b>TOTAL NEW FLOOR AREA</b>	<b>1849.8 SF</b>

**EXISTING LOT COVERAGE**

MAX LOT COVERAGE	5292 SF
50% LOT (SMALL LOT)	2645 SF
EXISTING HOUSE	1076 SF
EXISTING DECK	193.6 SF
EXISTING FRONT PORCH	32.7 SF
EXISTING GARAGE	161.3 SF
EXISTING COVERED DECK	113.5 SF
EXISTING PREFAB STORAGE	83.4 SF
<b>TOTAL EXISTING LOT COVERAGE</b>	<b>1660.5 SF</b>

**PROPOSED LOT COVERAGE**

DEMO (HOUSE)	-52.3 SF
DEMO DECK	-193.6 SF
DEMO COVERED PATIO	-113.5 SF
DEMO PREFAB STORAGE	-83.4 SF
NEW FIRST FLOOR	245.9 SF
<b>TOTAL NEW LOT COVERAGE</b>	<b>1463.6 SF</b>

### PROJECT DESCRIPTION

NEW 245.9 SF 1ST & 576.2 SF 2ND STORY ADDITIONS  
 NEW PARTIAL INTERIOR REMODEL  
 AT  
 EXISTING SINGLE FAMILY RESIDENCE

### PROJECT INFORMATION

YEAR BUILT 1924  
 ASSESSOR PARCEL 5315-006-044  
 ZONING R-1  
 LOT AREA (PER. ASSESSOR) 5291 SF  
 BUILDING SF (PER. ASSESSOR) 945 SF

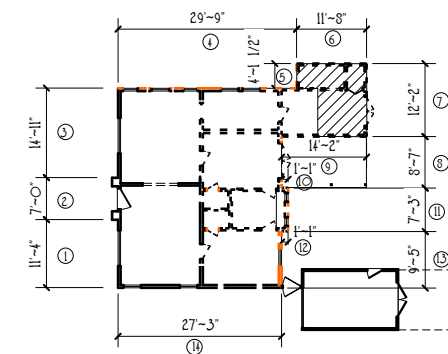
### SHEET INDEX

- ARCHITECTURAL**
- A 1.0 COVER PAGE, PROJECT INFO, GENERAL NOTES
  - A 1.1 EXISTING & PROPOSED SITE PLAN
  - A 1.2 SITE PLAN - NEIGHBOR
  - A 1.2B PHOTO SURVEY
  - A 1.3 DOOR SCHEDULE
  - A 1.4 WINDOW SCHEDULE
  - A 1.5 LANDSCAPE PLAN
  - A 2.0 EXISTING FLOOR PLAN
  - A 2.1 EXISTING ROOF PLAN
  - A 2.2 EXISTING AREA CALCULATIONS
  - A 3.0 PROPOSED FIRST FLOOR PLAN
  - A 3.1 PROPOSED SECOND FLOOR PLAN
  - A 3.2 PROPOSED ROOF PLAN
  - A 4.0 EXISTING & PROPOSED FRONT WEST ELEVATION
  - A 4.1 EXISTING & PROPOSED SOUTH ELEVATION
  - A 4.2 EXISTING & PROPOSED REAR EAST ELEVATION
  - A 4.3 EXISTING & PROPOSED NORTH ELEVATION
  - A 6.0 DETAIL

### EXISTING FLOOR PLAN - EXTERIOR PERIMETER WALLS CALCULATIONS

EXTERIOR WALLS TO REMAIN CALCULATIONS		EXTERIOR WALLS TO BE DEMO CALCULATIONS	
#	LENGTH OF WALL	#	LENGTH OF WALL
1	11'-4"	5	4'-1 1/2"
2	7'-0"	6	11'-8"
3	14'-11"	7	12'-2"
4	29'-9"	8	8'-7"
5	9'-5"	9	14'-2"
6	27'-3"	10	1'-1"
		11	7'-3"
		12	1'-1"
<b>A</b>	<b>99'-8" TOTAL LF EXISTING WALLS TO REMAIN</b>	<b>B</b>	<b>60'-1 1/2" TOTAL LF DEMO EXTERIOR WALLS</b>

EXTERIOR WALLS	TOTAL LENGTH OF WALLS	PERCENTAGE (%)
EXTERIOR WALLS TO REMAIN	99'-8" LF	62.3 %
EXTERIOR WALLS TO BE DEMO	60'-1 1/2" LF	37.6 %



**LEGEND**  
 UNPERMITTED AREA

EXISTING / DEMOLITION PLAN  
 SCALE: 1/16" = 1'-0"

(Copyright)  
 All drawings, specifications, plans, elevations, arrangements and designs represented or referred to are the property of and owned by Susan Masterman Architects whether the project for which they are made is executed or not. They were created, modified, developed and prepared for the sole use of and in connection with the project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction from Susan Masterman Architects.  
 All copies of the drawings are to be returned to the architect.

**KALAVSKY RESIDENCE**  
 1130 Meridian Avenue  
 South Pasadena, CA 91030

[Revisions]

[Stamp]

March 1, 2023 [Date]

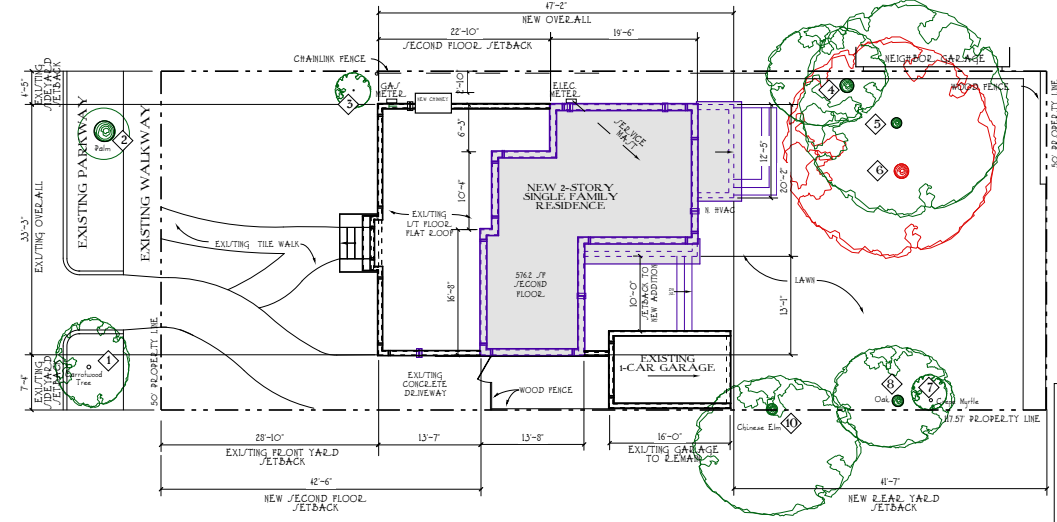
A/S NOTED [Scale]

E/B [Drawn]

22201 [Job]

[Sheet]

PROJECT INFORMATION  
 GENERAL NOTES  
**A1.0**



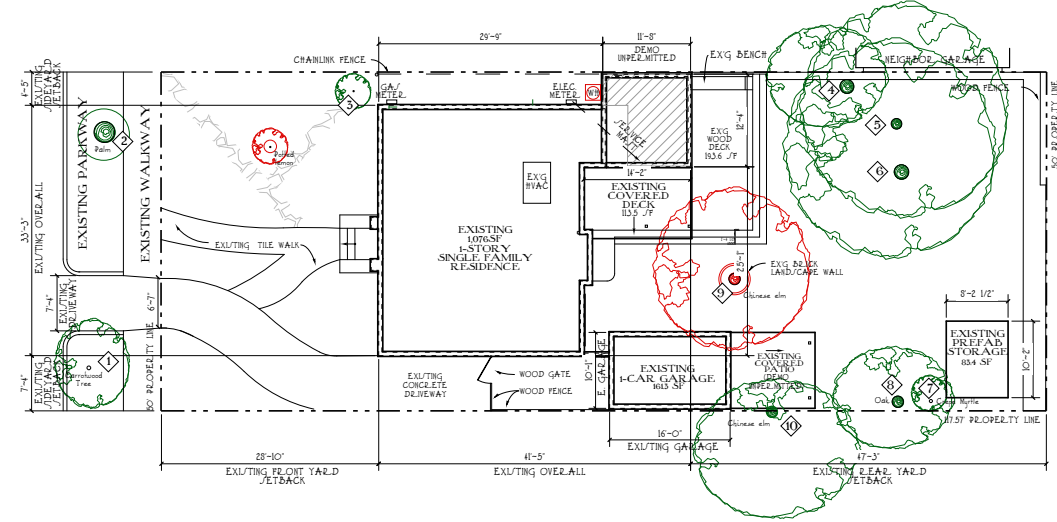
**PROPOSED SITE PLAN**  
 SCALE 1/8"=1'-0"

**LEGEND**

- REMODEL AREA
- ADDITION
- NEW ROOF
- DRAINAGE FLOW LINE
- TREE TREE SCHEDULE A10

**TREE INVENTORY**

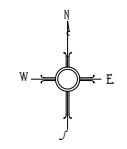
NUMBER	BOTANIC NAME	COMMON NAME	CALIPER DIAMETER (IN)	PROPOSED STATUS	STREET OR PUBLIC TREE
1	CIPARICUS/LI AMAZON BROSIDE/L	CARLEOTWOOD TREE	6"	TO REMAIN	CITY PARKWAY TREE
2	WA/INGTONIA FILIFERA	CALIFORNIA FAN PALM	2'-9"	TO REMAIN	CITY PARKWAY TREE
3	CITRUS/LI LINON	LEMON	2"		
4	CARLYA ILLINOEA/LI	PECAN	1'-10"	TO REMAIN	
5	CARLYA ILLINOEA/LI	PECAN	1'-5"	TO REMAIN	
6	CARLYA ILLINOEA/LI	PECAN	1'-11"	DEMO	
7	LARGE/TRA/CEMIA INDICA	CREEPY MYRTLE	5"	TO REMAIN	
8	OAK	OAK	1'-6"	TO REMAIN	
9	ULMU/ PAR/VIPOLIA	CHINESE ELM	1'-6"	DEMO	
10	ULMU/ PAR/VIPOLIA	CHINESE ELM	1'-6"	TO REMAIN	



**EXISTING SITE PLAN**  
 SCALE 1/8"=1'-0"

**LEGEND**

- DELETED AREA



March 1, 2022  
 A/ NOTED  
 E.B.  
 22201  
 SITE PLAN  
**A11**

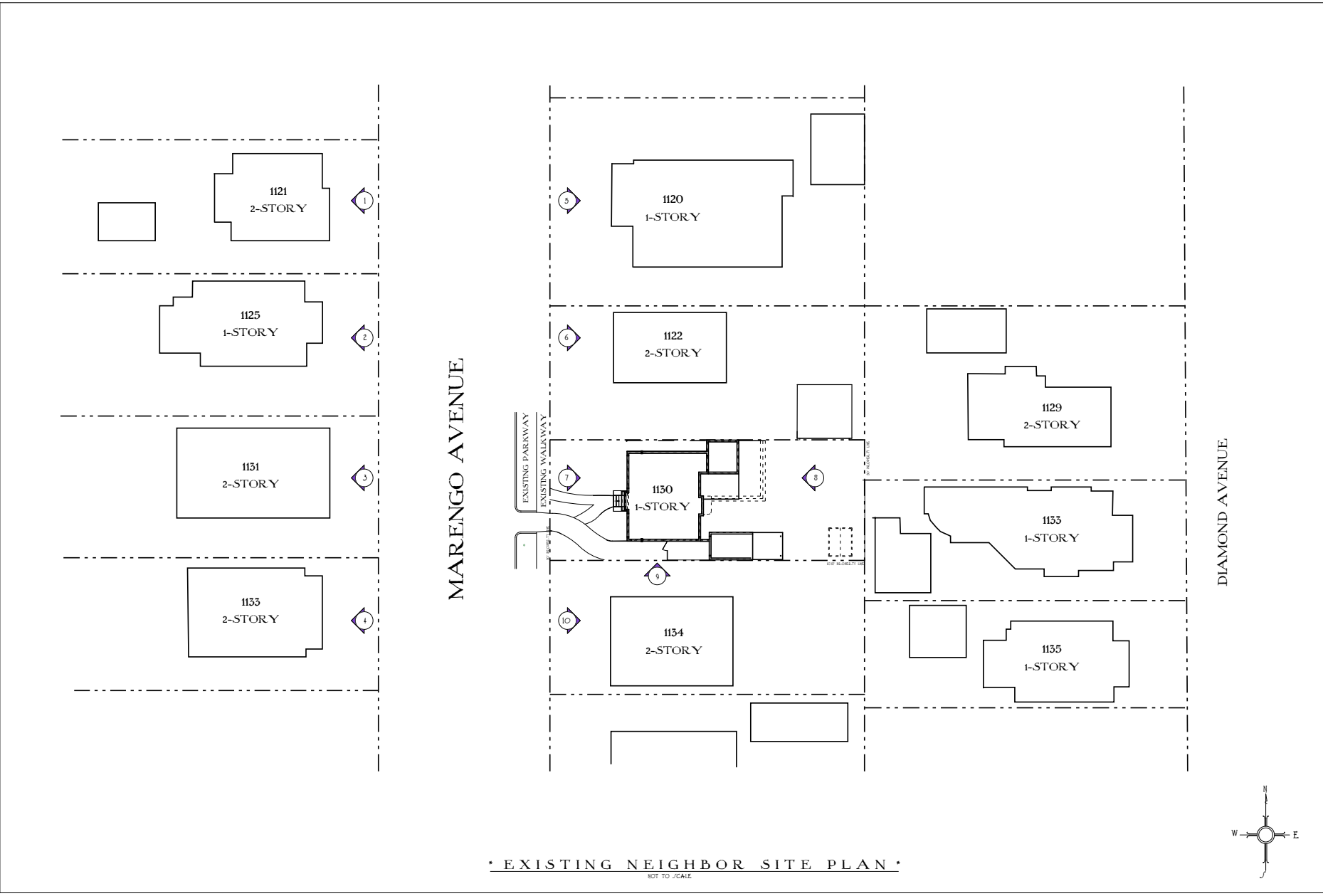
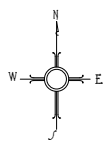
10/20/2023  
 This drawing is a conceptual site plan and is not intended to be used for construction. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction or other activities that may be undertaken in reliance on this drawing. The architect is not responsible for any construction or other activities that may be undertaken in reliance on this drawing. The architect is not responsible for any construction or other activities that may be undertaken in reliance on this drawing.

**KALAVSKY RESIDENCE**  
 1130 Meridian Avenue  
 South Pasadena, CA 91030

\_\_\_\_\_  
 (Signature)  
 \_\_\_\_\_  
 (Stamp)

March 1, 2023	Drawn
A./ NOTED	Checked
E.B.	Reviewed
22201	Scale
SITE PLAN & NEIGHBOR	Sheet

**A12**





1



2



3



4



5



6



7



8



9



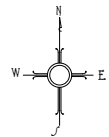
10

LEGEND

6 ELEVATION CALLOUT  
REFERENCE NUMBER  
SEE SHEET A12

• NEIGHBOR PHOTO SURVEY •

SCALE: NOT TO SCALE



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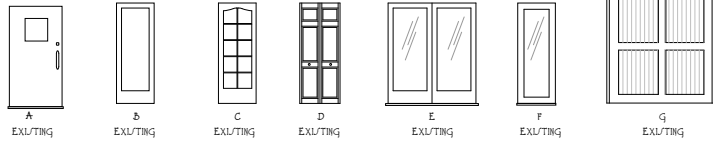
(Revised)  
(Change)  
(Change)

March 1, 2023 (Date)  
A./ NOTED (Checked)  
E.B. (Checked)  
22201 (Sheet)  
NEIGHBOR  
PHOTO  
SURVEY (Title)  
A12.B (Sheet)

EXISTING DOOR SCHEDULE

MARK	TYPE	CON	SIZE	THK	LOCATION	REMARKS
10 11 ED	A	WD	3'-6" X 6'-8"	2"	EXISTING LIVING ROOM	FRONT DOOR/ REPLACE
10 11 ED	B	WD	2'-6" X 6'-8"	1 3/4"	EXISTING BEDROOM #2	
10 11 ED	C	WD/GLA./J	2'-6" X 6'-8"	1 3/4"	EXISTING KITCHEN	
10 11 ED	D	BIFOLD	2'-8" X 6'-8"	1 3/4"	EXISTING OFFICE	
10 11 ED	E	WD/GLA./J	4'-10" X 6'-5" WD FRENCH DOOR. 1 LITE/	1 3/4"	EXISTING OFFICE	DEMO
10 11 ED	E	WD/GLA./J	5'-10" X 6'-6" WD FRENCH DOOR. 1 LITE/	1 3/4"	EXISTING BEDROOM #2	
10 11 ED	B	WD	2'-6" X 6'-8"	1 3/4"	EXISTING BATHROOM	MIR. R.O.R.
10 11 ED	B	WD	2'-0" X 6'-4"	1 3/4"	EXISTING CLOSET	
10 11 ED	B	WD	2'-6" X 6'-8"	1 3/4"	EXISTING BATHROOM	
10 11 ED	B	WD	2'-0" X 6'-4"	1 3/4"	EXISTING CLOSET	
10 11 ED	B	WD	2'-6" X 6'-8"	1 3/4"	EXISTING BEDROOM #1	
10 11 ED	F	WD/GLA./J	2'-10" X 6'-8" WD FRENCH DOOR. 1 LITE/	1 3/4"	EXISTING GARAGE	
10 11 ED	E	WD/GLA./J	3'-8" X 6'-8" WD FRENCH DOOR. 1 LITE/	1 3/4"	EXISTING GARAGE	
10 11 ED	G	WD	6'-10" X 7'-6"	1 3/4"	EXISTING GARAGE	

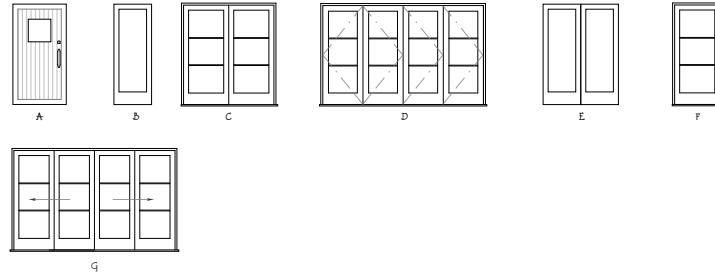
DOOR LEGEND



NEW DOOR SCHEDULE

MARK	TYPE	CON	SIZE	THK	LOCATION	REMARKS
10 11 ED	A	WD/GLA./J	3'-6" X 6'-8"	2"	EXISTING LIVING ROOM	FRONT DOOR.
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/4"	BA./EMENT	
10 11 ED	B	WD	2'-6" X 6'-8"	1 3/8"	NEW POWDER ROOM	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW BEDROOM #1	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW CLOSET	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW BATHROOM #1	
10 11 ED	C	WD	5'-0" X 6'-8"	1 3/4"	NEW BEDROOM #1	EXTERIOR DOOR.
10 11 ED	D	WD/GLA./J	10'-8" X 6'-8" FOLD AND SLIDE	1 3/4"	NEW BREAKFAST /KING	EXTERIOR DOOR.
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW LINEN	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW CLOSET #3	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW BEDROOM #3	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW BATHROOM #2	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW BEDROOM #2	
10 11 ED	B	WD	2'-6" X 6'-8"	1 3/8"	NEW STORAGE	
10 11 ED	B	WD	2'-8" X 6'-8"	1 3/8"	NEW CLOSET #2	

DOOR LEGEND



DOORS NOTES

- TEMP. GLA./J AT ALL OPERABLE DOOR./
- CUSTOM-MADE PAINTED WOOD DOOR./ WITH PROFILE TO MATCH EX/TING DOOR./
- U-FACTOR: & /B5G P&L TITLE 24

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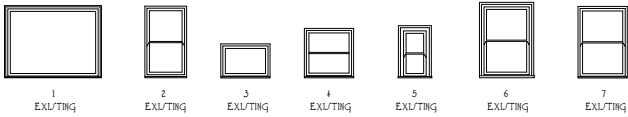
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 DOOR  
 SCHEDULE./  
**A13**

**EXISTING WINDOW SCHEDULE**

MARK	TYPE	OPER.	SIZE	MATERIAL	LOCATION	GLAZ.	REMARKS
A EW	1	FIXED	6'-0" X 4'-5 1/2"	WD	EXL'TING DINING R.ROOM	ANGLE GLAZED	
B EW	2	DH	2'-6" X 4'-5"	WD	EXL'TING DINING R.ROOM	ANGLE GLAZED	
C EW	3	FIXED	3'-0" X 2'-0"	WD	EXL'TING DINING R.ROOM	ANGLE GLAZED	DEMO
D EW	2	DH	2'-6" X 4'-5"	WD	EXL'TING DINING R.ROOM	ANGLE GLAZED	
E EW	4	DH	3'-0" X 3'-0"	WD	EXL'TING KITCHEN	ANGLE GLAZED	DEMO
F EW	4	DH	3'-0" X 3'-0"	WD	EXL'TING KITCHEN	ANGLE GLAZED	DEMO
G EW	1	FIXED	5'-6" X 3'-6"	WD	EXL'TING OFFICE	ANGLE GLAZED	DEMO
H EW	1	FIXED	4'-5" X 3'-6"	WD	EXL'TING OFFICE	ANGLE GLAZED	DEMO
I EW	5	DH	1'-6" X 3'-0"	WD	EXL'TING BATHROOM	ANGLE GLAZED	DEMO
J EW	5	DH	1'-6" X 3'-0"	WD	EXL'TING BATHROOM	ANGLE GLAZED	DEMO
K EW	6	DH	3'-0" X 4'-0"	WD	EXL'TING BEDR.ROOM #1	ANGLE GLAZED	DEMO
L EW	6	DH	3'-0" X 4'-0"	WD	EXL'TING BEDR.ROOM #1	ANGLE GLAZED	DEMO
M EW	7	DH	3'-0" X 4'-6"	WD	EXL'TING LIVING R.ROOM	ANGLE GLAZED	
N EW	7	DH	3'-0" X 4'-6"	WD	EXL'TING LIVING R.ROOM	ANGLE GLAZED	
O EW	1	FIXED	6'-0" X 4'-5 1/2"	WD	EXL'TING LIVING R.ROOM	ANGLE GLAZED	

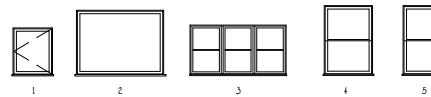
**WINDOW LEGEND**



**NEW WINDOW SCHEDULE**

MARK	TYPE	OPER.	SIZE	MATERIAL	LOCATION	GLAZ.	REMARKS
A NW	1	CAJ	2'-6" X 3'-0"	WD	NEW BATHROOM #1	TEMP DUAL /DL	
B NW	1	CAJ	2'-6" X 3'-0"	WD	NEW BEDR.ROOM #1	TEMP DUAL /DL	
C NW	8	DH	2'-6" X 4'-5"	WD	NEW BEDR.ROOM #1	TEMP DUAL /DL	
D NW	5	DH	2'-6" X 4'-5"	WD	NEW BEDR.ROOM #1	TEMP DUAL /DL	
E NW	1	CAJ	2'-6" X 3'-0"	WD	NEW BEDR.ROOM #1	TEMP DUAL /DL	
F NW	2	PICT	5'-8" X 4'-2"	WD	NEW BREAKFAST /NOUG	TEMP DUAL /DL	
G NW	3	DH	3'-0" X 3'-0"	WD	NEW KITCHEN	TEMP DUAL /DL	
H NW	1	CAJ	2'-6" X 3'-0"	WD	NEW KITCHEN	TEMP DUAL /DL	
I NW	1	CAJ	2'-6" X 3'-0"	WD	NEW KITCHEN	TEMP DUAL /DL	
J NW	4	DH	3'-0" X 4'-5"	WD	NEW BEDR.ROOM #2	TEMP DUAL /DL	
K NW	4	DH	3'-0" X 4'-5"	WD	NEW BEDR.ROOM #2	TEMP DUAL /DL	
L NW	4	DH	3'-0" X 4'-5"	WD	NEW STAIR	TEMP DUAL /DL	
M NW	4	DH	3'-0" X 4'-5"	WD	NEW STAIR	TEMP DUAL /DL	
N NW	1	CAJ	2'-6" X 3'-0"	WD	NEW STAIR	TEMP DUAL /DL	
O NW	4	DH	3'-0" X 4'-5"	WD	NEW BATHROOM #2	TEMP DUAL /DL	
P NW	4	DH	3'-0" X 4'-5"	WD	NEW BEDR.ROOM #3	TEMP DUAL /DL	
Q NW	4	DH	3'-0" X 4'-5"	WD	NEW BEDR.ROOM #3	TEMP DUAL /DL	
R NW	4	DH	3'-0" X 4'-5"	WD	NEW BEDR.ROOM #3	TEMP DUAL /DL	
S NW	4	DH	3'-0" X 4'-5"	WD	NEW BEDR.ROOM #2	TEMP DUAL /DL	
T NW	4	DH	3'-0" X 4'-5"	WD	NEW BEDR.ROOM #2	TEMP DUAL /DL	

**WINDOW LEGEND**



**WINDOWS NOTES**

1. ALL WINDOWS CUSTOM MADE PAINTED WOOD DUAL GLAZED WITH JDL DIVIDED MUNTINS TO MATCH EXL'TING WINDOW PROFILES. CUSTOM TM COBB OR EQUAL.  
2. U-FACTOR & SHGC PER TITLE 14



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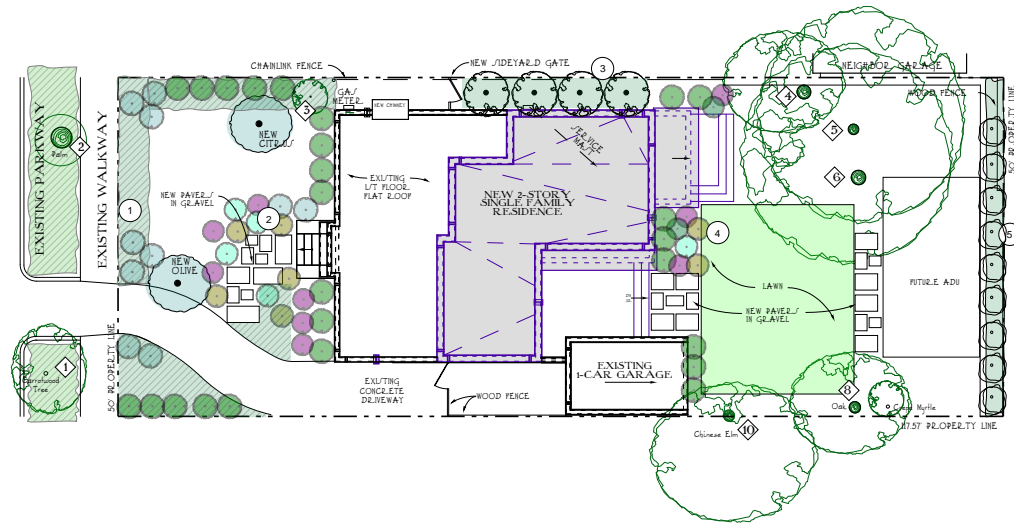
March 1, 2023  
A/ NOTED  
E.B.  
22201  
WINDOW  
SCHEDULE  
**A14**

Design: 10/12/2013  
 Construction: 10/12/2013  
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**LEGEND**

<p>①</p> <p><b>PLANTING AREA 1</b> SIDEWALK &amp; HEDGE</p> <ul style="list-style-type: none"> <li>OLEA EUROPA 'MONTRA' LITTLE OLLIE 5 GALLON</li> <li>GROUND COVER BETWEEN LOW SHRUBS X FLATS MYOPORUM PARVIFOLIUM 6" SPACING</li> <li>LOW HEDGE BAY LAUREL</li> </ul>	<p>②</p> <p><b>PLANTING AREA 2</b> FRONT ENTRY WALK</p> <ul style="list-style-type: none"> <li>OLEA EUROPA 'MONTRA' LITTLE OLLIE 5 GALLON</li> <li>PITTASPORUM</li> <li>FOUNDATION PLANTING</li> <li>LAVENDER</li> <li>ROSEMARY</li> <li>LAMBS EAR</li> <li>TEUCRIUM</li> <li>FRUITLESS OLIVE CITRUS</li> </ul>	<p>③</p> <p><b>PLANTING AREA 3</b> SIDEYARD</p> <ul style="list-style-type: none"> <li>PRIVACY HEDGE CAROLINA CHERRY 15 GALLON @ 5'-0" SPACING</li> </ul>	<p>④</p> <p><b>PLANTING AREA 4</b> REAR YARD</p> <ul style="list-style-type: none"> <li>NEW LAWN WITH BENDER BOARD ALL AROUND LOW WATER NEED GROUND COVER</li> <li>GROUND COVER X FLATS MYOPORUM PARVIFOLIUM 6" SPACING</li> <li>SHRUBS PITTASPORUM LAVENDER ROSEMARY LAMBS EAR TEUCRIUM</li> </ul>	<p>⑤</p> <p><b>PLANTING AREA 5</b> REAR PROPERTY LINE</p> <ul style="list-style-type: none"> <li>SCREENING PLANTS VARIGATED PITTOSPORUM CROKINA CHERRY CALIFORNIA LAUREL</li> </ul>
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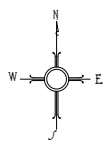
ALL IRRIGATION TO BE PER CURRENT CODE, IE DRIP SYSTEM



NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED

**PROPOSED LANDSCAPE PLAN**

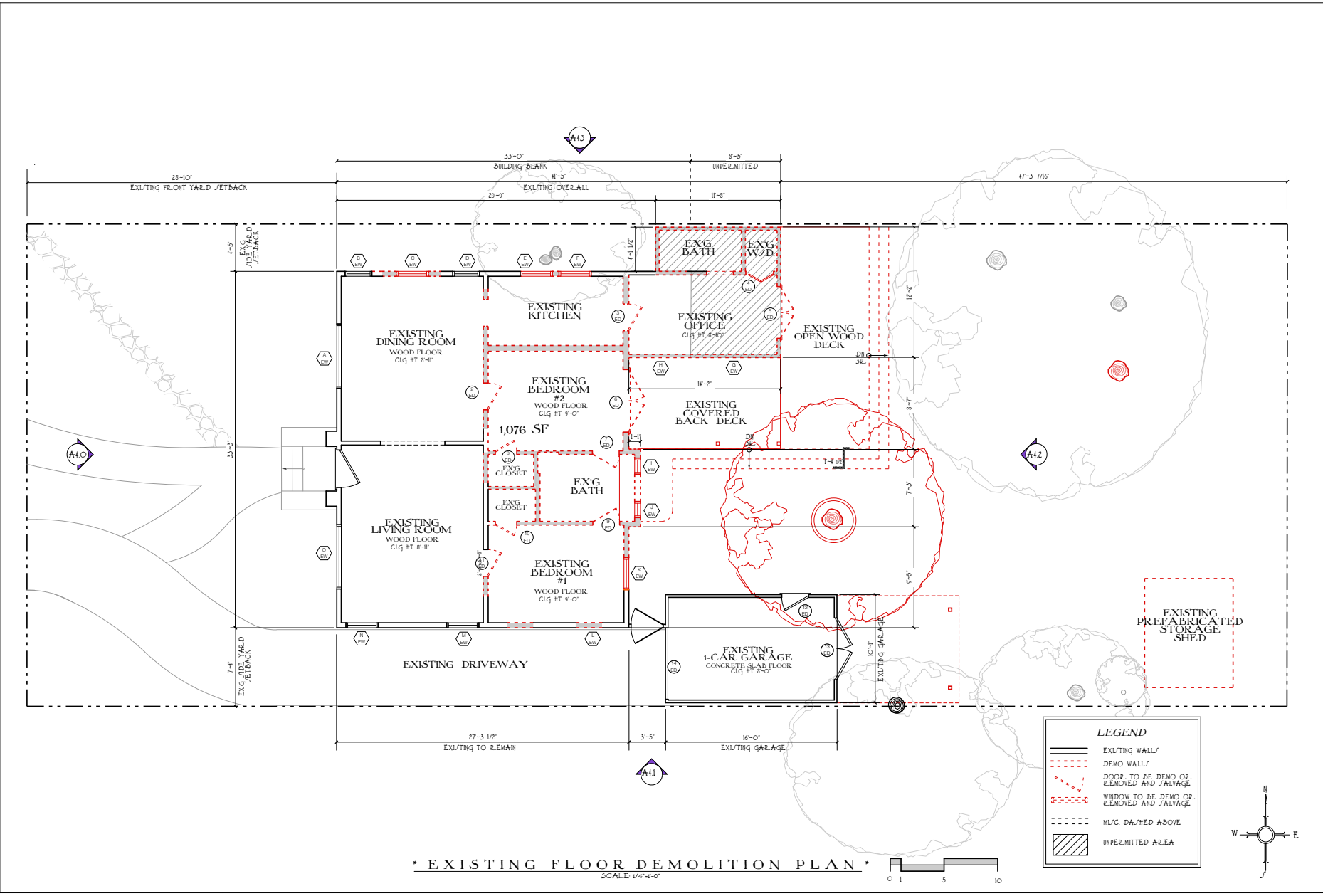
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 PROPOSED LANDSCAPE PLAN  
**A15**





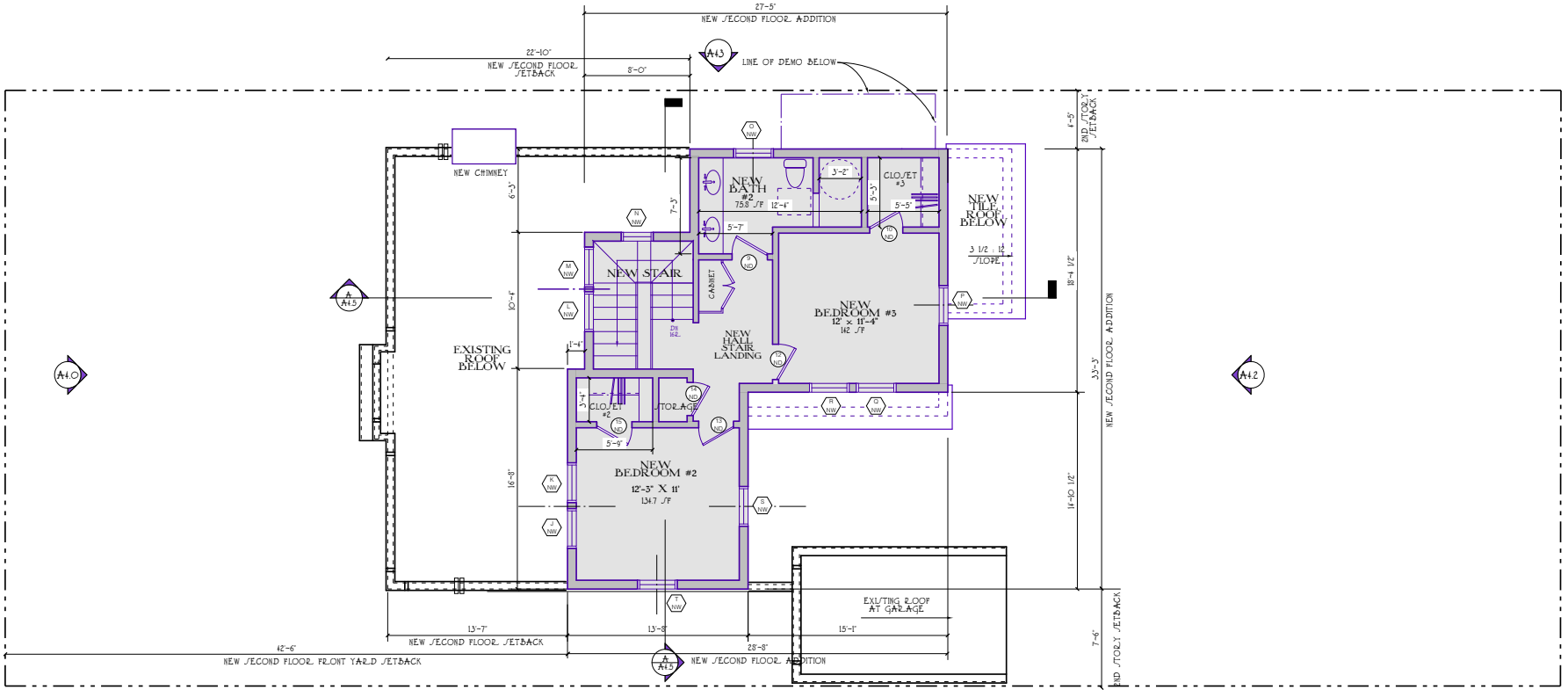






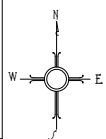
1/2"=1'-0" (Imperial)  
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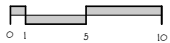


**LEGEND**

- EXISTING TO REMAIN
- NEW WALLS, OR PATCH WALLS
- - - WALLS BELOW
- ..... M/C. DA./BED ABOVE
- ⊙ / ⊚ SEE DR./WINDW./ SCHEDULE
- NEW ADDITION
- REMODEL



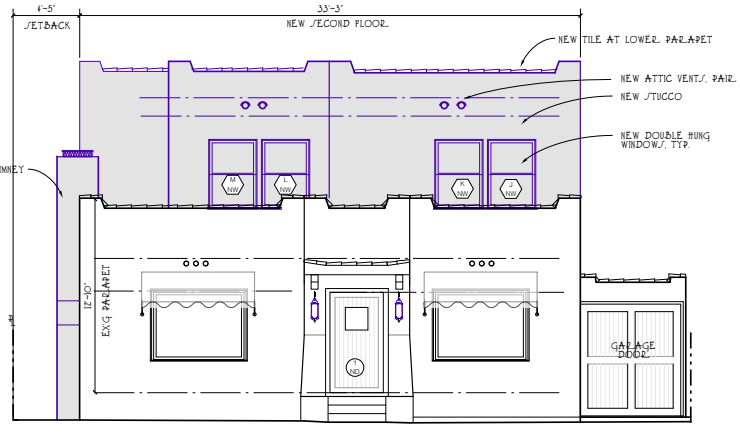
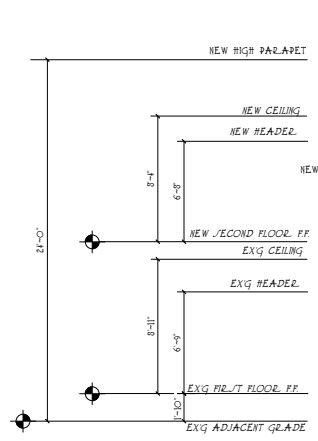
NOTE! EXISTING TO REMAIN UNLESS OTHERWISE NOTED  
**\* PROPOSED SECOND FLOOR PLAN \***  
 SCALE: 1/4"=1'-0"



March 1, 2023  
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 E.B.  
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 PROPOSED  
 2ND FLOOR  
 PLAN  
**A31**



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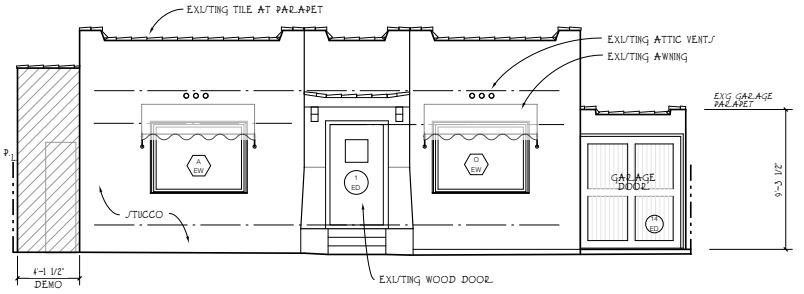
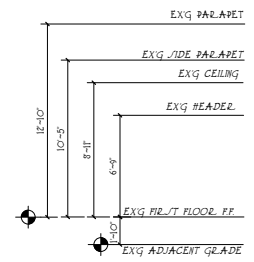
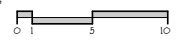
**LEGEND**

--- DEMO LINE

(A) (W) NEW & EXISTING DOOR & WINDOW/ JEL./ SCHEDULE

(A) (W) AREA OF NEW ADDITION

NOTE: EXISTING TO REMAIN UNLESS OTHERWISE NOTED  
 \* PROPOSED WEST FRONT ELEVATION \*  
 SCALE 1/4"=1'-0"



**LEGEND**

--- DEMO LINE

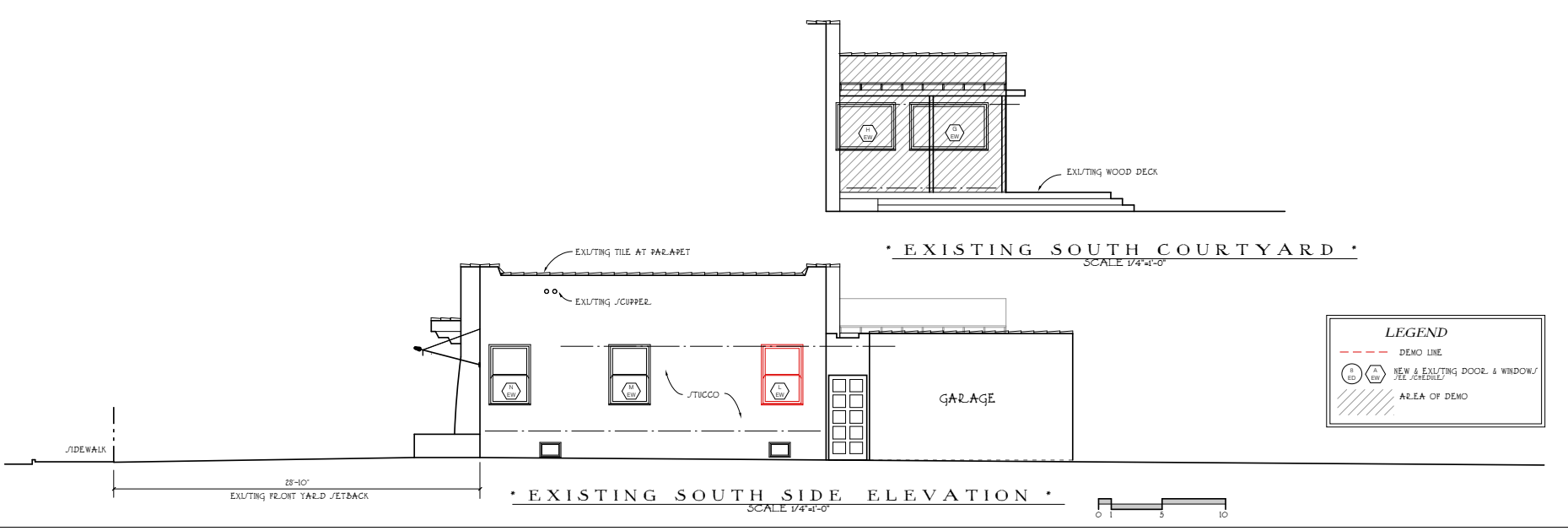
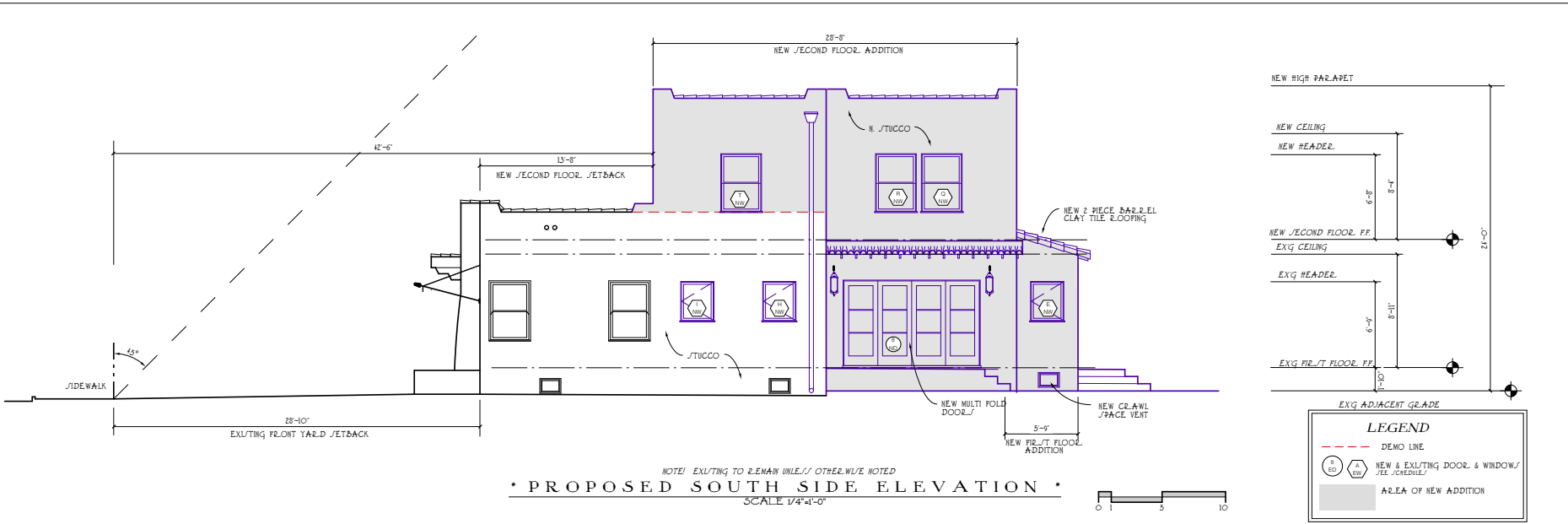
(A) (W) NEW & EXISTING DOOR & WINDOW/ JEL./ SCHEDULE

(A) (W) AREA OF DEMO

\* EXISTING WEST FRONT ELEVATION \*  
 SCALE 1/4"=1'-0"

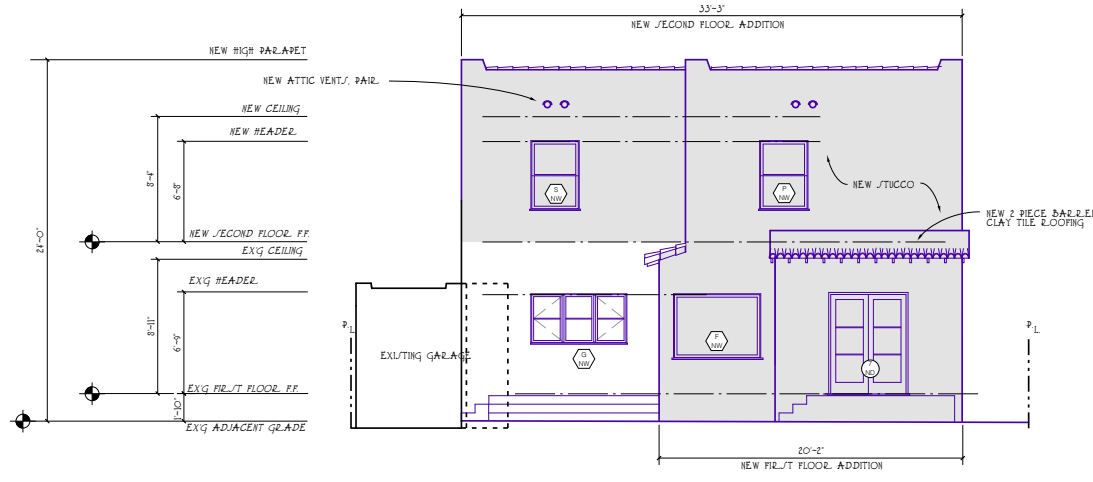


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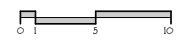




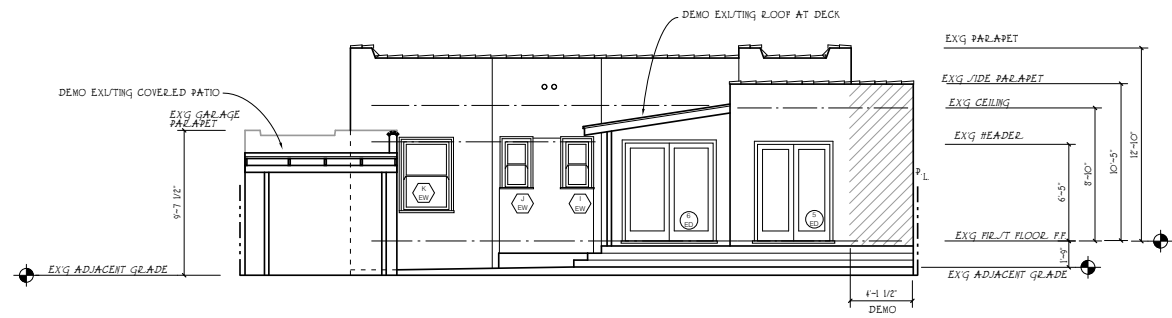
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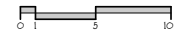
NOTE! EXLTING TO REMAIN UNLESS OTHERWISE NOTED  
**\* PROPOSED EAST BACK ELEVATION \***  
 SCALE 1/4"=1'-0"



LEGEND	
---	DEMO LINE
(A) (EW)	NEW & EXLTING DOOR, & WINDOWS / JEL / SCHEDULE /
■	AREA OF NEW ADDITION



**\* EXISTING EAST BACK ELEVATION \***  
 SCALE 1/4"=1'-0"



LEGEND	
---	DEMO LINE
(A) (EW)	NEW & EXLTING DOOR, & WINDOWS / JEL / SCHEDULE /
///	AREA OF DEMO

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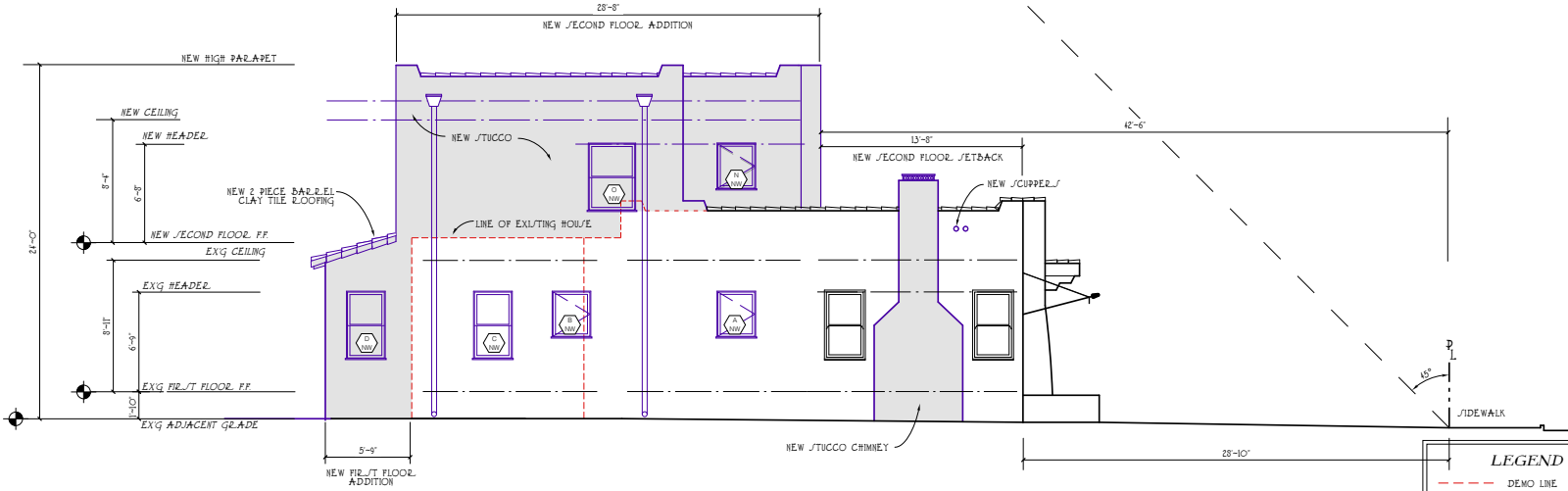
March 1, 2023  
 A/ NOTED  
 EB  
 22201  
 EXLTING & PROPOSED EAST ELEVATION  
**A42**

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(Sheet)  
 (Stamp)

March 1, 2023  
 A/ NOTED (Date)  
 E.B. (Name)  
 22201 (ID)  
 EXISTING & PROPOSED NORTH ELEVATION  
**A43**



NOTE: EXISTING TO REMAIN UNLESS OTHERWISE NOTED  
**\* PROPOSED NORTH SIDE ELEVATION \***  
 SCALE 1/4"=1'-0"

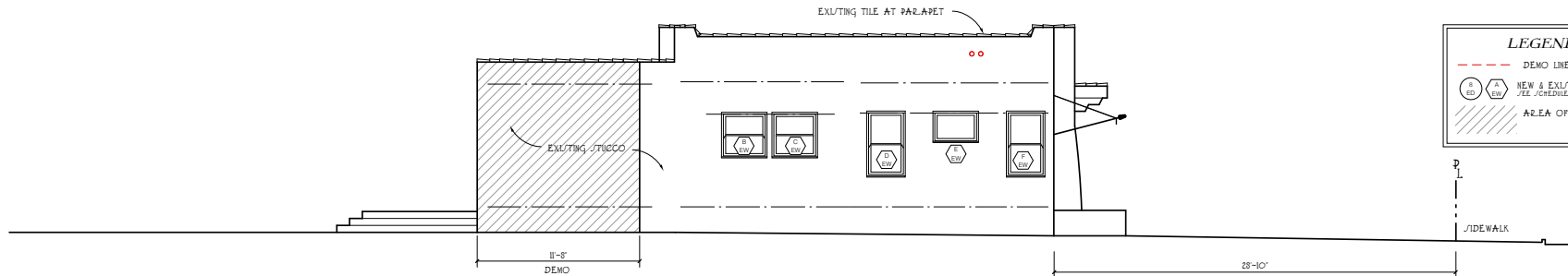


**LEGEND**

--- DEMO LINE

(A) (B) NEW & EXISTING DOOR & WINDOW / TEL. SCHEDULE

■ AREA OF NEW ADDITION



**\* EXISTING NORTH SIDE ELEVATION \***  
 SCALE 1/4"=1'-0"



**LEGEND**

--- DEMO LINE

(A) (B) NEW & EXISTING DOOR & WINDOW / TEL. SCHEDULE

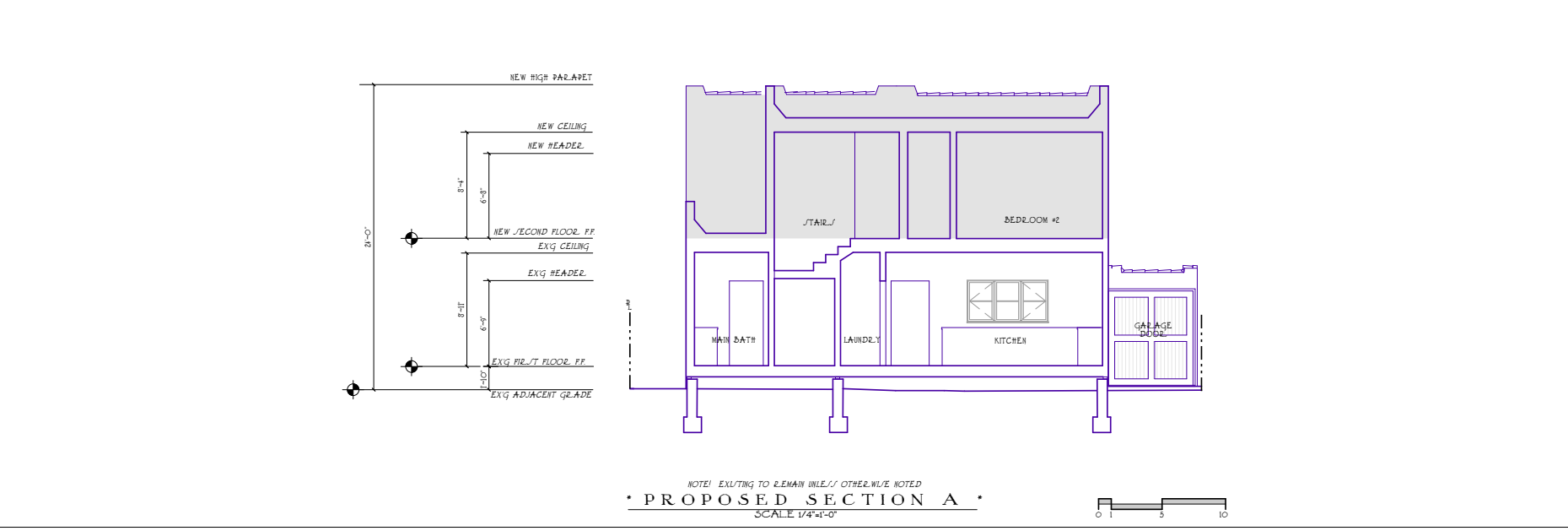
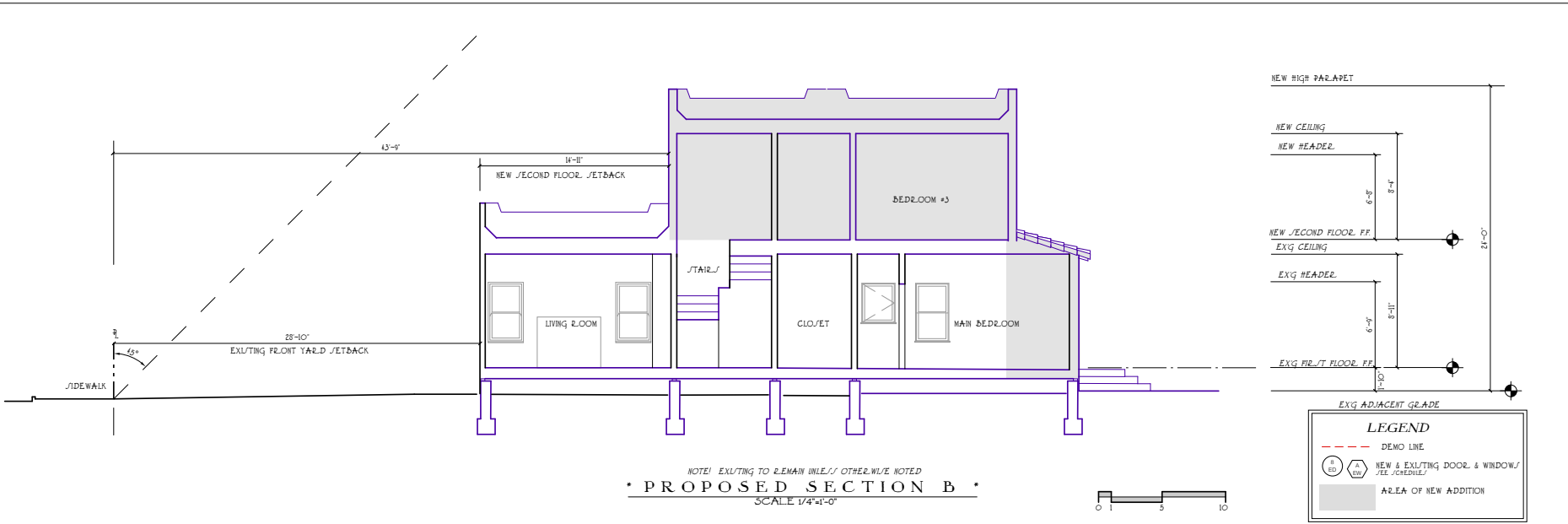
▨ AREA OF DEMO



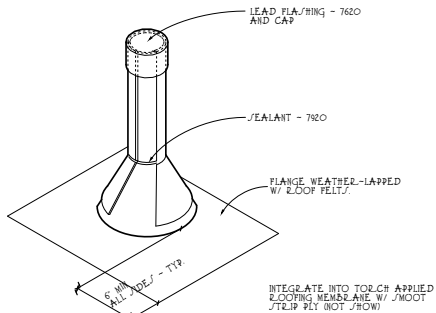
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626.441.4805  
susanmasterman.com

Architectural site plan, floor plan, and elevation drawings are prepared by the architect and are based on information provided by the client. The architect does not warrant the accuracy of the information provided by the client. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The drawings are to be used for the project and not for any other purpose. Any reproduction or use of the drawings without the written consent of the architect is prohibited. All copies of the drawings are to be returned to the architect.

KALAVSKY RESIDENCE  
1130 Meridian Avenue  
South Pasadena, CA 91030

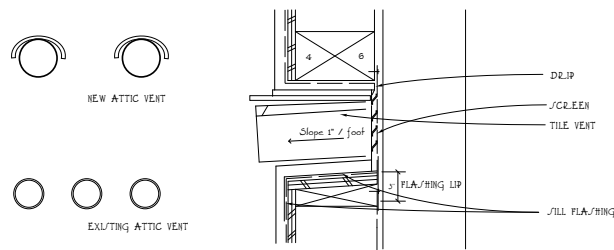


March 1, 2023  
A/ NOTED  
E.D.  
22201  
SECTIONS  
**A4.4**



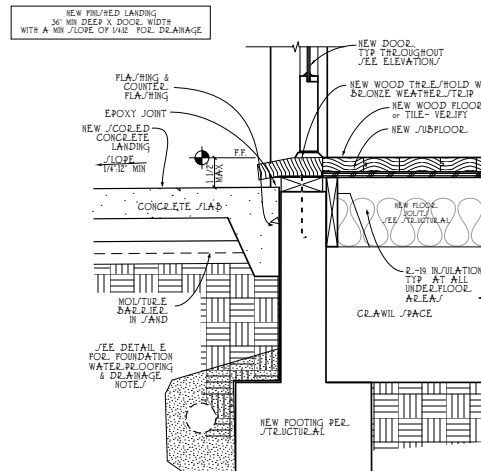
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(H)

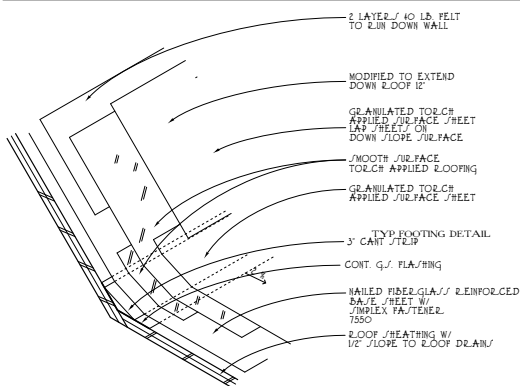


**GABLE VENT (NEW)**  
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(J)

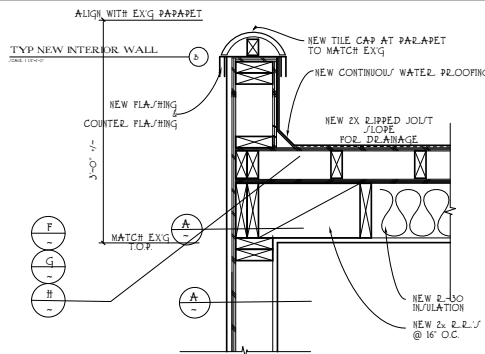


**TYP THRESHOLD DETAIL**  
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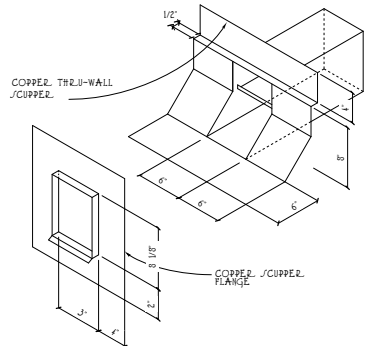
**FLAT ROOFING DETAIL**  
SCALE: 1 1/2"=1'-0"

(G)



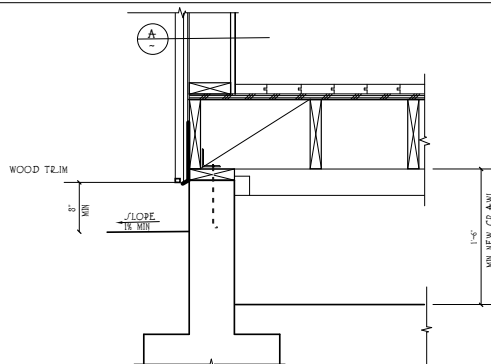
**TYP PARAPET DETAIL**  
SCALE: 1 1/2"=1'-0"

(E)



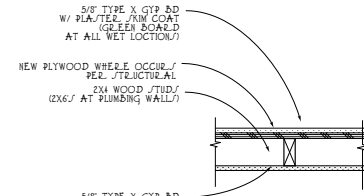
**FLASHING AT SCUPPER**  
SCALE: 1 1/2"=1'-0"

(F)



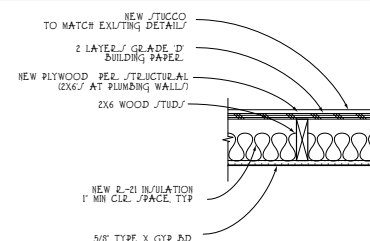
**TYP FOOTING DETAIL**  
SCALE: 1 1/2"=1'-0"

(D)



**TYP NEW INTERIOR WALL**  
SCALE: 1 1/2"=1'-0"

(B)



**TYP NEW EXTERIOR WALL**  
SCALE: 1 1/2"=1'-0"

(A)



SUSAN MASTERMAN ARCHITECTS  
INTERIORS • EXTERIORS

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KALAVSKY RESIDENCE

1130 Meridian Avenue  
South Pasadena, CA 91030

March 1, 2023	Drawn
A/ NOTED	Checked
E.D.	Checked
22201	Checked

DETAIL /  
**A6.0**



ROOF  
US TILE BY BORAL  
2-PIECE MISSION  
TO MATCH EXISTING



SHAPE  
STUCCO WALLS



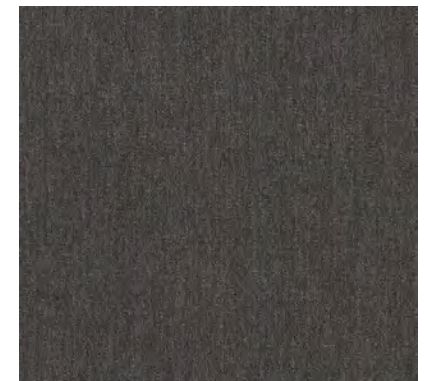
FRONT DOOR  
NEW WOOD PLANK DOOR  
STAINED DEEP BROWN BLACK  
CABOT SOLID STAIN



WINDOWS  
CUSTOM WOOD BY B&B OR EQUAL  
TRADITIONAL BLUE GREY  
"PIGEON"  
FARROW & BALL  
NO° 25 OR EQUAL



STUCCO  
COLOR  
"STONY GROUND"  
FARROW & BALL  
NO° 211 OR EQUAL



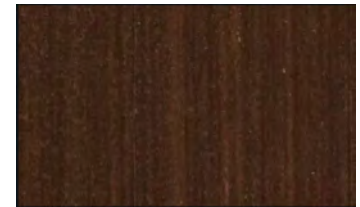
AWNINGS  
SUNBRELLA OR EQUAL  
"SLATE"  
NO° 4684



PARAPET  
SHAPE  
PARAPET WALLS  
WITH TILE COPING



LIGHTING  
SAN SIMEON,  
STEVEN HANDELMAN OR  
SIMILAR



RAFTER TAILS  
"DEEP BROWN/BLACK"  
CABOT SOLID STAIN  
CORDOVAN BROWN OR EQUAL



STUCCO  
FINISH  
TEXTURE  
TO MATCH EXISTING

MATERIALS & DESIGN ELEMENTS  
for the  
\* KALAVSKY RESIDENCE \*

1130 Meridian Avenue  
South Pasadena CA 91030



SUSAN MASTERMAN  
ARCHITECTS  
INTERIORS · GARDENS



# Cultural Heritage Commission Agenda Report

ITEM NO. 6

**DATE:** May 18, 2023

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

**PREPARED BY:** Braulio M. Madrid, Associate Planner

**SUBJECT:** **Project No. 2543-COA – A request for a Certificate of Appropriateness for two-story, 2,668 sq. ft. rear addition with a balcony to an existing two-story, 5,281 square-foot single-family residence, for a property located at 260 Hillside Road (APN: 5317-039-011). In accordance with the California Environmental Quality (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).**

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## Recommendation

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2543-COA subject to the conditions of approval (**Attachment 1**).

## Background

Constructed in 1934, the subject site is included in the City's Inventory of Historic Resources). Although the property is not part of a designated historic district, it is part of a potentially eligible district, the Hillside Road District. The potentially eligible district is an interesting grouping of large, single-family homes located on a hill in the northwest quadrant of the city. Comprised of 9 contributing properties, these substantially scaled two-story dwellings line Hillside Road, a windy narrow street that snakes its way from Columbia Street to Hermosa Street. It is important to be noted that the home as well as the existing stonewall on the west side are independently considered historic resources.

Developed on Tract No. 8445, the lots are of generous proportions, though irregular in configuration. Homes within this district are designed in the period revival style, including Monterey Revival, Spanish Colonial Revival, English Revival, and Colonial Revival. Because the homes descend down a hill, setbacks are minimal. There are no sidewalks along the street and landscaping, though mature, is varied. The neighborhood is quite impressive because of its location, architectural qualities, and physical characteristics.

The subject residence is designed in the Monterey Revival style, which can be identified by some character defining features such as but not limited to; being two-story, simple rectangular form or L shape plan, second story balconies, low pitched tile roofs, exterior walls with wood siding and/or brick. Since its original built, the property has had a few interior renovation, an addition of a bathhouse, and permits for retaining walls, as well as miscellaneous electrical, mechanical and plumbing permits. **(Attachment 2 – Permit History).**

The Monterey Revival style is a blend of Spanish adobe construction detailing and English inspired architecture brought from New England, the Monterey style originated in California. The revival version examples were built from 1925 – 1950 and are a combination of Spanish Revival and Colonial Revival architecture. This style is generally rectangular in plan, with simple rooflines and detailing.

### **Project Site Description**

The subject site is located south of Hillside Road and close to the intersection of Hermosa Street and Hillside Road. The property measures a total of 38,478 sq. ft. The property is an irregular lot with an approximate depth of 270 feet and an approximate width of 150 feet. The subject site is currently developed with a 5,281 square-foot, single-family residence and an attached five-car garage. The property also contains a pool and a tennis court.

### **Project Analysis**

#### *General Plan Consistency*

The General Plan land use designation of the project is Estate and Very Low Density Residential, which allows single-family units to be built to a density of 3.5 dwelling units per acre (one acre is equal to 43,560 square feet) in the “estate” and “very-low residential” category.

*Certificate of Appropriateness*

The two-story 2,668 square-foot expansion would serve as an addition to an existing single-family residence. The two-story addition consists of enlarging the primary-floor footprint by 1,334 square-feet to create a new kitchen, powder room, balcony, and family room. The 1,334 square-foot addition below will accommodate a new recreation room with a second powder room. Both floors will follow the same proposed footprint. Other associated interior modifications are being proposed to accommodate the addition and as well as a remodel of the existing kitchen into a walk-in pantry to be replaced by the new kitchen. A new jacuzzi is also included as part of the scope of work.

The project does not propose any modifications or changes to the existing front façade. The area where the addition is located is unlikely to be visible from the street. In addition, the site is developed with an existing five-car garage, providing sufficient parking on site (**Attachment 3**).

*Development Standards*

The subject site is located within the Residential Estate (RE) zoning district, which is intended for areas appropriate for development of large detached, single-family homes. The existing land use and density of the project site complies with section 36.220 of the South Pasadena Municipal Code (SPMC). The purpose of the Residential Design Review process is to ensure that the proposed layout and building design are suitable and compatible with the City’s design standards and guidelines. Residential Development Standards from SPMC sections were applied to the proposed project. The average slope of the property is 17%, thus no hillside protection development standards are applicable.

**Residential Estate (RE Zone) Development Standards Compliance**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	40% (15,391 SF max. allowed)	13% 4,945 SF	16% 6,279 SF
<b>Floor Area Ratio (FAR)</b>	35% (13,467 SF max. allowed)	14% 5,281 SF	21% 7,949 SF
<b>Building Height</b>	35 ft.	24 ft. 3 in.	27 ft. 6 in. (from lower building pad)
<b>On Site Parking</b>	2 Covered Parking Spaces	5-car Garage	Unchanged



Standard	Requirement	Existing	Proposed
Front Setback	20% of lot depth, maximum 35 ft.	60 ft.	Unchanged
Side Setback (East)	10% of lot width (15 ft.)	17 ft. 7 in.	Unchanged
Side Setback (West)	10% of lot width (15 ft.)	5 ft. (Existing Legal Non-conforming)	15 ft. 6 in. (for the addition area)
Rear Setback (House)	25 ft.	89 ft. 8 in.	Unchanged
Distance Between Structures	10 ft. minimum	N/A	N/A

## Design Review

### *Project Design Elements*

The project proposes an addition that is approximately a 51% increase to the existing floor area. The addition is being proposed at the rear of the existing two-story home. The new addition will incorporate tile roofing to match the existing home, brick veneer to differentiate the existing vs. proposed, wood accordion doors, wood windows with shutters to match existing, and balustrade railing for the proposed 70 sq. ft. balcony. As proposed, the addition does not alter the original style of the home, remove, or modify original features and spaces as illustrated in the development plans. (**Attachment 3**)

The new proposed windows and doors schedule incorporate wood material, similar to the existing styles and design (**Attachment 4**) as required by the city’s design guidelines. The proposed modification will be an addition that respects the existing location of the house. The front perspective along Hillside Road is not proposed to be modified or altered in any way. Images of the subject site and surrounding neighborhood have been included (**Attachment 5**).

### **City of South Pasadena Design Guidelines for Historic Properties**

As codified in the SPMC section 2.65, the City of South Pasadena Design Guidelines for Alteration and Additions to Historic Residences are to be assessed in the issuance of a Certificate of Appropriateness (COA). As stated on Page 9 of the Design Guidelines for historic resources, the guidelines are based on the Secretary of the Interior’s

Standards for Treatment of Historic Properties, which intend to foster the preservation and rehabilitation of the character defining features. Historic buildings standard procedure is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features. The Design Guidelines include a section focused on the Monterey Revival inspired styles (pages 22-23).

The subject site 260 Hillside Road is listed as a contributor, designated locally. Although the Monterey Revival style architecture is not a unifying featured style in the neighborhood, as the neighborhood contains a variety of architectural styles. **(Attachment 5 – Neighboring Properties)**

The materials, finishes, detailing, and size/mass of the additions are all compatible with the existing style and color of the home. The property will retain the original street facing façade, scale of the building since the existing home will remain unmodified, and the new roofline of the addition will be below the existing roofline.

## **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 South Pasadena Municipal Code.

### *Mandatory Findings*

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

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

The proposed project is consistent with the General Plan, specifically with Goal 8.0 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena’s historic character, scale, and “small town atmosphere”. The area where the addition is located is set back from the street. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. Therefore, the original Monterey Revival design, and its features, are maintained as well as its contributing status to the neighborhood, 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 preserves the architectural and aesthetic features of the historic home consistent in a manner that is consistent with the Ordinance.

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

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

<b>Consistency with Secretary of the Interior Standards</b>	
<b>Standard</b>	<b>Staff’s Recommended Consistency Determination</b>
<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 Spanish Colonial 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.	Consistent.

<b>Consistency with Secretary of the Interior Standards</b>	
<b>Standard</b>	<b>Staff's Recommended Consistency Determination</b>
Replacement of missing features will be substantiated by documentary and physical evidence.	
<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 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 environment would be unimpaired.	Consistent.

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

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

The project is appropriate to the size massing, and design context of the historic residence and the surrounding areas as it is part of the potentially eligible district Hillside Road District, which consist of 9 contributing homes. 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 large two-story, single-family residences. The proposed addition is not oversized in relationship to the original house and have

been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. Therefore, the proposed addition will be harmonious and compatible with the surrounding historic neighborhood.

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

This addition will extend onto the rear, using similar materials such as tile roofing, wood doors, and wood windows. However, the new addition will have distinguishing architectural elements differentiating from the original home with the type of brick veneer proposed for the exterior. The new addition is proportionate to the original house and design. The views of the second-story addition from the street will not be visible and will be in compliance with the development standards and design guidelines of South Pasadena. The addition includes similar materials that reference the original elements without trying to replicate these features.

**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 top addition will relocate the kitchen, add a family room, and powder room. The proposed addition on the lower floor will provide a recreational room with a secondary powder room. The proposed addition is consistent with the surrounding residential land uses, which also contain large two-story, single-family residences and will help further enjoy the existing use on the property. The proposed addition will not modify the first floor façade facing Hillside Road, helping to preserve the original design and complying with the design guidelines for historic properties. The use of brick veneer will help differentiate the new versus existing. The new exterior materials reference the original design but do not compete with the original house and are considered compatible new features.

## **Environmental Analysis**

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1

(Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

### **Staff Recommendation**

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2543-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 if it finds that the project does not meet the City's COA requirements.

### **Public Noticing**

A Public Hearing Notice was published on May 5, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on May 4, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

### **Next Steps**

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

### **Attachments**

1. Conditions of Approval

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

# **ATTACHMENT 1**

## **Conditions of Approval**



**CONDITIONS OF APPROVAL**  
**Certificate of Appropriateness**  
**Project No. 2543-COA**  
**260 Hillside Rd (APN: 5317-039-011)**

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**DEVELOPMENT**  
**REQUIREMENTS**

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

**PLANNING DIVISION:**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on May 18, 2023:
- a. Certificate of Appropriateness to add a 2,668 square-foot two-story addition and interior remodel of an existing 5,281 square-foot single-family dwelling for the property located at 260 Hillside Rd.
- 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 building or structure on any of the properties involved with the Certificate of Appropriateness.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the

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

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

### **Notes on Construction Plans**

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

- P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P9. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P10. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
  - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
  - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P11. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

**Prior to issuance of a Building Permit**

- P12. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.
- P13. Demolition of any permitted or unpermitted structures shall require a demolition permit from Building Department.
- P14. The applicant shall ensure to pull and finalize building permits for the conversion of the existing kitchen into a walk in pantry, before the final planning inspection.

**BUILDING DIVISION:**

- B1. The second sheet of building is to list all conditions of approval and to include a copy of the Cultural Heritage Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. The Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior to permit issuance.
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and
  - f) The inspection of review of drainage devices.

- B9. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
- B10. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B11. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and 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.
- B12. Stormwater Planning Program LID Plan Checklist (MS4-1 Form ) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link:  
<https://www.dropbox.com/s/5p4yf08beipzyot/SP%20MS4-1%20LID%20Determination%20Form.pdf?dl=0>
- B13. Project shall comply with the CalGreen Residential mandatory requirements.
- B14. Separate plan review and permit is required for each detached retaining wall.
- B15. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. A separate permit is required for Fire Sprinklers.

**Prior to issuance of a Building Permit**

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

**PUBLIC WORKS DEPARTMENT:**

- PW1. The applicant shall clearly identify property lines and show any existing/proposed improvements in the Public Right-of-Way. The applicant shall identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed.

- PW2. Easements on the property - The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. The applicant shall identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed.
- PW3. If any work is proposed within the public right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department. If applicable, the applicant shall provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.
- PW4. The applicant shall show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on the site, the applicant shall note on the plans "no trees to be removed" and provide methods of protecting existing trees during construction.
- PW5. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public-right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features.
- PW6. If applicable, the applicant shall construct a retaining wall along the perimeter of the property for slope protection and to prevent sloughing of dirt onto the sidewalk if applicant moves forward with the application and construction.
- PW7. Applicant shall show driveway access to the proposed new residence. No driveway indicated on current plans.
- PW8. Applicant shall show all utility points of connection (POC), will the applicant be connecting to the same existing meters and utility lines that the main property connects to? The applicant shall show the location of all existing utilities (i.e. sewer lateral and water utility service lines) on adjacent street(s), as well as location and size of all existing or proposed utility service lines serving the existing property. The applicant shall clearly indicate if the development will connect to existing water and sewer utilities or if new connections will be requested. New connections will require connection fees.

**FIRE DEPARTMENT:**

- FD1. Required Code References: 2022 South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA Standards.
- FD2. Fire Sprinklers are required. Submit a separate plan to City for approval.
- FD3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- FD4. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- FD5. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD6. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD7. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD8. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD9. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD10. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
- 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;
  - 2) Any addition to an existing building which has fire sprinklers installed;
  - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or

structure were being built new today, and automatic sprinkler system would be required by this code;

- 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;
- 5) An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

FD11. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

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

FD13. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).

FD14. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:

- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
- 2) In each room used for sleeping purposes.
- 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower

level is less than one full story below the upper level.

- FD15. 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).
- FD16. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.
- FD17. (CFC 903.2.18) Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response.



## **ATTACHMENT 2**

### **Building Permit History**

260 HILLSIDE ROAD

Lots 25 & 28 & Por. Vac. Street, Tract 8445

City Action

# J O B C A R D

Address: 260 HILLSIDE ROAD

Date: 9-10-57

Owner: JONES

Contractor: RAYS PL.

Permit Number: 38040

Value:

Fee: \$ 2.00

Job: 1 WATER HEATER

Rough Inspection

Final Inspection

Inspector

*Field* 10/3/57 *RT*  
Inspector

LOCATION 260 Hillside Road

**B. Jones**

BUILDING ret/walls & bathhouse

SUBS IN \_\_\_\_\_

GENERAL CONTRACTOR \_\_\_\_\_

PERMIT No. \_\_\_\_\_

ELECTRICAL " \_\_\_\_\_

" \_\_\_\_\_

PLUMBING " \_\_\_\_\_

" \_\_\_\_\_

#1079 ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1) MADE	(2)		
TRENCHES		A.M. P.M.				
SEWER CONNECTION		A.M. P.M.				
FRAME (INCLUDING VENTS & FURN.)		A.M. P.M.				
ROUGH ELECT.		A.M. P.M.				
ROUGH PLUMBING		A.M. P.M.				
LATH INSIDE OUTSIDE		A.M. P.M.				
FINAL PLUMB.		A.M. P.M.				
FINAL ELECT.		A.M. P.M.				
FINAL BUILD.		A.M. P.M.				
CLEAN UP		A.M. P.M.				



CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 260 Hillside Road

DATE: March 16, 1962

OWNER: Bradley Jones

CONTRACTOR: Cook Electric

*Ac-34510*

PERMIT NUMBER: 48689

VALUE:

FEE: 8.90+Blanket

JOB: 3 switches; 2 recept; 29 lt. fix; 1-200 Amp service  
1 motor 1 Transformer

ROUGH INSPECTION

*Additional permit required  
Contractor notified 10-15-62  
Called contractor 10-23-62*

*Edison notified 11-29-62*

FINAL INSPECTION

*10-15-62*

INSPECTOR:

*Craven*

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 260 Hillside Road

DATE: 10/26/62

OWNER: B. Jones

CONTRACTOR: Cook Electric

PERMIT NUMBER: 50465

VALUE:

FEE: 4.00

JOB: 12 switches; 18 receptacles; 10 lt. fix;

See Blanket 48689

ROUGH INSPECTION

FINAL INSPECTION

INSPECTOR:

10-26-62  
Crown

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 260 Hillside Road

DATE: 10/26/62

OWNER: Bradley Jones

CONTRACTOR: Owner

PERMIT NUMBER: 50454

VALUE: 100.00

FEE: 2.00

JOB: Erect 48 lin feet of 8' fence

ROUGH INSPECTION

Erected w/o Permit -  
JRN.

FINAL INSPECTION

2-28-63

INSPECTOR:

Wilson



CITY OF SOUTH PASADENA

JOB CARD

ADDRESS 260 Hillside Dr.

DATE 3/18/66

OWNER H. Bradley Jones

CONTRACTOR ABC Sheet Metal & Roofing Co. Sy7-1571

PERMIT NO. 60173 VALUE \$ 1,850.00 FEE \$9.00

JOB Alteration on heat runs & registers & install 5 ton fan coil & compressor A/C

Rough Inspection

3-25-66 - Rough Howard

Final Inspection 7/14/66

Inspector Nelson



# CITY OF SOUTH PASADENA

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

## CORRECTION NOTICE

260 HILLSIDE RD                      3-26-01  
ADDRESS    DATE

\_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_  
TIME                      INSPECTOR'S NAME

1- PAINT ALL FLASHING / COUNTER  
FLASHING  
2- CALL FOR REINSPECTION





# REROOF COVERING REQUIREMENTS

## 1. A PREROOF COVERING INSPECTION IS REQUIRED.

If the new roof covering is being applied over an existing roof covering, the City Building inspector must make an inspection to determine the number of existing roof coverings and the serviceability of the existing, exposed roof covering before the new Roof covering is applied.

If the contractor is removing one or more of the existing roof coverings, but not all of The existing roof coverings, the City building Inspector must make an inspection to Determine the number of remaining roof coverings and the serviceability of the Remaining, exposed roof covering before the new roof covering is applied.

If the contractor is removing all the existing roof coverings, the City building inspector Must make an inspection of the exposed wood base (spaced sheathing, solid board Sheathing, plywood sheathing, etc) to determine the serviceability of the existing, Exposed wood base before the new roof covering is applied.

If the contractor is removing all the existing roof coverings and applying new plywood Sheathing, the City building inspector must make an inspection of the plywood nailing Befor the new roof is applied.

## 2. ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE CONTRACTOR.

It shall be the duty of the permit applicant to cause the work to remain accessible and Exposed for inspection purposes. Neither the building official nor the jurisdiction shall Be liable for the expense entailed in the removal or replacement of any material required To allow inspection.

## 3. A FINAL INSPECTION IS REQUIRED.

The reroof permit will not be approved and finaled unless a final inspection has been made, And all noted deficiencies corrected.

### CHECK ONE OF THE FOLLOWING

- I am the owner doing the roof covering work.
- I am the contractor doing the roof covering work.
- I am a responsible employee of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the city's roof Covering requirements.
- I am a responsible agent acting on behalf of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the City's roof covering requirements.

I certify that I have read and understand the requirements listed above, and agree to comply fully with these Requirements. I also agree to comply fully with all Federal and State laws, City ordinances, and the currently Adopted Los Angeles County Building Code.

William Nela

Name

[Signature]

Signature

3/14/01

Date

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION

# BUILDING PERMIT

department of PUBLIC WORKS

Building Address: <u>260 Hillside Rd</u>			U.B.C. Edition: <u>79</u>	Type Const.: <u>V-N</u>	Occ. Group: <u>12-3</u>
Lot No.	Block	Tract	Occ. Load: <u>10</u>	F. D. Appr. Required: <input type="checkbox"/>	H. D. Appr. Required: <input type="checkbox"/>
Owner: <u>J Terrence Lanni</u>			Grading Permit: <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	Variance Required: <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	
Mailing Address: <u>260 Hillside Rd</u>			Use Permit Required: <input type="checkbox"/>	Des. Rev. Required: <input type="checkbox"/>	APN
City: <u>So Pasadena</u>	Zip: <u>91030</u>	Tel.: <u>7994292</u>	No. Bedrooms	Lot Size: <u>OR/LP</u>	
Contractor: <del>XXXXXXXXXX</del> <u>OWNER</u>			Special Conditions		
Address			VALUATION: \$ <u>500.00</u>		
City: <del>XXXXXXXXXX</del>	Zip	Tel.	F E E S  B O N D S  #165	PLAN CHECKING FEE	7 50
State Lic. & Classif.	City Lic. No.	BUILDING FEE		10 00	
Arch., Engr., Designer		S.M.I. FEE		50	
Address	Tel.	Final		\$18 00	
City	Zip	State Lic. No.			
Proposed Construction: <u>flagpole 15' high</u>					
Sq. Ft. Size	No. Stories	No. Dw. Units			
New <input checked="" type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/>			Permit No. <u>1528</u>	<u>TR</u>	Date <u>4-8-85</u>

**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.

**OWNER-BUILDER DECLARATION**  
I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code) 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).

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 such 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.)

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.)

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason: \_\_\_\_\_

Date 4/8/85 Owner Deborah Lanni

**WORKERS' COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Copy is filed with the city.  Certified copy is hereby furnished.

**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, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

**NOTICE 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.

**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. (Sec. 3097, Civil Code.)

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

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: Deborah Lanni Date: 4/8/85

Mailing Address: 260 Hillside

City, State, Zip: So Pasa CA 91030

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

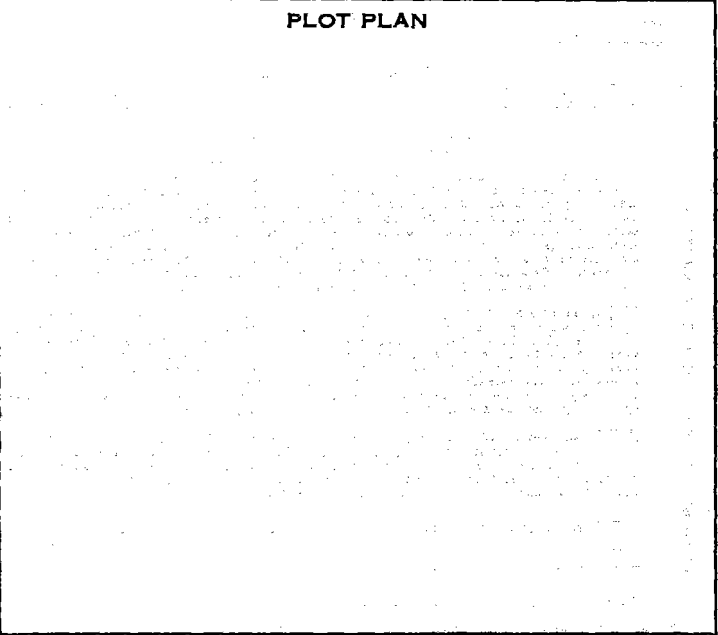
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			<b>INSPECTION NOTES</b>
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaphr. Blocking, Material 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.	8/23/85	BEC	

### SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			

SETBACKS: FRONT SIDE SIDE FRONT

### PLOT PLAN



<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

# CITY OF SOUTH PASADENA

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

# BUILDING PERMIT

Building Address: <b>260 HILLSIDE DR.</b>			U.B.C. Edition: <b>88</b>	Type Const.: <b>Concrete Masonry</b>	Occ. Load: <b>---</b>	Occ. Group: <b>R-3</b>		
Lot No.	Tract	Tract	USE ZONE: <b>R1-E</b>	Variance Required: <input checked="" type="checkbox"/>	Appr.			
Owner: <b>MR + MRS LANNIE</b>			Lot Size					
Mailing Address: <b>260 HILLSIDE DR.</b>			VALUATION: \$ <b>6500.00</b>					
City: <b>S. PASA.</b>	Zip: <b>91030</b>	Tel.	F E E S BUILDING FEE: <b>\$90.00</b> S.M.I. FEE: <b>\$.50</b> PLAN CHECKING FEE: Energy Compl. Fee: Penalty: SPECIAL INSP.: <b>\$90.50</b>					
Contractor: <b>PATIN MASONRY</b>								
Address: <b>20611 COVINA HILLS (818)</b>								
City: <b>COVINA</b>	Zip: <b>91724</b>	Tel: <b>915-8462</b>						
State Lic. & Classif.: <b>514677 C29</b>	City Lic. No.							
Arch., Engr., Designer: <b>PATIN MASONRY</b>								
Address: <b>20611 COVINA HILLS</b>								
City: <b>COVINA</b>	Zip: <b>91724</b>	State Lic. No.: <b>514677</b>						
Proposed Construction: <b>6' BLK. WALL w/ BRICK VENEER</b>			PERMIT NO.: <b>011659</b>	WORKERS COMP. EXP.: <b>10-1-91</b>	PROCESSED BY: <b>Terry</b> Date: <b>6/6/91</b>			
Sq. Ft. Size	No. Stories	No. Units	<b>LICENSED CONTRACTOR'S DECLARATION</b> 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. Exp. Date: <b>7-31-93</b> Signature of Contractor: <b>Terry JK</b>					
New <input type="checkbox"/>	Add. <input checked="" type="checkbox"/>	Alter. <input type="checkbox"/>					Repairs <input type="checkbox"/>	Demolition <input type="checkbox"/>
<b>WORKER'S COMPENSATION DECLARATION</b> 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. <b>1084921-90</b> Company: <b>State Fund</b>								
<b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</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 subject to the Worker's Compensation Laws of California. Date: _____ Applicant: _____ <b>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.</b>								
<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. (Sec. 3097, Civil Code.) Lender's Name: <b>WENC</b> Lender's Address: _____			<b>OWNER-BUILDER DECLARATION</b> 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). <input type="checkbox"/> I, as owner of the property, am my employees with wages as their sole compensation, 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.) <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.) <input type="checkbox"/> I am exempt under Sec. _____, B. & P. C. for this reason: _____					
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: <b>Terry JK</b> Date: _____ Mailing Address: <b>20611 COVINA HILLS</b> City, State, Zip: <b>COVINA CA 91724</b>			<b>PAID</b> Date: _____ Owner: _____					



# INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	6/12/91	<i>[Signature]</i>	INSPECTION NOTES
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			6/13/91 1st left hand 6/18/91 final left hand
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.	6/24/91	<i>[Signature]</i>	
<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.	

SETBACKS:

FRONT	SIDE	SIDE	FRONT
-------	------	------	-------

**PLOT PLAN**

PAID

STREET  
PLEASE PLAN A 1" SQ. SCALE



# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

DEC 20 1988

~~October 27 1988~~

Terrance Lanni  
260 Hillside  
South Pasadena, CA 91030

Subject: Permit No. 4326 Issued 5-6-87  
For address: 260 Hillside Rd.

Dear Mr. Lanni :

Our records indicated that the above referenced Building Permit has expired by time limitation. This means that the work performed under the permit has not received its final inspection nor has an inspection of the work occurred within the last six (6) months. A permit that has not received a final inspection, after 180 days, is no longer a valid permit and the work performed to that point is not considered, by the City, to meet safety standards.

Pursuant to the Uniform Administrative Code, 1985 Ed., Section 303 (d) EXPIRATION: "Every permit issued by the building official under the provisions of the technical codes (Here the Uniform Building Code) shall expire by limitation and becomes null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year."

Please contact the Building & Planning Department at (818) 799-9101 within thirty (30) days to arrange for the necessary inspection(s). If no action is taken on your part to correct this situation, the permit in question will become void.

Respectfully

*Charles K. LaClaire*  
Charles K. LaClaire,  
City Planner

SMOKE DETECTORS REQUIRED

CITY OF SOUTH PASADENA

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

BUILDING PERMIT

Building Address <u>260 Hillside</u>		U.B.C. Edition <u>82</u>	Type Const. <u>V-N</u>	Occ. Load	Occ. Group <u>R-3</u>
Lot No.	Tract	Tract	USE ZONE <u>R-1 E</u>	Variance Required	Appr.
Owner <u>L. TERRANCE LANNI</u>			Lot Size		
Mailing Address <u>260 Hillside Rd.</u>					
City <u>S. PASADENA</u>	Zip	Tel. <u>799-4299</u>	VALUATION: \$ <u>8500.<sup>00</sup></u>		
Contractor <u>FANNING ROOFING</u>			BUILDING FEE' <u>96</u>		
Address <u>1412 W ROSEWOOD CT</u>			S.M.I. FEE <u>.63</u>		
City <u>ONTARIO</u>	Zip <u>91262</u>	Tel. <u>714-986-7623</u>	PLAN CHECKING FEE		
State Lic. & Classif. <u>C-39-366790</u>	City Lic. No.		Energy Compl. Fee		
Arch., Engr., Designer			Penalty		
Address		Tel.	SPECIAL INSP. <u>\$96<sup>63</sup></u>		
City	Zip	State Lic. No.			
Proposed Construction <u>Reroof: 1-30#, 1/2"#1</u>	PERMIT NO.: <u>004326</u>	WORKERS COMP. EXP. <u>1-14-88</u>	PROCESSED BY: <u>JR</u>		
<u>Med-Shakes</u>	Date: <u>5-6-87</u>				
Sq. Ft. Size <u>375</u>	No. Stories <u>2</u>	No. Units			
<input checked="" type="checkbox"/> New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Demolition					
<p><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>0791439-87</u> Company <u>STATE FUND</u></p>					
<p><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 <u>5-6-87</u> Applicant <u>James K. Tamm</u></p> <p>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.</p>					
<p><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 <u>none</u></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>James K. Tamm</u> Date <u>5-6-87</u></p> <p>Mailing Address <u>1412 W ROSEWOOD CT</u></p> <p>City, State, Zip <u>ONTARIO CALIF. 91262</u></p>					
<p><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>10-31-88</u> Signature of Contractor <u>James K. Tamm</u></p>					
<p><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>Date _____ Owner _____</p>					

department of PUBLIC WORKS

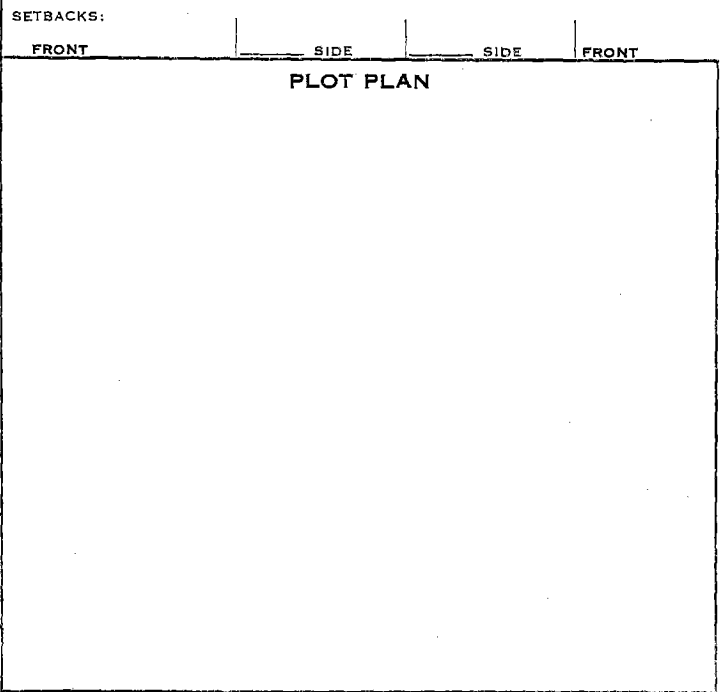
INSPECTOR COPY

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, . . .)			
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.			
<b>SWIMMING POOL/SPA</b>			
EXCAV. REINF. SETBACKS: Radius Stil., 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.	



NUMBER  
&  
STREET

260 Hillside

MISCELLANEOUS FEE RECEIPT

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

RECEIVED FROM

Bradley Jones

MAIL ADDRESS

FOR:

PLAN CHECK FEE FOR VALUE OF \$

40.00

FILING FEE FOR PLANNING COMMISSION OR ZONING.

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AMOUNT DUE \$

40.00

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

Bradley Jones  
682-2175

40.00 MS

\*WARNING: PLAN CHECK FEES, WHERE NO ACTION IS TAKEN BY THE APPLICANT IN NINETY (90) DAYS AND NO BUILDING PERMIT IS ISSUED, ARE FORFEITED TO THE CITY.

NUMBER & STREET 260 Hillside Rd

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

CONTRACTOR <u>R.W. SMITH Co.</u>	ST. LIC. NO. <u>23133</u>
MAIL ADDRESS <u>408 So. Rosemead</u>	PHONE
ARCHITECT ENGINEER <u>R.W. SMITH</u>	ST. LIC. NO.
MAIL ADDRESS <u>3611</u>	PHONE <u>796 3126</u>
OWNER <u>H. BRADLEY JONES</u>	PHONE
MAIL ADDRESS <u>260 Hillside Rd</u>	

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
<input checked="" type="checkbox"/>				
FLOOR AREA (SQ. FT.)	NO. OF STORIES		NO. OF DWELLING UNITS	
PRESENT BLDG. USE	PROPOSED BLDG. USE			
DESCRIBE WORK TO BE DONE <u>ENTRANCE GATES</u>				

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL	ROOFING MATERIAL	
LOT WIDTH	LOT DEPTH	LOT AREA
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$ <u>500<sup>00</sup></u>		
PLAN CHECK FEE & VALIDATION		

BUILDING DEPARTMENT USE, ONLY				
LOT	BLOCK	TRACT		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL	ZONING APPROVAL <u>JRN.</u>			
PERMIT FEE	<u>P.C. Sept. 28-66</u> <u>5<sup>00</sup></u>			
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL <u>JRN.</u>		

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

1300828 N -5.00 BD

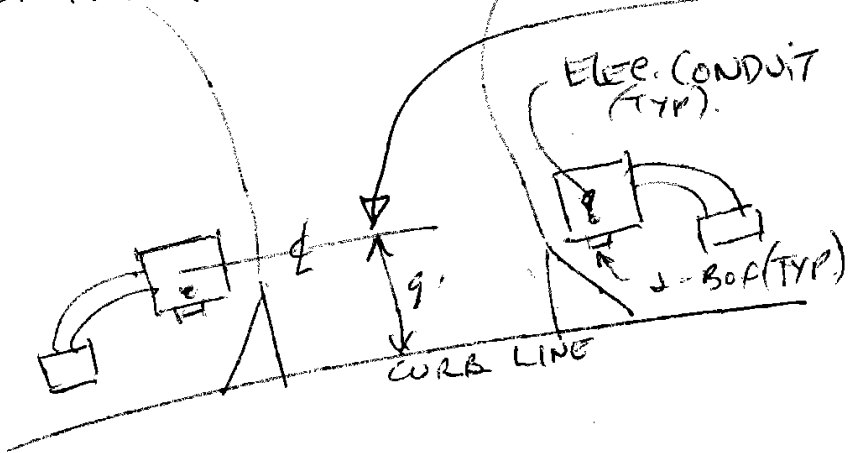
I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of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

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
**PERMANENT**

11-1-66 [Signature]  
11-3-66 [Signature]

COLUMNS & GATES OK 11-17-66 [Signature]  
12-1-66 [Signature]

ORIGINAL VARIANCE GAVE LOCATION  
AT 15' BACK OF CURB FOR THIS DIM.  
D.D. SKINNER OK'D ACTUAL LOCATION.



NUMBER  
&  
STREET

260 Hillside Road

APPLICATION FOR AN  
ELECTRICAL PERMIT

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

CONTRACTOR <b>Cobine Electric Co., Inc</b>	STATE LIC. NO. <b>229847</b>
MAIL ADDRESS <b>1607 Chestnut Street</b>	PHONE <b>282-0315</b>
OWNER <b>Bradley Jones</b>	CITY LIC. NO.
MAIL ADDRESS <b>260 Hillside Road</b>	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL
--------------	-------------------	-----------------	---------------------

FEE COMPUTATION

FIXTURES <b>2</b>	RECEPTACLES <b>9</b>	SWITCHES <b>1</b>	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$ <b>2.80</b>
RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
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	\$	
" " 400 AMPS		3.00	\$	
" OVER 400 AMPS		3.50	\$	
Motors under 2 hp @ 1.50 ea.	\$	Motors 50-100 hp @ 5.00 ea.	\$	
Motors 2-8 hp @ 2.00 ea.	\$	Motors 100-500 hp @ 10.00 ea.	\$	
Motors 8-15 hp @ 2.50 ea.	\$	Motors 500-1000 hp @ 15.00 ea.	\$	
Motors 15-50 hp @ 3.00 ea.	\$	Motors over 1000 hp @ 20.00 ea.	\$	
COLUMN TOTAL →				\$
INVESTIGATION FEE			\$	
OTHER			\$	
BLANKET PERMIT		3.00	\$	
ELECTRICAL PERMIT		2.50	\$ <b>2.50</b>	
<b>TOTAL</b>			\$ <b>5.30</b>	

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

1422216 K -5.30 EL

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.

*R. R. Cobine*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT



RY AND WORK

ROUGH WIRING

FINISH

FIXTURES

AGENCY NOTIFIED

PARTIAL OR MISC INSPECTIONS

FINAL ELECTRICAL INSPECTION

12-7-66 *J. L. ...*

entered

Date July 15 1966

DEPARTMENT of Public Works  
**RELEASE FORM**

Building Permit No. 60241

Ordinance No. 1464

FEE: \$2.00 - Permit No. 273

Job Address 260 Hillside Rd Lot 25+28 Blk 1 Tract 8445  
Owner J. B. Jones Address Same Phone 682-1811  
Contractor Same Address \_\_\_\_\_ Phone \_\_\_\_\_

The following items have been removed, damaged or destroyed during the above construction:

Item	Date	Estimated By	Estimated Replacement Costs
<input type="checkbox"/> Street .....	_____	_____	\$ _____
<input type="checkbox"/> Curb & Gutter .....	_____	_____	\$ _____
<input type="checkbox"/> Sidewalk .....	_____	_____	\$ _____
<input type="checkbox"/> Drive Approach .....	_____	_____	\$ _____
<input type="checkbox"/> Center Line Ties .....	_____	_____	\$ _____
<input type="checkbox"/> Property Line Prolongations Set ..	_____	_____	\$ _____
<input type="checkbox"/> Trees .....	_____	_____	\$ _____
<input type="checkbox"/> Water Department Appurtenances .	_____	_____	\$ _____
<input type="checkbox"/> Other (Signs, etc.) .....	_____	_____	\$ _____
Subtotal.....			\$ _____
Plus 20%.....			\$ _____

The required cash or surety bond deposit shall be..... \$ \_\_\_\_\_

OWNER or BUILDER: I have been given a copy of City Ordinance No. 1464, and understand how the above deposit may be used.....

[Signature]  
Signature of Owner or Builder

CERTIFICATION: I certify that the required cash or surety bond has been deposited with the City of South Pasadena, as required by City Ordinance No. 1464;

No corrections or restorations required.  Corrections completed as required.

Date July 18 1966

JAMES S. MOGALLS, Director of Public Works

By [Signature]

NUMBER & STREET

260 Hillside Rd.

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

CONTRACTOR <i>Somntag</i>	ST. LIC. NO. <i>198252</i>
MAIL ADDRESS <i>2959 Glendale Bl La 90039</i>	CITY LIC. NO. <i>08592</i>
OWNER <i>H. B. Jones</i>	PHONE <i>6664444</i>
MAIL ADDRESS <i>260 Hillside Rd</i>	PHONE <i>682-1811</i>

PROPOSED USE		USE ZONE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	2 WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ <u>4.00</u>
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ <u>2.50</u>
TOTAL FEE \$		<u>6.50</u>

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

989 119 006.50 A -

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.

*Somntag by Luttman*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
 PERMANENT



NUMBER & STREET 260 HILLSIDE RD. SO. PASA

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

CONTRACTOR <u>FERRY'S PLBG. SERVICE</u>	ST. LIC. NO. <u>131184</u>
MAIL ADDRESS <u>160 AZALEA DR. ALHAMBRA</u>	CITY LIC. NO.
<u>AT-4-8688</u>	PHONE
OWNER <u>BRAD JONES</u>	PHONE
MAIL ADDRESS <u>SAME</u>	

PROPOSED USE		USE ZONE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	<u>2</u> WATER HEATERS
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	<u>2</u>	@2.00 ea.	\$ <u>4.00</u>
SAND OR GREASE TRAPS		@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS		2.50	\$ _____
+ EACH ADDITIONAL OUTLET		.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR		2.00	\$ _____
DILUTING TANK OR WATER SOFTENER		3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR		4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS		@6.00 ea.	\$ _____
SWIM POOL		10.00	\$ _____
ADDITIONAL INSPECTION		@5.00 hr.	\$ _____
INVESTIGATION FEE			\$ _____
OTHER			\$ _____
BLANKET PERMIT		3.00	\$ _____
PLUMBING PERMIT	<u>1</u>	2.50	\$ <u>2.50</u>
		TOTAL FEE \$	<u>6.50</u>

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

437-12 N - 6.50 PM

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.

*Ferry's Water*  
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
**PERMANENT**



NUMBER

&  
STREET

260 HILLSIDE RD.

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

CONTRACTOR <i>RW Smith Co</i>	ST. LIC. NO. <i>109157 027</i>
MAIL ADDRESS <i>408 S. Rosemead Blvd. Pasadena</i>	CITY LIC. NO. <i>A 8219</i>
OWNER <i>BRADLEY JONES</i>	PHONE <i>546 3126</i>
MAIL ADDRESS <i>260 HILLSIDE RD S PAS.</i>	PHONE <i>-</i>

PROPOSED USE	USE ZONE	<i>R</i>
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	<i>1 ✓</i> SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	<i>1</i>	@2.00 ea.	\$ <u><i>2.00</i></u>
SAND OR GREASE TRAPS		@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS		2.50	\$ _____
+ EACH ADDITIONAL OUTLET		.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR		2.00	\$ _____
DILUTING TANK OR WATER SOFTENER		3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR		4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS		@6.00 ea.	\$ _____
SWIM POOL		10.00	\$ _____
ADDITIONAL INSPECTION		@5.00 hr.	\$ _____
INVESTIGATION FEE			\$ _____
OTHER			\$ _____
BLANKET PERMIT		3.00	\$ _____
PLUMBING PERMIT	<i>✓</i>	2.50	\$ <u><i>2.50</i></u>

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

*1703 6 N* TOTAL FEE \$ *4.50* *PM*

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.

*Champion for RW Smith Co*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT





NUMBER & STREET

260 Hillside

APPLICATION FOR AN ELECTRICAL PERMIT

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

CONTRACTOR <i>Diese/Koen Electric Co</i>	STATE LIC. NO. <i>201613</i>
MAIL ADDRESS <i>P.O. Box 719</i>	PHONE <i>Hi-C-2925</i>
OWNER <i>Bradley Jones</i>	CITY LIC. NO.
MAIL ADDRESS <i>260 Hillside</i>	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL
--------------	-------------------	-----------------	---------------------

FEE COMPUTATION

FIXTURES <i>27</i>	RECEPTACLES <i>42</i>	SWITCHES <i>44</i>	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	\$ <i>17.95</i>
RANGES	OVENS	GARB. DISP.	} 3 @ 1.50 ea.	\$ <i>4.50</i>
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W	<i>3</i>	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	\$	
" " 400 AMPS	<i>1 VG.</i>	3.00	\$	<i>3.00</i>
" OVER 400 AMPS		3.50	\$	
<i>1</i> Motors under 2 hp @ 1.50 ea.	\$ <i>1.50</i>	Motors 50-100 hp @ 5.00 ea.	\$	
<i>1</i> Motors 2-8 hp @ 2.00 ea.	\$ <i>2.00</i>	Motors 100-500 hp @ 10.00 ea.	\$	
Motors 8-15 hp @ 2.50 ea.	\$	Motors 500-1000 hp @ 15.00 ea.	\$	
Motors 15-50 hp @ 3.00 ea.	\$	Motors over 1000 hp @ 20.00 ea.	\$	
COLUMN TOTAL			\$	<i>3.50</i>
INVESTIGATION FEE			\$	
OTHER			\$	
BLANKET PERMIT		3.00	\$	
ELECTRICAL PERMIT	<i>1</i>	2.50	\$	<i>2.50</i>
TOTAL			\$	<i>30.45</i>

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

439-12 N 30.45 EL

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.

*Robert D. ...*  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION REPORT

DATE

TIME

BY

POWER

FINISH

STATUS

EDISON NOTIFIED

COPY TO OR MISS. INSPECTIONS

FINAL ELECTRICAL INSPECTION

7-14-66 KLAC

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

LOCATION 260 HILLSIDE ROAD

LOT 25 & 28 BLOCK \_\_\_\_\_ TRACT 8445

OWNER GRAHAM L. STERLING

10 ROOM HOUSE & DOUBLE G.

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN. PLMB.	FIN. BLDG.	ELEC. FIX.
DATE	NUMBER	CLASSIFICATION	CONTRACTOR		ESTIMATED COST		
<u>2-6-34</u>	<u>1360</u>	BUILDING	<u>C.W. JOHNSTON</u>		<u>12,640 00.</u>		
<u>3-27-34</u>	<u>1467</u>	ADDITIONAL	<u>RUEBEL ELECT.</u>				
<u>3-26-34</u>	<u>1462</u>	ELEC. WIRING	<u>RUEBEL ELECT.</u>		<u>6 30</u>		
<u>6-13-34</u>	<u>1627</u>	ELEC. FIXTURES	" "		<u>2 95</u>		
<u>3-2-34</u>	<u>1409</u>	PLUMBING	<u>BURNS PLUMBING</u>		<u>8 50</u>		
		SEWER					
		HOUSE CONN.					

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

**LOCATION** 260 Hillside Road

**LOT** 25&28                      **BLOCK**                      **TRACT** 8445

**OWNER** Bradley Jones

**DESCRIPTION** retaining walls & bath house

**#1079** **\$ 7,000.00**

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
3-8-61	47219	PLAN CHECKING	Owner	12 00
		BUILDING		
		TEMP POWER		
		ELEC. WIRING		
		EXCAVATION		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

*Handwritten notes:*  
 A large diagonal line is drawn across the table.  
 "PC" is written on the left side.  
 "The Down" is written in the middle.  
 "12.00" is written on the right side.

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

LOCATION *260 Hillside Drive Road*

LOT BLOCK TRACT

OWNER *NICHOLAS E. GRIFFIN*

DESCRIPTION *EXTEND OPEN PORCH 8'*

*SCREENED ON ONLY WITH ROOF S 450 °*

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
<i>9-30-48</i>	<i>19452</i>	BUILDING	<i>DAY LABOR</i>	<i>23 00</i>
		TEMP POWER		
<i>8-9-49</i>	<i>21537</i>	<i>GARBAGE DISPOS- ELEC. WIRING AL</i>	<i>TORR ELEC.</i>	<i>125</i>
		ELEC. FIXTURES		
<i>8-9-49</i>	<i>21536</i>	<i>GARBAGE DISPOS- PLUMBING AL</i>	<i>BOB WALLIS</i>	<i>100</i>
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

letter 2/8/62

CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS

LOCATION 260 Hillside Road

LOT Por 25&28<sup>th</sup> vac. st.

BLOCK

TRACT 8445

OWNER Bradley Jones

DESCRIPTION Swim Pool & Tennis Court

#1139

\$

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
1/26/62	48383	PLAN CHECKING	Jack Higginson	24 00
2/7/62	48470	BUILDING	Jack Higginson	48 00
		TEMP POWER		
3/16/62	48689	ELEC. WIRING	BlanketCook Electric	8 90
10/26/62	50465	<del>EXCAVATION</del>	Elec Cook Electric	4, 90
3/12/62	48677	PLUMBING	Glendora Plumbing	16 00
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		



LOCATION 260 HILLSIDE ROAD

NICHOLAS E. GRIFFIN

BUILDING EXTEND OPEN PORCH 8'

PERMIT No. 19452

GENERAL CONTRACTOR WITT SCISENEID ON ONLY PHONE \_\_\_\_\_

ELECTRICAL " W/TH ROOF TORR ELEC. DAY LABOR "

PLUMBING " BOB WALLIS "

ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1) MADE	(2)		
TRENCHES		A.M. P.M.				
FRAME		A.M. P.M.				
VENTS & FURN.		A.M. P.M.				
<u>6-27-49</u> WIRING <u>w</u>	<u>7/1</u>	A.M. P.M.	<u>7/1</u>	<u>under ground. 6/27</u>		
PLUMBING		A.M. P.M.				
LATH		A.M. P.M.				
FINAL PLUMB.		A.M. P.M.				
FINAL ELECT.		A.M. P.M.				
FINAL BUILD.		A.M. P.M.				
MISC. <u>Disposal</u>	<u>8/10</u>	A.M. P.M.	<u>8/10</u>		<u>8/10</u>	<u>Alkinson</u>





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

LOCATION 260 Hillside Rd.

LOT 25, 28, & por vacated street BLOCK TRACT 8445

OWNER Bradley Jones

DESCRIPTION Addition to living room

#2165 \$ 4,890.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE	
3/29/66	60241	PLAN CHECKING	Owner	9	00
" "	"	BUILDING	"	18	00
		PLUMBING			
		ELEC. WIRING			
		SEWER			
		EXCAVATION			
		FURNACE			
		AIR COND.			
		DRIVEWAY			

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

LOCATION 260 Hillside

LOT 25, 28, por. vac. str.  
BLOCK

TRACT 8445

OWNER Brad Jones

DESCRIPTION Add bedrm. 2baths, carpt. rec. rm. -gen. remodel

#2140

\$ 13,400.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE	
2/14/66	59951	PLAN CHECKING	Owner	22	50
2/17/66	59976	BUILDING	"	45	00
1/31/66	59840	PLUMBING	Perry's Plmg.	43	00
2/1/66	59856	ELEC. WIRING	Disselkoen Elect.	7	00
		SEWER			
		EXCAVATION			
3/18/66	60173	FURNACE	ABC Sheet Metal	9	00
		AIR COND.			
		DRIVEWAY			

CITY OF SOUTH PASADENA

JOB CARD

BUILDING DEPARTMENT

LOCATION 260 Hillside Road  
 BUILDING swim pool & tennis court

Bradley Jones

GENERAL CONTRACTOR Jack Higginson

SUBS IN None  
 PERMIT NO. 48470 2/7/62

ELECTRICAL " Cook Elect. 50465 10/24/62 "

48689 3/16/62

PLUMBING " Glendora Plumbing "

48677 3/12/62

#1139 ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1) MADE	(2)		
TRENCHES <i>&amp; Stack</i>		A.M. P.M.			3-13-62	Nelson
SEWER CONNECTION		A.M. P.M.				
FRAME (INCLUDING VENTS & FURN.)		A.M. P.M.				
ROUGH ELECT.	5-9-62	<i>End Work of DC</i>				
ROUGH PLUMBING <i>heater</i>	<i>OVER</i>	A.M. P.M.			5-8-62	Nelson
LATH <i>INSIDE</i> <i>OUTSIDE</i>		A.M. P.M.				
FINAL PLUMB.		A.M. P.M.			2-27-63	Lombard
FINAL ELECT.		A.M. P.M.		(over)	10-15-62	Crover
FINAL BUILD.		A.M. P.M.			2-27-63	Lombard
		A.M.	Variance			

ITEM	DATE	REMARKS
Ret Wall Foot.	3-27-62 4-4-62	Upper level Foot at entrance - 3-29-62 West Wall Foot. All. Ret. Wall Foot & steel JRN.
Ret. Wall.	4-3-62 4-6-62 4-9-62	Steel & collook for First Growth includes West side only JRN East & South - 4' lift - steel ok - JRN 2nd lift East & South - 1st lift North JRN.
Ret. Wall.	4-10-62 5-11-62	All Block & Steel except entry for trucks - JRN. Brick face Pool Wall up to grade JRN
PLUMB	5-24-62	GAS TEST OK. SKINKIER
Fin. Coat.	10-15-62	See green card. Pool Htr. Vent Glendora Pool 7-27-63

LOCATION 260 Hillside Road Bradley Jones  
 BUILDING Add toilets & dr. rooms to sing/fam SUBS IN Noul  
 GENERAL CONTRACTOR Jack Higginson PERMIT No. 49113 5/1/62  
 ELECTRICAL " Cook Electric 48689 3/16/62 50465 10/26/62  
 PLUMBING " Glendora Plumbing <sup>Ed.</sup> 30574 49153 5/7/62

#1182 ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1) MADE	(2)		
TRENCHES		A.M. P.M.			5-8-62	Nelson
SEWER CONNECTION		A.M. P.M.				
FRAME (INCLUDING VENTS & FURN.)		A.M. P.M.			5-23-62	SKINNER
ROUGH ELECT.		A.M. P.M.			5-23-62	Chavles
ROUGH PLUMBING		A.M. P.M.			5-8-62	Nelson
LATH <span style="margin-left: 20px;">INSIDE</span> <span style="margin-left: 20px;">OUTSIDE</span>		A.M. P.M.				
FINAL PLUMB. <i>(over)</i>		A.M. P.M.			2-28-63	Nelson
FINAL ELECT.		A.M. P.M.			10-26-62	Skinner
FINAL BUILD.		A.M. P.M.			2-28-63	Nelson
		A.M.				

ITEM

DATE

REMARKS

Final Plug.

80-16-62

2-19-63

Called For Heater Vent Connection - SRN.  
Recalled Blendora Plumb for Heater Vent  
Correction # 19-63-C.11

Pool Heater →

See permit # 48677

*Plans on file*

JOB CARD

ADDRESS 260 Hillside

DATE 4/29/66

OWNER Brad Jones

CONTRACTOR Owner

Mu 2-1881

PERMIT NUMBER: 60522

VALUE 340.00

FEE: 3.00

JOB Const. 54 lin. ft. of 6' high garden wall (2 course brick) (built w/footings adequate for 10' eng. wall)

ROUGH INSPECTION

*5-5-66 - footing & steel Howard*

Final Inspection 7-11-66

INSPECTOR

*Nelson*



12-5-66 Kooling & Steel Howard

JOB ADDRESS 260 Hillside  
 USE Add bdrm. 2bath, crpt. rec. rm.  
 VALUATION \$13,400.00

OWNER Brad Jones  
 ADDRESS 260 Hillside  
 CITY So. Pasadena PH.

GEN. CONT. Owner PH. PER. # 59976 2/17/66  
 ELEC. CONT. Disselkoen Elect. *Blanket* 1985 PH. PER. # 59856 2/1/66  
 PLUMB CONT. Perry's Plmg. *Blanket* At 4-8688 PH. PER. # 59840 1/31/66

#2140	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
	FOUNDATION & SETBACK	2-21-66	Howard	GAS TEST		
	REINFORCING & CELLS			FINAL PLUMBING	7-14-66	JRN. - DL
	GROUND LINES & SUB. FR.	2-25-66	Howard	FINAL ELECTRICAL	7-14-66	JRN. - DL
	FURNACE & VENTS	3-25-66	Howard	FINAL BUILDING	7-15-66	JRN. - DL
	ROUGH PLMG & SHOWER PAN	3-25-66	Howard	PARKING & ZONING		
	ROUGH ELECTRIC <i>(over)</i>	3-25-66	Howard	FIRE DEPT		
	FRAMING <i>(over)</i>	4-12-66	Howard	SUB. LIST	7-15-66	man.
	EXTERIOR LATH			EDISON NOTIFIED		
	INTERIOR LATH <i>over</i>	4-13-66	Howard	GAS CO. NOTIFIED		
	SEWER			Eng. of -	7-18-66	Bernardi (JRN)

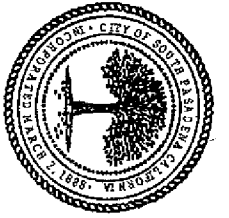
ITEM	DATE	REMARKS
Ro Plumb	1-31-66	OK in Small E. bath HED.
Ro Elect	2-1-66	" " " " " HED
Frame	2-1-66	" " " " " only HED
Lath	2-3-66	" " " " " " HED
Ro Plumb	2-3-66	Ro Plumb OK in East bath HED
Rough Elect	2-9-66	3 upstairs Rooms & Bath OK Howard
Rough Frame	2-9-66	3 upstairs Rooms & Bath OK Howard
Lath	2-14-66	" " " " " Smith
Ms. 13. In	3-1-66	Ro-Plumbing Howard
Elect. up stairs	3-10-66	Howard
UP STAIRS Frame	OK	EXCEPT where Beam goes in to Chimney 3-25-66 Howard
Ro. Plumbing		
ENTLATH	4-1-66	Powder & Dressing Room
Elect HEAT UP	4-22-66	Howard

JOB ADDRESS 260 Hillside Rd.	OWNER Bradley Jones
USE Addition to living room	ADDRESS 260 Hillside Rd.
VALUATION 4,890.00	CITY So. Pasadena PH. 682-1811

GEN. CONT. Owner	PH. 682-1811	PER. # 60241	3/29/66
ELEC. CONT.	PH.	PER. #	
PLUMB CONT.	PH.	PER. #	

#2165	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
	FOUNDATION & SETBACK	4-1-66	Howard	GAS TEST		
	REINFORCING & CELLS			FINAL PLUMBING	7-10-66	Sen. DL
	GROUND LINES & SUB. FR.	5-5-66	Howard	FINAL ELECTRICAL	7-14-66	Sen. DL
	FURNACE & VENTS			FINAL BUILDING	7/15/66	Nelson
	RGH PLMG & SHOWER PAN			PARKING & ZONING	✓	
	ROUGH ELECTRIC	5-11-66	Howard	FIRE DEPT		
	FRAMING	5-5-66	Howard	SUB. LIST	7-15-66	ND.
	EXTERIOR LATH	5-16-66	Smith	EDISON NOTIFIED	-	
	INTERIOR LATH	5-15-66	Smith	GAS CO. NOTIFIED	-	
	SEWER			Eng. O.K. 7-18-66		Bernardi (ss)





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

Form with fields: SITE ADDRESS (260 Hillside Rd.), OWNER'S NAME (Janine Myers), STREET ADDRESS (260 Hillside), CITY (Pasadena), PHONE NUMBER (626/441-9755), CONTACT PERSON (JCF Fanning), CONTRACTOR'S NAME (DAVE RANNING ROOFING), LICENSE CLASS (C-34), LICENSE NUMBER (756487), EXPIRATION DATE (11/30/12), WORKERS COMP INSURANCE POLICY NUMBER, EXPIRATION DATE.

REEROOF APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

LICENSED CONTRACTOR'S DECLARATION

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

Signature: \_\_\_\_\_ Date: 4/12

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: \_\_\_\_\_ Date: 4/12

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: JCF Fanning Date: 4/12

Signature: \_\_\_\_\_

260 Hillside Rd

DESCRIPTION OF WORK

Roof Over Existing [ ] Tear-Off and Reroof [X]
New Plywood and Roof [ ] Metal Roof of Existing [ ]
Other Existing materials are fire FREE, Re-Roofing with GAR

Free slate 550 lbs. Per Sq.

TYPE OF STRUCTURE [X] RESIDENTIAL [ ] NONRESIDENTIAL

AREA SQUARES / SQ. FT CODE IN EFFECT

\$ 47,500.00 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 EXPENSE OF THE APPLICANT

Table with columns: BUILDING PERMIT FEE (\$737.50), ISSUANCE FEE (\$86.60), PERMIT NUMBER (#331978), TOTAL (\$764.10), DATE (4/12)

Table with columns: DATE OF FINAL (9/24/12), FINAL BY (signature)

**INSPECTION NOTES**

NO	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
R1	Preof Tear Off of Sheathing	4/17/12	W. J. ...
R2	Final Roof Inspection	9/24/12	W. J. ...

1) ROOF CONSULTATION / APPROVAL 08/24/12 WJ

**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: \_\_\_\_\_



# City of South Pasadena

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

**SITE ADDRESS**  
260 E. Hillside Rd

**ASSESSOR PARCEL NUMBER**  
PAGE PARCEL

**ADDITIONAL INFORMATION / LEGAL DESCRIPTION**

**OWNER'S NAME**  
Tamara Myers

**STREET ADDRESS**  
260 E. Hillside Rd

**CITY** South Pasadena **STATE** CA **ZIP CODE**

**PHONE NUMBER** 626-533-9155

**PRINCIPAL DESIGNER'S NAME** **LICENSE NO.**

**STREET ADDRESS** **CITY** **STATE** **ZIP CODE**

**PHONE NUMBER**

**CONTACT PERSON** BUILDING AND SAFETY

**PHONE NUMBER**

**CONTRACTOR'S NAME** Picture Perfect Cons.

**STREET ADDRESS** 884 Palomares St

**CITY** LA Verne **STATE** CA **ZIP CODE** 91750

**LICENSE CLASS** A & B **LICENSE NUMBER** 8691699 **EXPIRATION DATE** 11/30/13

**PHONE NUMBER** 626-303-5902

**WORKER'S COMPENSATION INSURANCE COMPANY NAME** Barrett Business

**WORKER'S COMP INSURANCE POLICY NUMBER** 916666 **EXPIRATION DATE** 11/13

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

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

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

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### LICENSED CONTRACTORS 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: Tamara Myers Date: 4/6/12

### WORKER'S 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: Tamara Myers Date: 4/6/12

### 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: Marcos Meza  
Signature: Marcos Meza Date: 4/6/12

## 260 Hillside Rd

### DESCRIPTION OF WORK

Installation of insulation  
of A-30 in existing attic to satisfy  
energy requirement for re-roof.

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS	CODE IN EFFECT
STATISTICAL CLASSIFICATION	PLANNING FILE NO.	
NO.	UNITS:	

INITIAL VALUATION \$ 11,400 REVISED VALUATION \$

PLAN CHECK FEE	\$
ADDITIONAL PLAN CHECK FEE	\$
FIRE DEPT. PLAN CHECK FEE	\$
PLAN CHECK NUMBER	INITIALS DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS DATE

<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD
<input type="checkbox"/> SANITATION DIST PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID

BUILDING PERMIT FEE	\$ 236.94
ISSUANCE FEE	\$ 26.60
SNIP FEE	\$ 423.59
GENERAL PLAN FEE	\$ 1.10
PIE (PARK IMPACT FEE)	\$
GROWTH FEE	\$
<b># 331980 TOTAL</b>	<b>\$ 263.54</b>
PERIOD NUMBER	INITIALS DATE
329390	SD 4/6/12
DATE OF FINAL	FINAL BY
9/24/12	M. Meza

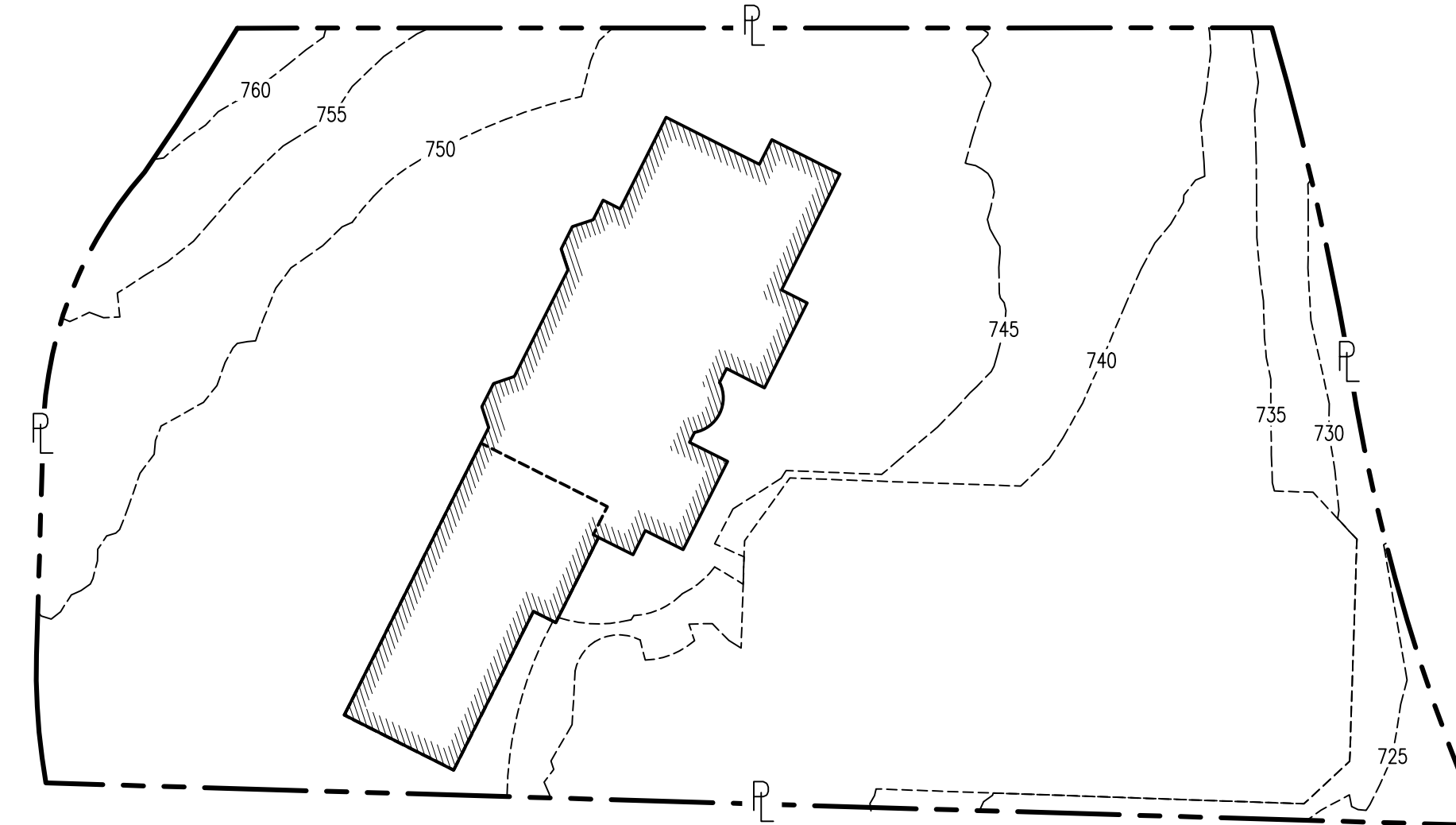




## **ATTACHMENT 3**

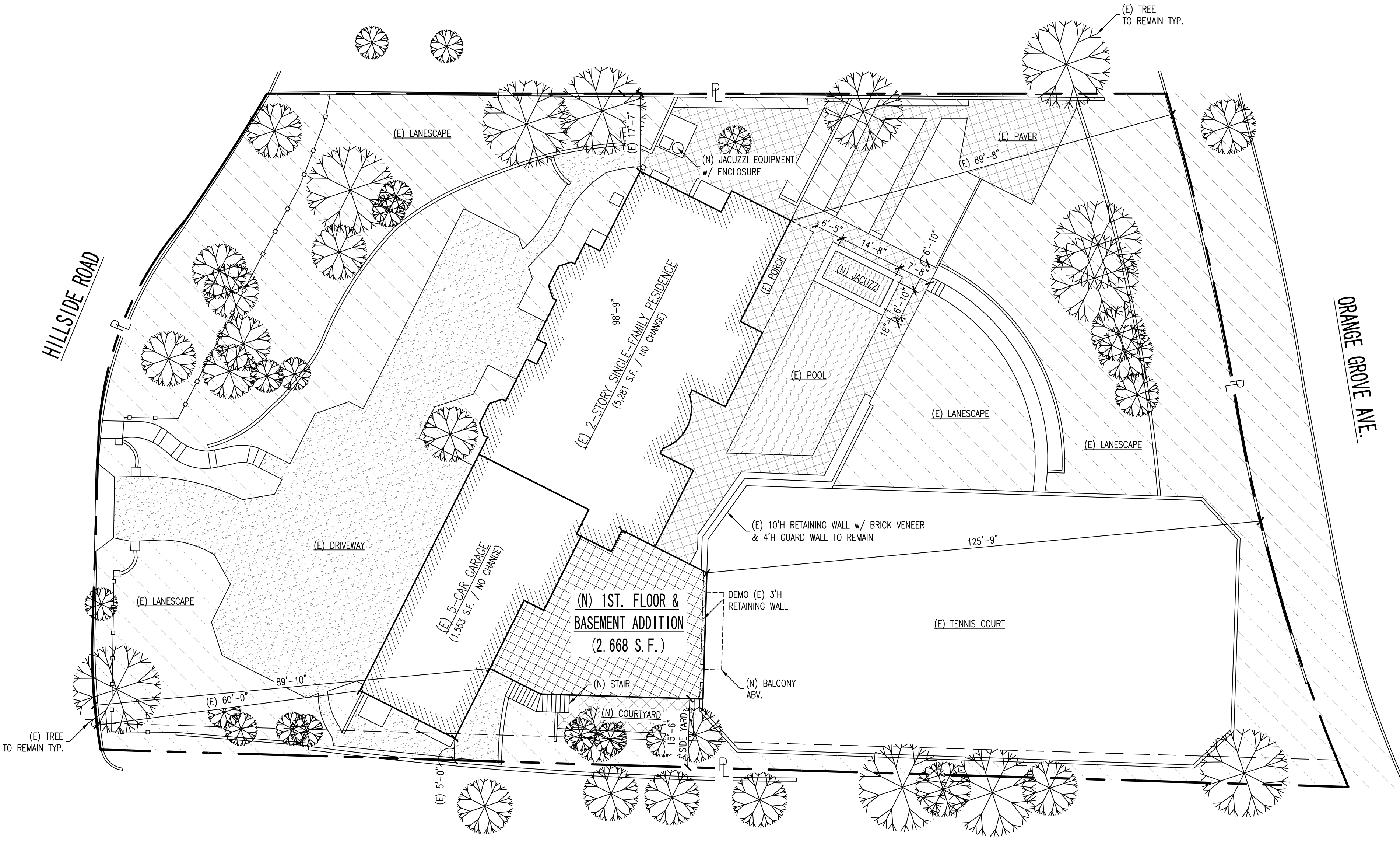
Development Plans and Material Board

THE INTENTIONS OF THESE DRAWINGS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK. ALL DRAWINGS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE DRAWING IS AS BINDING AS IF REQUIRED BY ALL. ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS, CODES AND REGULATIONS. CODE REQUIREMENTS SHALL HAVE PRECEDENCE OVER THESE DRAWINGS. ALL JOB CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO START OF WORK. ALL DISCREPANCIES SHALL BE REPORTED TO OWNER/DESIGNER. SUBMIT SHOP DRAWINGS FOR REVIEW/APPROVAL. THESE DRAWINGS ARE THE PROPERTY OF PM DESIGN CONSULTANTS, CORP. © 2023, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART; IT'S NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



**SITE SLOPE ANALYSIS**

I = CONTOUR INTERVAL IN FEET = 5  
 L = SUM OF ALL CONTOUR LINE LENGTHS = 43.5 + 98 + 174.5 + 236 + 257 + 256.5 + 195 + 69.5 = 1,330'  
 A = 38,660 S.F.  
 AVERAGE SITE SLOPE = 100 (I x L) / A = (100 x 5 x 1,330) / 38,660 = 17.2%



**SITE PLAN**  
 SCALE: 1/16" = 1'-0"  
 NOTES:  
 ALL FEATURES SHOWN ON SITE PLAN ARE EXISTING TO BE REMAINED UNLESS NOTED OTHERWISE.

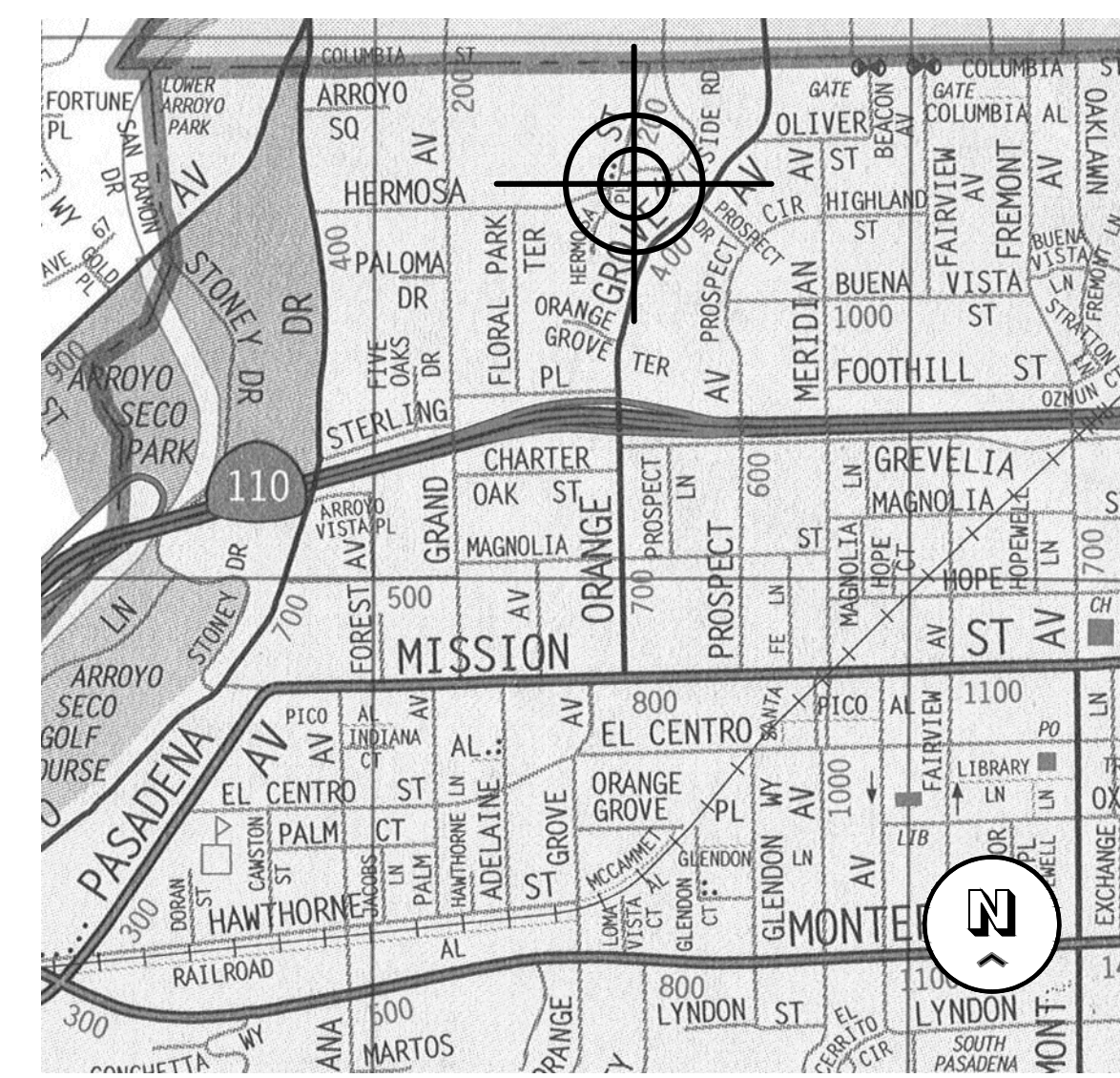
**PROJECT INFO:**

ADDRESS	260 HILLSIDE ROAD SOUTH PASADENA, CA 91780	
APN	5317-039-011	
DESCRIPTION	2-STORY SINGLE FAMILY RESIDENCE ADDITION & REMODEL 1. NEW 1ST. FLOOR FAMILY ROOM & BREAKFAST KITCHEN ADDITION (1,334 S.F.) 2. NEW BASEMENT RECREATIONAL ROOM ADDITION (1,334 S.F.) 3. CONVERT EXISTING KITCHEN TO NEW PANTRY (153 S.F.) 4. NEW OUTDOOR JACUZZI (14'-8" x 6'-10")	
LOT SIZE	38,478 S.F.	
ZONING	RE	
FLOOR AREA	(E) MAIN UNIT 1st. FLOOR TO REMAIN = 3,184 S.F. (E) MAIN UNIT 2nd. FLOOR TO REMAIN = 2,097 S.F. (N) MAIN UNIT 1st. FLOOR ADDITION = 1,334 S.F. (N) MAIN UNIT BASEMENT ADDITION = 1,334 S.F. TOTAL MAIN UNIT LIVING AREA = 7,949 S.F.	
COVERAGE AREA	(E) 5-CAR GARAGE = 1,553 S.F. (E) FRONT PORCH = 12 S.F. (E) REAR COVERED PATIO = 145 S.F. (E) STORAGE & UTILITY = 51 S.F.	
F.A.R.	EXISTING: 5,281 / 38,478 = 14% PROPOSED: 7,949 / 38,478 = 21%	
LOT COVERAGE	EXISTING: (3,184 + 1,553 + 12 + 145 + 51) / 38,478 = 13% PROPOSED: (3,184 + 1,553 + 12 + 145 + 51 + 1,334) / 38,478 = 16%	
BUILDING HEIGHT	MAIN UNIT HEIGHT = 24'-3" EXISTING NO CHANGE	
PARKING	5-CAR GARAGE EXISTING NO CHANGE	
CONSTRUCTION	TYPE Vb SPRINKLERS = YES, NFPA 13D	
GOVERNING CODES	2022 CALIFORNIA RESIDENTIAL CODE (CRC) w/ LOCAL AMENDMENT	

**SHEET INDEX**

- A1 PROJECT DATA & SITE PLAN
- C1 PROPERTY & TOPO SURVEY
- NB NEIGHBORHOOD PHOTOS
- A2 PROPOSED BASEMENT PLAN & SCHEDULES
- A3 EXISTING & PROPOSED MAIN UNIT 1ST. FLOOR PLANS
- A4 EXISTING & PROPOSED MAIN UNIT 2ND. FLOOR PLANS
- A5 EXISTING & PROPOSED MAIN UNIT ELEVATIONS
- A6 EXISTING & PROPOSED MAIN UNIT ELEVATIONS

**VICINITY MAP (N. T. S.)**



**PROJECT:**  
**RESIDENTIAL ADDITION**  
**260 HILLSIDE RD.**  
**SOUTH PASADENA, CA 91030**

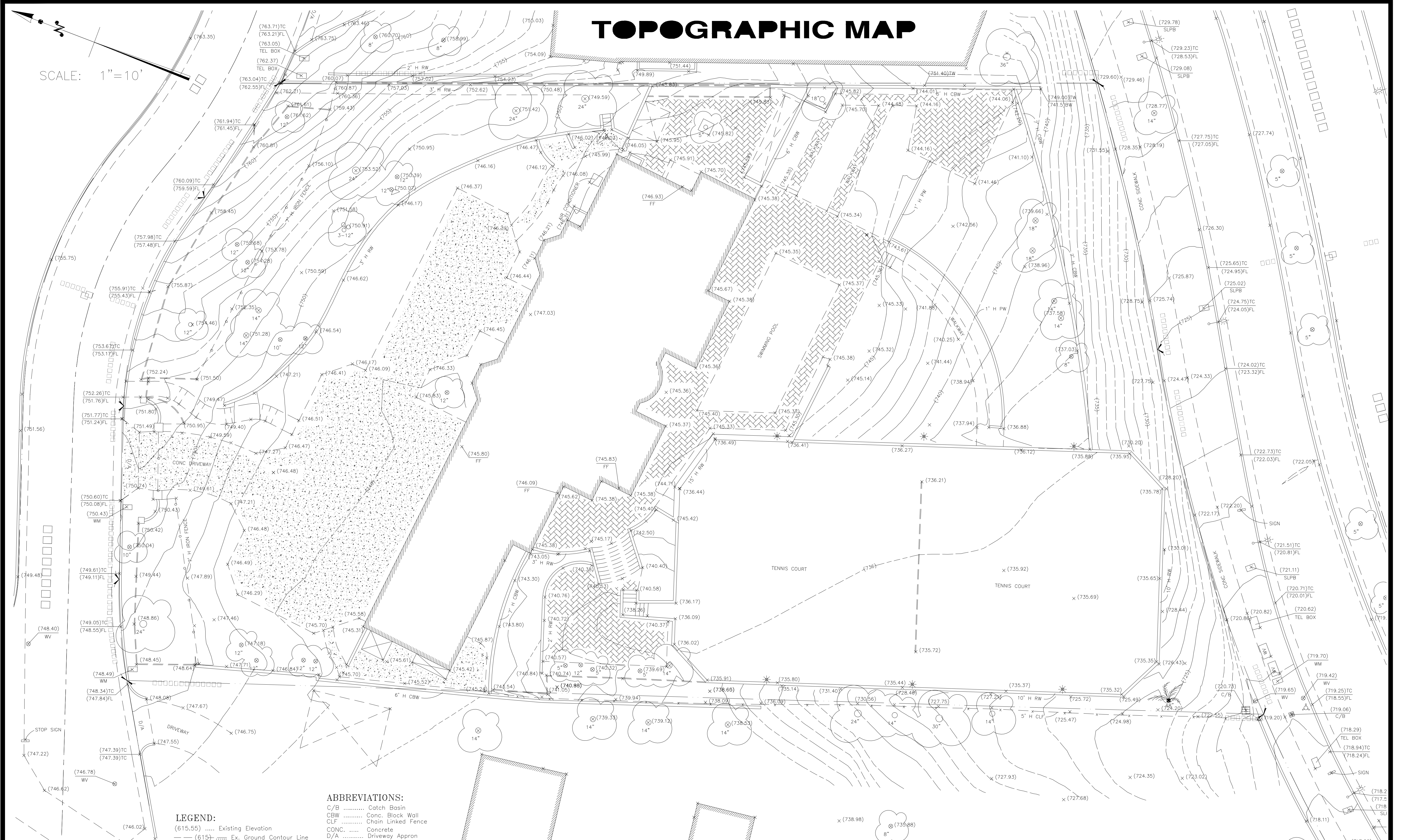
DATE:	5/11/2023	DRAWN BY:	M. LIU
SCALE:	AS NOTED	REF:	# 17209

**PROJECT DATA & SITE PLAN**

**A1**

# TOPOGRAPHIC MAP

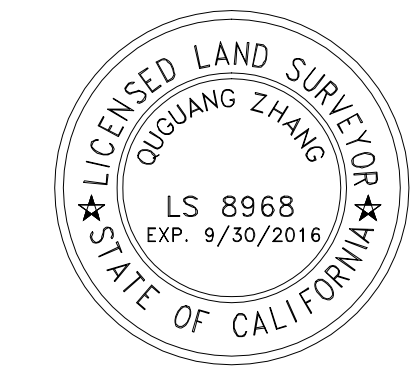
SCALE: 1"=10'



- LEGEND:**
- (615.55) ..... Existing Elevation
  - (615) ..... Ex. Ground Contour Line
  - X-X- Chain Link Fence
  - - - - - Wrought Iron Fence
  - ..... Ex. Structure
  - ..... Fire Hydrant
  - ..... Street Light
  - ..... Ex. Tree, Diameter
  - ..... Palm Tree

- ABBREVIATIONS:**
- C/B ..... Catch Basin
  - CBW ..... Conc. Block Wall
  - CLF ..... Chain Linked Fence
  - CONC. .... Concrete
  - D/A ..... Driveway Apron
  - EX. .... Existing
  - FF ..... Finish Floor Elevation
  - FL ..... Flow Line Elevation
  - GM ..... Gas Meter
  - PW ..... Plant Wall
  - RW ..... Retaining Wall
  - SLPB ..... Street Lighting Pull Box
  - SMH ..... Sewer Manhole
  - TC ..... Top of Curb Elevation
  - TEL ..... Telephone Box
  - TW ..... Top of Wall Elevation
  - WM ..... Water Meter
  - WV ..... Water Valve

**LEGAL DESCRIPTION:**  
 LOT 25 AND 28 OF TRACT NO. 8445, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 94 PAGE 17-19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PLANS PREPARED BY:  
**Apple Engineering Group**  
 Subdivision Engineering Design Survey  
 9040 Telsar Ave., Suite 111  
 El Monte, California 91731  
 Tel: (626) 552-8818 Fax: (626) 529-8848  
 Email: Applecivil@gmail.com

<b>TOPOGRAPHIC MAP</b>		
SCALE: 1"=10'	APN: 5317-039-011	DATE: 11-16-2015
260 HILLSIDE RD, SOUTH PASADEND, CA 91030		

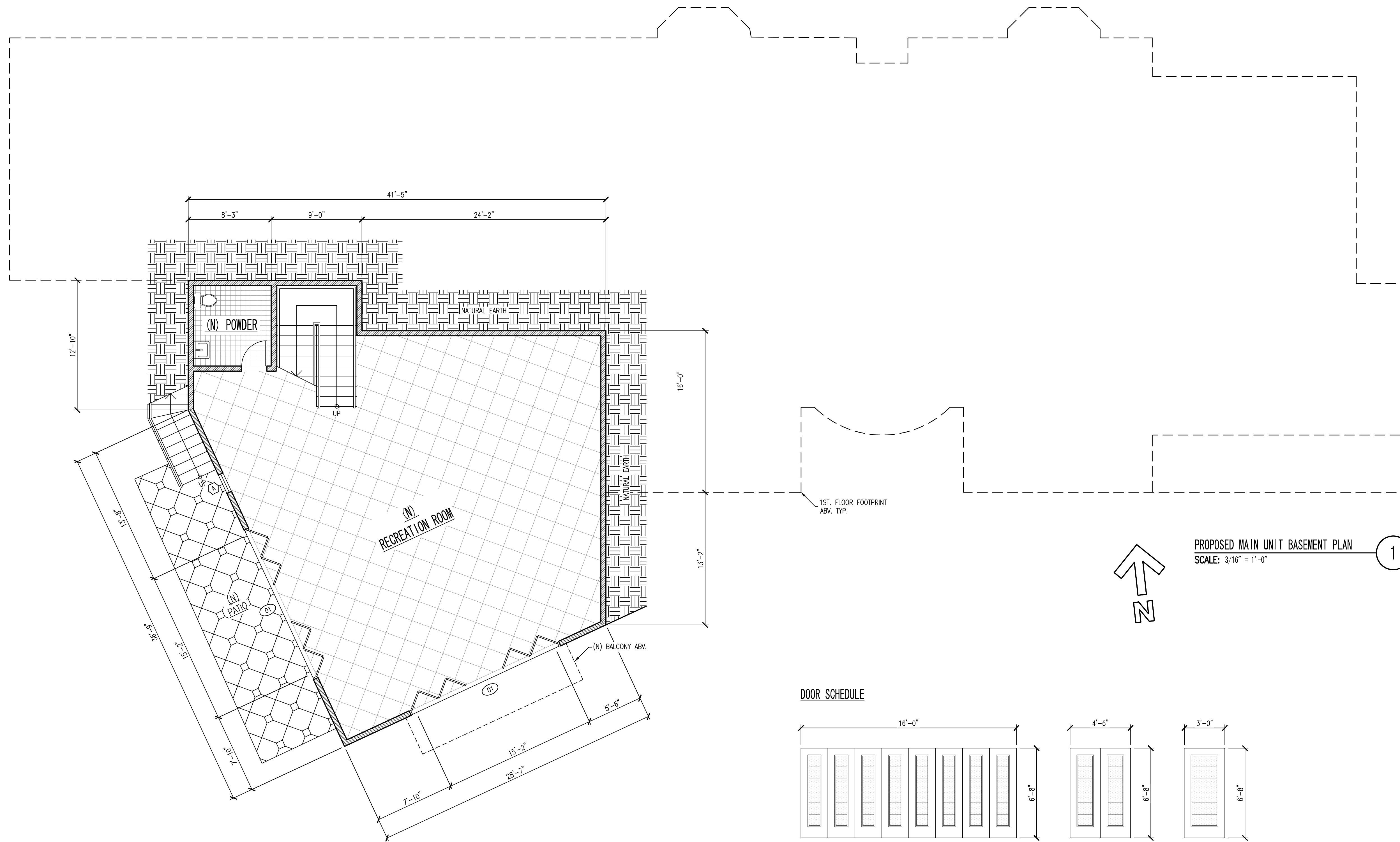


PHOTO KEY (NEIGHBORHOOD)

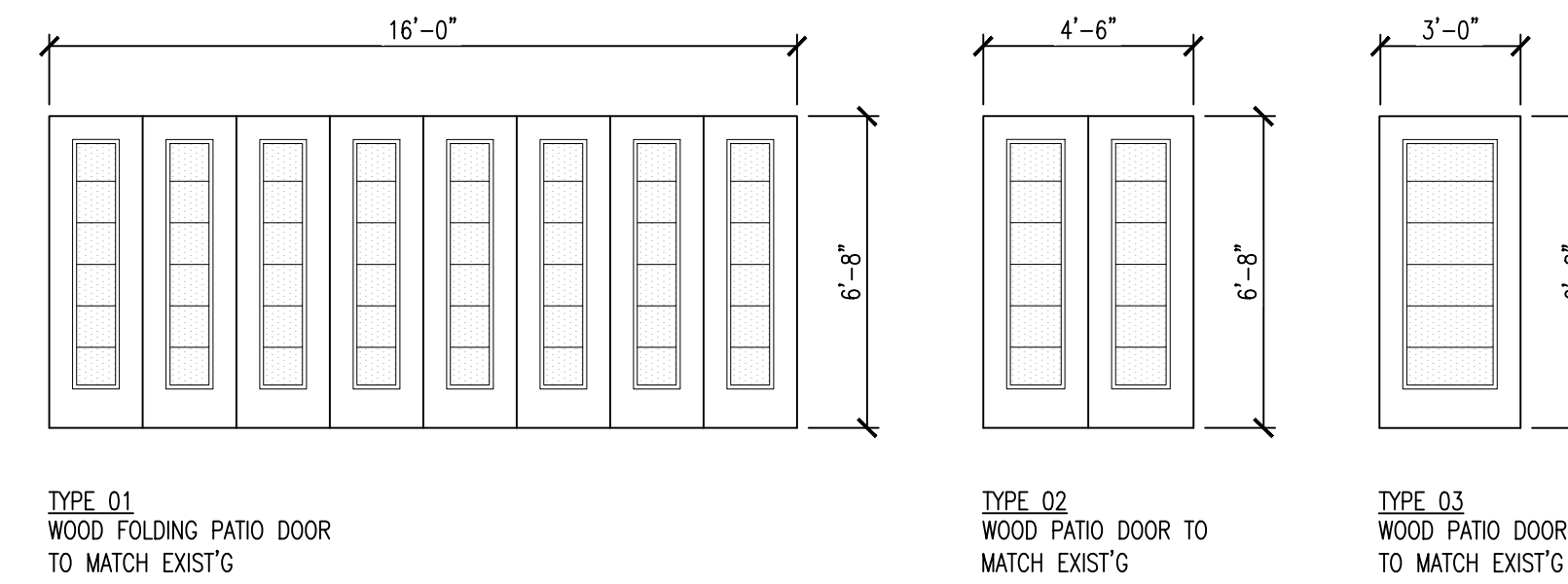
THE INTENTIONS OF THESE DRAWINGS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK. ALL DRAWINGS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE DRAWING IS AS BINDING AS IF REQUIRED BY ALL. ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS, CODES AND REGULATIONS. CODE REQUIREMENTS SHALL HAVE PRECEDENCE OVER THESE DRAWINGS. ALL JOB CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO START OF WORK. ALL DISCREPANCIES SHALL BE REPORTED TO OWNER/DESIGNER. SUBMIT SHOP DRAWINGS FOR REVIEW/APPROVAL. THESE DRAWINGS ARE THE PROPERTY OF PM DESIGN CONSULTANTS, CORP. © 2023, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT'S NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

PROJECT:

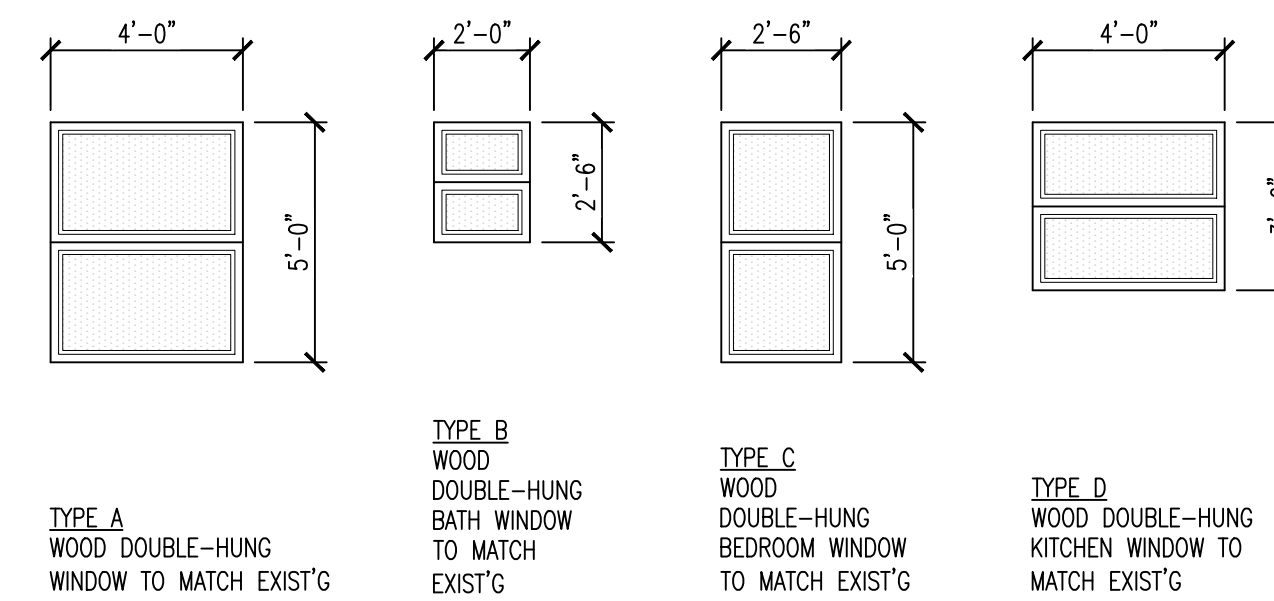
**RESIDENTIAL ADDITION**  
260 HILLSIDE RD.  
SOUTH PASADENA, CA 91030



**DOOR SCHEDULE**



**WINDOW SCHEDULE**



DATE: 5/11/2023 DRAWN BY: M. LIU

SCALE: AS NOTED REF: #17209

CONTENT:

**PROPOSED BASEMENT  
PLAN & SCHEDULES**

SHEET:

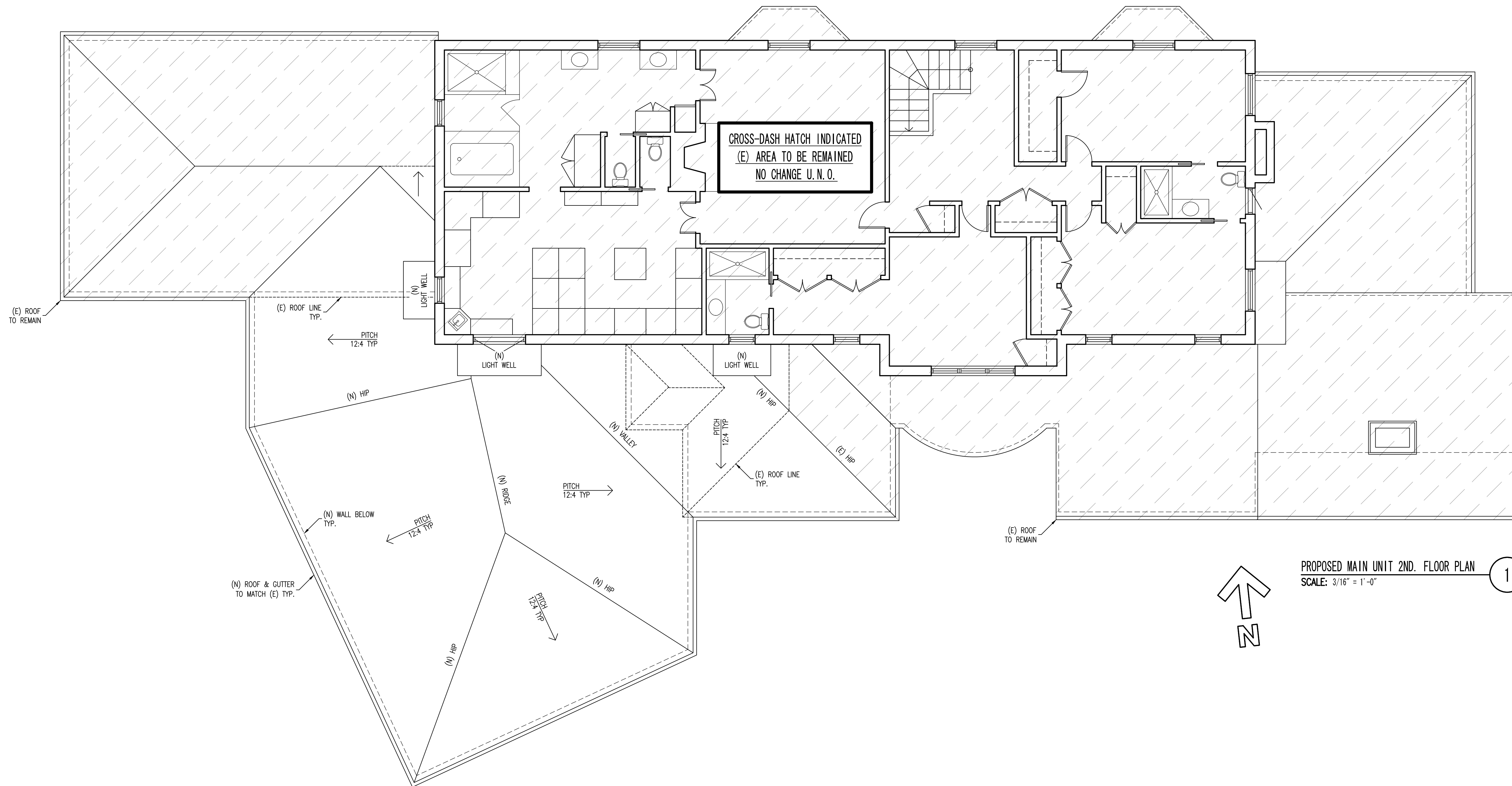
**A2**



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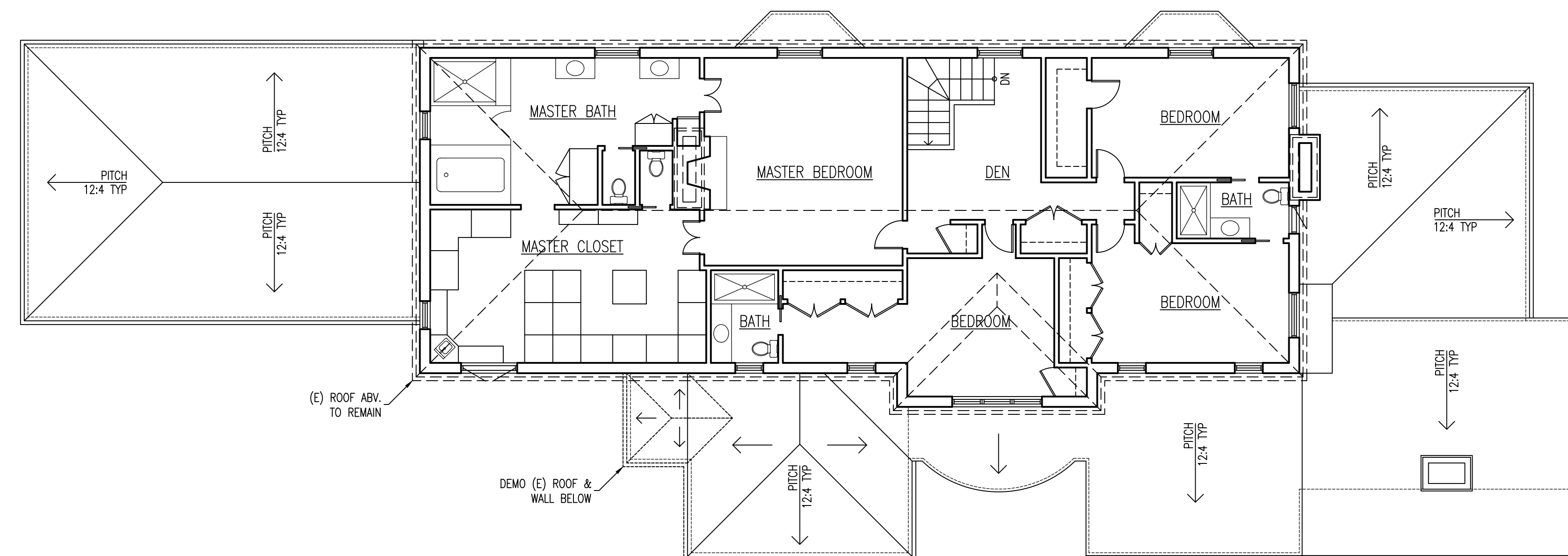
PROJECT:

**RESIDENTIAL ADDITION**  
260 HILLSIDE RD.  
SOUTH PASADENA, CA 91030



PROPOSED MAIN UNIT 2ND. FLOOR PLAN  
SCALE: 3/16" = 1'-0"

1



EXISTING MAIN UNIT 1ST. FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2

DATE: 5/11/2023  
DRAWN BY: M. LIU

SCALE: AS NOTED  
REF: #17209

CONTENT:

**EXISTING & PROPOSED  
MAIN UNIT 2ND. FLOOR  
PLANS**

SHEET:

**A4**



THE INTENTIONS OF THESE DRAWINGS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK. ALL DRAWINGS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE DRAWING IS AS BINDING AS IF REQUIRED BY ALL. ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS, CODES AND REGULATIONS. CODE REQUIREMENTS SHALL HAVE PRECEDENCE OVER THESE DRAWINGS. ALL JOB CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO START OF WORK. ALL DISCREPANCIES SHALL BE REPORTED TO OWNER/DESIGNER. SUBMIT SHOP DRAWINGS FOR REVIEW/APPROVAL. THESE DRAWINGS ARE THE PROPERTY OF PM DESIGN CONSULTANTS, CORP. © 2023, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART; IT'S NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

PROJECT:

**RESIDENTIAL ADDITION**  
260 HILLSIDE RD.  
SOUTH PASADENA, CA 91030



EXISTING SIDE/EAST ELEVATION



EXISTING FRONT/NORTH ELEVATION

EXISTING MAIN UNIT FRONT & SIDE ELEV 3  
SCALE: 3/32" = 1'-0"

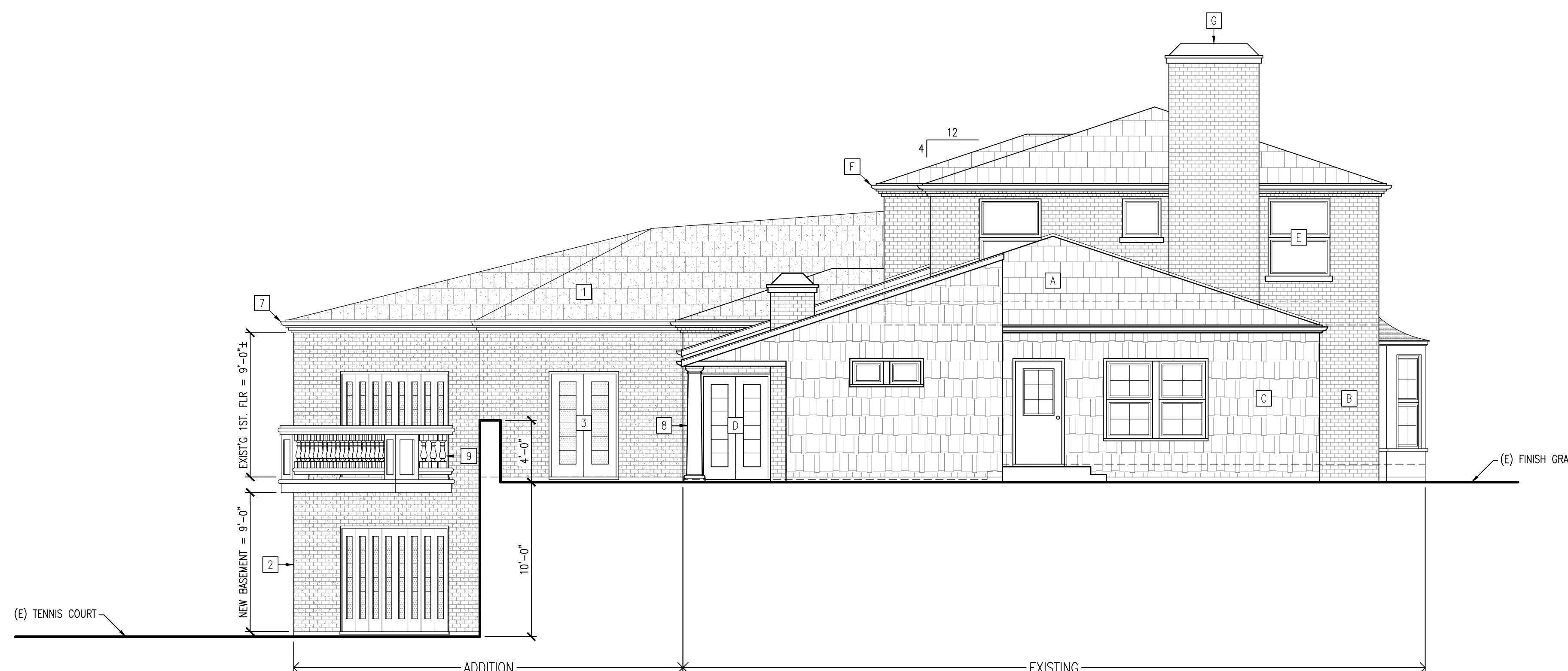
**ELEVATION LEGEND**

**EXISTING**

- A (E) TILE ROOF TO REMAIN TYP.
- B (E) EXTERIOR BRICK TO REMAIN TYP.
- C (E) EXTERIOR SIDING TO REMAIN TYP.
- D (E) DOORS TO REMAIN TYP.
- E (E) WINDOWS TO REMAIN TYP.
- F (E) GUTTER & EAVE TO REMAIN TYP.
- G (E) CHIMNEY TO REMAIN TYP.

**PROPOSED**

- 1 (N) TILE ROOF TO MATCH EXISTING TYP.
- 2 (N) BRICK VENEER PER SPECIFICATION TYP.
- 3 (N) EXTERIOR DOOR PER SCHEDULE TYP.
- 4 (N) WOOD WINDOWS PER SCHEDULE TYP.
- 5 (N) WOOD SHUTTER TO MATCH EXISTING TYP.
- 6 (N) BREEZE BLOCK TO MATCH EXISTING TYP.
- 7 (N) GUTTER & EAVE TO MATCH EXISTING TYP.
- 8 (N) 12" CLASSIC COLUMN TO MATCH ADU TYP.
- 9 (N) 5" CLASSIC BALUSTRADE RAILING TYP.
- 10 (N) EXTERIOR GRADE HARDWOOD TRELLIS TYP.



PROPOSED MAIN UNIT SIDE-EAST ELEV 2  
SCALE: 3/16" = 1'-0"



PROPOSED MAIN UNIT FRONT-NORTH ELEV 1  
SCALE: 3/16" = 1'-0"

DATE: 5/11/2023  
DRAWN BY: M. LIU

SCALE: AS NOTED  
REF: #17209

CONTENT:

**EXISTING & PROPOSED  
MAIN UNIT ELEVATIONS**

SHEET:

**A5**

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PROJECT:

**RESIDENTIAL ADDITION**  
260 HILLSIDE RD.  
SOUTH PASADENA, CA 91030



EXISTING MAIN UNIT REAR & SIDE ELEV 3  
SCALE: 3/32" = 1'-0"

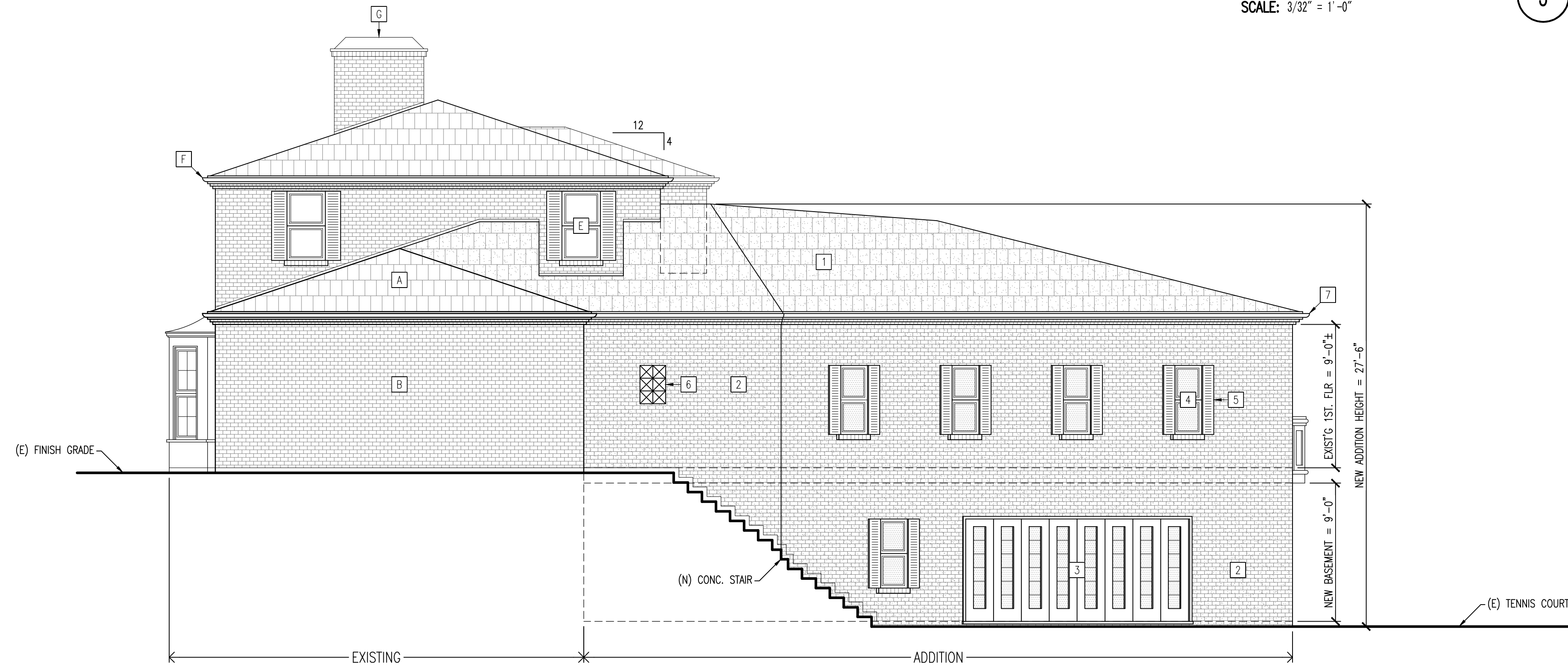
**ELEVATION LEGEND**

**EXISTING**

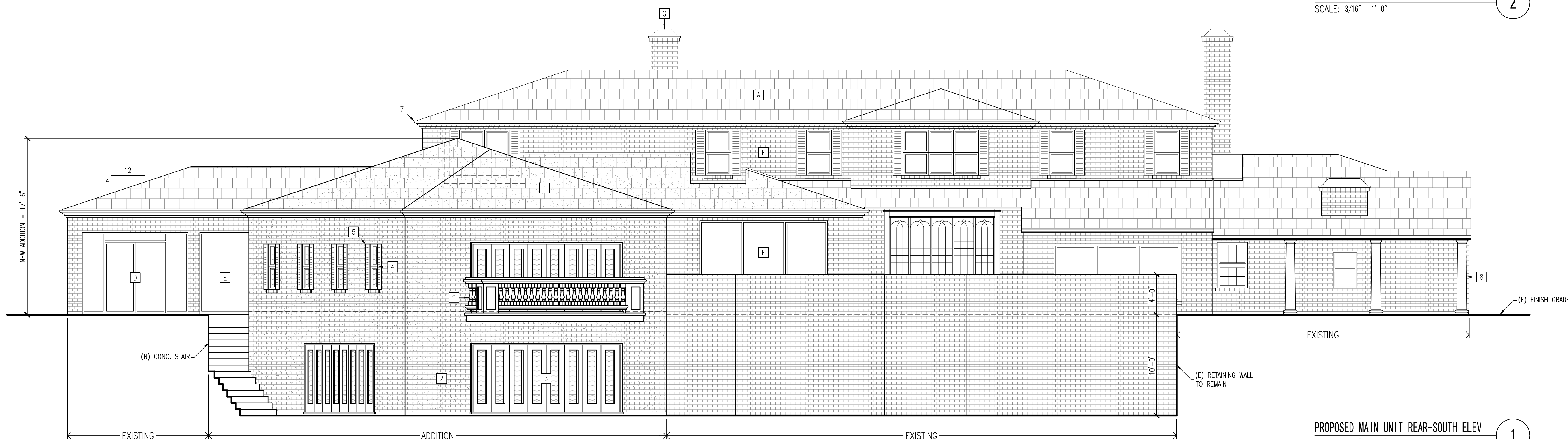
- A (E) TILE ROOF TO REMAIN TYP.
- B (E) EXTERIOR BRICK TO REMAIN TYP.
- C (E) EXTERIOR SIDING TO REMAIN TYP.
- D (E) DOORS TO REMAIN TYP.
- E (E) WINDOWS TO REMAIN TYP.
- F (E) GUTTER & EAVE TO REMAIN TYP.
- G (E) CHIMNEY TO REMAIN TYP.

**PROPOSED**

- 1 (N) TILE ROOF TO MATCH EXISTING TYP.
- 2 (N) BRICK VENEER PER SPECIFICATION TYP.
- 3 (N) EXTERIOR DOOR PER SCHEDULE TYP.
- 4 (N) WOOD WINDOWS PER SCHEDULE TYP.
- 5 (N) WOOD SHUTTER TO MATCH EXISTING TYP.
- 6 (N) BREEZE BLOCK TO MATCH EXISTING TYP.
- 7 (N) GUTTER & EAVE TO MATCH EXISTING TYP.
- 8 (N) 12" CLASSIC COLUMN TO MATCH EXISTING ADU TYP.
- 9 (N) 5" CLASSIC BALUSTRADE RAILING TYP.
- 10 (N) EXTERIOR GRADE HARDWOOD TRELLIS TYP.



PROPOSED MAIN UNIT SIDE-WEST ELEV 2  
SCALE: 3/16" = 1'-0"



PROPOSED MAIN UNIT REAR-SOUTH ELEV 1  
SCALE: 3/16" = 1'-0"

DATE: 5/11/2023 DRAWN BY: M. LIU

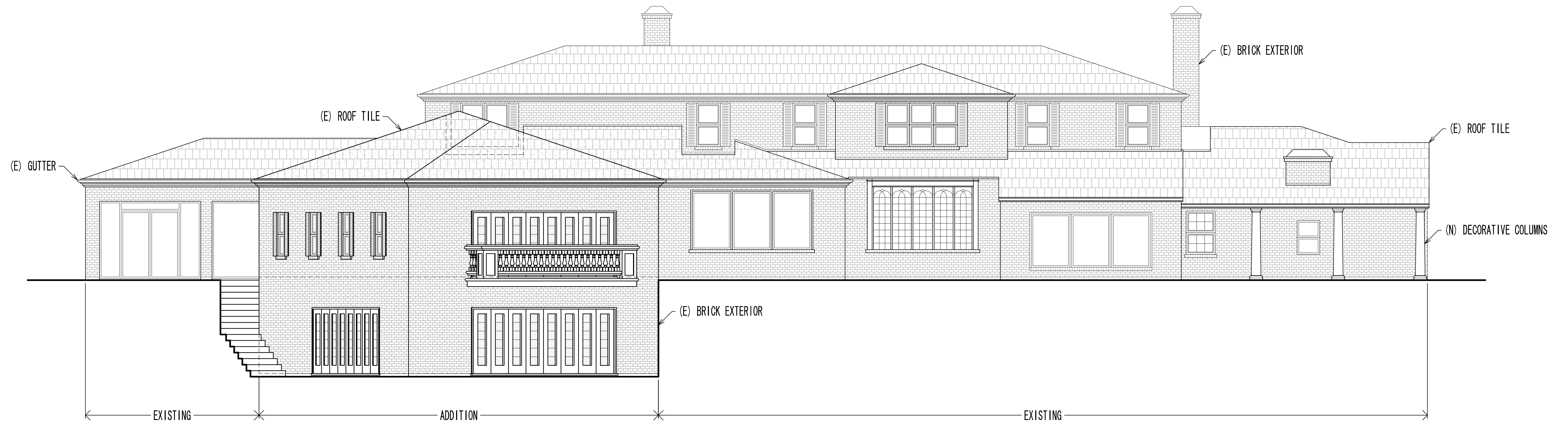
SCALE: AS NOTED REF: #17209

CONTENT:

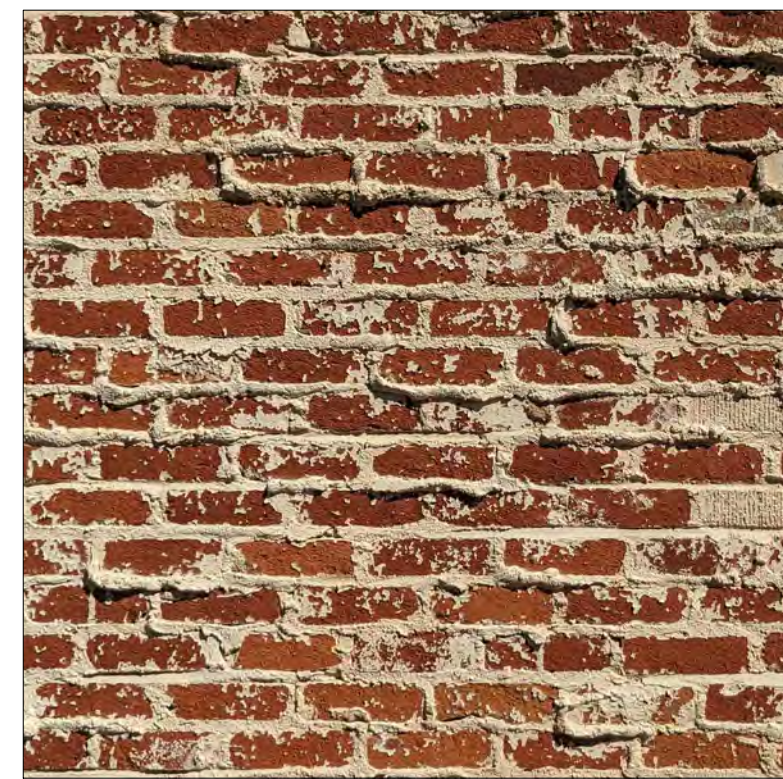
**EXISTING & PROPOSED  
MAIN UNIT ELEVATIONS**

SHEET:

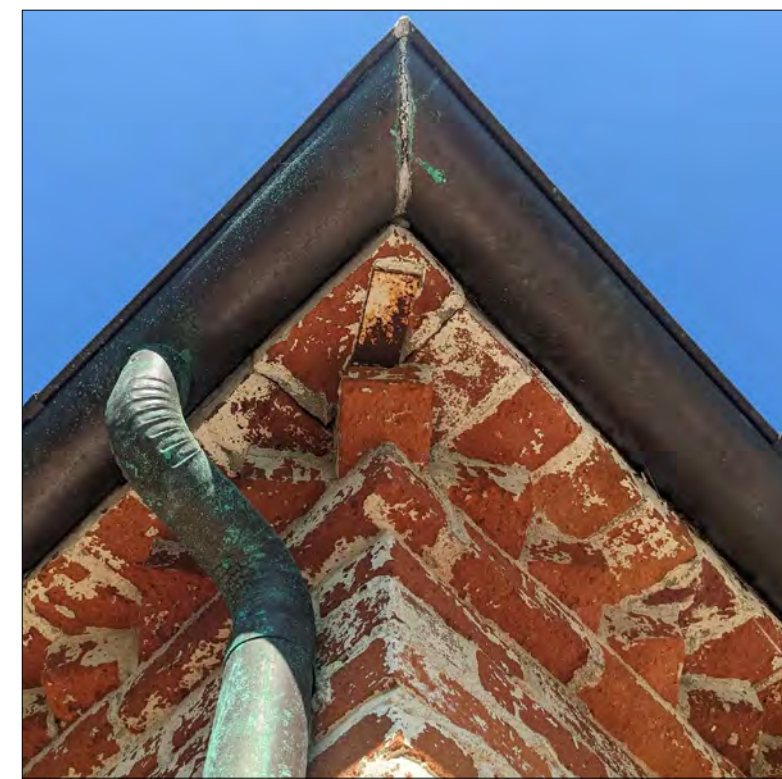
**A6**



**NEW ROOF**  
SLATE TILE ROOF TILE TO MATCH EXISTING



**NEW BRICK**  
OLD BRICK VENEER TO MATCH EXISTING



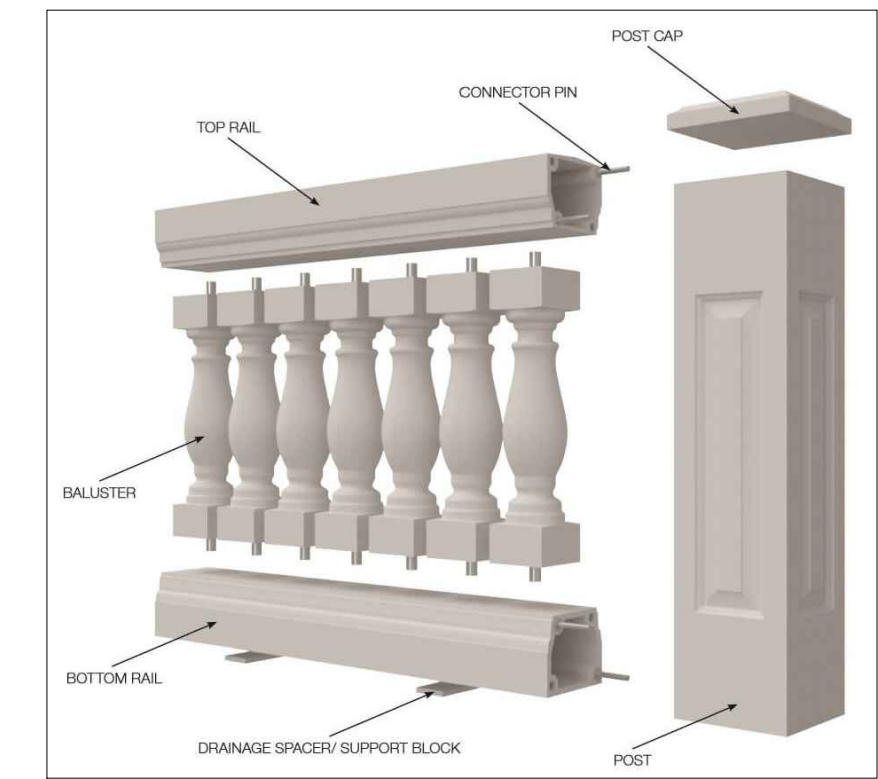
**NEW EAVE**  
HALF-ROUND BRONZE GUTTER w/ BRICK VENEER SOFFIT TO MATCH EXISTING



**WIDNOWS & DOORS**  
EXTERIR WOOD WINDOWS & DOORS (SIERRA PACIFICA WOOD WINDOWS) PAINTED WHITE TO MATCH EXISTING w/ BLACK WOOD SHUTTER WHERE OCCURS



**NEW COLUMN**  
NEW CLASSIC DECORATIVE COLUMN PAINTED WHITE



**NEW RAILING**  
NEW CLASSIC BALUSTRADE RAILING PAINTED WHITE



BOCPN1LN

## Old Chicago Faux Brick Wall Panel - Tall

★★★★★ (33 reviews)

[How Do I Get Free Samples?](#)

Select Color: **Glacier**



Antique Brick



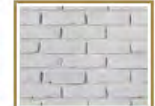
Baked Clay



Cream Caramel



Dusky Evening



Glacier



Merlot



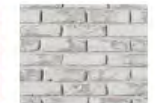
Mixed Twilight



Mocha



Spiced Brick



Whitewash Brick

Select fire-rated polyurethane: ⓘ

No  Yes

Select enhanced UV protection: ⓘ

No  Yes

Subtotal: **\$163.00** / Each

Production Time: Approx. 2 to 4 weeks

*\*This is an estimate based upon size of order*

 [Old Chicago Brick Panel](#)



Quantity

- 1 +

Unsure How Many to Purchase?  
[Use Our Calculator](#)

## **ATTACHMENT 4**

Door and Window Brochures

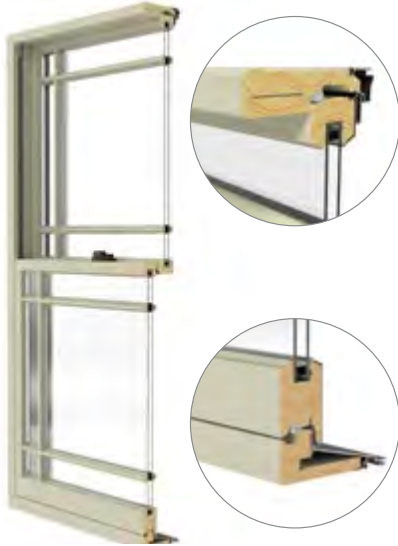
# Pella® Architect Series®

## Traditional Wood & Clad/Wood



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



- **Designed with distinguished details**

Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.

- **Enhanced style options and custom capabilities**

Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.

- **Authentic look of true divided light**

Pella's Integral Light Technology® grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.

- **Interior finish options**

From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.

- **Beautiful hardware**

Choose from Pella's collection of rich patinas and other timeless finishes.

- **Optional integrated security sensors**

Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.

- **ENERGY STAR® certified<sup>1</sup>**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.<sup>1</sup>

- **Long-lasting durability**

Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.

- **Best limited lifetime warranty<sup>2</sup>**

Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

### Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.

## Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
<b>Awning</b>	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Awning</b>	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Casement</b>	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Casement</b>	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Fixed Casement</b>	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Fixed Casement</b>	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Double-Hung</b>	14"	24-¾"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Double-Hung</b>	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
<b>In-Swing Hinged Patio Door</b> (Single)	18"	36"	48"	199-½"	LC40-LC55	0.20-0.40	0.14-0.40	-	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>In-Swing Hinged Patio Door</b> (Double)	36"	36"	96"	119-½"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
<b>Out-Swing Hinged Patio Door</b> (Single)	18"	36"	48"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
<b>Out-Swing Hinged Patio Door</b> (Double)	36"	36"	96"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
<b>Sliding Patio Door</b> (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
<b>Sliding Patio Door</b> (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	
<b>Sliding Patio Door</b> (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
<b>Sliding Patio Door</b> (OXXO)	116-½"	74"	236-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
<b>Multi-Slide Patio Door</b>	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 <sup>3</sup>	0.30 - 0.36	0.15 - 0.46	-	
<b>Bifold Patio Door</b>	31-¾"	55-½"	312"	119-½"	R15-R25 <sup>3</sup>	0.26-0.44	0.13-0.45	-	

Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

## Window Hardware

### Classic Collection

Get a timeless look with authentic styles in classic finishes.



**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

Finishes:



**Champagne White Brown Matte Black**



**Oil-Rubbed Bronze Satin Nickel**

### Rustic Collection

Create a distinct and charming look with distressed finishes.

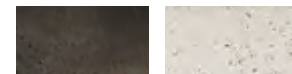


**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

Finishes:



**Distressed Bronze Distressed Nickel**

## Window Hardware

### Essential Collection

Select from popular designs and finishes to suit every style.

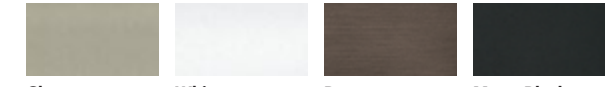


**Fold-away Crank**



**Cam-Action Lock**

Finishes:



**Champagne White Brown Matte Black**



**Oil-Rubbed Bronze Satin Nickel**

## Patio Door Hardware

### Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

### BALDWIN



**Hinged & Bifold Patio Door Handle**  
Virago



**Sliding & Multi-Slide Patio Door Handle**  
Ambrose



**Multi-Slide Patio Door Handle**<sup>4,5</sup>

Finishes:



**Matte Black Oil-Rubbed Bronze Satin Nickel**

### Rustic Collection

Stand out with bold looks and create an utterly unique aesthetic.

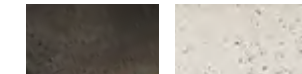


**Hinged & Bifold Patio Door Handle**  
Rustiek



**Sliding & Multi-Slide Patio Door Handle**  
Notus

Finishes:



**Distressed Bronze Distressed Nickel**

### Essential Collection

Elevate your style and transform a home with elegant selections.



**Hinged & Bifold Patio Door Handle**

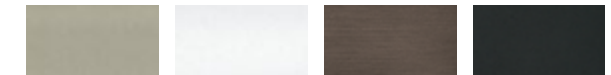


**Sliding Patio Door Handle**



**Multi-Slide Patio Door Handle**<sup>4,5</sup>

Finishes:



**Champagne White Brown Matte Black**

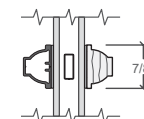


**Oil-Rubbed Bronze Satin Nickel**

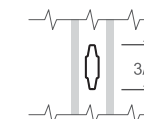
Additional hardware collections available. Visit [PellaADM.com](http://PellaADM.com) for more information.

## Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



**Ogee Integral Light Technology**<sup>6</sup>  
7/8", 1-1/4" or 2"



**Aluminum Grilles-Between-the-Glass**<sup>7</sup>  
3/4"

<sup>3</sup> See back cover for disclosures.

<sup>4,5,6,7</sup> See back cover for disclosures.

## Colors

### Wood Types

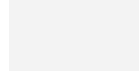
Wood species for complementing your project's interior.



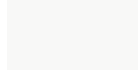
Pine

### Prefinished Pine Interior Colors

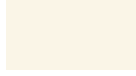
Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



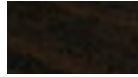
Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



Black Stain

### Aluminum-Clad Exterior Colors

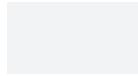
Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>8</sup>



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green

### Added Peace of Mind

#### Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>9</sup> For more information, go to [connectpella.com](http://connectpella.com).



### The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

<sup>3</sup> Performance ratings vary based on product configuration.

<sup>4</sup> Flush multi-slide handle is a Pella exclusive design.

<sup>5</sup> Flush multi-slide handle is not available in Champagne.

<sup>6</sup> Color-matched to your product's interior and exterior color.

<sup>7</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>8</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

<sup>9</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



## **ATTACHMENT 5**

Site & Neighborhood Pictures

HILLSIDE RD.

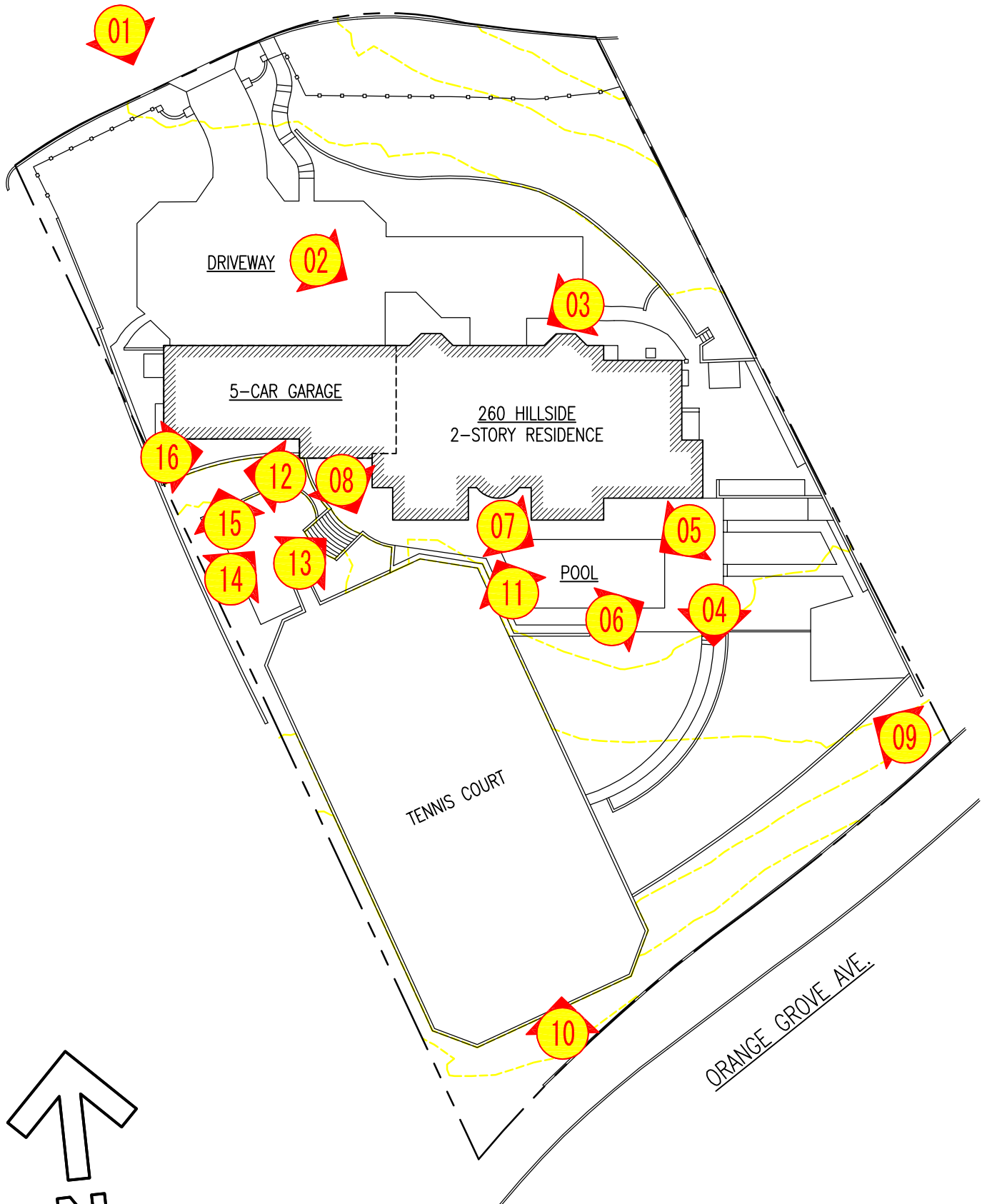


PHOTO KEY (PROPERTY)



01



02



03

©2020 Pasadena-Podhills MLG



04

©2020 Pasadena-Podhills MLG



05

©2019 Pinnacle Poolballs MI S



06

©2019 Pinnacle Poolballs MI S



©2020 Pasadena Pool Hills, LLC



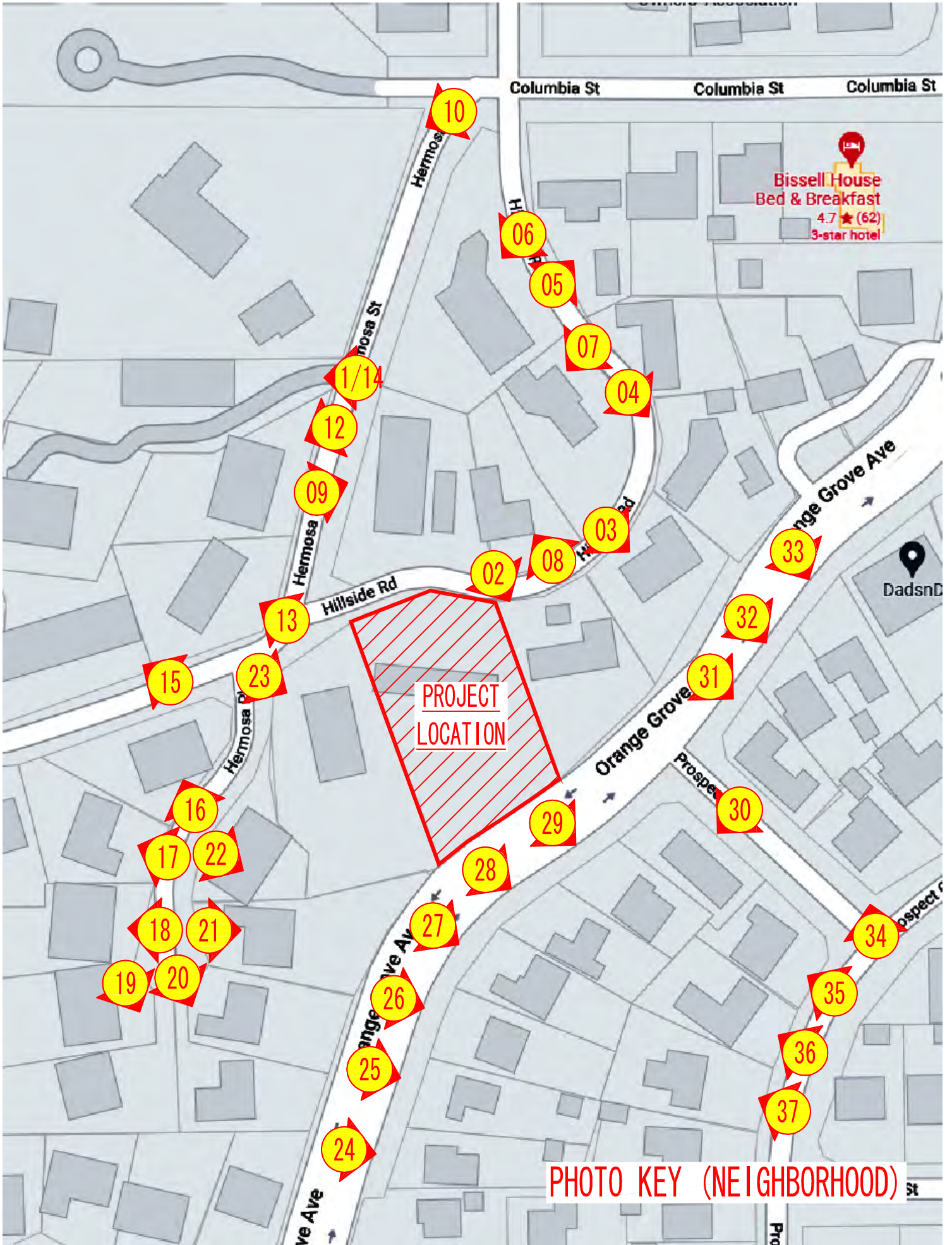
©2020 Pasadena Pool Hills, LLC











Columbia St Columbia St Columbia St

**Bissell House**  
Bed & Breakfast  
4.7 ★ (62)  
3-star hotel

PROJECT  
LOCATION

PHOTO KEY (NEIGHBORHOOD)

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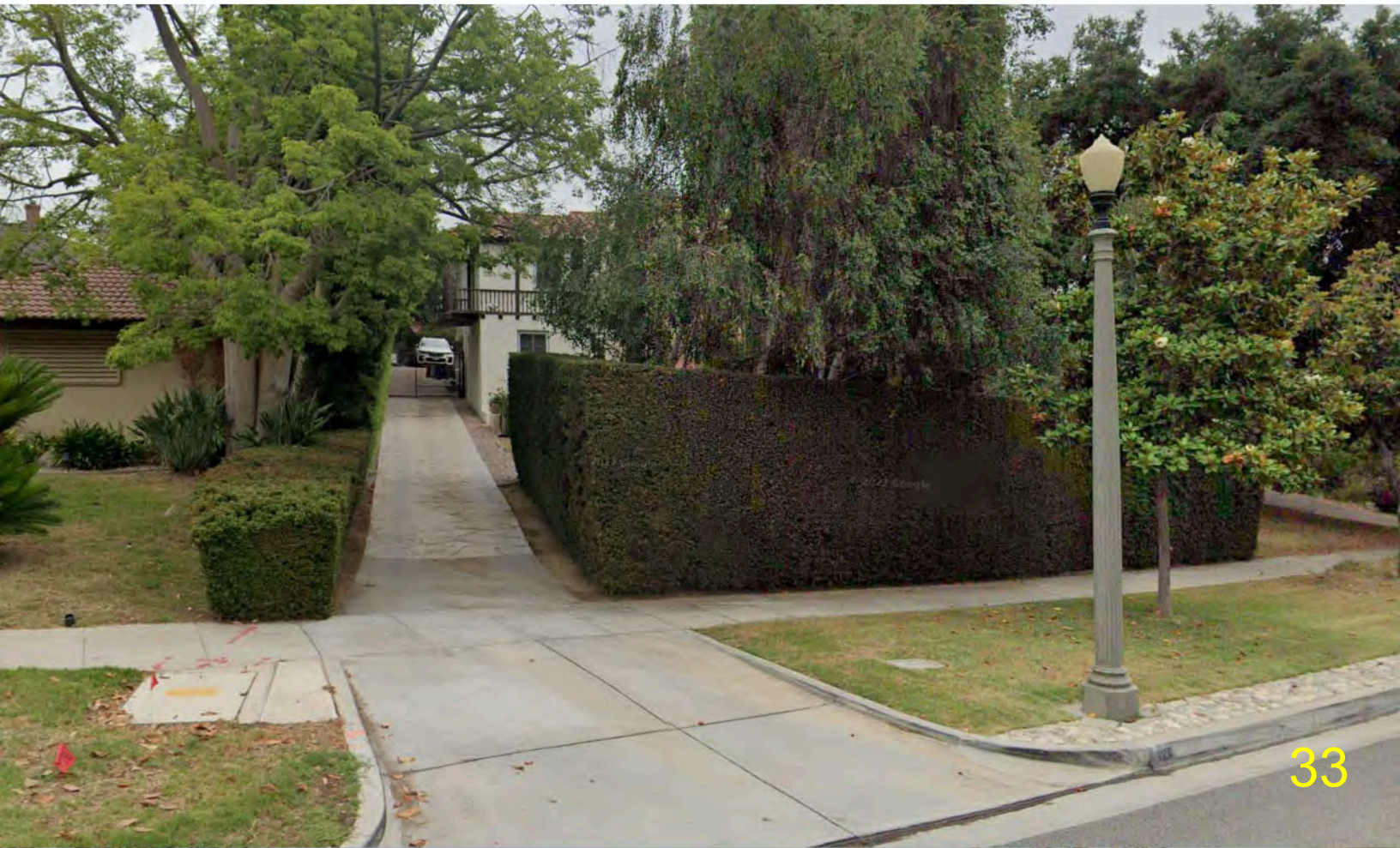
29



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471

37



## Cultural Heritage Commission Agenda Report

ITEM NO. 7

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**DATE:** May 18, 2023  
**TO:** Cultural Heritage Commission  
**FROM:** Angelica Frausto-Lupo, Community Development Director  
**PREPARED BY:** Matt Chang, Planning Manager  
**SUBJECT:** 2023 Annual Commission Report

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### **Recommendation**

It is recommended that the Cultural Heritage Commission discuss and approve 2023 Annual Commission Report.

### **Discussion**

The City Clerk's Office recently provided information to all city commissions regarding the upcoming Annual Commissioner Congress scheduled for Wednesday, June 28, 2023. The Commissioner Congress provides an opportunity for City Council to receive a year-end report from each commission on the accomplishments of the previous year and a workplan for the upcoming fiscal year.

A draft 2023 Annual Commission Report for the Cultural Heritage Commission is provided as **Attachment 1**.

The purpose of this item is for the Commission to discuss and finalize the Annual Commission Report to be presented at the Annual Commissioner Congress.

### **Attachment**

1. Draft 2023 Annual Commission Report

# **ATTACHMENT 1**

Draft 2023 Annual Commission Report



# 2023 ANNUAL COMMISSION REPORT

City of South Pasadena

**(DRAFT)**

## Cultural Heritage Commission



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# A Message from the Commission Chair

*A brief message from the Chair person should be included.*

Sincerely,

Mark Gallatin  
Cultural Heritage Commission, Chair

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## Purpose Statement

The Cultural Heritage Commission provides support to the City Council by preserving, maintaining, and safeguarding the City's historic character, scale, and small town atmosphere in all future construction. The Cultural Heritage Commission serves to encourage the maintenance and preservation of areas that are associated with a historic event, activity, or persons that contributes to the historic character of districts, neighborhoods, landmarks, historic structures, and artifacts.



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# Cultural Heritage Commission

Mark Gallatin	Commission Chair
Conrado Lopez	Commission Vice-Chair
William Cross	Commissioner
Jeremy Ding	Commissioner
Kristin Morrish	Commissioner
Evelyn G. Zneimer Mayor Pro Tem	City Council Liaison
Matt Chang Planning Manager	Staff Liaison

Cultural Heritage Commission meetings are held every 3<sup>rd</sup> Thursday of the month at 6:30 p.m. Meetings are held at 1424 Mission Street, South Pasadena, CA 91030.

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# Accomplishments

1. The Cultural Heritage Commission reviewed 23 applications for residential and commercial projects, including a mixed-use development of 108 residential units and 22,032 sq. ft. of commercial area located at 1020 El Centro Street (former School District Office). The Chair and Vice-Chair of the Commission provided feedback and assisted property owners with their projects. Approximately 70 Chair review applications were processed.
2. The Cultural Heritage Commission reviewed and recommended approval of a Landmark Historic Designation for a single-family residence at 534 Arroyo Drive. City staff and the Chair are reinstating the historic plaque program for landmark properties.
3. With the guidance from the Commission, City staff developed a streamlined process for Accessory Dwelling Unit (ADU) projects involving the demolition of an accessory structure. A staff-level Historic Resource Evaluation (staff-level HRE) template was created to simplify the evaluation process for accessory structures that are older than 45 years of age.

# **ANNUAL WORKPLAN FY 2023-2024**

**(Cultural Heritage Commission)**



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# Fiscal Year 2023-2024 Work Plan

1. Coordinate with city staff to review and update the Cultural Heritage Ordinance to streamline entitlement application process and encourage housing production.
2. Work with community stakeholders to promote historic plaque program for landmark properties.
3. Promote Mills Act program by updating existing application/handout and publishing additional information on the city webpage. Produce a window/door handout for historic properties for public education.

DRAFT