



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

AGENDA
REGULAR MEETING
THURSDAY, APRIL 20, 2023 AT 6:30 P.M.

CITY COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030

South Pasadena Cultural Heritage Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

The Meeting will be available:

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

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

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

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

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

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

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

Option 1:

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

Option 2:

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

Option 3:

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

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

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

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

PUBLIC COMMENT**1. Public Comment – General (Non-Agenda Items)****PRESENTATION****2. Updates from the City Manager Office – Deputy City Manager Domenica Megerdichian****CONSENT CALENDAR ITEMS****3. Minutes from the Regular Meeting of September 15, 2022****4. 1119 Windsor Place, Project No. 22-07-ADU – A request to convert a 497 square-foot detached garage into an Accessory Dwelling Unit (ADU) at the rear of an existing 1,466 square-foot, single-family residence for the property located at 1119 Windsor Place (APN: 5315-005-042). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).****CONTINUED ITEM****5. 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 March 16, 2023 CHC meeting. The applicant has provided revised elevation plans and seeks input from the Commission.

Recommendation

Review and provide comments on the revised elevation plans. Continue this item to the May 18, 2023 Cultural Heritage Commission meeting.

PUBLIC HEARING**6. 1507 Rollin Street, Project No. 2550-COA – A Certificate of Appropriateness to add a 363 square-foot, first floor addition, and a new, 983 square-foot, second floor addition, and 282 square-foot patio to an existing 2,043 square-foot, one-story, single-**

family residence for the property located at 1507 Rollin Street (APN: 5319-005-018). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

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

ADMINISTRATION

7. **Comments from City Council Liaison**
8. **Comments from Commissioners**
9. **Comments from Subcommittees**
10. **Comments from South Pasadena Preservation Foundation (SPPF) Liaison**
11. **Comments from Staff**

ADJOURNMENT

12. **Adjourn to the Regular Cultural Heritage Commission meeting scheduled for May 18, 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.

4/13/2023

matt chang

Date

Matt Chang, Planning Manager

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, September 15, 2022 at 6:30 P.M.

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

ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair), William Cross, Kristin Morrish, and Rebecca Thompson

Staff Present: Angelica Frausto-Lupo (Community Development Director), 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 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Morrish disclosed that she is the next-door neighbor to the property owner of Item 7 on tonight's agenda – 1648 Spruce Street, Project No. 2489-NID/DRX.

PUBLIC COMMENT

1. **Public Comments – General (Non-Agenda Items)**
None.

CONSENT CALENDAR ITEMS

2. **Minutes from the Regular Meeting of April 15, 2021.**
3. **Minutes from the Regular Meeting of June 17, 2021.**

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

Approved 5-0 (Commissioner Morrish was not present for the June 17, 2021 meeting).

4. **1024 Meridian Avenue, Project No. 2426-COA – A Certificate of Appropriateness** to construct a new 1,913 square-foot, two-story, single-family dwelling with an attached 432 square-foot garage and a 1,238 square-foot basement. The subject property is a non-contributor to the designated South of Mission Historic District.

Recommendation:

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

Presentation:

Associate Planner Sandra Robles presented a PowerPoint presentation.

Planning staff received one public comment before noon today and one after 12 p.m.

Questions for Staff:

Vice-Chair Lopez asked staff about the replacement or relocation of the palm tree at the front of the property and the front yard setback in comparison to other properties on the same street.

Commissioner Cross inquired about the number of skylights on the roof and the potential for solar panels in the future.

Chair Gallatin asked staff to elaborate on why the basement does not count towards floor area ratio (FAR).

Associate Planner Robles explained that the FAR calculation is determined from exterior wall to exterior wall – and as it is completely subterranean and not a habitable space.

Chair Gallatin asked if anything within the South Pasadena Municipal Code provided for a waiver of parking requirements based on the close proximity to transit.

Associate Planner Robles responded that currently there are no regulations within the Municipal Code that would allow a waiver for parking due to the close proximity to transit. However, the property has proposed an accessory dwelling unit. Therefore, a parking garage requirement does not apply.

Chair Gallatin invited the applicant to address the Commission with regard to the front setback question.

Questions for Applicant:

The architect, Steve Dahl, remarked that the goal was to be compatible with the neighborhood and blend in. The project is set farther back than required by Code. He indicated that the skylights are completely flat and in a dark tone to blend in with the roof materials and there is plenty of room around them for solar panels. He also discussed the basement.

Public Comments:

None.

Commissioner Discussion:

The Commissioners agreed that the visual cohesiveness of the district was maintained with the addition of this new house and concurred that it is a very good design requiring a few minor tweaks.

Decision:

Commissioner Morrish motioned, seconded by Vice-Chair Lopez, that the project be approved as submitted. The mandatory findings can be made, as well as Project Specific Finding number two (2), (it is appropriate to the size of the neighborhood), Finding number five (5), (it adds substantial new living space) and Finding number seven (7), (it does not adversely affect the character of the historic district), subject to the Conditions of Approval.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Commissioner Thompson	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

Motion carried, 5-0.

- 5. **610 Meridian Avenue, Project No. 2450 COA – A Certificate of Appropriateness** to add a 420 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 Braulio Madrid presented a PowerPoint presentation.

Questions for Staff:

Commissioner Cross inquired about the bay window correction on the plans and the Code requirement for the side yard setback.

Public Comments:

None.

Questions for Applicant:

Commissioner Morrish asked about the differentiation between the new proposed addition and the existing structure. Associate Planner Madrid responded that the differentiation will happen mainly between the new and existing materials - utilizing modern windows and leaving the existing original windows and the original siding in place.

Commissioner Thompson, Vice-Chair Lopez and Chair Gallatin expressed concerns regarding the lack of detail on the drawings, including the windows (trim and whether or not double hung), and the materials to be used.

Public Comments:

None.

Designer Julio addressed the Commission and apologized for the errors in the drawings and provided additional window information.

Commissioner Discussion:

Chair Gallatin outlined the options for the Commission with regard to next steps for the project.

The Commissioners discussed the detail lacking in the application and the drawings submitted, especially with regard to the windows, and recommended continuation of the project to the next regularly scheduled meeting.

Decision:

Vice-Chair Lopez motioned, seconded by Commissioner Morrish, to continue the project to the next regularly scheduled meeting on October 20th.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Commissioner Thompson	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

Motion carried, 5-0.

- 6. **1705 Diamond Avenue, Project No. 2494 COA – A Certificate of Appropriateness** to add a 192 square-foot second-floor addition to an existing 2,044 square-foot, two-story, single-family dwelling.

Recommendation:

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

Presentation:

Associate Planner Susana Martinez presented a PowerPoint presentation.

Questions for Staff:

Chair Gallatin inquired about an editing remark on the documents referencing the parking requirements.

Applicant Presentation:

Architect Steve Dahl addressed the Commission.

Questions for Applicant:

Vice-Chair Lopez asked about the roofline. Chair Gallatin remarked about the comment made about de-listing the property, the north elevation wall and adding windows to the second floor.

Public Comments:

None.

Applicant Rebuttal:

None.

Commissioner Discussion:

The Commissioners discussed differentiation, the airplane bungalow pop-up feature and using materials to differentiate between new and existing.

Decision:

Commissioner Morrish motioned, seconded by Vice-Chair Lopez, that the project be approved as submitted. Findings numbers 2, 3 and 5 can be made, provided that there is some differentiation made on the addition to the second floor (at the architect’s discretion, followed by a Chair Review) to show that it is an addition, and the Finding that the non-conforming garage is original can be made.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Commissioner Thompson	Abstain
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

Motion carried 4-0, with one abstention.

- 7. **1648 Spruce Street, Project No. 2489-NID/DRX – A request for a Notice of Intent to Demolish** for partial demolition of the front façade and rear of an existing single-family dwelling and a 684 square-foot detached garage.

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 and the project may proceed through the City’s application process without any further restrictions under the Cultural Heritage Ordinance.

Presentation:

Associate Planner Susana Martinez presented a PowerPoint presentation.

Questions for Staff:

Chair Gallatin pointed out a few corrections to the local history of South Pasadena in the HRE report.

Applicant Presentation:

None.

Questions for Applicant:

The Commissioners reviewed the information and photographs regarding the garage.

Public Comments:

None.

Applicant Rebuttal:

The homeowner confirmed that the garage was a big space, initially used as a two-car garage and later the third bay was converted to some sort of living quarters.

Commissioner Discussion:

The Commissioners commended the HRE report and staff report and concurred with the findings of the reports.

Decision:

Chair Gallatin motioned, seconded by Commissioner Morrish, to recommend approval of the demolition of this structure so that they can proceed to the next step in the process.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Commissioner Thompson	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

Motion carried, 5-0.

ADMINISTRATION

8. Comments from Council Liaison:

None.

9. Comments from Commissioners:

Commissioner Cross commented on an email received regarding an author who will be presenting her book on Paul Williams, the first FAIA Black architect in California. on October 4th at the library. If you are interested in architecture, he had a fabulous career, including the Beverly Hills Hotel. A really seminal architect, a great Los Angeles architect, a great California architect, a great American architect.

Commissioner Morrish asked about any updates regarding the Rialto project.

10. Comments from Subcommittees:

None.

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

Chair Gallatin announced that this Sunday is the Irving Gil Garden Gala. Tickets were still available on the website. They sold about 168 tickets, exceeding the target of 150. The event will include a live auction, a silent auction, gourmet luncheon and the Miltimore House open to the public for the first time on Sunday from 11:00 am to 5:00 pm.

12. Comments from Staff:

Director Frausto-Lupo reported that with regard to the Rialto project, a response was received to the letter sent earlier this year. She will follow up.

The third draft of the Housing Element was submitted to HCD today. The public draft was released a week ago. Based on the stipulated court order, HCD has 45 days (rather than 60 days) to respond.

Director Frausto-Lupo introduced Mackenzie Goldberg, Assistant Planner, the newest staff member. The Planning Counter Tech position is out right now. The minutes from a year ago continue to be updated and the department continues to move projects forward.

The City of South Pasadena is hosting an Open House on Sunday, October 2nd from 10:00 am to 2:00 pm. The community is invited to come out and join us. Every department will be on hand.

The California Preservation Awards are coming up next month on October 20th, which is the date of the next regularly scheduled meeting. The City of South Pasadena is receiving an award for the *Guidebook for ADUs on Historic Properties*. If the Commission would like to keep the meeting as regularly scheduled and not attend, there is a free virtual presentation on October 27th.

ADJOURNMENT

The meeting adjourned at 8:36 pm to the next regular meeting of the Cultural Heritage Commission on October 20, 2022 at 6:30 pm.

APPROVED,

Mark Gallatin
Chair, Cultural Heritage Commission

Date



Cultural Heritage Commission Agenda Report

ITEM NO. 4

DATE: April 20, 2023

TO: Cultural Heritage Commission

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

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: **Project No. 22-07-ADU – A request to convert a 497 square-foot detached garage into an Accessory Dwelling Unit (ADU) at the rear of an existing 1,466 square-foot, single-family residence for the property located at 1119 Windsor Place (Assessor’s Parcel Number: 5315-005-042)**

RECOMMENDATION

Staff recommends the Commission requires the proposed project to redesign to comply with the Design Standards set forth in the Accessory Dwelling Unit (ADU) Ordinance, specifically South Pasadena Municipal Code section 36.350.200, Sub-section (J) and the South Pasadena Design Guidelines for ADU Development on Historic Properties.

BACKGROUND

The applicant is requesting to convert a 497 square-foot detached garage into an ADU at the rear of an existing 1,466 square-foot, single-family residence at 1119 Windsor Place. The subject site is included in the City’s Inventory of Historic Resources, listed as a contributor to the Library Neighborhood Historic District (California Historic Resource Code **5D1**). The Library Neighborhood Historic District, which was determined to be an eligible district identified by the 2017 Historic Resources Survey, is comprised of sixty-five contributing properties built between 1900 and 1930 in the Craftsman style.

As such, in accordance with 36.350.200 of the SPMC, the proposed project is subject to the Design Standards for Historic Properties (*Sub-section (J)*), which states:

Exterior changes to an existing accessory structure subject to the requirements of this Sub-section (J) shall comply with relevant requirements listed in Sections 8 and 9, and the South Pasadena Design Guidelines for ADU Development on Historic Properties.

PROJECT ANALYSIS

The existing south elevation consists of a front-facing gable roof, a gable vent, and clapboard siding, as shown in **Figure 1**. The applicant is requesting to add a parapet feature along the southerly exterior façade of the ADU that creates a false front. The parapet is clad in clapboard siding and roofing materials, and incorporates a chimney detail and gable vent, to create the illusion of an angled elevation as shown in **Figure 2**. **Figure 3** shows the East Elevation that is visible from the street and **Figure 4** shows the North Elevation.

Figure 1: Existing South Elevation (Side)

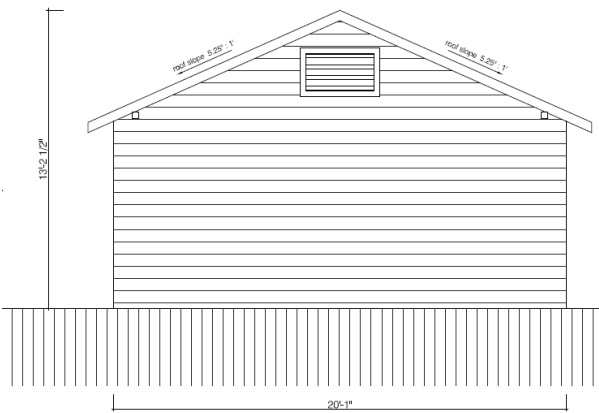


Figure 2: Proposed South Elevation (Side)

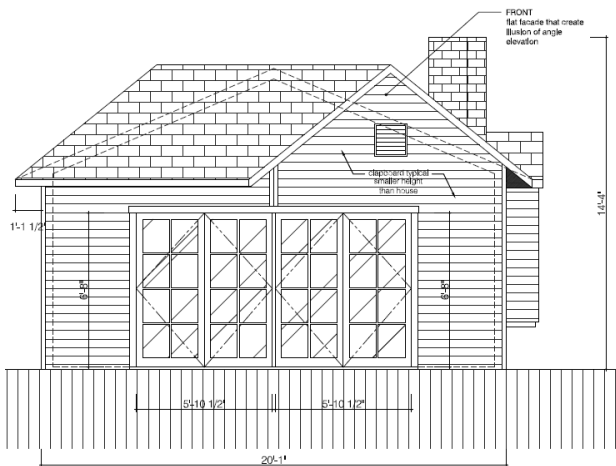


Figure 3: East Elevation (view from street)

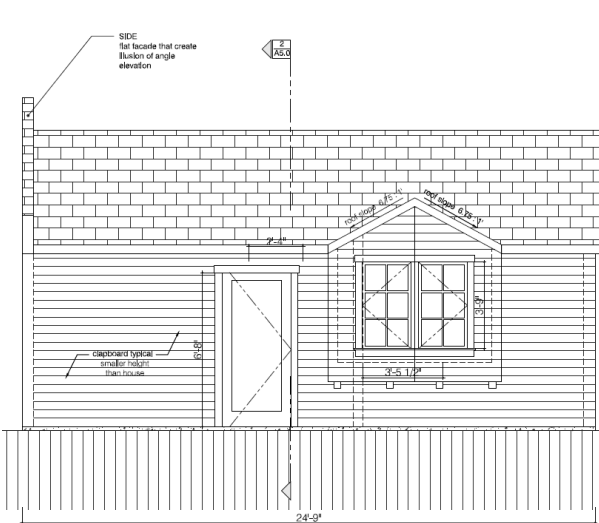
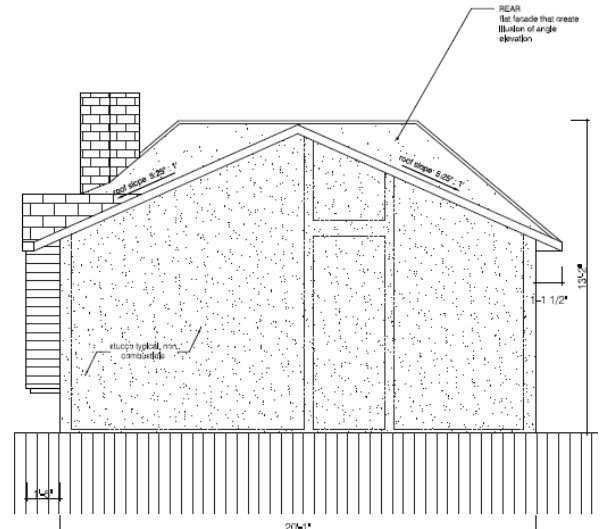


Figure 4: North Elevation (Side)



Upon review of the proposed project, planning staff determined that the project was not in compliance with Sub-section (J) and the South Pasadena Design Guidelines for ADU

Development on Historic Properties. Sub-section (J) specifies that the roof type and roof material for an accessory structure conversion/addition shall match the primary dwelling or the existing accessory structure. While the proposed project maintains the existing pitch and uses materials that match the existing structure, the design incorporates elements that are incompatible with the existing accessory structure and the primary dwelling. Sub-section (J)(9) states that the following optional design elements shall be acceptable on the ADU only if they are present on the primary dwelling/existing accessory structure: dormers, bay windows, arched windows, and shutters. A parapet is not called out as an allowable design element and further, is not present on the primary dwelling or existing accessory structure. As such, the design element as proposed shall not be permitted on the ADU.

The East Elevation, **Figure 3**, is visible from the public right-of-way on the north side of the dwelling along Windsor Place. Thus, the ADU must comply with the South Pasadena Design Guidelines for ADU Development on Historic Properties. The purpose of the Design Guidelines is to preserve the historic and architectural character of the city and ensure the ADU relates to the primary dwelling's architectural style. The overall design principles state that all ADUs shall comply with the following:

Avoid copying the style of the primary dwelling exactly or using conjectural features that may create a false sense of history.

The existing primary residence was built in 1908 in the Craftsman architectural style. The existing accessory structure mimics the style of the primary residence in a simplified and reduced manner. The proposed parapet is not an architectural feature found in homes of this era and style. As such, the design element as proposed is not an appropriate architecture feature and shall not be permitted on the ADU.

Planning staff has met with the applicant and property owner and has determined that the subject request would need further evaluation by the Commission in accordance with 36.350.200 of the SPMC:

Cultural Heritage Commission (CHC) review and approval shall be required if an application proposes new construction of a detached ADU or additions an existing accessory structure if the proposed ADU does not comply with the standards set forth in this subsection (J).

The property owner has provided project information as well as a statement explaining the design as Attachment No. 1.

ENVIORNMENTAL ANALYSIS

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

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

PUBLIC NOTICING

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

PUBLIC COMMENT

At the time of writing this report, staff received no comments about this project.

ATTACHMENTS

1. Applicant's Statement, Site/Floor Plans, Elevations, and Pictures
2. South Pasadena Design Guidelines for ADU Development on Historic Properties

ATTACHMENT 1

Applicant's Statement, Site/Floor Plans, Elevations, and Pictures

1119 Windsor ADU

The proposed project is a standard garage-conversion ADU, which when finished will be a functional one-bedroom house with its own deck and access to the property's back garden. The property in question, 1119 Windsor Place, is a 1908 Craftsman in the Library District. Under previous ownership, the house had been neglected until it became an eyesore on an otherwise attractive street. The current owner, Meg Russett, commissioned an extensive renovation and expansion of the main house, which is now one of the best-looking on the block. Phase Two of the renovation project will consist in the ADU conversion, making the architecturally undistinguished garage into a modest but attractive cottage that enhances the appearance of the property, but does not visually compete with the main house.

The proposed conversion will not alter the footprint of the existing garage, which is approximately 20 X 25 feet in size. The intention is to maximize the potential of the existing built environment without adding to its density. The obvious challenge is to create a sense of spaciousness within such a small structure, while also making it visually appealing from the outside—so that it doesn't just look like a modified garage. Care was taken in the design phase to add visual articulation to the street-facing façade, with the addition of a box window and a front door. The south (garden)-facing wall will be opened up by the addition of glass doors which open onto the deck and garden.

The South Pasadena ADU design guidelines were scrupulously observed throughout the design phase. The only issue is with our decision to modify the south-facing wall, creating the mild optical illusion of a larger house seen from an angle, and at a greater-than-actual distance from the notional viewpoint (from the south wall of the property). This will be done through the addition of a parapet and flat details (a center column and angled siding) that mimic a rotated, three-dimensional structure. The idea is not actually to deceive the viewer, but to foster a sense of mystery and a fairy-tale atmosphere within the private space of the garden itself. The Planning Department, however, felt that the proposed façade might not be in compliance with the Guidelines' directive to avoid creating a "false sense of history." We want to emphasize that this is not at all our intention, which is in fact to add a playfully contemporary touch to a modest and uncontroversial design.

It is important to stress that this south façade will never be seen by anyone who is not actually in the back garden of the property. The parapet which creates the optical illusion will be entirely invisible from the street, because it is directly behind the main house.

The concept of the fairy-tale cottage is in keeping with the atmosphere of the existing garden, which is full of whimsical touches like stone walls with niches, a stone seat along the south wall, playful sculptures, and so on. Meg is a bit of a fantasist, and she wants the garden to be an enchanted space, a sort of playground for the imagination that is also peaceful and contemplative. The proposed ADU design is integral to this concept—the finished cottage will provide a touch of intrigue, peeking through the fruit trees planted in front of it, and helping to foster a sense of spaciousness and secrecy.

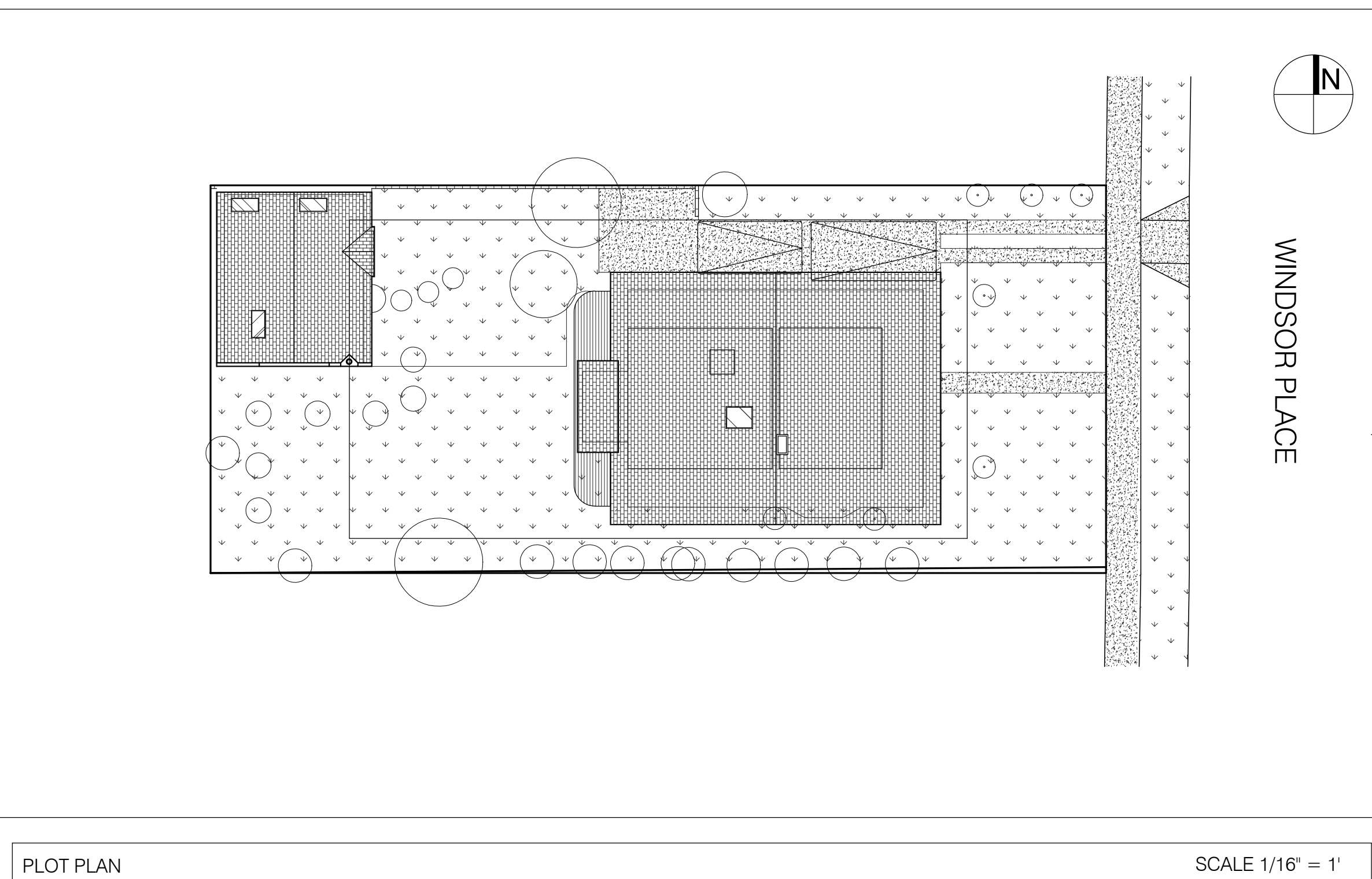
SYMBOL LEGEND	
	MAJOR SECTION REFERENCE
	MINOR OR WALL ELEVATION
	INTERIOR ELEVATION REF.
	FINISH ELEVATION
	DETAIL REFERENCE
	REVISION NUMBER (PLAN CHECK)
	WINDOW TYPE
	DOOR NUMBER
	FIXTURE/ FITTING REFERENCE No

MATERIAL LEGEND	WALL & CEILING LEGEND

ABBREVIATIONS			
@	AT	L	STEEL ANGLE
&	AND	NIC	NOT IN CONTRACT
A.B.	ANCHOR BOLT (OR LAG FOR WOOD)	N/S/E/W	NORTH/ SOUTH/ EAST/ WEST
ALUM	ALUMINUM	O	OPERABLE SLIDING DOOR
FFL	ABOVE FINISH FLOOR	O/	OVER
BOT	BOTTOM	O.C.	ON CENTER
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PL	PLATE
C.R.	COLD ROLLED STEEL	PTD.	PAINTED
C.S.	COUNTER SUNK	PLY.	PLYWOOD
DIA	DIAMETER	P.T.	PRESSURE TREATED (NON-ARSENIC)
EQ	EQUAL	SCHED.	SCHEDULE
(E)	EXISTING	SQ. DR.	SQUARE DRIVE (SCREW HEAD TYPE)
E.T.R.	EXISTING TO REMAIN	SQ.FT	SQUARE FEET
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	TBD	TO BE DETERMINED
FOF	FACE OF FRAMING	T&G	TONGUE AND GROOVE
F.B.	FLAT BAR	TRANS	TRANSITION
FLD.	FOLD	TYP	TYPICAL
GALV.A.	GALVANIZED (HOT DIPPED)	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	WD.	WOOD
H.D.	HEAVY DUTY	W/	WITH
H.R.	HOT ROLLED STEEL	X	FIXED DOOR

PREVAILING SETBACK CALCULATION	MAX ALLOWABLE	(E) Existing	(P) Proposed
Building Height: 35'		Building Height: 24.5'	Building Height: 24.5'
Lot Area Coverage = Lot Area X 50% 7,197 sq ft x 50% = 3,598.5 sq ft		House Coverage: 1,465.81 sq.ft. Garage Coverage: 497.06 sq.ft. Lot coverage = 7,197 / 1,962.87 = 27.27%	House Coverage: 1,411.57 sq.ft. Garage Coverage: 497.06 sq.ft. Lot coverage = 7,197 / 1,908.63 = 26.51%
FAR Equation: Lot area x 35% >= Total Building Floor sq. ft. (-500 sq. ft. allowance for Garage) Max allowable building floor sq ft: 7,197 x 35% = 2,518.95 sq. ft. Allowable FAR = 35%		1st Floor: 1,238.94 sq. ft. Attic: 500.69 sq.ft. (ceiling height > 6'-8") (not calc'd below) Garage: 497.06 sq. ft. = Under 500 sq. ft. allowance Total Existing Area: 1,739.63 sq. ft. FAR: 2,518.95 - 1,238.94 = (1,279.06) sq. ft. UNDER Existing FAR = 17.77%	1st Floor: 1,184.77 sq. ft. 2nd Floor: 701.37 sq. ft. Garage (ADU): 497.06 sq. ft. = Under 500 sq.ft. allowance Total Proposed Area: 1886.14 sq. ft. FAR: 2,518.95 - 1886.14 = (632.81) sq. ft. UNDER Proposed FAR = 26.2 %

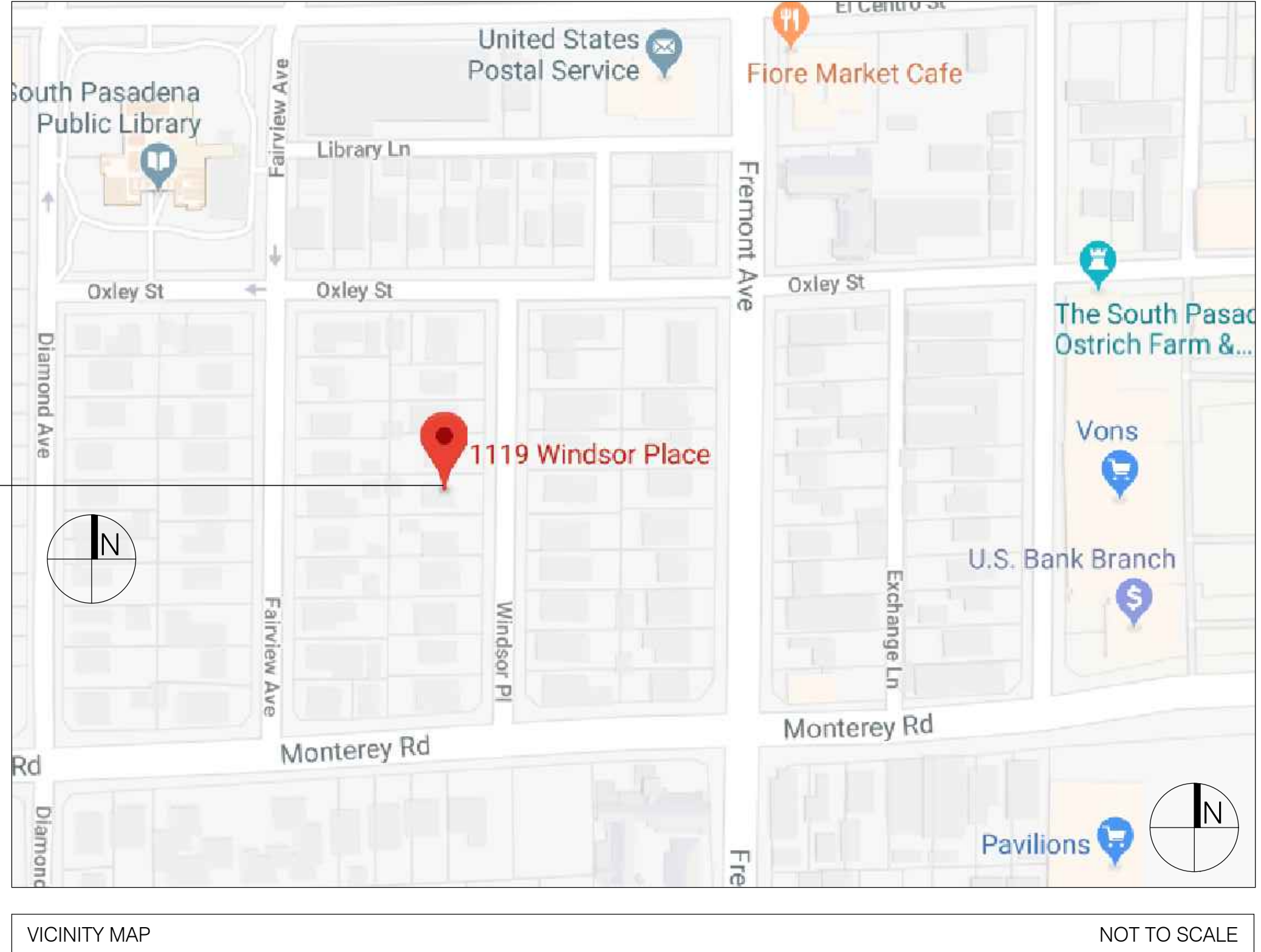
GENERAL NOTES	
1. Separate permit shall first be obtained from the City Public Works Department prior to placement of any construction materials or equipment in the public way.	8. Due to the possible presence of lead based paint, lead safe work practices are required for all repairs that disturb paint pre -1979 buildings. Failure to do so could create lead hazards that violate California Health & Safety Code, Sections 17920.10 and 105256 with potential fines for violations up to \$5,000 (Section (d) amended) or imprisonment for not more than 6 months in the Country jail or both.
2. Plans are to be approved in accordance with the 2017 Los Angeles County Residential Code.	9. The issuance of a permit shall not prevent the building official from requiring the correction of errors on these plans or from preventing any violations of the Codes adopted by the City, relevant laws, ordinances, rules and/ or regulations.
3. At time of permit issuance, contractor shall show their valid workers' compensation insurance certificate.	10. The project site shall be kept continuously fenced in accordance until the project is finalized or approval to remove the fence has been obtained from the City Building Division. 24 hour security shall be provided any time the fence cannot be maintained intact. Applicable if the dwelling is not occupied during construction.
4. All work shall conform to all requirements of State of California Title 24 regardless of the information indicated on these plans. It is the responsibility of the individual supervising the construction to ensure that the work is done in accordance with the Code requirements prior to requesting inspection.	
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.	
6. South Coast Air Quality Management District (SCAQMD) shall be notified in accordance with California State Law prior to start of any demolition, addition, and/ or remodel work. The South Coast Air Quality Management District Office is located at 21865 Copley Drive in Diamond Bar, Phone No. (909) 396-2000. Be advised, SCAQMD may require a 10 day wait period prior to start of work.	
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.	
Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind and water.	
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.	
Fuels oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.	



PLOT PLAN

SCALE 1/16" = 1'

PRELIMINARY INFORMATION	
Property Address 1119 Windsor Place South Pasadena, CA 91030	Architect/Designer: Ben Warwas Byten 5417 Lemon Grove Ave #5 Los Angeles, CA 90038 ben@byten.com T 323-202-5171
Property Owner(s) Margaret Russet 317 Monterey Road Apt. 26 South Pasadena, 91030	Engineer: ATS Engineering 314 E. Broadway, Suite A Glendale, CA 91205 atsengineering14@gmail.com 618-543-1825
LEGAL DESCRIPTION APN: 5315-005-042 Tract: Raymond Heights Tract Lot: 15 Block: 2	T24 Engineer: Perfect Design & Investment 2416 W. Valley Blvd. Alhambra, CA 91803 perfectass2@gmail.com 626-289-8808
HISTORICAL STATUS Historical Status: Historic SD1 Year Built: 1908 Historic Architectural Style: Craftsman	
SCOPE OF WORK Renovation of a Single Family Dwelling; 1st Floor remodel and addition of 2nd Story habitable area.	
BUILDING USE/ OCCUPANCY GROUP Existing: Single Family Dwelling Proposed: Renovation ZONE: RS - Single Family	
OCCUPANCY: Group R3 - residential; 2,573.78 sq.ft. Group U-garage; 497.06 sq.ft. Lot Size: 129' x 55'-10.5" = 7,197 sq ft	
CALCULATED AREAS Max area per Planning 35% * 7,179 = 2,518.95 sq. ft.	
Total Project area proposed: 1st Floor (E) 1,184.77 sq. ft. 2nd Floor (N) 701.37 sq. ft. Garage (500 sq. ft. allowance) 497.06 sq. ft. TOTAL 1,886.14 sq. ft. 2,518.95 - 1,886.14 = 632.81 sq.ft. under allowable	
BUILDING HEIGHT 24'-0" above natural adjacent grade.	
TYPE OF CONSTRUCTION Type V-B	
FIRE AREA Very High Hazard Zone	
FIRE SPRINKLER NOTE (N) Sprinkler system shall be approved by Plumbing Division prior to installation CONTRACTOR TO OBTAIN NECESSARY PERMIT - CONFIRM TO NFPA 13D	



VICINITY MAP

NOT TO SCALE

SHEET INDEX	
No.	Description
A0.0	TITLE SHEET
A0.2	PLANNING APPROVAL, PUBLIC WORKS
A1.0	(P) SITE PLAN
A1.1	LANDSCAPE PLAN
A2.0	(E) FIRST AND SECOND FLOOR PLANS
A2.1	(P) FIRST AND SECOND FLOOR PLANS
A2.2	(E)&(P) ROOF PLANS
A3.0	(P) SCHEDULES
A4.0	(E)&(P) ELEVATIONS
A4.1	(E)&(P) ELEVATIONS
A4.2	45 DEGREE PROPERTY LINE DIAGRAM
A4.3	(E) GARAGE EXTERIOR ELEVATIONS
A5.0	(E) LONGITUDINAL & CROSS BUILDING SECTIONS
A5.1	(P) LONGITUDINAL & CROSS BUILDING SECTIONS
A8.0	(E)&(P) DETAILS
E1.0	ELECTRICAL PLAN
T24 pg.1	T24 PAGE 1
T24 pg.2	T24 PAGE 2
T24 pg.3	T24 PAGE 3
S1	GENERAL NOTES
S2	FOUNDATION PLAN AND DETAILS
S3	2ND AND ROOF FRAMING PLANS AND DETAILS
S4	CONCRETE DETAILS
S5	WOOD DETAILS

project owner
Margaret Russet
1119 Windsor Place
South Pasadena
CA 91030

project title and address
Renovation
1119 Windsor Place
South Pasadena CA 91030

project No.
WD

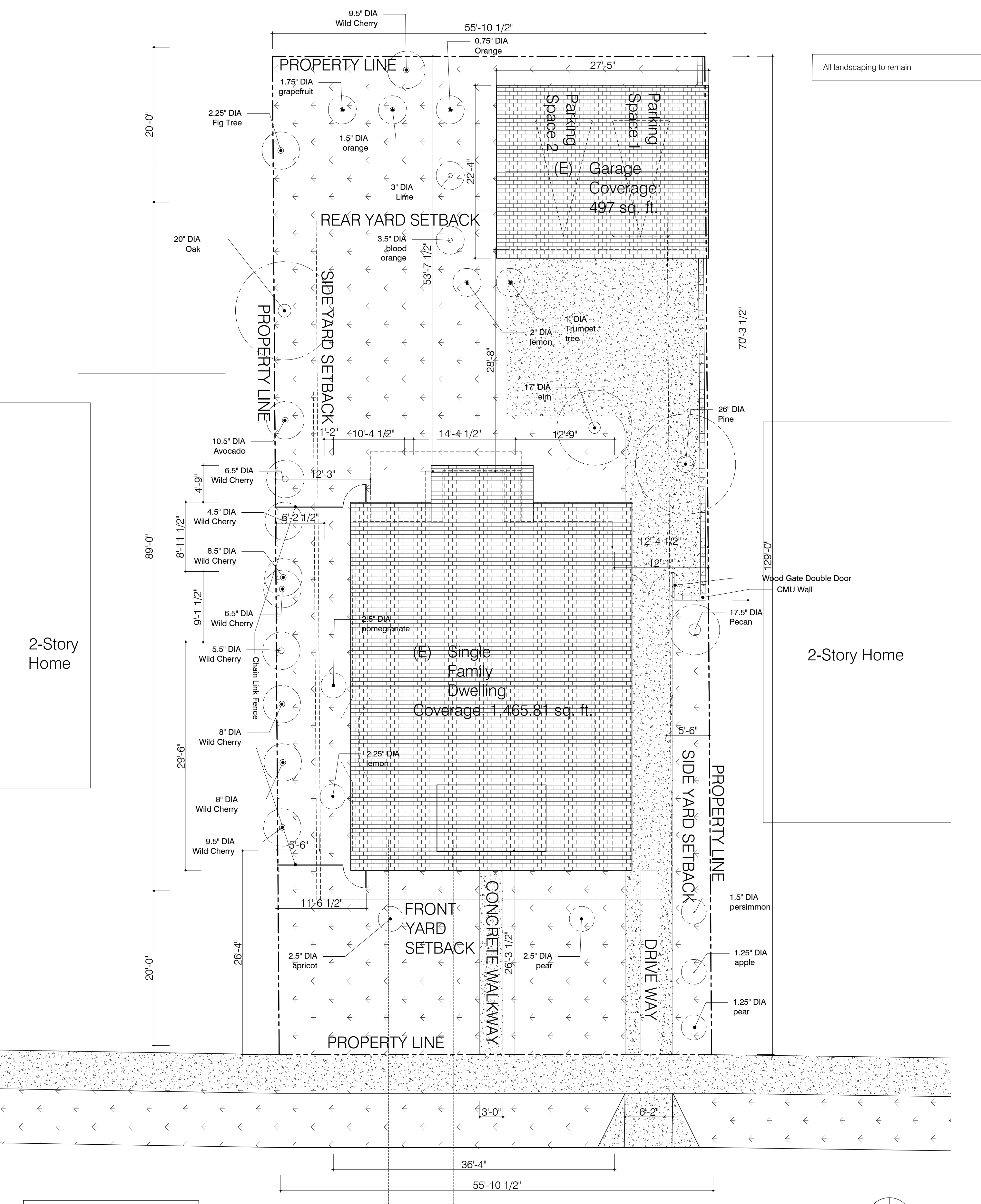
drawing
Ben Warwas
5417 Lemon Grove Ave #5,
Los Angeles, California 90038
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Ben@byten.com

General Notes

A 0.0

scale
date **18-Aug-22**
drawn by
version

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HARDSCAPE LOT COVERAGE	
Lot area:	7,197 sq.ft
Existing Hardscape Coverage:	1,240.95 sq.ft.
Lot coverage =	7,197 / 1,240.95 = 17.24%

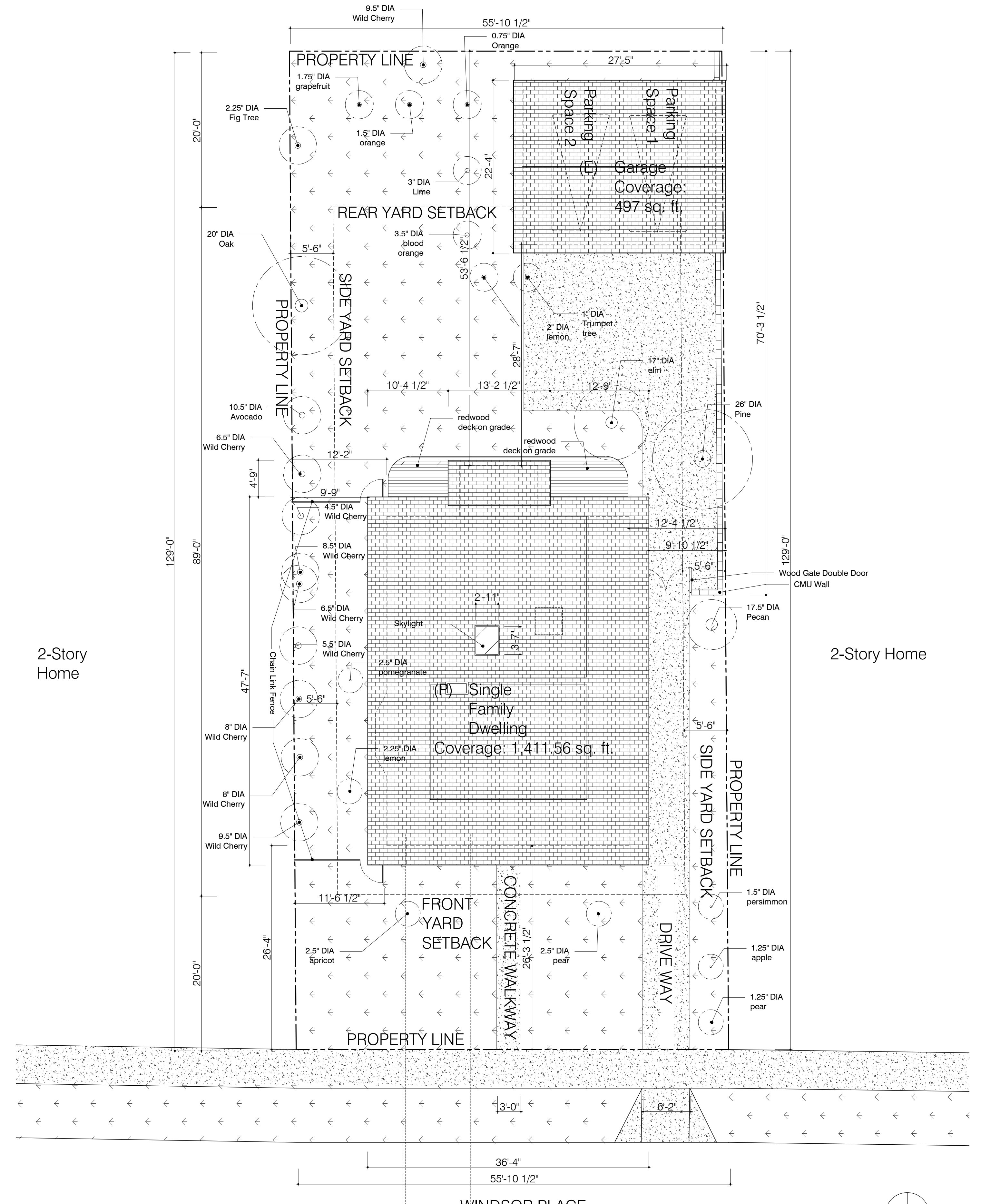
PARKING SPACE REQUIREMENT	
Parking Spaces Required:	2

LANDSCAPE NOTE:	
All (E) trees to remain	

Key

- Building
- Area to be Demolished

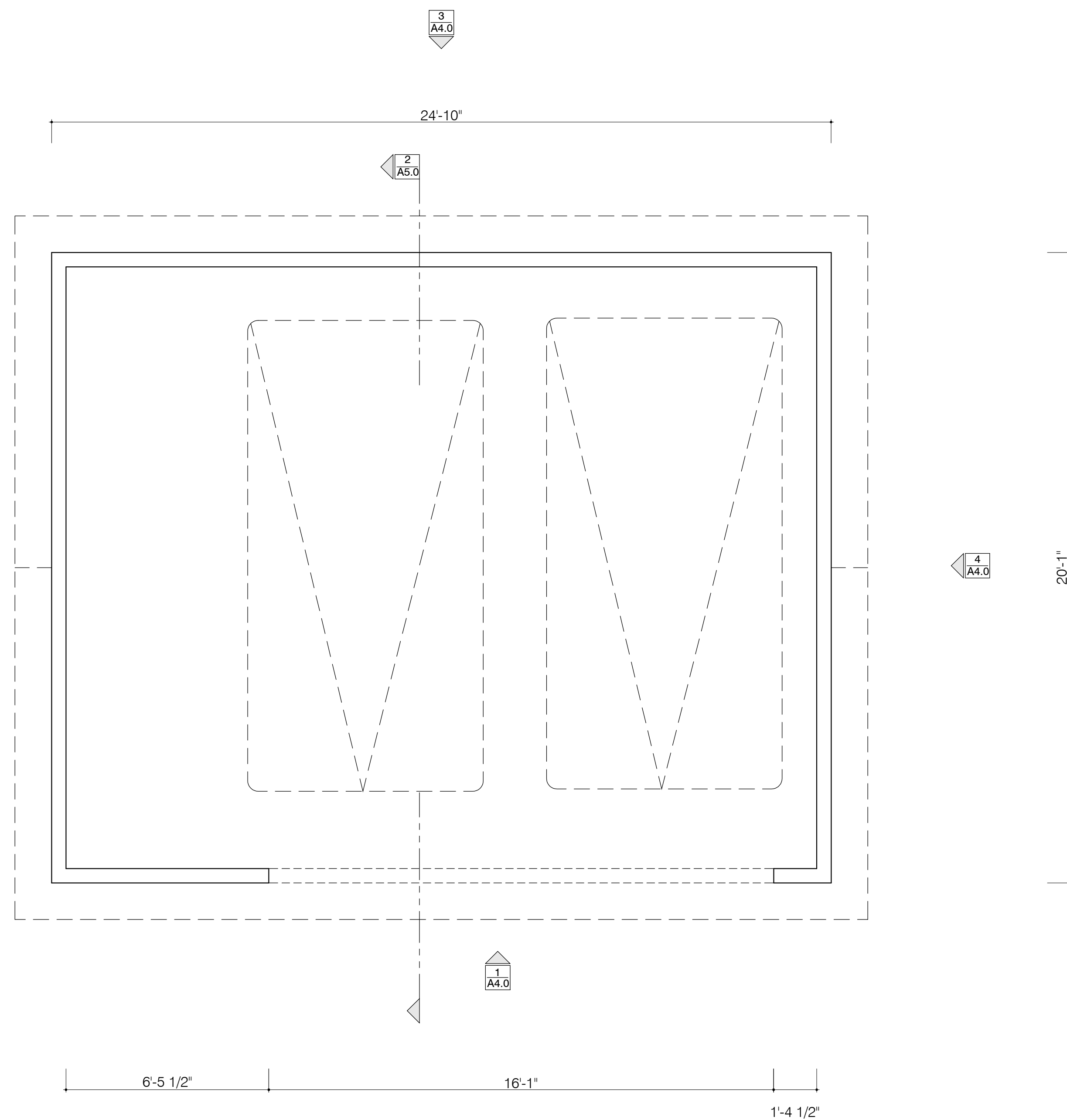
2 (E) SITE PLAN 1/8" = 1'-0"



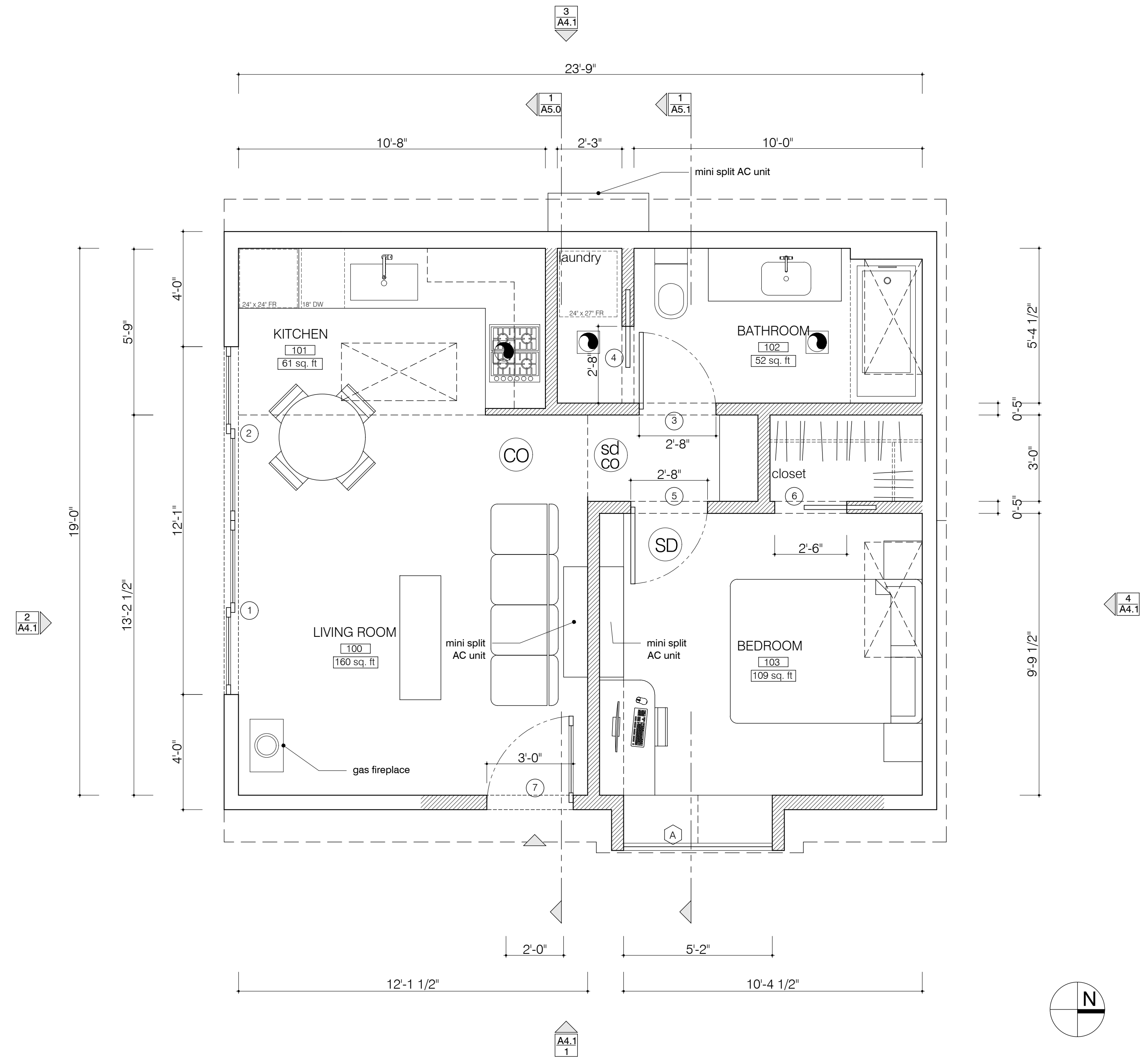
1 (P) SITE PLAN 1/8" = 1'-0"

project owner	Margaret Russett 1119 Windsor Place South Pasadena CA 91030
project title and address	Renovation 1119 Windsor Place South Pasadena CA 91030
project No.	WD
drawing	(E)&(P) SITE PLANS
scale	1/8" = 1'-0"
date	18-Aug-22
drawn by	
version	

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1 (E) FLOOR PLAN 3/8" = 1'-0"



2 (P) FLOOR PLAN ADU 3/8" = 1'-0"

GREEN NOTES

- For future installation of electric vehicle supply equipment (EVSE) in each one- and two-family dwellings and town houses:
 - A minimum 1"(inside diameter) listed raceway is installed for each unit to accommodate a dedicated 208/240 volt branch circuit. The raceway shall originate at the main service or a subpanel and terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure.
 - The panel or sub-panel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space() reserved to permit installation of a branch circuit over current protective device.
 - The service panel or sub-panel circuit directory shall identify the over current protective device space(s) reserved for future EV charging as EV CAPABLE. The raceway termination location shall be permanent and visibly marked EV CAPABLE.
- The main service panel shall have a minimum busbar rating of 200 amps.
- The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as For Future Solar Electric: (4.211.4, Energy Code §110.10, LAFD Requirement No.96)
- For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.(State Assembly Bill No. 1881)
- Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)

Bathroom Notes

- VENTILATION NOTE:**
Provide fan and vent to outside min. 5 air changes per hour. Refer mechanical plan.
 - Newly installed bathroom fans shall be ENERGY STAR compliant and be ducted to the outside of the building.
 - Newly installed bathroom fans not functioning as part of a whole house ventilation system must be controlled by a humidistat which shall be readily accessible.
- WATER CONSERVATION NOTE:**
Provide ultra low flush water closets.

- WATERPROOFING NOTE:**
 - Provide 70" high minimum non-absorbent wall adjacent to shower. ALL SHOWER GLASS TO BE TEMPERED
 - Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet.
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1
- PLUMBING NOTE:** All noncompliant plumbing fixtures shall be replaced with water-conserving plumbing fixture prior to final inspection.

PLUMBING NOTE:

- All Showers and tub-shower combinations shall be provided with either a pressure balance or thermostatic mixing valve type that provide scald and thermal shock protection for the rated flow rate of the installed showerhead.
 - Provide nonabsorbent surfaces up to at least 6" above the shower drains as required by section R037.1 in the 2016 CRC
- Gen. Notes
- Landings must not be more than 1 1/2" below the thresholds of outstanding doors as required by section R311.3.1 and not more than 7 3/4" at inswinging doors.
 - Dryer vent to comply with section 504.4.2 in the 2016 CMC
 - Backdraft dampers to be provided on kitchen hood and dryer exhaust fans per Section 504.1 in the 2016 CMC

Legend

- Ⓢ smoke detector and carbon monoxide detector.
- Ⓢ 120V wired with battery backup.
- Ⓢ smoke detector, 120V wired with battery backup.

Key

- Ⓢ exhaust fan
- ▨ New Walls

project owner

Margaret Rueset
1119 Windsor Place
South Pasadena
CA 91030

project title and address

Renovation
1119 Windsor Place
South Pasadena CA 91030

project No.

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drawing

(E),(P) FLOOR PLANS ADU

A 2.0

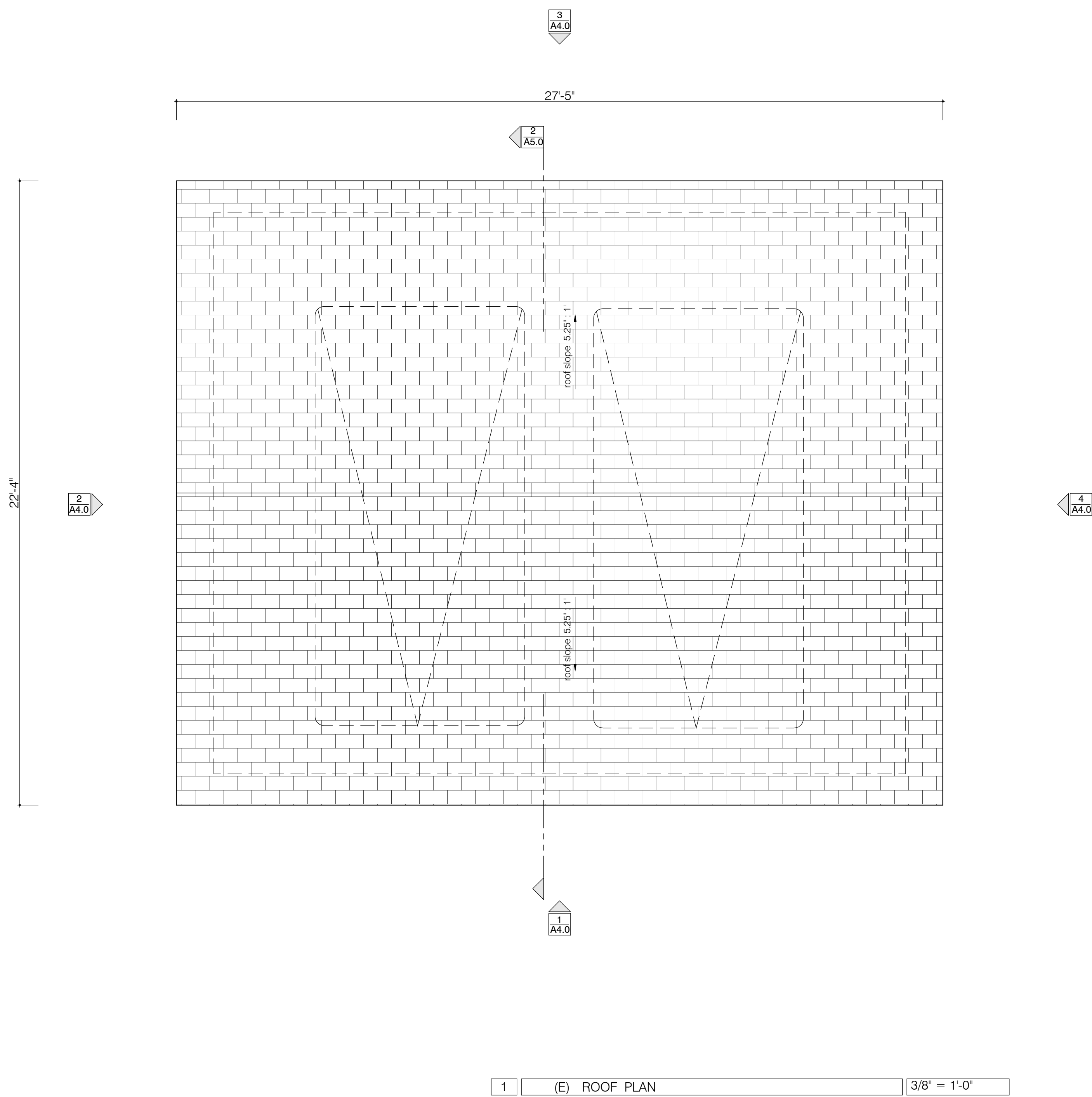
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date 18-Aug-22

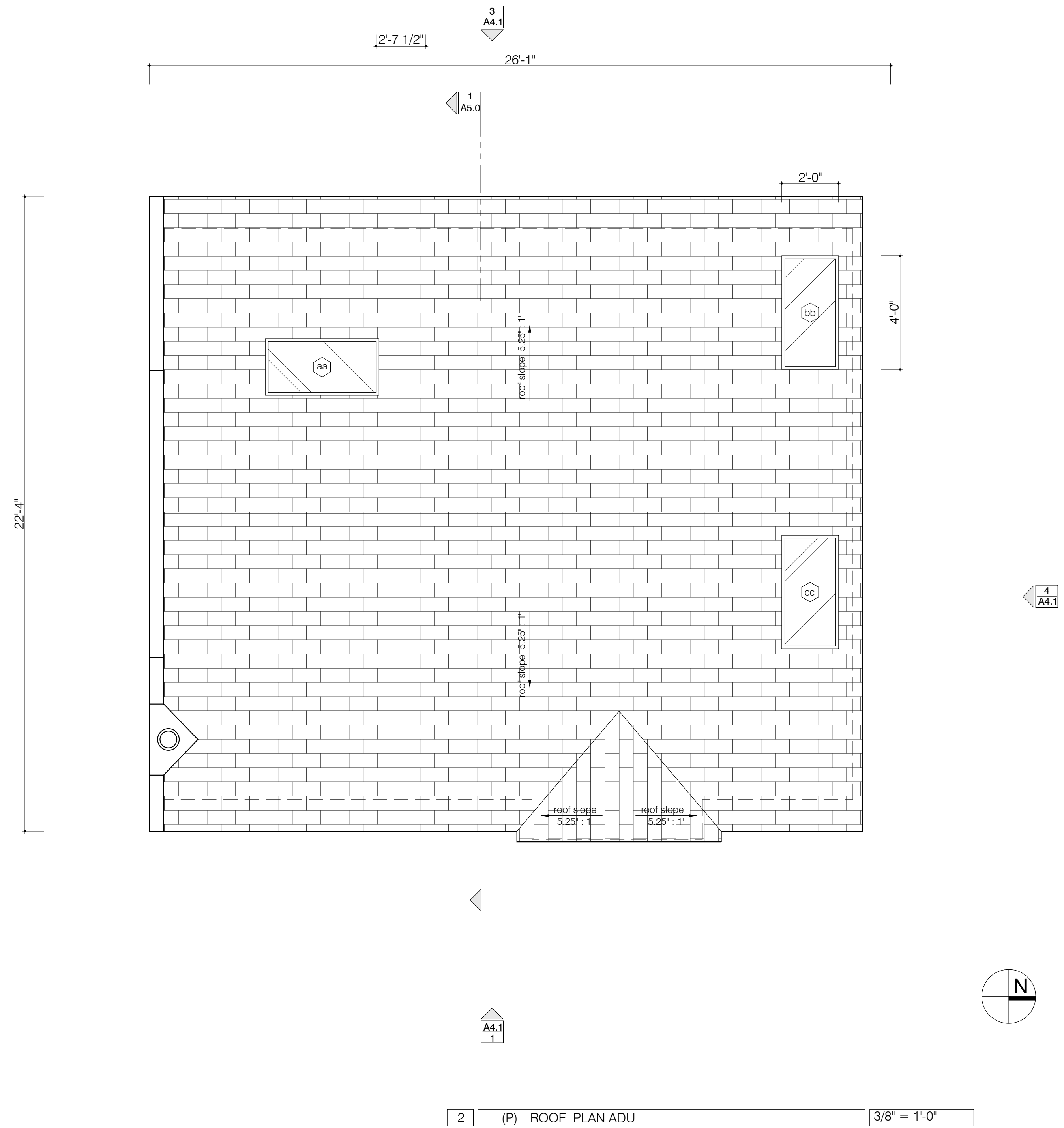
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version

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1 (E) ROOF PLAN 3/8" = 1'-0"



2 (P) ROOF PLAN ADU 3/8" = 1'-0"

GREEN NOTES

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 - The panel or sub-panel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space() reserved to permit installation of a branch circuit over current protective device.
 - The service panel or sub-panel circuit directory shall identify the over current protective device space(s) reserved for future EV charging as EV CAPABLE. The raceway termination location shall be permanent and visibly marked EV CAPABLE.
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Bathroom Notes

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Provide fan and vent to outside min. 5 air changes per hour. Refer mechanical plan.
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 - Dryer vent to comply with section 504.4.2 in the 2016 CMC
 - Backdraft dampers to be provided on kitchen hood and dryer exhaust fans per Section 504.1 in the 2016 CMC

Legend

- smoke detector and carbon monoxide detector.
- 120V wired with battery backup, smoke detector.
- 120V wired with battery backup.

Key

- exhaust fan
- New Walls

project owner

Margaret Rueset
1119 Windsor Place
South Pasadena
CA 91030

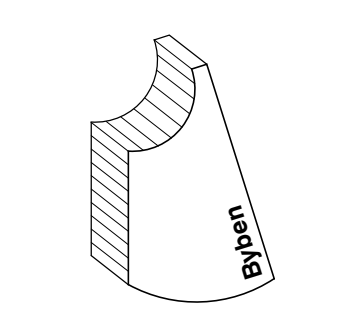
project title and address

HOUSEHOUSE
1119 Windsor Place
South Pasadena CA 91030

project No.

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drawing

(E),(P) ROOF PLANS ADU

A 2.1

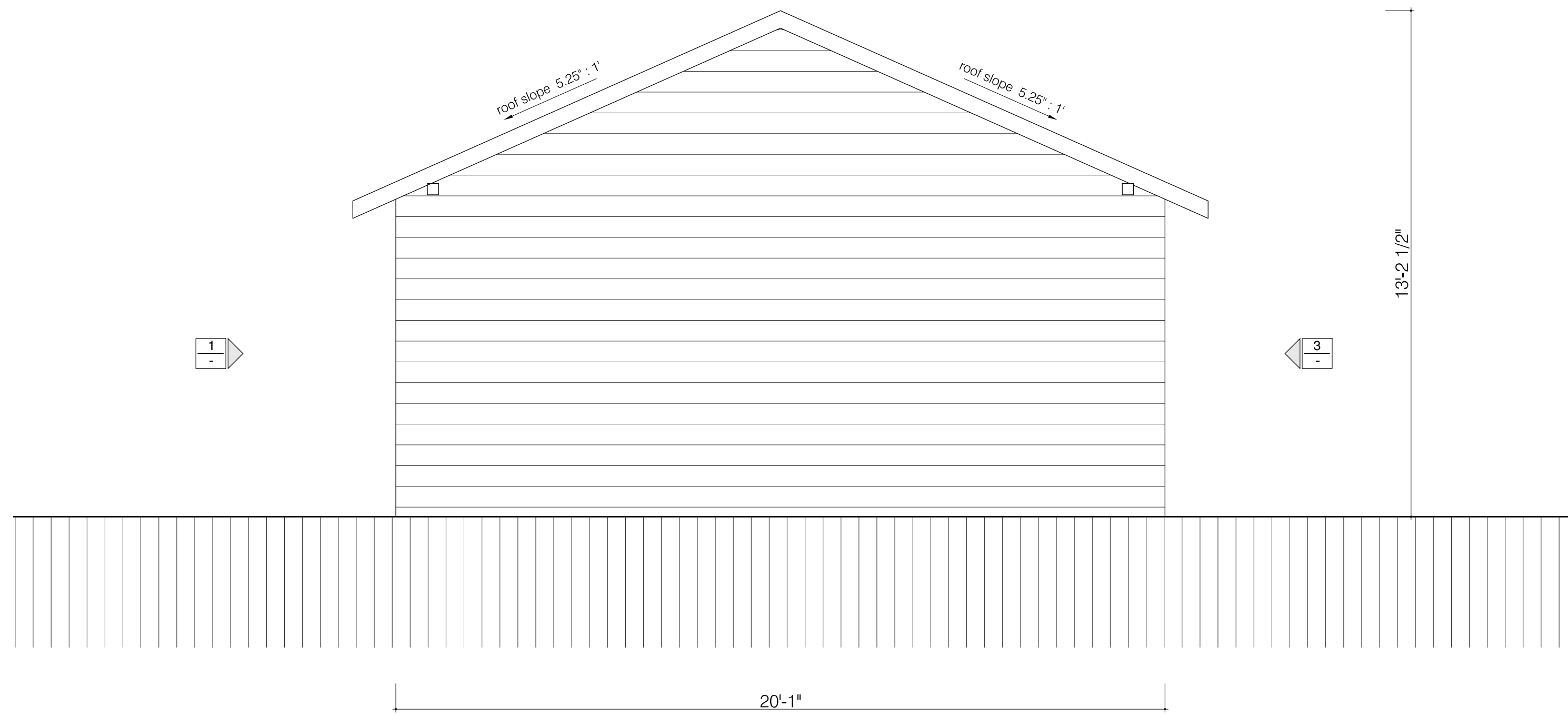
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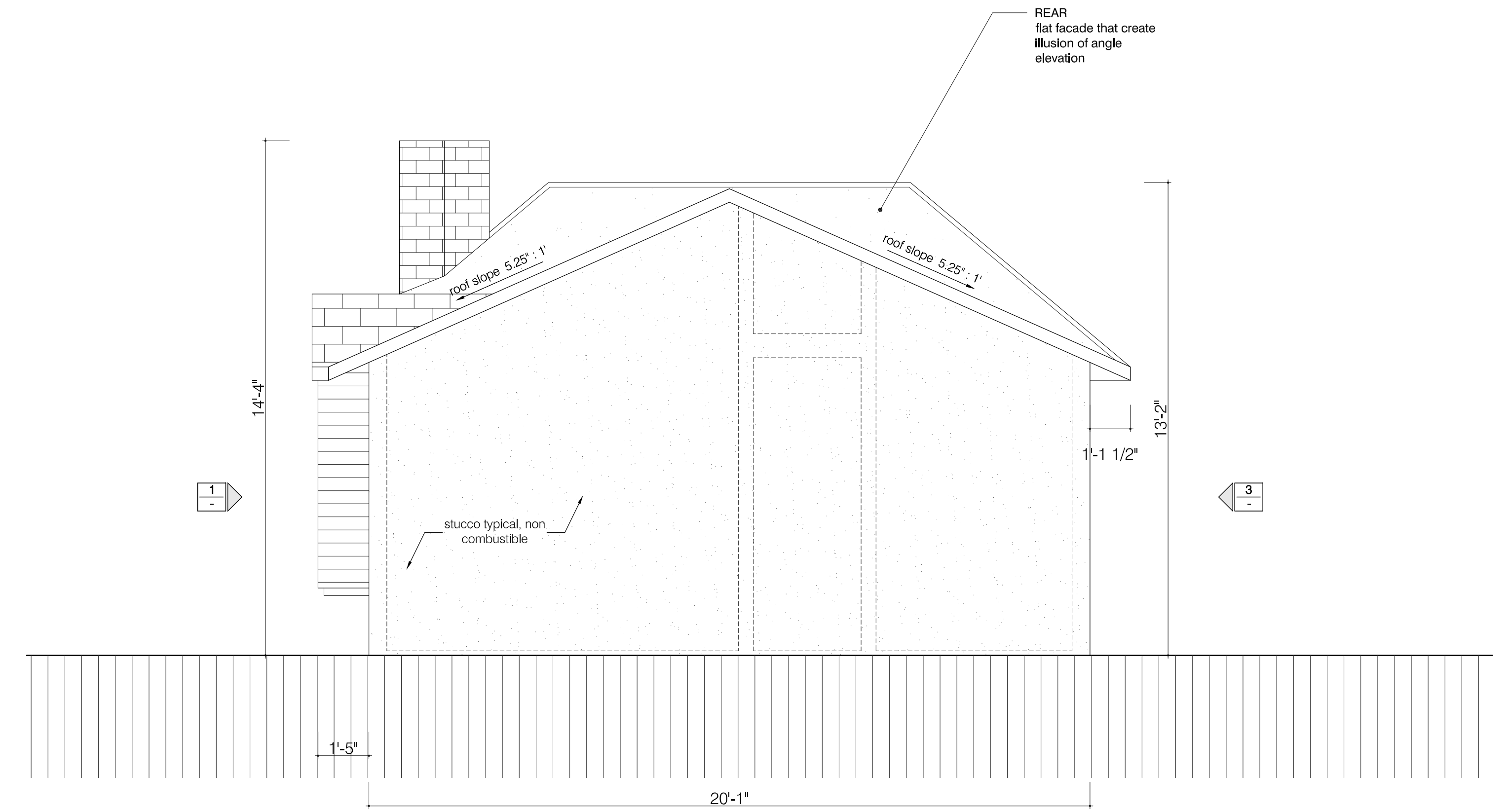
drawn by _____

version _____

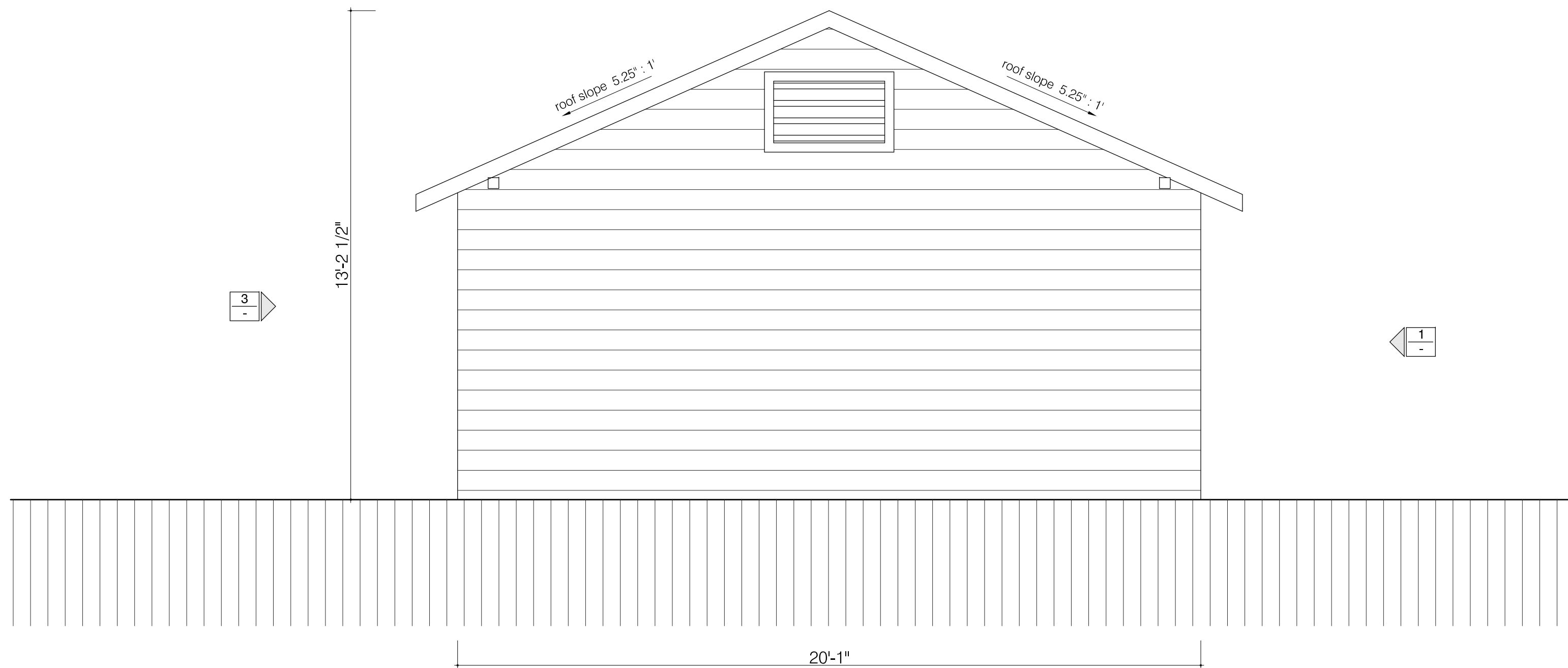
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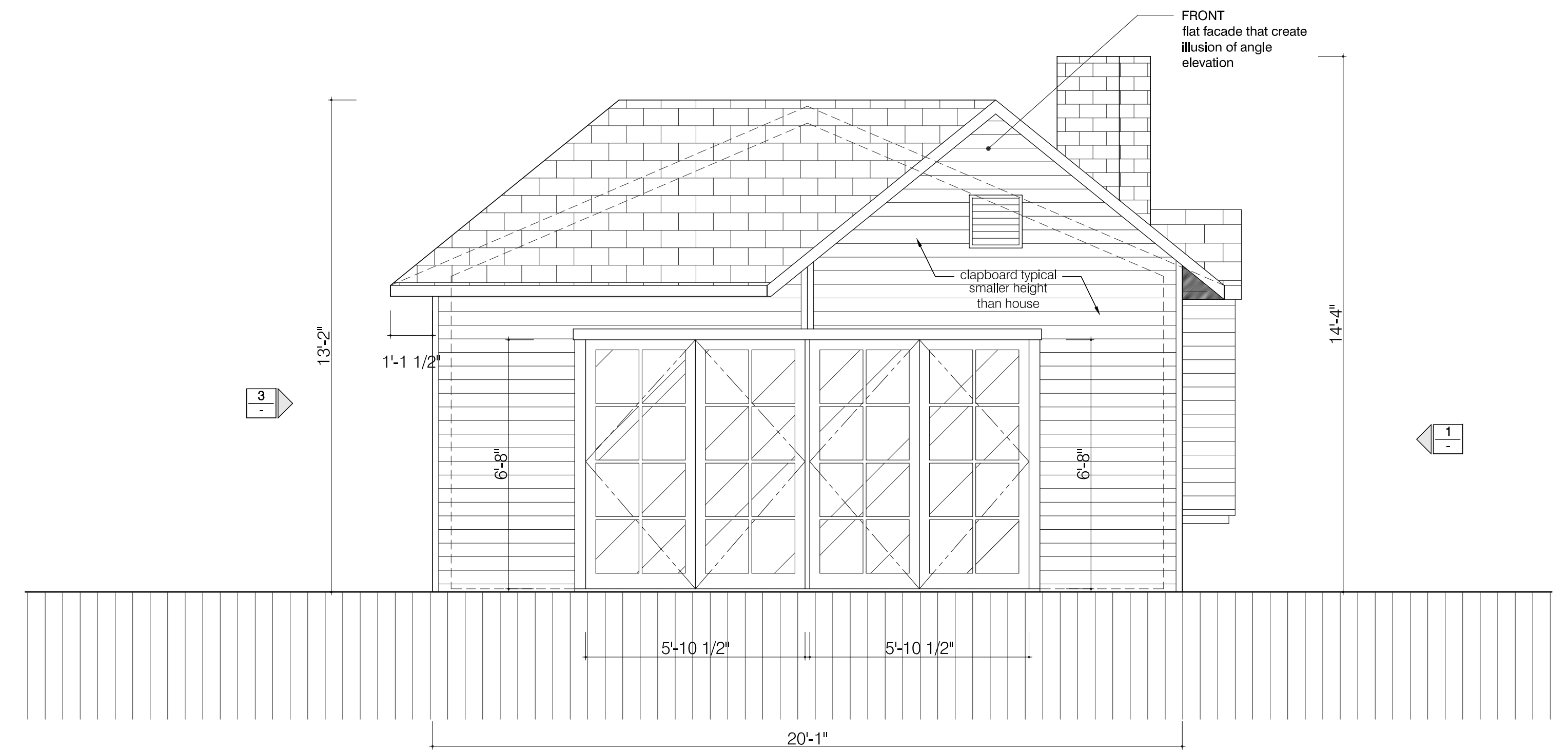
4 (E) North Elevation SIDE 3/8" = 1'-0"



3 (P) North Elevation SIDE 1/4" = 1'-0"



2 (E) South Elevation SIDE 3/8" = 1'-0"

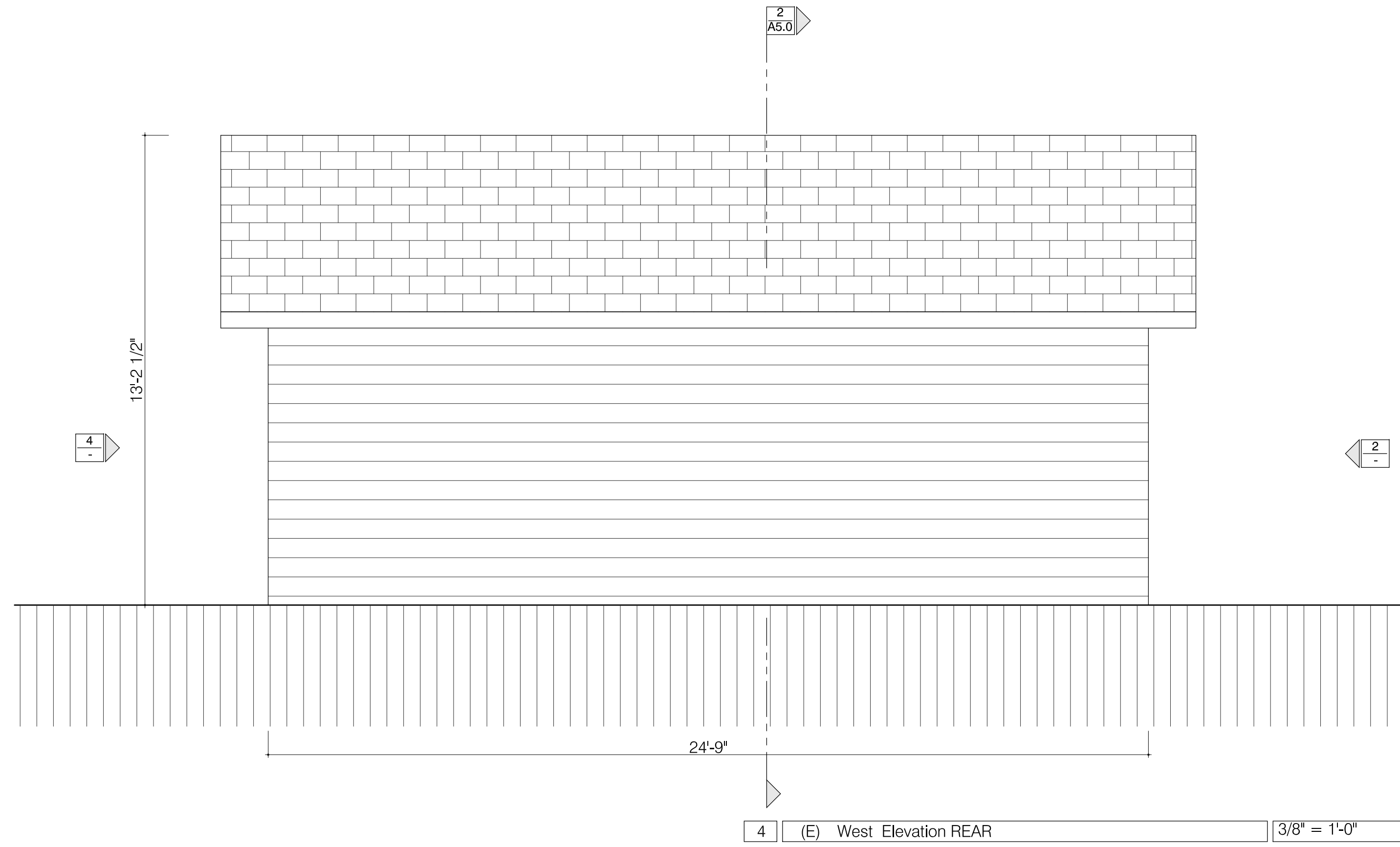


1 (P) South Elevation SIDE 3/8" = 1'-0"

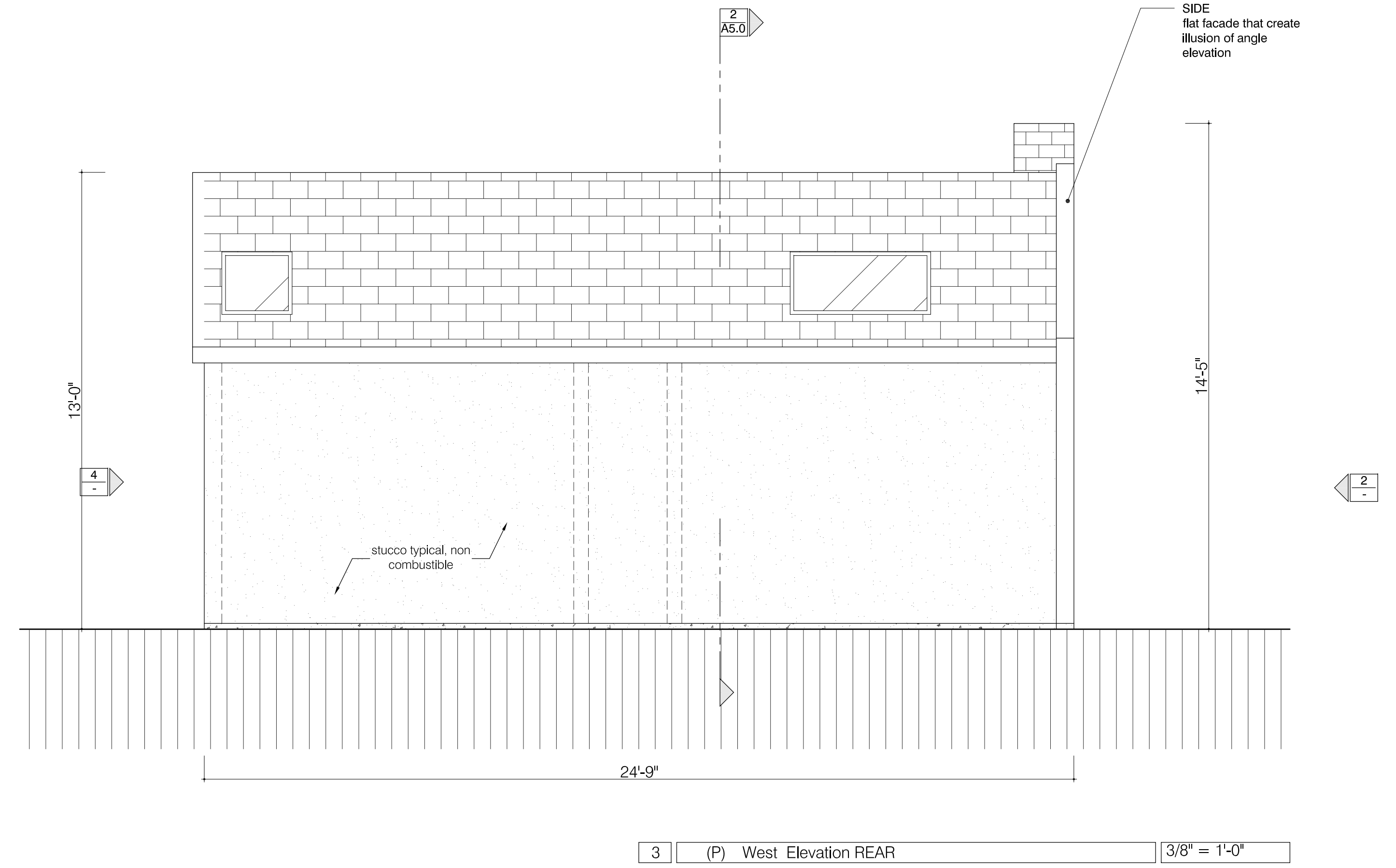
project owner	Margaret Russet 1119 Windsor Place South Pasadena CA 91030
project title and address	HOUSEHOUSE 1119 Windsor Place South Pasadena CA 91030
project No.	WD
drawing	(E),(P) ADU ELEVATIONS
scale	1/4" = 1'-0"
date	6-Sep-22
drawn by	
version	

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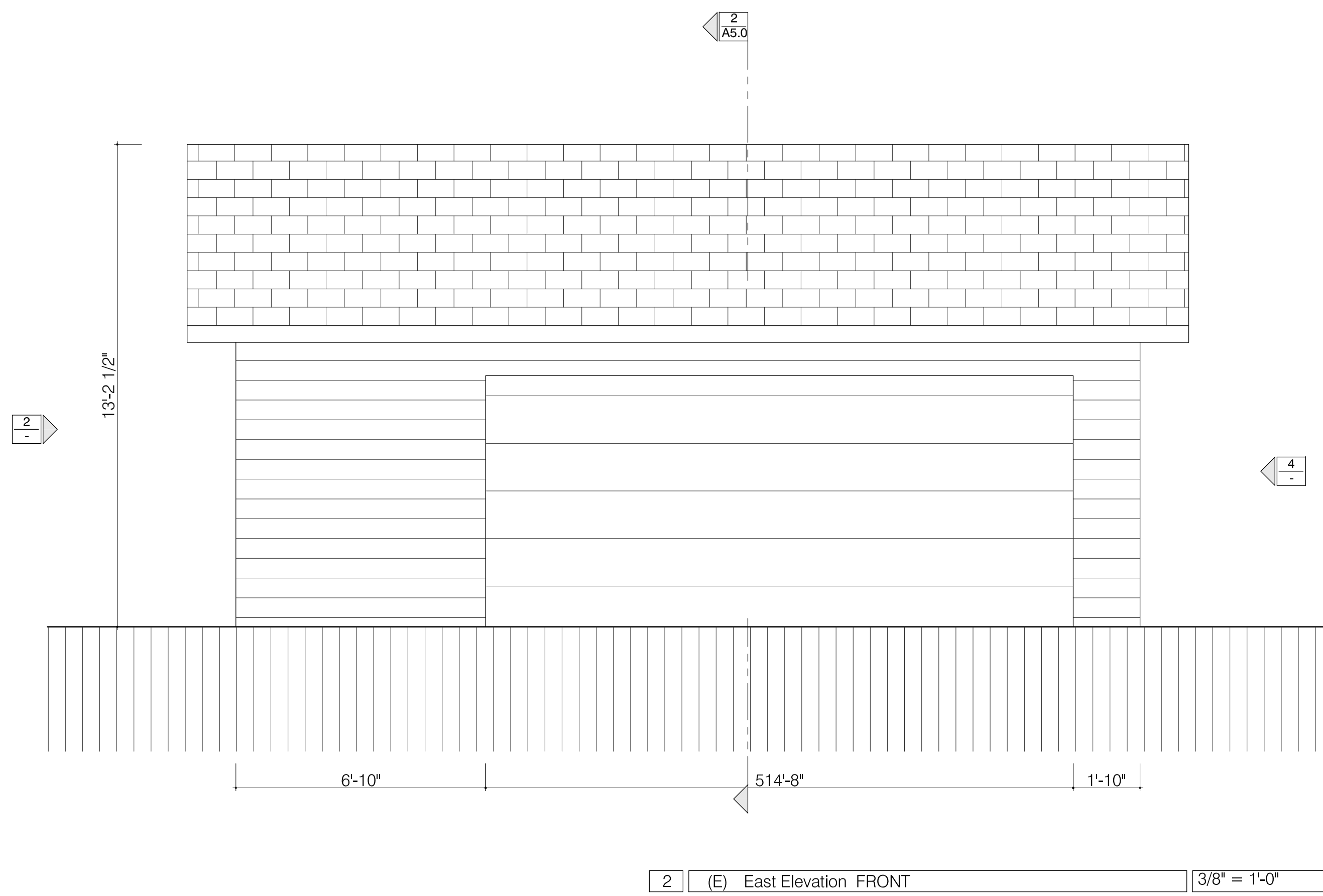
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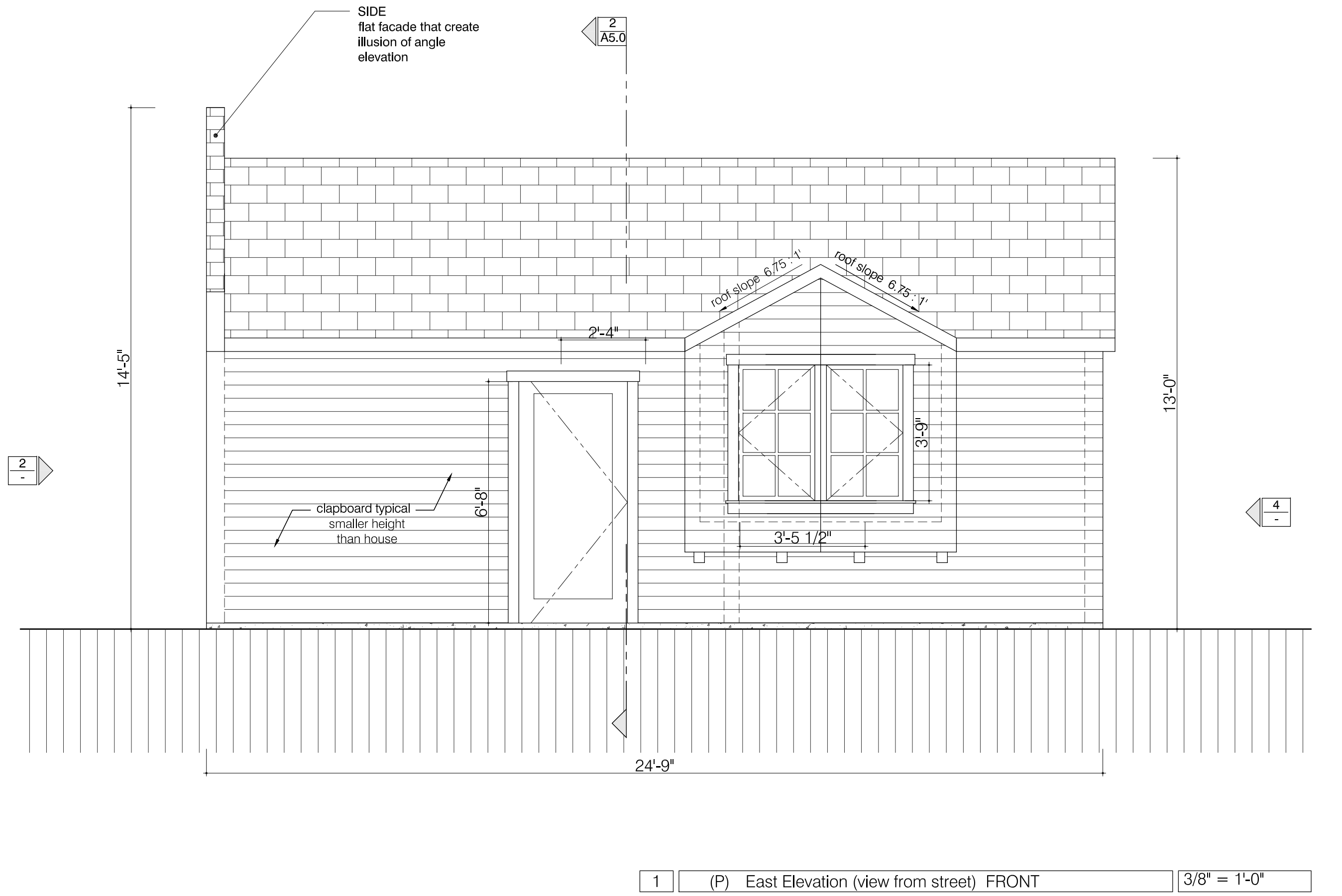
4 (E) West Elevation REAR $3/8" = 1'-0"$



3 (P) West Elevation REAR $3/8" = 1'-0"$



2 (E) East Elevation FRONT $3/8" = 1'-0"$



1 (P) East Elevation (view from street) FRONT $3/8" = 1'-0"$

project owner
Margaret Russet
 1119 Windsor Place
 South Pasadena
 CA 91030

project title and address
HOUSEHOUSE
 1119 Windsor Place
 South Pasadena, CA 91030

project No.
WD

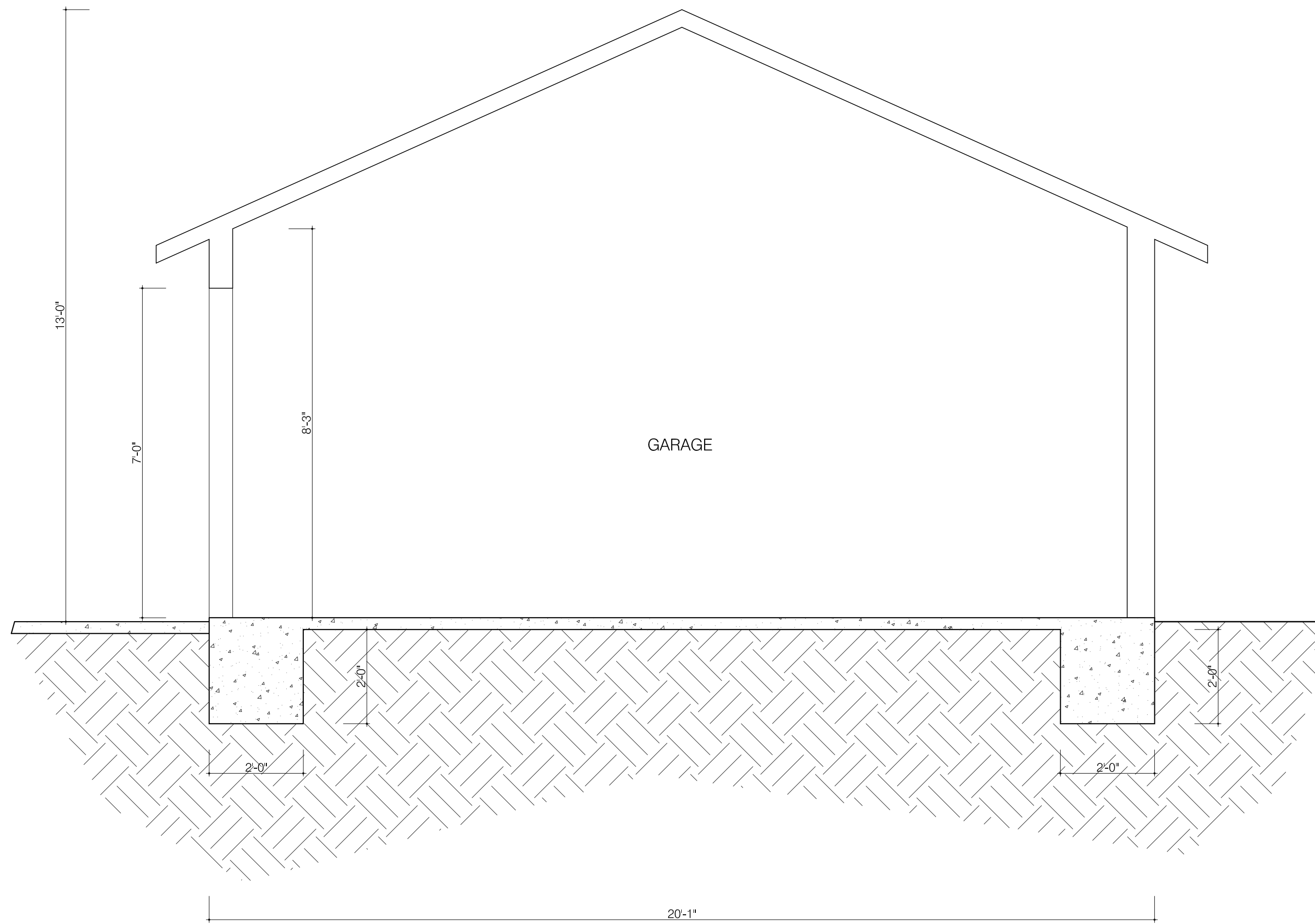
Ben Warwas
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drawing
(E), (P) ADU ELEVATIONS

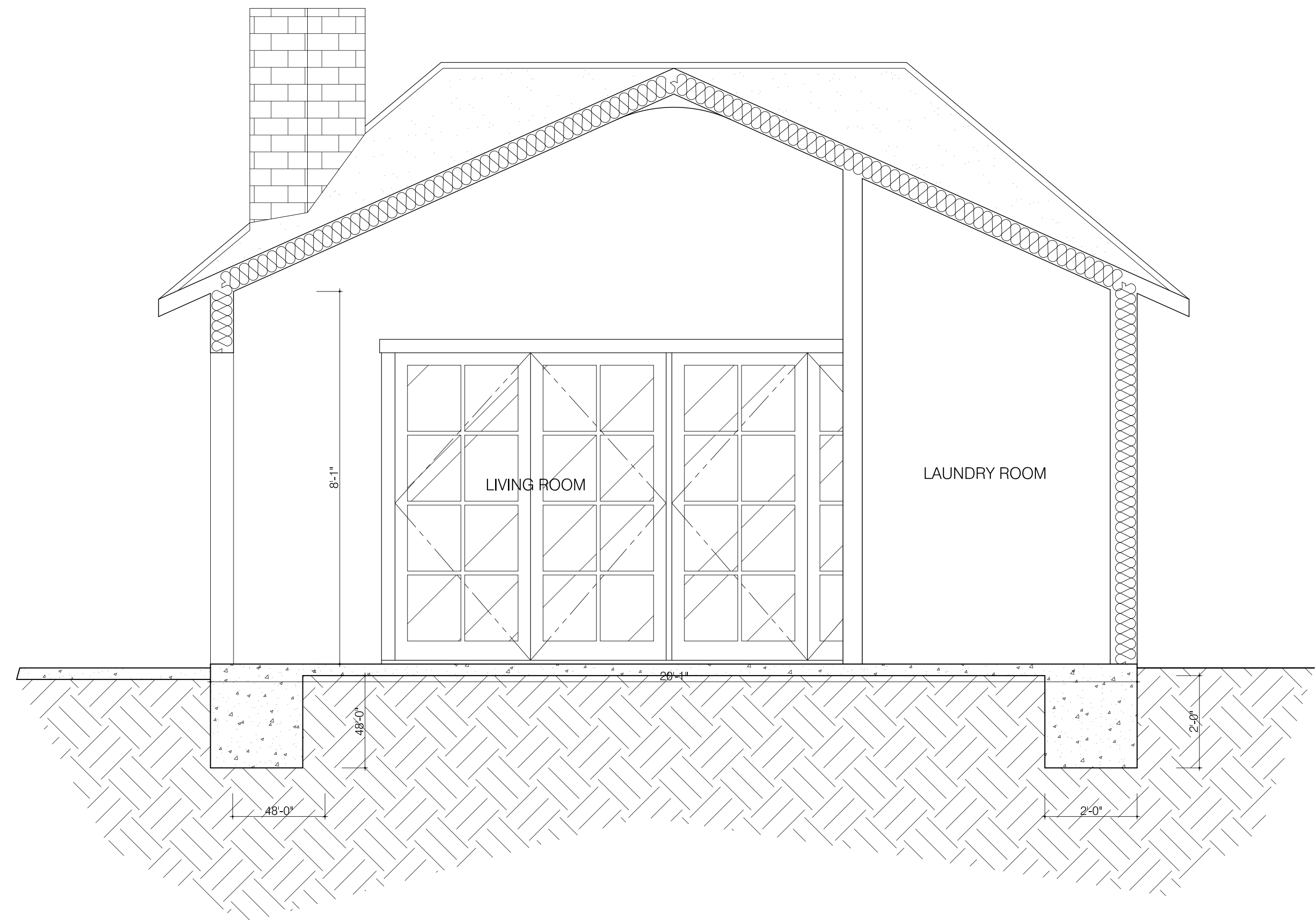
A4.1

scale $1/4" = 1'-0"$
 date **6-Sep-22**
 drawn by
 version

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2 (E) SECTION 1/2" = 1'-0"



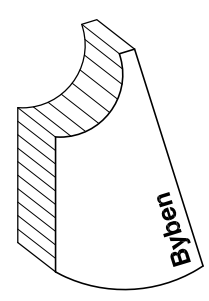
1 (P) SECTION 1/2" = 1'-0"

project owner
Margaret Russet
 1119 Windsor Place
 South Pasadena
 CA 91030

project title and address
HOUSEHOUSE
 1119 Windsor Place
 South Pasadena, CA 91030

project No.
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 Ben@byben.com



drawing

Sections

A 5.0

scale
 date **25-Aug-22**
 drawn by
 version

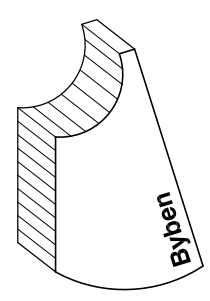
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project owner
Margaret Russet
 1119 Windsor Place
 South Pasadena
 CA 91030

project title and address
Renovation
 1119 Windsor Place
 South Pasadena, CA 91030

project No.
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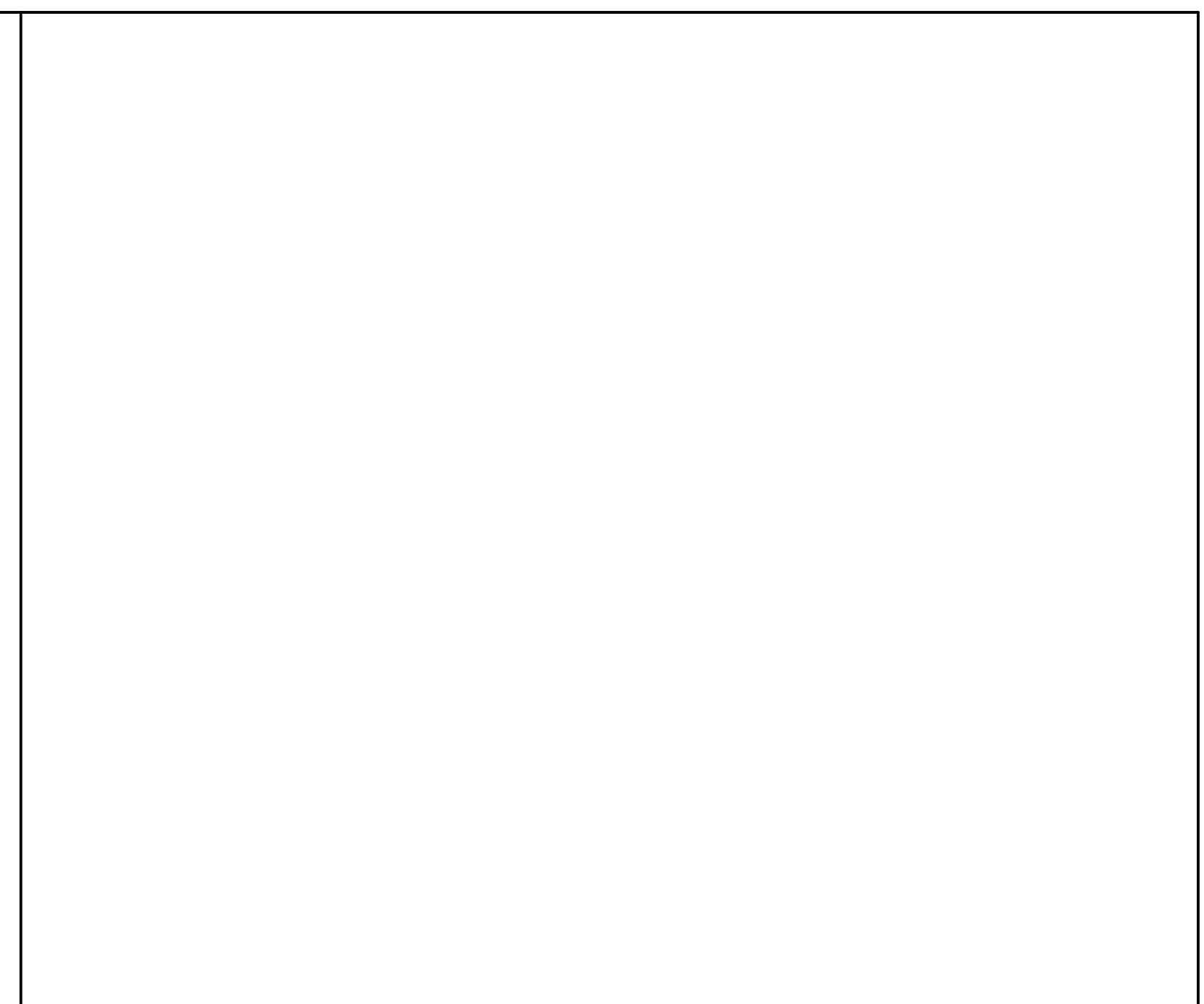


drawing
Details

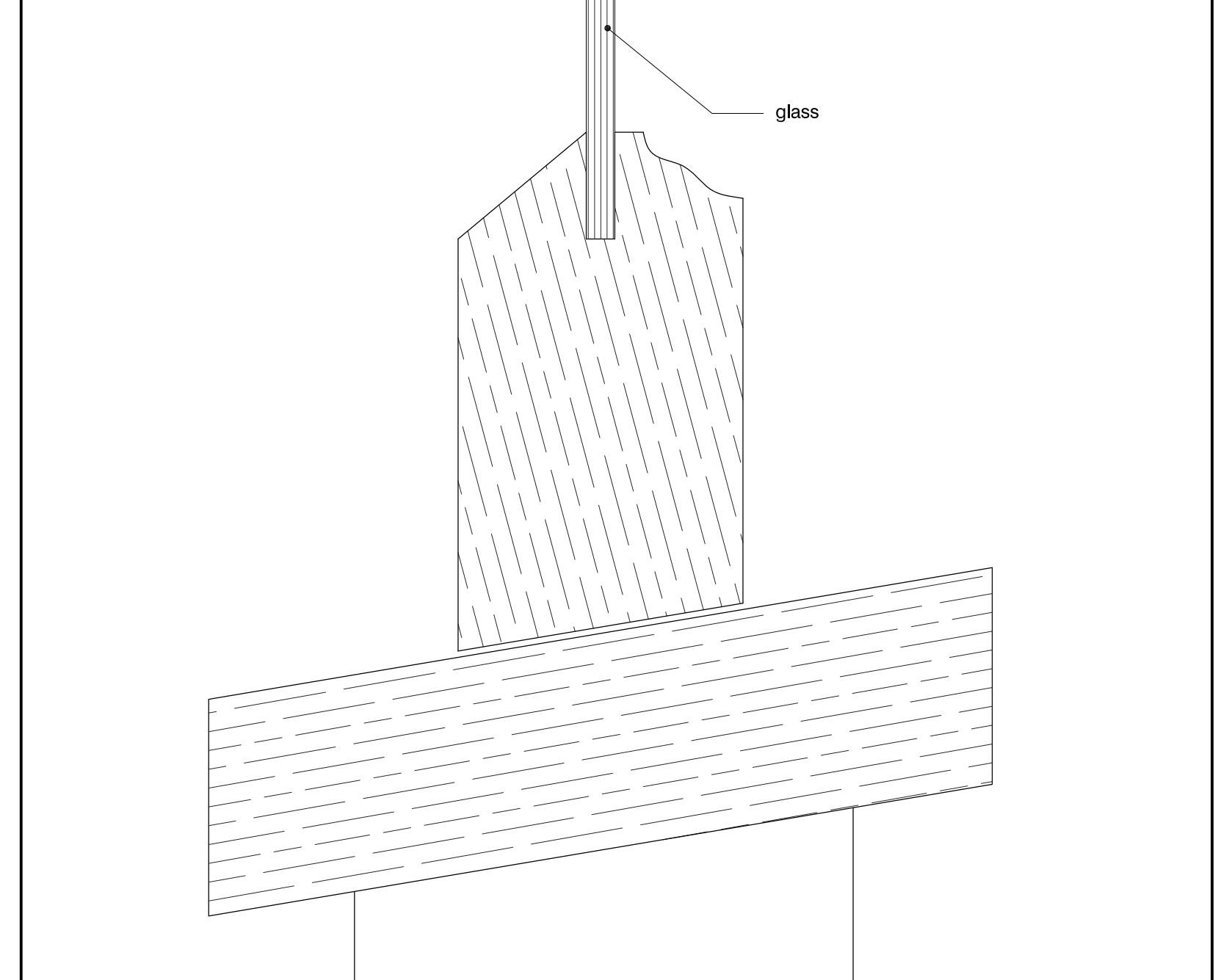
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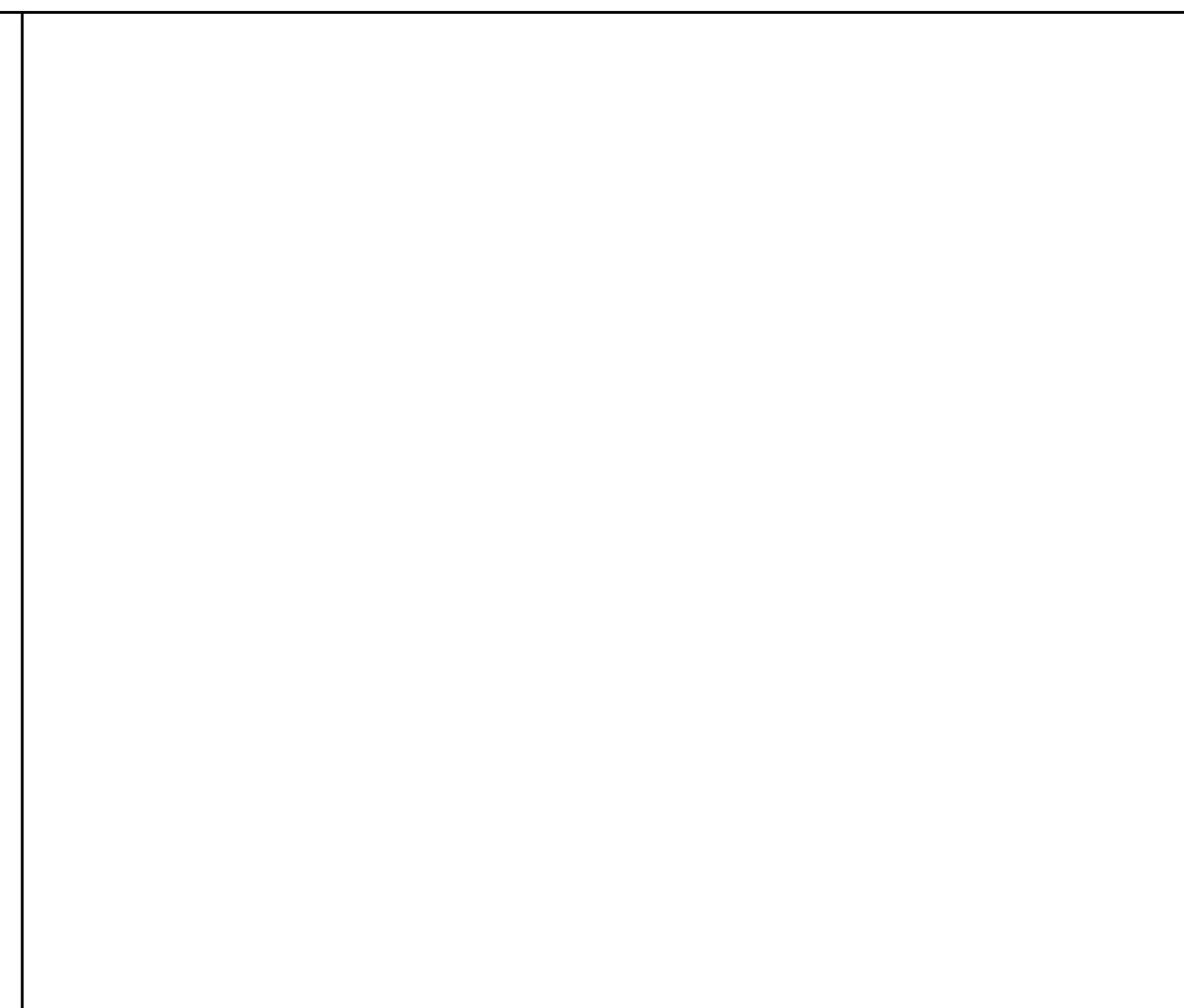
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3 Details
 SCALE : 0"=0-0"



2 (N) Window Section Detail Typical
 SCALE : 1"=1'-0"



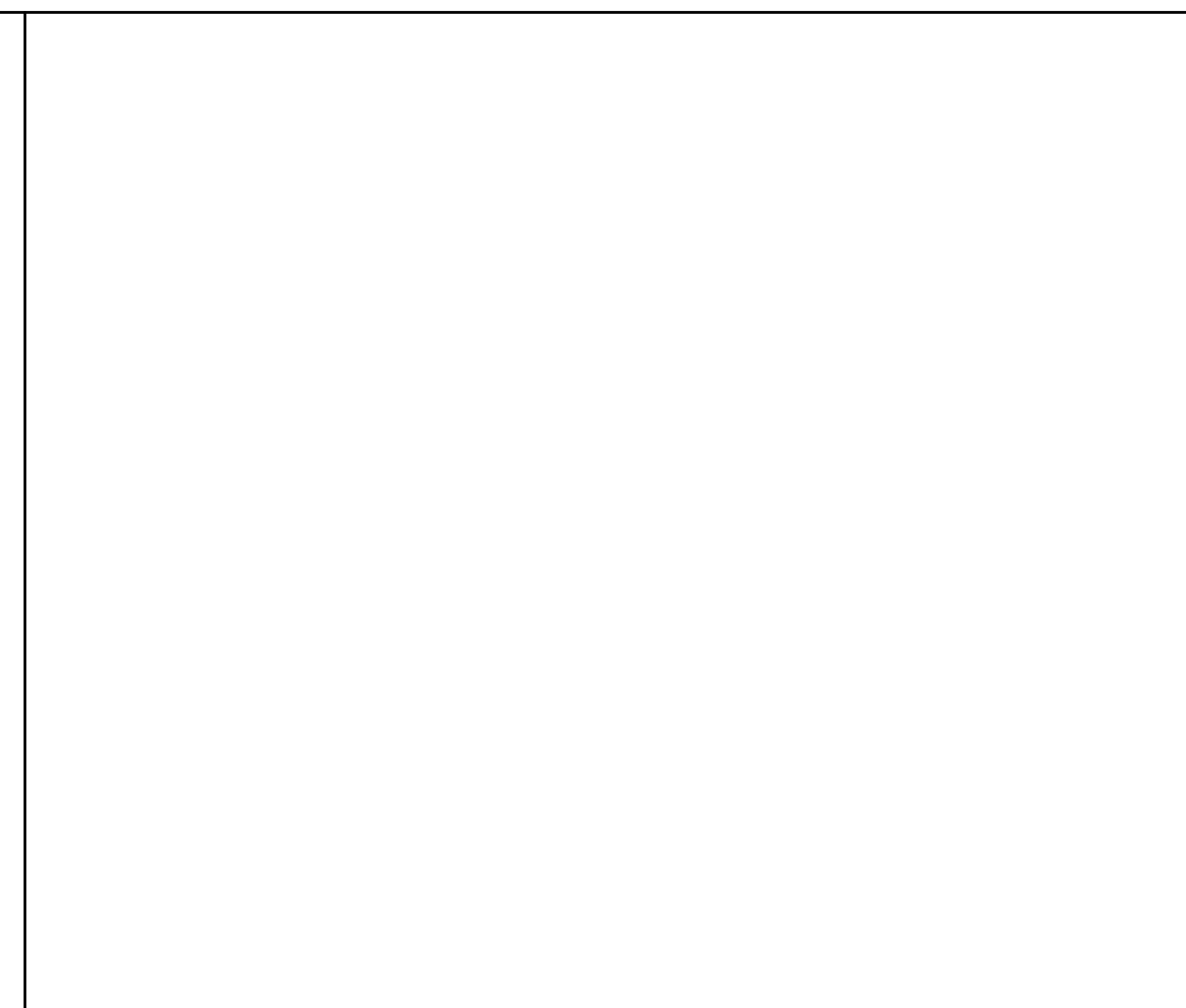
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Details
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5

Details
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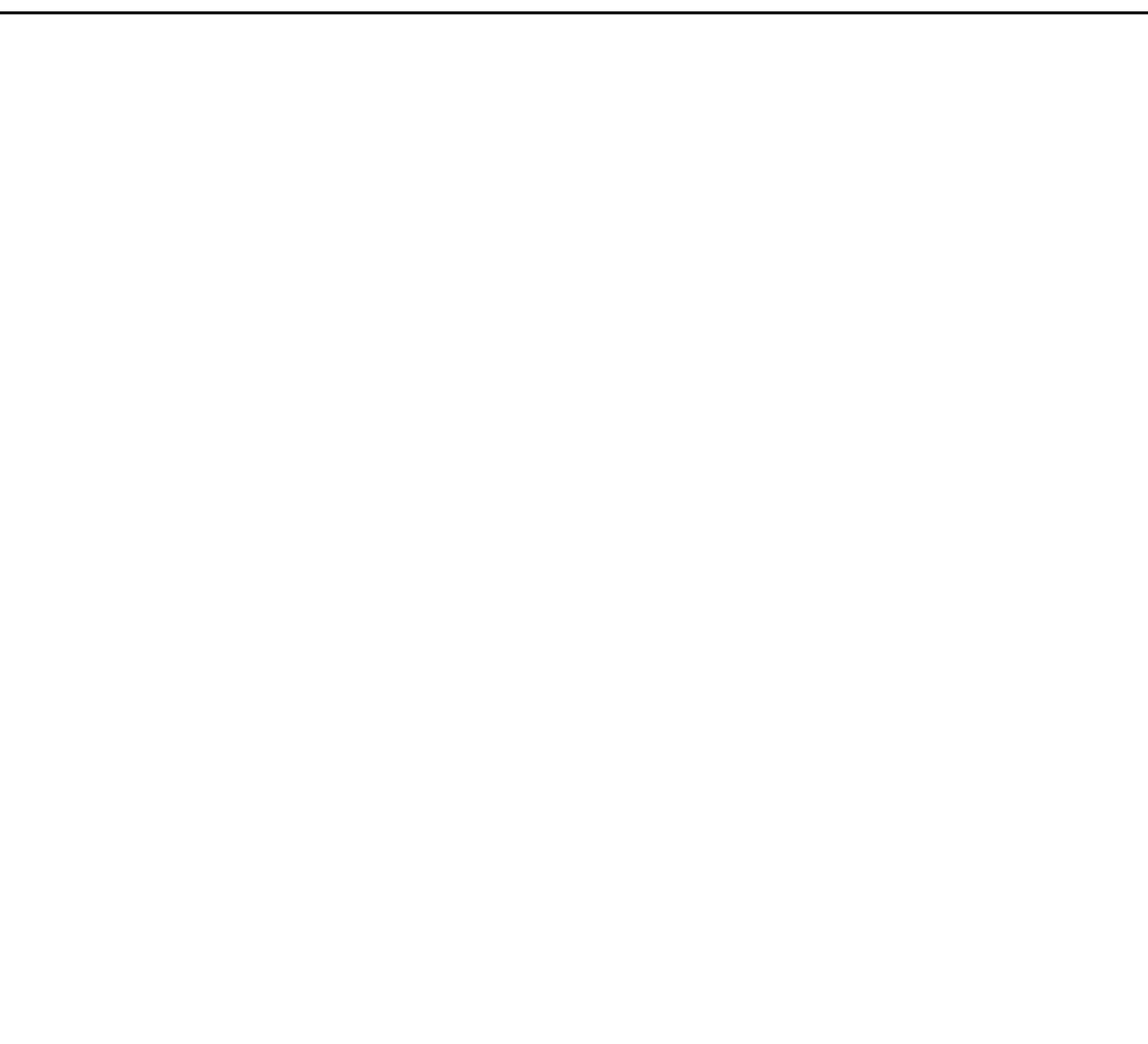
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Details
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8

Details
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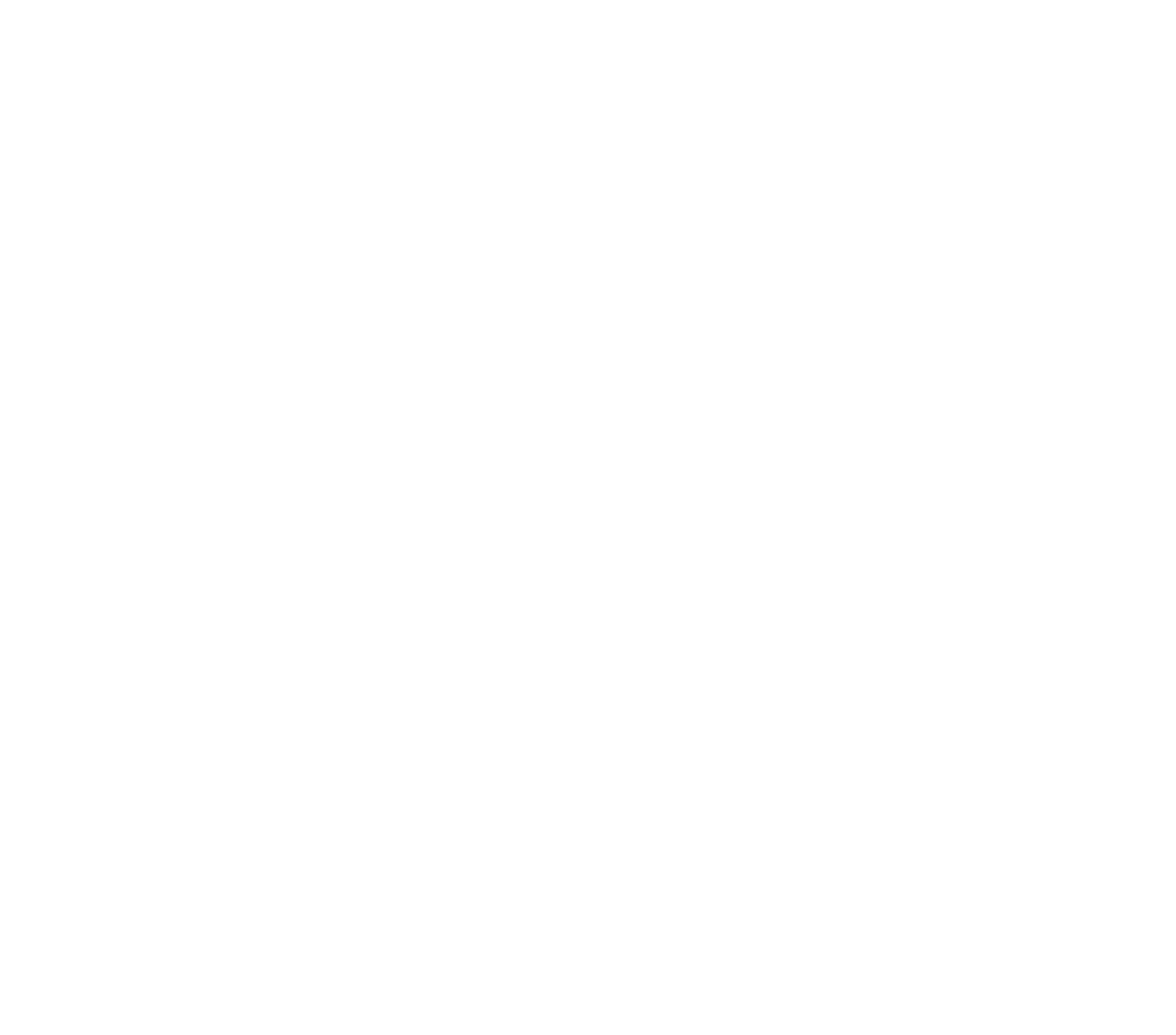
12

Details
 SCALE : 0"=0-0"



11

Details
 SCALE : 0"=0-0"



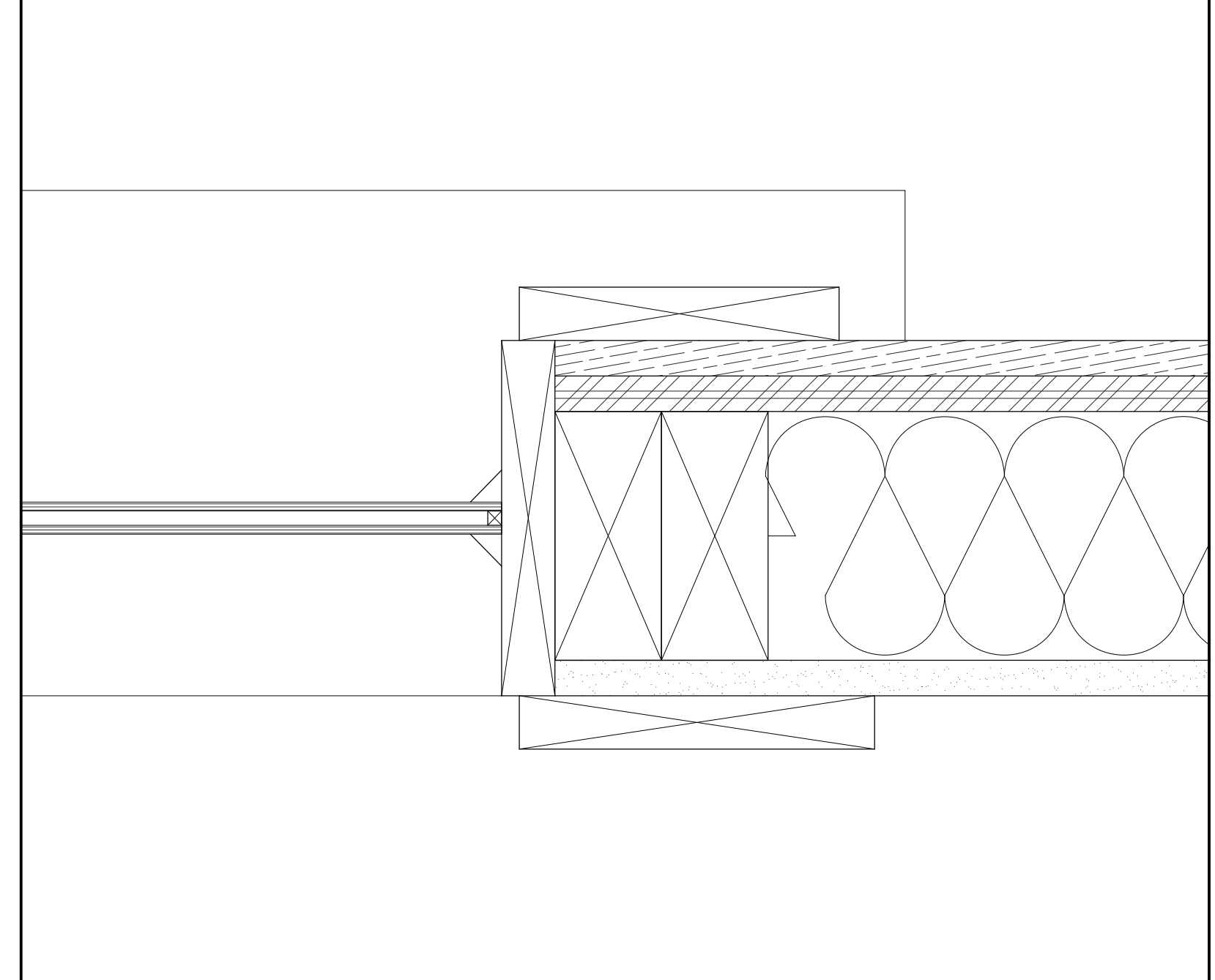
10

Details
 SCALE : 0"=0-0"



7

Details
 SCALE : 0"=0-0"



4

(N) WINDOW SECTION DETAIL (PLAN VIEW)
 SCALE : 6"=1'-0"

1



View of Front of (E) garage



View of Side of (E) garage



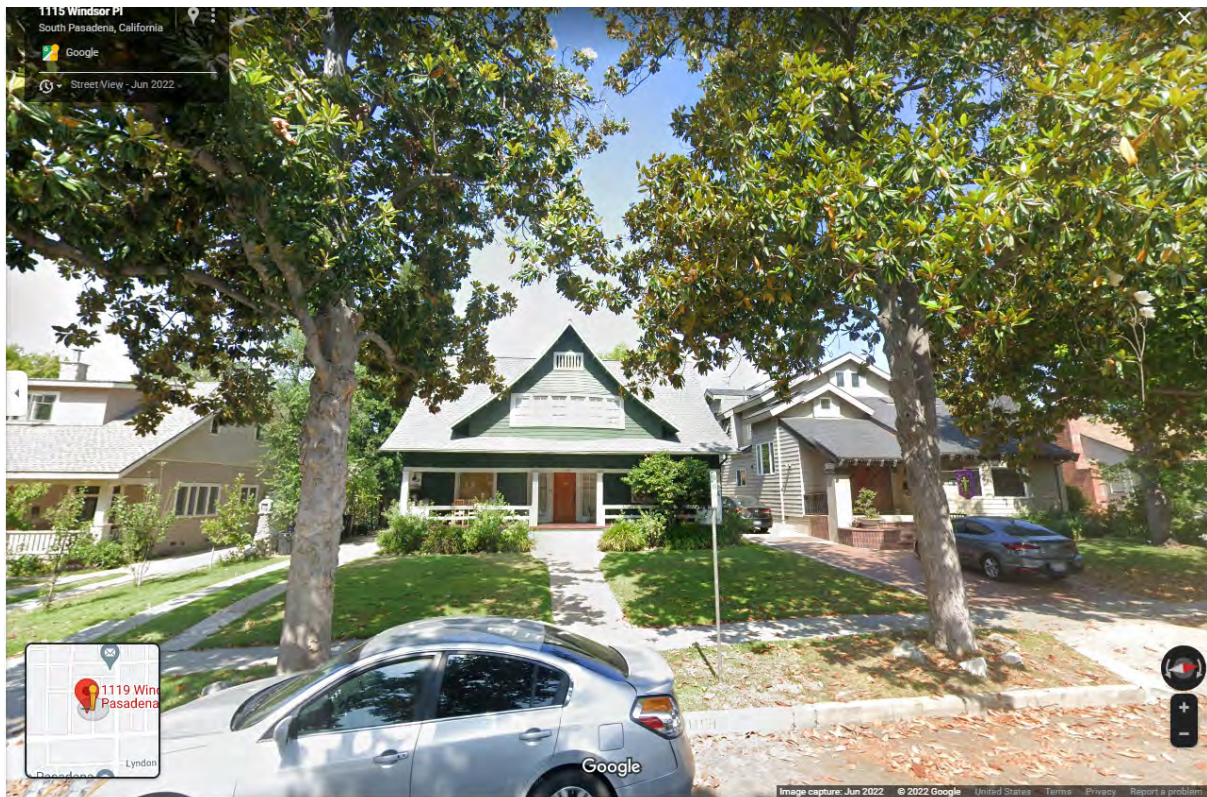
View of House and Garage



View of House and Garage (other side)



View from (E) Garage to street



1115 Windsor Place (subject property to left)



1123 Windsor Place (subject property to right)



View from (E) Garage to street

ATTACHMENT 2

Excerpt from City of South Pasadena Design Guidelines for ADU
Development on Historic Properties

Overall Design Principles

The design, features, and materials of your ADU will vary slightly depending on the type of residential unit (accessory structure conversion/addition, JADU, or new detached ADU) you plan to build, as well as the historic character of the neighborhood in which your property is located.

In general, all ADUs/JADUs should comply with the following:

- An ADU should be constructed of materials that are similar to the primary dwelling and neighborhood context in scale, color, and texture.
- An ADU's architectural features and details should be similar to the primary dwelling and neighborhood context in overall character, but with minor variations to differentiate the ADU/JADU from the historic building.
 - For example, single-light, double-hung wood windows may be appropriate on an ADU if the primary dwelling has multi-light, double-hung wood windows.
- Avoid copying the style of the primary dwelling exactly or using conjectural features that may create a false sense of history.
- The new design, architectural features, and details of the ADU should be simple and modest so as not to detract from the primary dwelling.
- Decorative stylistic elements, such as quoins, half-timbering, turrets, ornamental grilles, and decoratively carved wood details, should be avoided when designing an ADU.
- The pattern and orientation (i.e. horizontal or vertical) of the ADU's/JADU's windows and doors should relate to those on the primary dwelling.

HISTORIC ARCHITECTURAL STYLES

Refer to Chapter 4 to learn more about the historic architectural styles most commonly found in South Pasadena's residential neighborhoods. The ADU/JADU should relate to the primary dwelling's architectural style.



Community Development
Department

Memo

DATE: April 20, 2023

TO: Cultural Heritage Commission (CHC)

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

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Item 5. Project No. 2481-COA located at 1716 Wayne Ave (APN:
5321-010-003)

This item was continued from the regularly scheduled March 16, 2023 CHC meeting. The applicant has provided revised elevation plans and seeks input from the commissioners for the new design.

Staff is recommending the Commission to provide comments and continue this item to the next regularly scheduled CHC meeting on May 18, 2023.

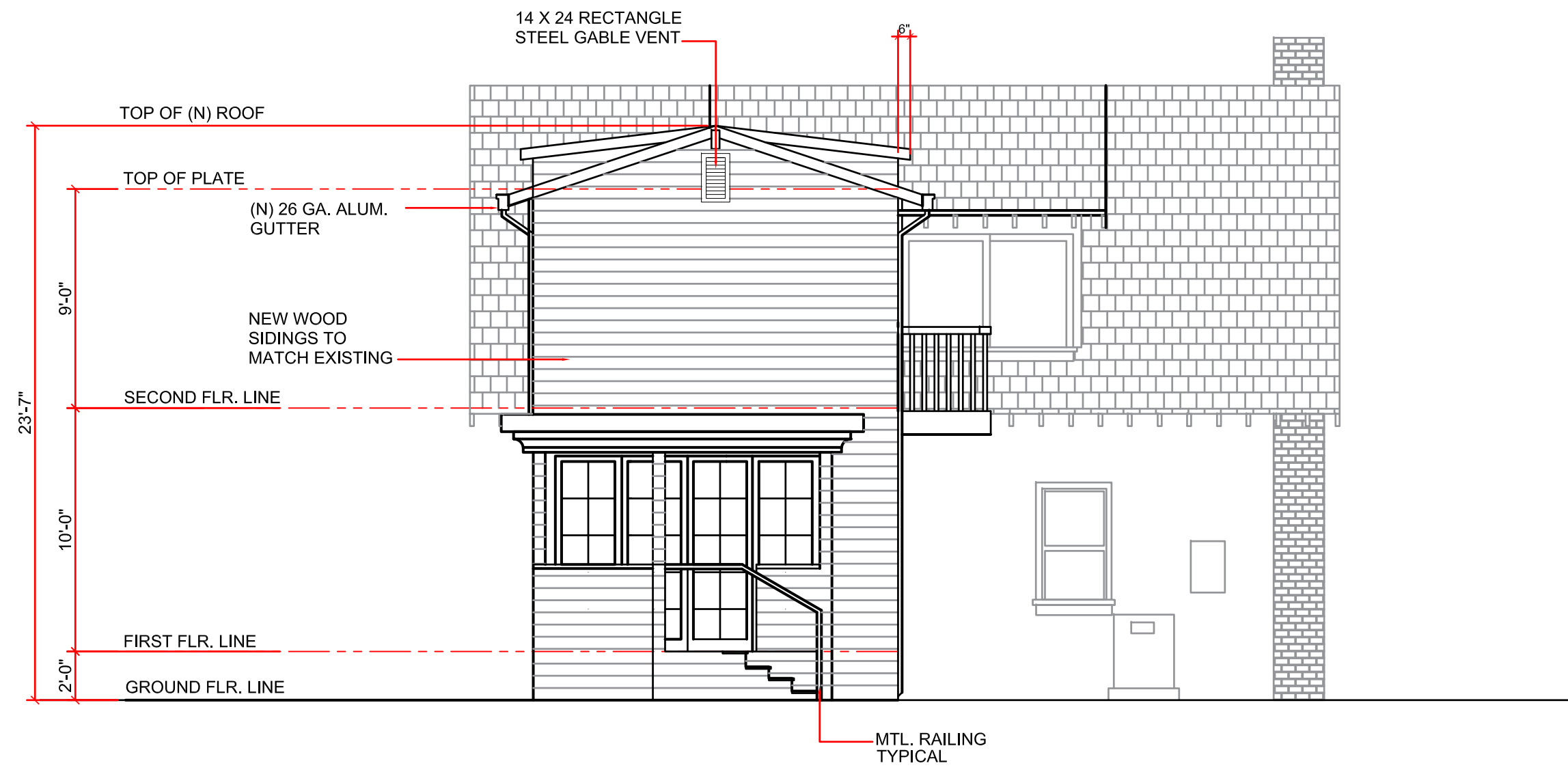
Attachment 1: Proposed Elevations 4.20.2023

Attachment 2: Architectural Plans Presented at the 3.16.2023 CHC Meeting

ATTACHMENT 1

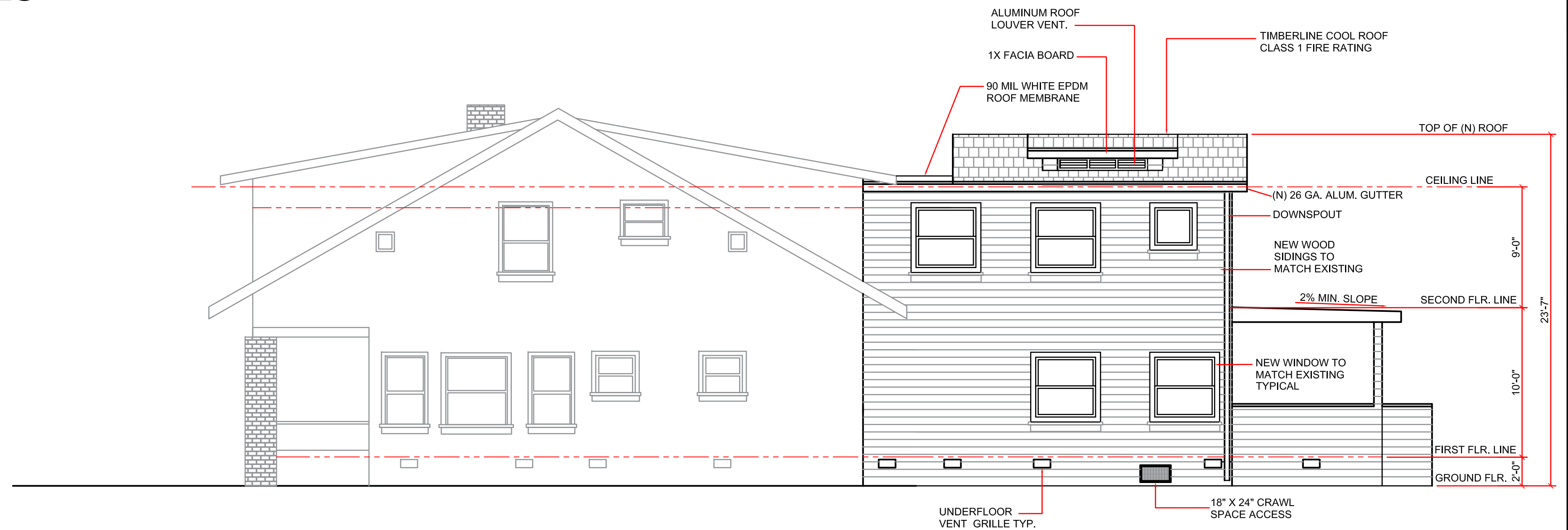
Proposed Elevations 4.20.2023

April 20, 2023 Elevation Proposals



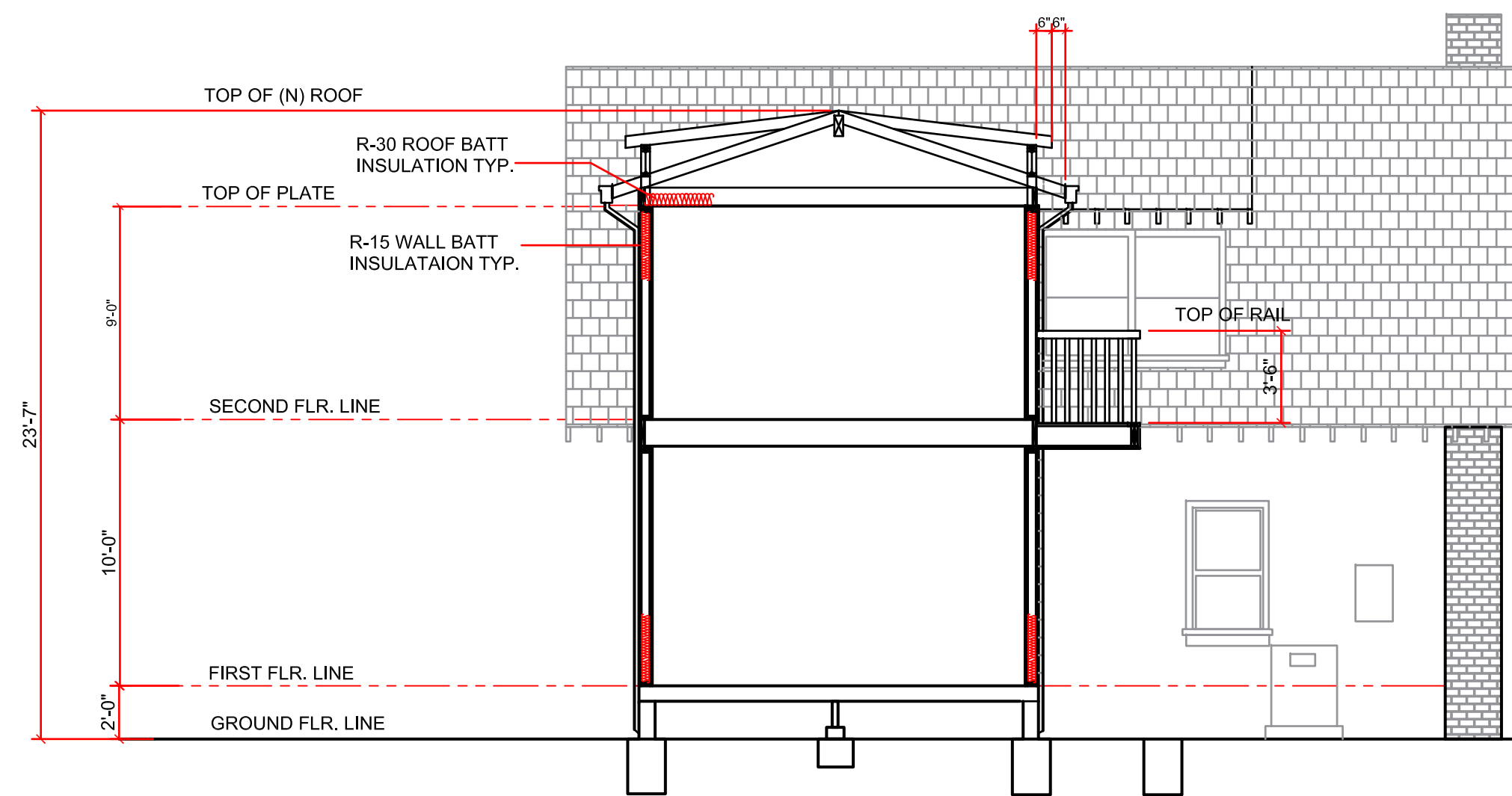
PROPOSED NEW EAST ELEVATION

SCALE: 3/16"=1'-0"



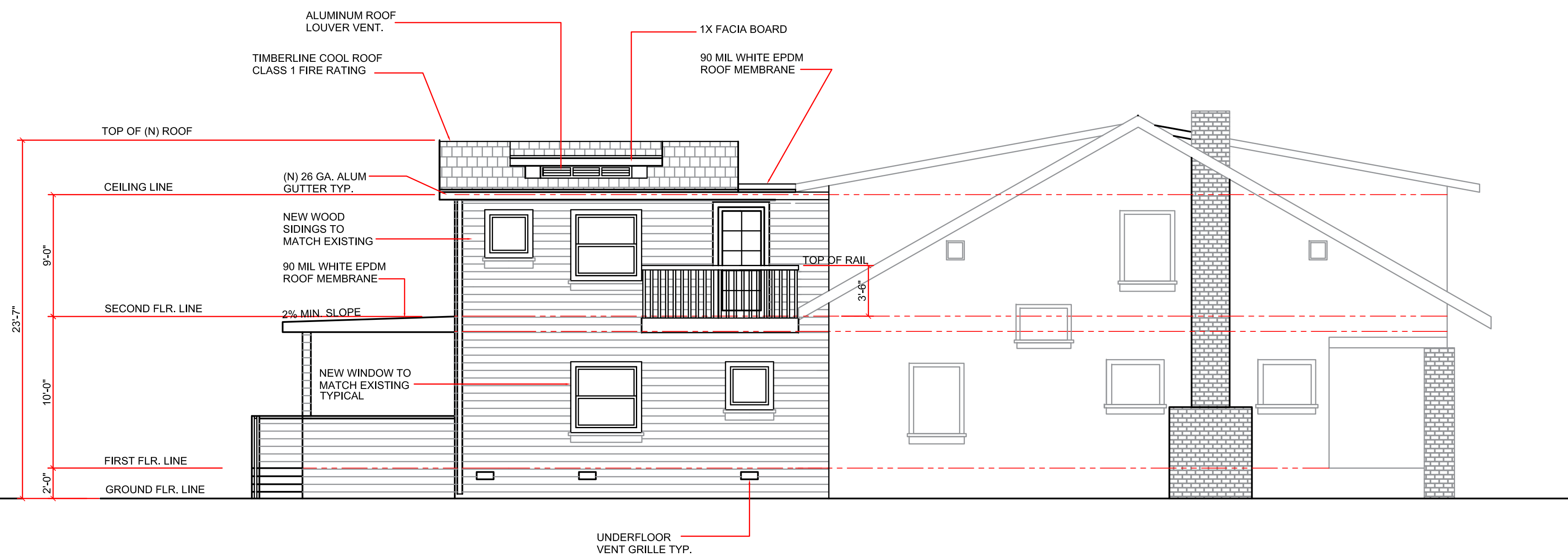
PROPOSED NEW SOUTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED NEW CROSS SECTION

SCALE: 3/16"=1'-0"



PROPOSED NEW NORTH ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS BY

ARCHITECT/ENGINEER

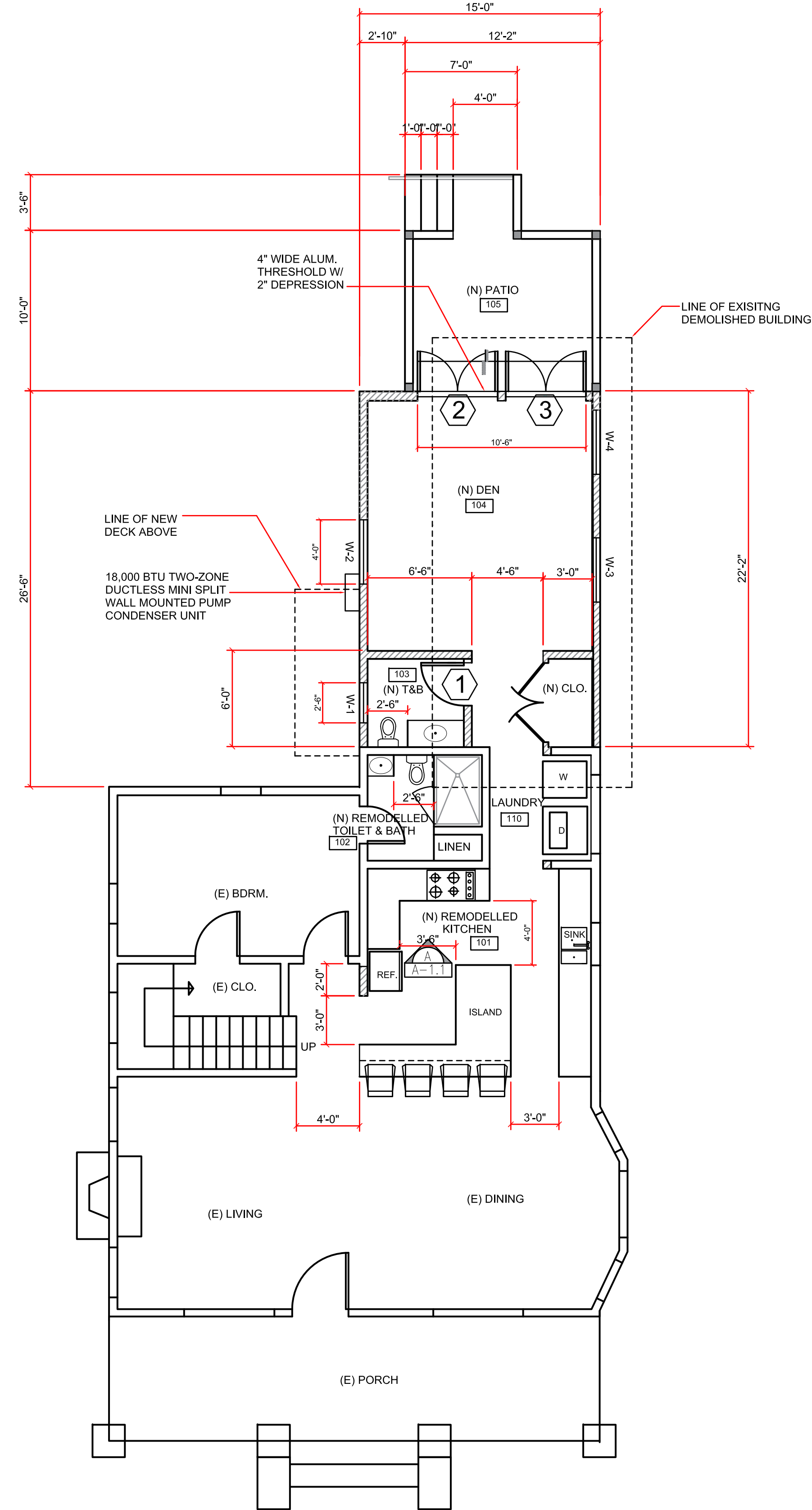
OWNER: KIN FUNG

ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030

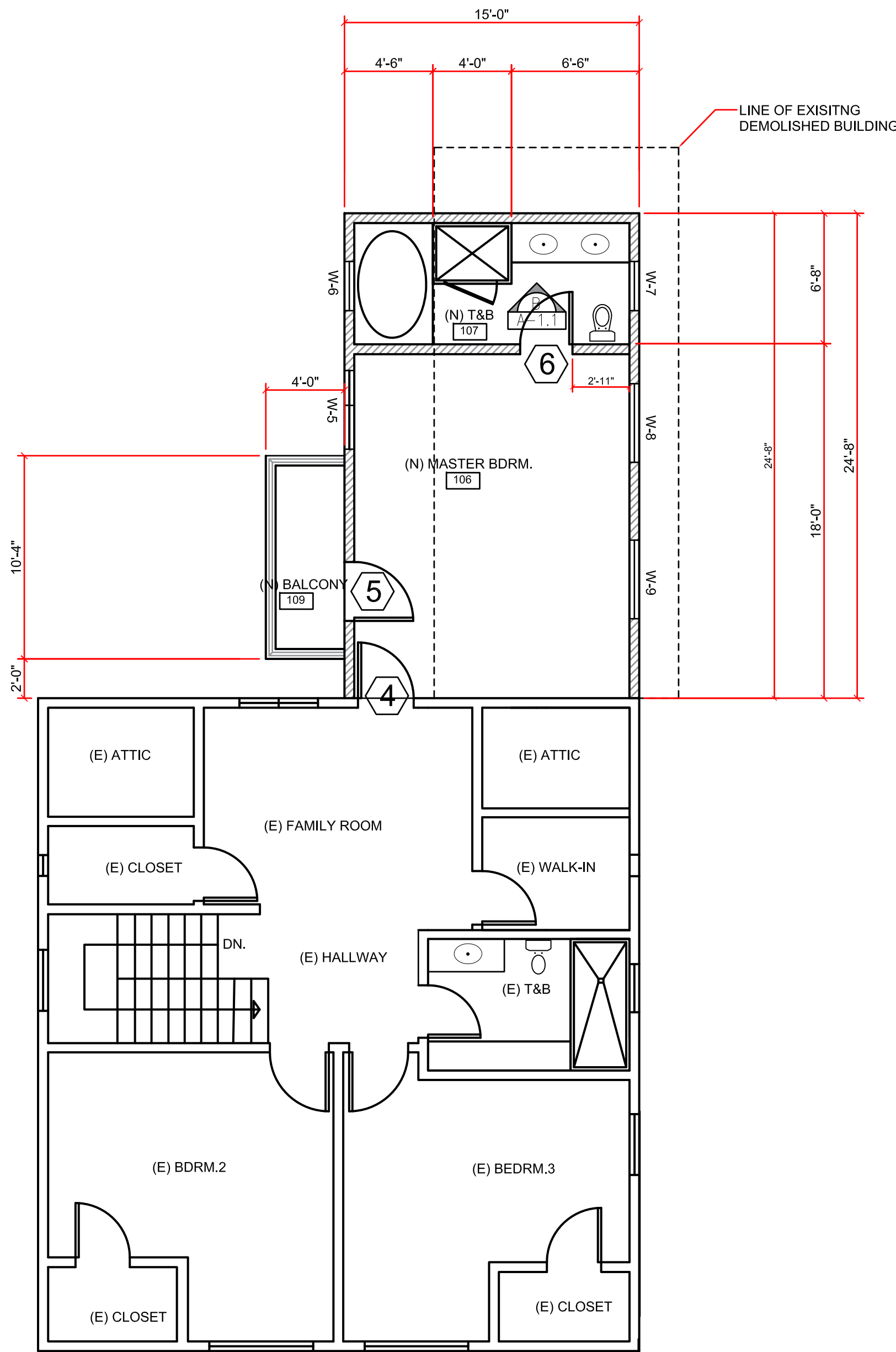
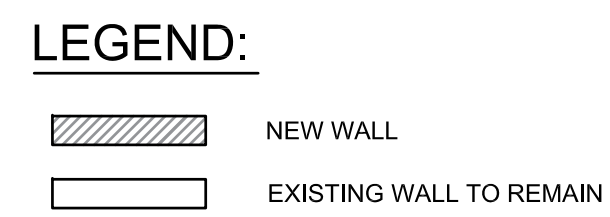
PROJECT TITLE: 1716 WAYNE AVENUE 91030 MASTER BEDROOM/DEN ADDITION AND KITCHEN REMODEL

SHEET CONTENTS: NEW PROPOSED ELEVATIONS NEW CROSS SECTION

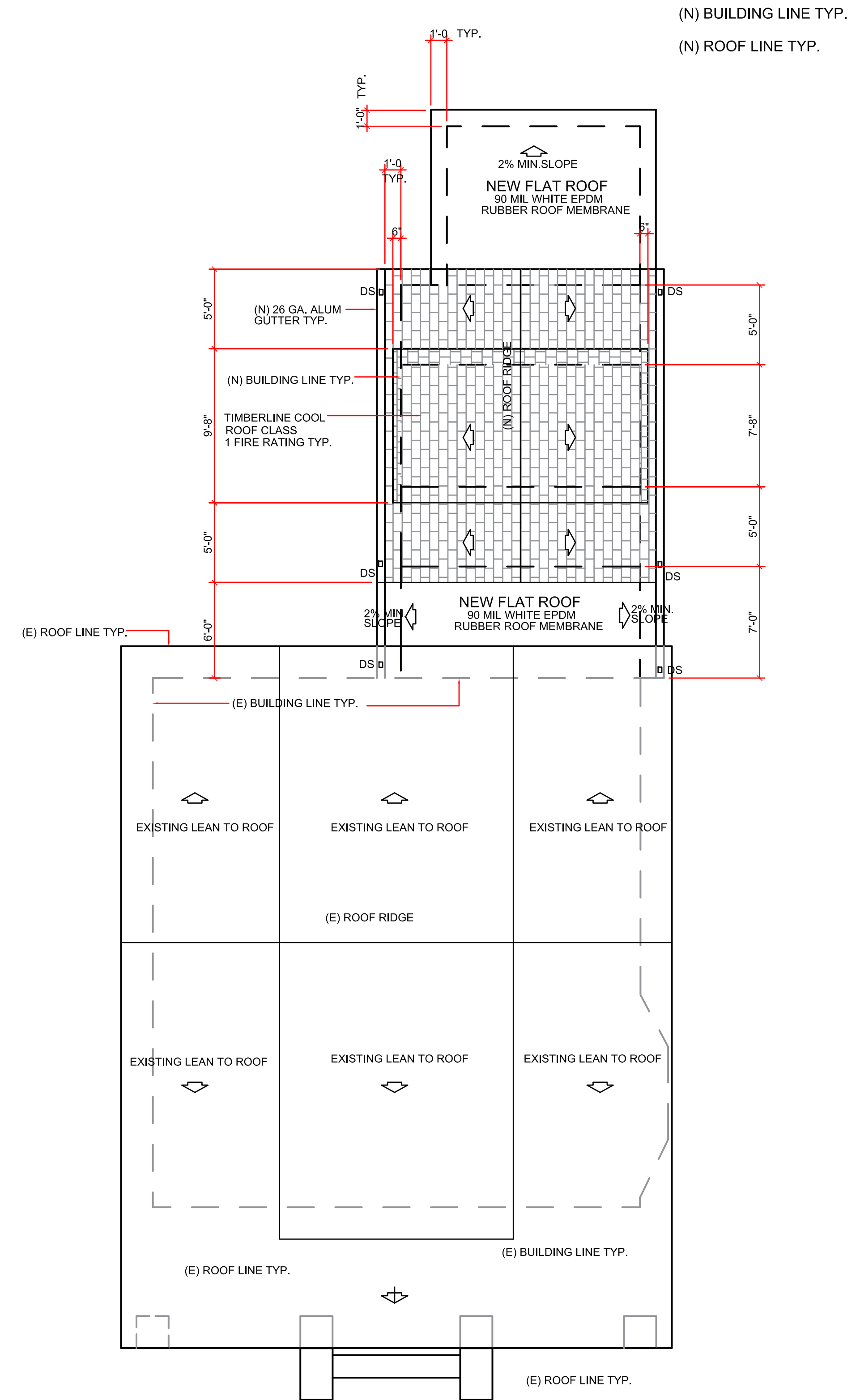
Date AS SHOWN
 Scale E.E.
 Job 052021
 Sheet A-5.0
 Of Sheets



PROPOSED NEW FIRST FLOOR PLAN
 1ST FLOOR ADDITION = 332.5 S.F.
 SCALE: 3/16"=1'-0"



PROPOSED NEW SECOND FLOOR PLAN
 2ND FLOOR ADDITION = 370 S.F.
 SCALE: 3/16"=1'-0"



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

REVISIONS BY

ARCHITECT/ENGINEER

OWNER: **KIN FUNG**

ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030

PROJECT TITLE: 1716 WAYNE AVENUE 91030
 MASTER BEDROOM/DEN
 ADDITION AND KITCHEN REMODEL

SHEET CONTENTS:
 ROOM SCHEDULE
 DOOR SCHEDULE
 WINDOW SCHEDULE

Date
 Scale AS SHOWN
 Drawn E.E.
 Job 052021
 Sheet **A-3.0**
 Of Sheets

ATTACHMENT 2

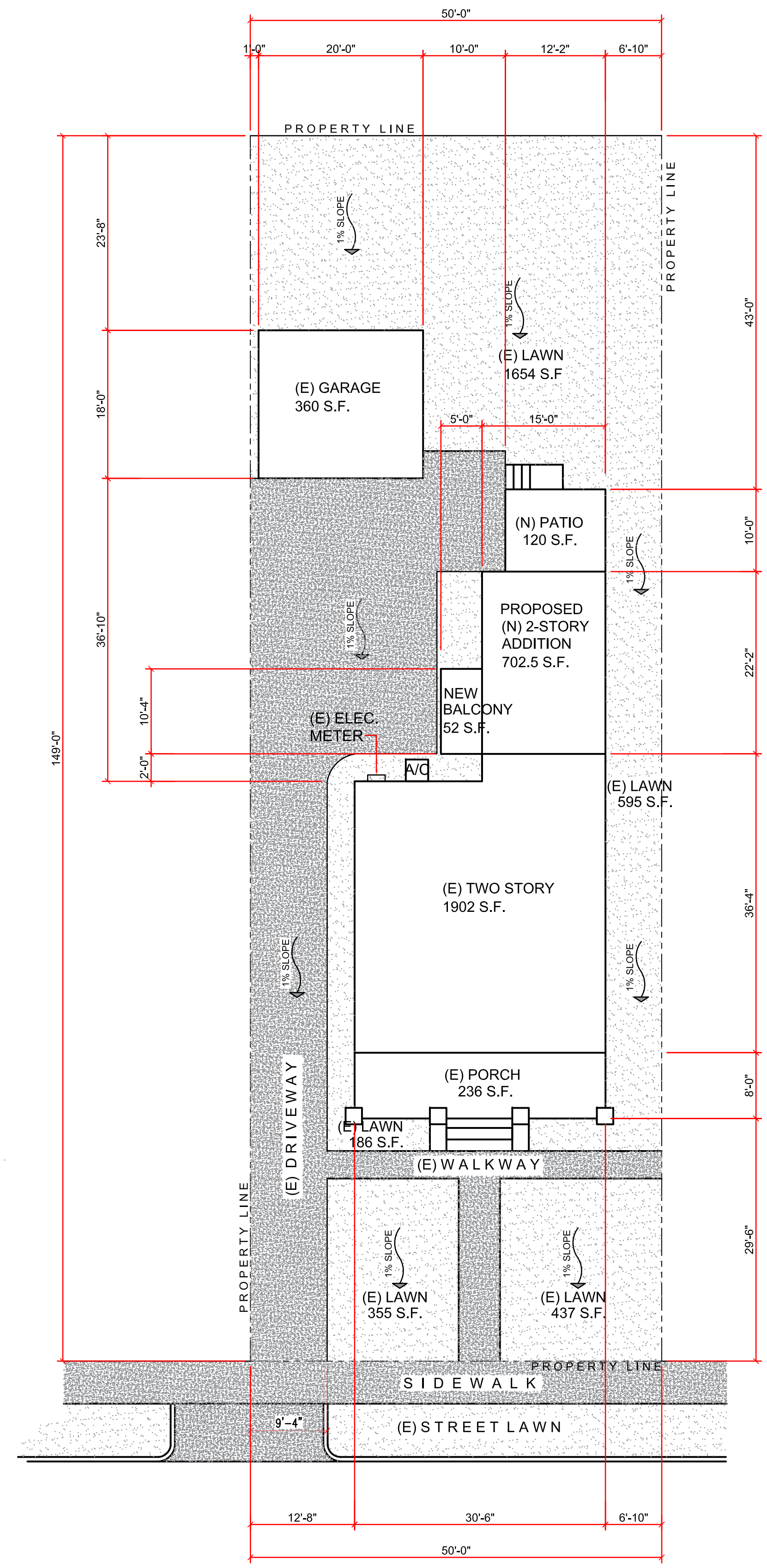
Architectural Plans Presented at the 3.16.2023 CHC Meeting

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK & DURING THE WORK. ANY DISCREPANCIES BETWEEN PLANS & CONTRACTOR'S DIMENSION SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- INSPECTION OF CONDITION: INSPECT SUBSTRATE TO RECEIVE WORK & CONDITIONS UNDER WHICH WORK WILL BE PERFORMED, & REPORT UNSATISFACTORY CONDITIONS. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- EXISTING CONDITIONS SHOWN, INCLUDING BUT NOT LIMITED TO: EQUIPMENT, UTILITIES & STRUCTURAL LOCATIONS, SIZES & FINISHES, SHALL BE FIELD VERIFIED BY THE CONTRACTOR BEFORE WORK AFFECTED BY SUCH ITEMS IS STARTED.
- MANUFACTURER'S INSTRUCTIONS: WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS & RECOMMENDATIONS FOR INSTALLATION. TO EXTENT THESE ARE MORE EXPLICIT OR MORE STRINGENT THAN REQUIREMENTS INDICATED IN CONTRACT DOCUMENTS.
- PROVIDE ATTACHMENT & CONNECTION DEVICES & METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED: TRUE TO LINE & LEVEL PER CODE & WITHIN RECOGNIZED INDUSTRY TOLERANCES IF NOT OTHERWISE INDICATED. ALLOW FOR EXPANSIONS & BUILDING MOVEMENTS. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK. ORGANIZED FOR BEST POSSIBLE VISUAL EFFECT. REFER QUESTIONABLE VISUAL-EFFECTS CHOICES TO ARCHITECT FOR FINAL DECISION.
- MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT MOUNTING HEIGHTS AS LISTED IN APPLICABLE CODE. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO ARCHITECT FOR FINAL DECISION.
- MATERIALS: EXCEPT AS OTHERWISE INDICATED OR APPROVED BY OWNER, PROVIDE MATERIAL FOR CUTTING-AND-PATCHING WHICH WILL RESULT IN EQUAL-OR-BETTER WORK THAN WORK BEING CUT-AND-PATCH IN TERMS OF PERFORMANCE CHARACTERISTICS & INCLUDING VISUAL EFFECT WHERE APPLICABLE USE MATERIALS IDENTICAL WITH ORIGINAL MATERIALS WHERE FEASIBLE & WHERE RECOGNIZED THAT SATISFACTORY RESULTS CAN BE PRODUCED THEREBY. REMOVE & REPLACE WORK JUDGED BY ARCHITECT TO BE CUT-AND-PATCHED IN VISUALLY UNSATISFACTORY OR OTHERWISE OBJECTIONABLE MANNER. RESTORE EXPOSED FINISHES OF RESTORATION ONTO RETAINED WORK ADJOINING, IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF CALIFORNIA BUILDING CODE & ALL OTHER APPLICABLE CODES, ORDINANCES, & REGULATIONS. NOTHING HEREIN SHALL BE INTERPRETED TO BE CONTRARY. CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR COMPLIANCE & FULFILLMENT OF ALL GOVERNING CODES & ZONING ORDINANCES. ANY OMISSIONS & ERRORS IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY FOR HIS RESOLUTION & DECISION.
- FINAL CLEANING MUST BE DONE TO OWNER'S SATISFACTION & WILL INCLUDE BUT NOT BE LIMITED TO CLEANING OF EXISTING LIGHT FIXTURES & LAMPS & REMOVAL OF TEMPORARY PROTECTION DEVICES.
- CONTRACTOR SHALL USE THE MOST STRINGENT & EXPENSIVE CONDITION IN HIS CONTRACT WITH THE OWNER SHOULD THERE BE DISCREPANCIES BETWEEN &/OR IN CONTRACT DOCUMENTS (DRAWINGS & SPECIFICATIONS) & THE GOVERNING CODES. ARCHITECTS SHALL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF SUCH DISCREPANCY. ARCHITECT SHALL INTERPRET THE INTENT OF THE DOCUMENTS IN CASE OF POSSIBLE CONFLICT OR DISCREPANCY.
- DETAILS NOTED AS "TYP" OR "TYPICAL" SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
- THE DRAWINGS & SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONSTRUCTION CONTRACT DOCUMENT. ANY REQUIREMENT WITHIN THE DRAWINGS AND/OR SPECIFICATIONS APPLICABLE TO THE WORK FOR THIS PROJECT REGARDLESS OF WHERE SHOWN OR SPECIFIED, WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. SCALE SHOWN ON DRAWING ARE APPROXIMATE ONLY.
- ALL EXPOSED INTERIOR & EXTERIOR MATERIALS, SURFACES, BUILDING EQUIPMENT & ETC. SHALL BE PAINTED ACCORDING TO THE PAINT MANUFACTURER'S RECOMMENDATION, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT.
- CONTRACTOR SHALL PROVIDE PAINTED SAMPLES OF ALL SCHEDULED ITEMS & MATERIALS FOR ARCHITECT'S COLOR SELECTION & APPROVAL. ARCHITECT RESERVE THE OPTION OF REJECTING THE PAINT COLOR & QUALITY AS MANY TIMES AS HE DEEMS NECESSARY.
- ALL EXTERIOR WOOD STRUCTURAL MEMBERS EXPOSED TO WEATHER
- CONTRACTOR & OWNER SHALL BE RESPONSIBLE FOR ALL ROOFING DESIGN, DETAILS, & WORK AS REQUIRED.
- CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL LABOR & MATERIAL FOR THIS PROJECT.
- ALL DIMENSIONS ARE FROM FINISHED FACE TO TO FINISHED FACE UNLESS NOTED OTHERWISE.
- SUBMIT SHOP DRAWINGS & PRODUCT LITERATURE FOR ALL SPECIFIED ITEMS FOR OWNER'S APPROVAL.
- SUBMIT MILLWORK & CABINET SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- ARCHITECT SHALL INTERPRET THE INTENT OF THE DOCUMENTS IN CASE OF POSSIBLE CONFLICT OR DISCREPANCY IN PLANS &/OR SPECIFICATIONS.
- COORDINATE ALL FRAMING DIMENSIONS W/ WINDOW & DOOR MANUFACTURER'S REQUIREMENT BEFORE LAYOUT OF CONCRETE OR FRAMING COMMENCES.
- INSTALL A CONTINUOUS BEAD OF BUTYL CALKING BENEATH BOTTOM WALL PLATES AT ALL EXTERIOR WALLS PARTY WALLS ON ALL FLOORS.
- CONTRACTOR SHALL PROVIDE PAINTED SAMPLES OF ALL SCHEDULED ITEMS & MATERIALS FOR ARCHITECT'S COLOR SELECTION & APPROVAL. ARCHITECT RESERVE THE OPTION OF REJECTING THE PAINT COLOR & QUALITY AS MANY TIMES AS HE DEEMS NECESSARY.
- ALL EXTERIOR WOOD STRUCTURAL MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED LUMBER.
- SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS INTO THE DOCUMENTS) WITHIN THE SET OF DRAWINGS ISSUED BY THE ARCHITECT. IT IS EXPRESSLY UNDERSTOOD, THAT BY SUCH ISSUANCE, THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.
- CONTRACTOR SHALL ASSUME SOLE & COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS & COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO SURROUNDING WITH ADJOINING PROPERTY. WHERE DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIALS AS REQUIRED TO THE OWNERS APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

ELECTRICAL NOTES PER 2016 CALIFORNIA ELECTRICAL CODE

- A. PANEL LOCATIONS:
PANEL SHALL BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL SUCH AS CLOTHES CLOSETS OR IN BATHROOMS [CEC 240-24 (D)].
- B. NON-METALLIC SHEATHED CABLE [CEC 334] NON-METALLIC SHEATHED CABLE SHALL BE:
- METALLIC TUBING SCHEDULE, 80 PVC CONDUIT, PIPE OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE [CEC 334.15 (B)].
 - PROTECTED BY A 1/16 INCH STEEL PLATE OR SLEEVE OR BE NOT LESS THAN 1-1/4 INCH FROM THE NEAREST EDGE OF THE FRAMING MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED MEMBER [CEC 334.17].
 - PROTECTED BY GUARD STRIPS WITHIN 6 FEET OR AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR LADDERS ARE PROVIDED [CEC 334.23, 320.23].
 - PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS ARE PROVIDED ACCESS PANELS OR CLOSETS ON THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.
 - HAVE A BENDING RADIUS NOT LESS THAN 5 TIMES THE DIAMETER OF THE CABLE [CEC 334.24].
 - SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" OF EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING [CEC 334.30].
- C. CIRCUITS AND RECEPTACLES.
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER NOT A FIXED PANEL OR A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE [CEC 210.52 (A)].
 - IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CIRCUITS SHALL BE PROVIDED [CEC 210.11 (C)(1)]. COUNTER SPACE RECEPTACLES SHALL BE GFCI [CEC 210.8 (A)] AND INSTALLED:
 - AT EACH WALL COUNTER SPACE THAT IS 6 INCH OR GREATER [CEC 210.52 (C)(1)].
 - NO MORE THAN 48 INCH [CEC 210.52 (C)(1)].
 - MAXIMUM 24 IN FROM THE END OF THE COUNTER [CEC 210.52 (C)(1)].
 - MAXIMUM 20 IN ABOVE COUNTER SURFACE [CEC 210.52 (C)(1)].
 - ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN) NOT MORE THAN 12 IN BELOW COUNTER SURFACE [CEC 210.52 (C)(1)]. (S) EXCEPTION: AN ISLAND WITH LESS THAN 12" BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIDING THE COUNTERTOP INTO TWO SEPARATE SPACES [CEC 210.52 (C)(2)]. ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN) NOT MORE THAN 12 IN BELOW COUNTER SURFACE [CEC 210.52 (C)(1)] (S) EXCEPTIONAL.]
 - BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT [CEC 210.11 (C)(3)] WITH AT LEAST ONE GFCI WALL RECEPTACLES WITHIN 36" OF EACH BASIN [CEC 210.8 (A)(1)], CEC 210.52 (D)].
 - LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED [CEC 210.11 (C)(2)]. ALL RECEPTACLES WITHIN 6 FT OF THE SINK SHALL BE GFCI [CEC 210.8 (A)(7)].
 - IN GARAGES AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED [CEC 210.52 (C)] ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI [CEC 210.8 (2)].
 - IN HALLWAYS OF 10 FT OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED [CEC 210.52 (H)].
 - OUTDOOR OUTLETS SHALL BE GFCI [CEC 210.8 (3)] ONE OUTLET SHALL BE INSTALLED AT THE FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FT ABOVE GRADE [CEC 210.52 (E)].
 - ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCES [CEC 210.8 (5)].
 - ALL RECEPTACLES WITHIN 5 FT OF A WET BAR SHALL BE GFCI [CEC 210.8 (7)].
 - ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAY OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS [CEC 210.12 (B)].
 - ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.
 - FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED WITHIN 25 FT OF THE EQUIPMENT [CEC 210.63] IF LOCATED IN AN UNDER FLOOR AREA, THE RECEPTACLE SHALL BE GFCI [CEC 210.8 (4)].



WAYNE AVE.
SITE PLAN
SCALE: 3/32"=1'-0"

SHEET INDEX

- A-1.0 - SITE PLAN, SHEET INDEX, BUILDING SUMMARY, DIRECTORY, LOCATION MAP, GENERAL NOTES
- A-1.1 - MINIMUM BMP AND PROJECT REQUIREMENTS NOTES
- A-2.0 - FLOOR PLAN/POWER LAYOUT PLAN, CEILING PLAN/ELECTRICAL PLAN
- A-3.0 - FOUNDATION PLAN, DETAILS
- A-4.0 - ELEVATIONS, SECTIONS
- A-5.0 - ROOF PLAN, ROOF FRAMING PLAN

- S-1 - GENERAL NOTES
- S-1.A - TYPICAL DETAILS
- S-2 - FOUNDATION PLAN
- S-1 - GENERAL NOTES
- S-3 - ROOF & FLOOR FRAMING PLANS
- S-4 - TYPICAL DETAILS
- S-5 - TYPICAL DETAILS
- S-6 - FOUNDATION DETAILS
- S-7 - FLOOR FRAMING DETAILS
- S-8 - ROOF FRAMING DETAILS

- T-1.0 -
- T-2.0 -

PROJECT DATA

OWNER: KIN FUNG
 ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030
 SCOPE OF WORK: CONSTRUCTION OF NEW DEN / PATIO / SECOND FLOOR MASTER BEDROOM/BATHROOM AND REMODEL KITCHEN AND BATHROOM.

BUILDING CODE: CITY OF SOUTH PASADENA
 2019 BUILDING CODE/ ELECTRICAL/ MECHANICAL/ PLUMBING

LEGAL DESCRIPTION: TRACT ARDFRET LOT 42
 APN : 5321-010-003
 ZONING: R1
 OCCUPANCY: R3
 USE: RESIDENTIAL
 NO. OF STORIES: ONE STORY

FIRE SPRINKLER: NO
 LOT PARCEL AREA: 7450 S.F.
 YEAR BUILT: 1910/1912

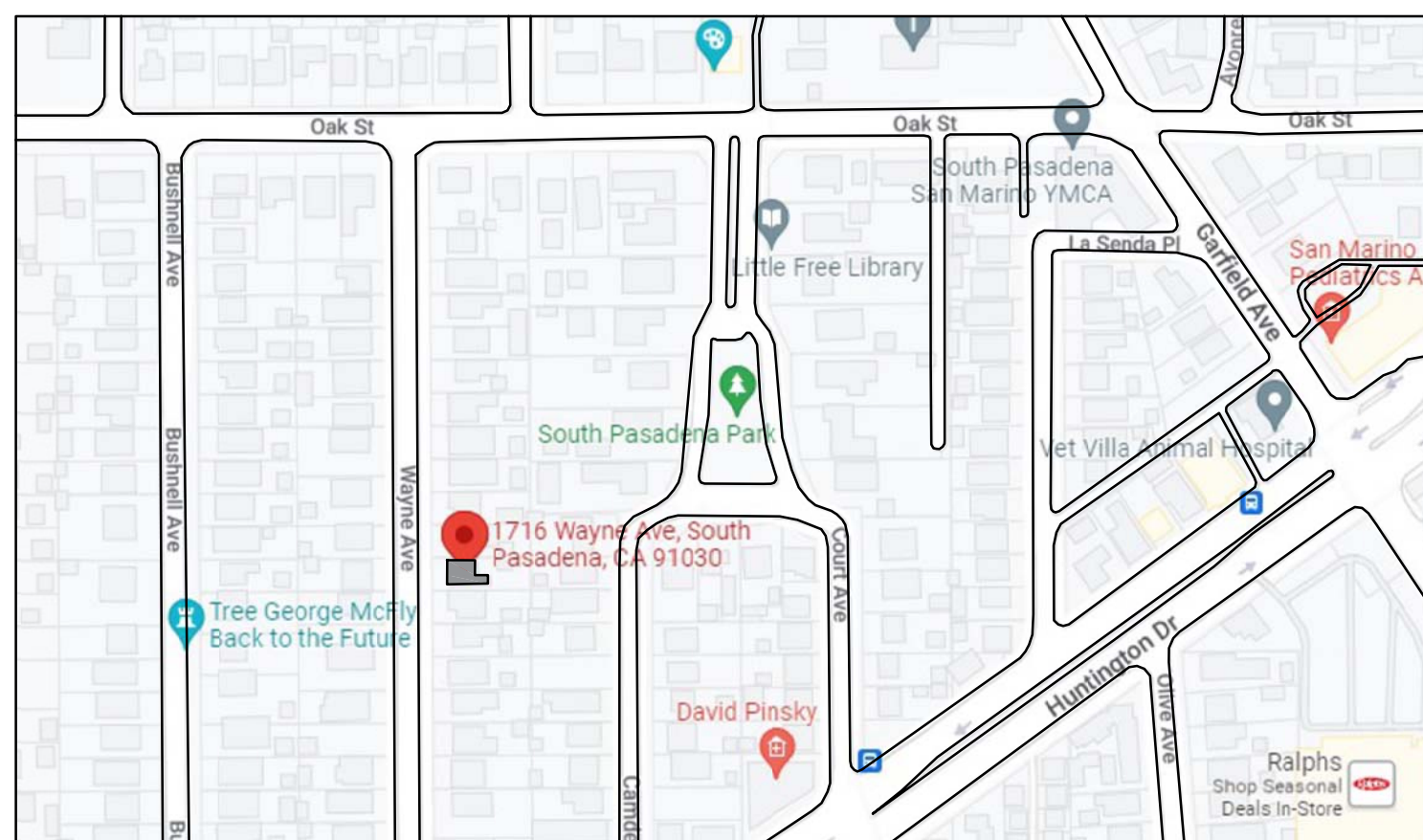
BUILDING DATA

BUILDING INFORMATION		(F.A.R.) INFORMATION	
(E) HOUSE:	1902 S.F.	(E) HOUSE:	1902 S.F.
(E) GARAGE:	360 F.F.	(E) GARAGE:	EXEMPT
(E) FRONT PORCH:	236 S.F.	(E) FRONT PORCH:	EXEMPT.
(N) REAR PORCH:	120 S.F.	(N) REAR PORCH:	EXEMPT
(N) REAR ADDITION:	702.5 S.F.	(N) REAR ADDITION:	702.5 S.F.
(N) BALCONY:	52 S.F.	(N) BALCONY:	EXEMPT
TOTAL LOT COVERAGE		TOTAL LIVING AREA AFTER COMPLETION ≈ 2,604.5 S.F.	
(E) GROUND FLOOR:	1106 S.F.	2527 S.F. / 7450 S.F. = 33% (<50%)	
(E) GARAGE:	360 F.F.		
(E) FRONT PORCH:	236 S.F.		
(N) REAR PORCH:	120 S.F.		
(N) GROUND FLR. ADD.:	705 S.F.		
TOTAL LOT COVERAGE:		2527 S.F.	

OWNER'S REPRESENTATIVE

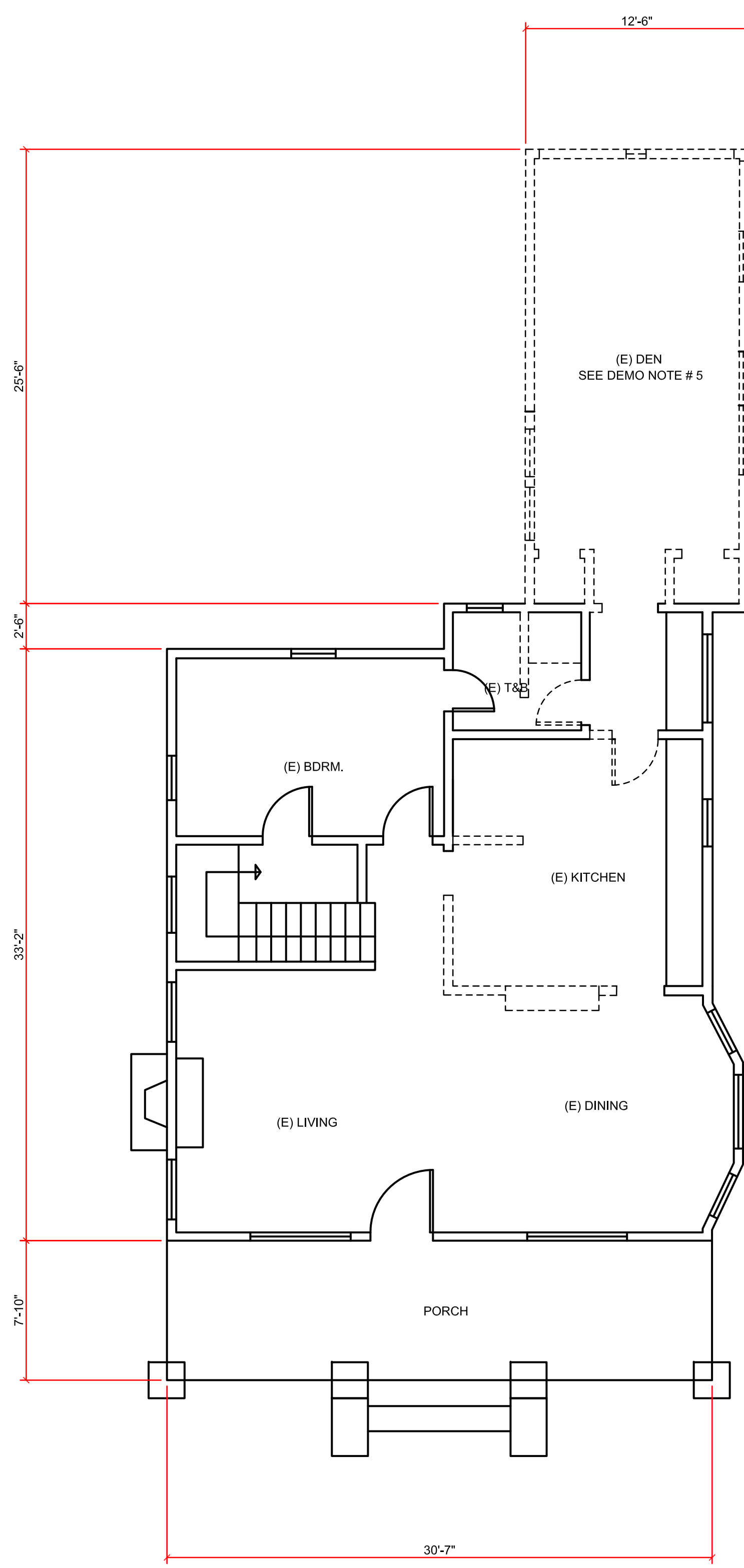
ERROL SANTOS
 818-621-2912
 errol.syndications@yahoo.com

VICINITY MAP



REVISIONS	BY

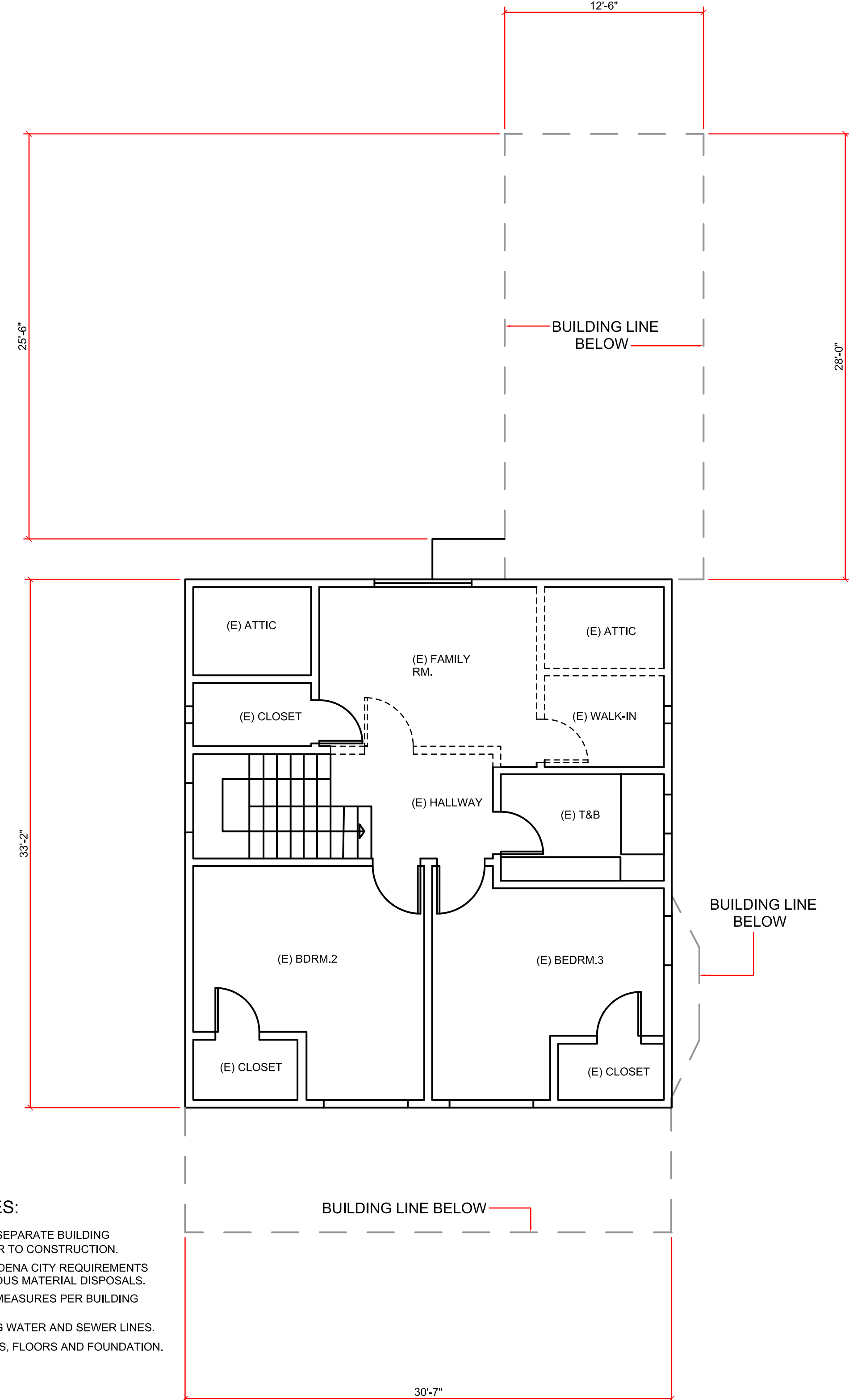
ARCHITECT/ENGINEER: KIN FUNG
 OWNER: KIN FUNG
 PROJECT TITLE: 1716 WAYNE AVENUE 91030 MASTER BEDROOM/DEN ADDITION AND KITCHEN REMODEL
 SHEET CONTENTS: PLOT PLAN, FLOOR AREA MAP PROJECT DATE: SHEET INDEX GENERAL NOTES.
 Date: AS SHOWN
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 Drawn: E.E.
 Job: 052021
 Sheet: **A-1.0**
 Of: Sheets



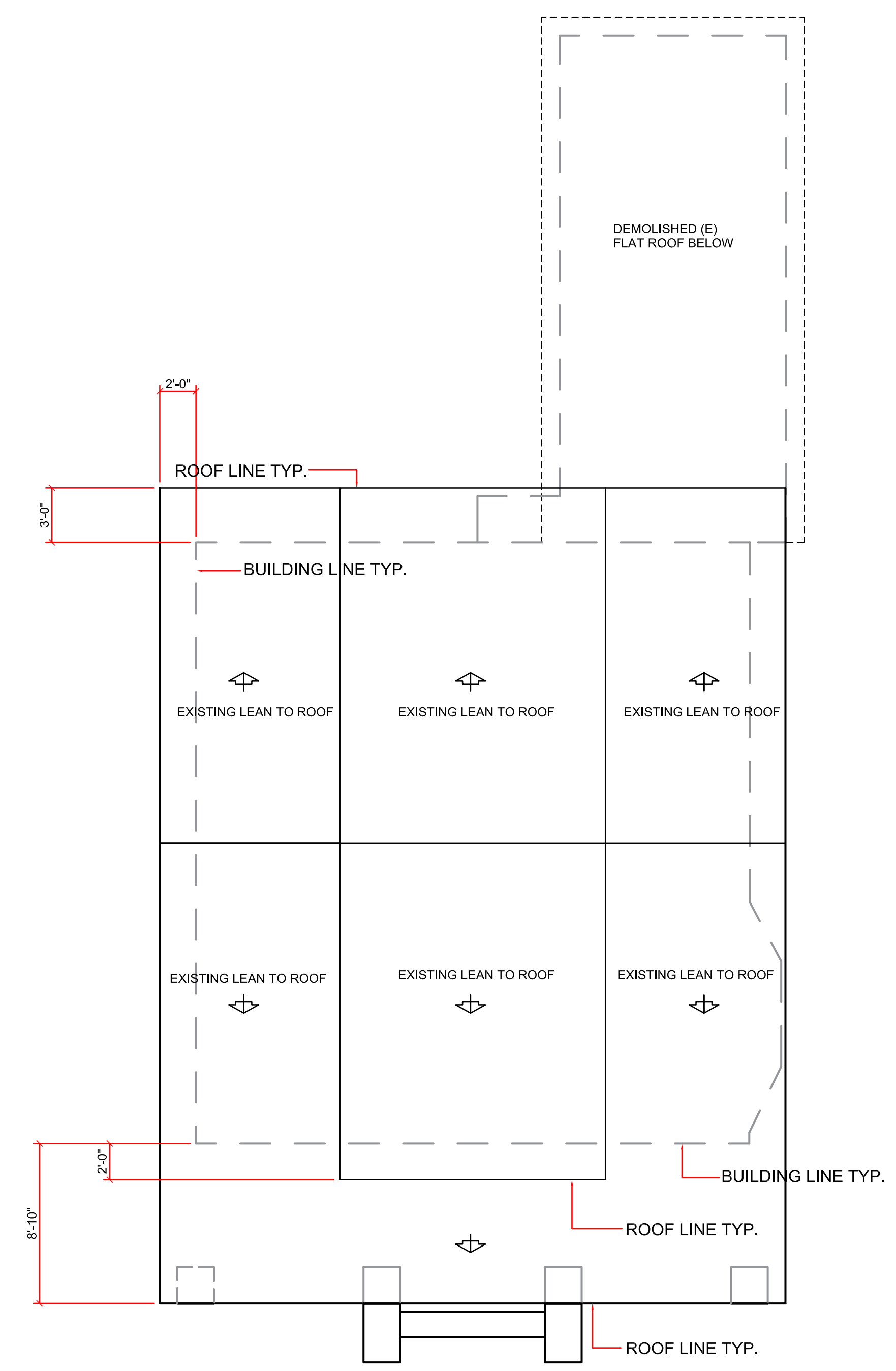
**EXISTING FIRST FLOOR
AND DEMOLITION PLAN**
SCALE: 3/16"=1'-0"

- DEMOLITION NOTES:**
1. CONTRACTOR TO OBTAIN SEPARATE BUILDING DEMOLITION PERMIT PRIOR TO CONSTRUCTION.
 2. COMPLY ALL SOUTH PASADENA CITY REQUIREMENTS FOR WASTE AND HAZARDOUS MATERIAL DISPOSALS.
 3. PROVIDE DUST CONTROL MEASURES PER BUILDING OFFICIAL APPROVAL.
 4. CUT AND CAP ALL EXISTING WATER AND SEWER LINES.
 5. DEMOLISH EXISTING WALLS, FLOORS AND FOUNDATION.

- LEGEND:**
- NEW WALL
 - EXISTING WALL TO REMAIN
 - WALL OR STRUCTURE TO BE DEMOLISHED



**EXISTING SECOND FLOOR
AND DEMOLITION PLAN**
SCALE: 3/16"=1'-0"



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

REVISIONS	BY

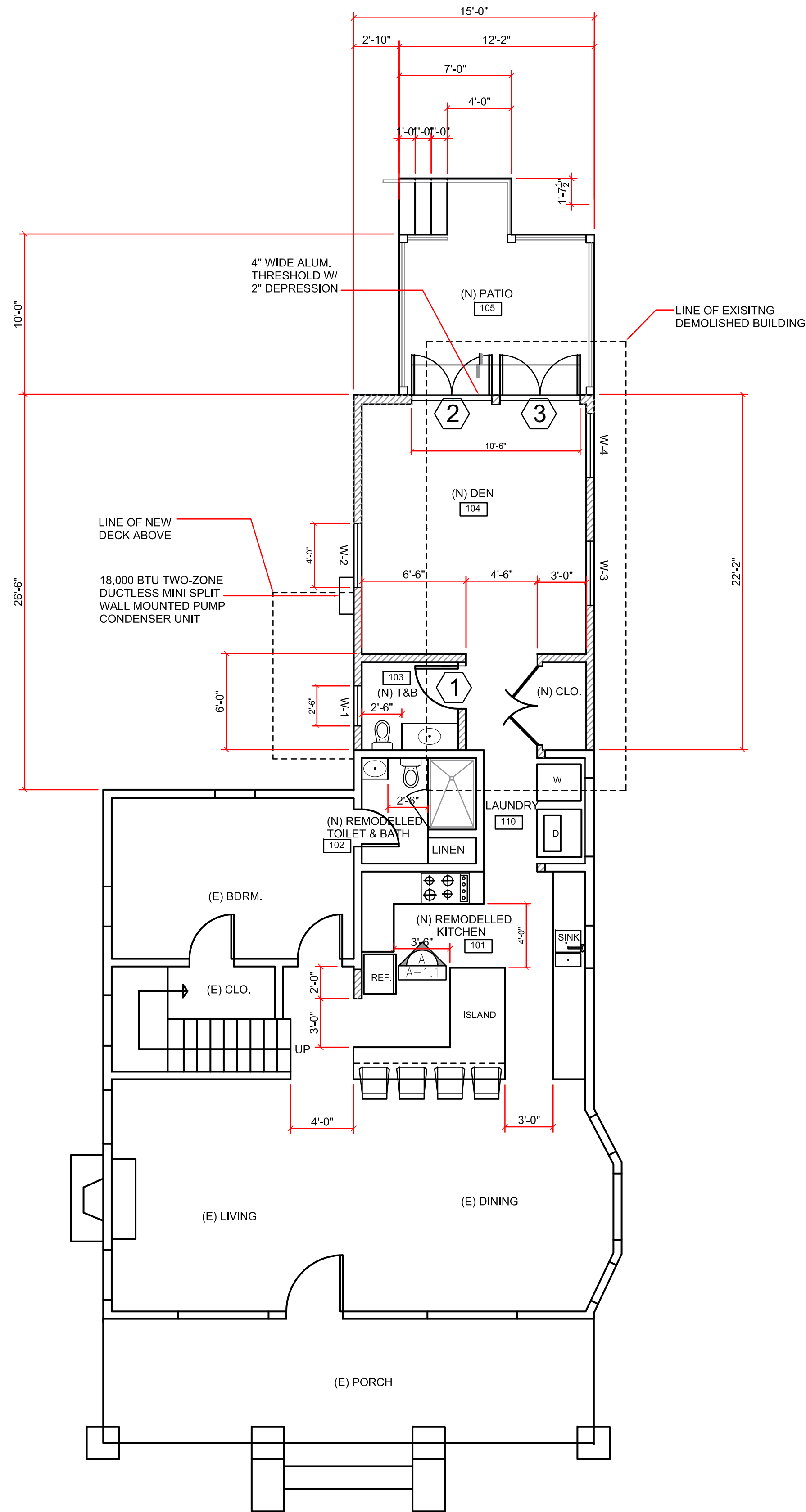
ARCHITECT/ENGINEER

OWNER: **KIN FUNG**
ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030

PROJECT TITLE:
1716 WAYNE AVENUE 91030
MASTER BEDROOM/DEN
ADDITION AND KITCHEN REMODEL

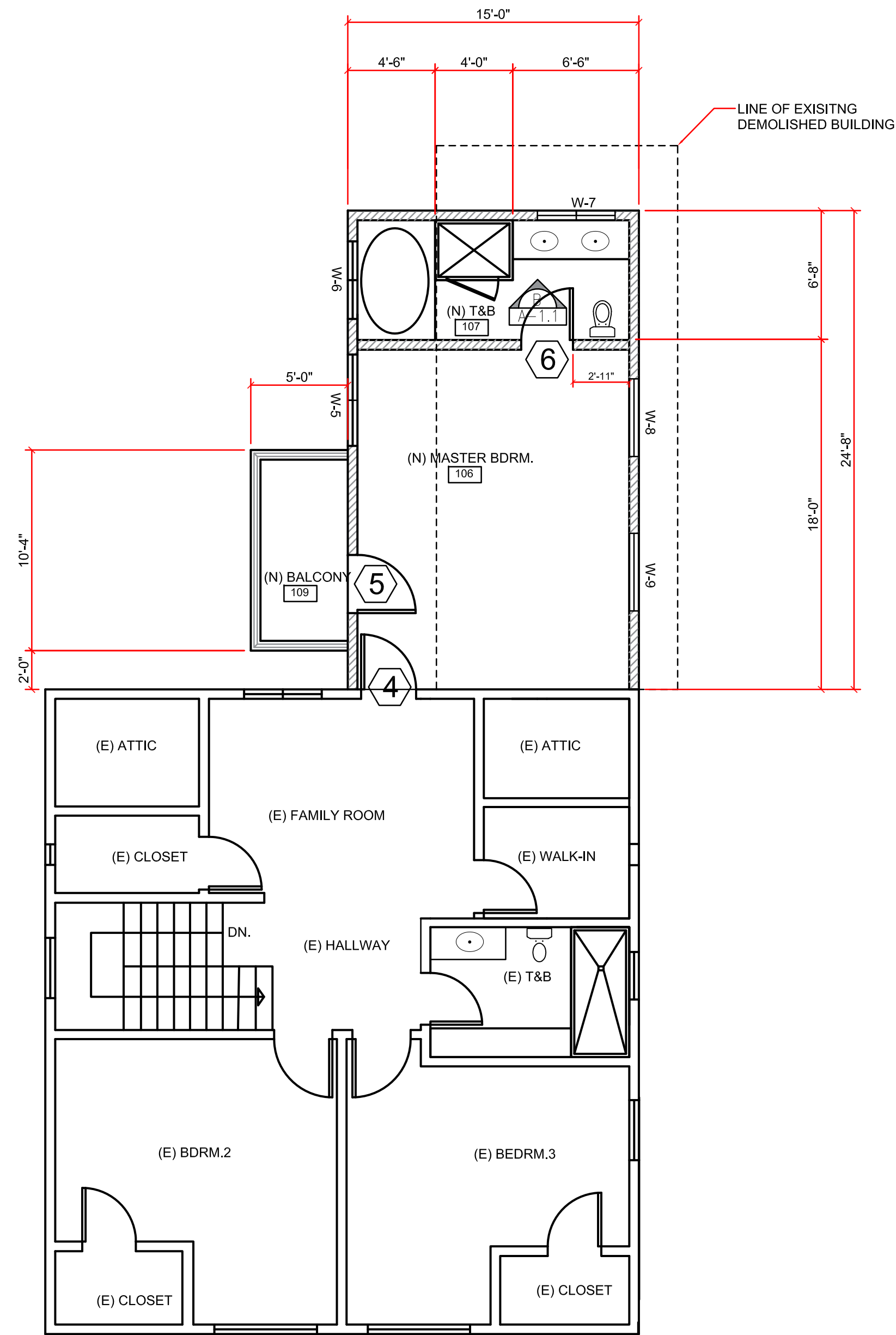
SHEET CONTENTS:
EXISTING FLOOR, ROOF PLAN
EXISTING ELEVATIONS
DEMOLITION PLAN

Date
Scale AS SHOWN
Drawn E.E.
Job 052021
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A-2.0
Of Sheets

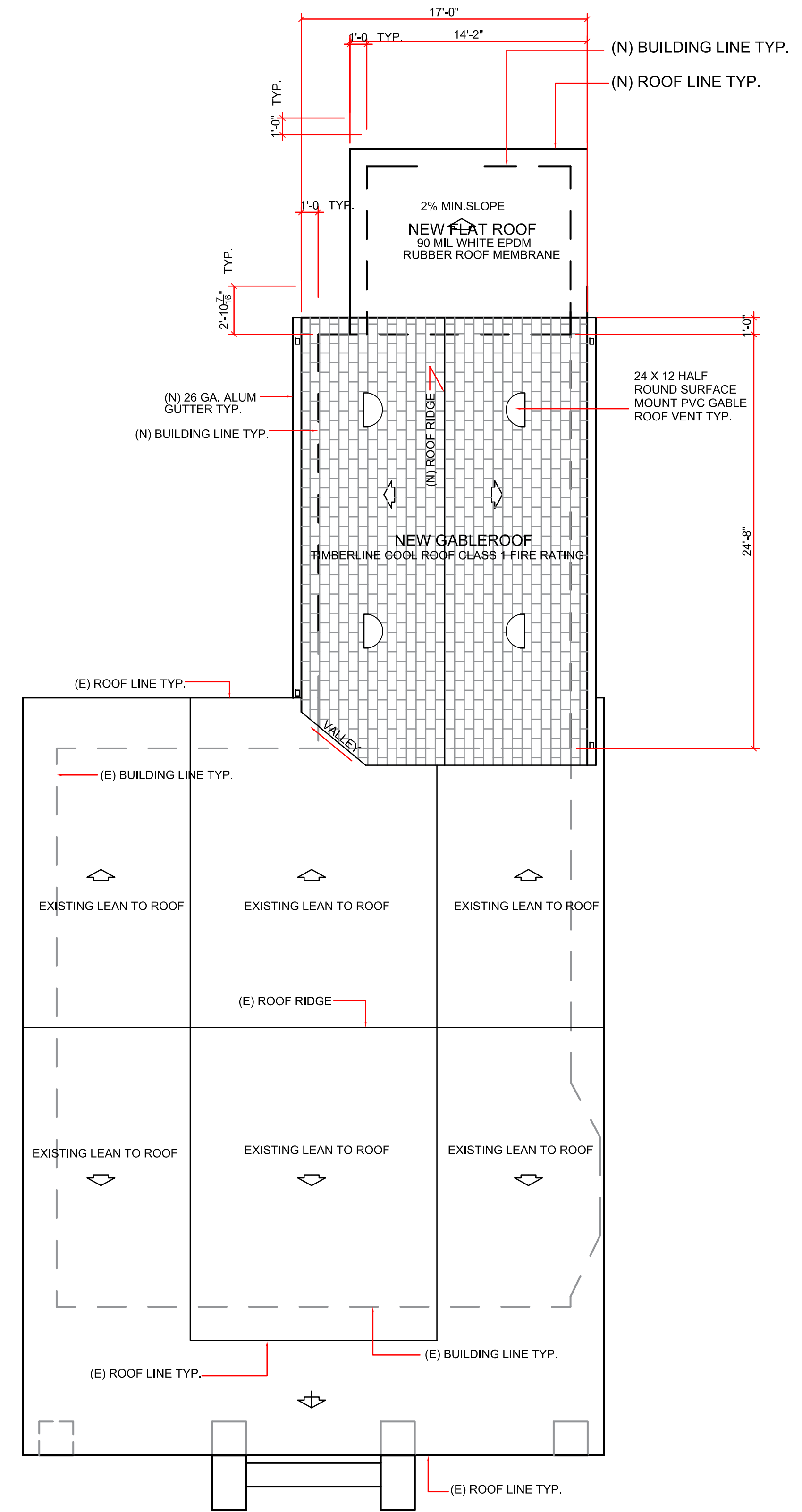


PROPOSED NEW FIRST FLOOR PLAN
1ST FLOOR ADDITION = 332.5 S.F.
SCALE: 3/16"=1'-0"

- LEGEND:**
- NEW WALL
 - EXISTING WALL TO REMAIN



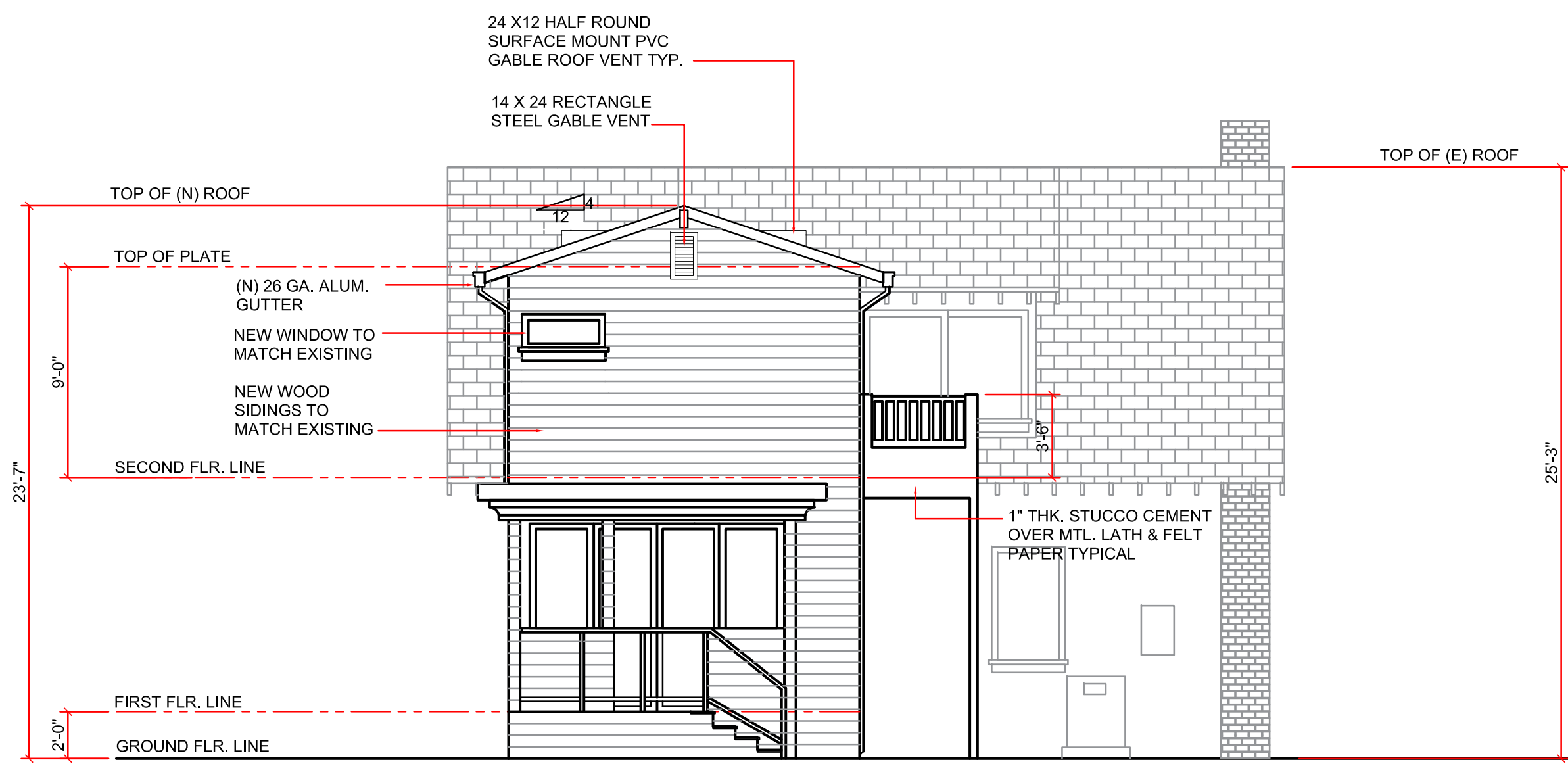
PROPOSED NEW SECOND FLOOR PLAN
2ND FLOOR ADDITION = 370 S.F.
SCALE: 3/16"=1'-0"



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

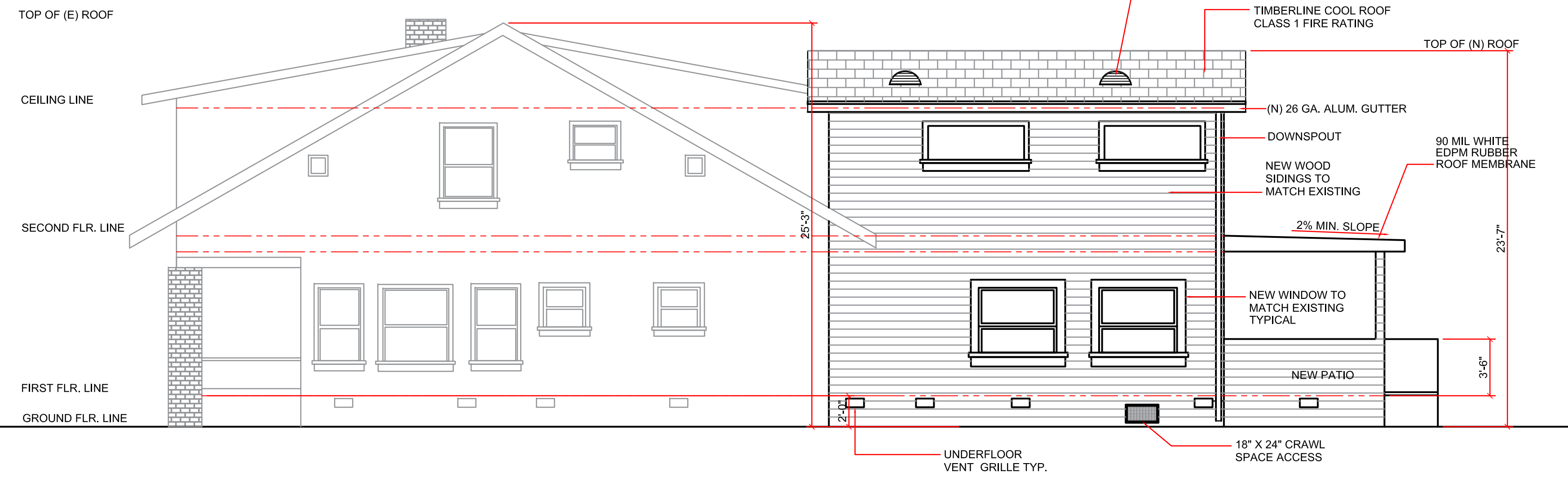
REVISIONS	BY

<p>ARCHITECT/ENGINEER</p>	<p>OWNER: KIN FUNG</p>
<p>PROJECT TITLE:</p>	<p>ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030</p>
<p>SHEET CONTENTS:</p>	<p>1716 WAYNE AVENUE 91030 MASTER BEDROOM/DEN ADDITION AND KITCHEN REMODEL</p>
<p>Date</p>	<p> </p>
<p>Scale</p>	<p>AS SHOWN</p>
<p>Drawn</p>	<p>E.E.</p>
<p>Job</p>	<p>052021</p>
<p>Sheet</p>	<p>A-3.0</p>
<p>Of</p>	<p>Sheets</p>



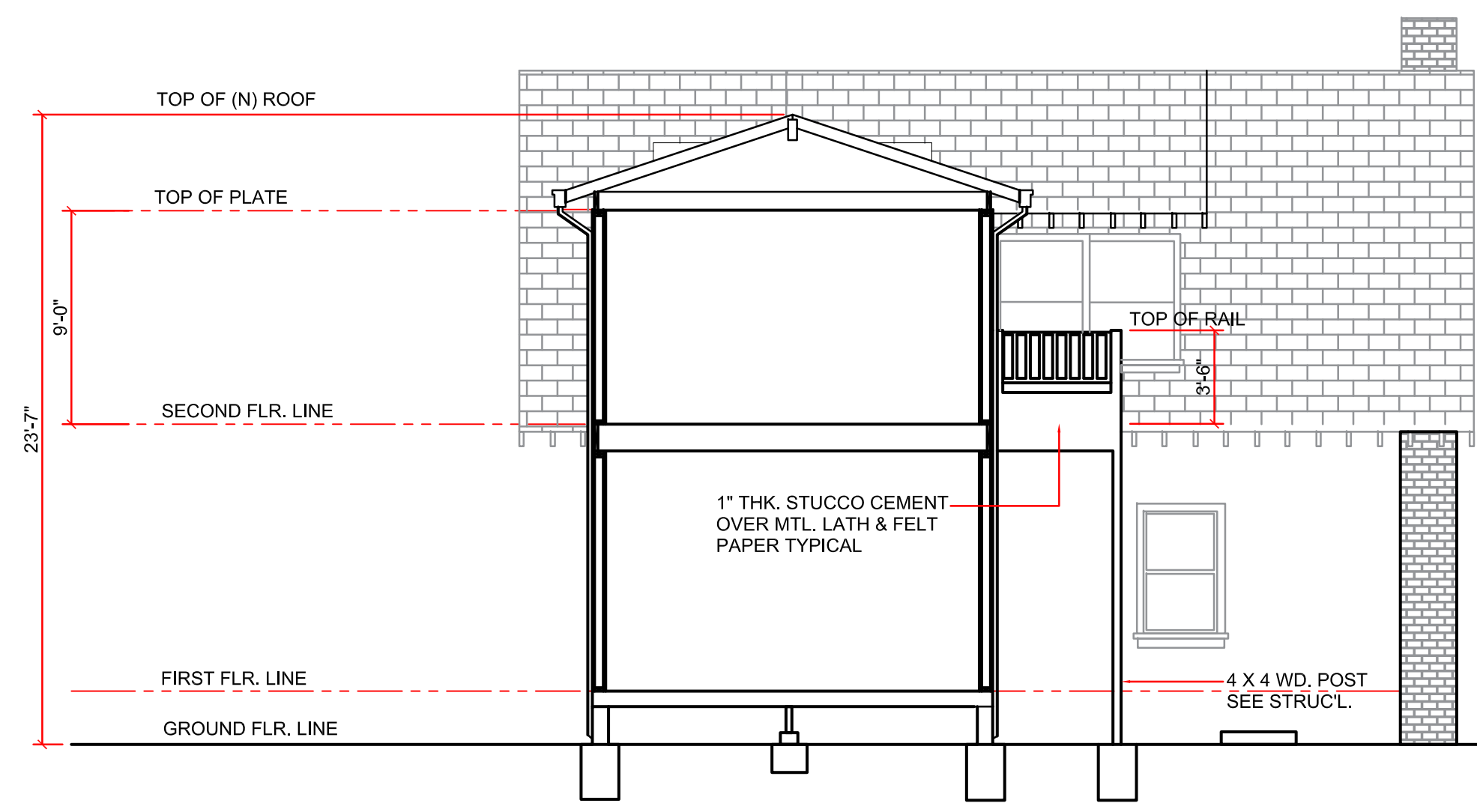
PROPOSED NEW EAST ELEVATION

SCALE: 3/16"=1'-0"



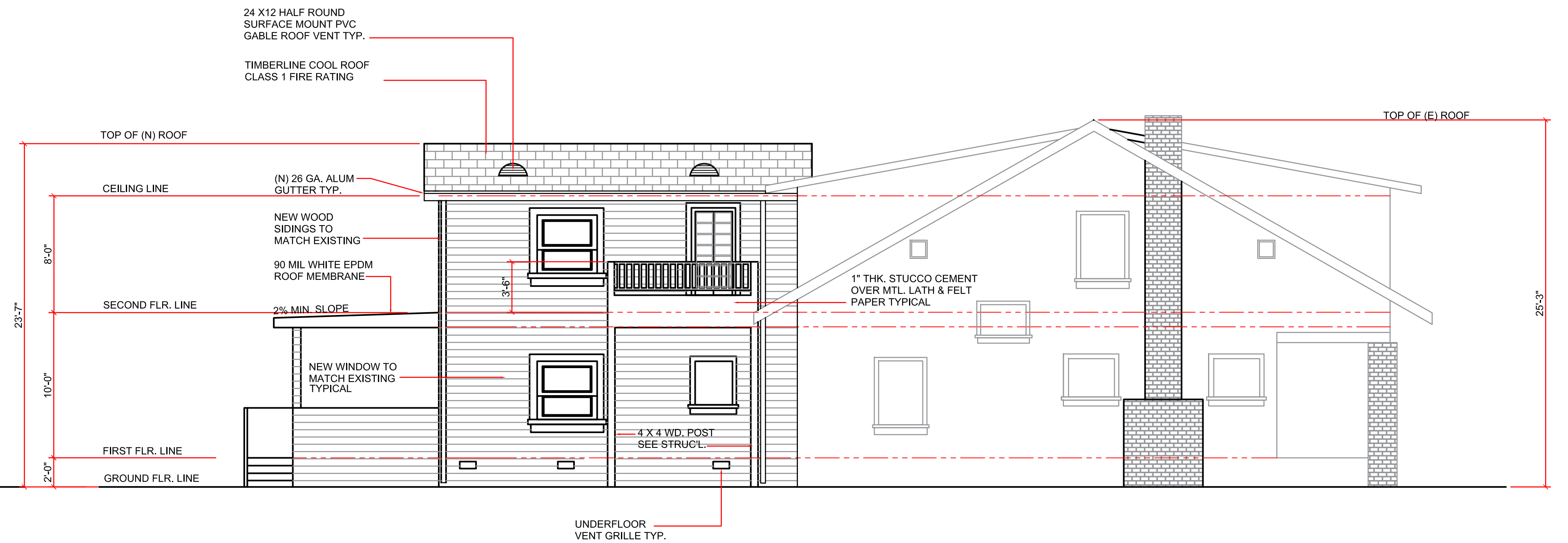
PROPOSED NEW SOUTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED NEW CROSS SECTION

SCALE: 3/16"=1'-0"



PROPOSED NEW NORTH ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS BY

ARCHITECT/ENGINEER

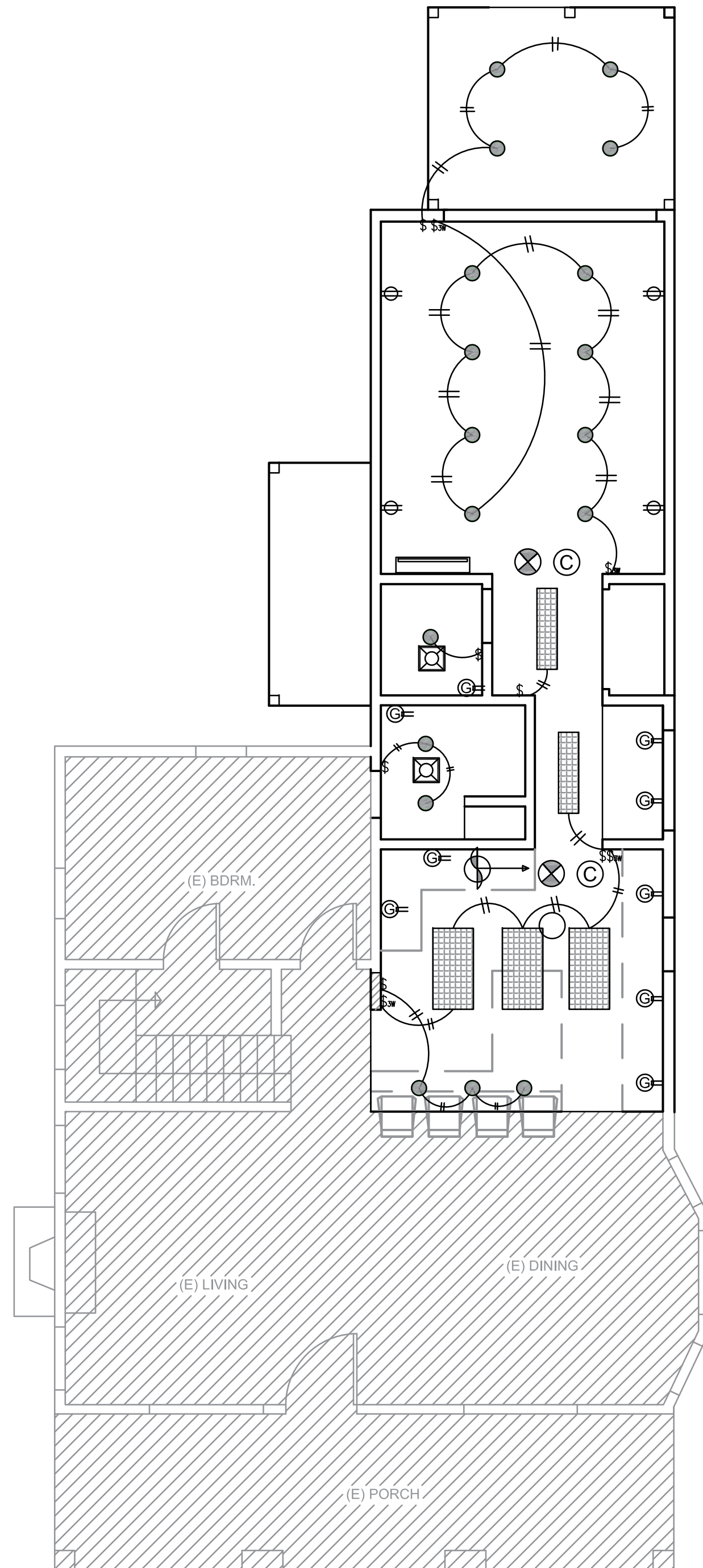
OWNER: KIN FUNG

ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030

PROJECT TITLE: 1716 WAYNE AVENUE 91030 MASTER BEDROOM/DEN ADDITION AND KITCHEN REMODEL

SHEET CONTENTS: NEW PROPOSED ELEVATIONS NEW CROSS SECTION

Date AS SHOWN
 Scale AS SHOWN
 Drawn E.E.
 Job 052021
 Sheet A-5.0
 Of Sheets

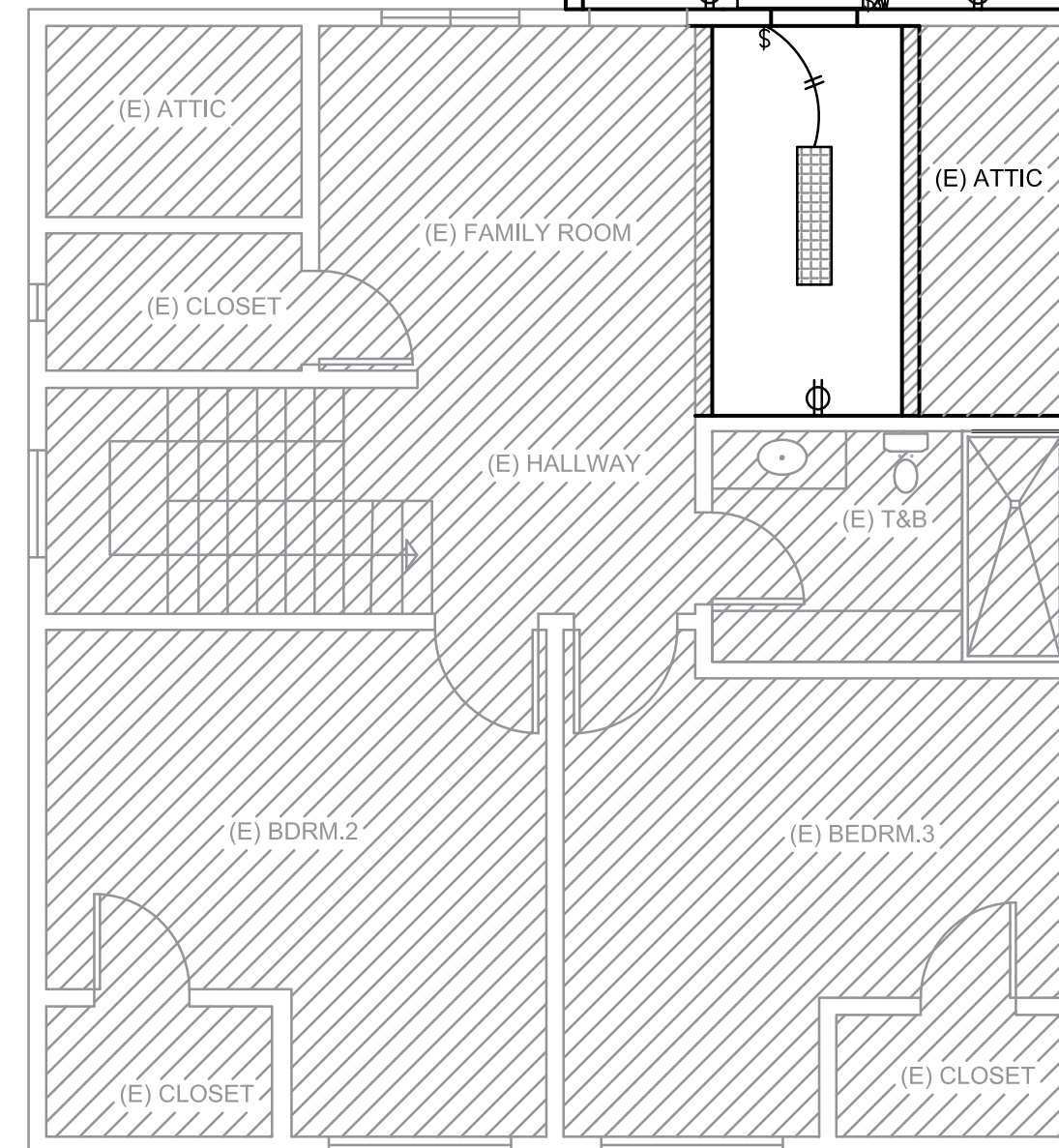


NEW FIRST FLOOR REFELCTED CEILING PLAN

SCALE: 3/16"=1'-0"

LEGEND:

- 12 X 48 CEILING MTD. LIGHTING FIXTURE
- 24 X 48 CEILING MTD. LIGHTING FIXTURE
- WALL MTD VANITY LIGHTING FIXTURE
- 6" SLIM LED COLOR CHANGING GLARE CONTROL RECESSED KIT
- WALL MTD. LIGHT FIXTURE
- EXHAUST FAN, ENERGY STAR RATED, MIN. 50CFM. WITH HUMIDITY CONTROL.
- UL 217 RATED SMOKE DETECTOR HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
- UL 2034/2075 RATED CARBON MONOXIDE ALARM HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
- ENERGY STAR AIRKING MODEL BFG 90 CFM QUIET EXHAUST FAN. ESVD CEILING MTD. MUST BE CONTROLLED BY HUMIDISTAT
- AIR KING ECV 36.99 200 CFM RANGE HOOD QUIET EXHAUST FAN
- WALL OUTLET
- WALL OUTLET WITH GFI
- ONE WAY SWITCH
- 3-WAY SWITCH
- WALL MTD. HEAT PUMP AIR HANDLER



NEW SECOND FLOOR REFELCTED CEILING PLAN

SCALE: 3/16"=1'-0"

DOOR SCHEDULE

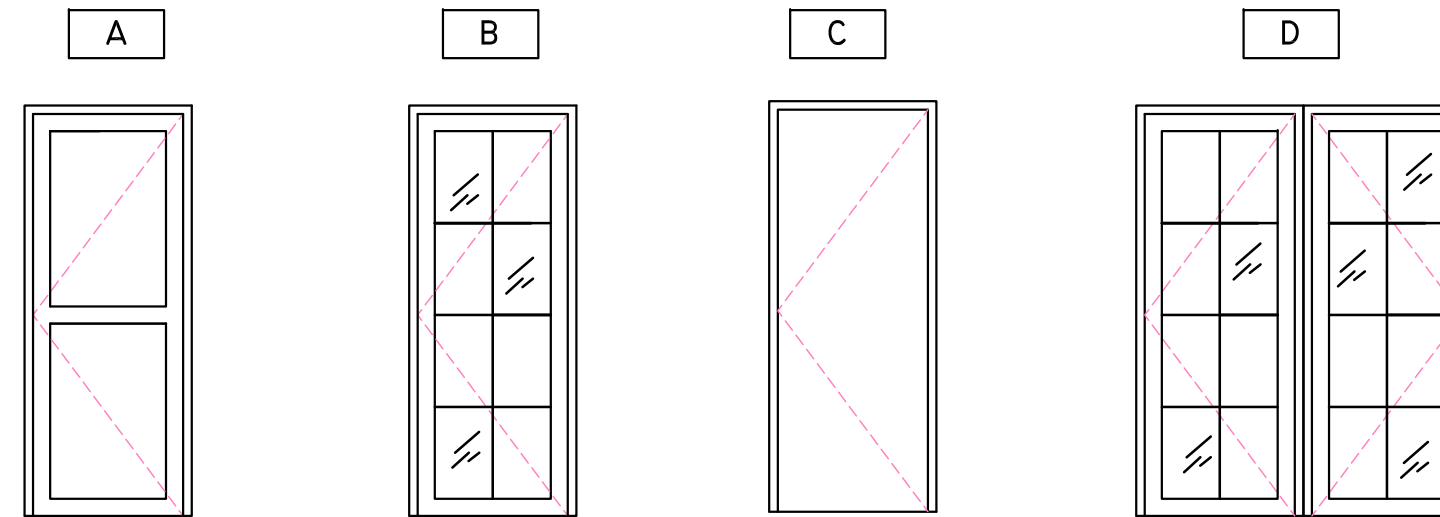
THE NFRC TEMPORARY DOOR LABELS DISPLAYED MUST REMAIN ON UNTIL FINAL INSPECTION IS COMPLETED.

DOOR NO.	DOOR		SIZE		FRAME	OTHER ITEMS		REMARKS
	ID	TYPE	WIDTH	HEIGHT	MAT'L	LABEL	MANUFACTURER MODEL	
1	C	HC	2'-8"	6'-8"	WD	NON-RATED	ANDERSEN 400 SERIES	
2	D	FD	5'-0"	6'-8"	WD	NON-RATED	ANDERSEN 400 SERIES	TEMPERED GLASS
3	D	FD	5'-0"	6'-8"	WD	NON-RATED	ANDERSEN 400 SERIES	TEMPERED GLASS
4	A	PD	3'-0"	6'-8"	WD	NON-RATED	ANDERSEN 400 SERIES	
5	B	FD	3'-0"	6'-8"	WD	NON-RATED	ANDERSEN 400 SERIES	TEMPERED GLASS
6	C	HC	2'-8"	6'-8"	WD	NON-RATED	ANDERSEN 400 SERIES	
7	C	HC	2'-8"	6'-8"	WD	NON-RATED	ANDERSEN 400 SERIES	

LEGEND

- AL ALUMINUM
- DB DOUBLE DOOR
- GL GLASS
- WD WOOD
- FD FRENCH DOOR
- SC SOLID CORE WOOD
- HC HOLLOW CORE WOOD

DOOR IDENTIFICATION



NOTES

- ALL HOLLOW CORE WOOD DOORS TO BE 1-3/4" FLUSH, PAINTED.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WD/ALUMINUM CONFORMING THRESHOLD AND HARDWARES.
- ALL DOORS SHALL BE PROVIDED WITH DOOR HARDWARES PER OWNERS DISCRETION.
- UNDERCUT DOOR 1/2" OR NOTED OTHERWISE.

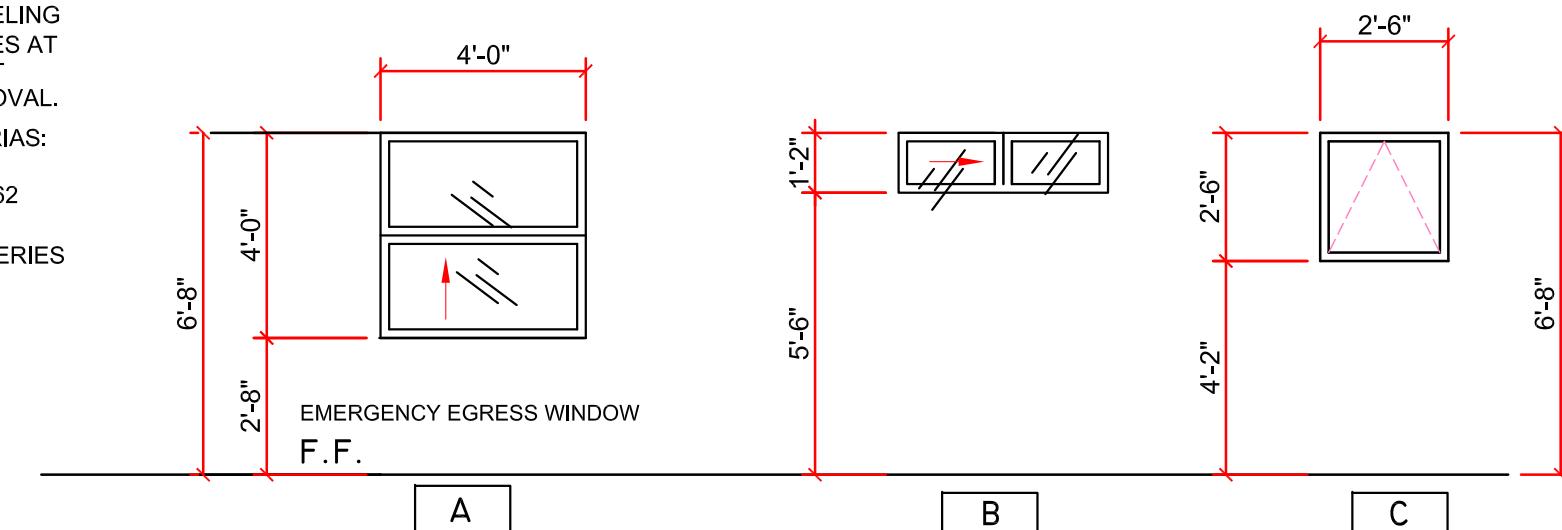
WINDOW SCHEDULE

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON UNTIL FINAL INSPECTION IS COMPLETED.

WINDOW NUMBER	WINDOW ID	HEADER HT.	MAT'L	GLAZING	TYPE	MANUFACTURER MODEL	REMARKS
W-1	C	6'-8"	PVC	LOW E, DUAL	AWNING	ANDERSEN 400 SERIES	
W-2	A	6'-8"	PVC	LOW E, DUAL	DOUBLE HUNG	ANDERSEN 400 SERIES	EMERGENCY EGRESS WINDOW
W-3	A	6'-8"	PVC	LOW E, DUAL	DOUBLE HUNG	ANDERSEN 400 SERIES	EMERGENCY EGRESS WINDOW
W-4	A	6'-8"	PVC	LOW E, DUAL	DOUBLE HUNG	ANDERSEN 400 SERIES	EMERGENCY EGRESS WINDOW
W-5	A	6'-8"	PVC	LOW E, DUAL	DOUBLE HUNG	ANDERSEN 400 SERIES	
W-6	A	6'-8"	PVC	LOW E, DUAL	DOUBLE HUNG	ANDERSEN 400 SERIES	
W-7						not used	not used
W-8	A	6'-8"	PVC	LOW E, DUAL	DOUBLE HUNG	ANDERSEN 400 SERIES	
W-9	A	6'-8"	PVC	LOW E, DUAL	DOUBLE HUNG	ANDERSEN 400 SERIES	

NOTE:

- ALL WINDOWS WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.
- FENESTRATION MUST HAVE NFRC LABELING SHOWING MAX-FACTOR & SHGC VALUES AT THE TIME OF CITY INSPECTION. DO NOT REMOVE LABELS PRIOR TO CITY APPROVAL.
- WINDOWS SHALL MEET THE FF. CRITERIAS:
A. U-FACTOR U.S/HP = 0.47
B. SOLAR HEAT GAIN COEFFICIENT = 0.62
C. VISIBLE TRANSMITTANCE = 0.47
- ALL WINDOWS SHALL BE ANDERSEN SERIES 100 TEMPERED



ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLR.	BASE	WALLS				CEILING	PAINTING				REMARKS	
				N	E	W	S	FIN HT	WALLS		DOORS	FRAME		
									N	S				
101	REMODELLED KITCHEN	9.4	6.4	9.3	9.3	9.3	9.3	9'-0"	SG	SG	SG	SG	FF	F
102	REMODELLED T&B	9.4	9.4	9.3	9.3	9.3	9.3	8'-0"	SG	SG	SG	SG	FF	F
103	NEW T&B	9.4	9.4	9.3	9.3	9.3	9.3	8'-0"	SG	SG	SG	SG	FF	F
104	NEW DEN	9.10	6.4	9.3	9.3	9.3	9.3	9'-0"	F	F	F	F	FF	F
105	NEW PATIO	9.6	9.6					9'-0"					FF	F
106	NEW MASTER BDRM.	9.10	6.4	9.3	9.3	9.3	9.3	8'-0"	F	F	F	F	FF	F
107	NEW MASTER'S T&B	9.4	9.4	9.3	9.3	9.3	9.3	9'-0"	SG	SG	SG	SG	FF	F
108														NOT USED
109	NEW BALCONY	9.6	9.6										FF	F
110	LAUNDRY	9.4	9.4	9.3	9.3	9.3	9.3	9'-0"	SG	SG	SG	SG	FF	F

- WOOD AND PLASTIC
 - 6.1 3/4" SOLID WOOD
 - 6.2 PLYWOOD
 - 6.3 PLASTIC LAMINATE
 - 6.4 PARTICLE BOARD
- FINISHES
 - 9.2 GYPSUM PLASTER
 - 9.3 GYPSUM BOARD
 - 9.4 UNGLAZED CERAMIC TILE
 - 9.5 GLAZED CERAMIC TILE
- PAINT AND COATINGS
 - F FLAT
 - SG SEMI-GLOSS
 - G GLOSS
 - FF FACTORY FINISH

NOTE:

- BATHROOM TILE WAINSCOTING HEIGHT SHALL BE 5' ABOVE FINISH FLOOR.
- PATIO FINISH SHALL BE CONSULTED AT OWNER'S DISCRETION.

REVISIONS BY

ARCHITECT/ENGINEER

OWNER: KIN FUNG

ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030

PROJECT TITLE: 1716 WAYNE AVENUE 91030 MASTER BEDROOM/DEN ADDITION AND KITCHEN REMODEL

SHEET CONTENTS: NEW REFLECTED CEILING PLANS NEW DOOR AND WINDOW SCHEDULE NEW ROOM SCHEDULE

Date

Scale AS SHOWN

Drawn E.E.

Job 052021

Sheet

Of

A-4.0

Sheets

MINIMUM BMP REQUIREMENTS FOR CONSTRUCTION ACTIVITIES FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS

The following is intended for construction and grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of site.

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather, spills must be cleaned up immediately and disposed of in a proper manner, spills may not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or devoid of vegetation must be stabilized so as to inhibit erosion by wind and water.

WM-1 MATERIALS DELIVERY AND STORAGE

Provide a material storage area with secondary containment and/or weather protection. Note the maintenance practices and schedule proposed for this area.

WM-2 MATERIAL USE

Hazardous materials, fertilizers, pesticides, plasters, solvents, paints, and other compounds must be properly handled in order to reduce the risk of pollution or contamination. Training and information on procedures for the proper use of all materials must be available to the employees that apply such materials.

WM-4 SPILL PREVENTION AND CONTROL

Identify spill prevention and control measures that will be taken for all proposed materials. Identify the methods, by which accidental spills will be cleaned and properly disposed of.

WM-5 SOLID WASTE MANAGEMENT

Provide designated waste collection areas and containers. Arrange for regular disposal. Provide covered storage with secondary containment. Containers are required to protect waste from rain to prevent water pollution and prevent with dispersal.

WM-6 HAZARDOUS WASTE MANAGEMENT

Hazardous materials must be disposed of in accordance with State and Federal regulations. Identify the proposed methods of disposal and any special handling contracts that may be applicable.

WM-7 CONTAMINATED SOIL MANAGEMENT

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

WM-8 CONCRETE WASTE MANAGEMENT

Store dry and wet materials under cover. Avoid on-site walout except in designated areas away from drains, ditches, streets, and streams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. Containment and proper disposal is required for all concrete waste.

WM-9 SANITARY / SEPTIC WASTE MANAGEMENT

Untreated raw wastewater is not to be discharged or buried. Sanitary sewer facilities on site are required to be in compliance with local health agency requirements. Sanitary or septic wastes must be treated or disposed of in accordance with State and local requirements.

TC-1 STABILIZED CONSTRUCTION ENTRANCE

A stabilized entrance is required for all construction sites to ensure that dirt or debris are not tracked onto the road or adjacent property. Maintenance of such a system is required for the duration of the project. Such stabilization may be of rock paved.

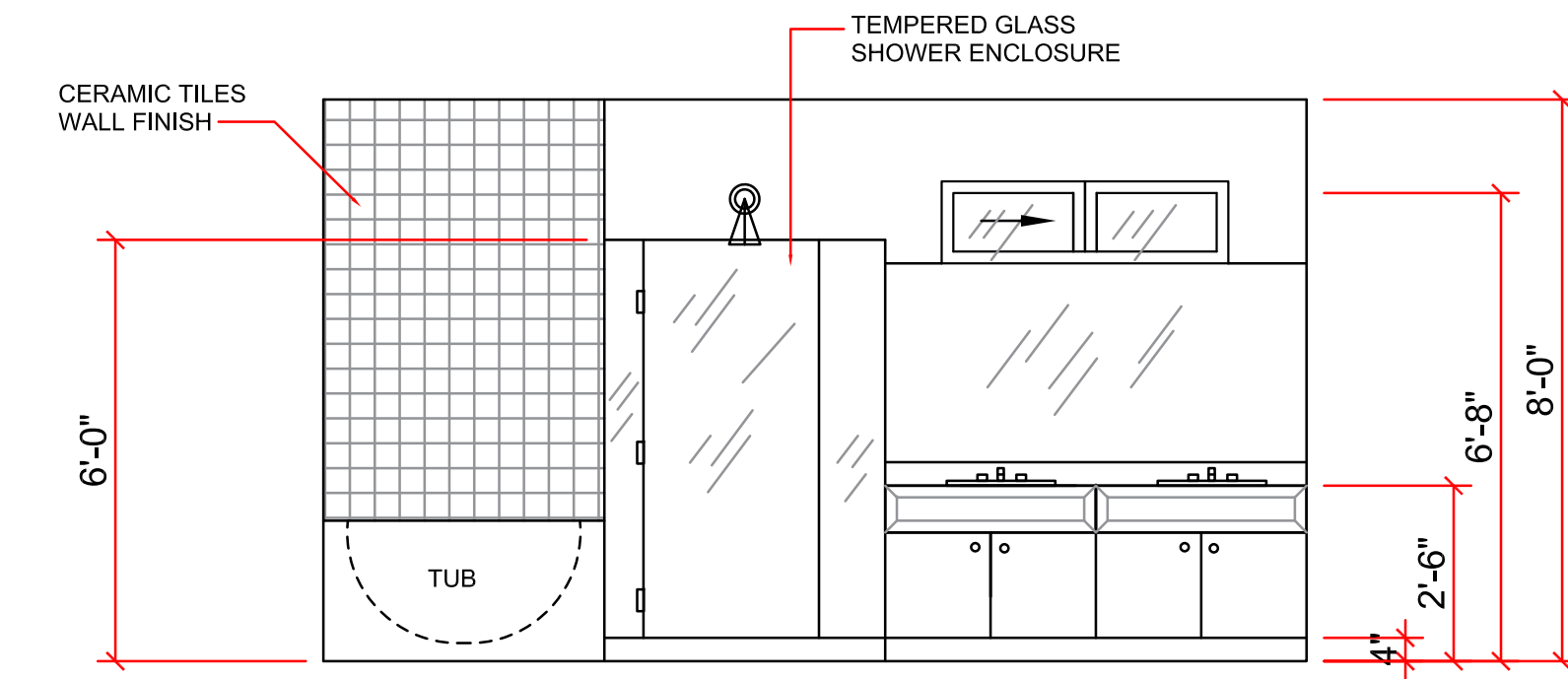
- SE-1 SILT FENCE
- SE-3 SEDIMENT TRAP
- SE-8 SAND BAGS

Eroded sediment must be retained on site and not permitted to enter the drainage system. May be waived at the sole discretion of the City Inspector if other erosion control BMPs are deemed sufficient.

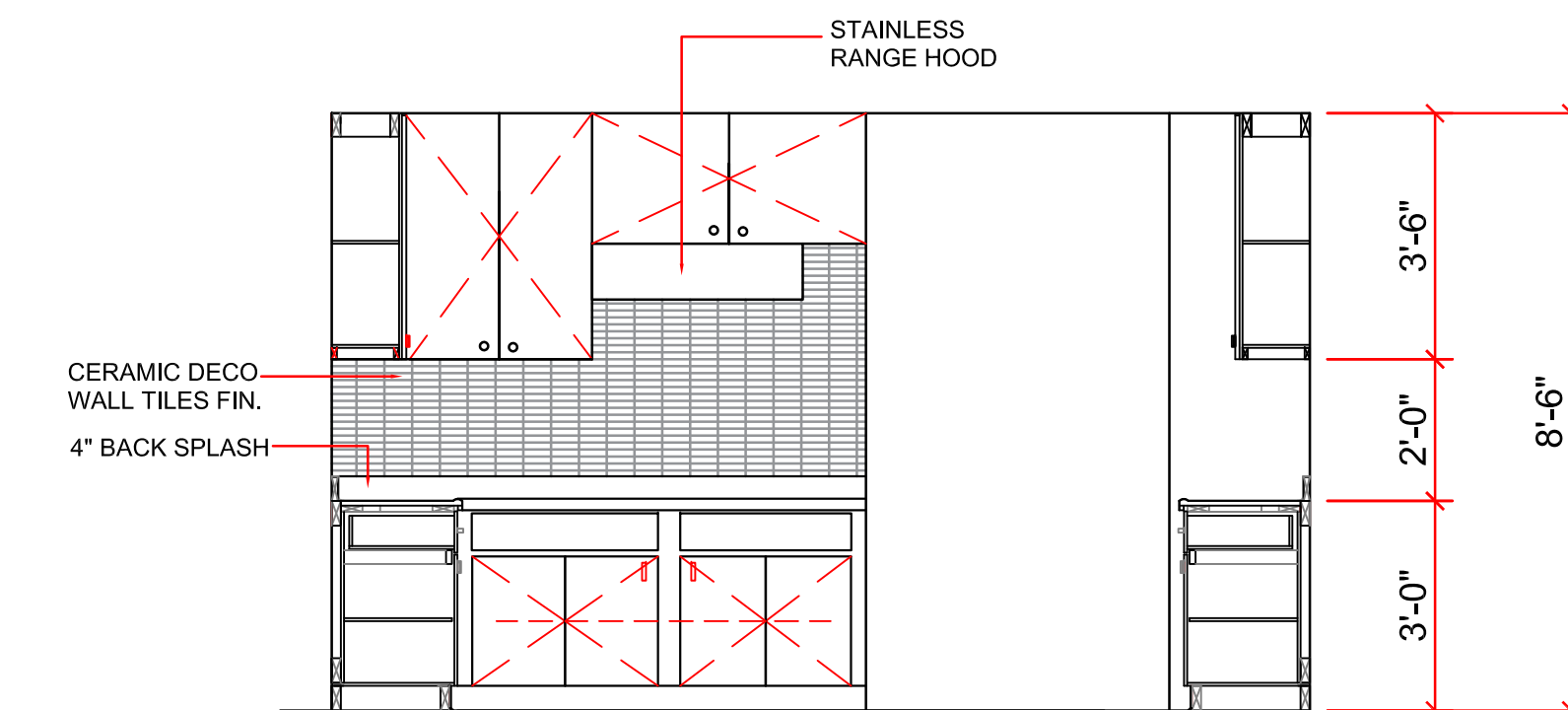
**DEVELOPMENT/PLANNING
MINIMUM PROJECT REQUIREMENTS**

In order to achieve the goal of reducing the level of pollutants in storm water runoff, these minimum BMPs apply to all projects:

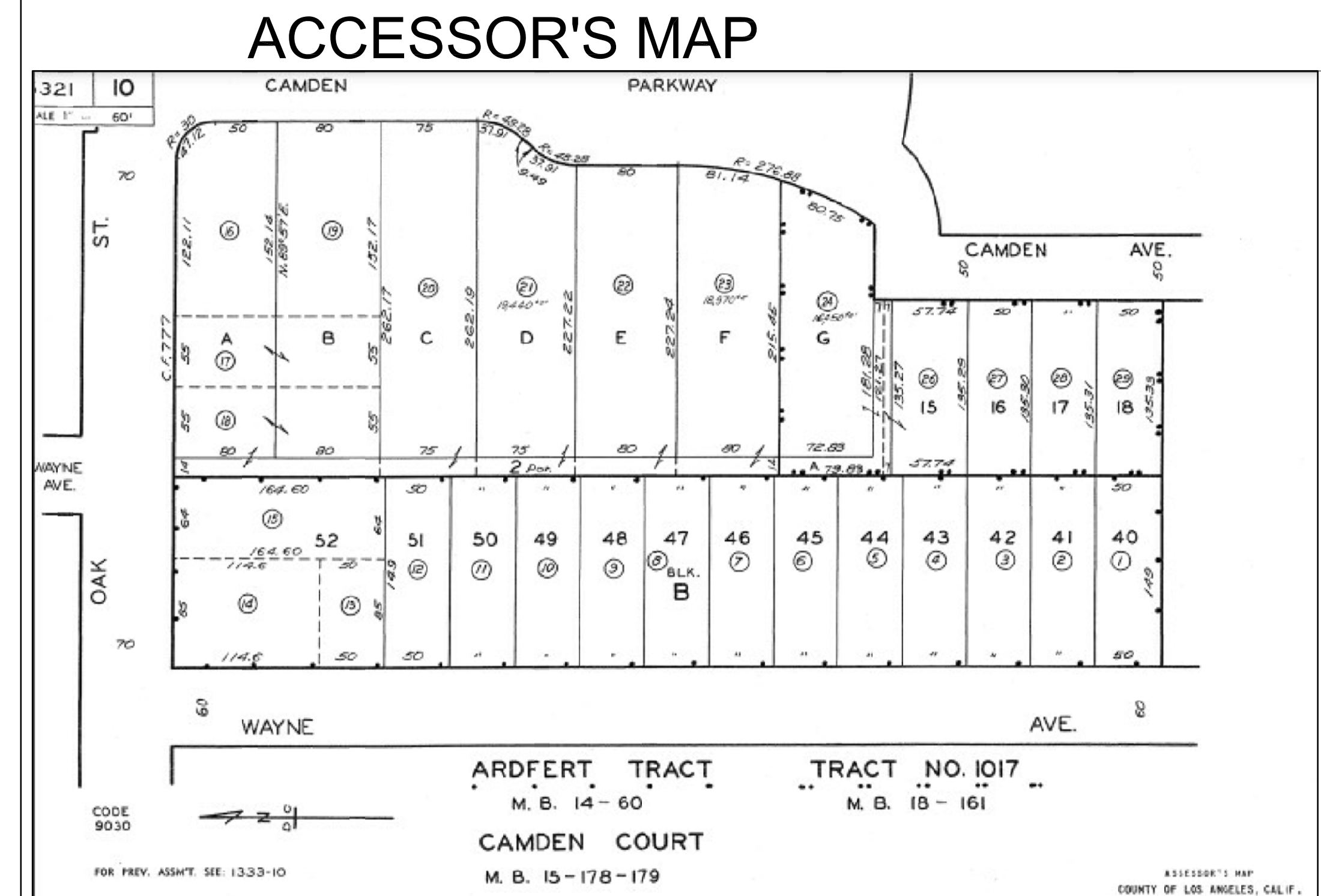
- 1) All yard drains and catch basins draining to the street or storm drain system must be stenciled or labeled with the "No Dumping - Drains to Ocean" logo or equivalent.
- 2) Roof downspouts must not be directed to trash enclosures or material storage areas. Downspouts should discharge to gravel or heavily vegetated areas whenever possible.
- 3) Trash bins must be equipped with lids or screened, roofed or walled. Runoff water should be diverted around trash areas to avoid flow-through. Trash enclosure drainage should be directed to vegetated areas where feasible.
- 4) No hoses, hose bibs or faucets should be located outside except in landscaped areas or as needed for fire protection.
- 5) Any waste water from washing vehicles or equipment must be discharged to the sanitary sewer system through proper pretreatment facilities (separate permits may be required).
- 6) All outdoor storage areas must be equipped with adequate secondary containment or other equivalent measures to reduce contamination of runoff. This applies to the storage of both hazardous and non-hazardous materials (solids and liquids).



MASTER'S BATHROOM ELEVATION - B
SCALE: 3/8"=1'-0"



KITCHEN INTERIOR ELEVATION - A
SCALE: 3/8"=1'-0"



REVISIONS	BY

ARCHITECT/ENGINEER

OWNER: KIN FUNG

ADDRESS: 1716 WAYNE AVENUE, SOUTH PASADENA 91030

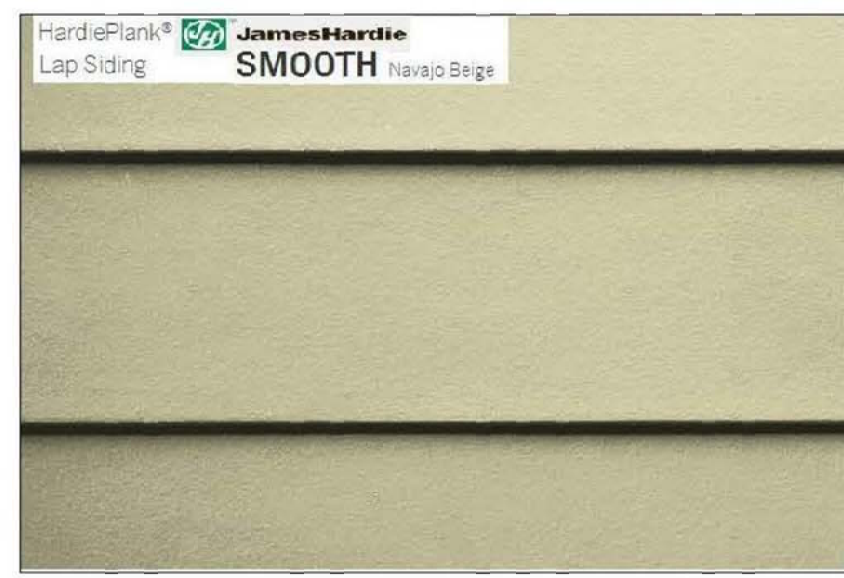
PROJECT TITLE:

1716 WAYNE AVENUE 91030
MASTER BEDROOM/DEN
ADDITION AND KITCHEN REMODEL

SHEET CONTENTS:

PLOT PLAN, FLOOR AREA MAP
PROJECT DATE, SHEET INDEX
GENERAL NOTES.

Date	
Scale	AS SHOWN
Drawn	E.E.
Job	052021
Sheet	A-1.1
Of	Sheets



HardiePlank Lap Siding Product Specifications and applicable standards:

COLOR: NAVAJO BEIGE
 MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS
 10901 ELM AVENUE
 FONTANA CA 92337

USES: EXTERIOR WALL COVERING
 MATERIAL: SINGLE FACED CELLULOSE FIBER REINFORCED CEMENT (FIBER-CEMENT)

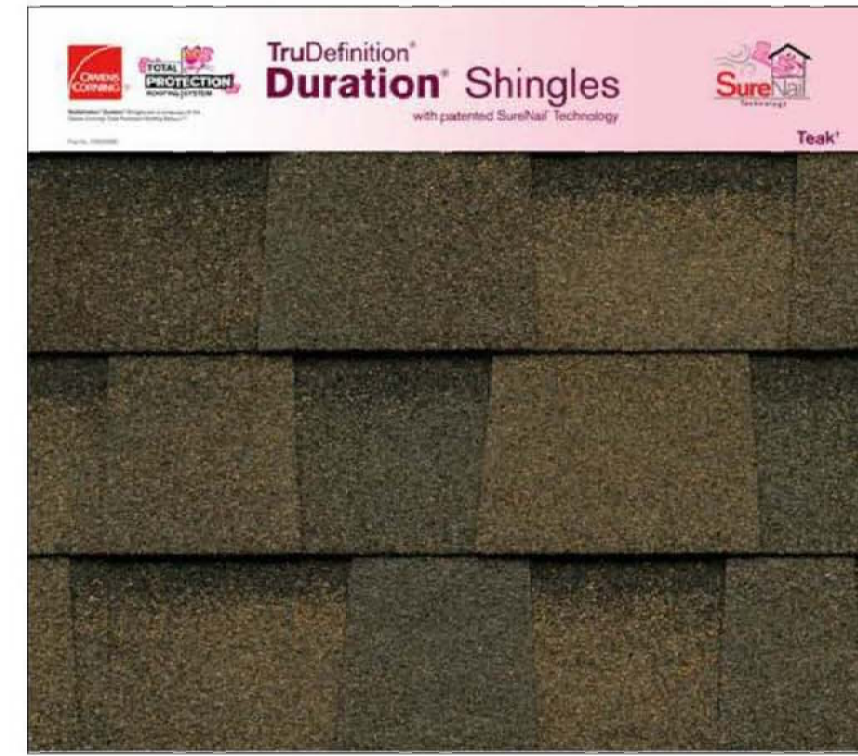
THE PRODUCT COMPLY WITH IBC SECTIONS 1404.10 AND IRC SECTION R703.10.

THE PRODUCT MAY BE USED ON EXTERIOR WALLS REQUIRED TO BE TYPE I, II, III, OR IV CONSTRUCTION (IBC)

COMPLIES WITH:
 ASTM C1186 AS GRADE II TYPE A
 ASTM E84
 ASTM E136
 ASTM C177

VERIFIED CONFORMING ICC SECTIONS 602.1.6, 602.1.6, 602.8 FOR TERMITE RESISTANT

ICC-ES REPORT
 ESR-2290
 DIVISION: 05 0000-WOOD, PLASTICS AND COMPOSITES
 SECTION: 05 1600- SHEATING
 DIVISION: 0700- THERMAL AND MOISTURE PROTECTION
 SECTION: 07 46 46- FIBER CEMENT SIDING

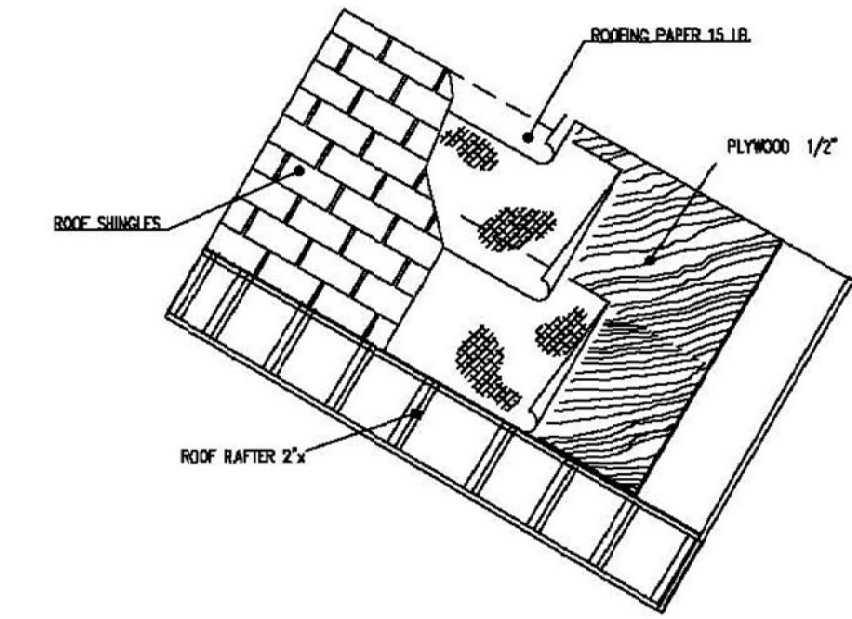


TruDefinition Duration Shingles Product Specifications:

NOMINAL SIZE 13 1/4" X 39 3/8"
 EXPOSURE: 5 5/8"
 WIND RESISTANCE: 130 MPH
 WARRANTY: LIMITED LIFETIME

TruDefinition Duration Shingles applicable standards:

ASTM D3161
 UL 790
 UL ER 2453-01
 ASTM D228
 ASTM D3462
 ASTM D3018 (TYPE 1)
 ICC-ES AC438
 ASTM E 108 (CLASS A FIRE RESISTANCE)
 ASTM D7158



ROOF DETAIL

ROOFING MATERIAL REQ. FOR ROOF SLOPES	
1/2" TO 2 1/2" ROOF SLOPE:	2 LAYERS 15 LB. FELT < HOT MDP> 1-90 LB. CAP SHEET (HOT MDP)
2" TO 4 1/2" ROOF SLOPE:	2 LAYERS 15 LB. FELT APPLIED SHINGLE FASHION COMP. SHINGLE (SELF SEALING)
4" AND ABOVE ROOF SLOPE	1 LAYER 15 LB. FELT COMP. SHINGLE

3

1

WARM WHITE DEW380 PAINT COLOR

Warm White
 DEW380 RL#005
 Whites, Interior, Exterior, Interior Projects, Architectural Styles, Exteriors, Loft / Mid-Century Modern, Spanish-Mediterranean / Craftsman / Victorian, 2014, Perfect Palette®

LRV 93
 Munsell: HUE=4.03GY / VALUE=9.6 / CHROMA=0.1

TRIM	ACCENT
Warm White DEW380	Sand Dollar DE6171

Paint colors represented are approximations and are not exact matches. No guarantee is intended and approval or final color selections and color placement are the responsibility of the property owner or the owner's agent. Purchasing 8 oz. Perfect Palette Sampler color is highly recommended.

Hex color code: #FFFFFF

BONE DEC765 PAINT COLOR

Bone
 DEC765 RL#625
 Warm Neutrals, Interior, Neutrals, Exteriors, Warm / Cool Neutrals, Spanish-Mediterranean / Craftsman / Victorian, Perfect Palette®

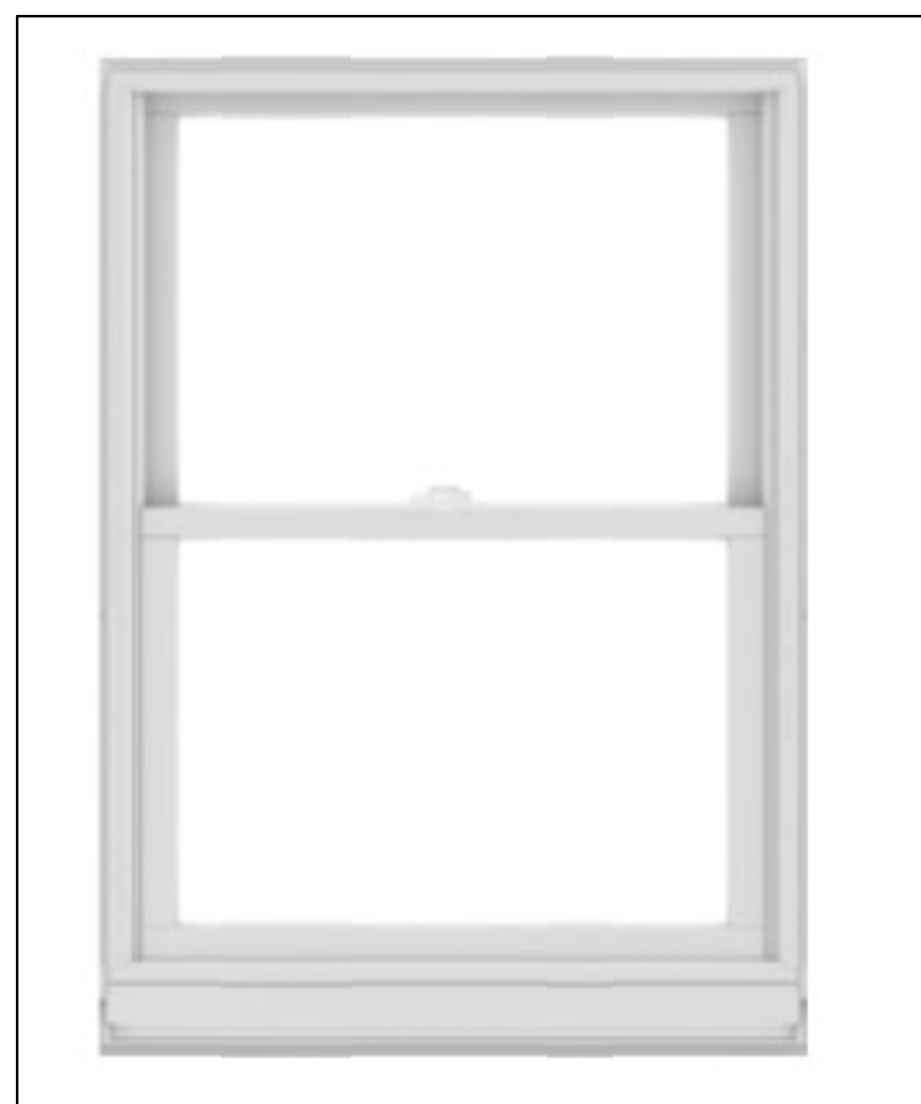
LRV 69
 Munsell: HUE=1.38Y / VALUE=8.5 / CHROMA=1.2

TRIM
Whisper
 DEW340



EXISTING WINDOW

400 SERIES DOUBLE HUNG WINDOW



400 SERIES DOUBLE HUNG WINDOW

FUNCTIONALITY:
 SLIDE OPEN FROM TOP AND BOTTOM AND TILTS IN.

MATERIAL:
 WOOD AND VINYL

COLOR:
 EXTERIOR: WHITE
 INTERIOR: DARK

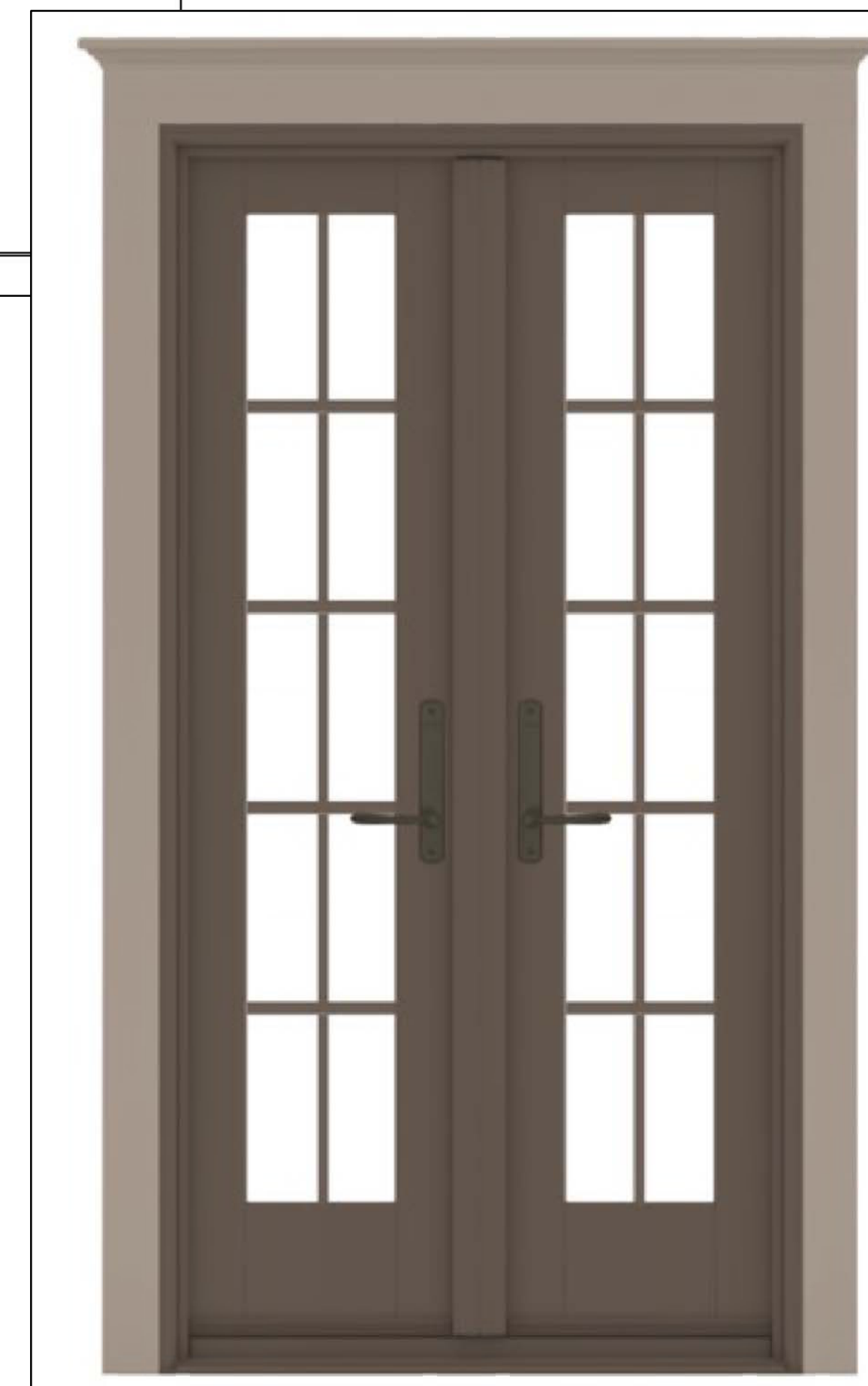
HARDWARE:
 E STATE LOCK AND KEEPER - STONE COLOR. WITH FINGER LIFT CLASSIC SERIES.

GRILLES:
 NONE

GLASS:
 LOW-E4 GLASS WITH HEAT LOCK COATING

EXT. TRIM/FRAME
 WHITE

400 SERIES FRENCHWOOD HINGED PATIO DOOR



FUNCTIONALITY:
 BOTH DOORS SWING IN FROM THE CENTER.

MATERIAL:
 WOOD AND VINYL

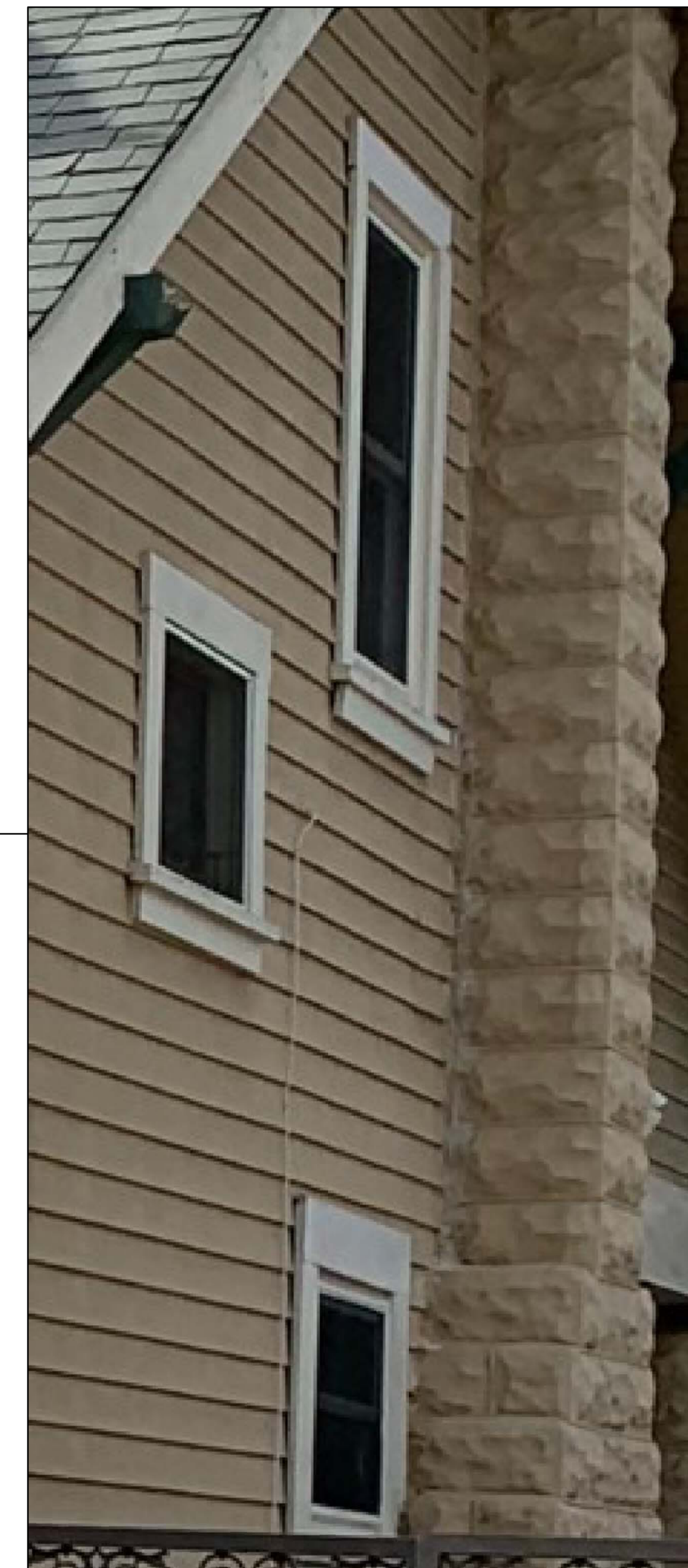
COLOR:
 EXTERIOR: TERRA TONE
 INTERIOR: OAK

HARDWARE:
 INTERIOR: ALBANY - STONE COLOR
 EXTERIOR: ALBANY - STONE COLOR

GRILLES:
 COLONIAL. WIDTH 3/4"

TRIM:
 3.5" FLAT WITH 2" CORNICE TOP

GLASS:
 LOW-E4 GLASS WITH HEAT LOCK COATING



EXISTING WINDOW

REVISIONS	BY

ARCHITECT/ENGINEER	OWNER:	KIN FUNG
PROJECT TITLE:	1716 WAYNE AVENUE 91030	ADDRESS:
SHEET CONTENTS:	MASTER BEDROOM/DEN	1716 WAYNE AVENUE, SOUTH PASADENA 91030
	ADDITION AND KITCHEN REMODEL	
	MATERIAL BOARD	
Date	Scale	AS SHOWN
Drawn	E.E.	
Job	052021	
Sheet	A - 6	
Of	Sheets	



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: April 20, 2023

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

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: **Project No. 2550-COA – A request for a Certificate of Appropriateness to add a 363 square-foot, first floor addition; a new, 983 square-foot second floor addition; and a 228 square-foot patio to an existing 2,043 square-foot, one-story single-family residence for the property located at 1507 Rollin Street (APN: 5319-005-018); Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.**

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2550-COA subject to the conditions of approval (**Attachment 1**).

BACKGROUND

The subject site is a rectangular-shaped lot, 10,504-square-foot lot. Located west of Fair Oaks Avenue, on the southerly side of Rollin Street, the subject property is within the Residential Medium Density Zoning District, or RM zone, and is surrounded by multi-family residential and commercial general uses to the east along Fair Oaks Avenue, and by one- to two-story single-family residential to the north, south, and west, along Rollin Street. The surrounding properties include a mix of architectural styles, but consist predominantly of Craftsman-style homes (see **Attachment 2** for Site and Neighborhood Images).

The subject site is currently developed with an existing 2,026-square-foot single-family dwelling, a 400-square-foot, two-car garage, and an 851-square-foot second unit. The

subject site is included in the City's Inventory of Historic Resources, listed as a contributor to the Rollin Craftsman Cluster Historic District (**5D1**). The Rollin Craftsman Cluster District was designated by City Council on June 17, 2020 (Resolution No. 7659), and is comprised of a small cluster of 5 contributing properties (1500, 1506, 1507, 1510 and 1512 Rollin Street) built between 1908 and 1914 in the Craftsman style. The subject property is identified as Craftsman and has retained the following character-defining features (see **Image 1**):

- Side-gabled roof
- Asymmetrical front elevation
- Corner porch with post and projecting rafters
- Projecting central window bay
- Wood shingle exterior cladding
- Central chimney

Image 1: Street View of the Property



The County Assessor's records show 1908 as the year built, which is also listed in the "South Pasadena Historic Survey." However, the first permit on record with the City of South Pasadena is from 1914. The City has no record of a new house construction permit.

- 1914 – *scope of work not listed*
- 1941 – New Foundation for the second unit
- 1954 – Reroof
- 1983 – Remodel and addition at rear of the house

- 1986 – Reroof
- 2013 – Reroof
- 2013 – (N) garage
- 2013 – (N) patio cover attached to the house
- 2014 – 328 sq. ft. patio enclosure to rear of second unit
- 2014 – Window replacement

After its original built, the residence underwent some alteration. In 1941, a permit was issued for a new foundation for the second unit, and in 1983, a permit was issued for a remodel and addition at the rear of the house. In 2013, the City issued a correction notice for illegal construction on the subject property and subsequently, issued permits for the reconstruction of the garage, the covered patio attached to the front house, and the enclosed patio attached to the second unit. Building permit records are included as **Attachment 5**.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to add a 363-square-foot first-story addition, a 983-square-foot second-story addition, and a 228 square-foot patio to the front (main) unit. When complete, the front unit will include a total of 3,372 square feet. The first-story addition would allow for an enlarged living room and a new office and laundry room, while the second-story addition would allow for three (3) bedrooms and two (2) baths for a total of four (4) bedrooms and three and a half (3½) baths. 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 site is Medium Density Residential, which allows for a density of 6.1 to 14 units per acre. The proposed project does not involve the subdivision of the existing lot, only the construction of an addition to a dwelling. Therefore, it is consistent with the General Plan.

With implementation of the project as proposed and compliance with the conditions of approval, the project will support the Goals and Policies of the General Plan as follows:

Neighborhood Protection

Goal 10: To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena's established residential neighborhoods.

Policy 10.1: Prevent mansionization. Ensure that the remodeling of infill development in established residential neighborhoods is harmonious in

scale and building form with its context and that “mansionization” is both avoided and prevented.

The proposed second-story addition is differentiated and set back from the first floor by approximately 16 feet, thereby, minimizing mass and bulk, which are both attributes of mansionization. The site arrangement and improvements will be compatible to the existing and intended character of the neighborhood since the proposed addition is in compliance with the General Plan and Zoning Code.

Project Analysis: Zoning Code Compliance

The subject property is zoned Residential Medium Density (RM), which will allow single-family residences as well as duplexes, triplexes, fourplexes, and other attached dwellings at a density of 6.1 to 14 units per acre. The purpose of Residential Medium Density Zoning District General Development Standards (South Pasadena Municipal Code or SPMC, Section 36.220.040) is to maintain the character of medium density neighborhoods and to encourage maintenance of existing 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.

Table 2: Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage (Front Unit, Second Unit, Garage)	50% (5,252 SF max. allowed)	31.2% 3,277 SF	36.8% 3,868 SF
Floor Area Ratio (FAR) (Front and Second Unit)	50% (5,252 SF max. allowed)	27.4% 2,877 SF	40.2% 4,223 SF
Building Height (Front Unit)	35 ft.	16 ft. 5½ in.	25 ft. 3 in.
On Site Parking for Dwellings with a Detached Garage	3 Covered Parking Spaces (Garage or Carport)	2-car garage and 1 tandem space	Unchanged ¹

¹ Pursuant to SPMC 36.310.080(D)(1), within multi-family districts, tandem parking spaces may be assigned to a single unit, and may count toward the requirement for covered spaces

Standard	Requirement	Existing	Proposed
Front Setback	20 ft.	32 ft. 8 in.	1 st floor: Unchanged 2 nd floor: 49 ft. 9 in.
Side Setback (West)	10% of lot width (4 ft. minimum)	4 ft. 6 in.	1 st floor: Unchanged 2 nd floor: 7 ft. 6 in.
Side Setback (East)	10% of lot width (4 ft. minimum)	11 ft.	1 st floor: Unchanged 2 nd floor: 13 ft.
Rear Setback	20 ft.	20 ft. 8½ in. to second unit	Unchanged

Project Analysis: Certificate of Appropriateness (COA)

The proposed first and second floor addition requires a Certificate of Appropriateness and review and approval from the Cultural Heritage Commission as the addition is larger than 200 square feet. The subject property has been identified as a contributor to 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 363-square-foot first-story addition to the rear of the existing residence, and a 983-square-foot, second-story addition. The second-story addition is setback approximately 16 feet from the front façade, thereby remaining secondary to the original structure and minimizing impact to the public right-of-way along Rollin Street.

The architectural style maintains that of the original Craftsman style with similar materials, including wood shake cladding, composite roof shingles, and casement windows with true divided lites, and the massing towards the rear of the property minimizes the appearance of the second-story addition from the street view. While the new materials will complement that of the original structure, the applicant will distinguish the addition by proposing slight variations to existing shake shingles with proposed shake shingle featuring a slightly smoother texture.

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 site has a General Plan land use designation of Medium Density Residential, which allows for the development of duplexes, triplexes, fourplexes, and other attached dwellings at a density of 6.1 to 14 units per acre. The proposed addition to the existing single-family residence is consistent with the General Plan, specifically, with Policy 10.7 of the Land Use Element of the General Plan by maintaining neighborhood character and encouraging the retention of existing structures. The proposed project will continue as a single-family dwelling, and the new second-story addition has a similar mass to the adjacent properties. Therefore, it will preserve 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 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
Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.
Standard 2: The historic character of a property will	Consistent.

Standard	Recommendation
be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	
Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.
Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Not applicable.
Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not applicable.
Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable.
Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent.
Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential	Consistent.

Standard	Recommendation
form and integrity of the historic property and its environment would be unimpaired.	

Project Specific Findings for a Certificate of Appropriateness

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

The project is appropriate to the size, massing and design context of the historic residence and the surrounding district. 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 first floor addition is stepped in 2 feet from the existing footprint and the second story addition is set back approximately 16 feet from the first floor. Thus, the proposed project minimizes the impact and provides a clear distinction between the existing home and proposed addition. To further identify the addition, the applicant is proposing a siding of shake shingles that matches the existing pattern and design, but features a slightly smoother texture. 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 living room, office, and laundry room, as well as two new bedrooms and baths. The proposed addition will not modify the first floor façade along Rollin Street, 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.

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. 2550-COA subject to the conditions of approval (**Attachment 1**).

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available;

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

PUBLIC NOTICING

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

NEXT STEPS

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

ATTACHMENTS

1. Conditions of Approval
2. Site and Neighborhood Images
3. Project Plans
4. Material Board

5. Building Permit Record

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness
Project No. 2550-COA
1507 Rollin Street (APN: 5319-005-018)

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. Rollin Street 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. 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.

- FD4. 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.
- FD5. 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.
- FD6. 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.
- FD7. Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD8. 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. 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 are large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
 - 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;
 - 5) An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
- FD10. 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.

- FD11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD12. Groups R-2, R-2.1, **R-3**, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load 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.
- FD13. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).
- FD14. 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.
- FD15. Carbon monoxide alarms combined with smoke alarms shall comply with all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.
- FD16. Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.
- FD17. 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.
- FD18. For any questions regarding water meter, please contact Public Works at 626-403-7240.
- 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.

ATTACHMENT 2

Site and Neighborhood Images

Eric and Judy Fong residence
1507 Rollin st.
South Pasadena 91030

page 1 of 3
Subject property

Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069



Front elevation looking from Rollin st.



Right elevation looking from neighbor



Left elevation looking from neighbor

Eric and Judy Fong residence
1507 Rollin st.
South Pasadena 91030

page 2 of 3
Subject property

Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069



Rear elevation looking from rear of the property



Detail - Front door (main entry)



Detail - detached garage - garage doors



Detail of craftsman design window

Eric and Judy Fong residence
1507 Rollin st.
South Pasadena 91030

page 1 of 2
Neighbors

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T - (323) 262-3069



apartment complex Rollin st. & Fair oaks neighboring property (to the left)



1501 Rollin st. neighboring property (to the right)



apartment complex Rollin st. & Fair oaks neighboring property (to the left) - driveway

Eric and Judy Fong residence
1507 Rollin st.
South Pasadena 91030

page 2 of 2
Neighbors

Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069



1429 Rollin st. neighboring property



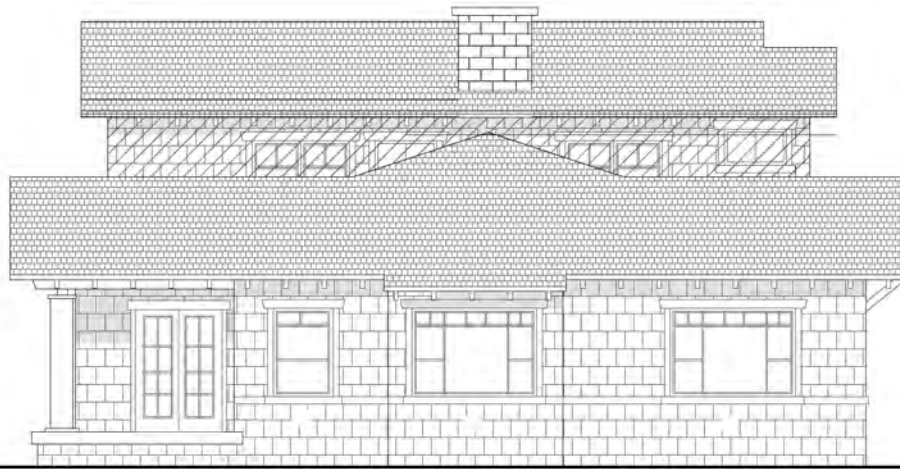
1506 Rollin st. neighboring property



1510 Rollin st. neighboring property

ATTACHMENT 3

Project Plans



1507 ROLLIN ST.
SOUTH PASADENA

SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

STATE REQUIREMENTS:

- AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK BE DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO ITS REQUESTING INSPECTIONS.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 2188S COPELY DRIVE, DIAMOND BAR, CA 91765. A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STACKS OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- WASH AND CONSTRUCTED RELATED SOLID WASTES MUST BE DECONTAMINATED INTO A COVERED RECEIPTABLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPOSAL OF WIND.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO BE CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSAL OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PRIOR TO FINAL INSPECTION.
- DUE TO THE POSSIBLE PRESENCE OF LEAD BASED PAINT, LEAD SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1978 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARD THAT VIOLATES CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 170115 AND 170116 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$10,000 SECTION 170116 (AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH.

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS.

LEGAL DESCRIPTION:
APN 331900318
TRACT 4 1288 LOT 7
SITE ADDRESS:
1507 ROLLIN ST.
SOUTH PASADENA
OCCUPANCY GROUP-RM
TYPE OF CONSTRUCTION: V-8
(SPRINKLERS DEFERRED SUBMITTAL)
(FRESHSPRINKERS REQUIRED)
NUMBER OF STORES = 2
HEIGHT OF BUILDING = 11-25'
CODES:
SFD CALIF. BUILDING CODE - TITLE 24 PART 8
SFD CALIF. ELECTRICAL CODE - TITLE 24 PART 8
SFD CALIF. MECHANICAL CODE - TITLE 24 PART 8
SFD CALIF. FIRE ALARM AND SIGNALING CODE - TITLE 24 PART 8
SFD CALIF. ENERGY CODE - TITLE 24 PART 8
SFD CALIF. ENVIRONMENTAL CODE - TITLE 24 PART 8
SFD CALIF. SAFETY CODE - TITLE 24 PART 8
SFD CALIF. WATERS AND SEWERAGE CODE - TITLE 24 PART 8
SFD CALIF. WINDBORNE HAZARDOUS MATERIALS CODE - TITLE 24 PART 8
SFD CALIF. WOOD PRESERVATION CODE - TITLE 24 PART 8
SFD CALIF. YARD CARE CODE - TITLE 24 PART 8
SFD CALIF. ZONING CODE - TITLE 24 PART 8
PROPERTY DATA:
HISTORICAL STATUS: SD-1
YEAR BUILT: 1998
HISTORICAL ARCHITECTURAL STYLE: CRAFTSMAN
DISTRICT: ROLLIN CRAFTSMAN CLUSTER



SITE INFORMATION & MAP

FLOOR AREA RATIO:

EXISTING
LOT SIZE: 10,504 SF
EXISTING HABITABLE SPACE: 2,026 SF
EXISTING FAR: 2.026 SF / 10,504 SF = 19.2%

PROPOSED
LOT SIZE: 10,504 SF
EXISTING 1ST FLOOR: 2,026 SF
1ST FLOOR ADDITION: 363 SF
2ND FLOOR ADDITION: 983 SF
EXISTING ADU: 851 SF
PROPOSED FAR: 4.223 SF / 10,504 SF = 4.02%
MAX ALLOWED 50%

LOT COVERAGE:

EXISTING FOOTPRINT: 2,026 SF
LOT SIZE: 10,504 SF
ALLOWED 40% = 4,201 SF
EXISTING: 2,026 SF
ADDITION: 363 SF
GARAGE: 400 SF
NEW PATIO: 228 SF
FRONT PORCH: 104 SF
ADU: 851 SF
= 3,172 SF / 10,504 SF = 30.1%
MAX ALLOWED 50%

PROPOSED LOT COVERAGE: 30.1%
MAX ALLOWED 50%

AREA CALCULATION

ADDITION OF A NEW GREAT ROOM AT THE 1ST FLOOR (363 SF) AND 3 BEDROOMS WITH 2 BATHS AT THE 2ND FLOOR (983 SF) NO REMODEL OF THE EXISTING CARPENTRY AND WOOD REPAIR TO THE EXISTING WEATHERED DAMAGED AREAS.
NEW ROOF TO REPLACE THE EXISTING MATERIALS AND COLOR TO MATCH EXISTING.

SCOPE OF WORK

- 1. FIRE SPRINKLERS

DEFERRED SUBMITTALS

OWNER:
JUDY AND ERIC FONG
1507 ROLLIN ST.
SOUTH PASADENA, CA 91030
TEL: 626 233-3023

ARCHITECT:
KYLE IMOTO
RAFU DESIGN BUILD
602 ADE TREDGROVE
MONTEREY PARK, CA 91754
TEL: 913 357 3359

ARCHITECTURAL SHEETS
A-1 TITLE SHEET AND PROJECT INFORMATION
A-1 EXISTING AND PROPOSED SITEPLAN AND LANDSCAPE PLAN
A-2 PROPOSED FLOOR PLAN & WIND OW SCHEDULE
A-3 PROPOSED 2ND FLOOR PLAN & WIND OW SCHEDULE
A-4 EXISTING AND PROPOSED ROOF PLAN
A-5 EXISTING AND PROPOSED ELEVATIONS
A-6 EXISTING AND PROPOSED ROOF PLAN
A-7 PROPOSED SECTIONS AND SIGHT LINE STUDY

SHEET INDEX

PROJECT TEAM

APRIL 2023

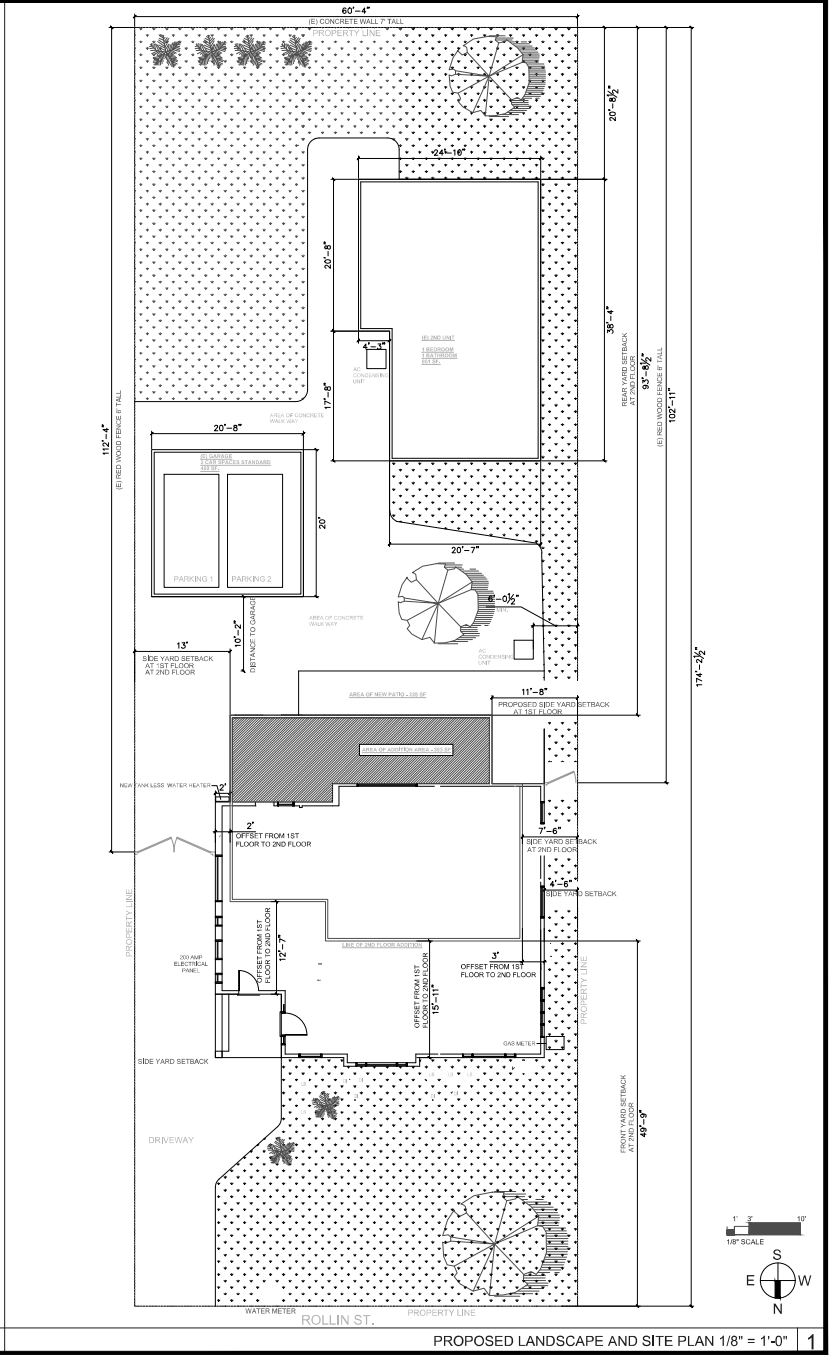
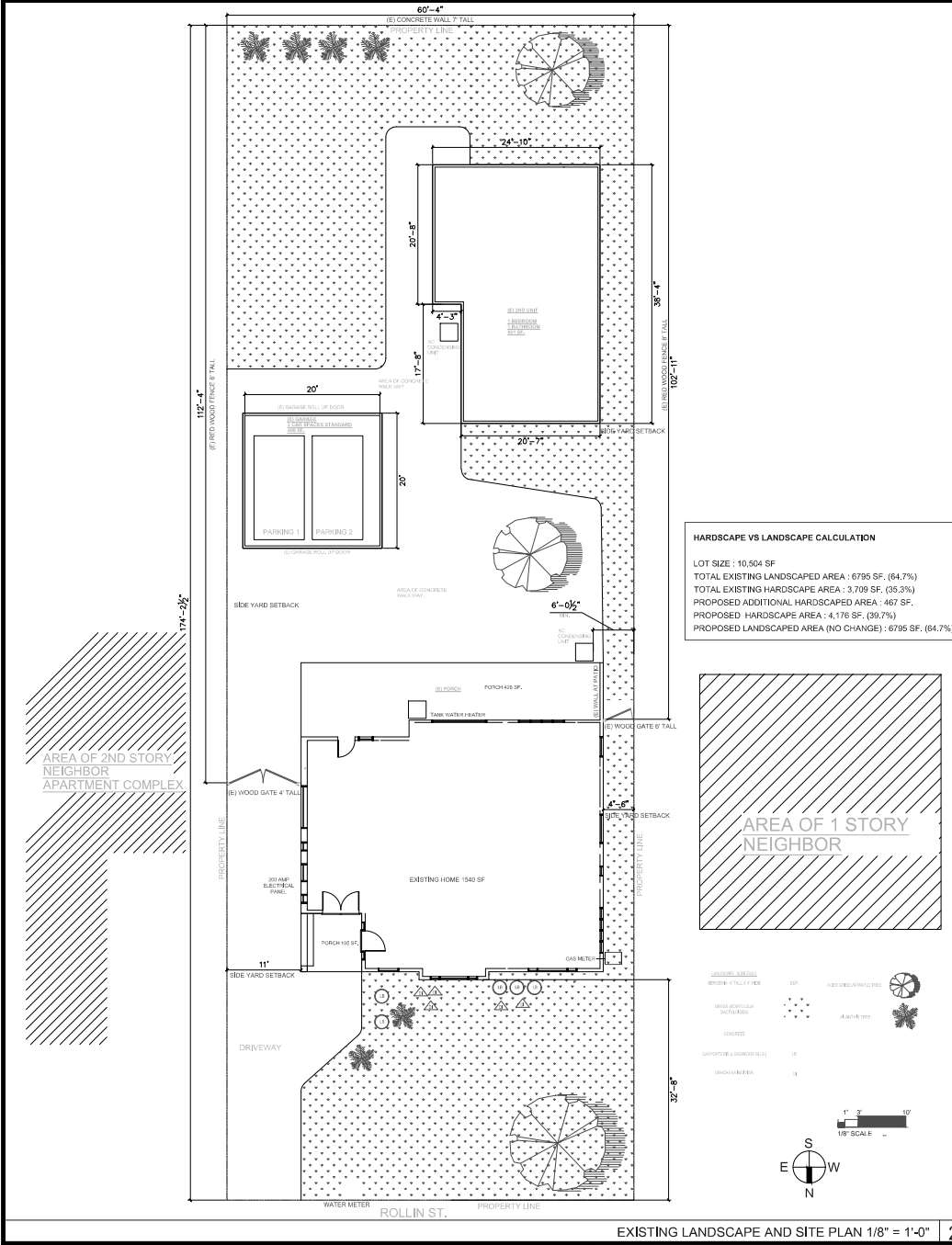
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3				APP
4				APP
5				APP
6				APP
7				APP
8				APP
9				APP
10				APP



KYLE IMOTO ARCHITECT
RAFU DESIGN BUILD
1507 ROLLIN ST., 1ST FL., 91030 SOUTH PASADENA, CA
TEL: 626-233-3023
WWW.KYLEIMOTO.COM
WWW.RAFUDESIGNBUILD.COM

PROJECT INFORMATION
RESIDENTIAL ADDITION
1507 ROLLIN ST.
SOUTH PASADENA, CALIF.
OWNER: JUDY AND ERIC FONG

SCALE:
DRAWN BY:
K. IMOTO
JOB NUMBER:
SHEET NUMBER:
A-T



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		APPROVED	
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		FINAL CHECK	



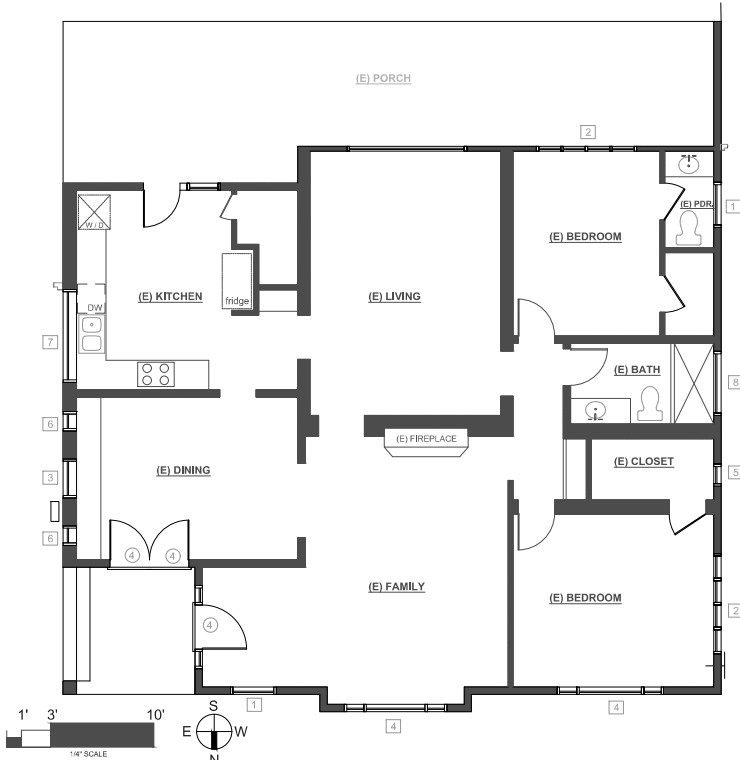
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 1507 ROLLIN ST.
 SOUTH PASADENA, CALIF.
 OWNER: ERIC AND JUDY FONG

SCALE
 DRAWN BY: K. IMOTO
 JOB NUMBER:
 SHEET NUMBER:
A-1



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



EXISTING WINDOW SCHEDULE

#	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH
1	SW	2'-0"	4'-0"	VINYL	WHITE
2	CS	2'-0"	3'-0"	WOOD	PAINT
3	FIX	3'-0"	3'-6"	WOOD	STAINED GLASS
4	FIX	3'-0"	3'-0"	VINYL	WHITE
5	FIX	1'-0"	4'-0"	WOOD	PAINT
6	FIX	3'-0"	4'-0"	VINYL	WHITE
7	SLIDER	4'-0"	4'-0"	VINYL	WHITE
8	SLIDER	2'-0"	4'-0"	VINYL	WHITE/EGGS

WINDOW MANUFACTURER:
ANDERSON WINDOWS AND DOORS
FIBERX MATERIAL

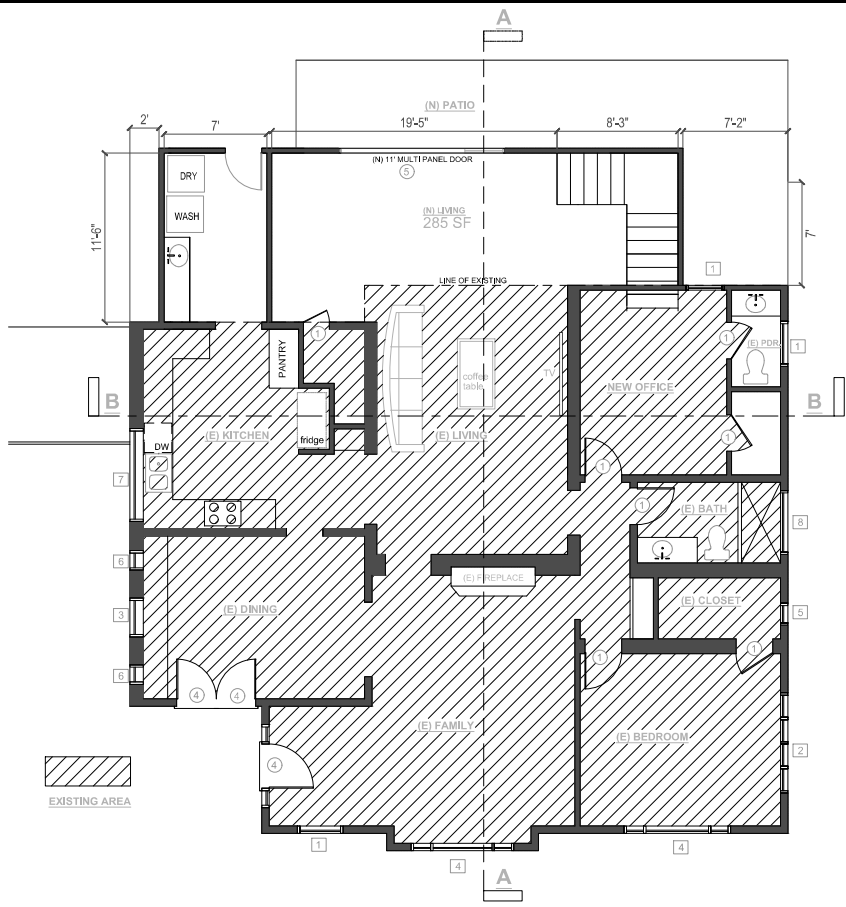
NEW DOOR SCHEDULE

NUMBER	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH	NOTES
DOOR 1	SWING	2'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 2	POCKET	2'-8"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 3	BIFOLD (2)	3'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 4	FRENCH	3'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 5	SLIDING	16'-0"	8'-0"	FIBERX	WHITE	EXTERIOR

NEW DOOR & WINDOW SCHEDULE

#	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH	AREA GLS	U-FACTOR	SHG2
1	FIXED	6'-0"	2'-0"	FIBERX	PAINT	12 SF	.30	0.21
2	CASEMENT	3'-0"	4'-0"	FIBERX	PAINT	12 SF	.30	0.21
3	CASEMENT	3'-0"	4'-0"	FIBERX	PAINT	20 SF	.30	0.21
4	CASEMENT	3'-0"	6'-8"	FIBERX	PAINT	12 SF	.30	0.21
5	SLIDER	16'-0"	8'-0"	FIBERX	PAINT	20 SF	.30	0.21

NOTE: EGRESS WINDOWS BOTTOM CLEAR OPENING NOT GREAT THAN 44" FROM FLOOR



PROPOSED 1ST FLOOR PLAN 1/4" = 1'-0"

BY	DATE	STATUS	DATE
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		RESUBMITTED	
		APPROVED	
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		FINAL CHECK	

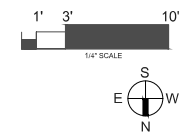
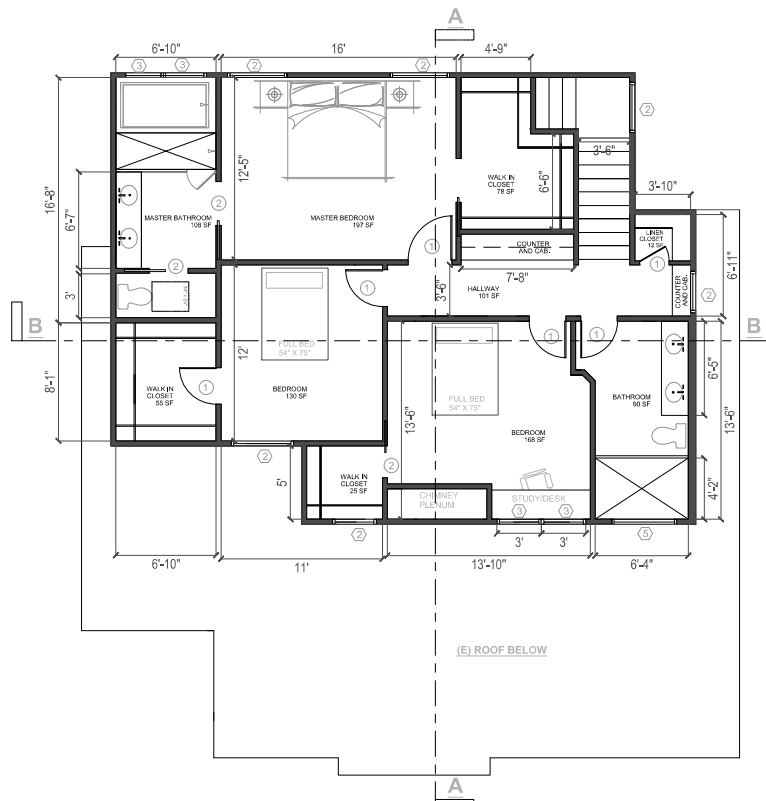


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 OWNER: ERIC AND JUDY FONG

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EXISTING WINDOW SCHEDULE

#	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH
1	SW	2'-0"	4'-0"	VINYL	WHITE
2	CS	2'-0"	3'-0"	WOOD	PAINTE
3	FIX	3'-0"	3'-6"	WOOD	STAINED GLASS
4	FIX	0'-0"	3'-0"	VINYL	WHITE
5	FIX	1'-0"	4'-0"	WOOD	PAINTE
6	FIX	2'-0"	4'-0"	VINYL	WHITE
7	SLIDER	4'-0"	4'-0"	VINYL	WHITE
8	SLIDER	2'-0"	4'-0"	VINYL	WHITE/GRASS

WINDOW MANUFACTURER:
ANDERSON WINDOWS AND DOORS
FIBERX MATERIAL

NEW DOOR SCHEDULE

NUMBER	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH	NOTES
DOOR 1	SWING	2'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 2	POCKET	2'-8"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 3	BIFOLD (2)	3'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 4	FRENCH	3'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 5	SLIDING	16'-0"	6'-0"	FIBERX	WHITE	EXTERIOR

NEW DOOR & WINDOW SCHEDULE

#	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH	AREA (SQ)	U-FACTOR	SHGC
1	FIXED	8'-0"	2'-0"	FIBERX	PAINTE	12 SF	.30	0.21
2	CASEMENT	3'-0"	4'-0"	FIBERX	PAINTE	12 SF	.30	0.21
3	CASEMENT	3'-0"	4'-0"	FIBERX	PAINTE	20 SF	.30	0.21
4	CASEMENT	3'-0"	6'-8"	FIBERX	PAINTE	12 SF	.30	0.21
5	SLIDER	16'-0"	6'-8"	FIBERX	PAINTE	20 SF	.30	0.21

NOTE: EGRESS WINDOWS BOTTOM CLEAR OPENING NOT GREAT THAN 44" FROM FLOOR

PROPOSED 2ND FLOOR PLAN 1/4" = 1'-0"

APRIL 2023

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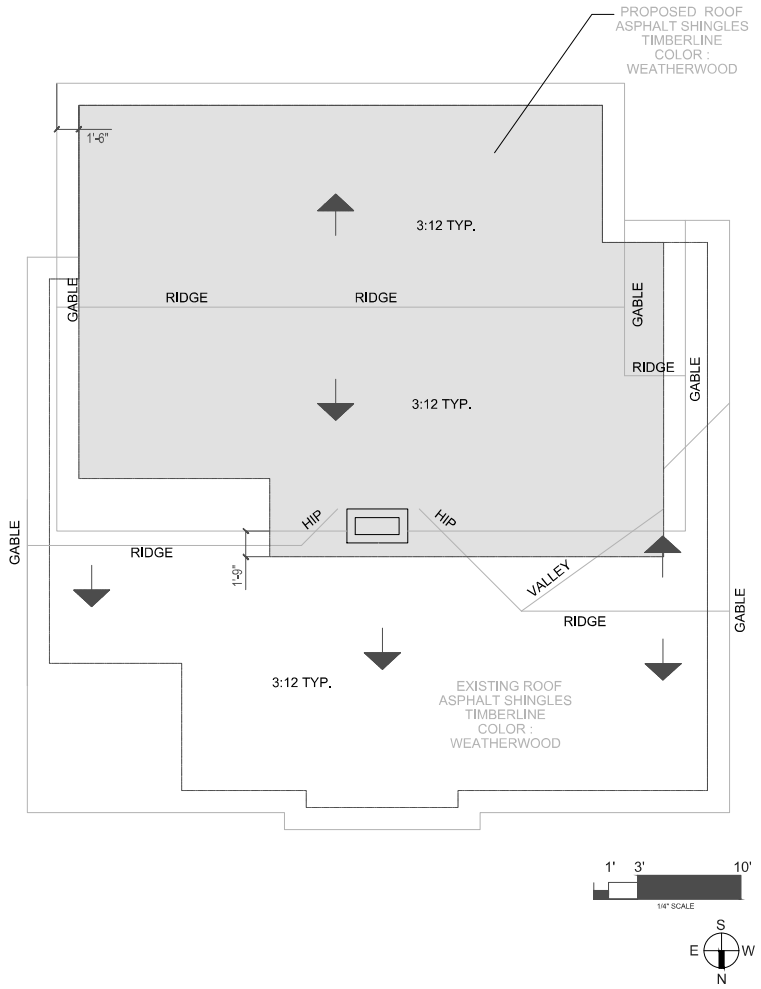


I, Eric Fong, hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am not providing any false or misleading information. I understand that any false or misleading information provided in this document may constitute a criminal offense under the laws of the State of California. I agree to indemnify and hold the architect harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the architect in connection with this project, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of the architect. This document is the property of the contractor and shall remain the property of the contractor.

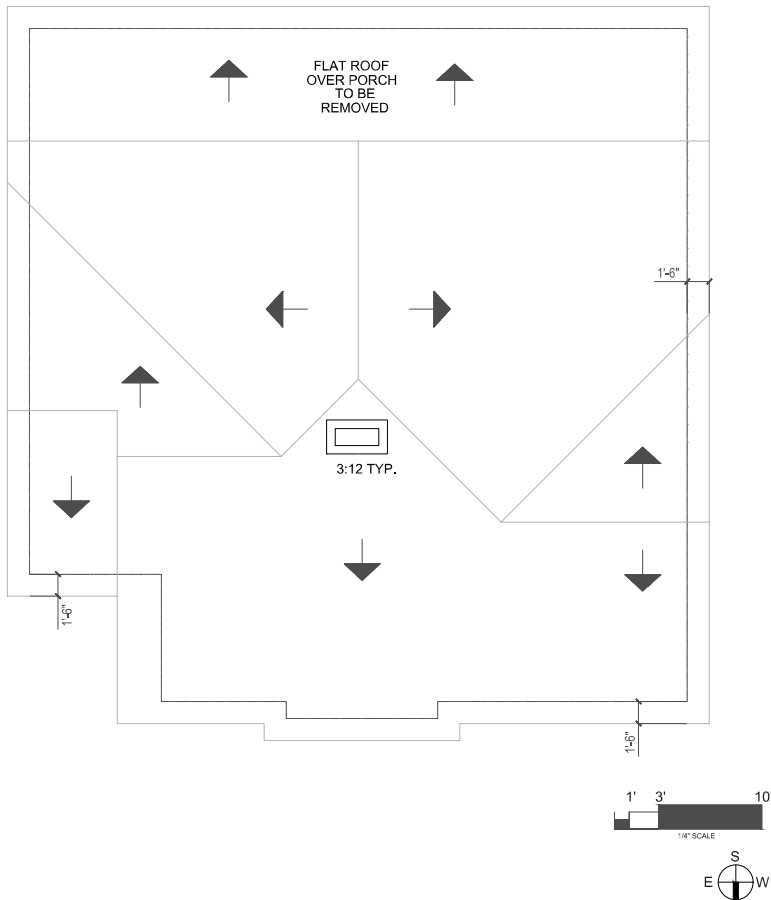
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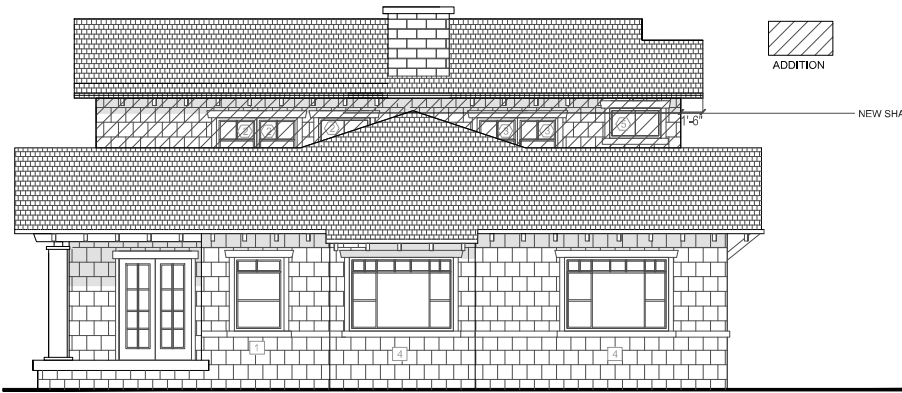
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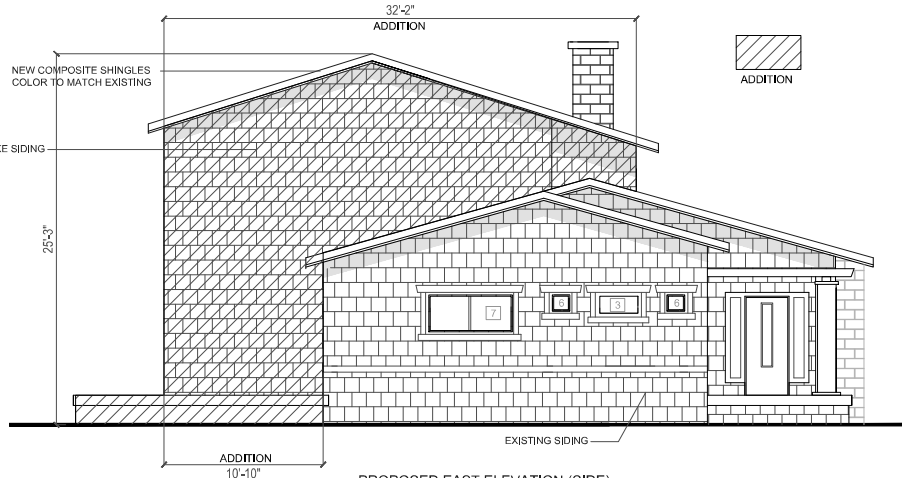
PROPOSED ROOF PLAN 1/4" = 1'-0" 2



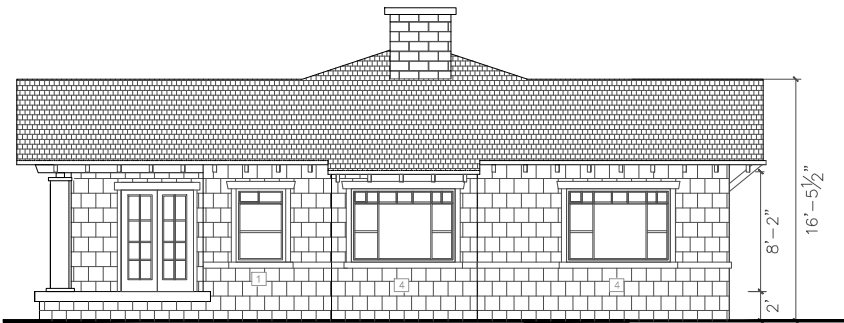
EXISTING ROOF PLAN 1/4" = 1'-0" 1



PROPOSED NORTH ELEVATION (FRONT)

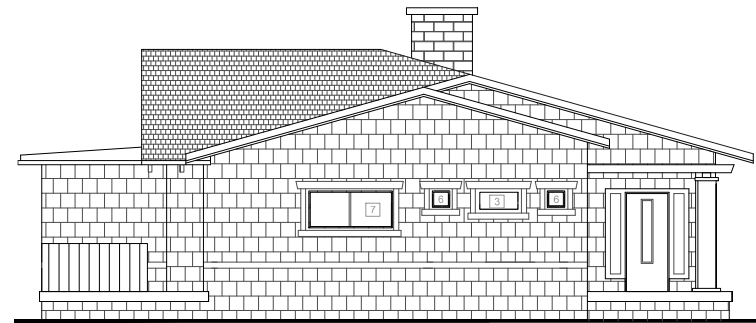


PROPOSED EAST ELEVATION (SIDE)



ALL EXISTING WINDOWS TO REMAIN ON THIS ELEVATION

EXISTING NORTH ELEVATION (FRONT)



ALL EXISTING WINDOWS TO REMAIN ON THIS ELEVATION

EXISTING EAST ELEVATION (SIDE)

KEY DESIGN NOTES

1. - ROOF MATERIALS AND COLOR TO MATCH EXISTING.
2. - ROOF EAVES AND TERMINATION OF ROOF TO MATCH EXISTING.
3. - ROOF RAFTER TAILS TO MATCH EXISTING 3" X 4"
4. - SEE WINDOW DETAILS ON SHEET A-2 SILL AND TRIM TO MATCH EXISTING.
5. - WOOD SHAKE WITH SMOOTH TEXTURE AT ADDITION ONLY
6. - CONCRETE PORCH AT REAR TO MATCH EXISTING FRONT PORCH IN TEXTURE AND COLOR
7. - DIVIDED LIGHT GRID TO MATCH SCALE AND PATTERN TO EXISTING WINDOWS.

BY	DATE	STATUS	NO.
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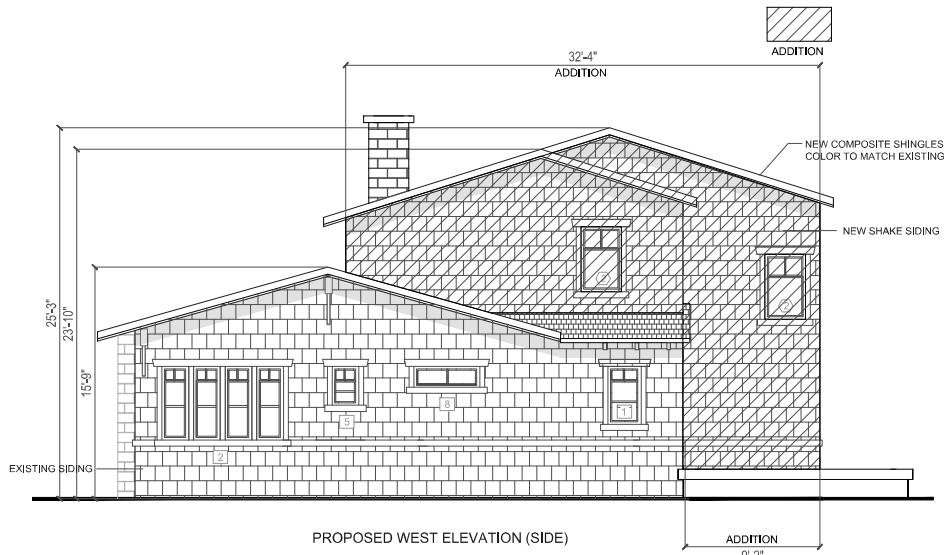


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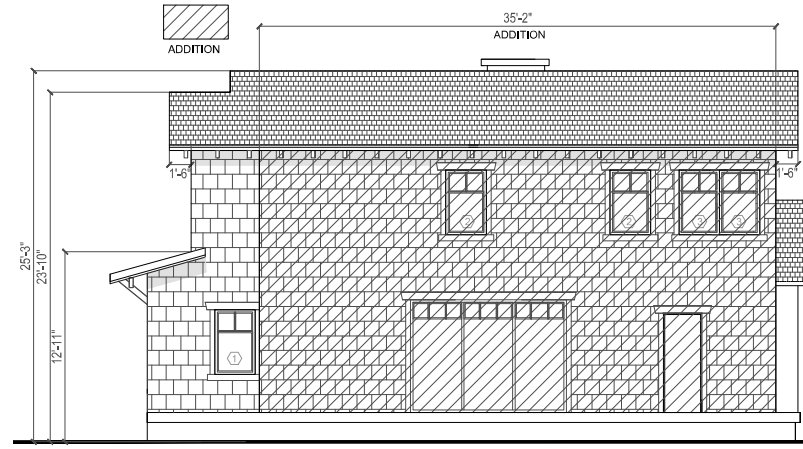
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 OWNER :
 ERIC AND JUDY FONG

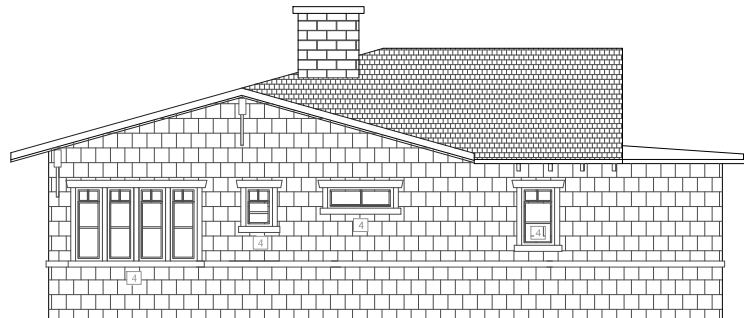
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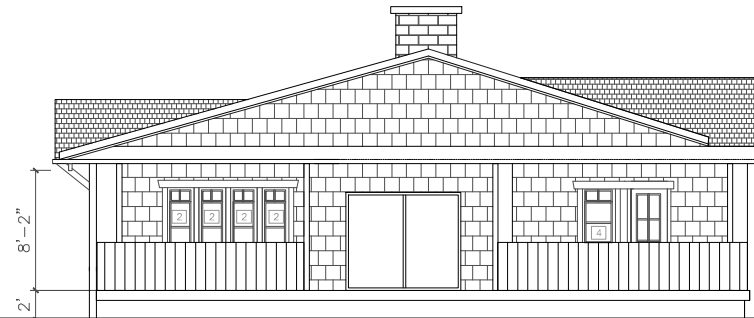
PROPOSED WEST ELEVATION (SIDE)



PROPOSED SOUTH ELEVATION (REAR)



EXISTING WEST ELEVATION (SIDE)



EXISTING SOUTH ELEVATION (REAR)

KEY DESIGN NOTES

1. - ROOF MATERIALS AND COLOR TO MATCH EXISTING.
2. - ROOF EAVES AND TERMINATION OF ROOF TO MATCH EXISTING.
3. - ROOF RAFTER TAILS TO MATCH EXISTING 3" X 4"
4. - SEE WINDOW DETAILS ON SHEET A-2 SILL AND TRIM TO MATCH EXISTING.
5. - WOOD SHAKE WITH SMOOTH TEXTURE AT ADDITION ONLY
6. - CONCRETE PORCH AT REAR TO MATCH EXISTING FRONT PORCH IN TEXTURE AND COLOR
7. - DIVIDED LIGHT GRID TO MATCH SCALE AND PATTERN TO EXISTING WINDOWS.

BY	DATE	STATUS	NO.
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		<input type="checkbox"/> RESUBMITTED	
		<input type="checkbox"/> APPROVED	
		<input type="checkbox"/> REG. COMPLETED	
		<input type="checkbox"/> FINAL CHECK	

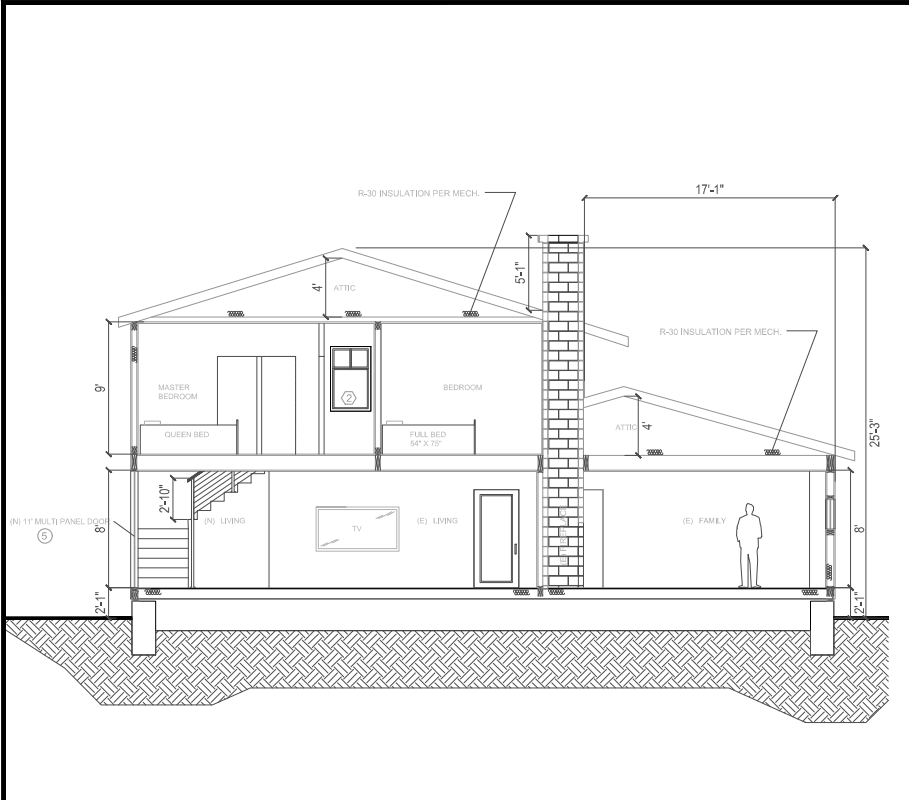


We were created by RFPY CONSTRUCTION CO., INC. for the purpose of providing a convenient and efficient way for the public to obtain information regarding the status of their applications. This information is provided for informational purposes only and does not constitute an offer of any services. The information is provided as a courtesy and is not intended to be used for any other purpose. The information is provided as a courtesy and is not intended to be used for any other purpose. The information is provided as a courtesy and is not intended to be used for any other purpose.

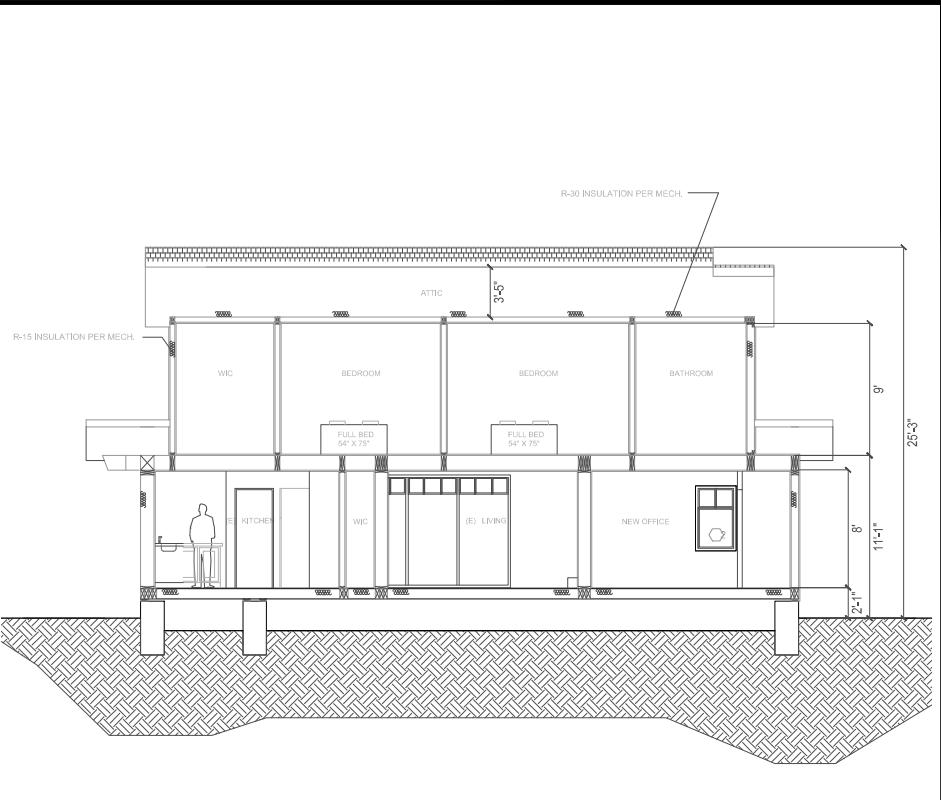
KYLE IMOTO
ARCHITECT
RAFU DESIGN BUILD
 PHONE: (310) 965-9999 FAX: (310) 965-9999
 THE DOCUMENTS, THE RECORDS OF THIS CONTRACTOR, OR ANY USE OF THIS DOCUMENT WITHOUT THEIR AUTHORIZATION IS STRICTLY PROHIBITED.

PROJECT INFORMATION
 RESIDENTIAL ADDITION
 1507 ROLLIN ST.
 SOUTH PASADENA, CALIF.
 OWNER :
 ERIC AND JUDY FONG

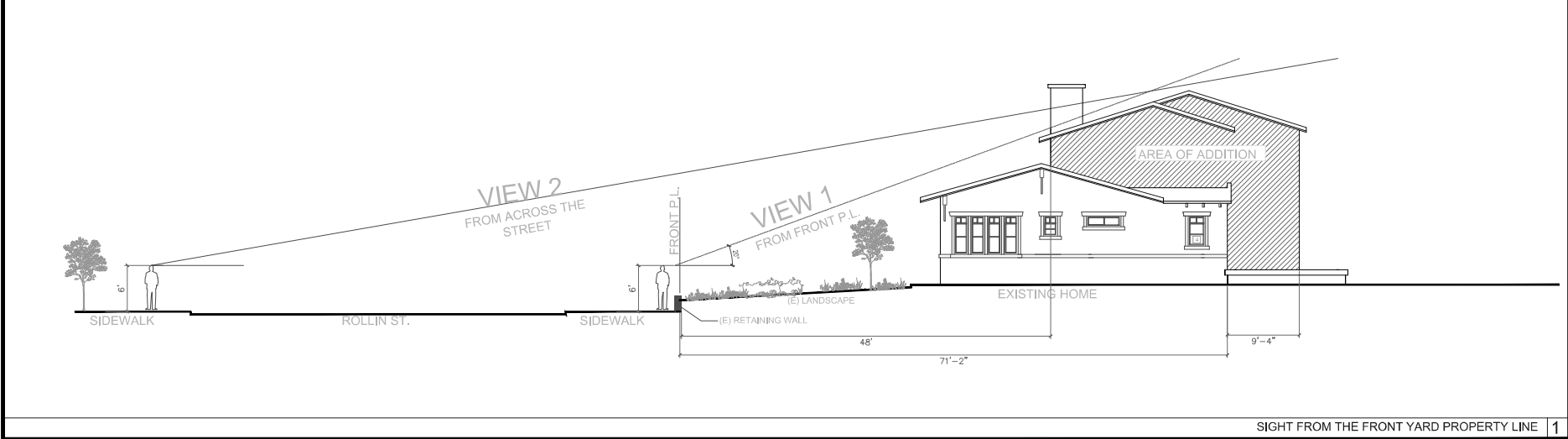
SCALE
DRAWN BY K. IMOTO
JOB NUMBER
SHEET NUMBER A-6



SECTION A - A 1/4" = 1'-0" 3



SECTION B - B 1/4" = 1'-0" 2



SIGHT FROM THE FRONT YARD PROPERTY LINE 1

BY	DATE	STATUS	SHEET NO.
		<input type="checkbox"/> PLANNING SHEET	1
		<input type="checkbox"/> SUBMITTED	2
		<input type="checkbox"/> RESUBMITTED	3
		<input type="checkbox"/> APPROVED	4
		<input type="checkbox"/> REC. COMPLETED	5
		<input type="checkbox"/> FINAL CHECK	6



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KYLE IMOTO
ARCHITECT
RAFU DESIGN BUILD

PHONE: (626) 965-2888 FAX: (626) 965-1966
 1507 ROLLIN ST., SOUTH PASADENA, CALIF. 91068
THIS DOCUMENT IS THE PROPERTY OF KYLE S. IMOTO ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KYLE S. IMOTO ARCHITECT IS STRICTLY PROHIBITED.

PROJECT INFORMATION
 RESIDENTIAL ADDITION
 1507 ROLLIN ST.,
 SOUTH PASADENA, CALIF.
 OWNER: ERIC AND JUDY FONG

SCALE
DRAWN BY K. IMOTO
JOB NUMBER
SHEET NUMBER A-7

ATTACHMENT 4

Material Board

Eric and Judy Fong residence
1507 Rollin st.
South Pasadena 91030

Materials and specifications

Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069



detail view of existing



NEW 3" HORIZONTAL TRIM
COLOR TO MATCH EXISTING
COLOR "Green smoke #47" BY FARROW & BALL OR APPROVED EQUAL



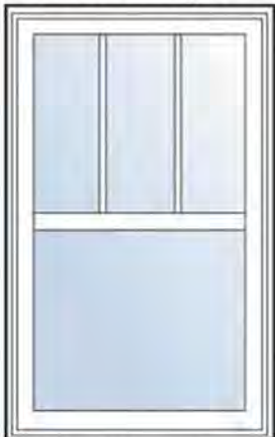
NEW HARDI-SHAKE
COLOR TO MATCH EXISTING
COLOR "Corn gold #9915" BY FARROW & BALL OR APPROVED EQUAL



Hardie shingle - straight siding



Roof shingle - by Timberline (Pewter Grey)



Grid - "Farmhouse 460" 1/2" wide "Renewal by Anderson windows" white Fiberx

ATTACHMENT 5

Building Permit Record

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

LOCATION 1507 ROLLIN
 LOT 2 BLOCK B TRACT SMITH & JACOBS
 OWNER JOHN DIEPHAUST

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

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
<u>9-15-14</u>	<u>1373</u>	<u>BUILDING</u>	<u>ROSETTA BLDG. CO</u>	<u>2,950</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

1507 ROLLIN

LOT

BLOCK

TRACT

OWNER

Martini

Reroof

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FD

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED
COST

9-7-37

4847

BUILDING

Home Roof & Insulation

140⁰⁰

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION 1507 Rollin

LEGAL DESCRIPTION: LOT 2 BLOCK TRACT N. Young's 2nd Div.

OWNER L.R. Williams
1507 Rollin

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	FEE
<u>9-16-21</u>	<u>5143</u>	BUILDING	<u>Redimado Co</u>	<u>100</u>	<u>20</u>
		ELECT. WIRING			
		ELECT. FIXTURES			
		PLUMBING			
		SEWER			

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

LOCATION 1507 1/2 ROLLIN

LOT _____ BLOCK _____ TRACT _____

OWNER MARTINI
New Foundation & Termite Work

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

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
<u>4-26-41</u>	<u>10126</u>	<u>BUILDING</u>	<u>U.S. Termite Control</u>	<u>175⁰⁰</u>
		<u>ELEC. WIRING</u>		
		<u>ELEC. FIXTURES</u>		
		<u>PLUMBING</u>		
		<u>SEWER</u>		
		<u>HOUSE CONN.</u>		

JOB CARD

Address: 1507 Raelin Street (Rear) Date: May 26, 1954

Owner: Little

Contractor: Owner

Permit Number: 31282 Value: \$150⁰⁰ Fee: 2⁰⁰

Job: Rear

Rough Inspection

Final Inspection

Inspector

Inspector

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1507 Rollin

DATE: July 27, 1962

OWNER: T. W. Little

CONTRACTOR: Neville Mfg. Co.

PERMIT NUMBER: 49745

VALUE: 150.00

FEE: 3.00

JOB: install 8' sliding door

ROUGH INSPECTION 7-27-62

Header Cupples Missing - ✓ R.N.

FINAL INSPECTION

7-30-62

INSPECTOR:

Nelson

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1507 Rollin

DATE: 7/31/62

OWNER: T. W. Little

CONTRACTOR: Alcadia Plumbing Co.

PERMIT NUMBER: 49769

VALUE:

FEE: 3.50

JOB: 1 bathtub

ROUGH INSPECTION

FINAL INSPECTION

7-29-62

INSPECTOR:

Wilson

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1507 Rollin

DATE: ~~XXX~~ 8/1/62

OWNER: Ted Little

CONTRACTOR: Roy's Plumbing

PERMIT NUMBER: 49778

VALUE:

FEE: 3.50

JOB: 1 water closet

ROUGH INSPECTION

Permit late - week end emergency

FINAL INSPECTION

7-29-62

INSPECTOR:

Nelson

CITY OF SOUTH PASADENA

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

BUILDING PERMIT

department of PUBLIC WORKS

Building Address: 1507 ROLLIN ST			U.B.C. Edition	Type Const.	Occ. Group
Lot No.	Block	Tract	Occ. Load	F. D. Appr. Required <input type="checkbox"/>	H. D. Appr. Required <input type="checkbox"/>
Owner: SHIRLEY SALAND			Grading Permit <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	Variance Required <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	
Mailing Address: 1507 ROLLIN ST			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN
City: S PASADENA	Zip: 91030	Tel.: 799-9066	No. Bedrooms	Lot Size	
Contractor: ROGER PERRON INC			Special Conditions		
Address			VALUATION: \$ 12,000		
City: N. HOLLYWOOD	Zip: 91605	Tel.: 765-5696	F E E S	PLAN CHECKING FEE	80 00
State Lic. & Classif.: B 416079	City Lic. No.			BUILDING FEE	120 00
Arch., Engr., Designer				S.M.I. FEE	.85
Address	Tel.				
City	Zip	State Lic. No.	B O N D S		
Proposed Construction: BATHROOM REMODEL					
6800Z... 21					
Sq. Ft. Size	No. Stories	No. Dw. Units			
New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/>			Permit No. 3510 OK Date 12/12/83		

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. 7081.5, 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 7081.5 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 _____ Owner _____

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. 8800, 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. 8097, 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 _____ Date _____

Mailing Address _____

City, State, Zip _____

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.

CITY OF SOUTH PASADENA
 1414 Mission Street • South Pasadena • California 91030 • 799-9101
PLANNING & BUILDING DIVISION

BUILDING PERMIT

department of PUBLIC WORKS

Building Address 1507 Rolin			U.B.C. Edition	Type Const.	Occ. Group
Lot No.	Block	Tract	Occ. Load	F. D. Appr. Required <input type="checkbox"/>	H. D. Appr. Required <input type="checkbox"/>
Owner Shirley Soland			Grading Permit <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	Variance Required <input type="checkbox"/> Obtained <input type="checkbox"/> N.A.	
Mailing Address 1507 Rolin			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN
City San Pasadena	Zip 91030	Tel. 799-9066	No. Bedrooms	Lot Size	
Contractor Dakrueck Builders			Special Conditions		
Address 2950 Lorain Rd.			VALUATION: \$ 9,000		
City San Marino	Zip 91106	Tel. 245-5043	F E E S	PLAN CHECKING FEE	72 00
State Lic. & Classif. B 405320		City Lic. No. 5401		BUILDING FEE	96 00
Arch., Engr., Designer			B O N D S	S.M.I. FEE	63
Address					
City	Zip	State Lic. No.			
Proposed Construction remodel - addition @ rear of house -					
Sq. Ft. Size 250	No. Stories 1	No. Dw. Units			
New <input type="checkbox"/>	Add. <input checked="" type="checkbox"/>	Alter. <input type="checkbox"/>	Repair <input type="checkbox"/>	Demolition <input type="checkbox"/>	
			Permit No. 5344	Date 4/25/83	

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. 7081.5, 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 7081.5 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: **4/25/83** Owner: *[Signature]*

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. 8800, Labor Code.)
 Policy No. **660950** Company **State Fund**

Copy is filed with the city. Certified copy is hereby furnished. **663**
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE **17053**
 (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. 8097, 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 *[Signature]* Date **4/25/83**
 Mailing Address **2950 Lorain Rd.**
 City, State, Zip **San Marino 91106**

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.

SMOKE DETECTORS REQUIRED

CITY OF SOUTH PASADENA

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

BUILDING PERMIT

Building Address 1507 Rollin St		U.B.C. Edition 82	Type Const. V-N	Occ. Load	Occ. Group R-3
Tract		USE ZONE R-2	Variance Required		Appr.
Owner Saland		Lot Size			
Mailing Address Same		VALUATION: \$ 2,500			
City 05551 Zip 00V0891		Tel. 799-9066		BUILDING FEE 48	
Contractor RP Air Cond		Address 19237 Walnut Dr.		S.M.I. FEE 50	
City INDUSTRY Zip 71748 Tel. 9651412		City Lic. No. 20724		PLAN CHECKING FEE	
State Lic. & Classif. 230556 - C-20		Arch., Engr., Designer		Energy Compl. Fee	
Address		City		Penalty	
City		Zip		SPECIAL INSP. 48 50	
State Lic. No.		City Lic. No.		PERMIT NO.: 002890	
Proposed Construction Re-Roofing with Add'n of A.C. Unit -		WORKERS COMP. EXP. 1-1-87		PROCESSED BY: JR	
Sq. Ft. Size 1600		No. Stories 1		Date: 3-25-86	
No. Units		<p>LICENSED CONTRACTOR'S DECLARATION</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. 12-31-86 Signature of Contractor _____</p>			
<p><input checked="" type="checkbox"/> New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repairs <input checked="" type="checkbox"/> Demolition <input type="checkbox"/></p> <p>WORKER'S COMPENSATION DECLARATION</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. PC 9740-25 Company Republic Indem.</p>		<p>OWNER-BUILDER DECLARATION</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.&P.C. for this reason _____</p> <p>Date _____ Owner _____</p>			
<p>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</p> <p>I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.</p> <p>Date _____ Applicant _____</p> <p>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>CONSTRUCTION LENDING AGENCY</p> <p>I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)</p> <p>Lender's Name _____</p> <p>Lender's Address _____</p> <p>I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.</p> <p>Signature of Applicant Richard R. Pappas Date 3-25-86</p> <p>Mailing Address 19237 Walnut Dr.</p> <p>City, State, Zip INDUSTRY CA</p>			

department of PUBLIC WORKS

EXPIRED

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.

CITY OF SOUTH PASADENA

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

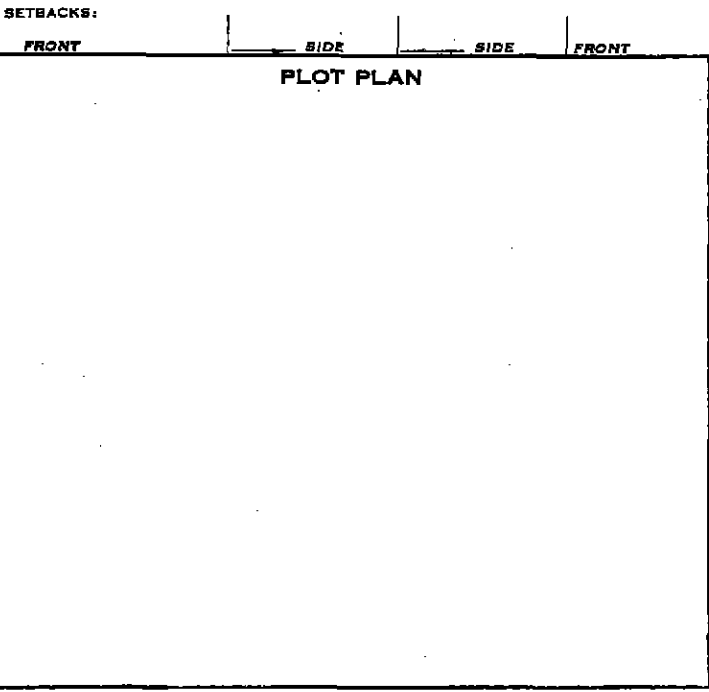
BUILDING PERMIT

Building Address 1507 Rollin Rollin			U.B.C. Edition 88	Type Const.	Occ. Load	Occ. Group R-3
Lot No.	Tract	Tract	USE ZONE R-1	Variance Required	Appr.	
Owner Eleanor Brown			Lot Size EARTHQUAKE DAMAGE			
Mailing Address 952 Butte St.			VALUATION: \$ 1,000			
City Claremont		Zip 91711	Tel.			
Contractor Douglas Masonry Inc.			BUILDING FEE #825 30 -			
Address 508 N. Olive Ave.			S.M.I. FEE 50			
City Alhambra		Zip 91801	PLAN CHECKING FEE			
State Lic. & Classif. 503287 C-29		City Lic. No.	Energy Compl. Fee			
Arch. Engr. Designer			Penalty			
Address			SPECIAL INSP.			
City			PERMIT NO.: 013678			
Proposed Construction Repair top 3' of damaged concrete			WORKERS COMP. EXP. 6-1-93		PROCESSED BY: EA	
Sq. Ft. Size			DATE: 10-15-92		DATE: 10-15-92	
New <input checked="" type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repairs <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>			LICENSED CONTRACTOR'S DECLARATION			
<p>FINAL</p> <p>BUILDING & SAFETY</p> <p>DATE: 10/20/92</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. 12-31-92 Signature: [Signature] Date: 12-31-92 Contractor</p>			
<p>FINAL</p> <p>BUILDING & SAFETY</p> <p>DATE: 10/20/92</p>			<p>OWNER-BUILDER DECLARATION</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.&P.C. for this reason _____</p> <p>Date _____ Owner _____</p>			
<p>WORKER'S COMPENSATION DECLARATION</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. 738952 Company State Fund</p>			<p>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</p> <p>I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.</p> <p>Date _____ Applicant _____</p> <p>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>CONSTRUCTION LENDING AGENCY</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 None</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 [Signature] Date 10/15/92</p> <p>Mailing Address same</p> <p>City, State, Zip same</p>			

PAID

INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			<p style="font-size: 2em; font-weight: bold;">10-20-92 - Chimney steel straps OK - t.g.</p>
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.	10/20/92		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	10/20/92	<i>[Signature]</i>	
SWIMMING POOL/SPA			
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
MISCELLANEOUS			
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, 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

REROOF APPLICATION

1507 ROLLIN ST

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: Abundo Reyes Date: 4/19/2013

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: Abundo Reyes Date: 4/19/2013

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: Abundo Reyes
 Signature: Abundo Reyes Date: 4/19/2013

DESCRIPTION OF WORK		
<input type="checkbox"/> Reroof Over Existing	<input type="checkbox"/> Tear-Off and Reroof	
<input checked="" type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing	
<input type="checkbox"/> Other	<u>Asphalt shingles</u>	
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> NONRESIDENTIAL
AREA	SQUARES / SQ. FT	CODE IN EFFECT
	<u>5000</u>	
\$	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		
BUILDING PERMIT FEE	\$	<u>133.90</u>
ISSUANCE FEE	\$	<u>27.90</u>
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
# <u>361597</u>	TOTAL	\$ <u>161.80</u>
PERMIT NUMBER	INITIALS	DATE
<u>31188</u>	<u>SD</u>	<u>4/19/13</u>
DATE OF FINAL	FINAL BY	
<u>4/19/13</u>	<u>[Signature]</u>	

SITE ADDRESS		
<u>1507 Rollin St.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME		
<u>Yingfang Liu</u>		
STREET ADDRESS		
<u>1507 Rollin St.</u>		
CITY	STATE	ZIP CODE
<u>S. Pas.</u>	<u>CA</u>	<u>91030</u>
PHONE NUMBER		
<u>626-807-1911</u>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME		
<u>Abundo Reyes / ALL SEASON GENERAL CON</u>		
STREET ADDRESS		
<u>8833 Maple St</u>		
CITY	STATE	ZIP CODE
<u>Bellflower</u>	<u>CA</u>	<u>90706</u>
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
<u>B</u>	<u>950465</u>	<u>7/31/2014</u>
PHONE NUMBER		
<u>714 598 8988</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
<u>State Fund</u>		
WORKER'S COMP INSURANCE POLICY NUMBER		EXPIRATION DATE
<u>State Fund</u>		

BUILDING AND SAFETY



City of South Pasadena
 1414 Mission Street
 South Pasadena, CA 91030
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 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: yes

Signature: [Signature] Date: 12/17/13

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: 12/17/13

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: 12/17/13

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: Jaime Lucero

Signature: [Signature] Date: 12/17/13

1507 Rollin

SITE ADDRESS 1507 Rollin St.		
ASSESSOR PARCEL NUMBER		
BOOK 5319	PAGE 005	PARCEL 018
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME HOWARD LIU		
STREET ADDRESS 1507 ROLLIN ST.		
CITY SOUTH PAS.	STATE CA	ZIP CODE 91030
PHONE NUMBER		
PRINCIPAL DESIGNER'S NAME TONY CORNELL		LICENSE NO.
STREET ADDRESS 11729 BANYAN LIND DR.		
CITY WHITTIER	STATE CA	ZIP CODE 90601
PHONE NUMBER BUILDING AND SAFETY		
CONTACT PERSON TONY CORNELL		
PHONE NUMBER 026-232-3788		
CONTRACTOR'S NAME Jaime Lucero		
STREET ADDRESS 11729 Banyan Lin Dr.		
CITY Whittier	STATE Ca.	ZIP CODE 90601
LICENSE CLASS B	LICENSE NUMBER 956213	EXPIRATION DATE 9/30/15
PHONE NUMBER (562) 688-0229		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

DESCRIPTION OF WORK (N) patio enclosure rear of 2nd unit - 328 #		
Non-habitable		
OCCUPANCY GROUP R-3/U	TYPE OF CONSTRUCTION V-B	AREA 395 #
OCCUPANCY GROUP R-3/U	TYPE OF CONSTRUCTION Y-B	AREA 328 #
NUMBER OF STORIES 1	FIRE SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO. UNITS:		PLANNING FILE NO.
\$ 30,000.00 INITIAL VALUATION		\$ 512.29 REVISED VALUATION
PLAN CHECK FEE		\$
ADDITIONAL PLAN CHECK FEE # 366995		\$ 35.00
FIRE DEPT. PLAN CHECK FEE # 366995		\$
PLAN CHECK NUMBER 32286	INITIALS SD	DATE 12/4/13
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 checked="" type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ 616.74	
ISSUANCE FEE	\$ 28.30	
SMP FEE	\$ 3.00	
Investigation fee	\$ 61.67	
GENERAL PLAN FEE	\$ 616.74	
PIF (PARK IMPACT FEE)	\$	
GROWTH FEE	\$	
# 367272 TOTAL	\$ 1261.78	
PERMIT NUMBER 32351	INITIALS LV	DATE 12-17-13
DATE OF FINAL	FINAL BY 5/30/14 [Signature]	

NO.	INSPECTION	DATE	INSPECTOR
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	1/21/14	MM
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection	1/21/14	MM
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath	1/21/14	MM
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	1/21/14	MM
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

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

NAME: _____

SIGNATURE: _____

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: _____



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: [Signature] Date: 12/17/13

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: 12/17/13

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: 12/17/13

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: Jaime Lucero

Signature: [Signature] Date: 12/17/13

DESCRIPTION OF WORK <u>(N) GARAGE</u>		
OCCUPANCY GROUP <u>0</u>	TYPE OF CONSTRUCTION <u>V</u>	AREA <u>395 sq</u>
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>see PIC # 32286</u> INITIAL VALUATION		REVISED VALUATION
PLAN CHECK FEE	\$	
ADDITIONAL PLAN CHECK FEE	\$	
FIRE DEPT. PLAN CHECK FEE <u>#366995</u>	\$	
PLAN CHECK NUMBER <u>32288</u>	INITIALS <u>SD</u>	DATE <u>12/4/13</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 checked="" type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$	
ISSUANCE FEE	\$	<u>28.30</u>
SMIP FEE	\$	
GENERAL PLAN FEE	\$	
PIF (PARK IMPACT FEE)	\$	
GROWTH FEE	\$	
<u>#267277</u> TOTAL	\$	<u>28.30</u>
PERMIT NUMBER <u>32352</u>	INITIALS <u>LV</u>	DATE <u>12-17-13</u>
DATE OF FINAL <u>5/30/14</u>	FINAL BY <u>[Signature]</u>	

SITE ADDRESS <u>1507 ROLLIN ST</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>HOWARD Liu</u>		
STREET ADDRESS <u>1507 Rollin St.</u>		
CITY <u>S. Pas</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>626-403-6979</u>		
PRINCIPAL DESIGNER'S NAME <u>FINAL</u>		LICENSE NO.
STREET ADDRESS <u>MONTEREY PK</u>		
CITY <u>Monterey Pk</u>	STATE <u>CA</u>	ZIP CODE <u>91755</u>
PHONE NUMBER <u>BUILDING AND SAFETY</u> <u>626-232-3188</u>		
CONTACT PERSON <u>HOWARD Liu</u>		
PHONE NUMBER <u>626-403-6979</u>		
CONTRACTOR'S NAME <u>Jaime Lucero</u>		
STREET ADDRESS <u>11729 Banyan Rim Dr.</u>		
CITY <u>Whittier</u>	STATE <u>Ca</u>	ZIP CODE <u>90601</u>
LICENSE CLASS <u>B</u>	LICENSE NUMBER <u>956213</u>	EXPIRATION DATE <u>9/30/15</u>
PHONE NUMBER <u>(562) 688-0279</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

NO.	INSPECTION	DATE	INSPECTOR
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	2/25/14	MMMM
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection	2/25/14	MMMM
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

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

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: _____

PEDESTRIAN PROTECTION: DATE APPROVED: _____
 DATE PERMITTED TO BE REMOVED: _____

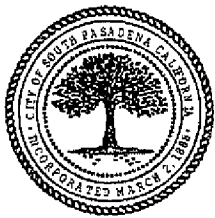
INSPECTION NOTES

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: _____



City of South Pasadena

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7:30 am to 4:00 Friday

Phone Number (626) 403-7220

Insp. Request (626) 403-7226

SITE ADDRESS 1507 ROLLIN ST		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME HOWARD LIA		
STREET ADDRESS 1507 Rollin St.		
CITY S. Pas.	STATE CA	ZIP CODE 91030
PHONE NUMBER 626-403-6979		
PRINCIPAL CONTRACTOR'S NAME FINAL		
STREET ADDRESS 1505 TYLER DR.		
CITY Montroy	STATE CA	ZIP CODE 91155
PHONE NUMBER 626-232-3788		
CONTACT PERSON HOWARD LIA		
PHONE NUMBER 626-403-6979		
CONTRACTOR'S NAME Jaime Lucero		
STREET ADDRESS 11729 Banyan Rim Dr.		
CITY Whittier	STATE Ca.	ZIP CODE 90601
LICENSE CLASS B	LICENSE NUMBER 956213	EXPIRATION DATE 9/30/15
PHONE NUMBER (562) 688-0229		
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: [Signature] Date: 12/17/13

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: 12/17/13

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: 12/17/13

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: Jaime Lucero

Signature: [Signature] Date: 12/17/13

DESCRIPTION OF WORK (N) PATIO COVER ATTACHED TO HOUSE		
OCCUPANCY GROUP U	TYPE OF CONSTRUCTION	AREA 350sf
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>See PK # 32286</u> INITIAL VALUATION		\$ <u>32286</u> REVISED VALUATION
PLAN CHECK FEE		\$
ADDITIONAL PLAN CHECK FEE		\$
FIRE DEPT. PLAN CHECK FEE # 366995		\$
PLAN CHECK NUMBER 32289	INITIALS SD	DATE 12/4/13
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		\$
ISSUANCE FEE		\$ <u>28.30</u>
SMIP FEE		\$
GENERAL PLAN FEE		\$
PIF (PARK IMPACT FEE)		\$
GROWTH FEE		\$
# 367272 TOTAL		\$ <u>28.30</u>
PERMIT NUMBER 32353	INITIALS LV	DATE 12-17-13
DATE OF FINAL	FINAL	
<u>5/30/14</u>	<u>[Signature]</u>	

NO.	INSPECTION	DATE	INSPECTOR
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	2/27/19	W. W. W.
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

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

NAME: _____

SIGNATURE: _____

PEDESTRIAN PROTECTION:

DATE APPROVED: _____

DATE PERMITTED TO BE REMOVED: _____

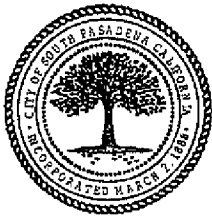
INSPECTION NOTES

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: _____



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 1507 Rollin St.		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Yingfang Lou		
STREET ADDRESS 1507 Rollin St.		
CITY S. Pas.	STATE CA	ZIP CODE 91030
PHONE NUMBER 626-403-6979		
PRINCIPAL DESIGNER'S NAME FINAL		LICENSE NO.
STREET ADDRESS FINAL		
CITY FINAL		
PHONE NUMBER BUILDING AND SAFETY		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME		
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: _____ 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: _____

WORKERS' COMPENSATION DECLARATION

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

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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: _____

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: Yingfang Lou

Signature: [Signature] Date: 1/31/14

DESCRIPTION OF WORK REVISION for windows		
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		\$ _____ REVISED VALUATION
PLAN CHECK FEE	\$ 111.90	
ADDITIONAL PLAN CHECK FEE	\$ _____	
FIRE DEPT. PLAN CHECK FEE # 368319	\$ _____	
PLAN CHECK NUMBER 32553	INITIALS SD	DATE 1/31/14
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	\$ _____	
ISSUANCE FEE	\$ _____	
SMIP FEE	\$ _____	
GENERAL PLAN FEE	\$ _____	
PIF (PARK IMPACT FEE)	\$ _____	
GROWTH FEE	\$ _____	
TOTAL \$ _____		
PERMIT NUMBER	INITIALS	DATE
DATE OF FINAL 5/30/14	FINAL BY [Signature]	

Plan Check Only

NO.	INSPECTION	DATE	INSPECTOR
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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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

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.

NAME: _____

YES NO

SIGNATURE: _____

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: _____



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 1507 1/2 ROLLIN ST		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Howard Liu		
STREET ADDRESS 1507 ROLLIN ST		
CITY S. PASADENA	STATE CA	ZIP CODE 91030
PHONE NUMBER 626-403-1979		
PRINCIPAL DESIGNER'S NAME FINAL		
STREET ADDRESS BUILDING AND SAFETY		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME PRECISION RESTORATION SERVICES INC.		
STREET ADDRESS 11729 Banyan Rim Dr.		
CITY Whittier	STATE Ca.	ZIP CODE 90601
LICENSE CLASS B	LICENSE NUMBER 956213	EXPIRATION DATE 9/30/15
PHONE NUMBER (562) 688-0229		
WORKER'S COMPENSATION INSURANCE COMPANY NAME EXEMPT		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

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: _____ Date: **12/17/13**

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: **11/6/13**

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: **11/6/13**

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.

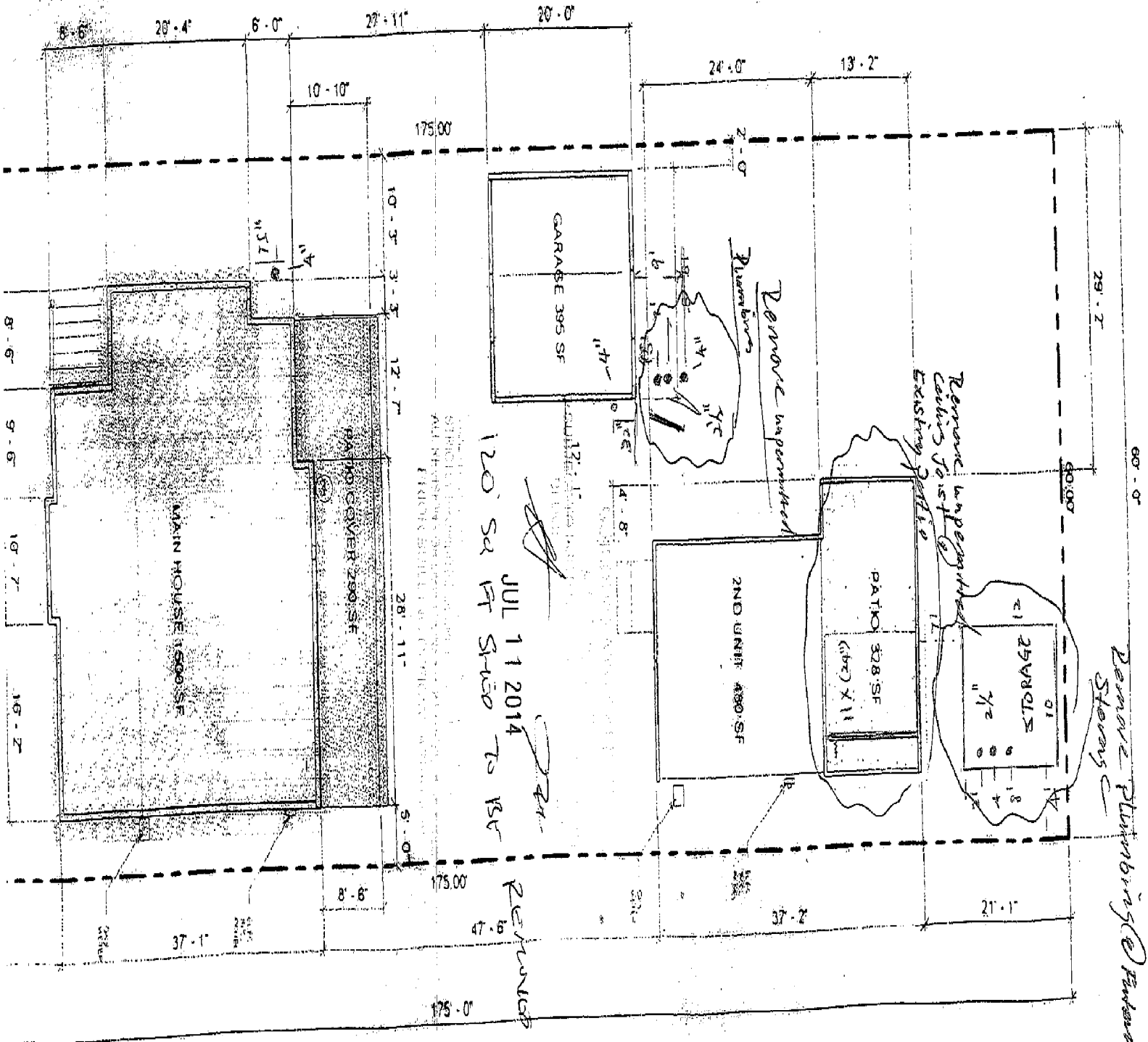
Name: **Jaime Lucero**

Signature: _____ Date: **11/6/13**

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 Asphalt shingles		
facia board		
BACK HOUSE		
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> NONRESIDENTIAL
AREA	SQUARES / SQ. FT	CODE IN EFFECT
\$ 3000.00		\$
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		
BUILDING PERMIT FEE	\$	101.20
ISSUANCE FEE	\$	28.30
REROOF, COMP SHINGLES	\$	
FOR COMP SHINGLES	\$	
JRY OK MATCH EXISTING	\$	
12/17/13	\$	
# 367272	TOTAL	\$ 129.50
PERMIT NUMBER 32354	INITIALS LV	DATE 12-17-13
DATE OF FINAL	FINALS	
5/30/14	lv	

72

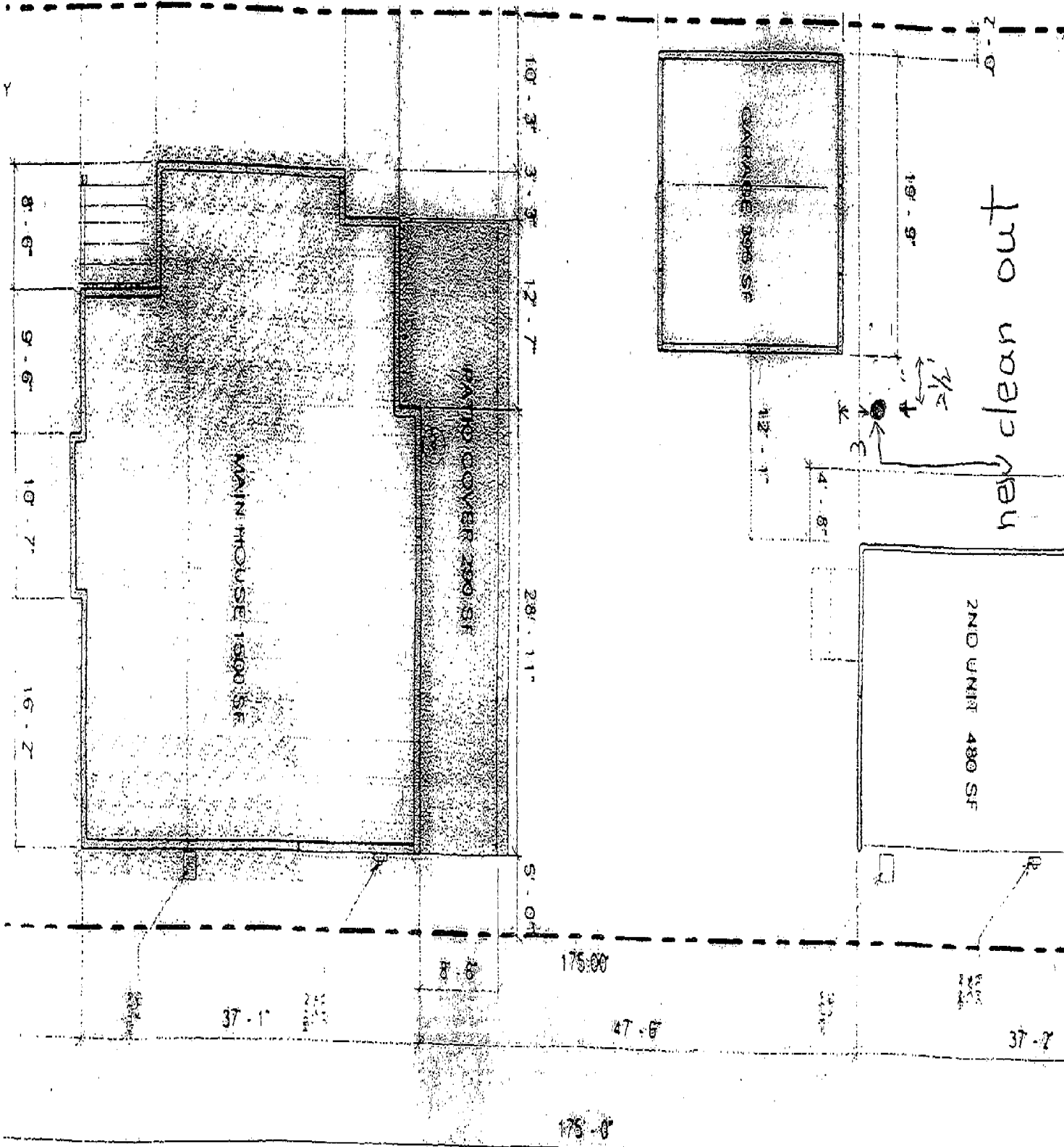
1501 Rollin St.



JUL 11 2014
120' SQ FT SHED TO RST

REVISIONS

Remove Plumbing & Fixtures
Storage



1507 Rollin St.