

CITY OF SOUTH PASADENA DESIGN REVIEW BOARD

AGENDA REGULAR MEETING THURSDAY, JUNE 1, 2023 6:30 P.M.

CITY MANAGER'S CONFERENCE ROOM 1414 MISSION STREET, SOUTH PASADENA, CA 91030

South Pasadena Design Review Board 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 Design Review Board Meeting will be conducted in-person from the City Manager's Conference Room, located at 1414 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person City Manager's Conference Room, 1414 Mission Street, South Pasadena
- Via Zoom: https://us02web.zoom.us/j/89814060953 Meeting ID: 898 1406 0953

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/89814060953

CALL TO ORDER: Chair Brian Nichols

ROLL CALL: Chair Brian Nichols

Vice-Chair Melissa Hon Tsai

Board Member Joe Carlson
Board Member Samantha Hill
Board Member Kay Younger

COUNCIL LIAISON: Councilmember Janet Braun

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

PUBLIC COMMENT AND SUGGESTIONS (Public Comments are limited to 3 minutes)

The Design Review Board welcomes public input. If you would like to comment on an agenda item, members of the public may participate by means of one of the following options:

Option 1:

Participate in-person at the City Manager's Conference Room, 1414 Mission Street, South Pasadena, CA 91030.

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 Design Review Board meeting.

NOTE: Pursuant to State law, the Design Review Board may not discuss or take action on issues not on the meeting agenda, except that members of the Design Review Board 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)

PUBLIC HEARING

2. 411 Alta Vista Avenue (APN: 5311-011-053), Project No. 2542-DRX: A request for a Design Review Permit (DRX) to add a 38 square-foot mudroom addition and a multi-level deck totaling 1,732 square-feet attached to the rear of an existing 2-story single-family dwelling at 411 Alta Vista Avenue (APN: 5311-011-053). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Find the project exempt from CEQA pursuant to Section 15301. Approve the project, subject to the recommended conditions of approval.

3. 333 Hawthorne Street (APN: 5313-017-014), Project No. 2551-DRX: A request for a Design Review Permit (DRX) to add a 749 square-foot addition to the rear of an existing, one-story 770 square-foot single-family residence located at 333 Hawthorne Street (Assessor's Parcel Number: 5313-017-014). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Find the project exempt from CEQA pursuant to Section 15301. Approve the project, subject to the recommended conditions of approval.

ADMINISTRATION

- 4. Comments from City Council Liaison
- 5. Comments from Board Members
- 6. Comments from Subcommittees
- 7. Comments from Staff

ADJOURNMENT

8. Adjourn to the Regular Design Review Board meeting scheduled for July 6, 2023 at 6:30 p.m.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Design Review Board meeting agenda packets are available online at the City website: https://www.southpasadenaca.gov/government/boards-commissions/design-review-board/design-review-board-agendas-and-minutes

Agenda related documents provided to the Design Review Board are available for public review on the City's website. Additional documents, when presented to Design Review Board, will also be uploaded and available on the City's website.

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk's Division at (626) 403-7230.

ACCOMMODATIONS

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

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

5/25/2023

Date Sandra Robles, Associate Planner



Design Review Board Agenda Report

ITEM NO. 2

DATE: June 1, 2023

FROM: Angelica Frausto-Lupo, Community Development Director

Matt Chang, Planning Manager

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: Project No. 2542-DRX – A request for a Design Review Permit

to add a 38 square foot mudroom addition and a multi-level deck totaling 1,732 square-feet attached to the rear of an existing 2-story single-family dwelling at 411 Alta Vista Avenue (APN: 5311-011-053); finding project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301.

RECOMMENDATION

Staff recommends that the Design Review Board (DRB):

- 1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301.
- 2. Approve Project No. 2542-DRX, subject to conditions of approval (**Attachment 1**).

BACKGROUND

The subject site at 411 Alta Vista Avenue is a rectangular lot measuring approximately 5,828 square feet. The property is located on the southerly side of the winding Alta Vista Avenue. It is located within the Residential Single Family (RS) Zoning District, and is surrounded by multi-story single family residences in a mix of architectural styles. **Figure 1**, on the following page, is an aerial of the subject property and the surrounding neighborhood, with the project site outlined in red.

The subject site is currently developed with an 1,800 square foot, two-story single-family residence consisting of three (3) bedrooms and two (2) baths, and a 396 square foot, attached two-car garage. Originally constructed in 1959, the subject property has undergone some minor modifications. In 1979, a permit was issued for an 11 foot by 14 foot deck and stairs. In 2012, a permit was issued for a re-roof and in 2021, the installation of solar panels was approved.

Figure 1: Aerial



PROJECT DESCRIPTION

The applicant is requesting the approval of a Design Review Permit (DRX) to add a 38 square foot mudroom addition and a multi-level deck totaling 1,732 square-feet at the rear of the existing two-story residence. The applicant is proposing to add a 498.1 square-foot deck with pergola to the upper floor; to expand the existing deck at the middle floor to 513.4 square feet; and to add a new 721 square-foot lower deck the includes a Jacuzzi and outdoor kitchen and BBQ.

The Design Review Board is the Review Authority of this project since the property is not subject to the provisions of Chapter 2.65 (Cultural Heritage Ordinance) of the South Pasadena Municipal Code (SPMC). The property is not a historic resource as it is not listed in the City's Inventory of Cultural Resources. Pursuant to SPMC, Section 36.410.040, a Design Review Permit is required as the project is proposing exterior modifications to existing elevations with an addition of a multi-level deck that is greater than 500 square feet.

PROJECT ANALYSIS

General Plan Consistency

The General Plan land use designation of the site is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6 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, the project is consistent with the General Plan.

Zoning Code Compliance & Development Standards

The subject property is located within the Residential Single Family (RS) Zoning District, which is intended for areas appropriate for the development of detached, single-family homes. The purpose of Residential Zoning District General Development Standards (South Pasadena Municipal Code, Section 36.220.040) is to ensure that alterations to existing structures are suitable and compatible with the applicable development standards. The subject property is a legal non-conforming parcel, with a lot size of less than 10,000 square feet; as such, **Table 1** below includes standards outlined pursuant to SPMC, Section 36.220.050 — Development of Small Nonconforming Residential Parcels.

Table 1: RS Zone and Small Nonconforming Parcel Standards

Standard	Requirement	Existing	Proposed
Lot Coverage (SPMC 36.220.050)	50% (2,914 SF max allowed)	33% 1,910 SF	42% 2,453 SF
Floor Area Ratio (FAR)	35% (2,040 SF max allowed)	32.8% 1,915.2 SF	33.5% (1,953.3 SF)
Building Height	35'	28'-1"	No Change
Off-Street Parking	2-Car Garage	2-Car Garage	No Change
Front Setback (SPMC 36.220.050)	20' or 15' for houses with front porch	8'-5"	No Change
Side (North) 10% of lot width Setback 4 ft. minimum		3'-9½"	No Change
Side (South) Setback	10% of lot width, 4 ft. minimum	5'-5"	No Change

Rear Setback (SPMC 36.220.050)	20'	72'-1½"	57'-1"
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Design Review Permit (DRX)

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 adopted design standards and guidelines. The Design Guidelines for *Enhancing Existing Non-Historic Residences* list various guidelines that a project should consider when proposing enhancement to older properties.

The applicant is proposing a design that is compatible with the surrounding structures and is incorporating functions and activities related to typical single-family residential properties. The multi-deck addition at the rear is a feature similar to that of the adjacent properties and will blend in with landscaping and residential structures typical of the neighborhood.

FINDINGS

Required Design Review Permit (DRX) Findings

In order to approve a Design Review application, the Design Review Board shall first find that the design and layout of the proposed development:

 Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);

The project site has a General Plan land use designation of Low Density Residential. General Plan policies for this land use designation specify this land use category for single-family dwelling uses. There are no additional dwelling units proposed and as such, it remains consistent with the General Plan. The proposed project meets design guidelines adopted by the City, in that all proposed work is located to the rear of the property, thereby, reducing mass and scale.

2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;

The project is designed to accommodate the functions and activities related to typical single-family residential properties. As conditioned, the project's mass, scale, bulk, and temporary construction activities would not unreasonable

interfere with the use and enjoyment of the neighboring, existing or future, developments and will not create adverse pedestrian or traffic hazards.

3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and,

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. All building materials, colors, and finishes will match the existing house, as conditioned.

4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good comparison, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

The proposed project has been designed with the consideration to its residents of the home and provides adequate indoor and outdoor space. The proposed project uses materials and colors to enhance the architecture style and will remain appealing with a reasonable level of maintenance.

ENVIRONMENTAL ANALYSIS

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

ALTERNATIVES TO CONSIDER

If the Design Review Board does not agree with Staff's recommendation, the following options are available:

- 1. The Design Review Board may <u>Approve</u> the project with modified/added conditions; or
- 2. The Design Review Board may <u>Continue</u> the project to address comments discussed; or
- 3. The Design Review Board may <u>Deny</u> the project if it finds that the project does not meet the City's requirements.

PUBLIC NOTICING

A Public Hearing Notice was published on May 19, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on May 18, 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 Design Review Board 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 Planning Commission. Should there be no appeals during this 15-day period, the applicant may proceed through the plan check process with the Building Division and staff will review the construction plans to ensure that all conditions are satisfied.

ATTACHMENTS

- 1. Conditions of Approval
- 2. Project Plans
- 3. Photographs of Project Site
- 4. Neighborhood Photos

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL

Design Review Permit

PROJECT NO. 2542 – DRX 411 Alta Vista Avenue (APN: 5311-011-053)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Design Review Board on June 1, 2023:

Design Review for the construction of a new, 38 square-foot mudroom and multi-level deck totaling 1,732 square-feet attached to an existing 2-story single-family residence at 411 Alta Vista Avenue.

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

PLANNING DIVISION:

- P1. Approval by the Design Review Board does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Design Review.
- P2. 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.
- P3. 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.
- P4. 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.
- P5. 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.
- P6. 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.
- P7. A construction sign with contact information for the contractor shall be posted on-site during construction.

BUILDING DIVISION:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Design Review Board 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 to permit issuance.
- B3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B6. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- B7. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
- B8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B9. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B10. Stormwater Planning Program LID Plan Checklist (MS4-1 Form) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link:

https://www.dropbox.com/s/5p4yf08beipzyot/SP%20MS4-1%20LID%20Determination%20Form.pdf?dl=0

- B11. Foundation inspection will not be made until setback on the west side of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B12. Alteration to existing crawl space and conversion to a mudroom of habitable space is considered to be an addition.
- B13. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in the Existing Building Code in effect.
- B14. Project shall comply with the CalGreen Residential mandatory requirements.
- B15. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- B16. Separate plan review and permit is required for each detached retaining wall.
- B17. 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 by Fire Sprinklers.

PUBLIC WORKS DEPARTMENT:

- PW1 The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned.
- PW2 The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee of \$515 for two (2) reviews and a \$153 for each additional review and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW3 The applicant shall be responsible for 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 deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- PW4 Alta Vista Avenue shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the

- start of construction. These video recordings and photographs shall be submitted to the City before the start of the project and immediately upon completion of the project.
- PW5 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.
- PW6 Show the location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).
- PW7 Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW8 Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.
- PW9 The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
- PW10 The applicant shall provide a construction schedule for each stage of any major activities (i.e. the 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 The applicant shall provide a haul route map, on-site staging plan, and indicate a contractor parking location to the Public Works Department for review and approval prior to issuance of permits. All vehicles including workers' vehicles shall not be parked near the construction site. Provide a shuttle service if necessary.
- PW12 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. At least 48 hours advance notice shall be given to residents for street and lane closures. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department.
- PW13 Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and resident at least 48 hours in advance of the street closure.

- PW14 No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW15 Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
- PW16 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.
- PW17 The applicant shall be responsible for posting a project sign at the entrance to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of durable weather-resistant material. The applicant shall provide a 24-hour emergency contact number for the designated contact who will be responsible for maintaining the public right-of-way during the all stages of construction until the project is complete.
- PW18 The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

FIRE DEPARTMENT:

- F1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code (CBC) and NFPA standards..
- F2. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building can not be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
- F3. 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;
 - 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.
- F4. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- F5. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.
- F6. Project shall comply with Chapter 49 Requirements Wildland Urban Interface Fire Areas.
- F7. This residence is in the City of South Pasadena High Risk Fire Area. "High risk fire area" is defined as those properties located south of Monterey Road, extending top the city border, and west of Meridian Avenue, extending to the city border.
- F8. Applicant shall provide in detail the square footage of interior remodel at time of submittal. Please refer to Chapter 14 of the South Pasadena Municipal Code (Additions and alterations).
- F9. 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.
 - 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.
- F10. A set of plans must remain on the job site at all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- F11. 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

Project Plans

*RODRIGUEZ RESIDENCE *

SOUTH PASADENA, CALIFORNIA

GENERAL NOTES

PROJECT DIRECTORY

OWNERS
HECTOR RODRIGUEZ
(818) 445-6529
411 ALTA VISTA AVENUE
SOUTH PASADENA, CA 91030

ARCHITECT
JUJAN MAJTERMAN ARCHITECTJ
IZ33 GARPIELD AVENUE
JOUTH PAJADENA, CA 91030
IT] (6260H-4762
JUJAN@JUJANMAJTERMAN
LIC # C26870 EXP 4/30/23

JOIL/ ENGINEER
JAJJAN GEOJCIENCEJ INC
JAJJAN JALEHPOUR
1290 N. LAKE AVE. JUIT 204
PAJADENA CA 91104

PROJECT DESCRIPTION

NEW INTERIOR REMODEL
AND
3-/TORY REAR DECK ADDITION CONECTED BY /TAIR UPPER DECK W/
PERGOLA AND LOWER DECK WITH JANUZZY AND BBQ/ KITCHEN
AND
TWO NEW /TAIR / JIDING THE HOUSE CONNECTING THE HOUSE AND THE
/IDEWALK TO THE BACKYARD RETAINING WALLS
AT

AT EXISTING 2-STORY SINGLE FAMILY RESIDENCE

PROJECT INFORMATION

YEAR DUILT

ASSESSED AND THE PROPERTY OF THE P

AREA CALCULATIONS

FLOOR AREA RATIO

EXINTING FLOOR AREA RATIO

MAX ALLOWABLE FAR (35%) 2,043.65 JF EXISTING UPPER FLOOR AREA EXISTING LOWER FLOOR AREA TOTAL EX'G FLOOR AREA 1,915.2 JF

NEW FLOOR AREA RATIO

NEW LOWER FLOOR AREA 38.0 ∫F TOTAL NEW FLOOR AREA 1,953.3 SF

LOT COVERAGE

EXINTING LOT COVERAGE

MAX LOT COVERAGE (50%) 2,919.5 JF EXITING IT FLOOR AREA EXITING DECK EXITING FRONT PORCH EXITING GARAGE TOTAL EXISTING LOT COVERAGE

PROPOSED LOT COVER AGE

recreate to recreating	
EXIJTING IJT FLOOR AREA EXIJTING FRONT PORCH EXIJTING GARLAGE NEW REAR DECK (w/jacyal) & BACK JTAIRJ	1,285.1 JF 50.6 JF 395.8 JF 721.0 JF
TOTAL FXLITING LOT COVER AGE	21525 (F

SHEET INDEX

ARCHITECTURAL

COVER PAGE PROJECT INFO, GENERAL NOTES
EXISTING & PROPOSED SITE PLAN
EXISTING & PROPOSED SITE SECTION
DOORS & WINDOLWS SCHEDULE
3D MODELS

PROPOSED UPPER FLOOR PLAN PROPOSED LOWER FLOOR PLAN PROPOSED LOWER DECK PLAN PROPOSED ROOF PLAN

EXIJTING AND PROPOJED EAJT ELEVATION EXIJTING AND PROPOJED NORTH ELEVATION EXIJTING AND PROPOJED WEJT ELEVATION EXIJTING AND PROPOJED JOUTH ELEVATION

JURVEY
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SYMBOL LEGEND

REQUIRED SETBACK LINE

WALLS DASHED BELOW NEW ROOF NEW ADDITION

AREA OF INTERIOR REMODEL

NE.W WALL.∫

EX'G WALLS TO BE DEMO EX'G WALLS TO REMAIN

DRJ/WNDWJ (JEE JCHEDULE)

INTERIOR ELEVATION REFERENCE

EXTERIOR ELEVATION REFERENCE

PROPERTY CORNERS

FLOW DIRECTION

WATER CLOSET

DOOR

FINISH FLOOR ROOF PITCH

DETAIL REFERENCE

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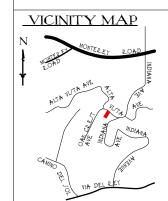
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TREE

BUILDING CODES

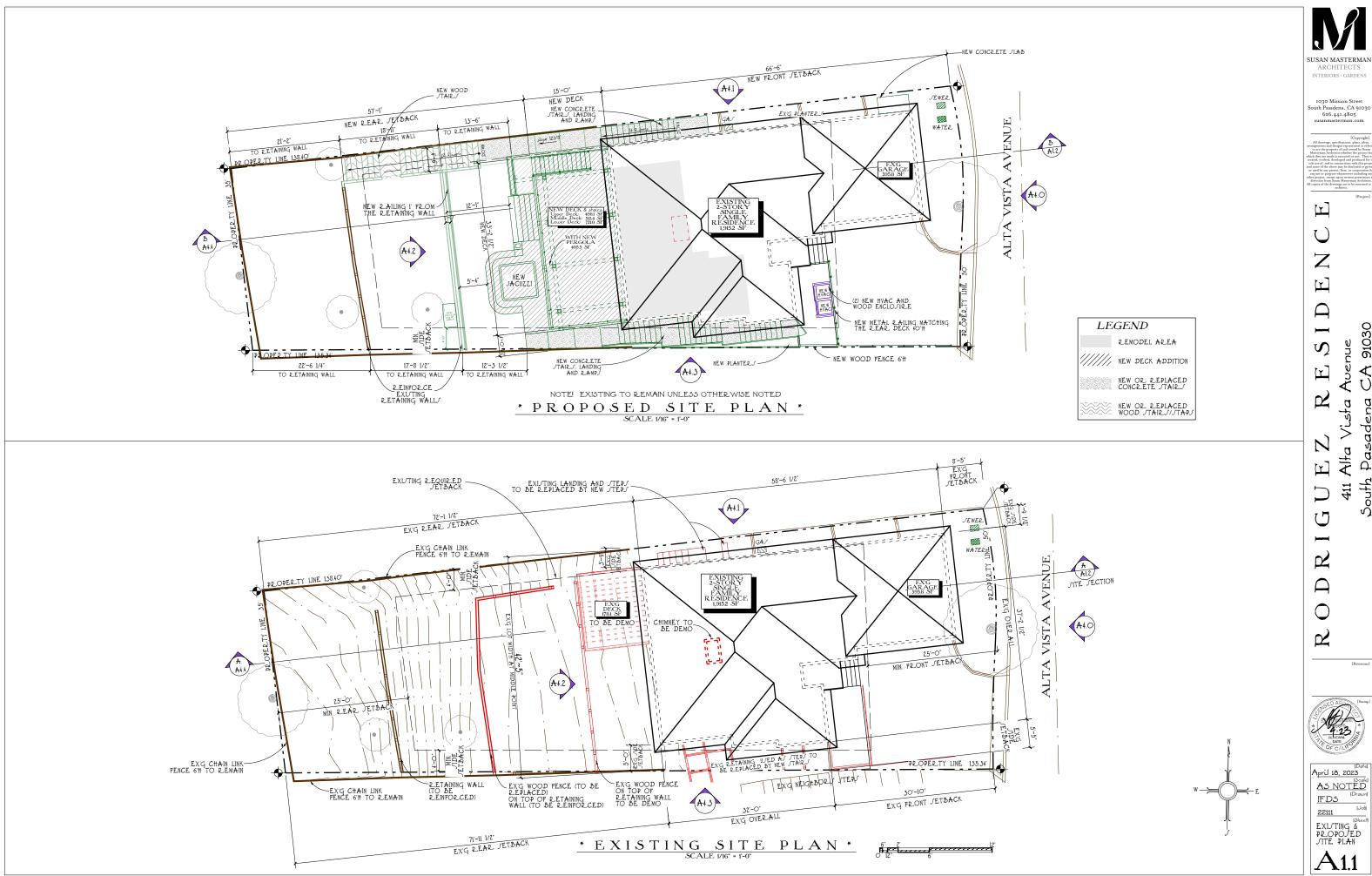
2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA REJIDENTIAL CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND CITY OF GLENDALE MUNICIPAL



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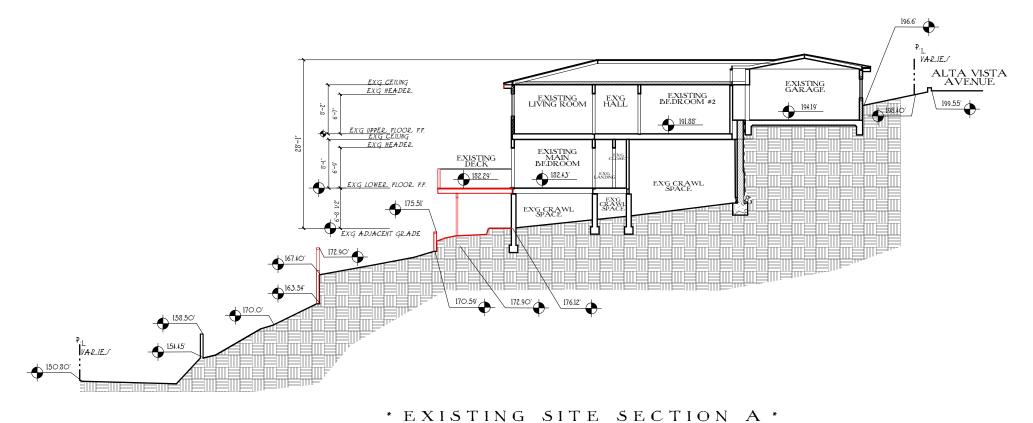
April 18, 2023 AS NOTED <u>IFDS</u> 22111 PROJECT (Sheet INFORMATION, GENERAL NOTE)



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SCALE 1/8"=1'-0"

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April 18, 2023

EXIJTING & Shee PROPOJED JITE JECTIONJ





(ED) EXISTING DOORS SCHEDULE

	MARK	TYPE	CON	SIZE	THK	LOCATION	GLASS	REMARKS
	(ED)	A	WD/GL A SS	3'~O" X 6'~9"	1 3/4"	EX'G FOYER	3 LITE∫ / TEM₽.	EXTERIOR DOOR
OR O	(2 ED)	В	WD	17'~O" X 7'~O"	1 3/4"	EX'G GARAGE		GARAGE DOOR
FLOOR	(3 ED)	С	WD	2'~O" X 6'~81/2"	1 3/8"	EX'G PANTRY		
13	(4 ED)	D	WD	2'~O" X 5'~5"	1 3/8"	EX'G UTILITY CLOVET		
UPPER	(5) ED	D	WD	2'~6" X 6'~9"	1 3/8"	EX'G BEDROOM #3		
	(6 ED)	D	WD	2'~6" X 6'~9"	1 3/8"	EX'G BEDROOM #2		
EXISTING	(ED)	D	WD	2'~4" X 6'~9"	1 3/8"	EX'G BATHROOM		
EXI	8 SED	D	WD	2'~6" X 6'~9"	1 3/8"	EX'G LIVING ROOM		
	(PD)	D	WD	2'~O" X 6'~9"	1 3/8"	EX'G BATHROOM		
	(10 ED)	D	WD	2'~O" X 6'~9"	1 3/8"	EX'G CLOJET		INTERIOR TO BE DEMO OR JAVAGE
OR	(11 ED)	E	WD	2'~6" X 6'~8"	1 3/8"	EX'G STAIRS CLOSET		
FLO	(12 ED)	E	WD	2'~6" X 6'~9"	1 3/4"	EX'G CRAWL SPACE		EXTERIOR DOOR
ER	13 ED	E	WD	2'~6" X 6'~8"	1 3/4"	EX'G MAIN BEDROOM		EXTERIOR DOOR W/ METAL BOTTOM RAIL
LOWER FLOOR	(14 ED)	F	ALUM/ GLAJJ	5'~10" X 6'~8"	1 3/4"	EX'G DECK	TEM₽.	EXTERIOR SLIDING DOOR
	(15 ED)	E	WD	2'~6" X 6'~9"	1 3/8"	EX'G MAIN BEDROOM		
EXISTING	16 ED	G	WD	2'~8" X 6'~8"	1 3/8"	EX'G MAIN CLOJET		
EXI	(17 ED)	G	WD	2'~O" X 6'~8"	1 3/8"	EX'G UTILITY CLOSET		

NEW DOOR SCHEDULE

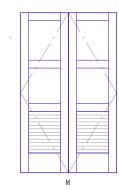
3	MARK	TYPE	CON	SIZE	THK	LOCATION	GLASS	REMARKS
۱ ŏ	(ND)	Ħ	WD/GL A J∫	5'~6" X 6'~8"	1 3/4"	NEW BEDROOM #4	TEMP/ DUAL GLAZED	EXTERIOR SLIDING DOOR
R FI	(ND)	1	WD/GL A ∫∫	PAIL 5'~O"x 6'~8" & 2'~6"x 6'~8" (7'~8" x 6'~8")	1 3/4"	EX'G LIVING ROOM	30 LITES TEMP/ DUAL GLAZED	EXTERIOR FRENCH DOOR
UPPER	(3 ND)	J	WD #~0" x 6'~8		1 3/8"	NEW CLO∫ET #4		
	(4 ND)	D	WD	2'~8" X 6'~8"	1 3/8"	EX'G ENLARGED BATHROOM		
NEW	(5 ND	D	WD	2'~O" X 6'~8"	1 3/8"	EX'G ENLARGED CLOSET		
ER	(6 ND	K	WD	2'~8" X 6'~8"	1 3/8"	NEW MUDROOM & LAUNDRY		EXTERIOR FRENCH DOOR
NEW LOWER	(ND)	L + 1	WD/GL A √√	PAIR 5'~O"x 6'~8" & 2'~6"x 6'~8" & (2) 2'x6'~8" ∫IDE LITE	1 3/4"	NEW GREAT ROOM Office / Study / Guest Room	50 LITES TEMP! DUAL GLAZED	EXTERIOR FRENCH DOOR
W.L	(8 ND	М	WD	PAIR 4'~0" x 6'~8"	1 3/8"	NEW LAUNDRY CLOSET #4		LOUVERED DOOR
NE FIN	(ND)	D	WD	2'~8" X 6'~8"	1 3/8"	NEW BATHROOM		

DOOR NOTES

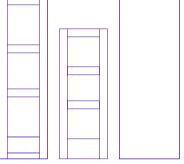
- I CUJTOM WOOD DOOR TO MATCH EXG.
 2. ALL DOOR TRUM AT BOTH NEW AND EXIJTING OPENING J. CONTRACTOR TO VERIFY.
 3. ALL DOOR TRUE WOOD JOLID CORE.
 4. ALL INTERIOR DOOR J. TO BE JOLID WOOD RECEIJED PANEL PAINT GRADE.
 5. NEW FIRST FLOOR DOOR J. WITH PLASTER BULLINOSE AT JAMB AND HEAD, WOOD SILL, ALL TO MATCH EXISTING.
 6. TEMP GLASS AT ALL OPERABLE DOOR J.
 7. REPAIR ANY BROKEN OR INDERRABLE DOOR J., DOOR HARDWARE AND SCREEN DOOR STHROUGHOUT.
 CONTRACTOR TO MAKE INVENTORY.
- 8. ALL GLAZING IN HAZAR DOW LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY

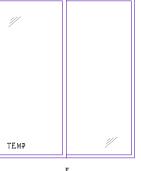
GLAZING.

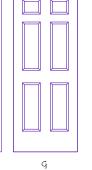
9. ALL GLAZING JHALL BE DUAL GLAZING LOW E: U-FACTOR: AND JHGC:



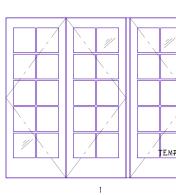
DOORS LEGEND



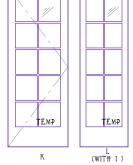












EXISTING WINDOW SCHEDULE

	MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
×	(A EW)	1	JLIDING	3'~9" X 2'~9"	CLAD/ WD	EX'G KITCHEN	TEMP/ DUAL GLAZED	~	2 LITES		
FLOOR	B	1	SLIDING	5'~10" X 2'~11"	CLAD/ WD	EX'G BEDROOM #3	DUAL GLAZED	~	2 LITES		
	C	1	SLIDING	6'~2" X.3'~2"	CLAD/ WD	EX'G GARAGE	DUAL GLAZED	~	2 LITES		
UPPER	D	2	JLD/FIX/JLD	(2) 2'~O"xf'~O" f'~O"xf'~O"	CLAD/ WD	EX'G BEDROOM #2	DUAL GLAZED	~	3 LITE∫		
'	EW	1	SLIDING	2"~6" XI'~9"	CLAD/ WD	EX'G BATHROOM	TEMP/ DUAL GLAZED	~	2 LITES		
EXISTING	F	1	SLIDING	2"~6" XI'~9"	CLAD/ WD	EX'G BATHROOM	TEMP/ DUAL GLAZED	~	2 LITES		
XIX	GEW	1	SLIDING	5"~8" X3'~9"	CLAD/ WD	EX'G LIVING ROOM	DUAL GLAZED	~	2 LITEJ		
"	H	1	SLIDING	5"~8" X3'~9"	CLAD/ WD	EX'G LIVING ROOM	DUAL GLAZED	~	2 LITES		
	EW	1	JLIDING	5"~8" X.3'~9"	CLAD/ WD	EX'G LIVING ROOM	DUAL GLAZED	~	2 LITES		
VER	J EW	1	SLIDING	5"~8" X.3'~9"	CLAD/ WD	EX'G DINING ROOM	DUAL GLAZED	~	2 LITES		
EXG LOWER FLOOR	K	1	SLIDING	5"~II" X3'~O"	CLAD/ WD	EX'G DINING ROOM	DUAL GLAZED	~	2 LITES		
EXG	(EW)	1	JLIDING	5"~II" X3'~O"	CLAD/ WD	EX'G DINING ROOM	DUAL GLAZED	~	2 LITES		

A NEW WINDOW SCHEDULE

W/ER	MARK	TYPE	OPER	SIZE	MATERIAL	LOCATION	GLASS	FINISH	LITES	MUNTIN	REMARKS
NEW LOWER FLOOR	(A NW)	1	SLIDING	2"~6" X I'~9"	CLAD/ WD	NEW BATHROOM	TEMP/ DUAL GLAZED	~	2 LITES		

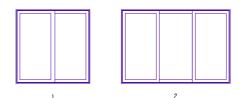
WINDOWS NOTES

- . ALL WINDOWS TRUE WOOD, PAINTED, CUSTOM-BUILT BY VENT-VU OR EQUAL, DUAL GLAZED TEMP, WITH TRUE DIVIDES, MUNTINS TO MATCH EXISTING. 2. WINDOW TRUM AT BOTH NEW AND EXISTING OPENINGS. CONTRACTOR TO VERIFY.

- A NEW FIRST FLOOR WINDOWS WITH PLASTER BULLINGSE AT JAMB AND HEAD, WOOD SILL, ALL TO MATCH EXISTING
- 5. NEW JECOND FLOOD, WINDOW, TO HAVE WOOD CAJING, WOOD JILL PAINT GRADE.
 6. EGREJ/ WINDOW, AT BEDROOMJ, PROVIDE ONE OPENABLE WINDOW OR DOOR MEETING ALL THE FOLLOWING: AN OPENABLE ARE OF NO LEJ/ THAN 5.7 JF

 (5. JF AT GRADE LEVEL), A MIN, CLEAR 24' HEIGHT AND 20' WIDTH, AND A JILL HEIGHT NOT OVER 4" ABOVE THE FLOOR. (CRC SIGL)
- ALL WINDOWS SHALL BE DUAL GLAZING LOW E: U-FACTOR: 0.34 AND SHGC: 0.33

WINDOWS LEGEND





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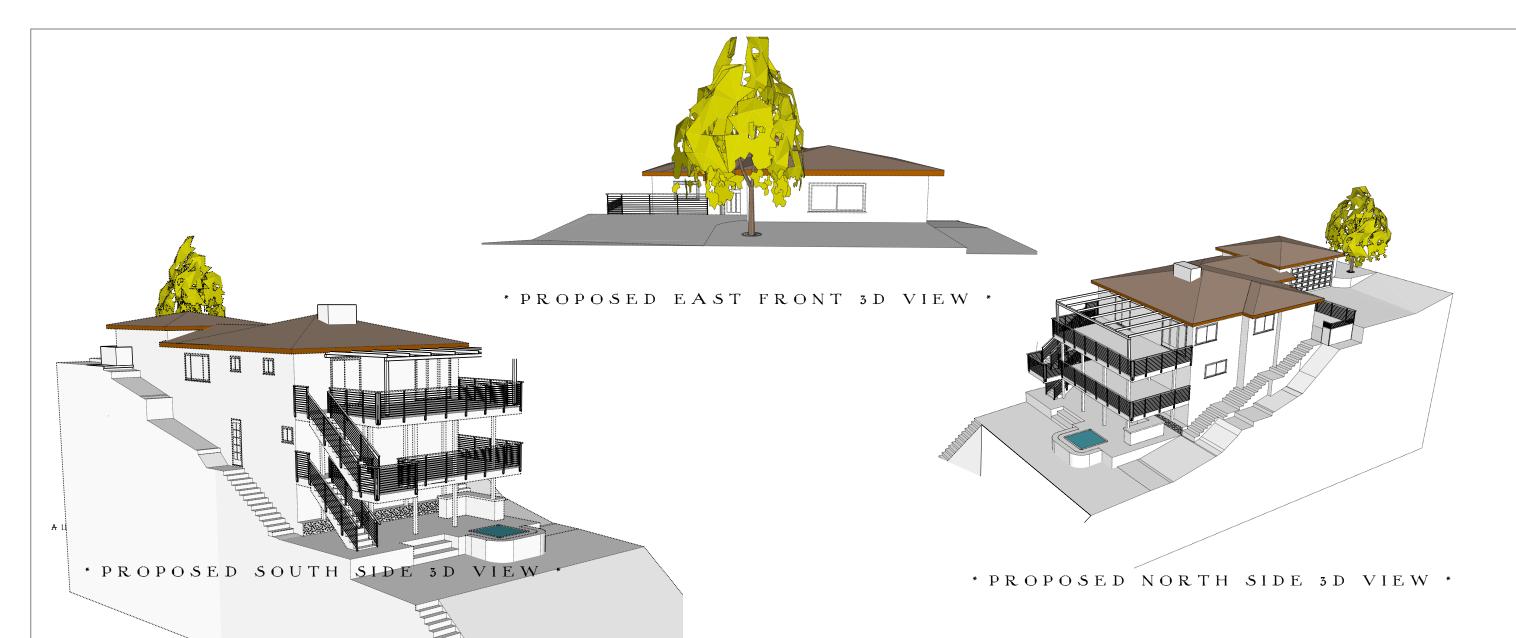
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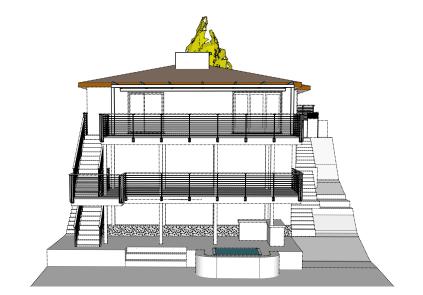
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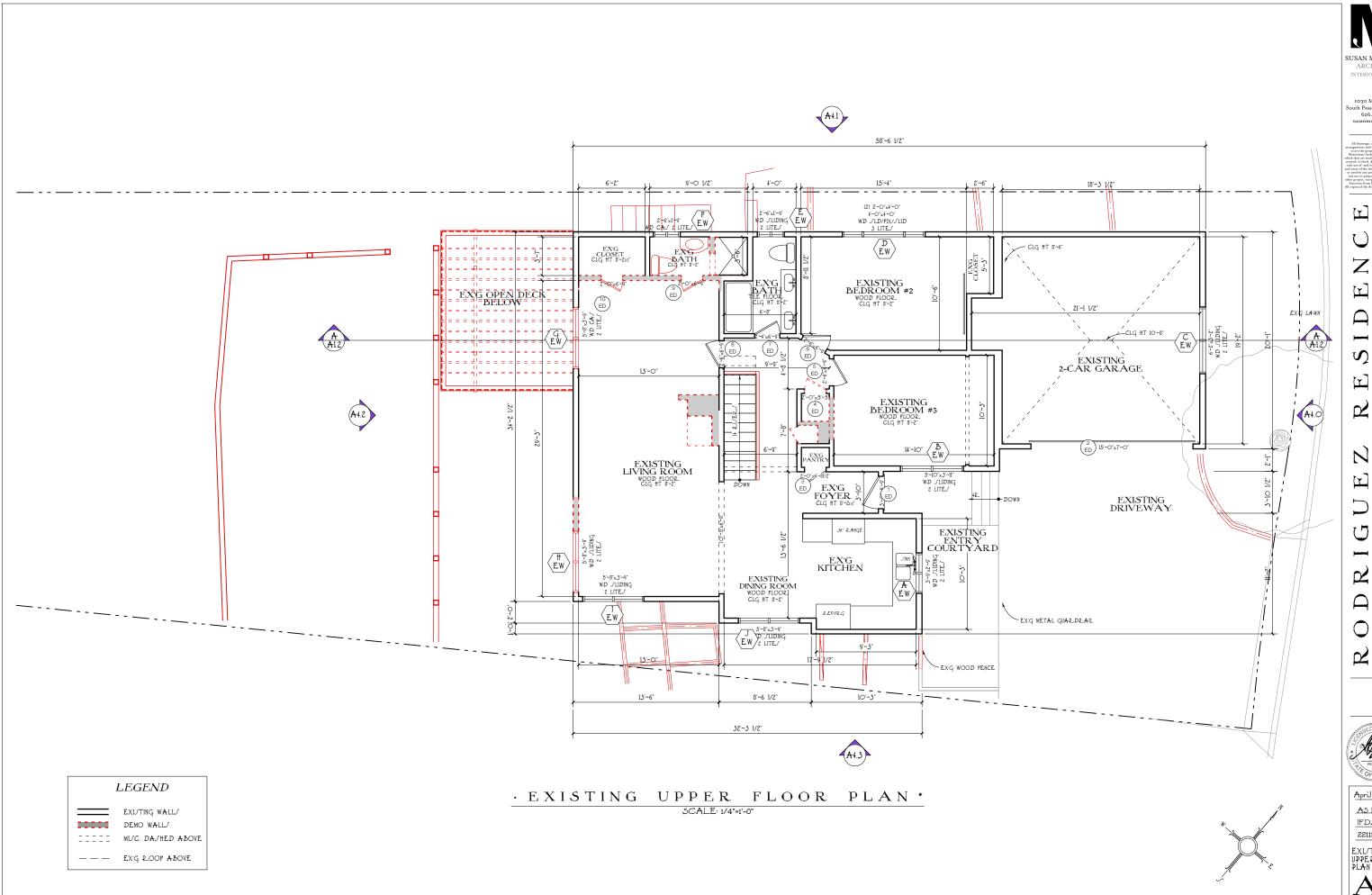


* PROPOSED WEST REAR 3D VIEW *



Y





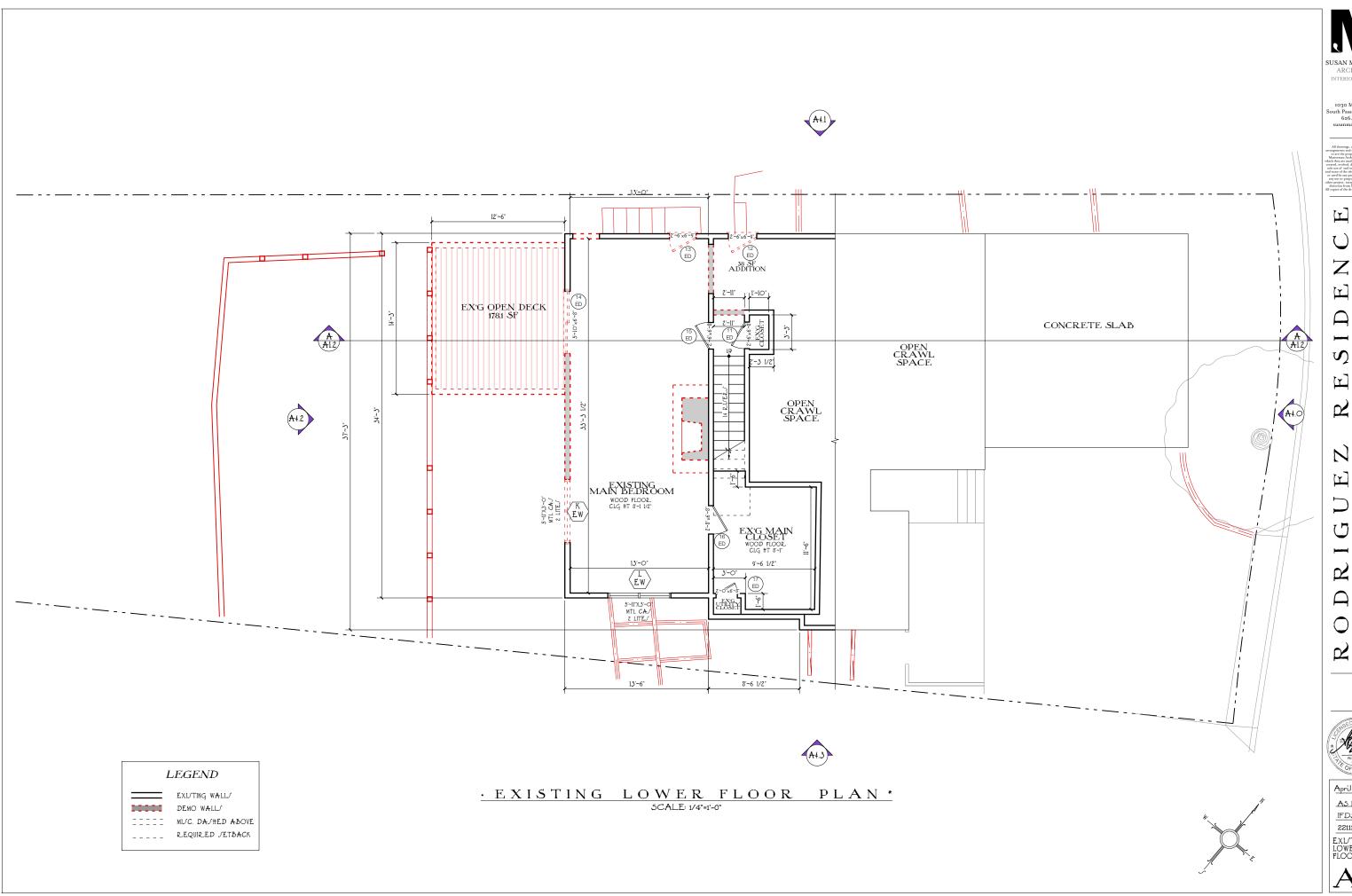
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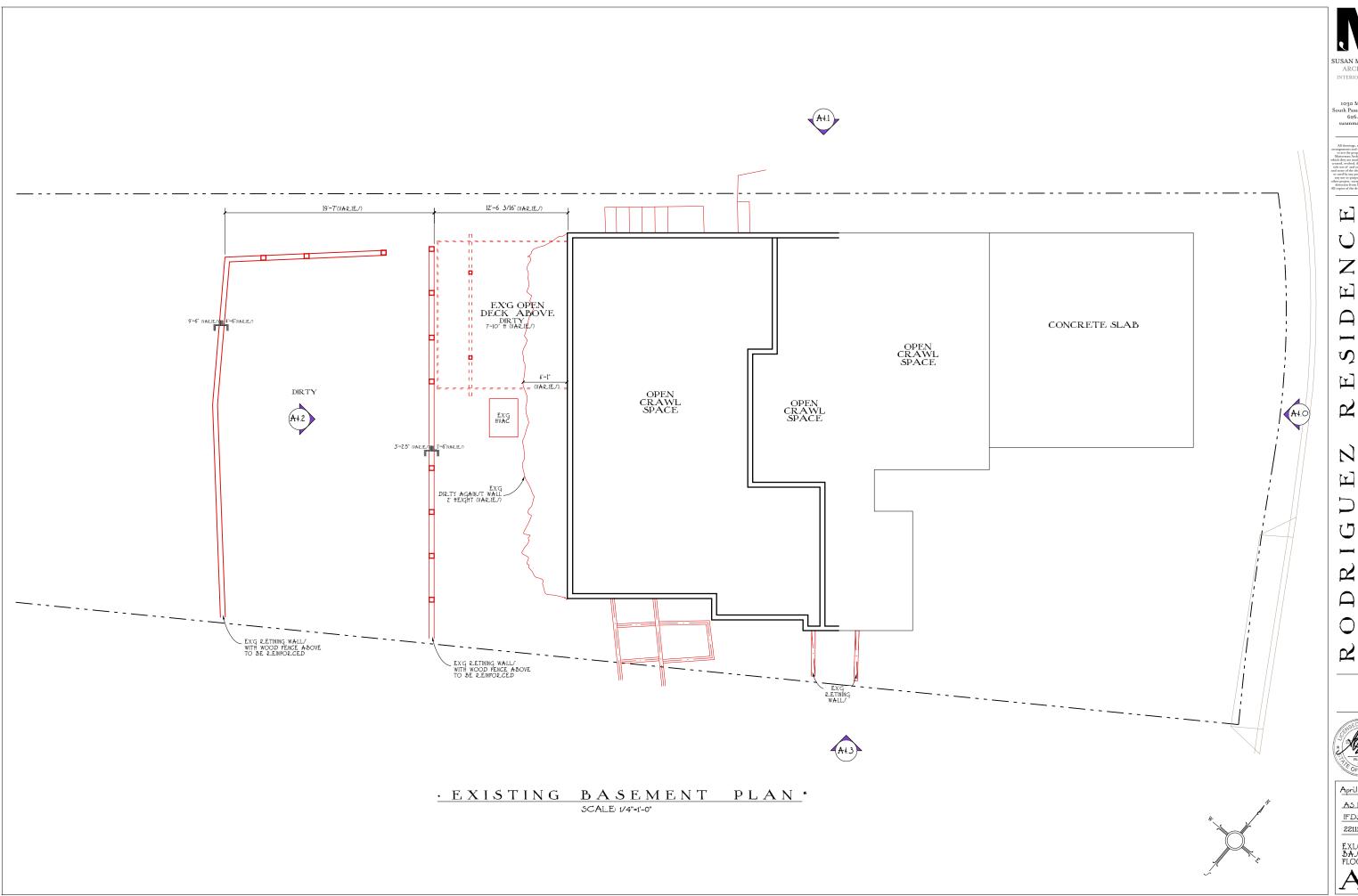
April 18, 2023 AS NOTED IFD5 22111 EXITING
UPPER FLOOR
PLAN



411 Alfa Visfa Avenue Soufh Pasadena CA 91030



April 18, 2023 AS NOTED IFD5 22111 EXITING Shee LOWER FLOOR PLAN

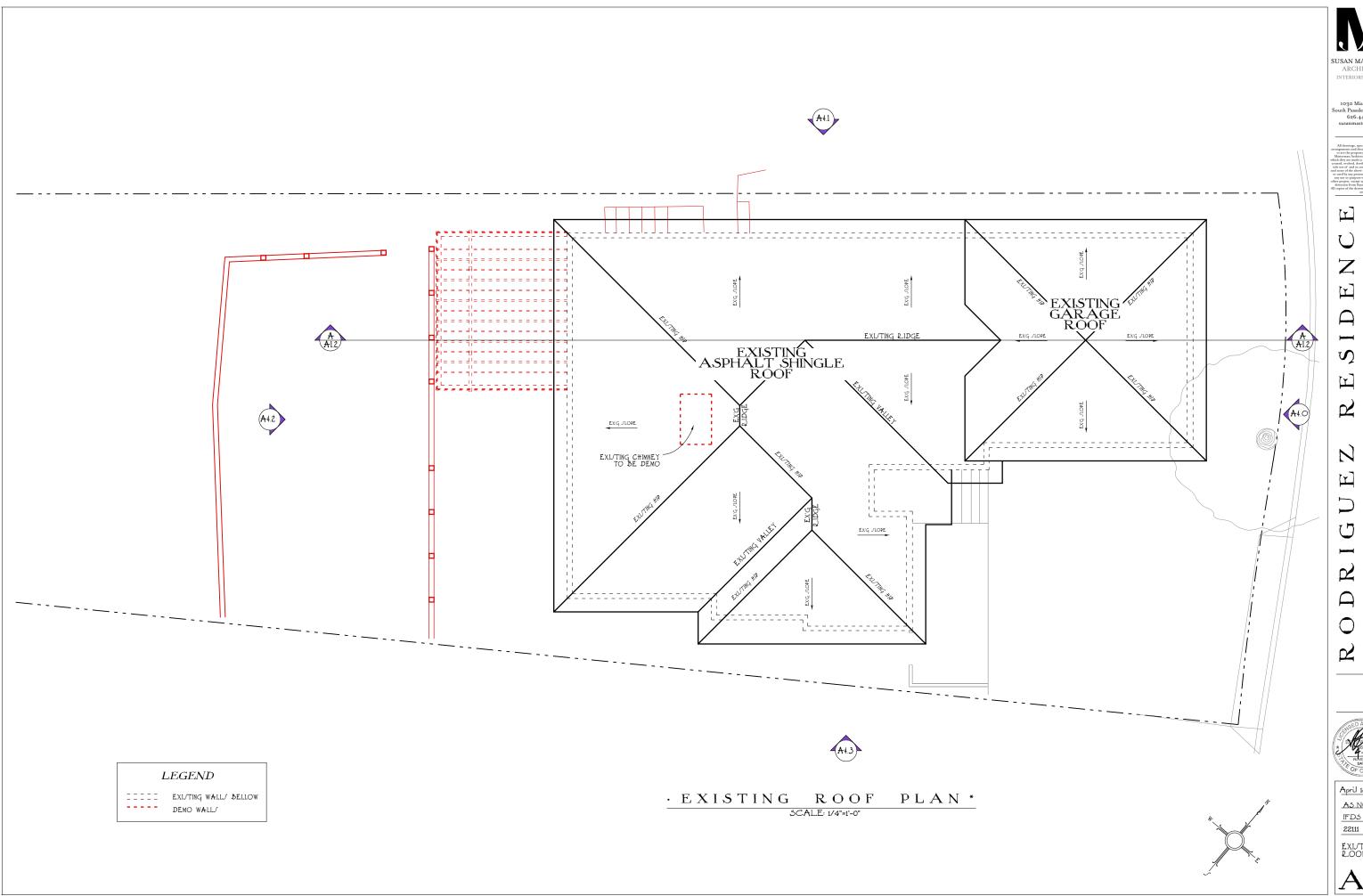


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South Pasadena CA 91030



April 18, 2023 AS NOTED IFD5 22111 EXISTING
BASEMENT
FLOOR PLAN

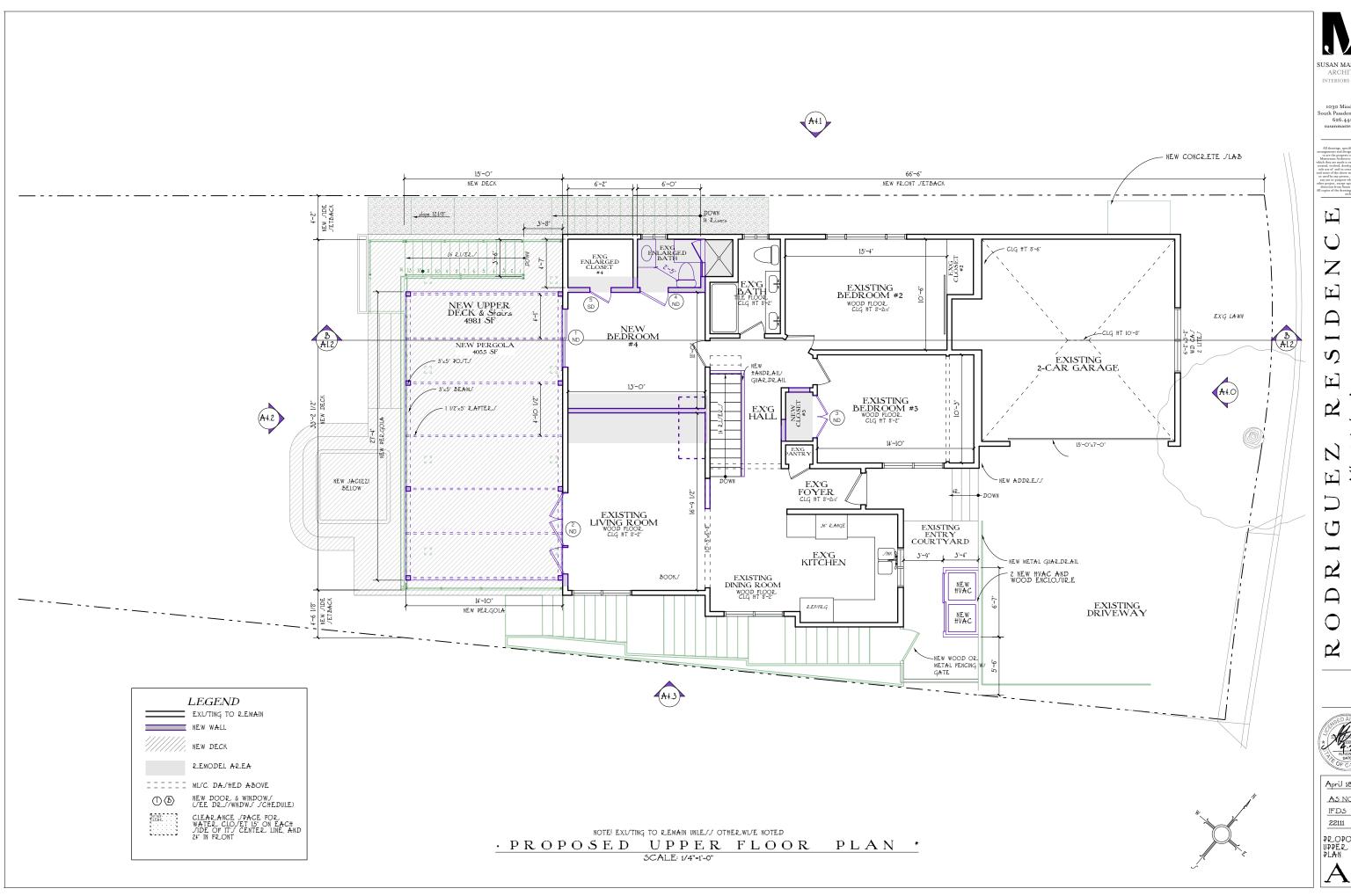


411 Alfa Visfa Avenue Soufh Pasadena CA 91030



22111 EXISTING ROOF PLAN

A2.3



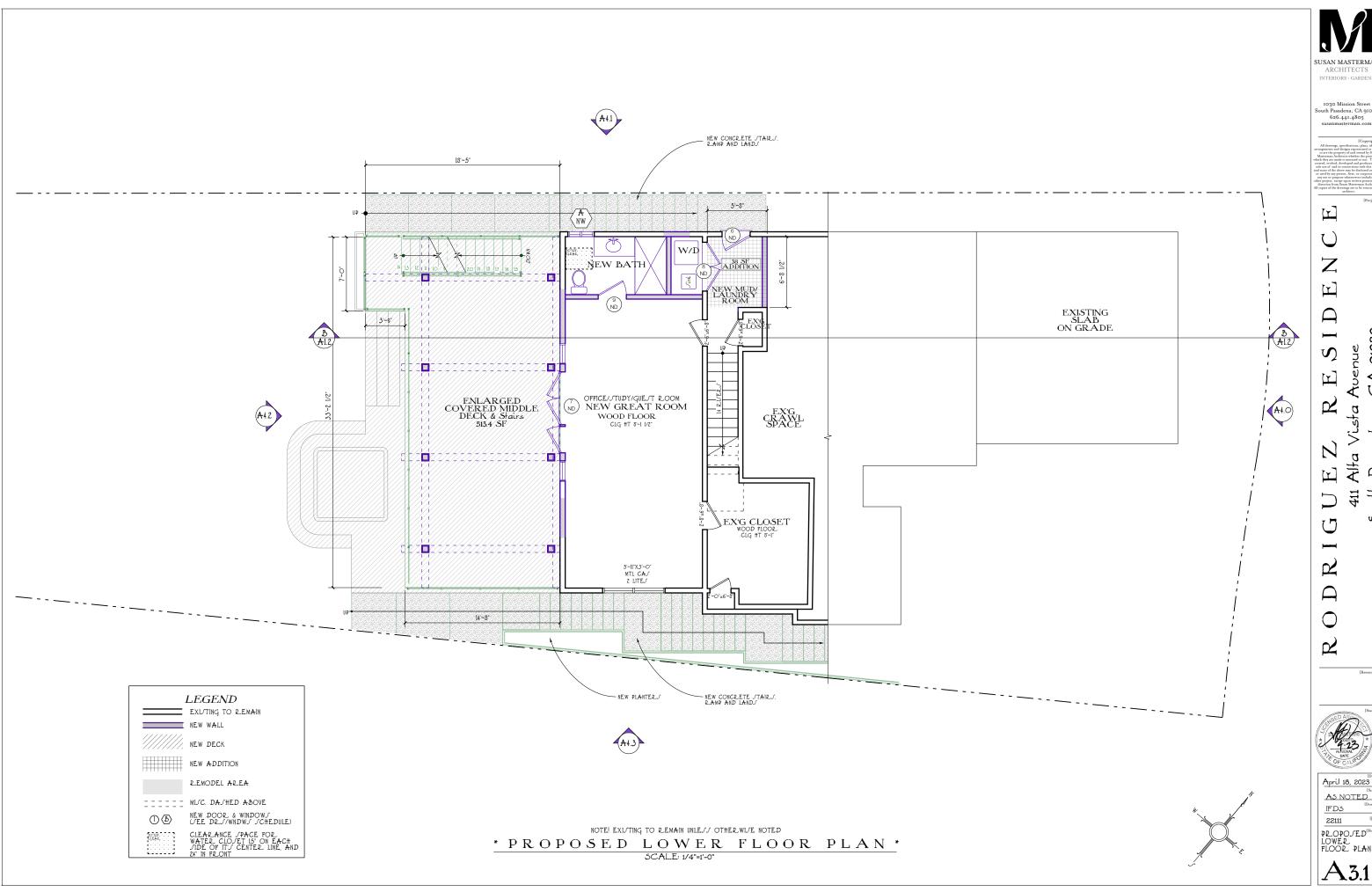
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Pasadena

April 18, 2023 AS NOTED IFD5

PROPOSED
UPPER FLOOR
PLAN

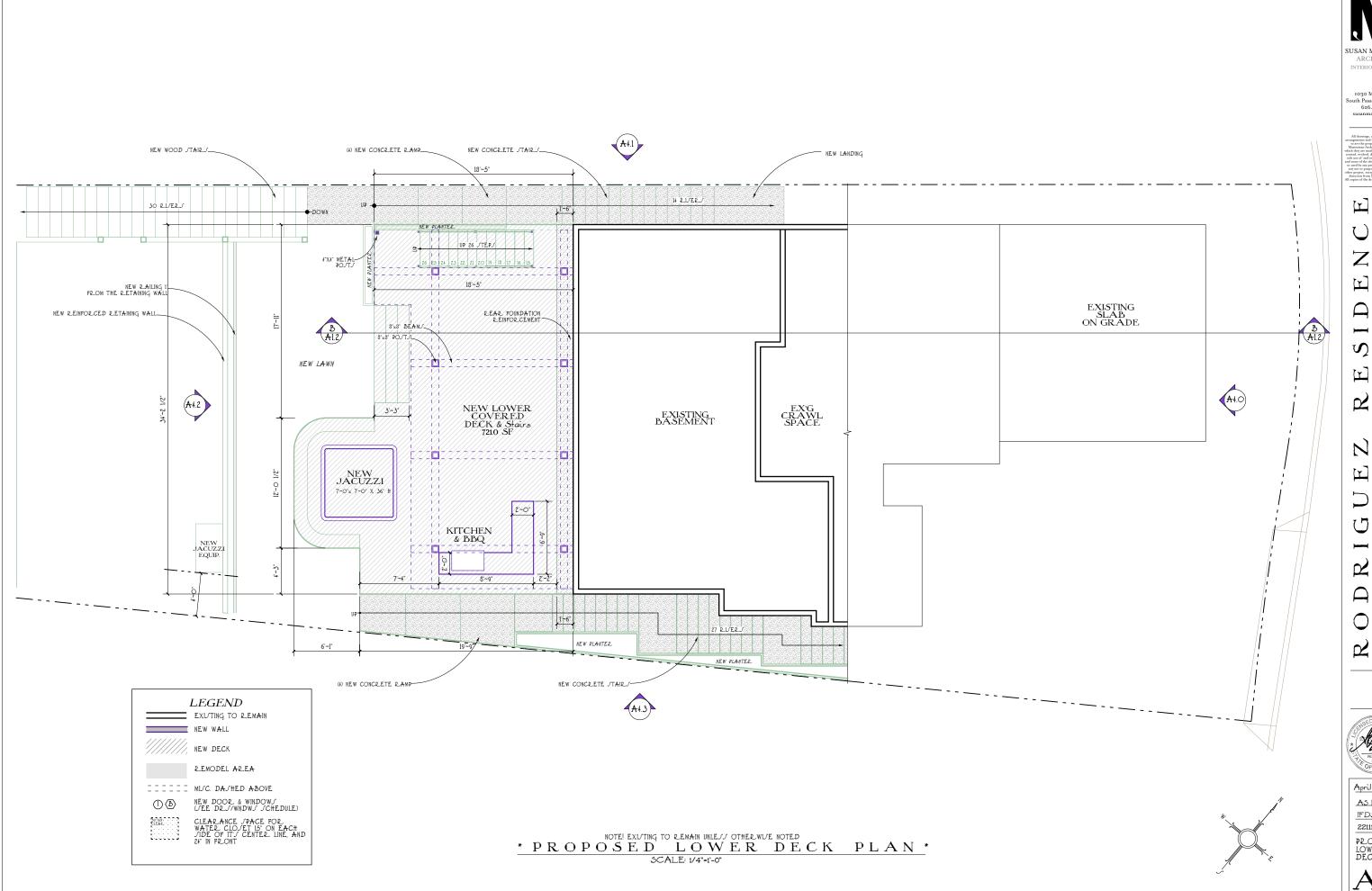


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April 18, 2023 AS NOTED IFD5 22111

PROPOSED Sheet LOWER FLOOR PLAN

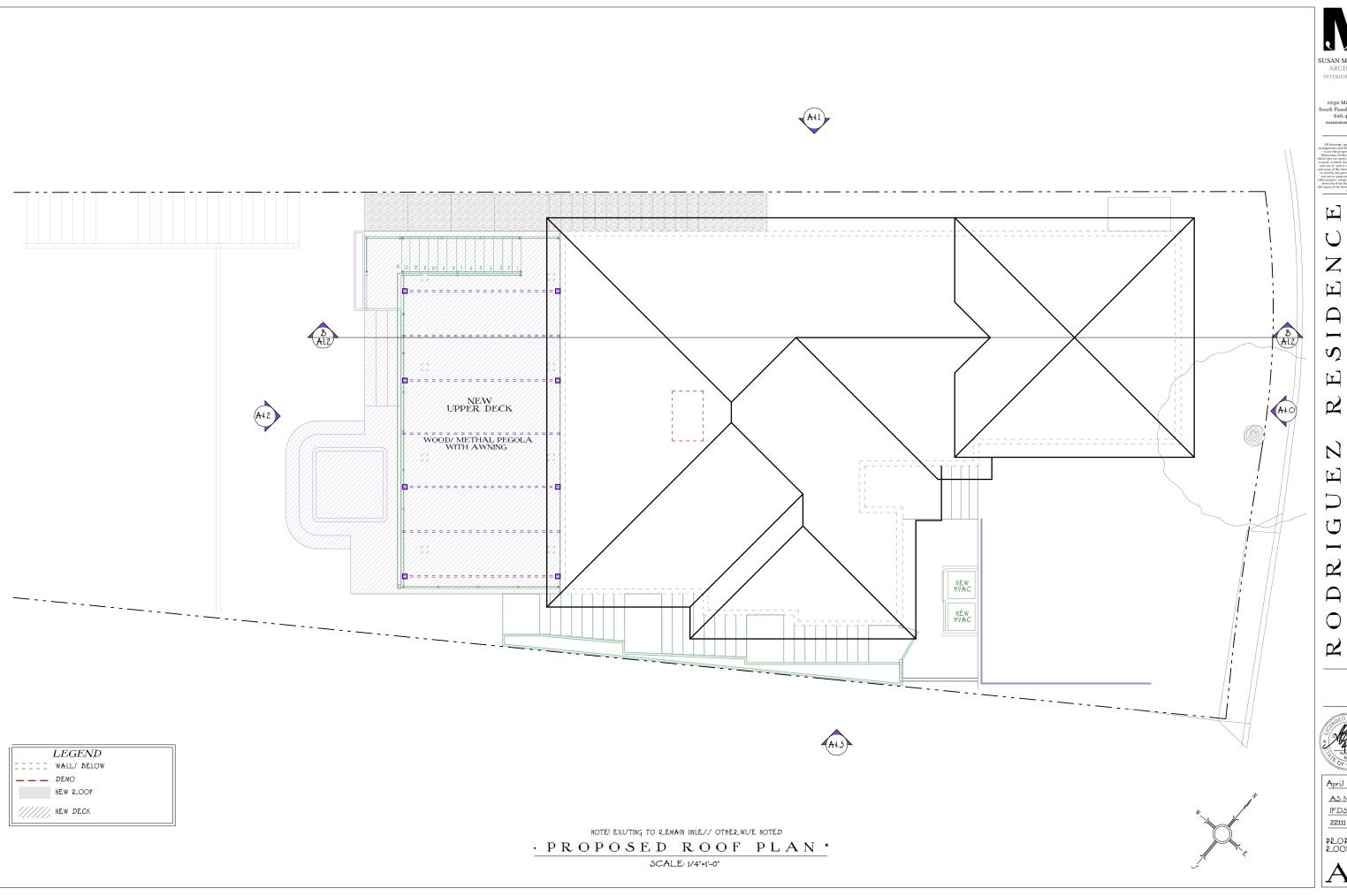




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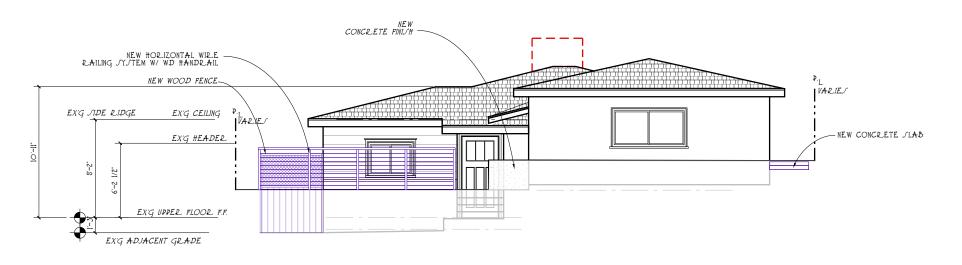
April 18, 2023 AS NOTED IFD5 22111

PROPOSED LOWER DECK PLAN



April 18, 2023 AS NOTED 22111

PROPOSED ROOF PLAN



LEGEND

— — — DEMO LINE

8 A NEW & EXIJTING DOOR & WINDOWS

AREA OF NEW ADDITION

NOTE! EXISTING TO REMAIN UNLESS OTHER WISE NOTED

* PROPOSED EAST FRONT ELEVATION *

SCALE 1/4"=1'-0"

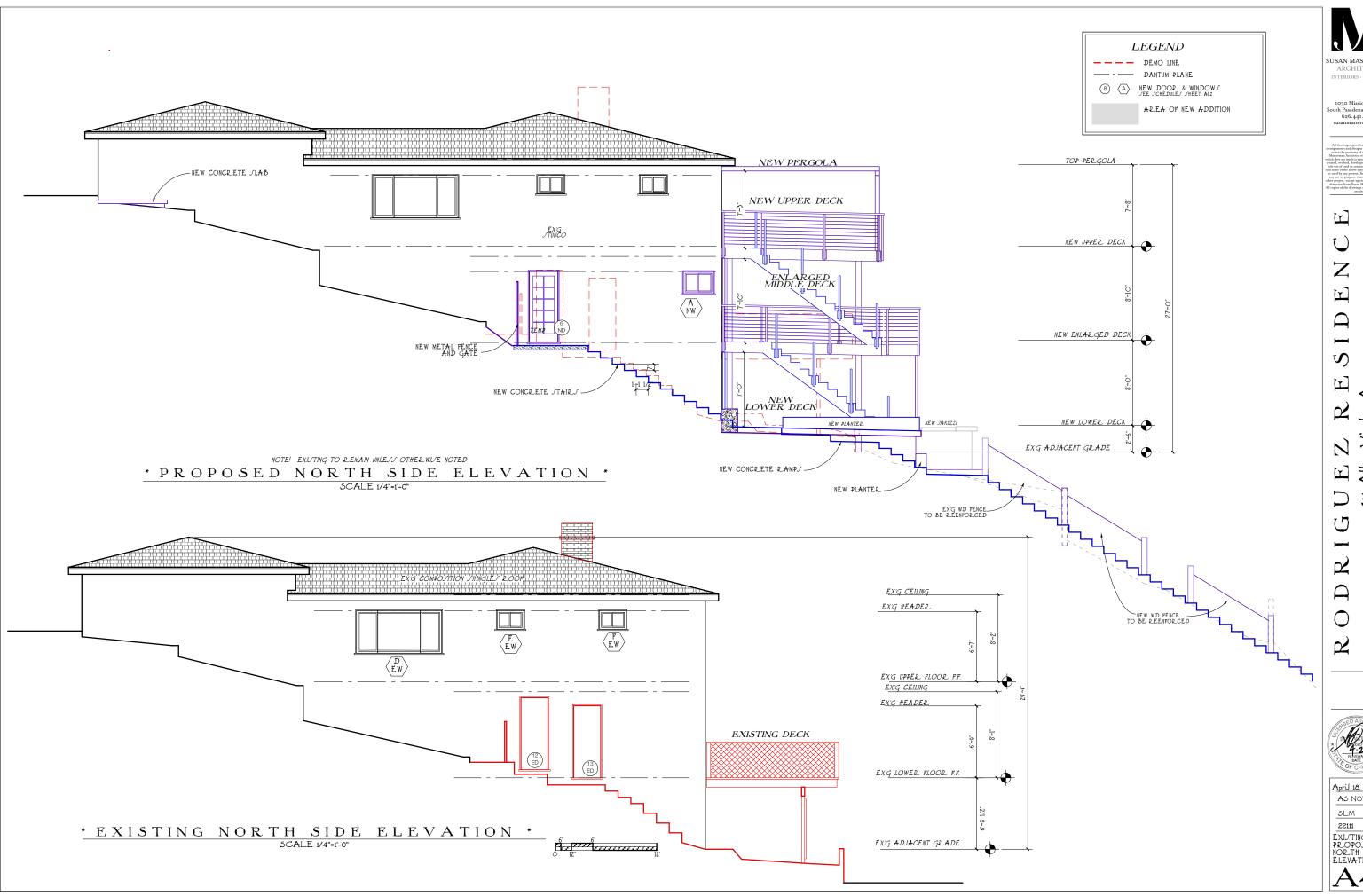


* EXISTING EAST FRONT ELEVATION *



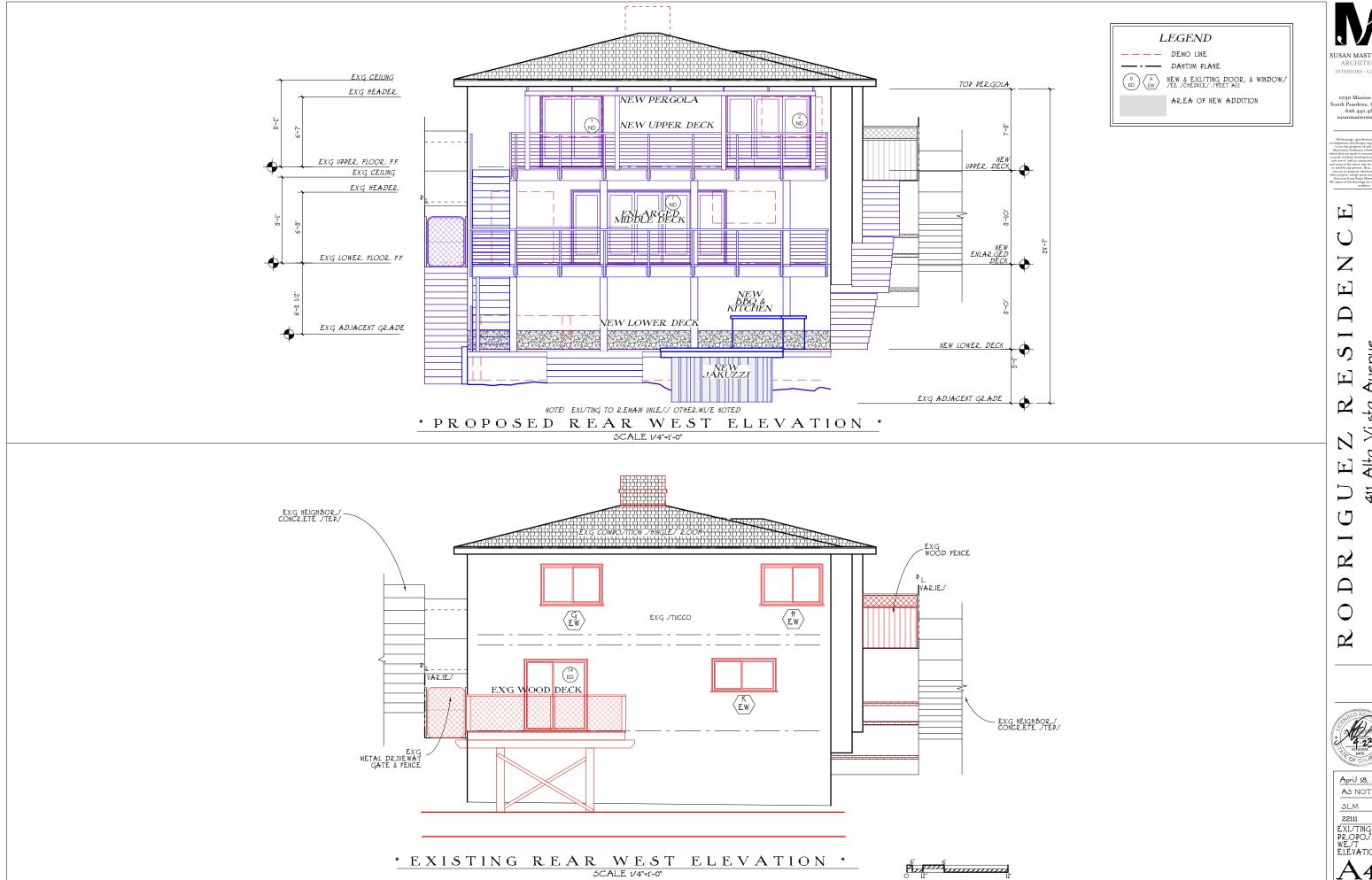


April 18, 2023 AS NOTED^{IS} IFD5 22111 EXITING & IST PROPOSED EAST ELEVATION





AS NOTED^{IS} EXISTING & ISS PROPOSED NORTH ELEVATION



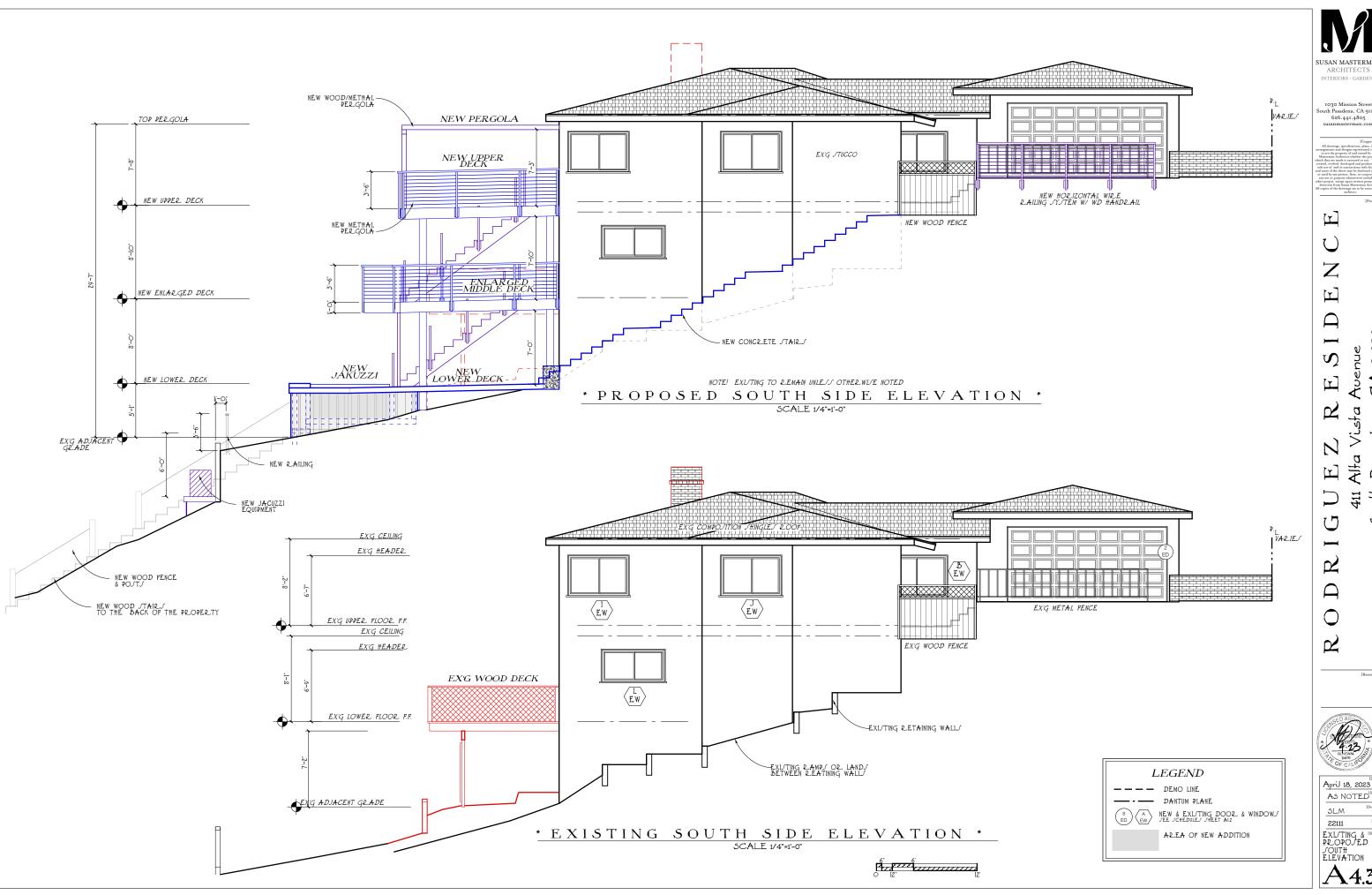
ARCHITECTS INTERIORS · GARDENS

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April 18, 2023 AS NOTED^{IS} EXIJTING & (She PROPOJED WEJT ELEVATION





April 18, 2023 AS NOTED^{IS}



FACE MOUNTED METAL STRAIGHT RAILING WITH WOOD HANDRAIL TO MATCH DECK COLOR



WOOD AND METAL PERGOLA WITH RETRACT AWNING



IPE WOOD DECK



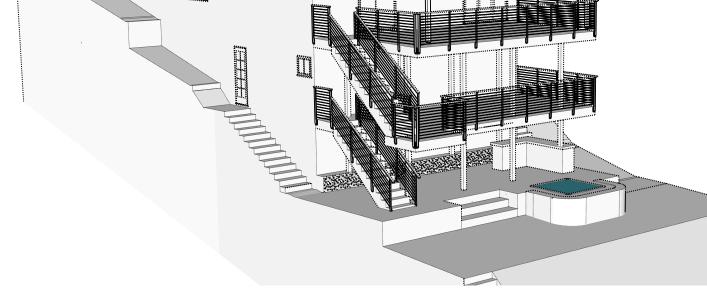




DOORS CUSTOM MADE BY B&B OR EQUAL STAIN TO MATCH DECK AND PERGOLA



CLAD & WOOD BY MARVING WOD COLOR TO MATCH DOORS



MATERIALS & DESIGNELEMENTS

* RODRIGUEZ RESIDENCE *

411 Alta Vista Avenue South Pasadena CA 91030 April 18, 2023





AVERAGE SLOPE OF AREA

AVERAGE SLOPE : 100 (I X L) / A WHERE : I= CONTOUR INTERVAL L= LENGTH OF CONTOUR A= AREA I= 1.00 FEET L= 882.31 FEET A= 5,838.77 FT. S = 100 (I X L)S= 100 (1) X 882.31

TOTAL LOT = 5,838.77 S.F.

5,838.77 S.F.

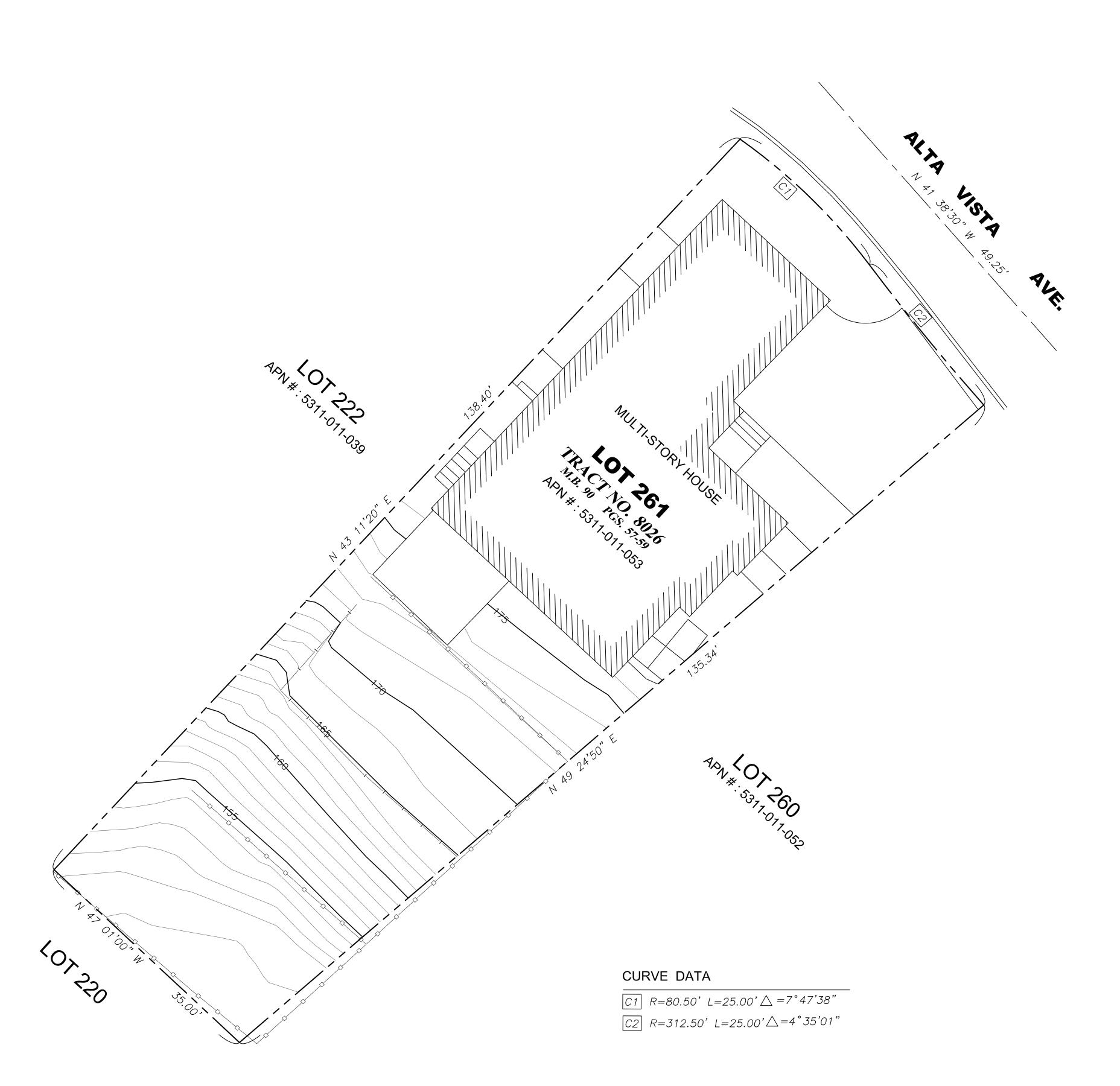
S= 15.11 %

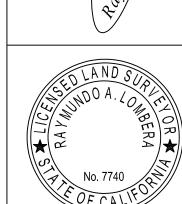
I (INTERVAL)	L (LENGTH) IN (FEET)	
150	30.45	
151	40.00	
152	41.78	
153	41.53	
154	41.18	
155	40.00	
156	38.96	
157	38.69	
158	38.35	
159	38.59	
160	38.82	
161	39.08	
162	39.43	
163	39.64	
164	6.13	
165	46.39	
166	6.19	
167	6.18	
168	5.97	
169	45.75	
170	43.38	
171	42.73	
172	42.01	
173	29.71	
174	28.69	
175	28.48	
176	4.20	

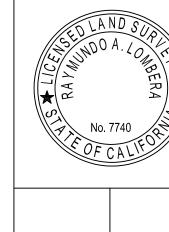
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AVERAGE SLOPE ANALYSIS MAP

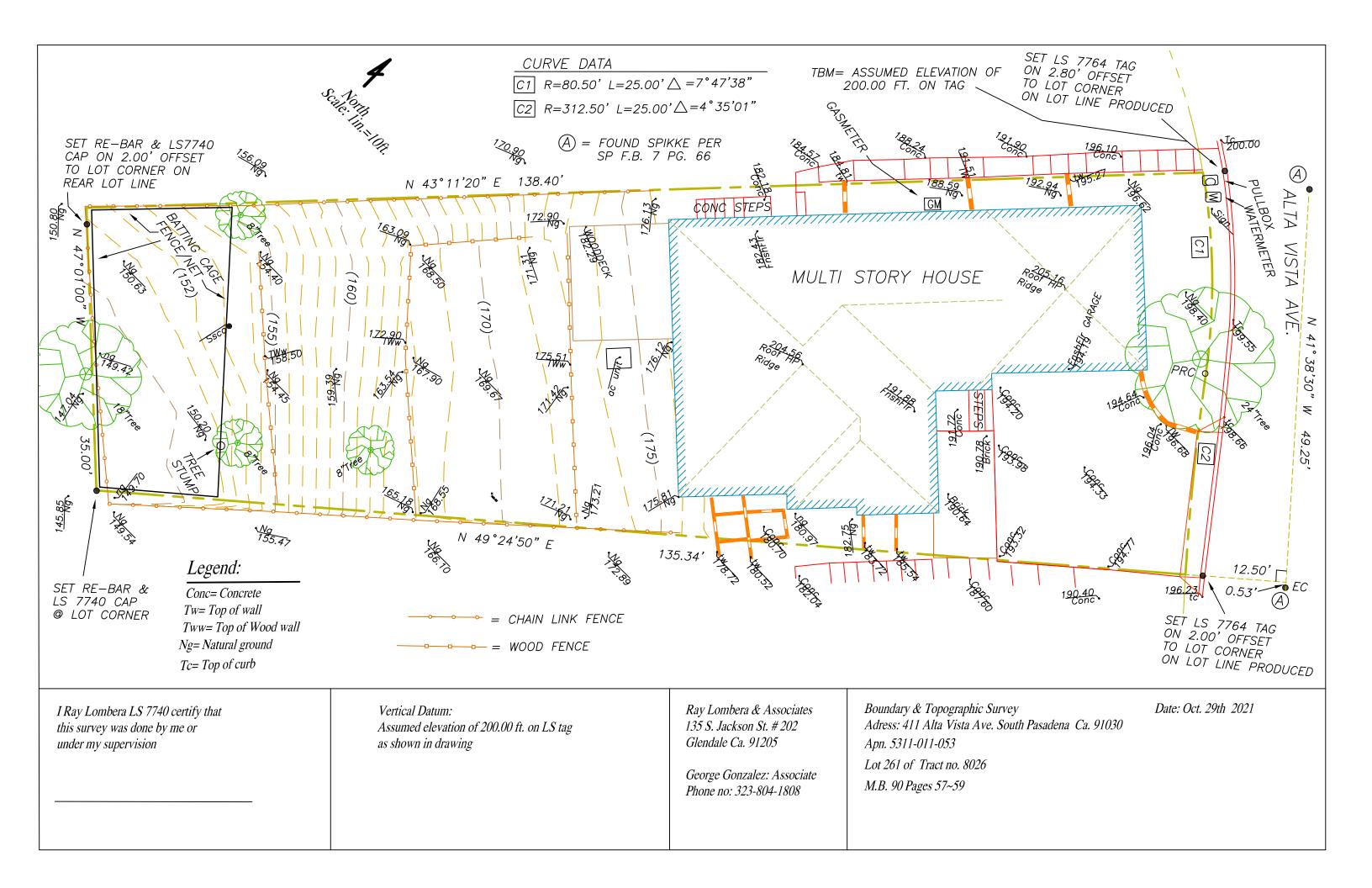








DATE: DEC. 3, 2021



ATTACHMENT 3

Photographs of Project Site



Rodriguez Residence



411 Alta Vista Avenue South Pasadena, CA 91030



Front - East Elevation



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Back- West Elevation









Side- South Elevation



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Details



ATTACHMENT 4

Neighborhood Photos



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Jan 13, 2023

AS NOTED

[Drawn]

[Date]

[Date]

[Date]

<u>IFDS</u> EXIJTING
NEIGHBOR
JITE PLAN

* NEIGHBORHOOD SITE PLAN *



FOR PHOTO REFERENCE, SEE SHEET A1.1A.









































#7 & #8

1030 Mission Street, South Pasadena, CA 91030 626.441.4805



Design Review Board Agenda Report

ITEM NO. 3

DATE: June 1, 2023

FROM: Angelica Frausto-Lupo, Community Development Director

Matt Chang, Planning Manager

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: Project No. 2551-DRX – A request for a Design Review Permit

to add a 749 square-foot one-story addition to the rear of an existing 770 square-foot, single-family dwelling at 333 Hawthorne Street (APN: 5313-017-014); finding project exempt under California Environmental Quality Act (CEQA) Guidelines,

Section 15301.

RECOMMENDATION

Staff recommends that the Design Review Board (DRB):

- 1. Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).
- 2. Approve Project No. 2551-DRX subject to the conditions of approval (**Attachment 1**)

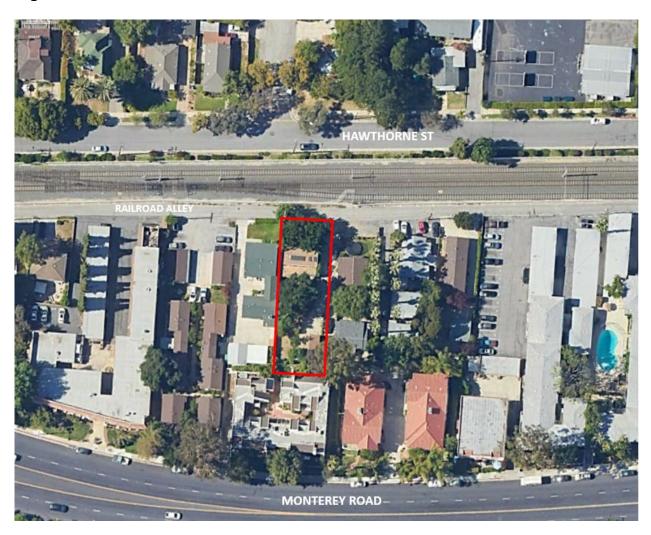
BACKGROUND

The subject site at 333 Hawthorne Street is a regular shaped lot measuring approximately 6,626 square feet. The subject site is located on the southerly side of Hawthorne Street, along Railroad Alley. The subject site is within the Residential High Density, or RH zone and is surrounded by single and multifamily uses (see **Attachment 2** for Site and Neighborhood Images). **Figure 1**, on the following page, is an aerial of the subject property and the surrounding neighborhood, with the project site outlined in red.

The subject site is currently developed with a 770 square-foot, one-story single-family residence, originally constructed in 1922, and a 396 square-foot, two-car garage, built in 1954. The subject property is not on the City's Inventory of Historic Resources, and it is not considered a contributor within a designated historic district. Permit history identifies that a building permit for a service porch was issued in 1949, and a building permit for a

patio to the rear of the existing building was issued in 1960. Other permit history identifies a foundation anchorage and upgrade completed in 1993.

Figure 1: Aerial



PROJECT DESCRIPTION

The applicant is requesting the approval of a Design Review Permit for a proposed onestory addition to the existing single-family dwelling located at the rear that that totals 749 square feet. The addition will allow the applicant to add two (2) new bedrooms, a family room, and a laundry/mudroom. The applicant is also proposing a 400 square foot remodel and modifications to the front entryway on the north elevation. The architectural drawings, plans, and elevations are included as **Attachment 3**.

The Design Review Board is the Review Authority of this project since the property is not subject to the provisions of Chapter 2.65 (Cultural Heritage Ordinance) of the South Pasadena Municipal Code (SPMC). The property is not a historic resource as it is not listed in the City's Inventory of Cultural Resources. Pursuant to SPMC, Section

36.410.040, a Design Review Permit is required as the proposed project is for an addition that is more than 25% of the square footage of the existing residence.

PROJECT ANALYSIS

General Plan Consistency

The General Plan land use designation of the site is High Density Residential, which allows for a density of 14 to 24 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 in 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 addition is located in the rear, thereby minimizing mass and bulk, which are both attributes of mansionization. Therefore, the project is consistent with the General Plan.

Zoning Code Compliance & Development Standards

The subject property is zoned Residential High Density (RH), which allows for the expansion of existing single-family residences as well as multi-family dwelling units including courtyard housing, townhouses, and apartments. The purpose of Residential High Density Zoning District General Development Standards (South Pasadena Municipal Code or SPMC Section 36.220.040) is to maintain the character of high density neighborhood and encourage maintenance of existing structures. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming because it is less than 10,000 square feet in size. Residential Development Standards from SPMC Sections 36.220.040 and 36.220.050 were applied to the proposed project.

Table 1: RH Zone and Small Nonconforming Parcel Standards

Standard	Requirement	Existing	Proposed
Lot Coverage	50% (3,313 SF max. allowed)	17.6% 1,156 SF	28.9% 1,914 SF
Floor Area Ratio (FAR)	40% (2,650 SF max. allowed)	11.6% 770 SF	23% 1,519 SF
Building Height	45 feet	Approximately 17 feet 10 inches	No Change
Off-Street Parking (SPMC 36.310.040)	2-Covered Spaces	2-Covered Spaces within a Garage	No Change
Front Setback (SPMC 36.220.050)	20 feet, 15 w/ a porch	29 feet 9 inches	No Change
East Side Setback	10 feet	11 feet 9 inches	No Change
West Side Setback	10 feet	3 feet	No Change
Rear Setback	15 feet	90 feet 1 inch	64 feet 5 inches

Design Review

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 adopted design standards and guidelines. The Design Guidelines for *Enhancing Existing Non-Historic Residences* list various guidelines that a project should consider when proposing enhancement to older properties.

The applicant is proposing a design that is compatible with the surrounding neighborhood as it is keeping its existing one-story massing. The neighborhood is comprised of a variety of one and two-story residential structures that vary in size and architectural styles. The project proposes a rear addition that will not be visible from the public right-of-way along Hawthorne Street and Railroad Alley. The new addition is compatible with the existing style of the residence, with the proposed gable roof design, casement windows, and use of siding for the exterior façade material. The project complies with all applicable setbacks and height limitations, and as such, the proposed project is in compliance with the City's adopted design standards and guidelines.

ENVIRONMENTAL ANALYSIS

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1

exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

FINDINGS

Design Review Required Findings

In order to approve a Design Review application, the Design Review Board shall first find that the design and layout of the proposed development:

 Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);

The project site has a General Plan land use designation of High Density Residential, which allows for the expansion of existing single-family residences as well as the development of multi-family dwelling units including courtyard housing, townhouses, and apartments at a density of 14 to 24 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 addition will maintain the one-story height. Therefore, it will preserve the character, scale, and "small-town atmosphere" as to the surrounding land uses.

2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;

The project involves the addition of 749 square feet to the rear of an existing single-family dwelling. The residence will continue to be utilized as a single-family dwelling and is designed to accommodate the functions and activities related to typical single-family residential properties. Therefore, the use and density would be consistent with the surrounding neighborhood and would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.

3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and,

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. Furthermore, the project site is surrounded by one- and two-story single- and multi-family residential structures. The proposed addition will incorporate architectural elements that are compatible and match the exiting architectural design. All building materials, colors and finishes will match the existing house, as conditioned.

4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good comparison, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

The proposed project has been designed with the consideration to its residents of the home and provides adequate indoor and outdoor space. The proposed project uses materials and colors to enhance the architecture style and will remain appealing with a reasonable level of maintenance.

ALTERNATIVES

If the Design Review Board does not agree with Staff's recommendation, the following options are available:

- 1. The Design Review Board may <u>Approve</u> the project with modified/added conditions; or
- 2. The Design Review Board may <u>Continue</u> the project to address comments discussed; or
- 3. The Design Review Board may <u>Deny</u> the project if it finds that the project does not meet the City's requirements.

PUBLIC NOTICING

A Public Hearing Notice was published on May 19, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on May 18, 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 Design Review Board 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 Planning Commission. Should there be no appeals during this 15-day period, the applicant may proceed through the Plan Check Process with the Building Division and staff will review the construction plans to ensure that all conditions are satisfied.

ATTACHMENTS

- 1. Conditions of Approval
- 2. Site and Neighborhood Images
- 3. Project Plans

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL

Design Review Permit

PROJECT NO. 2551 – DRX 333 Hawthorne Street (APN: 5313-017-014)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Design Review Board on June 1, 2023:

Design Review for the construction of a new, 749 square-foot addition to an existing 770 square-foot single-family residence at 333 Hawthorne Street.

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

PLANNING DIVISION:

- P1. Approval by the Design Review Board does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Design Review.
- P2. 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.
- P3. 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.
- P4. 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.
- P5. 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.
- P6. 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.
- P7. A construction sign with contact information for the contractor shall be posted on-site during construction.

BUILDING DIVISION:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Design Review Board 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 to permit issuance.
- B3. School Development 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. 5353 and 6730 of the State Business and Professions Code.
- B7. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.
- B8. Stormwater Planning Program LID Plan Checklist (MS4-1 Form) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link:
 - https://www.dropbox.com/s/5p4yf08beipzyot/SP%20MS4-1%20LID%20Determination%20Form.pdf?dl=0
- B9. Foundation inspection will not be made until setback on the west side of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B10. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in the Existing Building Code in effect.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.
- B12. Fire-resistance rating requirements for exterior walls and maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1).
- B13. The westerly exterior wall considering the area under alteration and addition shall be constructed with 1-hour fire-resistance rating per Table R302.1(1). Existing siding along the

- exterior face of this wall shall be replaced and new siding to be installed shall be of fire-resistance rated material.
- B14. The westerly exterior wall considering the area under alteration and addition shall not have a total area of openings, including that for the attic vent, exceeds 25% of the wall area per Table R302.1(1).
- B15. The westerly exterior wall considering the area under alteration and addition shall not have projections into the fire separation distance of 2 feet per Table R302.1(1) (In other words, the length of eave projection shall not be longer than 12 inches provided the fire separation distance of 3 feet from the property line to the exterior wall). Existing eave shall be trimmed to comply, and the underside of the both existing and new eave shall be protected with 1-hour fire-resistance rating.
- B16. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance 0 feet to 3 feet, dwellings and accessory buildings with automatic residential fire sprinkler protections shall comply with Table R302.1(2).
- B17. 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 by Fire Sprinklers.

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 Hawthorne 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.
- PW7 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.
- PW8 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.
- PW9 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.
- PW10 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.
- PW11 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.
- PW12 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.
- PW13 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.

- PW14 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.
- PW15 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.
- PW16 No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW17 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.
- PW18 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.
- PW19 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).
- PW20 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.
- PW21 The applicant shall show all utility poles adjacent to the properties and note to protect-in-place.
- PW22 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).

FIRE DEPARTMENT:

F1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code; Title 19 and NFPA fire standards.

- F2. Fire sprinklers are required per South Pasadena Municipal Code. Submit plans to City for approval.
- F3. Provide a Water Flow Test from City of South Pasadena Water Department at time of submittal along with fire sprinkler plans.
- F4. 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.
- F5. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- F6. Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- F7. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- F8. Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- F9. 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.
- F10. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building can not be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
- F11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- F12. 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.
- F13. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).
- F14. Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed; and in dwelling units that have attached garages (CBC 420.4.1).
- F15. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection (CBC 420.4.1.1).
- F16. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).
- F17. Exception. Interconnection is not required in existing dwelling units or within sleeping units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed.
- F18. Alarm Requirements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 "Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment" and the manufacturer's installation instructions. Other carbon monoxide alarm and detection devices are recognized in NFPA 720 are also acceptable.
- F19. Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).
- F20. 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:

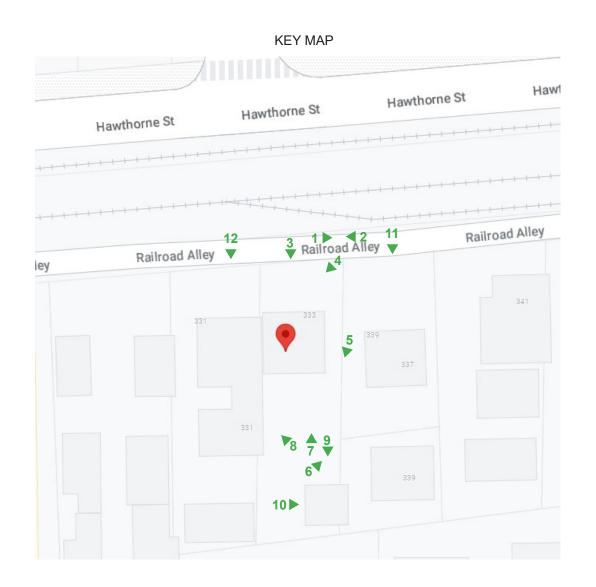
- 1) At each stairway on all floor levels where combustibles materials have accumulated.
- 2) In every storage and construction shed.
- 3) Where special hazards exist included, but not limited to, the storage and use of combustible and flammable liquids.
- F21. A set of plans must remain on the job site at all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- F22. 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 Pictures

PHOTO SURVEY

333 HAWTHORNE ST



1) FRONT ALLEY FACING EAST



2) FRONT ALLEY FACING WEST



3) FRONT OF HOUSE



4) FRONT OF HOUSE AT NE CORNER



5) DRIVEWAY FACING GARAGE



6) DRIVEWAY FACING EAST NEIGHBOR



7) REAR YARD FACING HOUSE



8) REAR YARD FACING WEST NEIGHBOR



9) FRONT OF GARAGE



10) SIDE OF GARAGE



11) EAST NEIGHBOR

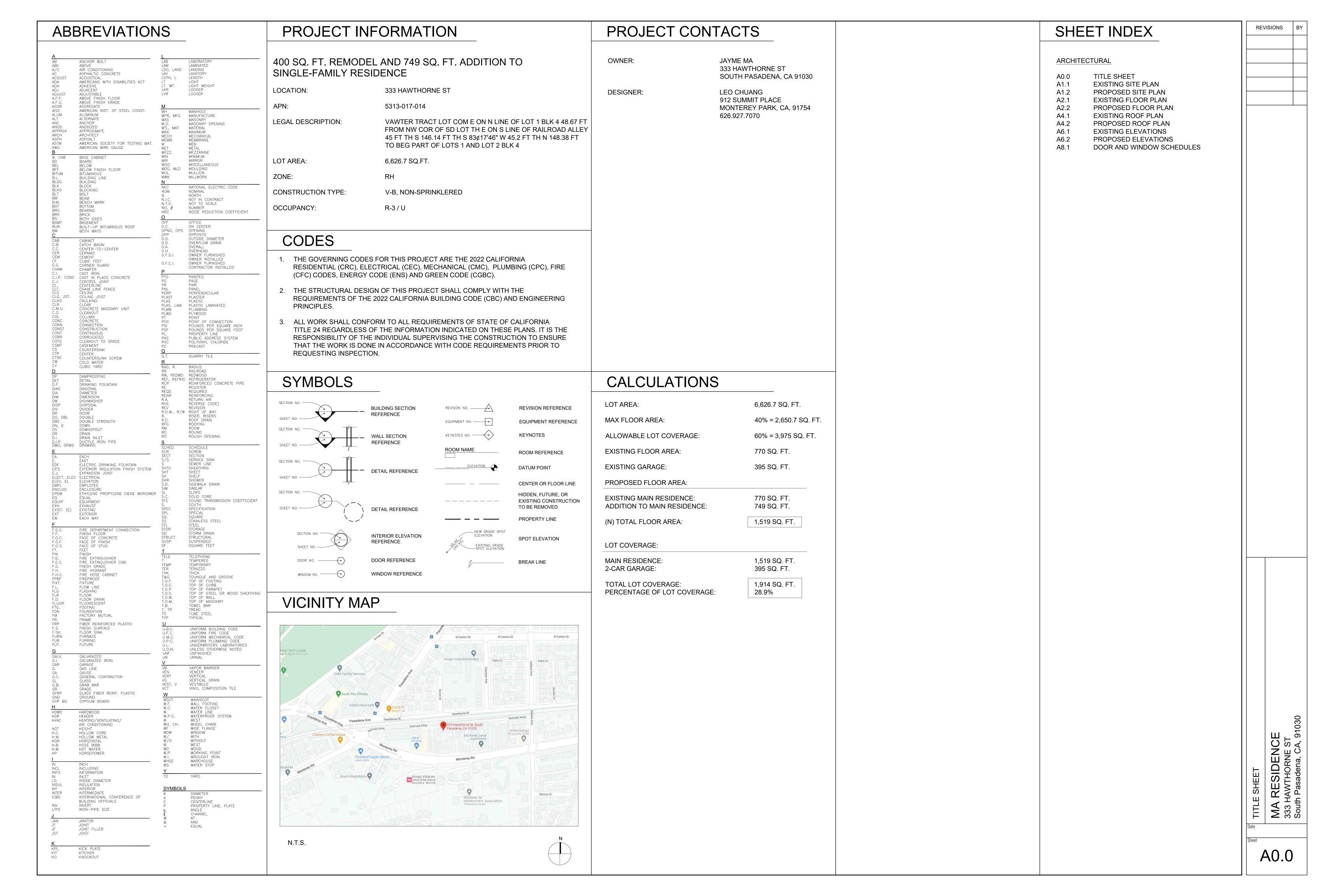


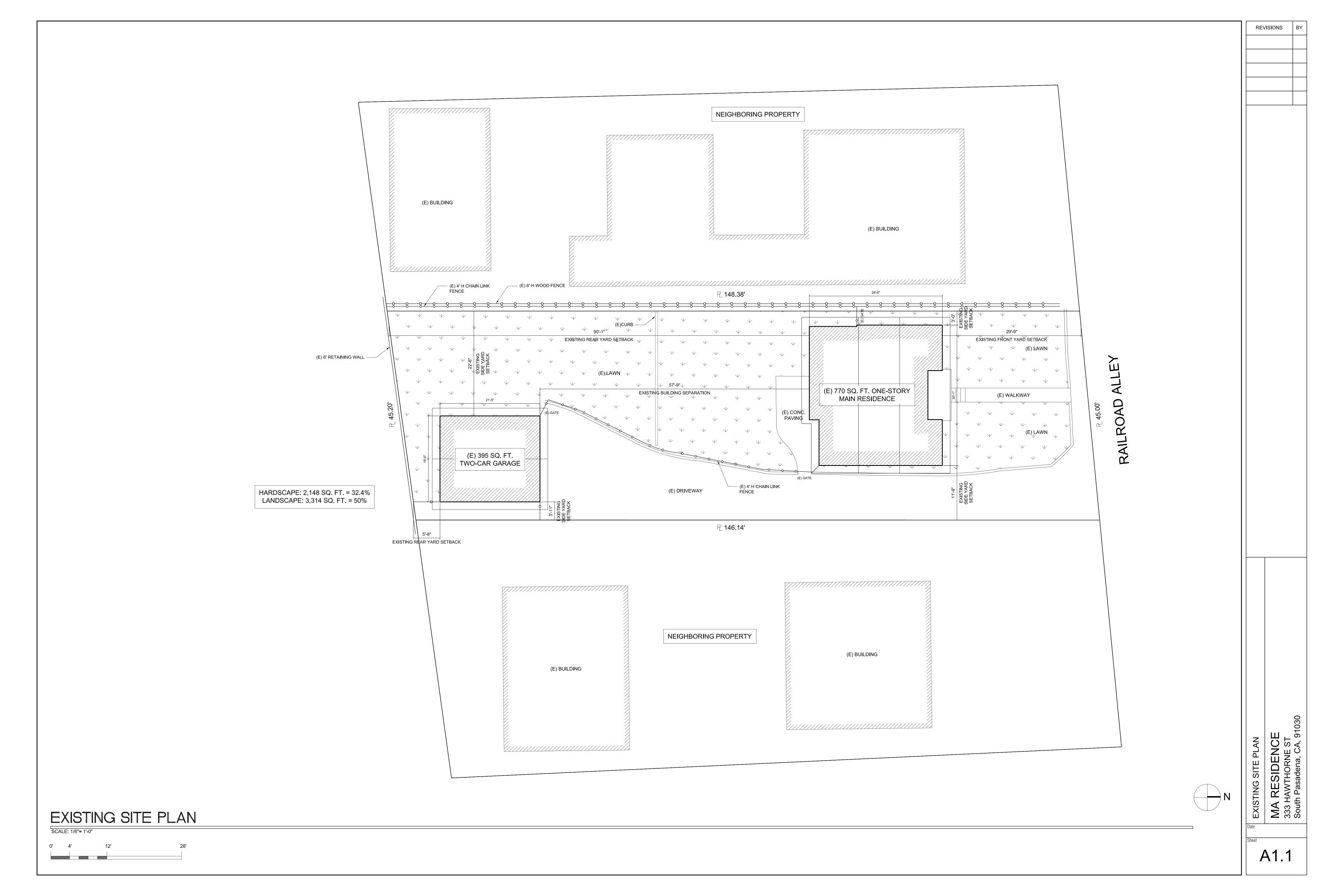
12) WEST NEIGHBOR

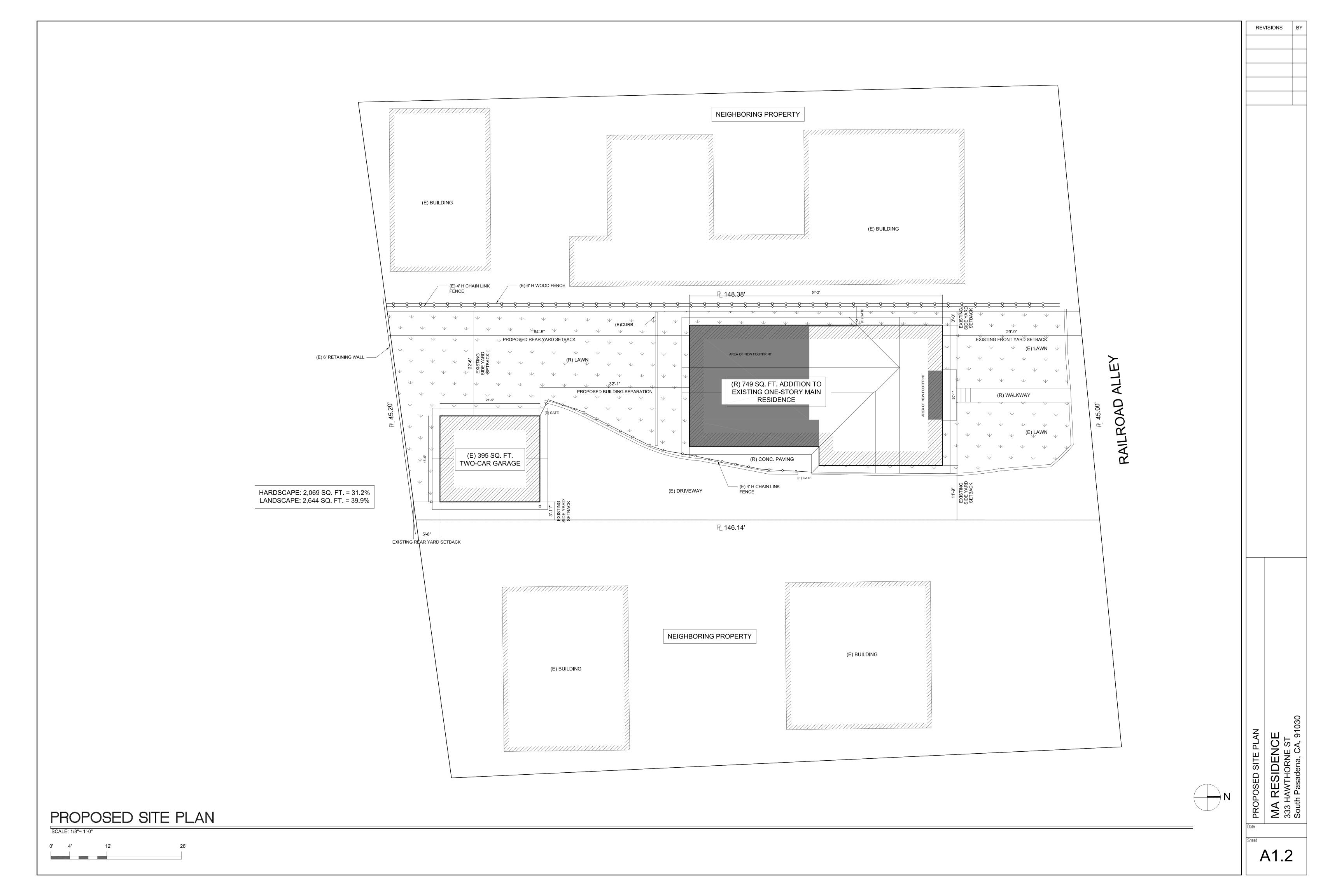


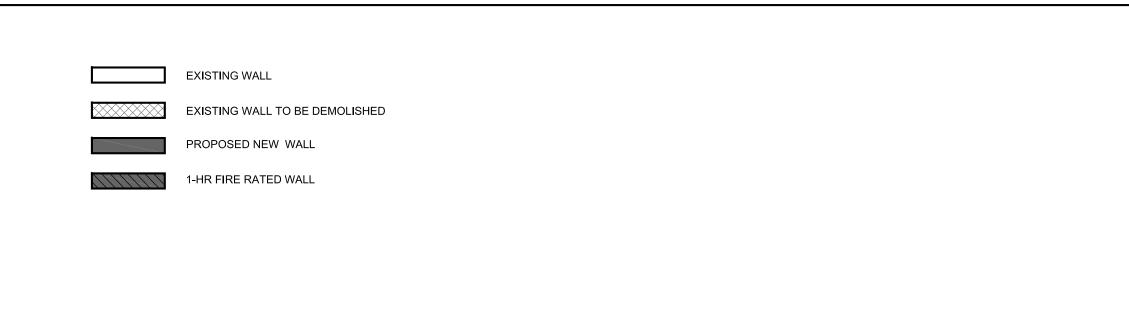
ATTACHMENT 3

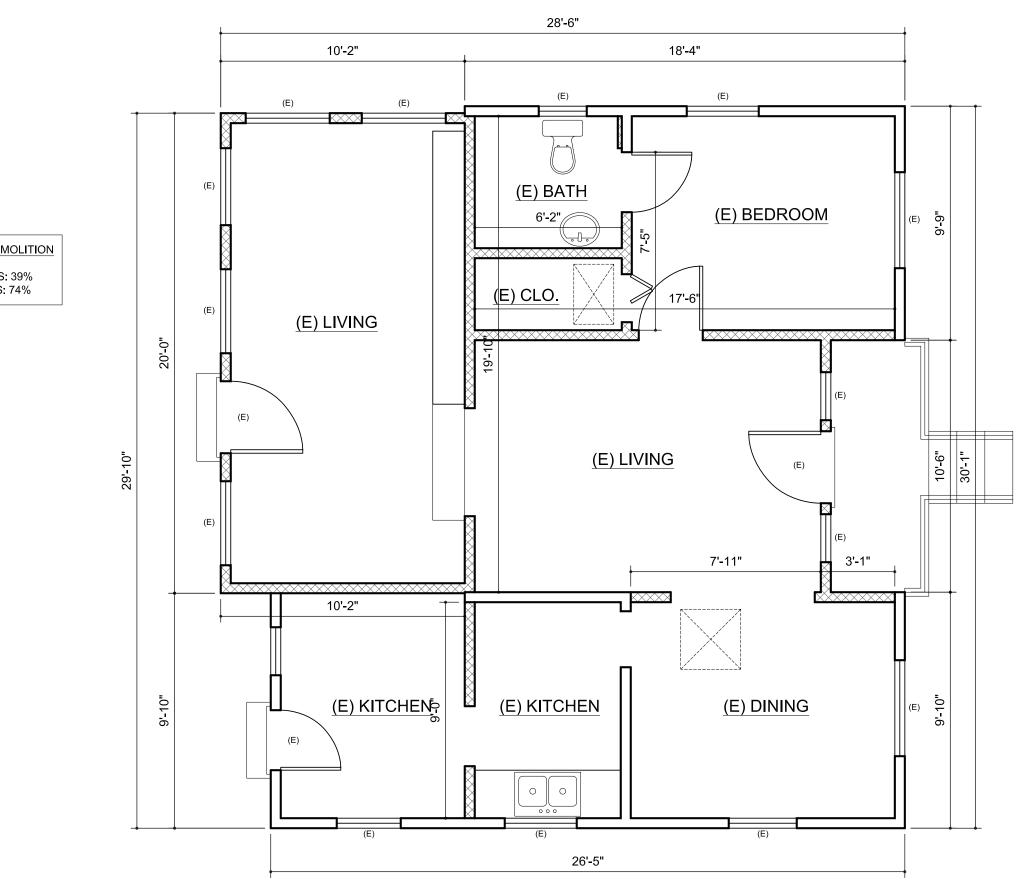
Project Plans

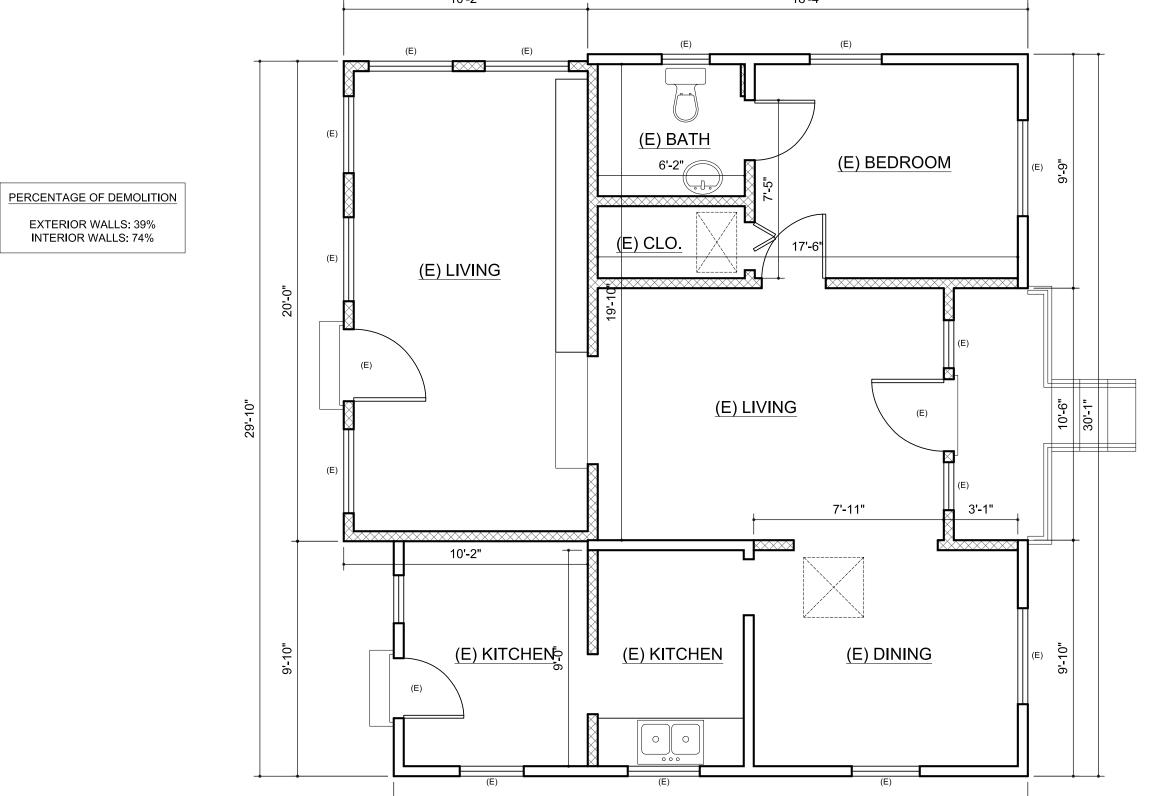




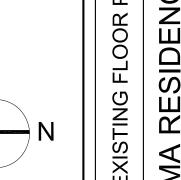








EXISTING FLOOR PLAN



REVISIONS

NOTES

1. WALL COVERINGS IN SHOWERS AND TUBS WITH SHOWERHEADS SHALL BE CEMENT PLASTER OR TILE, EQUAL OR HIGHER THAN 70" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS (22" MIN WIDTH) MUST SWING OUTOF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. CBC SEC. 1210.3, CPC SEC. 411.7.

1A. REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PENALS IN SHOWER AREAS. (R702.4.2 CRC)

2. PROVIDE AN EXHAUST FAN 50 CFM MIN. IN ALL BATHROOMS. SEE ELECTRICAL PLANS (E2.1, E2.2) FOR EXHAUST SYSTEM LOCATIONS. EXHAUST OUTLET MUST BE MINIMUM 3' FROM ANY OPENINGS INTO BUILDING AND PROPERTY LINE. CMC SEC. 402.2.1, 403.7, CMC TABLE 4-4, CBC SEC. 1203.4.2.1.

3. SMOKE/CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED WITH A BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OTHER ALARMS IN THE DWELLING UNIT. RETROFIT SMOKE ALARMS MAY BE BATTERY OPERATED.

(PER CRC SECTION 314 AND SECTION 315)

4. ALL DOORS PROVIDING ACCESS FROM HOUSE TO POOL AREA SHALL BE EQUIPPED WITH EXIST ALARMS OPERABLE UPON OPENING OF THE DOOR.

5. ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:

A. GLAZING IN ALL DOORS

OUTDOOR SWIMMING POOL.

B. GLAZING IN DOORS, WALLS (WITH THE EXPOSED EDGE OF

GLAZING LESS THAN 60" ABOVE DRAIN INLET) AND ENCLOSURES FOR BATHTUBS, SHOWERS, WHIRLPOOLS, SPAS, ETC.

C. GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
D. GLAZING PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS
THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36"
ABOVE THE FLOOR, AND WITH 36" HORIZONTALLY OF A WALKING SURFACE.

E. GLAZING IN GUARDRAILS.
F. GLAZING IN WALL/FENCES USED AS POOL BARRIER FOR INDOOR AND

G. GLAZING WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.

6. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". PROTECTIVE GUARD ON OPEN SIDE OF STAIRS OVER 30" ABOVE THE FLOOR OR ADJACENT GRADE MAY SERVE AS HANDRAIL. GUARD AND HANDRAILS ASSEMBLY MAY BE 34"-38" HIGH ONLY AT OPEN SIDE OF STAIRS. HANDRAIL (REQUIRE FOR 4 OR MORE RISERS) AT 34"-38" ABOVE TREAD NOSING, 1 1/2" CLEARANCE TO WALL, 1 1/4" TO 2" IN CROSS SECTION, WITH ENDS RETURN TO WALL OR FLOOR OR TERMINATE AT NEWEL OR SAFETY POST.

7. GUARDRAILS ARE REQUIRED AT FLOOR AND ROOF OPENINGS, LANDINGS, BALCONIES, AND AT OPEN SIDES OF STAIRS OVER 30" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENT PATTERN SUCH THAT A 4.375" SPHERE CANNOT PASS THROUGH.

8. <u>EGRESS WNDOWS</u>

BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF. ABOVE THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" MAXINUM ABOVE FINISH FLOOR.

9. FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTALLY AND VERTICALLY IN THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES.

10. HEAT DETECTORS SHALL BE INSTALLED PER SMCC25.12.14 IN THE FOLLOWING LOCATIONS: IN THE ATTIC, KITCHEN, BASEMENT AND ATTACHED GARAGE.

11. LANDING SHALL NOT HAVE A WIDTH NOT LESS THAN THE WIDTH OF DOOR AND LENGTH IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36", WILL BE PROVIDED ON EACH SIDE OF DOORS. THE ELEVATION OF LANDINGS SHALL NOT EXCEED 1.5" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY (7.75INCH IF THE DOOR DOES NOT SWING OVER THE LANDING OR STEPS.

12. BATHROOMS, WATER CLOSETS OR SIMILAR ROOMS SHALL BE PROVIDED WITH GLAZED AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT, ONE HALF SHALL BE OPENABLE. (R303.3). EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CUBIC F PM FOR INTERMEITTENT VENTILATION OR 20 CFM FOR CONTINUOUIS VENTILATION IN ACCORDANCE WITH THE CMC, CHAPTER 4. EXHAUST IR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

13. FIREPLACES SHALL HAVE: (A)CLOSABLE METAL OR GLASS COVERING OVER THE ENTIRE OPENING OF THE FIREBOX. (B) COMBUSTION AIR INTAKE FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIREBOX OF AT LEAST 6 SQ. IN. AND HAS AN ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE. (C) A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.

14. CONTINUOUS BURNING PILOT LIGHTS AND THE USE OF INDOOR AIR FOR COOLING A FIREBOX JACKET, WHEN THAT INDOOR AIR IS VENTED TO THE OUTSIDE OF THE BUILDING, ARE PROHIBITED.

15. WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NO GREATER THAN 200, AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 (CRC R302.9)

16. THRESHOLDS OVER 0.25" SHALL BE BEVELED 1:2

PLUMBING NOTES:

1. ALL PLUMBING MATERIALS USED IN THE WATER SUPPLY SYSTEM, EXCEPT FOR VALVES AND SIMILAR DEVICES SHALL BE OF BRASS, COPPER, CAST IRON OR OTHER APPROVED MATERIAL.

2. NO VENT SHALL TERMINATE IN A LOCATION THAT IS VISIBLE FROM THE PARKWAY ACROSS THE STREET FROM THE SUBJECT PROPERTY. OFF-SET VENTING SHALL COMPLY WITH CPC 516 OR 706.

3. NO SOIL, WASTE OR OTHER PIPE OR CONDUIT, OTHER THAN DOWNSPOUTS SHALL BE INSTALLED OR PERMITTED ON THE OUTSIDE OF THE BUILDING.

4. ALL PLUMBING MATERIAL USED IN THE WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES SHALL BE OF LIKE MATERIALS.

5. PIPING MATERIALS:

- WASTE: PVC DWV

- VENT: PVC DWV

- WATER: COPPER - GAS: BLACK STEEL

PROPOSED FLOOR PLAN

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

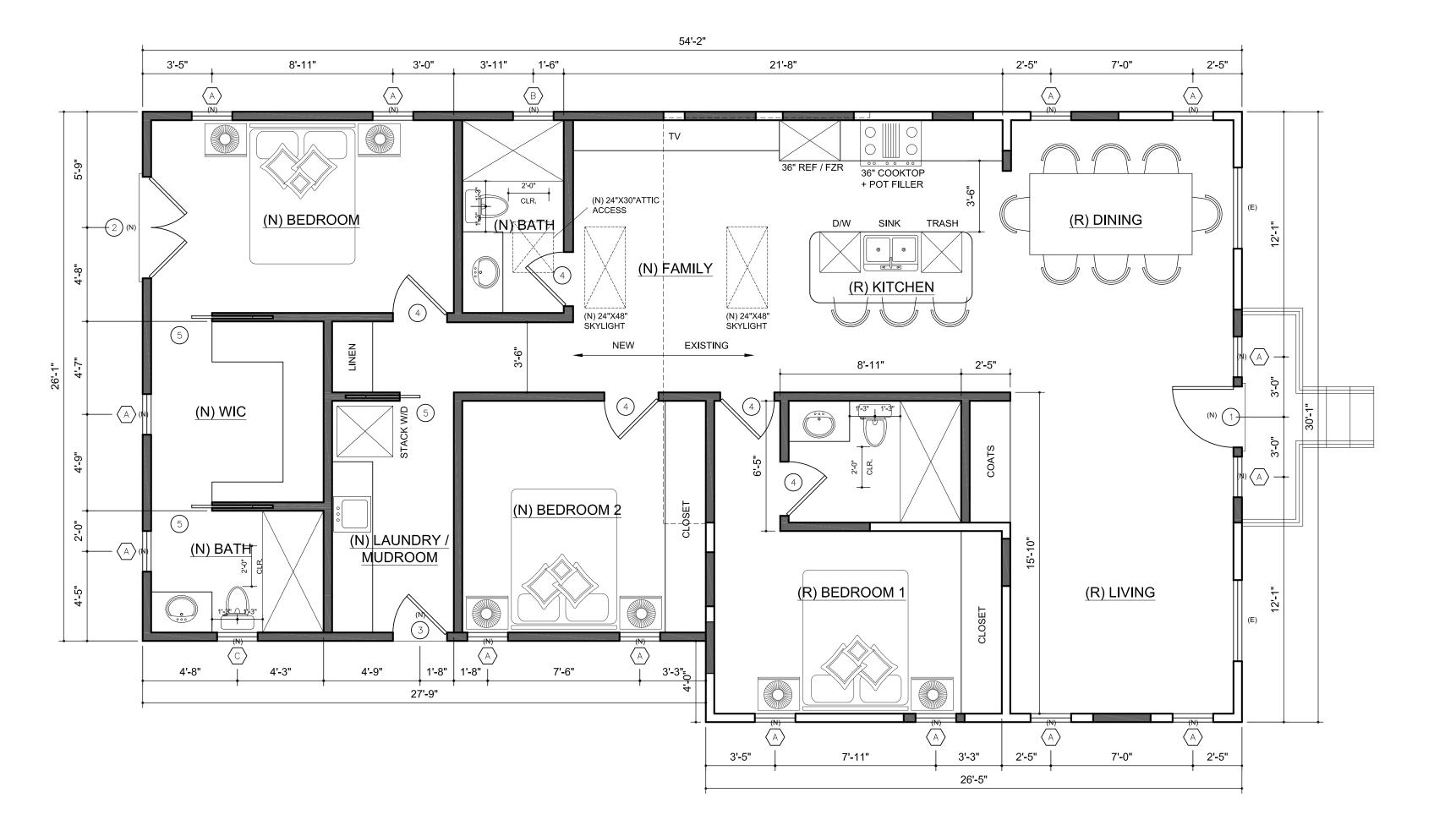


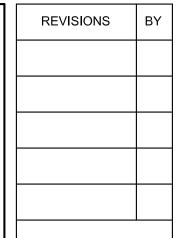
EXISTING WALL

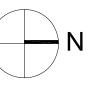
EXISTING WALL TO BE DEMOLISHED

PROPOSED NEW WALL

1-HR FIRE RATED WALL

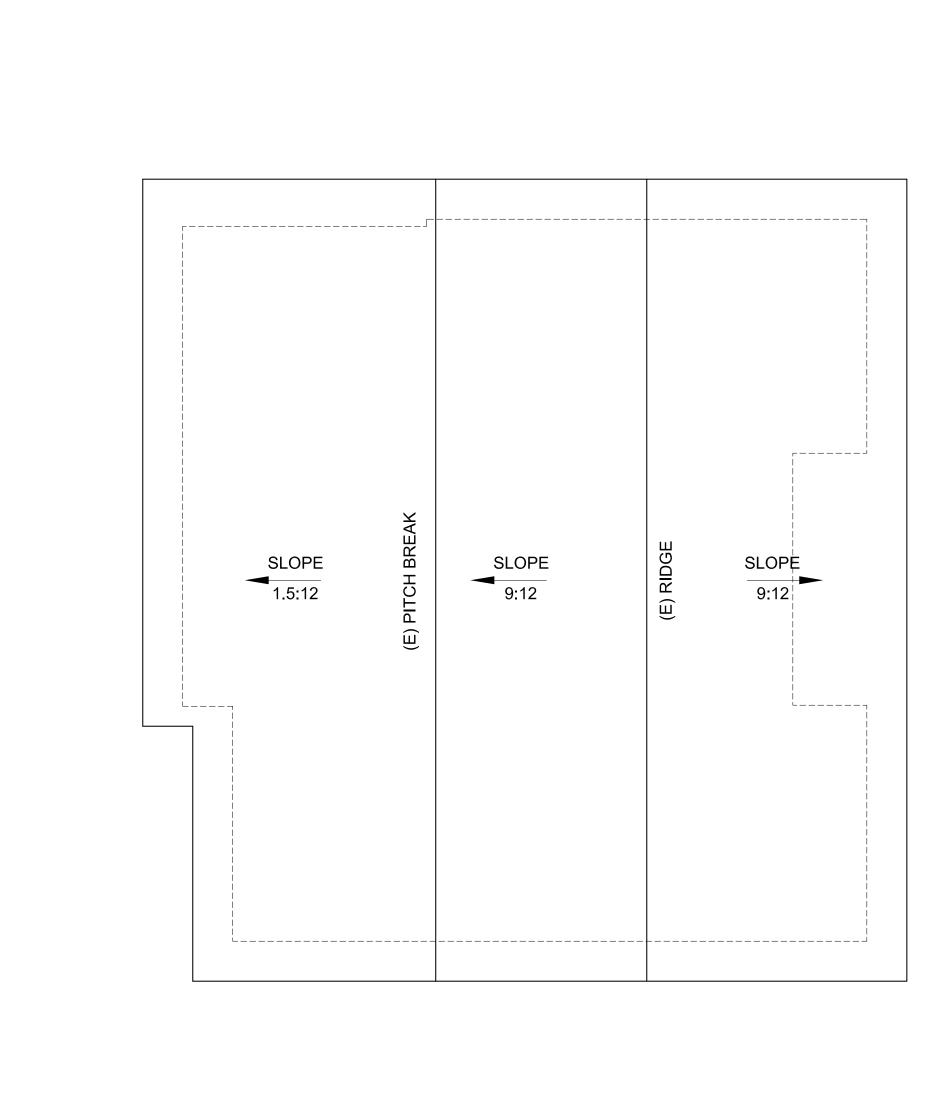


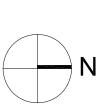




A2.2

SIDENCE THORNE ST sadena, CA, 9





EXISTING ROOF PLAN

2' 2' 6' 14'

A4.1

ROOFING MATERIALS:

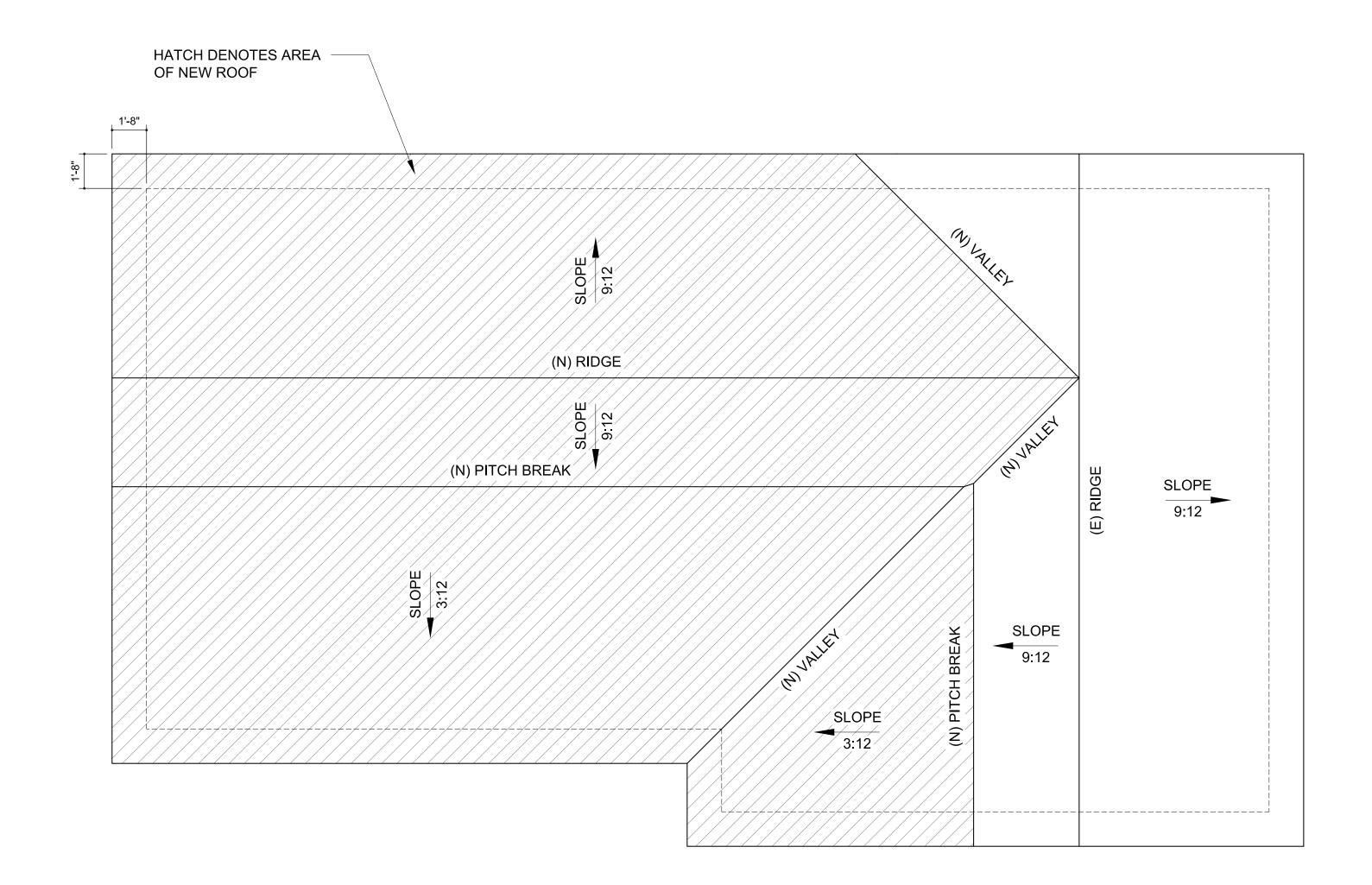
ASPHALT ROOF SHINGLE BY GAF ROOFING COLOR: BARKWOOD, (MATCH EXISTING COLOR) MODEL: TIMBERLINE HDZ CRRC PRODUCT ID: 0676-0096 ESR: 1475 CLASS 'A' ROOF COVERING

CLASS 'A' ROOF COVERING OVER 1/2 IN PLYWOOD AND TYPE #30 UNDERLAYMENT

*NOTE - ROOF GUTTERS/DRAINS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER/DRAIN. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

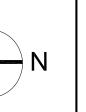
NOTES:

- 1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACE FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF $\frac{1}{16}$ INCH MINIMUM AND $\frac{1}{4}$ INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN $\frac{1}{4}$ INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF $\frac{1}{16}$ INCH MINIMUM AND $\frac{1}{4}$ INCH MAXIMUM (CRC R806.1).
- 2. THE MINIMUM NET FREE VENTILATING AREA SHALL BE $\frac{1}{150}$ OF THE AREA OF THE VENTED SPACE (CRC R806.2).
- 3. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1 (CRC R806.4).
- 4. ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 9 OF THE RESIDENTIAL CODE AND SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790.
- 5. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM $\frac{1}{16}$ " OPENINGS AND SHALL NOT EXCEED $\frac{1}{8}$ ". VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (PER CBC 706A.2 AND CRC R327.6.1)
- 6. A MIN. OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING
- 7. CLASS I OR II VAPOR BARRIER SHALL BE INSTALLED ON THE WARM -IN-WINTER SIDE OF THE CEILING IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 8 SECTION R806.2 OF THE RESIDENTIAL CODE
- 8. PROVIDE VAPOR RETARDER AT ROOF JOISTS.





' 2' 6' 1



A4.2

REVISIONS

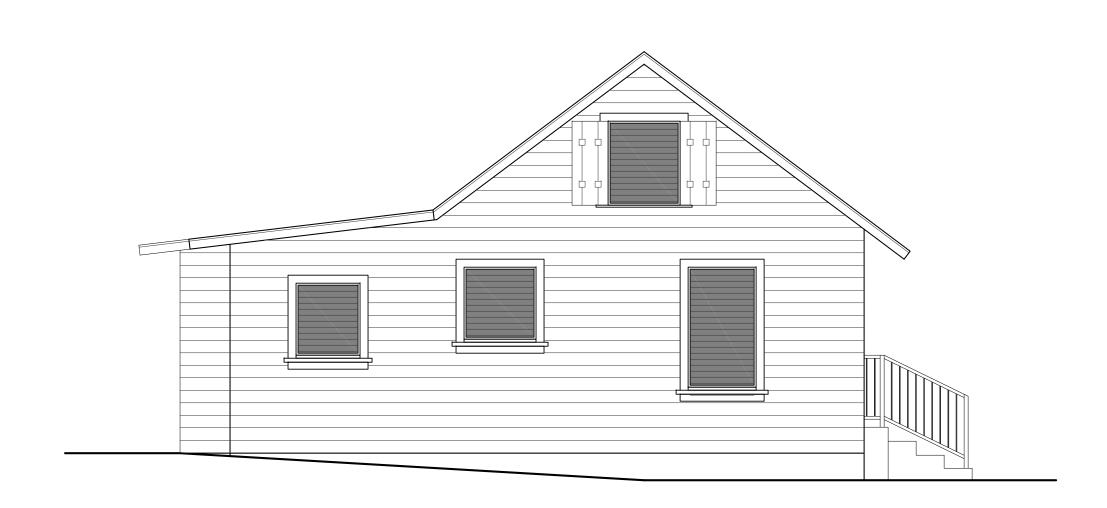




EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION





EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

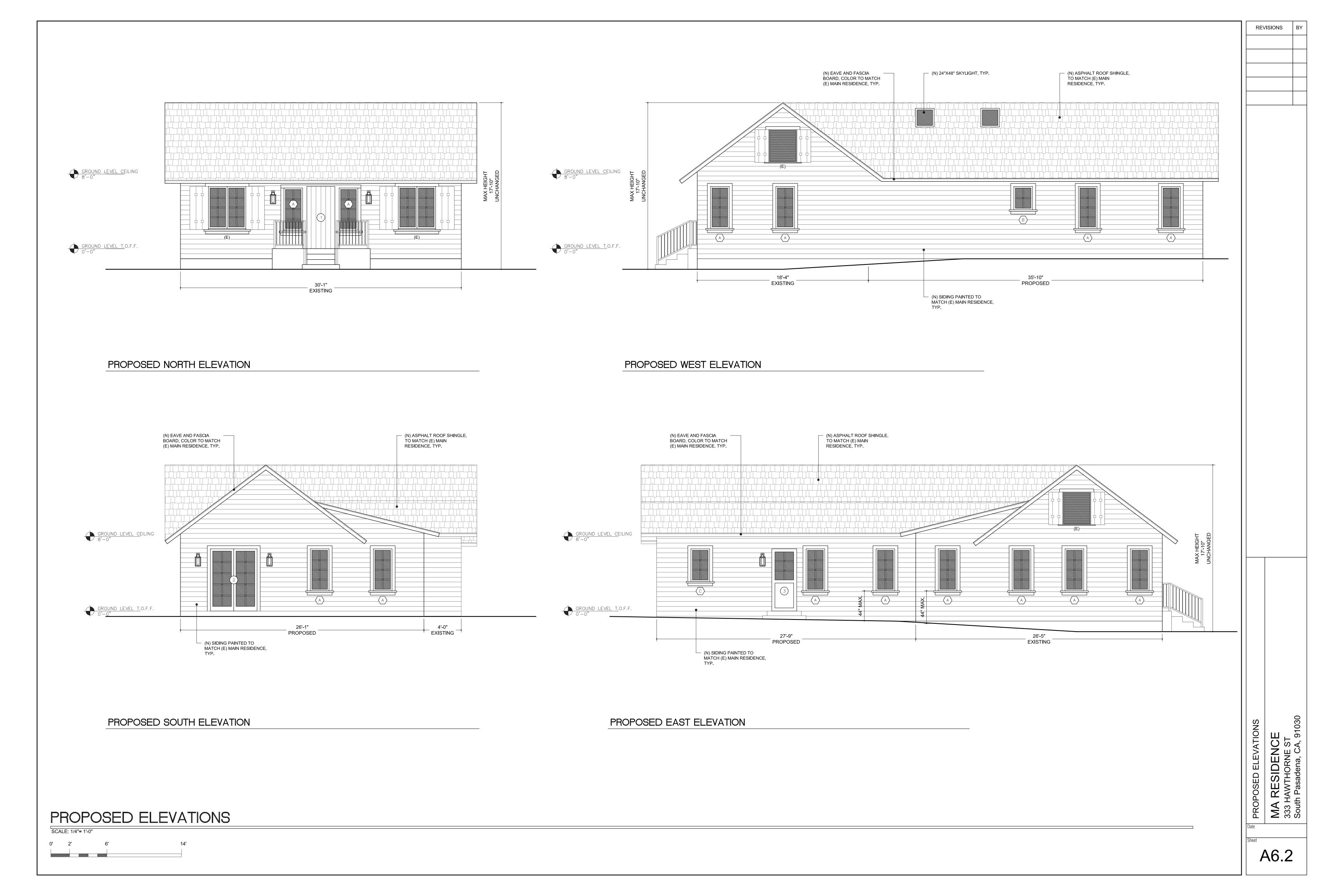
EXISTING ELEVATIONS

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

' 2' 6' 14'

MA RESIDENCE

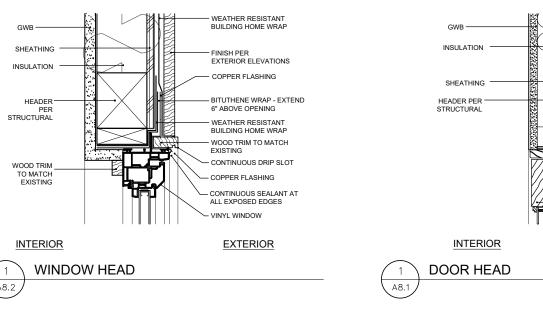
A6.1

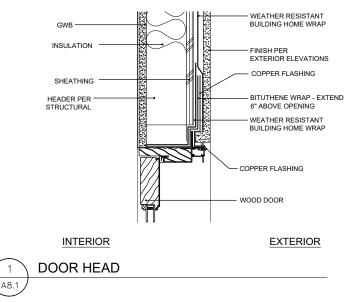


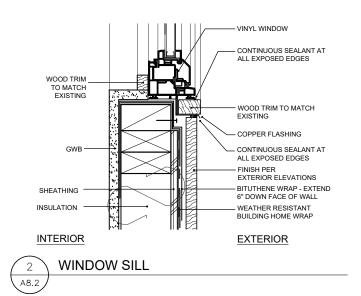
NOTES

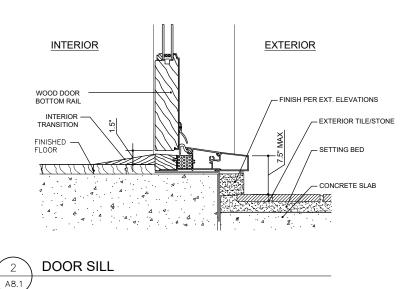
ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:

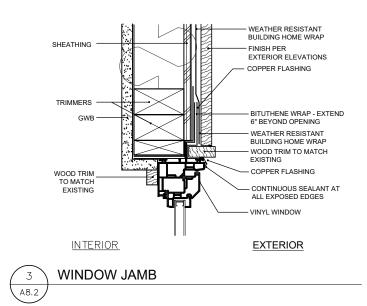
- A. GLAZING IN ALL DOORS
- B. GLAZING IN DOORS, WALLS (WITH THE EXPOSED EDGE OF GLAZING LESS THAN 60" ABOVE DRAIN INLET) AND ENCLOSURES FOR BATHTUBS, SHOWERS, WHIRLPOOLS, SPAS, ETC.
- C. GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
- D. GLAZING PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR. AND WITH 36" HORIZONTALLY OF A WALKING SURFACE.
- GREATER THAN 36" ABOVE THE FLOOR, AND WITH 36" HORIZONTALLY OF A WALKING SURFACE. E. GLAZING IN GUARDRAILS.
- F. GLAZING IN WALL/FENCES USED AS POOL BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOL.
- G. GLAZING WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING
- SURFACE.

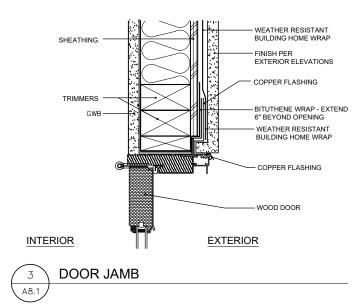


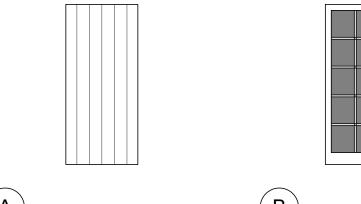


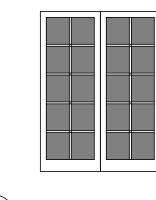


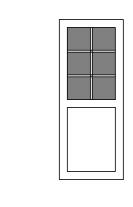


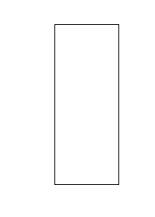


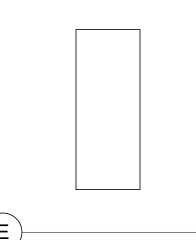






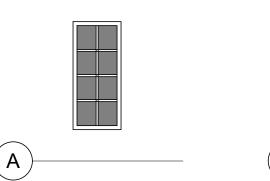


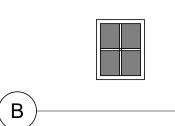


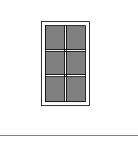


DOOR TYPES

	DOOR	SCHEE	DULE MA	LL NEW GLAZING SH NUFACTURERS TO	HALL COMPLY V SUPPLY CERTII	COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. LY CERTIFICATE OF COMPLIANCE TO THE OWNER.								
	SIZE			STYLE		MATERIAL	MATERIAL			NOTES + BRAND:				
	WIDTH	HEIGHT	THICKNESS	TYPE	LITES	FRAME BODY	GLASS	INTERIOR	EXTERIOR					
1	3'-0"	6'-8"	1 3/4"	SWINGING 'A'	0	WOOD	-	STAINED	STAINED	EXTERIOR DOOR				
2	5'-0"	6'-8"	1 3/4"	SWINGING 'B'	20	ALUM-CLAD	CLEAR/TEMPERED	CHARCOAL ALUM.	CHARCOAL ALUM.	PATIO DOOR				
3	2'-8"	6'-8"	1 3/4"	SWINGING 'C'	6	WOOD	CLEAR/TEMPERED	STAINED	STAINED	EXTERIOR DOOR				
4	2'-8"	6'-8"	1 3/4"	SWINGING 'D'	0	WOOD	-	PAINTED	PAINTED	INTERIOR DOOR				
5	2'-8"	6'-8"	1 3/4"	POCKET 'E'	0	WOOD	-	PAINTED	PAINTED	INTERIOR DOOR				







WINDOW TYPES

WINDOW SCHEDULE:

NOTES:
-ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.
-THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTME 1300.

-THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTME 1300.
-THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

	SIZE	SIZE STYLE					MATERIALS		FINISH		ACCESSORIES	U-FACTOR	SHGC	NOTES + BRAND:
	WIDTH	HEIGHT	TYPE	OPERATION	SASH	LITES	FRAMES / SASH	GLASS	INTERIOR	EXTERIOR	SCREEN			
A	2'-0"	4'-6"	'A'	CASEMENT	1	8	ALUMINUM	CLEAR/ DUAL PANE/ LOW-E / TEMPERED	CHARCOAL	CHARCOAL	YES	0.28	0.20	
\bigcirc B	2'-0"	2'-6"	'B'	CASEMENT	1	4	ALUMINUM	CLEAR/ DUAL PANE/ LOW-E / TEMPERED	CHARCOAL	CHARCOAL	YES	0.28	0.20	
\bigcirc	2'-0"	3'-6"	'C'	CASEMENT	1	6	ALUMINUM	CLEAR/ DUAL PANE/ LOW-E / TEMPERED	CHARCOAL	CHARCOAL	YES	0.28	0.20	

DOOR AND WINDOW SCHEDULES

REVISIONS

MA RESIDENCE 333 HAWTHORNE ST

A8.1

MATERIALS BOARD

333 HAWTHORNE ST



ROOF

GAF TIMBERLINE HDZ
COLOR: BARKWOOD



SIDING, TRIMS, AND EXTERIOR SHUTTERS

PAINTED WHITE TO MATCH EXISTING SIDING





FRONT DOOR

VERTICAL OAK PLANK DOOR



WINDOWS, RAILINGS, AND OUTDOOR SCONCES

CHARCOAL ALUMINUM/BLACK