



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

**AGENDA
REGULAR MEETING
THURSDAY, SEPTEMBER 7, 2023
6:30 P.M.**

**AMEDEE O “DICK” RICHARDS JR. COUNCIL CHAMBERS
1424 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 Amedee O. “Dick” Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/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 Council Chambers, 1424 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)

CONSENT CALENDAR ITEMS

- 2. Minutes from the Regular Meeting of 1/6/22**
- 3. Minutes from the Regular Meeting of 2/3/22**
- 4. Minutes from the Regular Meeting of 9/1/22**
- 5. Minutes from the Special Meeting of 9/1/22**
- 6. Minutes from the Regular Meeting of 10/6/22**

PUBLIC HEARING

- 7. 1990 Winding Lane (APN: 5320-018-018), Project No. 2575-DRX:** A request for a Design Review Permit (DRX) to add a 157-square-foot, first-floor addition and a 902-square-foot, second-story addition to an existing 1,780-square-foot one-story single-family dwelling at 1990 Winding Lane (APN: 5320-018-018). The project also includes the demolition of a 96-square-foot office; an expansion of the front patio to 142 square feet; and a new rear trellis totaling 564 square feet. 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

- 8. Comments from City Council Liaison**
- 9. Comments from Board Members**
- 10. Comments from Subcommittees**
- 11. Comments from Staff**

ADJOURNMENT

12. Adjourn to the Regular Design Review Board meeting scheduled for October 5, 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.

8/31/2023

Date

Matt Chang

Matt Chang, Planning Manager



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, January 6, 2022 AT 6:30 P.M.

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

and

Via Zoom

CALL TO ORDER:

The Regular Meeting of the South Pasadena Design Review Board was called to order by Chair Samantha Hill on Thursday, January 6, 2022 at 6:30 p.m. The meeting was conducted as a hybrid meeting with city staff attending in person from the Council Chambers located at 1424 Mission Street, South Pasadena, California; the Commissioners and project applicants attended via ZOOM for COVID safety purposes. Pursuant to executive orders, the public could attend from the Council Chambers or via ZOOM.

**ROLL CALL
PRESENT:**

Joe Carlson, Board Member
Mark Smeaton, Board Member
Kay Younger, Board Member
Melissa Hon Tsai, Vice-Chair
Samantha Hill, Chair

**COUNCIL LIAISON
PRESENT:**

Diana Mahmud, Council Member

**STAFF
PRESENT:**

Angelica Frausto-Lupo, Community Development Director
Margaret Lin, Deputy Community Development Director
Matt Chang, Planning Manager
Cecilia Jaroslowsky, Contract Planner
Lisa Krause, Contract Planner

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

Chair Hill asked if Board Members or Staff had any changes to the Agenda. There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

None.

PUBLIC COMMENT

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

None.

CONTINUED ITEM

1. 2059 Empress Avenue, Project No. 2283-DRX – Design Review for the demolition of a 340 square-foot carport, a 394 square-foot addition for a master suite, and a 250 square-foot attic space over the proposed addition of an existing 1,606 square-foot single-family home (APN: 5319-016-010)

Recommendation:

Approve the project.

Presentation:

Contract Planner Jaroslowsky presented the project. No presentation from applicant.

Chair Hill asked who was on the sub-committee for this project and determined it was Vice-Chair Tsai and Board Member Carlson. None of the other Board Members had questions for the staff.

Public Comments:

No public comment.

Board Member Discussion:

Board Member Smeaton noted that the subcommittee met with the applicant and changes were made, including the addition of a vaulted ceiling.

Board Member Carlson felt that the project is an improvement and recommended a support.

Chair Hill concurred.

Action and Motion:

Motioned by Board Member Smeaton, and seconded by Vice-Chair Tsai, Carried 5-0, to: approve the project based on staff recommendation with conditions of approval.

PUBLIC HEARING

- 2. **294 Saint Albans Avenue, Project No. 2354-HDP/DRX/AUP - Minor Hillside Development Permit and Design Review to allow the addition of 889 sq. ft. at the ground floor and 13 sq. ft. at the second floor including alterations to the exterior such as a front porch, new exterior decks, a rear patio a new rooftop deck, and a 40'x10' two car tandem carport in front of the house (APN: 5311-010-050).**

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Presentation:

Contract Planner Jaroslowsky presented the project. Odom Stamps, representative for the homeowner presented a board showing materials and provided additional project description.

Board Members did not have questions for staff.

Board Member Smeaton asked Applicant Stamps if he considered lighting by the French doors and by the front doors. Mr. Stamps stated he had a lantern planned for the front doors.

Public Comments:

No public comments.

Board Member Discussion:

No additional comments from the Board.

Action and Motion:

Motioned by Board Member Younger, seconded by Board Member Carlson, carried 5-0, to: approve the project based on staff recommendation with conditions of approval.

3. **512 Grand Avenue, Project No. 2422-DRX – Design Review permit to remodel a single-story home by increasing the first floor by 162 sq. ft. and adding a 410-sq. ft. second-floor addition toward the rear of the property with the proposed total being a 2,273-sq. ft. residence (APN: 5317-041-012).**

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Presentation:

Contract Planner Krause presented the project. No presentation from applicant.

Vice-Chair Tsai had a question for staff about window materials. Contract Planner Krause responded that the windows are vinyl material.

Board Member Smeaton had a question about second floor windows. Project architect Mary Chou explained the thought processes to placement of windows.

Architect Chou had a question about conditions of approval specifically related to landscaping and she stated nothing changed. Chair Hill said she would support to remove it from the conditions of approval.

Public Comments:

No public comment.

Board Member Discussion:

Overall, Board Members agreed the second story was well-integrated and subtle work and supporting this project.

Action and Motion:

Motioned by Chair Hill, seconded by Board Member Smeaton, carried 5-0, to approve the project based on staff recommendation with conditions of approval removing the conditions P9, P10, P11, for landscape and irrigation plans.

4. **1900 Alpha Street. Project No. 2418-HDP/DRX – Minor Hillside Development Permit and Design Review Permit to remodel an existing single-family home that includes enclosing 89 sq. ft. to the existing first floor and creating a new 947 sq. ft. second-story addition. New cladding is also proposed. The new height of the residence will be 24.9 ft. The property is a hillside lot with an average slope listed as 25.21%. The project site is approximately 20,518 sq. ft., (APN: 5310-010-026).**

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Presentation:

Contract Planner Krause presented the staff report. No presentation from applicant.

Board Member Smeaton asked staff about size and massing of two-story façade as well as a question about what the trellis and pergola look like.

Contract Planner Krause responded that staff mentioned the design concern with the applicant and recommended the applicant to modify the design.

Vice-Chair Tsai asked staff about building height noting it was close to the maximum. She also had a question about the setback.

Contract Planner Krause referred to the Municipal Code and the project met the code requirements.

Public Comments:

None.

Board Member Questions:

Client and Architect spoke briefly to address Board Members questions.

Board Member Smeaton asked about siding and overhangs and questioned the symmetry of the window configuration. Architect said they could try to modify the configuration of the windows.

Board Member Carlson suggested awnings out in the front to break up the boxiness of house.

Chair Hill asked if the front of house (façade) could be modified with several suggested changes and the architect said that he could explore the different design options. The homeowner explained the reasoning behind the decision they made with the current design but also suggested some of the suggestions could be taken into consideration.

Board Member Smeaton asked about the window detail that appeared like a commercial detail.

Board Member Discussion:

Vice-Chair Tsai liked the overall direction of the project but felt there was more work to be done.

Chair Hill said she agreed with Vice-Chair Tsai and felt the project would benefit from the formation of a subcommittee.

Board Member Smeaton agreed it needs a little tweaking.

Board Member Carlson suggested that some of the backyard details be incorporated in the front of the house.

Board Member Younger stated that the window details could be addressed.

Action and Motion:

Motioned by Chair Hill to form a subcommittee of Board Members Smeaton and Carlson to work with the applicant to refine the design of the proposed addition, seconded by Board Member Younger, carried 5-0, This item will be continued to the meeting on February 3, 2022.

CONSENT ITEMS

None.

DISCUSSION ITEMS

None.

ADMINISTRATION

5. Comments from Council Member

Council Member Mahmud stated the City will be evaluating the various commissions but that the Design Review Board should remain intact since they are very necessary.

6. Comments from Board Members

None.

7. Comments from Subcommittees

None.

8. Comments from Staff

Community Development Director Frausto-Lupo formally introduced Planning Manager Chang and gave him an opportunity to say hello to the group. She also stated that three Associate Planners started in December. In addition, she reminded everyone City services were being scaled back due to the recent COVID surge and encouraged the public to utilize online scheduling service.

ADJOURNMENT

9. Adjourn to the regular Design Review Board meeting scheduled for February 3, 2022 at 6:30 p.m.

There being no further matters, Chair Hill adjourned the Design Review Board meeting at 8:31 p.m.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, FEBRUARY 3, 2022 AT 6:30 P.M.

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

and

Via Zoom

CALL TO ORDER:

The Regular Meeting of the South Pasadena Design Review Board was called to order by Chair Samantha Hill on Thursday, February 3, 2022 at 6:30 p.m. The meeting was conducted virtually via Zoom.

ROLL CALL

PRESENT:

Joe Carlson, Board Member
Mark Smeaton, Board Member
Kay Younger, Board Member
Melissa Hon Tsai, Vice-Chair
Samantha Hill, Chair

COUNCIL LIAISON

PRESENT:

Diana Mahmud, Councilmember

STAFF

PRESENT:

Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager
Lisa Krause, Contract Planner

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

Motioned by Chair Hill, to approve the Agenda, as presented. Agenda approved, as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

Board Member Smeaton stated that he had spoken as a subcommittee, with Board Member Carlson early on. Board Member Carlson stated he had not visited the site but had spoken with the participants on the subcommittee.

PUBLIC COMMENT

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

None.

CONTINUED HEARING

2. 1900 Alpha Street. Project No. 2418-HDP/DRX – Minor Hillside Development Permit and Design Review Permit to remodel an existing single-family home that includes enclosing 89 sq. ft. to the existing first floor and creating a new 939 sq. ft. second-story addition with the proposed total being a 3,548 sq. ft. residence (APN: 5310-010-026).

Recommendation:

Approve the project.

Presentation:

Contract Planner Krause presented the staff report. No Presentation from the applicant.

Public Comments:

None.

Board Member Discussion:

Vice-Chair Tsai stated that the revisions had improved the project.

Board Member Carlson expressed appreciation for the renderings that Board Member Smeaton provided and that the architect was able to incorporate those suggestions.

Board Member Smeaton added that one of the main concerns that the applicant achieved was the union of two materials that were flush. They created a better termination from one material to another by setting the closet stucco portion back a foot. They also brought the trellis material (metal canopy) from back to wrap around to the front of the house.

Chair Hill stated she felt the roofline for the front closet made the house exterior look more balanced.

Board Member Smeaton added that the trellis design ties elements together.

Vice-Chair Tsai added that original design was very flat and that the extra awning adds extra dimension. She said she did not mind that the window was flush. This was consistent with the modern architecture.

Chair Hill agreed with Vice-Chair Tsai and felt that a flush window is consistent with the modern design.

Board Member Younger agreed.

Chair Hill asked Board Members if they felt comfortable with windows being flush as presented or if they need to recess 1", as staff recommended.

Board Member Smeaton said he is fine with windows as Vice-Chair Tsai stated.

Board Members' Carlson and Younger agreed.

Action and Motion:

Motioned by Vice-Chair Tsai and seconded by Board Member Younger, carried 5-0, to approve the project based on staff recommendation with conditions of approval.

CONSENT ITEMS

None.

DISCUSSION ITEMS

None.

ADMINISTRATION

3. Comments from City Council Mahmud

Councilmember Mahmud reminded everyone that there is a special City Council Meeting on February 23, 2022 and that the City is considering consolidating some of the commissions. She felt that the Design Review Board is unlikely to be consolidated. She added that the City will likely need new Commissioners and to please spread the word. Chair Hill mentioned she knew various residents that may be interested but they do not meet all of the requirements. Councilmember

Mahmud stated that she understood and would discuss with the City Manager and suggest we revisit the requirements.

4. Comments from Board Members

Board Member Smeaton expressed that he hoped Design Review Board would be preserved and not combined with other Boards when the City reviews consolidation of Boards.

Chair Hill said that she likes crossover with other Boards working together when they need other expertise.

There were no other comments from Board Members.

5. Comments from Subcommittees

None.

6. Comments from Staff

Community Development Director Frausto-Lupo reported that an Assistant Planner position would be opening shortly. With new staff, Planning Manager Chang is now able to look at case log and move projects forward. She also stated that she did not see any changes or eliminations for this Board.

Chair Hill reminded everyone next meeting for Design Review Board is at March 3, 2022.

ADJOURNMENT

7. Adjourn to the regular Design Review Board meeting scheduled for March 3, 2022 at 6:30 p.m.

There being no further matters, Chair Hill adjourned the Design Review Board meeting at 7:13 p.m.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, September 1, 2022 AT 6:30 P.M.

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

CALL TO ORDER:

Chair Samantha Hill called the Regular Meeting of the South Pasadena Design Review Board to order on Thursday, September 1, 2022 at 6:40 p.m. The meeting was conducted as a hybrid meeting, both on ZOOM and in person at the Council Chambers located at 1424 Mission Street, South Pasadena, California; Members of the public attended via ZOOM for Covid safety purposes. .

ROLL CALL

PRESENT:

Joe Carlson, Board Member
Brian Nichols, Board Member
Kay Younger, Board Member
Melissa Hon Tsai, Vice-Chair
Samantha Hill, Chair

STAFF

PRESENT:

Angelica Frausto-Lupo, Director of Community Development
Matt Chang, Planning Manager
Karolina Gorska, Contract Planner
Susana Martinez, Associate Planner
Sandra Robles, Associate Planner
Braulio Madrid, Associate Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

Chair Hill asked if Board Members or Staff had any changes to the Agenda. There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

Vice Chair Tsai drove by Bristol Farms.

Board Member Carlson stated he lives two doors down from one of the houses and he will recuse himself from that agenda item. He also drove by the lot on Pasadena Avenue and Bristol Farms.

Board Member Younger stated that she is at Bristol Farms every other day.

Board Member Nichols drove by Bristol Farms and the Pasadena Avenue project.

Chair Hill drove by Bristol Farms and the Pasadena Avenue project.

PUBLIC COMMENT

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

Administrative Secretary, Lillian Estrada, announced that there were no general public comments.

CONSENT CALENDAR ITEMS

2. Minutes from the Regular Meeting of June 2, 2022

3. Minutes from the Regular Meeting of July 7, 2022

No changes to minutes of June 2, 2022 or July 7, 2022. VOTED BY BOARD MEMBERS, CARRIED 5-0, to approve the minutes as submitted.

PUBLIC HEARING

4. 2008 Edgewood Drive (APN:5321-002-012)

To allow the construction of an 824-square-foot addition to the rear of an existing 1,695-square-foot single-family dwelling.

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Staff Presentation:

Board Member Carlson recused himself from the item due to living within 1,000 feet from the subject property.

Associate Planner, Susana Martinez, presented the staff report.

Chair Hill moved to questions for staff.

Board Members did not have any questions.

Chair Hill opened the hearing for public comments.

Public Comments:

With no requests to speak, the public comment period for Agenda Item No. 4 was closed.

Applicant Presentation:

The applicant representative and designer, Georgiana Chung, did not have a presentation, but was available to answer questions.

Board Members did not have questions for Ms. Chung.

Board Member Discussion:

Board Member Younger stated that it is a lovely design and fits the neighborhood.

Vice-Chair Tsai agreed and added that the design was very balanced.

Chair Hill agreed and added the design was contemporary, and the scale made sense.

Motion and Action:

MOTIONED BY VICE-CHAIR TSAI, SECONDED BY BOARD MEMBER NICHOLS, CARRIED 4-0, to: approve the project based on staff recommendation with conditions of approval.

5. 5 Pasadena Avenue (APN: 5311-002-012), Project No. 2491-DRX:

To allow the development of a vacant lot with a new 1,848-square-foot commercial building, a 1,196-square-foot patio cover, and other associated site improvements related to the project.

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Staff Presentation:

Associate Planner, Braulio Madrid, presented the staff report.

Chair Hill moved to questions for the staff.

Board Member Carlson asked for renderings of the 8-foot fence surrounding the property.

Mr. Madrid said that it would be wrought iron and would not be view obstructive, as conditioned by the Department of Public Works. Mr. Madrid explained that an eight-foot fence was permitted in a commercial zone, as long as it was not adjacent to residential.

Chair Hill asked why the fence was required under conditions of approval.

Mr. Madrid stated the applicant wanted the fence to prevent theft and the condition was added so that it did not obstruct visibility.

Vice-Chair Tsai asked if the project did not become a restaurant, would the trellis and covered patio still be allowed for other use types.

Mr. Madrid said the covered patio would be allowed for other use types per their administrative use permit.

Vice-Chair Tsai asked if the covered patio would require more parking.

Mr. Madrid responded that it would not.

Vice Chair Tsai asked if the use changed from restaurant to something else, would parking requirements change.

Mr. Madrid said it would not and added that the parking ratio was 10 per 1,000 square feet for a restaurant use. Mr. Madrid added that if another use would come in, there would be a reduction of parking spaces by 3 or 4 per 1,000 square feet.

Chair Hill noted that lot coverage was 21 percent and added that there was a lot of parking for such a small building. She stated that she is aware of relaxed parking standards for housing and asked if there was any relief for parking for this commercial project.

Mr. Madrid said that because the intended use is a restaurant, it was meeting the minimum requirement of parking spaces. He also added that providing less parking may limit the tenant pool for the applicant.

Chair Hill stated that she was aware of discussions regarding additional mobility measures to reduce parking, such as bike spaces and ride share. She added that her concern is having large surface parking lots along a commercial corridor. Chair Hill requested that staff look into finding a way to reduce the parking requirements.

Mr. Madrid stated that reduced parking would require a variance and variances were not allowed for parking. He added that the applicant would not be allowed to have a restaurant with any lesser parking.

Chair Hill asked if the applicant can phase the project so that if there are any policy changes in the future, reduced parking can be accommodated. She noted that this question may be better suited for the applicant.

Board Member Nichols wanted to know where the location of the house was in relation to the restaurant property and asked if the proposed project was impacting the house in any way.

Mr. Madrid provided a 3-D aerial image showing a vacant space with trees between the restaurant property and the house. He said the space would remain vacant.

Board Member Carlson asked about parking for the property and noted that there does not appear to be any parking along Pasadena Avenue. He added that if the use were to be a restaurant, the parking would be needed; as there are not any other places to park.

Chair Hill closed questions for staff and opened the hearing for public comments.

Public Comments:

With no requests to speak, the public comment period for Agenda Item No. 5 was closed.

Applicant Presentation:

Mr. Madrid noted that the applicant does not have a presentation, but is available to answer questions.

Chair Hill invited the applicant to the podium to introduce themselves.

Steve Dahl introduced himself as the architect for the project and explained that the property was previously designed with an office use, but after the pandemic, there was more demand for restaurant use with outdoor dining. Mr. Dahl commented that he agreed with Chair Hill's comments regarding parking, he said that architects design around parking requirements and noted that the City of Pasadena has relaxed parking standards for restaurant use. He added that Pasadena does not permit parking on a corner and he thought the City may want to consider adopting similar standards, as he wanted to have the parking in the back of the property to bring the outdoor dining as a focal point to the design. Mr.

Dahl spoke about the fence and stated that it is a plain fence, but the focal point is the landscaping, which was designed by June Scott. He stated that the fence will be covered with Bougainvillea vines. He added that they plan to bring in a full-sized tree and crate it in and create the outdoor dining around the tree in the outdoor patio. Mr. Dahl also spoke to the topography of the property and that it was previously a hillside property that was infilled with dirt left over from the freeway project. He added that this required the building to be engineered with 20-foot caissons. He further explained that this is the reason why the parking is on the downhill side. As per the long narrow design of the building, Mr. Dahl stated that the structure is meant to serve as a buffer for the smell that comes from a nearby horse stable. Mr. Dahl mentioned that Public Works Condition 21, regarding upgrading the street front, was removed by staff. Mr. Dahl stated that he is still contesting the Public Works Condition 42 that requires a site line study from both of the driveways.

Vice-Chair Tsai asked about built-up roofing.

Mr. Dahl stated that most of the roof would not be visible.

Vice Chair Tsai followed up by asking if the patio had built-up roofing.

Mr. Dahl confirmed.

Vice-Chair Tsai asked about the material on the underside of the roof.

Mr. Dahl stated that it was a metal fascia with smooth finish stucco underneath.

Vice Chair Tsai commented that the trellis had a cool trapezoid shape, which she was expecting to be continued in the trellis design, but then it changes to a rectangular shape.

Mr. Dahl said he liked that note and added that it should be added as a condition.

Vice Chair Tsai asked if the trellis was made of wood or trex.

Mr. Dahl said it was made of metal because wood does not hold up well.

Vice-Chair Tsai noted that they are different colors, but same material.

Mr. Dahl confirmed.

Vice-Chair Tsai noted that the elevations call out silver aluminum, but the renderings have a black frame. She noted that the black frame looks nice and added that she was hoping to see what the silver would look like in the renderings.

Mr. Dahl said that the silver was intended to be consistent with the neighboring property, but added that he also felt the black looked nice. He suggested adding the color change as a condition.

Vice-Chair Tsai noted that the west elevation has a stucco frame around the windows where on the other elevation brick goes all the way up to window, which she stated would be a preferred detail. She added that she was unclear why there are two different details for the two elevations.

Mr. Dahl concurred that there are two different details.

Vice-Chair Tsai asked about the outdoor counter material.

Mr. Dahl said it was sealed concrete.

Board Member Nichols asked if the metal trellis would be capped at ends.

Mr. Dahl stated it would be capped at the ends.

Board Member Nichols asked about the black trim and how it separates the metal up above. He also asked if they have ever considered painting out the rolling door and service door to match the brick.

Mr. Dahl said they did not consider painting out the rolling door and service door.

Board Member Nichols asked if there could be shared parking between the subject property and the property across the street.

Mr. Dahl said the owner does not want to tie the two properties with shared parking.

Chair Hill suggested conducting a traffic study specific to the lot to determine parking needs.

Mr. Dahl responded that there are many problems with parking in the City. He added that traffic studies are costly and takes months of time.

Chair Hill inquired about the choice to place bathrooms on the Pasadena Avenue side of the property, which she found to be a lost opportunity for the visibility of the indoor/outdoor area.

Mr. Dahl said the fence and landscape would cover it up and that the restaurant sign will be focal point on that side of the property, as Pasadena Avenue is not a pedestrian street.

Mr. Madrid added that staff felt that because the parking lot was one way, the entry to that parking lot should have the main entrance façade.

Chair Hill agreed it was complicated and noted that Pasadena Avenue has the potential of becoming a commercial corridor in the future, which could also serve to connect the street with our neighbors at Highland Park. She added that parking dictating the design is unfortunate.

Board Member Carlson asked about parking lot materials. He noted that initially the applicant was proposing gravel, but found it was not allowed. He wondered if other permeable materials had been considered, such as pavers.

Mr. Dahl said he would look into other options but that it is tricky with California state requirements, as storm water should be percolated within the site.

Chair Hill closed the Applicant Presentation and moved to Board Member Discussion.

Board Member Discussion:

Board Member Nichols had concerns about the blank façade facing Pasadena Avenue. He noted that it is an important façade and suggested possibility bringing the metal panel all the way down and it would result in a better material along the façade. He also stated that he would like to see the renderings redone with the accurate accent colors with the roof screening.

Vice-Chair Tsai stated that she would like to see the applicant address the covered patio; she said the shadow can follow the shape of the trellis. She agreed with Board Member Nichols and noted that the bathroom and counter element is recessed before the brick, but she also suggested that if the metal portion came down and wrapped around, encasing the brick portion, it would make it more interesting.

Chair Hill also expressed concerns about the blank wall along Pasadena Avenue and suggested that the applicant can add patterns, designs, or a mural to the wall to make it more inviting.

Vice-Chair Tsai suggested taking the stucco frame away and having it read the same as the other elevations from the patio side where the brick comes up to the window.

Board Member Nichols agreed with Vice-Chair Tsai's suggestions and emphasized that the design could be improved on the corner, where one corner has no frame.

Chair Hill agreed that the desire to have a variation in materials is great, but in this case, the design already has the metal, brick, and punch opening of the windows. She added that introducing a third element, such as the stucco, is not necessary. She further added that the massing gives a level of variation and is dynamic, she reiterated that another material does not need to be introduced.

Board Member Carlson asked what kind of material was the pergola.

Vice-Chair Tsai noted it was stucco and asked if it would be the same ochre stucco color noted elsewhere. She then asked the group what they thought about the color.

Chair Hill asked if the Board could comment on color. She then added that maybe the Board can comment on colors but cannot make a decision about the color.

Mr. Madrid stated there was no regulation to dictate color in the municipal code but that the Board may evaluate color for neighborhood compatibility.

Chair Hill stated that she loves the color.

Board Member Carlson agreed and stated that he also likes the color.

Chair Hill and Board Member Carlson agreed that they would like to see an updated rendering with fencing and landscaping—they want to see it all together.

Vice Chair Tsai asked the Board which they preferred: black or silver windows.

Vice Chair Tsai and Chair Hill both stated they prefer the black.

Chair Hill noted that the maintenance of the vine on wrought iron fence would dictate how much of black will be seen. She added that she would like to see the fence to make sure the Board is comfortable with it. Chair Hill asked the Board how they would like to move forward with the item—she asked if it would be appropriate to continue the item, form a subcommittee, or approve the project with a Chair Review.

Board Member Younger stated that she felt the subcommittee was not necessary, as the applicant appeared to know what he was doing.

Vice-Chair Tsai agreed and stated that the Board has given the applicant a lot of feedback.

Board Member Carlson added that he would like to see a rendering with all of the color schemes. He added that the full-sized tree was important to the project and did not want the applicant to change the tree to a smaller tree.

Vice-Chair Tsai asked if the tree would come first or the trellis.

Chair Hill said that the size of the tree can be conditioned.

Mr. Madrid stated the Board could add conditions of approval at this point of the hearing and what the Board would be doing is approving the shell and overall

design of property. He added that the architectural details and articulations would be finalized through the Chair Review.

Planning Manager, Matt Chang, suggested two motions be made or Board Members could continue this discussion to next meeting.

Motion and Action:

MOTIONED BY CHAIR HILL, SECONDED BY VICE-CHAIR TSAI, CARRIED 5-0, to: continue the item to the October 6, 2022 Design Review Board Meeting. Additionally, subcommittee of Board Member Nichols and Vice-Chair Tsai was formed to work with the applicant.

6. 606 Fair Oaks Avenue (APNs: 5318-004-024 and 5318-004-018), Project No. 2431-DRX-AUP-ADMIN MOD:

To allow for the remodel of two existing buildings; Building “A” is an existing 36,321-square-foot Bristol Farms Market and Building “B” is an existing 10,114-square-foot multi-tenant commercial building. The project proposes the following changes to Building “A”: façade improvements, removal of a glass canopy along the south side of the building to be replaced with a new covered entry tower and open trellis, and a new 409-square-foot outdoor dining patio and trellis above, with a proposed sign. Proposed changes to Building “B” include façade improvements.

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Staff Presentation:

Contract Planner, Karolina Gorska, presented the staff report.

Chair Hill moved to questions for staff.

Board Member Nichols wanted to confirm that the main grocery store building has plaster over the block, which is then painted over. He noted that the new elevations with the smaller building only says paint; he asked if they are just painting the block of the smaller buildings and asked if the smaller buildings were not getting the plaster. He noted that the elevations no longer showed the block pattern. In addition, Board Member Nichols requested more information on the decorative façade elements.

Staff deferred to the applicant.

With no other questions for staff, Chair Hill opened the public hearing for public comments.

Public Comments:

With no requests to speak, the public hearing period for Agenda Item No. 6 was closed.

Applicant Presentation:

Architect Mark Giles presented. Mr. Giles answered the earlier questions from the Board; he confirmed that they are plastering over the block and only painting the shop building to match the larger building. He also said they will be bringing back the decorative elements and he would be happy to have a discussion regarding the Board Member suggestions.

Board Member Carlson asked if the decorative elements would be appliques only.

Mr. Giles replied that they would be appliques. He added that there would be wrought iron design elements on the building.

Board Member Carlson asked why the awnings over Building "B" appear to be opaque, possibly from age, and do not appear clear.

Mr. Giles said they are dark glass and they will be cleaned and water-proofed and removed from the Bristol Farms building, but not from the shop building.

Board Member Carlson stated he thought it was shame the canopies could not be removed from the shop building as well.

Board Member Nichols stated that the façade facing Fair Oaks Avenue is the most prominent façade and where the original café is being demolished and built in, there is only one decorative element. He asked if there would be more decorative elements incorporated into the café.

Mr. Giles said they would happy to do more with that façade. He explained that there are currently two levels between the café and Bristol Farms and added that they are going to dig down so that they are all one level and they are widening the opening, so that there is a better connection throughout the grocery store.

Chair Hill asked if there was a walkway between the building and the patio.

Mr. Giles said that there is a walkway, sidewalk, and a planter on the Fair Oaks side.

Chair Hill stated that the reason she mentioned the walkway was that the accessible parking spaces were across the drive aisle and sometimes there is not enough space.

Mr. Giles stated that there was not enough space and that it was a challenge because of the grade, but that they are reactivating more accessible spaces by the parking structure. He added that there are seven in the parking lot and one in the parking structure.

Chair Hill also inquired about the tall blade sign and asked if it was being addressed or if it would remain as is.

Mr. Giles said it was staying as is; he added that they were cleaning the metal panels and painting. He explained that the sign is grandfathered-in and they did not want to touch it.

Chair Hill said she felt it was a missed opportunity not to do something additional with the blade sign since the sign can be seen from the freeway.

Mr. Giles added that they were already over their sign size allowance.

With no further questions for the applicant, Chair Hill moved to Board Member Discussion.

Board Member Discussion:

Board Member Younger thought the design was great.

Vice-Chair Tsai says it is a great improvement. She also noted there are planters where the old café is, which would add a lot of greenery.

Chair Hill likes the addition of the outdoor space.

Board Member Carlson asked if the Board would like to condition the addition of appliques.

Board Member Nichols stated that the rendering was a little misleading because there are trees along the façade and stated that it is not as much of an issue as it appears in the drawing.

Action and Motion:

MOTIONED BY VICE CHAIR TSAI, SECONDED BY BOARD MEMBER YOUNGER, CARRIED 5-0, to: approve the project, subject to the recommended conditions of approval.

ADMINISTRATION

7. Comments from Board Members

Board Member Carlson commented on a previous project. He stated that for the Pavilions project, the Board added a condition of approval that the trees on the north side of the property would be bigger. He added that now that the project is complete, the trees do not appear bigger. He suggested that the Board go back and look at the minutes from that meeting.

8. Comments from Subcommittees

None.

9. Comments from Staff

Community Development Director, Angelica Frausto-Lupo, stated that recruitments continue and there will be a new Assistant Planner starting on Tuesday. The City was also recruiting for a Planning Counter Technician as well as a Deputy Director. Director Frausto-Lupo mentioned that the next draft of the Housing Element was expected to be out for public review on September 8th and encouraged anyone who is interested to go to the website, library, or City Hall to look at the drafts. The Housing Element will be sent to HCD on September 15th. Finally, she said she would ask staff to look into the tree size at Pavilions.

ADJOURNMENT

10. Adjourn to the regular Design Review Board meeting scheduled for October 6, 2022 at 6:30 p.m. Chair Hill said she would not attend at this meeting.

There being no further matters, Chair, Samantha Hill, adjourned the Design Review Board meeting at 8:45 p.m.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

SPECIAL MEETING MINUTES

THURSDAY, SEPTEMBER 1, 2022 AT 5:30 P.M.

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

CALL TO ORDER:

Chair Samantha Hill called the Special Meeting of the South Pasadena Design Review Board to order on Thursday, September 1, 2022 at 5:30 p.m. The meeting was conducted as an in-person/hybrid meeting with City Staff and Commissioners attending in person from the Council Chambers located at 1424 Mission Street, South Pasadena, California as well as on ZOOM for Covid safety purposes. Pursuant to executive orders, the public could attend from the Council Chambers or via ZOOM.

**ROLL CALL
PRESENT:**

Samantha Hill, Chair
Melissa Hon Tsai, Vice-Chair
Brian Nichols, Board Member
Joe Carlson, Board Member

**STAFF
PRESENT:**

Matt Chang, Planning Manager
Ben Jarvis, Interim Senior Planner
Sandra Robles, Associate Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

The Agenda was approved as submitted.

DISCUSSION

1. Objective Development Standards (ODS) Project

Recommendation:

Receive a presentation from AECOM (project consultant) regarding the Objective Development Standards project and provide feedback to City staff and the project consultant.

Presentation:

Planning Manager, Matt Chang, attended the meeting via Zoom and provided background information on the Objective Development Standards workshop. Mr. Chang stated that the City of South Pasadena had received a grant from SCAG (Southern California Association of Governments) to develop this project for objective design standards for multi-family and mixed-use projects. He introduced the team working on the Objective Development Standards, including: Interim Senior Planner, Ben Jarvis; Associate Planner, Sandra Robles; and, Project Manager, Ashley Hoang, and Project Director, Susan Ambrosini, both from AECOM (consulting firm). Mr. Chang stated that the purpose of the meeting was to get thoughts and comments from the Design Review Board on the standards.

Ms. Ambrosini presented.

The presentation portion of the public hearing concluded and Chair Hill opened the meeting for public comments.

PUBLIC COMMENT AND SUGGESTIONS

Administrative Assistant, Lillian Estrada, announced that there were no general public comments.

DISCUSSION

Board Member Discussion:

Chair Hill asked if there were certain questions that needed to be answered; Ms. Ambrosini presented a slide with a list of items for discussion. Chair Hill read the first item, which dealt with application forms, or portions of an application, that they have found challenging.

Chair Hill mentioned that it is always a challenge going through the application process and that it helps if the application shows step-by-step how applicants can work with other departments.

Vice-Chair Tsai added that other cities have provided “road maps” for applicants on their website and were helpful in providing clients with a timeline for the entitlement process.

Chair Hill moved on to the next question, which included examples of applications used by other public agencies that they found easy to use. Chair Hill stated that they had addressed the item with the previous question and moved on to the next question, which was about the City of South Pasadena’s Virtual Planning Desk and how it can be improved upon.

Chair Hill and Vice-Chair Tsai stated they were not aware of the City’s Virtual Planning Desk and would look into it after the meeting. Chair Hill added that she usually locates City applications via Google.

Chair Hill moved onto the next question: Is there anything else we should consider to inform a housing development permit application?

Board Member Carlson stated that he does not have experience with Building Permits but he does with Filming Permits, and that process has been streamlined in the City of Los Angeles with one person acting as a liaison and coordinating with various departments for the applicants. Board Member Carlson stated that it would be helpful if the Building Permitting process worked the same way.

Chair Hill stated that she heard that the City might be looking to hire someone to act as a liaison with developers and applicants and she thought it was a great suggestion.

Board Member Nichols commented that there is often miscommunication between departments and agreed a liaison would help navigate those types of situations.

Vice-Chair Tsai stated that in the City of Los Angeles provides an option for a case manager, which she found helpful because the process with the City of Los Angeles can be complicated.

Chair Hill stated that the answers for the permit application should suffice and moved to the next set of questions for the Object Development Standards. The first question: What design features are important to multi-unit and mixed-use development?

Board Member Carlson mentioned that many multi-unit projects were “cookie-cutter” construction—they have different materials, but similar feel. He added that he would encourage the City to look at encouraging more eclectic styles and use different types of styles.

Board Member Nichols concurred and said that this cookie-cutter construction looked soulless.

Vice Chair Tsai said that in her opinion, it comes down to construction. She stated that there is usually cement block on the first level, then wood framing above it and projects may appear similar because this method is the cheapest way to build these multi-use developments and that makes all of the mixed-use developments appear the same, because they are constructed the same.

Chair Hill said that she agreed with Vice-Chair Tsai's comments and added that open space is critical and the massing is something they can look at, as well. She added that the open space features are important with decks and balconies. She felt it was also important to consider the interface of the public open spaces with the private open spaces, such as public plazas, that are integrated especially for mixed-use developments.

Vice-Chair Tsai stated that if the development is on a busier street, she recommends having some type of outdoor seating, such as a restaurant or café, to bring that feel of people onto the street.

Chair Hill added that not having parking visible from the street would be important and recommends underground parking or parking behind a structure.

Board Member Nichols added that landscaping was very important for projects and stated that a City can still be green and water-wise.

Board Member Carlson asked if there was some type of regulation that required landscaping per square foot for developments.

Chair Hill responded in the affirmative.

Board Member Carlson stated that he would agree that those types of regulations would be extremely important and added that it would be valuable if any of those open spaces can also be accessed by the public—particularly in the denser areas along Mission Street.

Ms. Abrosini asked the Board if in recent development processes or in the review of the Downtown Specific Plan, the City has incorporated thresholds where the developer is required to have publicly accessible open space.

Chair Hill said she worked on a mixed-use project and there were public space requirements for the Mission Street Specific Plan, which were incorporated into that project.

Planning Manager, Matt Chang, said that the City was in the process of updating the Mission Street Specific Plan. He added that the City would be evaluating public and private open space requirements as part of that update.

Ms. Ambrosini, asked Chair Hill additional questions regarding the project she had mentioned. She asked if there were design requirements or recommendations on the project to improve the quality of the public space.

Chair Hill responded that there were only landscaping requirements and that there were no requirements for seating or materiality of the outdoor public space. She added that requiring shading devices in public open space is energy efficient and could be something that the City can consider. She further noted that the Objective Design Standards should address climate aspects.

Ms. Ambrosini said some cities, including Pasadena, have required shade devices on the ground floor of new developments to make streets more comfortable and walkable. She asked if that would be something the City would consider turning into a standard.

Chair Hill, Vice-Chair Tsai, Board Member Carlson, agreed it would be something they would consider.

Ms. Ambrosini, asked Board Members how they felt about certain building materials they want to see since they had mentioned a concern regarding cookie-cutter designs. She suggested incorporating one or two high-quality materials and they can provide a list of what those materials might be.

Vice-Chair Tsai said in the case of a wall of a certain height, she suggests requiring two or three different materials. She also suggests that instead of saying high-quality materials to say a variety of materials, so that one big wall is not all stucco.

Chair Hill agreed with Vice-Chair Tsai though she was reluctant to require specific materials because “high-quality” can be subjective and hard to define or make into an objective standard.

Board Member Nichols said it is hard to set objective guidelines since architects are often faced with very specific circumstances that dictate flexibility. He added that some standards, like massing and size, have to be required.

Chair Hill agreed and felt quality is something you know when you see but is hard to make into an objective standard. She added that she thought size and massing requirements can go a bit overboard and stated that massing needs to be defined. She also added that some stepback requirements are good, but not too many.

Ms. Ambrosini asked how the Board felt about modulation standards. She added that they are not something every city has done but Santa Monica is starting to do it—after a certain horizontal dimension—and Pasadena is starting to do it, as well.

She added that one-foot modulations should be avoided and that one can be very prescriptive in the way a building is required to modulate or be more flexible. She asked if the Board Members had worked on any projects that were good examples of modulation or any that were the opposite. She added that when working with multi-family structures, working with structural grids can get complicated.

Board Member Nichols stated that he agreed that modulation should be intentional, but he does not recall of a project to would serve as an example.

Chair Hill stated that she knows that when designing multi-family with structural grids, and the designer starts to get patterns, then the designer gets into structural complications, which can make things challenging. She added that there would be a benefit to breaking down the requirements by a specific size, but also taking into account how the building is constructed and how they go together. She added that it is arbitrary to state that a building should be stepped back by one foot, and the purpose should be defined; for example, adding a shadow line.

Vice-Chair Tsai stated that there is a project in her neighborhood, where there is a one-foot stepback and, in her opinion, was poorly done. She added that it was less than two feet wide and it appears like a window with a small shadow line.

Ms. Ambrosini, stated that it was a good point about horizontal dimensions and added that the City would have to settle on a number that is achieving the goal of having variation in the façade. Ms. Ambrosini elaborated that if it is a two-foot modulation, it is difficult having a minimum horizontal dimension. Ms. Ambrosini added that the City can opt for a percentage of required modulation of overall area to give flexibility but also having a minimum horizontal dimension so that they do not come up with something that does not meet the intent. She added that Santa Monica requires a five-foot modulation, but could impact feasibility and asked if the Board had thoughts about that.

Board Member Nichols stated that the modulation impacts the floor plan and added that the designer has to plan in relation to what is happening on the exterior because the shift is so large. He added that it makes it more intentional and would force it to be a real thing.

Vice-Chair Tsai said that it could be a percentage of the horizontal length from the corner. The more length you have from the front façade or from the corner, a percentage of that would have to set back. She added that it would force it to be proportionally correct.

Chair Hill agreed with Vice-Chair Tsai's comments. She commented that they were almost at 6:30pm and asked Ms. Ambrosini if she had any specific questions that she would like the Board to address.

Ms. Ambrosini, said she felt that modulation was one of the big ones so she appreciated that they could cover that in detail. She hoped that these thoughts

could ruminate with the Board. She encouraged everyone to reach out to Matt Chang if there were follow-up thoughts. She stated that they would happy to integrate all thoughts into the project.

Chair Hill asked Ms. Ambrosini if there would be a draft report issued to the Board prior to approval.

Ms. Ambrosini, responded that the Board will receive a draft report. She explained that they are creating recommendations and emphasized that these were approach ideas of what the City can do, but that does not mean that they would be adopted into the zoning code. She stated that that this process is meant to help the City adopt standards and provide graphics that the City can just slot right in or make minor refinements. Ultimately, the City will have to go through the formal review process of adopting new standards to go into the zones. She added that there will be ample opportunity for further comment.

Chair Hill reopened the public hearing for public comments.

Public Comments

Josh Albrektson participated via Zoom and said one of the biggest problems South Pasadena was having with the Housing Element was proving that it was feasible to develop housing in South Pasadena. He added that anything that is factored into these objective design standards would have an effect on how feasible it will be to develop housing. Mr. Albrektson further stated that if the City was to add in excessive design standards, building may no longer be feasible and if the City were to get a compliant Housing Element, HCD (California Department of Housing and Community Development) could make the City uncompliant if it was no longer feasible to build.

Chair Hill asked for any more public comment and hearing none, closed the public hearing portion of the meeting.

Mr. Chang thanked the Board for their assistance in developing the Objective Design Standards and encouraged them to contact him directly if they have additional feedback.

ADJOURNMENT

- 2. Adjourn to the regular Design Review Board meeting scheduled for September 1, 2022 at 6:30 p.m.**

There being no further matters, Chair, Samantha Hill, adjourned the Special Design Review Board meeting at 6:31p.m.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, October 6, 2022 AT 6:30 P.M.

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

CALL TO ORDER:

Vice-Chair Melissa Hon Tsai called the Regular Meeting of the South Pasadena Design Review Board to order on Thursday, October 6, 2022 at 6:30 p.m. The meeting was conducted as a hybrid meeting, both on ZOOM and in person at the Council Chambers located at 1424 Mission Street, South Pasadena, California; Members of the public attended via ZOOM for Covid safety purposes.

ROLL CALL

PRESENT:

Joe Carlson, Board Member
Brian Nichols, Board Member
Melissa Hon Tsai, Vice-Chair
Kay Younger, Board Member

STAFF

PRESENT:

Angelica Frausto-Lupo, Director of Community Development
Matt Chang, Planning Manager
Braulio Madrid, Associate Planner
Susana Martinez, Associate Planner
Sandra Robles, Associate Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

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

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

Board Members Carlson and Nichols stated they drive by the restaurant site regularly.

PUBLIC COMMENT

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

Sally Kilby spoke in support of Measure LL on the November 8, 2022 ballot.

CONTINUED ITEMS

2. 5 Pasadena Avenue (APN: 5311-001-018), Project No. 2474-DRX-AUP;

To allow the development of a vacant lot with a new 1,848-square-foot commercial building, a 1,196-square-foot patio cover, and other associated site improvements related to the project.

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Staff Presentation:

Associate Planner, Braulio Madrid, presented the staff report.

Vice-Chair Tsai commented that the materials board still shows the stucco and asked if the stucco is still being proposed.

Mr. Madrid deferred the question to the applicant representative/architect, Steve Dahl.

Applicant Presentation:

Mr. Dahl thanked the Subcommittee for their recommendations and stated that the olive tree will be in the middle of the patio with a raised planter. He also stated that the tree will be planted first and the trellis will be built around it. Mr. Dahl then addressed the question regarding materials and stated that the stucco will only be underneath the overhangs with a smooth finish.

Mr. Dahl presented.

Board Member Carlson asked the applicant to confirm if the material above the brick veneer and tile is aluminum.

Mr. Dahl confirmed that it was aluminum.

Board Member Nichols asked the applicant if there would be a cut out in the trellis to accommodate tree growth and suggested that it should be required. He also wanted to confirm that the bougainvillea would be consistently planted along the fence.

Mr. Dahl said that they plan to plant the tree first, then cut the whole for the tree. He also commented that Board Member Nichol's suggestions could be added as a condition of approval.

Vice-Chair Tsai commented that she loved the playfulness of the Pasadena Avenue façade, especially the pop-up eve. She asked for clarification about placement of beams on the south and west elevations. Vice-Chair Tsai stated that the beams were drawn in two different ways and wanted to know which elevation was the design intent.

Mr. Dahl stated that the south elevation is correct and that the east elevation is also correct because the beam is hidden between the posts.

Vice-Chair Tsai stated that there were no further questions for the applicant and asked staff if there were any public comments.

Public Comments:

With no requests to speak, the public comments period for Agenda Item No. 2 was closed.

Board Member Discussion:

Board Member Nichols requested that the following be added to the conditions of approval: that there is an opening in the trellis and that the bougainvillea be planted along the fence.

Motion and Action:

MOTIONED BY BOARD MEMBER CARLSON AND SECONDED BY BOARD MEMBER NICHOLS, CARRIED 4-0, to: approve the project with conditions of approval.

PUBLIC HEARING

3. 221 Fairview Avenue (APN:5317-007-006), Project No. 2492-DRX

To allow the for a 305-square-foot addition to an existing 1,030-square-foot single-family dwelling.

Recommendation:

Form a subcommittee to work with the applicant to refine the proposed project and continue this item to a future Design Review Board meeting to be determined.

Staff Presentation:

Board Member Younger recused herself from this project, as she lives within 1000 feet of the subject property.

Associate Planner, Susana Martinez, presented the staff report.

Board Member Nichols asked Ms. Martinez to explain staff's recommendation to form of a subcommittee.

Ms. Martinez stated that staff was proposing a subcommittee because of the proposed contemporary design. She further elaborated that the City's design guidelines recommend that the design and materials be compatible with the neighborhood.

Board Member Nichols had a question for applicant or designer of the project about the material of the proposed planter and its connection with the materials of the fence.

Applicant Presentation:

The applicant did not have a presentation, but were present to answer questions.

Designer, Nick Aho, responded Board Member Nichols' earlier question regarding the planter and fence material—Mr. Aho stated that they were connected, but did not want the planter to replicate the fence exactly.

Board Member Nichols also asked if the applicant had considered that the west-facing sunroom faces would result in additional heat with the solar exposure.

Mr. Aho said that they did consider the heat and that they will be mitigating the heat with added windows and blinds.

Vice-Chair Tsai asked the applicant regarding their decision to propose a metal roof.

Owner, Mike Mitchell, responded that there was a large tree on the property and the metal material is being proposed to prevent damage. Mr. Mitchell added that the material consideration was also for energy reasons, as metal materials in a certain color can deter heat.

Vice-Chair Tsai clarified that asphalt roofs are more energy efficient.

Mr. Mitchell was aware of the conflicting information regarding energy-efficient roofing materials.

Board Member Carlson asked what color the roof would be and stated that a metal roof can be easily damaged by a branch.

Mr. Aho said that the roof is a lighter shade of grey and elaborated that the resilience of the roof is a factor and that asphalt shingles have to be changed more over time, resulting in several layers.

Mr. Mitchell added that his main concern was property damage and felt that the metal material was superior and asphalt was antiquated by comparison.

Board Member Nichols asked if there was a color version of the materials.

Vice-Chair Tsai asked about the window schedule, as it was not complete. She noted that there were a lot of window details, but only for the double hung windows.

Mr. Aho said that they forgot to print the latest door and window schedules. He stated that they were proposing hung windows, awning windows, and fixed windows.

Vice-Chair Tsai opened the hearing for public comment.

Public Comments:

With no requests to speak, the public comment period for Agenda Item No. 3 was closed.

Board Member Discussion:

Board Member Carlson wanted further explanation from staff regarding neighborhood compatibility concerns and noted that recent remodels have been contemporary.

Vice-Chair Tsai said she would like to see photos of neighboring properties.

Ms. Martinez displayed the street view of the subject property and neighboring homes.

Board Member Carlson stated that the house was already a different from the neighborhood and updating would be a positive. He only questioned the metal roof.

Vice-Chair Tsai said that her preference would be to change the roof to make the front elevation more appealing. She elaborated that she would like to see a different shape roof to make the façade more interesting.

Board Member Carlson agreed that there could be potential for a slight change in the roof plan.

Vice-Chair Tsai stated that the Design Review Board would like to form a subcommittee and asked if the applicant can return for the November meeting.

Mr. Mitchell stated that they are flexible.

Motion and Action:

MOTIONED BY VICE-CHAIR TSAI, SECONDED BY BOARD MEMBER NICHOLS, CARRIED 4-0, to: form a subcommittee of two members based on staff recommendation and continue this agenda item to the November 3, 2022 meeting.

The subcommittee would be Board Member Nichols and Board Member Carlson.

Planning Manager Matt Chang suggested that the meetings take place in person or on Zoom. He also stated that Board Member Younger had to leave the meeting early.

ADMINISTRATION

4. Comments from Board Members

None.

5. Comments from Subcommittees

None.

6. Comments from Staff

Community Development Director, Angelica Frausto-Lupo, thanked everyone who attended City's Open House the previous Sunday. She also stated that a Senior Management Analyst was starting October 17th and that there will be interviews for the Planning Permit Technician position on Tuesday of the following week.

ADJOURNMENT

7. Adjourn to the regular Design Review Board meeting scheduled for November 3, 2022 at 6:30 p.m.

There being no further matters, Vice-Chair Tsai, adjourned the Design Review Board meeting at 7:37pm.

APPROVED,

Samantha Hill, Chair – Design Review Board

Date



Design Review Board Agenda Report

ITEM NO. 7

DATE: September 7, 2023

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

PREPARED BY: Sandra Robles, Associate Planner

SUBJECT: **Project No. 2575-DRX – A request for a Design Review Permit (DRX) to add a 157-square-foot, first floor addition and a 902-square-foot, second-story addition to an existing 1,780-square-foot one-story, single-family dwelling at 1990 Winding Lane (APN: 5320-018-018). The project also includes the demolition of a 96-square-foot office; an expansion of the front patio to 142 square feet; and, a new rear trellis totaling 564 square feet. Finding project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).**

RECOMMENDATION

Staff recommends that the Design Review Board (DRB):

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).
2. Approve Project No. 2575-DRX, subject to Conditions of Approval (**Attachment 1**).

BACKGROUND

The subject site is an irregular-shaped 8,146-square-foot lot located on a cul-de-sac, south of Huntington Drive, bounded by Stratford Avenue to the west and Milan Avenue to the east. The subject site is within the Residential Single-Family Zoning District, or RS zone, and is surrounded by single-family residential uses to the north, south, east, and west. Winding Lane is a private street with only five single-family residences, all of which are single-story and Ranch-style architecture (see **Attachment 2** for Site and Neighborhood Images).

The subject site is currently developed with a 1,780-square-foot, one-story Ranch-style single-family residence consisting of three bedrooms, two bathrooms, and a 432-

square-foot, attached two-car garage. Originally constructed in 1960, the subject property has undergone the following exterior modifications:

- 1961: 96-square-foot office added to rear of garage.
- 1966: Pool
- 2018: Reroof – change of wood shake shingles to composition roof
- 2019: Change of horizontal grille panel to vinyl, closed a door and remodeled bathroom

Figure 1 below is an aerial of the subject property and the surrounding neighborhood with the project site outlined in blue.

Figure 1: Aerial



PROJECT DESCRIPTION

The applicant is requesting the approval of a Design Review Permit (DRX) to add a 157-square-foot, first floor addition and a 902-square-foot, second-story addition to an existing 1,780-square-foot one-story, single-family dwelling at 1990 Winding Lane. The first story has an unpermitted addition—an enclosed 157-square foot rear patio—and will be legalized as part of this application. The project also includes the demolition of a 96-square-foot office; an expansion of the front patio to 142 square feet; and, a new rear trellis totaling 564 square feet. The addition will add a new second-story with two bedrooms, two bathrooms, and a small office. The applicant is also proposing to maintain the Ranch-style design with modern updates; these updates include the change of roof style from Dutch gable to gable. The architectural drawings are included as **Attachment 5**. Under a separate application, the applicant is proposing an 800-square-foot, second-story Accessory Dwelling Unit, which will be processed ministerially.

A Design Review Permit, specifically Design Review Board process, is required for the proposed request pursuant to Section 36.410.040 of the South Pasadena Municipal Code (SPMC), as the addition exceeds 500 square feet or more than 25 percent of the existing structure and is visible to the street.

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 addition of another dwelling unit; 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 development of detached, single-family homes. The purpose of Residential Zoning District General Development Standards (SPMC, 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 nonconforming 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	50% (4,073 SF max. allowed)	32.3% (2,624 SF)	38.4% (3,116 SF)
Floor Area Ratio (FAR)	35% (2,851.1 SF max. allowed)	22% (1,780 SF)	34.9% (2,839 SF)
Building Height	35'	16'-4"	26'-6"
Off-Street Parking	2-Car Garage	2-Car Garage	2-Car Garage
Front Setback	15' (with a front porch)	20'-9"	15'
Side Setbacks	10% of lot width, 8'-5" ft. minimum	5' (N) 6'-6" (S)	5' (N) 6'-6" (S)
Rear Setback	20' (from dwelling)	19'-6"	19'-6"

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 project can be supported based on adhering to development standards identified on **Table 1**, and by meeting the City's adopted design guidelines. In accordance to SPMC, Section 36.220.050(A), Design Compatibility is defined as:

Proposed construction shall have exterior colors, forms, and materials that are consistent throughout and visually compatible with adjacent structures and the surrounding neighborhood. The size, mass, and scale of new dwellings shall also be visually compatible with adjacent structures and the surrounding neighborhood. New dwellings shall also comply with the City's Residential Design Guidelines.

The applicant is proposing to add a new second-story on a private street, which ends in a cul-de-sac, and has five total single-family dwellings. All five residential dwellings are one-story structures and the proposed project will result in the first second-story single-family dwelling on the street. The rear properties, abutting the subject property, are two stories and of similar size to the proposed project. To reduce mass and bulk from the front façade, the applicant is proposing to setback the second story front-facing gable 14 feet, 7 inches from the front wall plane. The second-story design towards the southern portion of the structure is articulated 4 feet from the front wall plane.

Table 2 provides the square footages of the five residences along Winding Lane and the two residences, which share property lines with the subject property, along Milan Avenue.

Table 2: Neighboring Properties

Address	Number of Stories	Total Square Feet
1960 Winding Lane	One	1,928
1970 Winding Lane	One	1,952
1980 Winding Lane	One	2,135
1990 Winding Lane (Subject Property)	One (Proposed: Two)	1,780 (Proposed: 2,839)
2000 Winding Lane	One	1,991
1971 Milan Avenue (Shares Property Line to the East)	Two	2,528
2003 Milan Avenue (Shares PL to Southeast Corner)	Two	3,510

Design Guidelines

The City of South Pasadena's Design Guidelines for Enhancing Existing Non-Historic Residences state that:

1. *Roofs should be simple gabled or hipped roofs with a pitch similar to the surrounding structures and roofing materials should generally have a non-reflective finish (p. 54).*

The applicant is proposing to maintain the Ranch-style architecture, but updating it with a modern design. The applicant is proposing to remove the Dutch gable roof to accommodate the new second-story addition. The new second-story roof is proposed with a front-facing gable and a stepped cross-gable. The first story will have metal roofing features to modernize the design at the front façade and will have a non-reflective finish.

2. *Porches should have materials such as wood and metal for a new or reconfigured porch and detailing, color and materials of new or reconfigured porches or balconies, should reflect the architecture of the existing building (p. 54).*

The porch will be expanded from 25 square feet to 142 square feet and will have wood posts. Simple wood posts are utilized for front porches on two other properties in the neighborhood.

3. *Architectural details should reflect the architectural character of the residence and architectural vocabulary of the neighborhood (p. 55).*

The existing cladding consists of a combination of stucco and board and batten panels. The applicant is proposing to remove all stucco and replace all elevations with board and batten fiber cement siding. Board and batten cladding is commonly utilized for Ranch-style homes and can also be seen in the immediate neighborhood.

Images 1 and 2, on the following page, includes the existing property and a rendering of the proposed design with the second-story addition.

Image 1: Existing



Image 2: Proposed Rendering



GENERAL STANDARDS FOR CONSTRUCTION

The Public Works Department has reviewed this project and recommended Conditions of Approval (**Attachment 1**) to mitigate any potential construction impact during construction. The recommended conditions including, but not limited to, requiring the applicant to submit a construction management plan, advanced notice for any street closures, and prohibiting overnight storage of materials or equipment within the public right-of-way. The proposed project is located within a private street, as such, an additional condition was added to ensure that the applicant obtains approval from the Homeowner's Association for a construction management plan.

ENVIRONMENTAL ANALYSIS

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15031, Class 1 – Existing Facilities. Class 1 exemption includes additions to existing structures that 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:

1. *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—while there is an Accessory Dwelling Unit (ADU), the ADU is accessory to the primary dwelling and does not increase density, as such, it remains consistent with the General Plan. The proposed project meets design guidelines adopted by the City, in that it will add a second-story addition in a neighborhood that has a mix of one- to two-story structures; the size of the proposed project is comparable to that of the immediately surrounding neighborhood; the Ranch-style architectural architecture will be maintain, but will be updated and modernized—the materials and simplicity of the design is compatible with the surrounding neighborhood.

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 a complete redesign of an existing one-story Ranch-style residence into a two-story, modernized Ranch-style residence; the use and density are consistent with the neighborhood. The site complies with parking and the project is designed to accommodate the functions and activities related to a single-family residence. As proposed and conditioned, the project 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 project site is located on a street with one-story single-family dwelling; however, to the rear of the property, there are two-story single-family residential structures of varying architectural styles and sizes. The existing single-family dwelling will maintain the Ranch-style architecture with modern updates. The proposed materials, such as the board and batten cladding, composition roof, wood posts on the front porch, and gable roof will share similar architectural features and materials from that of the existing neighborhood. As such, the proposed project will remain compatible with the existing character of the surrounding neighborhood.

- 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 occupants and provides adequate indoor and outdoor space. The proposed project uses similar materials and colors to enhance the existing architecture within the neighborhood and should remain appealing with a reasonable level of maintenance.

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 approve the project with modified/added conditions; or
2. The Design Review Board may continue the project to address comments discussed; or
3. The Design Review Board may deny the project.

PUBLIC NOTICING

Hearing notices were sent to all properties within a 300-foot radius on August 24, 2023. A Public Hearing Notice was published on August 28, 2023 in the Pasadena-Star News. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

PUBLIC COMMENTS

At the time of writing this report, staff has not received public comments regarding this project.

NEXT STEPS

If the Design Review Board approved 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. Materials Brochures
4. Renderings
5. Architectural Plans

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL Design Review Permit

PROJECT NO. 2575 – DRX
1990 Winding Lane (APN: 5320-018-018)

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 September 7, 2023:

Design Review Permit to add a 157-square-foot, first floor addition and a 902-square-foot, second-story addition to an existing 1,780-square-foot one-story, single-family dwelling at 1990 Winding Lane (APN: 5320-018-018). The project also includes the demolition of a 96-square-foot office; an expansion of the front patio to 142 square feet; and, a new rear trellis totaling 564 square feet.

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 Design Review 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. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
 - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.
- P9. The applicant shall provide a construction management plan to Public Works Department and to Homeowner's Association (HOA) for review and approval. A written approval from HOA is required for the construction management plan prior to commencing construction.

BUILDING DIVISION:

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior to permit issuance.
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B5. Park Impact Fee to be paid at the time of permit issuance.
- B6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.

- B7. 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
- B8. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B9. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B10. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.
- B11. Foundation inspection will not be made until setback on all sides 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. Project shall comply with the CalGreen Residential mandatory requirements.
- B13. Separate plan review and permit is required for each detached structure, including but not limited to open trellis.
- B14. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. A separate permit is required for Fire Sprinklers.
- B15. Interior layout at the 1st floor shall be designed in a manner to allow the fire-rated wall assembly separating the ADU and dwelling addition from the 2nd floor to extend down to the foundation per Section R302.3 of the California Residential Code. In addition, the walls supporting the horizontal floor assembly between the 2nd floor ADU and existing 1st garage/kitchen shall be of fire-resistance with rating to match that of the floor per Section R302.3.1.

DEPARTMENT OF PUBLIC WORKS:

- 1) The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- 2) The applicant shall identify all on-site existing easements. Any conflict with and/or presence of existing easements must be addressed. (A Title Report, with effective date within the last 60 days, may be required to verify presence of easements, refer to Planning). The applicant shall

show all easements (if any) per the Title Report to the satisfaction of the Public Works Department.

- 3) 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. Additional plan check fees shall apply beyond two reviews. 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.
- 4) Winding Lane shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the start of the project and immediately upon completion of the project.
- 5) The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, and driveway and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer. 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)
 - a. The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Community Development Department and the actual limits of concrete removal with the Public Works Department.
- 6) 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.
- 7) 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).
- 8) If applicable, show the location and area of trench sections for any proposed sewer and water lines connection within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
- 9) The applicant shall contact the City of South Pasadena Water Division to verify the existing water meter connection is adequate for the proposed structure/fire sprinkler system. Coordinate the size, location, and associated fee for a new water meter connection, as applicable. Please contact the Water Operations Manager at (626) 460-6393 for additional information.
- 10) If applicable, provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project.

- 11) If applicable, improvement plans for underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way.
- 12) 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.
- 13) 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.
- 14) Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm.

Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and resident at least 48 hours in advance of the street closure.
- 15) No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- 16) 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.
- 17) 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.
- 18) The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

FIRE DEPARTMENT:

FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA Standards.

FD2. Fire Sprinklers are required. Submit a separate plan to City for approval.

FD3. Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

FD4. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.

FD5. Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.

FD6. 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.

FD7. Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

FD8. Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

FD9. Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:

- 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;
- 2) Any addition to an existing building which has fire sprinklers installed;
- 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
- 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;

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

FD10. Address Identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

FD11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.

FD12. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).

FD13. 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.

FD14. 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).

FD15. Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 /ft² (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for

hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

FD16. 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.

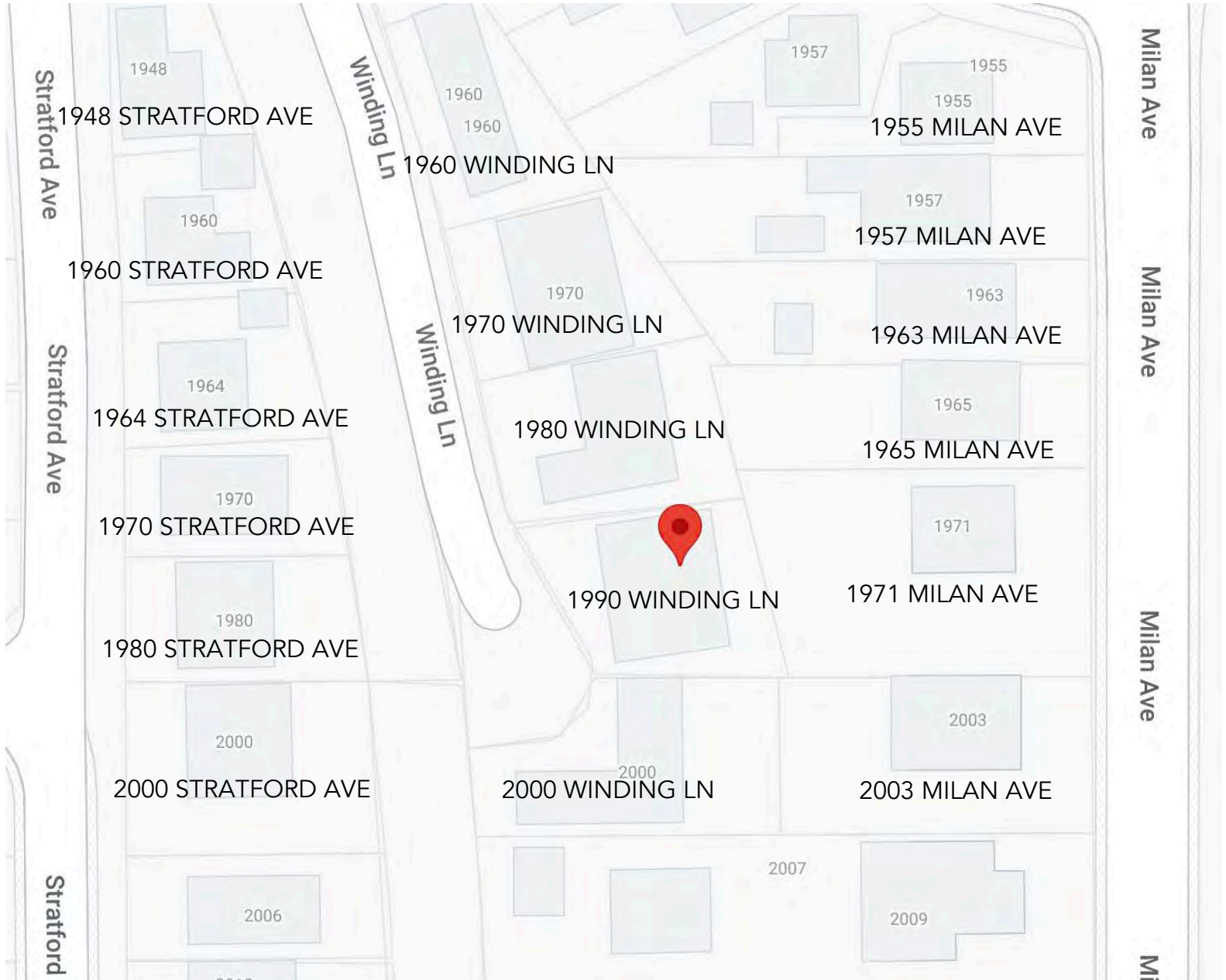
FD17. For any questions regarding water meter, please contact Public Works at 626-403 7240.

FD18. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

ATTACHMENT 2

Site and Neighborhood Images

1990 WINDING LANE
SOUTH PASADENA, CA 91030





1990 WINDING LANE
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION
LOOKING NORTH



EAST ELEVATION
LOOKING SOUTH



NORTH ELEVATION



2000 WINDING LANE



1980 WINDING LANE



1970 WINDING LANE



1960 WINDING LANE



1955 MILAN AVE



1957 MILAN AVE



1963 MILAN AVE



1965 MILAN AVE



1971 MILAN AVE



2003 MILAN AVE



1948 STRATFORD AVE



1960 STRATFORD AVE



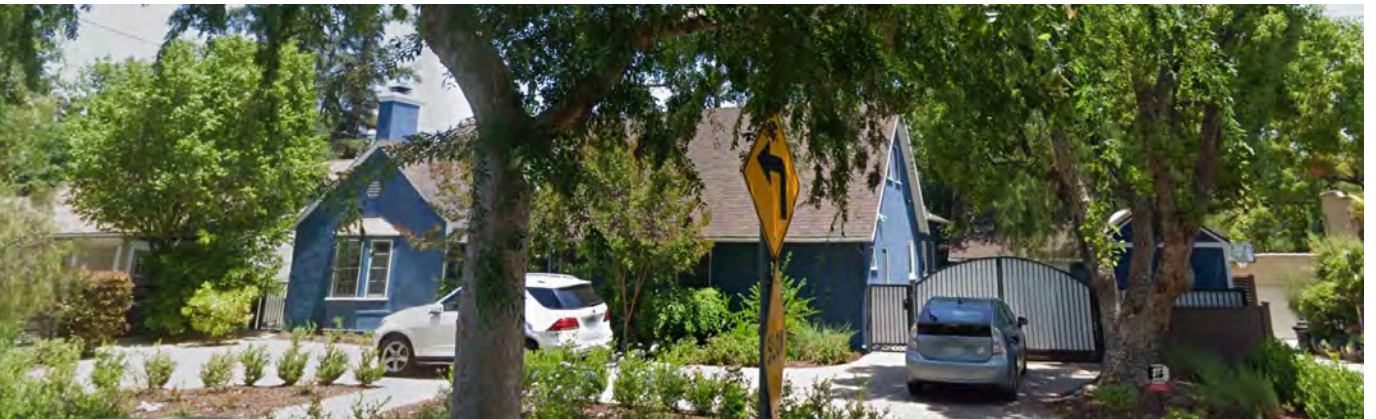
1964 STRATFORD AVE



1970 STRATFORD AVE



1980 STRATFORD AVE



2000 STRATFORD AVE

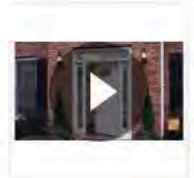
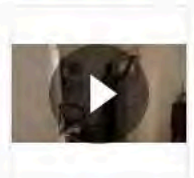
ATTACHMENT 3

Materials Brochures

Masonite

36 in. x 80 in. Craftsman 6 Lite Left Hand Inswing Primed Smooth Fiberglass Prehung Front Door with No Brickmold

★★★★★ (46) [Questions & Answers \(48\)](#)



Hover Image to Zoom

Product Details

Create an inviting, stylish entryway with the Masonite Craftsman 6 Lite Primed Smooth Fiberglass Entry Door with No Brickmold featuring a clear glass design, and the exceptional durability of a fiberglass door. Engineered to last a lifetime, these high-performance smooth surface doors feature high-definition profiles for added architectural interest. Ready for painting, the smooth surface is primed white and expertly engineered not to rust or dent. Designed with an energy saving polyurethane door core, the maintenance-free proprietary fiberglass construction provides maximum protection and durability.

- Low-maintenance, high-performance fiberglass resists cracking, warping, splitting and denting and true square-edge construction provides an authentic wood door appearance
- High-definition fiberglass panels create the look of a high-end wood door
- High performance compression weather-stripping helps to seal out drafts
- Engineered stiles provide excellent dimensional stability for harsh weather climates
- Clear glass insert features a tempered glass insulated assembly
- High-performance smooth primed surface is primed and ready for painting
- Entry door comes fully assembled with hinges, frame, aluminum sill and weather stripping
- Fiberglass slab features an energy saving polyurethane core
- Exterior door slab is double bored for lockset - sold separately
- From outside, opens toward the inside of home with the hinges on the left
- For design inspiration, [Click here for exterior front of home trend ideas](#)
- PROFESSIONAL DOOR INSTALLATION - CALL 1-888-654-2692 to get started with a free in-home consultation or [learn more about our trusted door installations service.](#)
- [Click here to check out our project guide on installing an entry door](#)
- [Click here to learn more about buying exterior doors](#)
- [Click here to learn more about Eco Options and Energy Efficiency](#)
- [Return Policy](#)
- California residents see [Prop 65 WARNINGS](#)

Dimensions

Door Height (in.)	81.5 in	Door Thickness (in.)	1.75 in
Door Width (in.)	37.5 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (In.)	82
Rough Opening Width (In.)	38.25		

Details

Bore Type	Double Bore	Color Family	White
Color/Finish	Primed White	Door Configuration	Single Door
Door Glass Insulation	Triple Pane	Door Handing	Left-Hand/Inswing
Door Style	Traditional	Door Type	Exterior Prehung
Features	Lockset Bore (Double Bore),Weatherstripping	Finish Type	Primed
Frame Material	Wood	Glass Caming Finish	No caming
Glass Layout	1/4 Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Black
Hinge Type	Standard	Included	No Additional Items Included
Material	Fiberglass	Number of Hinges	3
Number of Lites	6 Lite	Panel Type	2 Panel
Product Weight (lb.)	110	Suggested Application	Front

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Manufacturer Warranty	Limited Lifetime Warranty
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THERMAL CONTROL AND COST SAVINGS FOR YOUR HOME

All our products feature LoE³-366 glass which combined with Duralite spacers and Argon gas fill insure outstanding thermal performance and energy savings for your home. Learn more about our energy efficient glazing options.

LoE³-366 GLASS + DURALITE SPACER + ARGON GAS FILL



When the temperature soars, ordinary glass just can't handle the heat. And tinted glass spoils the view. To solve this issue Value has partnered with Cardinal Glass to use LoE³-366, which has been specially formulated to reject the sun's heat without affecting the view. Its proprietary triple silver coating lets more light while keeping more heat out, so your home stays cool and comfortable. With the insertion of Argon gas in between double pane glass combinations Value offers the excellent efficiency in thermal control and cost savings for your home.

What's more, LoE³-366 provides exceptional fading protection as well. It blocks 95% of the sun's damaging ultraviolet rays (a leading cause of fading), so it will help your furniture, carpets, curtains and wood flooring stay beautiful for years to come.

ARGON GAS FILL

When the temperature soars, ordinary glass just can't handle the heat. And tinted glass spoils the view. To solve this issue Value has partnered with Cardinal Glass to use LoE³-366, which has been specially formulated to reject the sun's heat without affecting the view. Its proprietary triple silver coating lets more light while keeping more heat out, so your home stays cool and comfortable. With the insertion of Argon gas in between double pane glass combinations Value offers the excellent efficiency in thermal control and cost savings for your home.

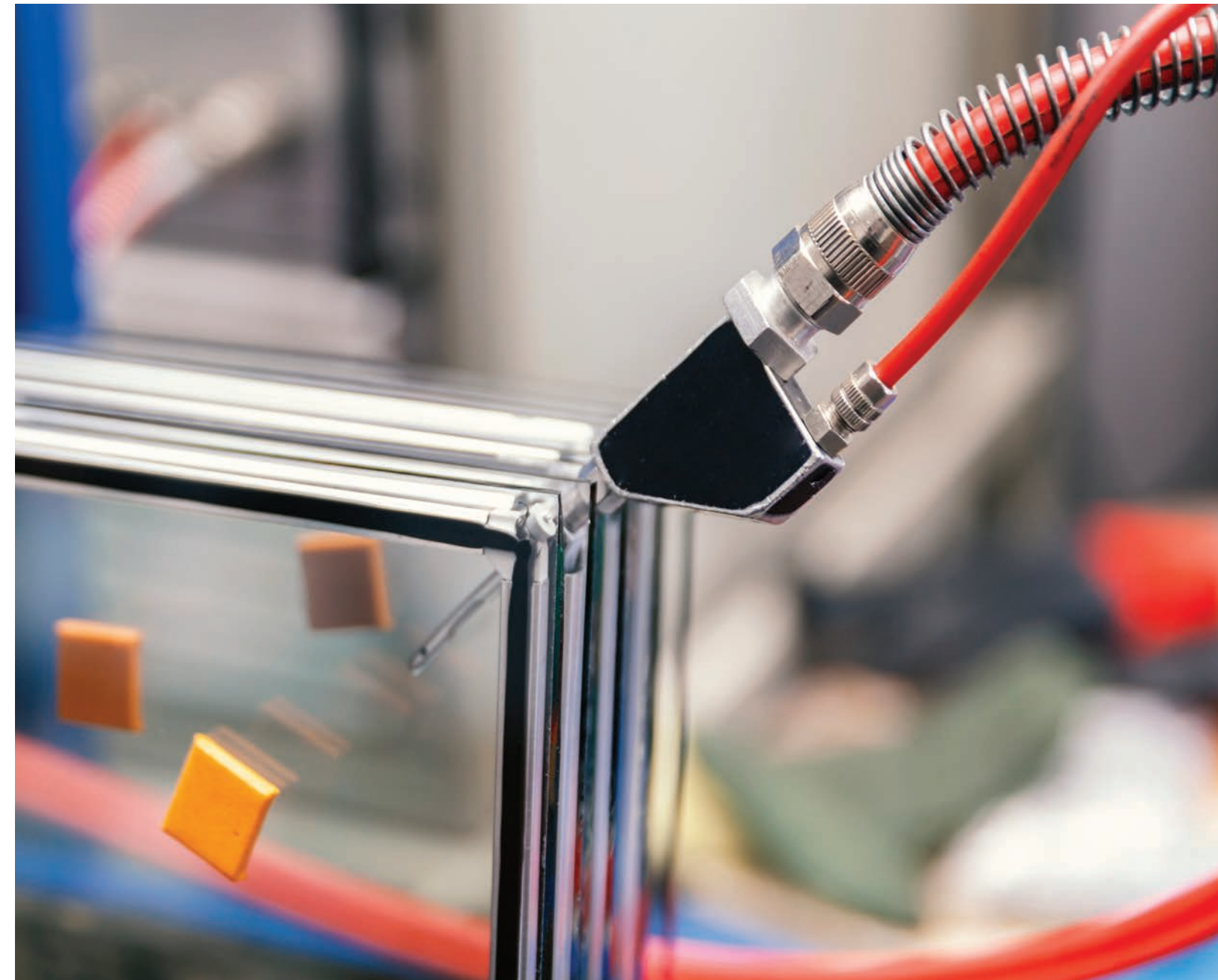
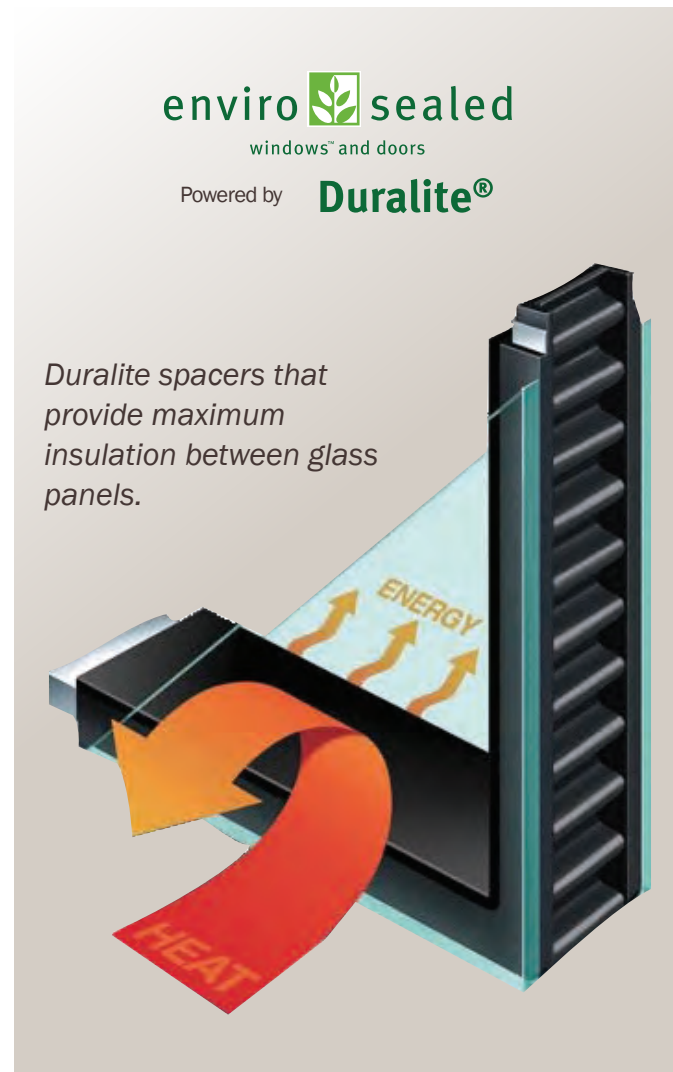
What's more, LoE³-366 provides exceptional fading protection as well. It blocks 95% of the sun's damaging ultraviolet rays (a leading cause of fading), so it will help your furniture, carpets, curtains and wood flooring stay beautiful for years to come.

ENHANCED GLASS PERFORMANCE

40% of a buildings energy loss is through Windows and Doors. With so much money flying out the window. It is imperative to place quality products in your building's openings. Typically, 75% of the exposed surface of a window and door is glass, and the temperature of the room-side of the glass directly affects the air temperature in the room. The better insulated the Window and Door glass, the more comfortable your room will be. Value Windows & Doors uses state of the art glass technology in all of its products reducing energy consumption and ensuring comfortable living.

All Value Series products feature Duralite spacers that provide maximum insulation between glass panels. Energy inside the home is kept where it should be, inside. Keep heat out during summer months and cold out during the winter.

- Composite laminating technology
- Polycarbonate spacer element, no metal
- A unique patented design
- Smooth surface appearance
- Black sight line
- Proven adhesive technology
- Superior argon gas retention
- Minimal compression required
- Lower conductivity polymeric warm edge spacer
- Improved condensation resistance
- Warmer edge of glass temperature



ENERGY PERFORMANCE TESTING, CERTIFICATION, AND LABELING

The National Fenestration Rating Council (NFRC) operates a voluntary program that tests, certifies, and labels windows, doors and skylights based on their energy performance ratings. Then NFRC label provides a reliable and standardized way to determine a window's energy properties and to compare products.

The NFRC label can be found on all Energy Star® qualified window, door, and skylight products, but ENERGY STAR bases its qualification not only on U-factor and solar heat gain coefficient (SHGC) ratings, described in the next page.



About Ratings Heat Gain and Loss

Windows, doors, skylights can gain and lose heat through:

- Direct conduction through the glass or glazing, frame, and/or door
- The radiation of heat into a house (typically from the sun) and out of a house from room temperature objects, such as people, furniture, and interior walls
- Air leakage through and around them

These properties can be measured and rated according to the following energy performance characteristics:

U-factor is an indicator for how insulating your overall window is. The lower the U-Factor number, the more energy-efficient the window/door is. Especially important in colder climates.

Solar heat gain coefficient (SHGC) is the amount of heat the window absorbs, and transmits to the inside of your house. The lower the SHGC, the less solar heat it transmits and the greater its shading ability. A product with a high SHGC rating is more effective at collecting solar heat during the winter. A product with a low SHGC rating is more effective at reducing cooling loads during the summer by blocking heat gain from the sun. Your home's climate, orientation, and external shading will determine the optimal SHGC for a particular window, door, or skylight.

Air leakage is how much air is leaking into your house through the window when there is a pressure difference. Typically, drafty homes have high air leakage windows and doors. A product with a low air leakage rating is tighter sealing than one with a high air leakage rating.

Sunlight Transmittance

The ability of glazing in a window, door, or skylight to transmit sunlight into a home can be measured and rated according to the following energy performance characteristics:

Visible transmittance (VT) is how much visible light is going into your house through your window and door. A product with a higher VT transmits more visible light. VT is expressed as a number between 0 and 1. The VT you need for a window, door, or skylight should be determined by your home's daylighting requirements and/or whether you need to reduce interior glare in a space.



SLIM PROFILE, GREATER VIEW

IMPERIAL SLIDING WINDOWS SERIES IM-2101

When something stands the test of time we call it a classic. Sliding windows have long been used in American homes for their ease of use and space saving nature. Value Imperial series sliders have improved on an American classic by reducing friction with a raised sliding rail, nylon roller housing and metal wheels. Our Monorail system insures that only the wheels touch the frame to eliminate resistance. While competition use plastic, Value has integrated metal wheels to insure strength and prevent damage from debris that can collect on the track. Imperial sliders are engineered to provide a modern touch to an American classic.

SLIDING WINDOWS FEATURES & BENEFITS

Easy operation

Dual metal rollers are durable and help insure smooth openings and closings.

A tight seal

Value's multiple weather-strips give you protection against air infiltration

Simple to clean

Sliding sash can be removed to clean exterior glass from inside your home

Design

Multiple grid styles and configurations are possible for whatever your application

Security

Auto locks insure that every time you close the window your home is sealed, giving you security and peace of mind

Structural Integrity

The mechanically fastened joints of aluminum frames may admit air and water. Fusion-welded uPVC joints create an impervious seal.

Maintenance

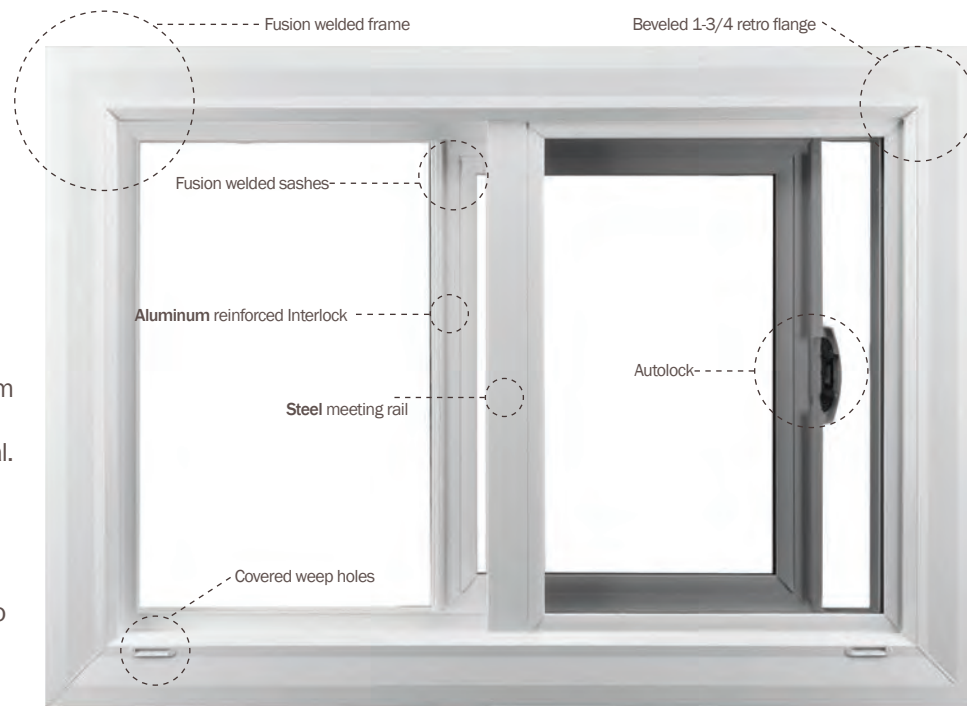
Unlike aluminum and wood, uPVC is virtually maintenance free. It never needs paint, and requires only an occasional wash and wipe to clean.

Weatherability

Metals can corrode from exposure to weather and pollution. uPVC is naturally resistant to moisture and atmospheric pollutants such as acids, alkalis and salt air making it the perfect material to stand the test of time.

Energy Efficiency

The superior insulating properties of vinyl designed with heat reducing Multi-chambered profiles and Cardinal 366 glass Reduce Heat transfer up to 3 x that of standard single pane windows.



Imperial XO window, outside view

Standard colors



White



Almond

Options

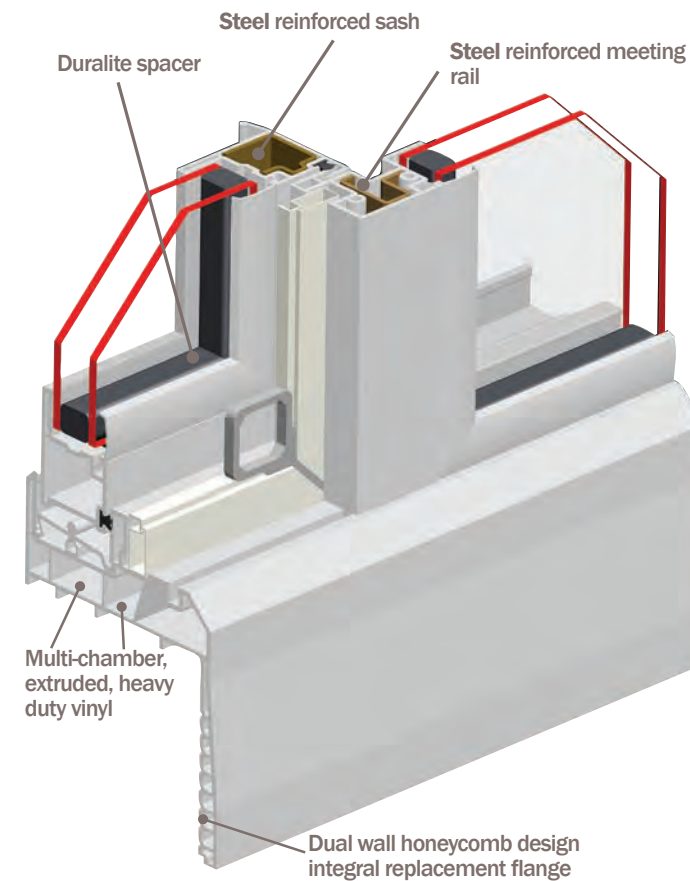
- Standard and custom sizes
- Factory stacking and mulling options in many different combinations
- AAMA and NFRC certified to meet or exceed industry structural and energy efficiency standards
- May be ordered to meet ENERGYSTAR® requirements
- Lifetime Warranty (Does not include glass breakage)

FRAME TYPES FOR REPLACEMENT & NEW CONSTRUCTION APPLICATIONS

EXCEPTIONAL CONSTRUCTION AND DESIGN

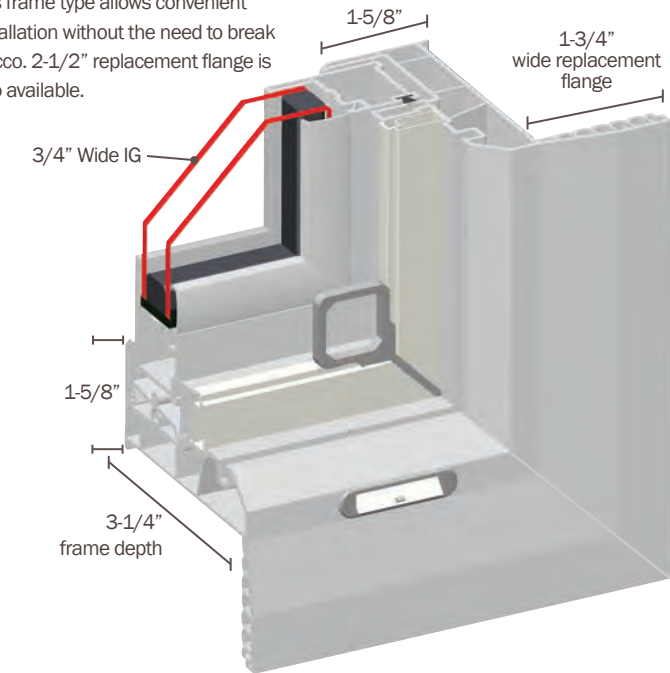
FRAME OPTIONS

- 1-3/4" standard and optional 2-1/2" replacement flange designed with heavy-duty dual wall
- 1" nailing fin set back in white or almond
- 1-3/8" nailing fin set back available in white



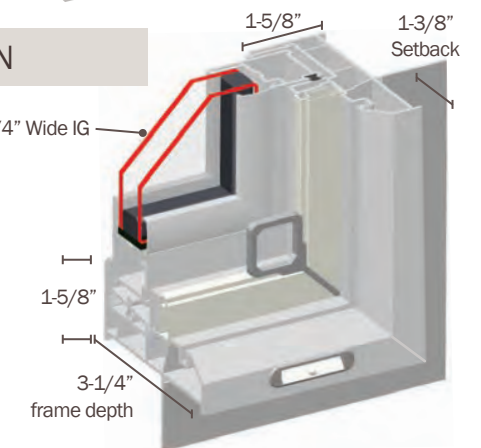
RETROFIT

For replacement applications. This frame type allows convenient installation without the need to break stucco. 2-1/2" replacement flange is also available.

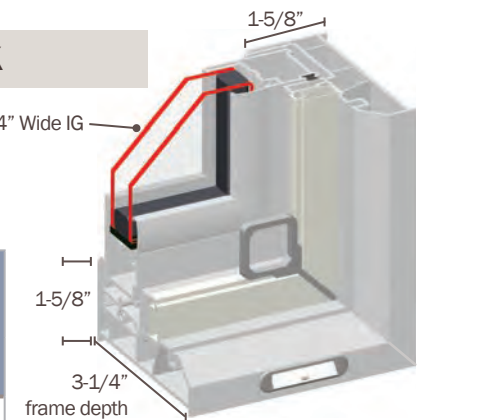


NAIL-ON

Nail-on frame allows for targeted installation in new construction applications and is available in 1" and 1-3/8" setback. 1-3/8" is only available in white.



BLOCK



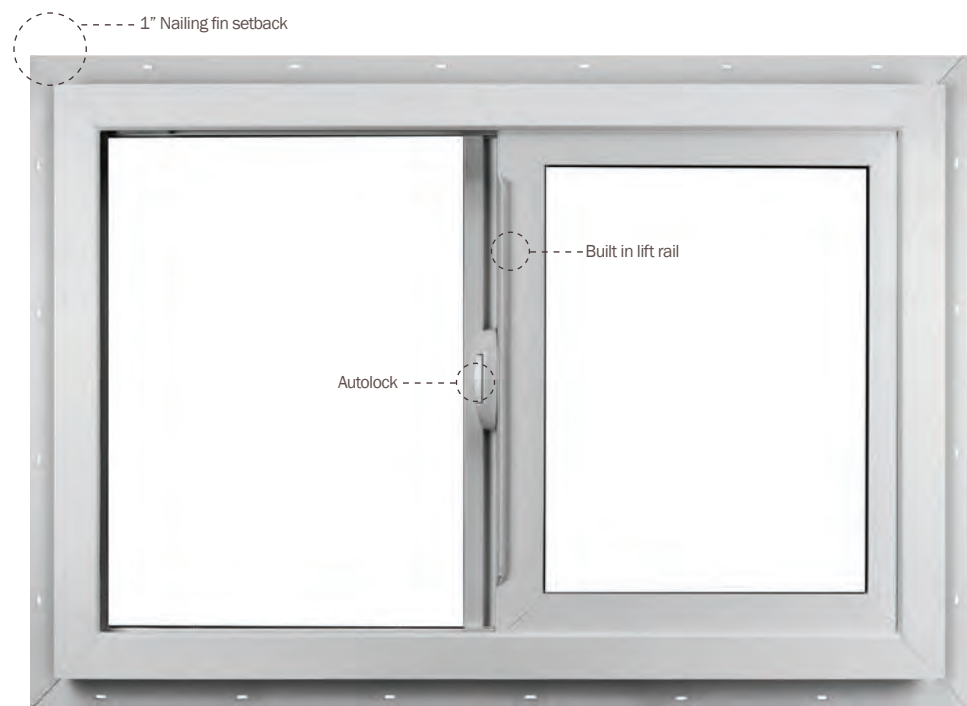
Block frame is suitable for some replacement and new construction applications.

THERMAL, STRUCTURAL, & SOUND PERFORMANCE

Imperial Horizontal Sliding Windows XO			Thermal Performance					Structural Performance	Sound Transmission Class
Glazing			Grids	U Factor	SHGC	VT	CR Condensation Resistance		
Dual	2 mm LoE3	2 mm Clear	None	0.28	.32	.53	CR 62	Class LC PG-30 Size tested 71 x 70"	STC 31 3/4" IG [1/8" annealed exterior, 7/16" Argon, 3/16" annealed interior]
			3/4-5/8"		.29	.47			
			>1"		.26	.42			

As tested with LoE3 glass, Duralite Spacer and Argon gas filled combined with clear glass.

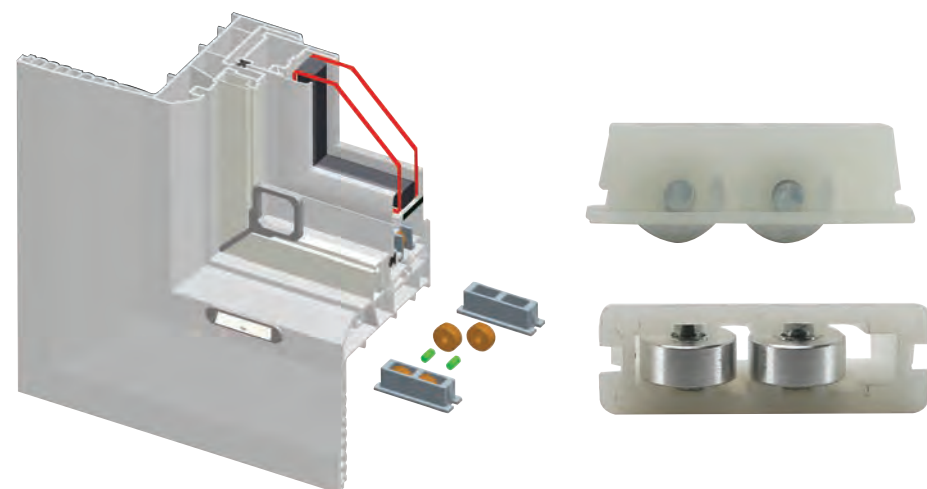
CAREFULLY SELECTED HIGH-PERFORMANCE HARDWARE & PARTS



Imperial XO window, nail-on frame, inside view

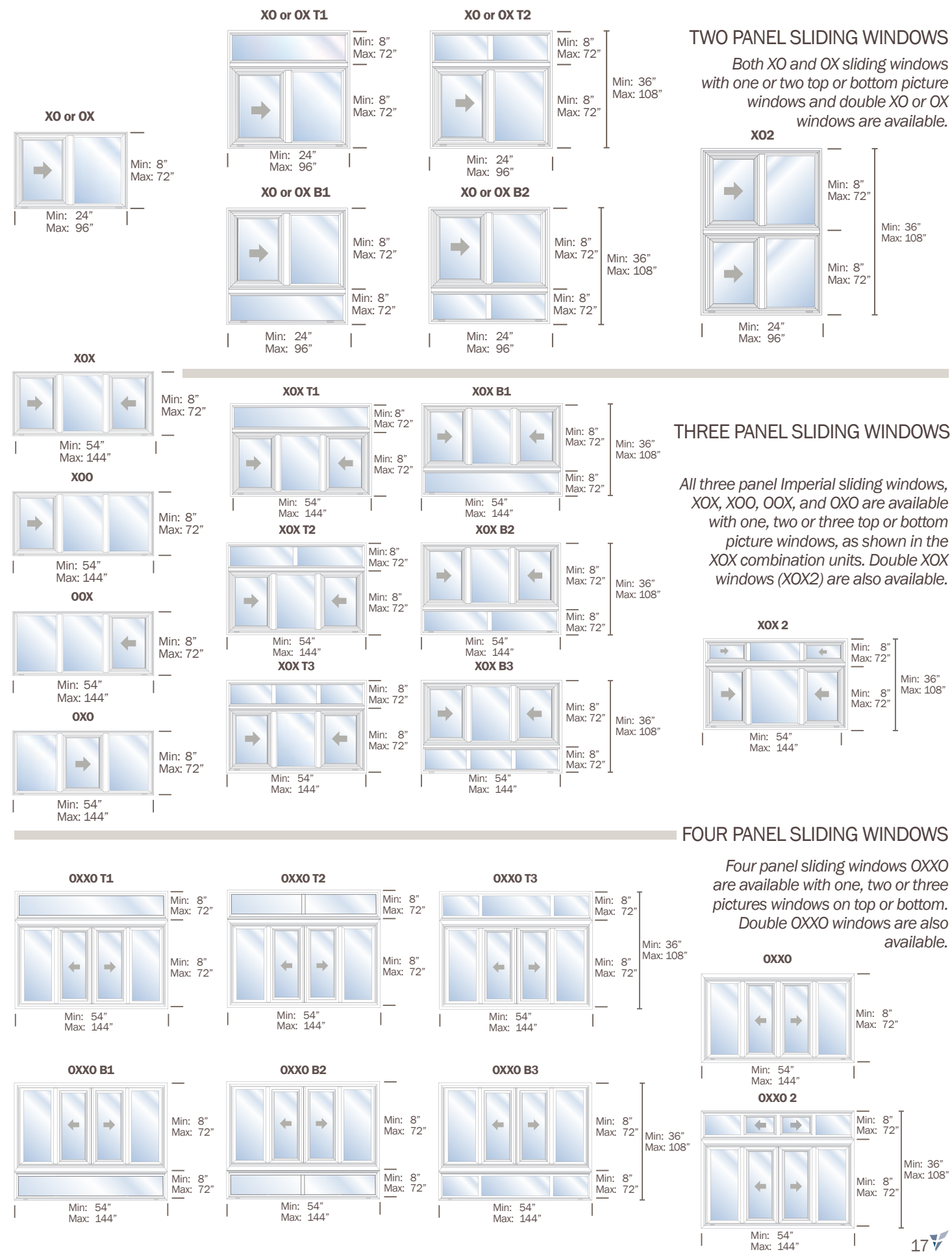
Window Rollers

Imperial sliding windows feature high quality steel tandem rollers in a nylon housing, for smooth gliding operation even at the largest sizes. Our monorail system insures that only the wheels touch the frame to eliminate resistance. These rollers can be adjusted to for effortless operation of window sash.



Imperial Windows feature the original European inspired automatic sash lock by Interlock ASAA ABLOY, specialists in innovative hardware solutions for the window and door industry around the world.

- Matching the vinyl color with a removable cover
- Features robust dual hooks for superior forced entry resistance
- Effortless long lasting performance



IMPERIAL SINGLE HUNG WINDOWS SERIES 2102



With all the extra glass used for energy efficiency the sound of a window sticking trying to open up or slamming shut by itself are all too common. While many windows still use century old technology where a string is attached to counterweights to open the window, Value has worked with engineers to come up with a modern fix.

Our constant force counterbalance allows you to open your window as far or as little as you like without the fear of the window crashing down. No more worrying about your window hanging on by a thread, update your home with technology for the 21st century.

SINGLE HUNG WINDOWS FEATURES & BENEFITS

Easy operation

Constant force counter weight balance system for smooth effortless operation.

A tight seal

Value's multiple weather-strips give you protection against air infiltration

Simple to clean

Operating sash can be removed to clean exterior glass from inside your home

Design

Multiple grid styles and configurations are possible for whatever your application

Security

Auto locks insure that every time you close the window your home is sealed, giving you security and peace of mind

Structural Integrity

The mechanically fastened joints of aluminum frames may admit air and water. Fusion-welded uPVC joints create an impervious seal.

Maintenance

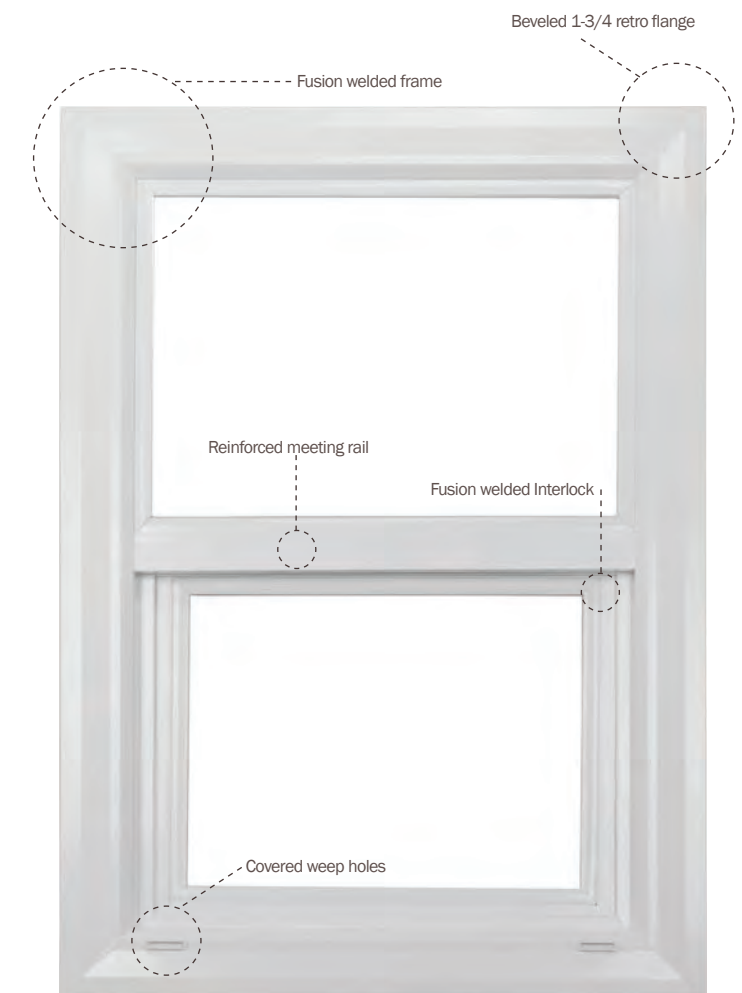
Unlike aluminum and wood, uPVC is virtually maintenance free. It never needs paint, and requires only an occasional wash and wipe to clean.

Weatherability

Metals can corrode from exposure to weather and pollution. uPVC is naturally resistant to moisture and atmospheric pollutions such as acids, alkalis and salt air making it the perfect material to stand the test of time.

Energy Efficiency

The superior insulating properties of vinyl designed with heat reducing Multi-chambered profiles and Cardinal 366 glass Reduce Heat transfer up to 3 x that of standard single pane windows.



Imperial SH window, outside view

Standard colors



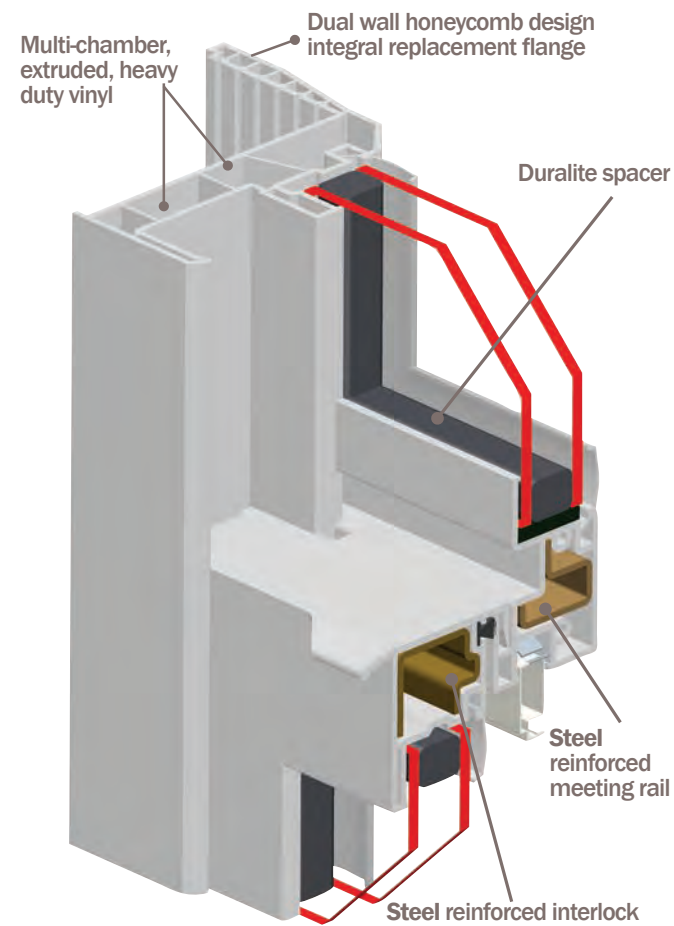
Options

- Standard and custom sizes
- Factory stacking and mulling options in many different combinations
- AAMA and NFRC certified to meet or exceed industry structural and energy efficiency standards
- May be ordered to meet ENERGYSTAR® requirements
- Lifetime Warranty (Does not include glass breakage)

EXCEPTIONAL CONSTRUCTION AND DESIGN

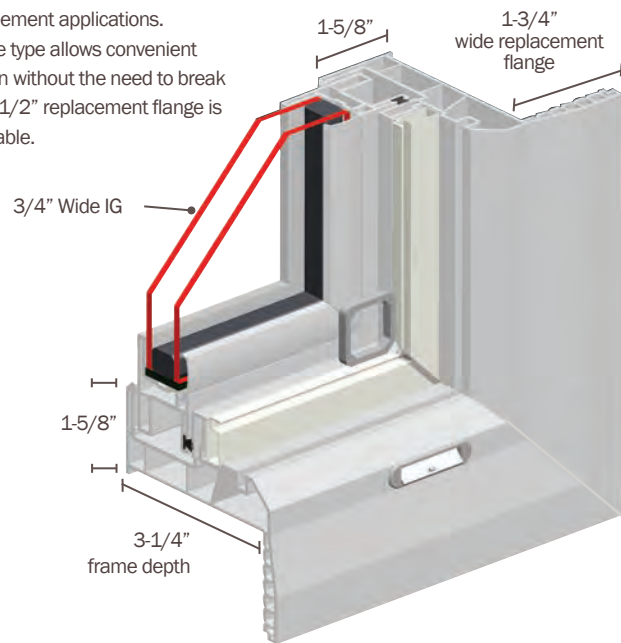
FRAME OPTIONS

- 1-3/4" standard and optional 2-1/2" replacement flange designed with heavy-duty dual wall
- 1" nailing fin set back in white or almond
- 1-3/8" nailing fin set back available in white



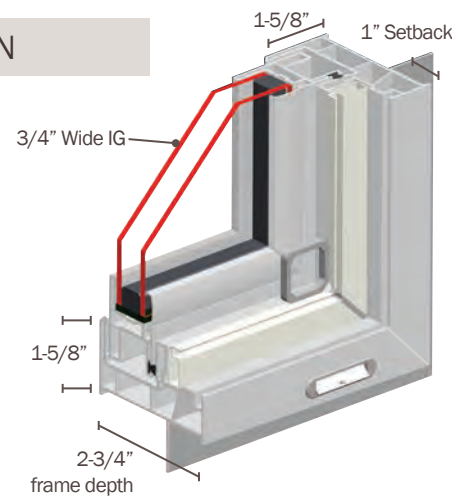
RETROFIT

For replacement applications. This frame type allows convenient installation without the need to break stucco. 2-1/2" replacement flange is also available.



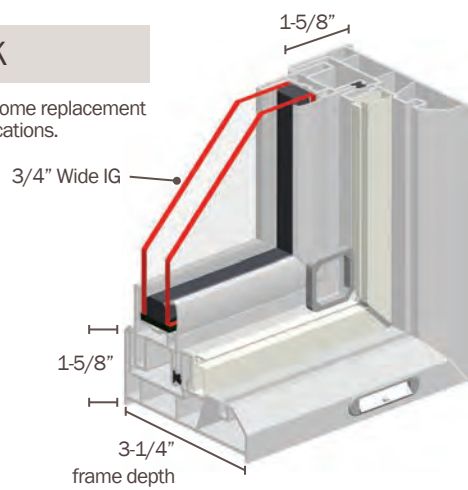
NAIL-ON

Nail-on frame allows for targeted installation in new construction applications and is available in 1" and 1-3/8" setback. 1-3/8" is only available in white.



BLOCK

Block frame is suitable for some replacement and new construction applications.



THERMAL, STRUCTURAL, & SOUND PERFORMANCE

Imperial Single Hung Windows SH			Thermal Performance					Structural Performance	Sound Transmission Class
Glazing			Grids	U Factor	SHGC	VT	CR Condensation Resistance	Class LC PG-30 Size tested 46 x 82"	STC 31 3/4" IG [1/8" annealed exterior, 7/16" Argon, 3/16" annealed interior]
Dual	2 mm LoE3	2 mm Clear	None	0.28	.32	.53	CR 62		
			3/4-5/8"		.29	.47			
			>1"		.26	.42			
Size tested 47-1/4 x 59"									

As tested with LoE3 glass, Duralite Spacer and Argon gas filled combined with clear glass.

CAREFULLY SELECTED HIGH-PERFORMANCE HARDWARE & PARTS

Auto-lock by Interlock ASAA ABLOY

Imperial Windows feature the original European inspired automatic sash lock by Interlock ASAA ABLOY, specialists in innovative hardware solutions for the window and door industry around the world.

- Matching the vinyl color with a removable cover
- Features robust dual hooks for superior forced entry resistance
- Effortless long lasting performance



Constant Force Coil Balance System

The ability to vertically move the sash in our single hung windows rests in a constant force balance system operated by interlocking 1/2" stainless steel coil springs in natural color housings, which allows the closing force to be constant on any position of the sash.

Different length units are used based on the height of the window and may have up to four coils which allow for effortless operation of moving sash.



BALANCE COMPARISON: BLOCK & TACKLE vs. CONSTANT FORCE

▼ Block & Tackle Balance



▲ Constant Force Balance System



Value's constant force balance coil features a nylon composite housing that allows the coil to be stretched as the window opens.

As the coil unfolds it provides a constant and even force meaning the window needs only the same resistance to lift it at any degree of opening.

Our constant force counterbalance allows you to open your window as far or as little as you like without the fear of the window crashing down.

Many windows still use an old system where a string is attached to counterweights or a spring to open the window, these strings and springs after wear and tear can snap and require extra force to move the window sash.

How much **force** is needed to operate each system?

SAMPLE CASE 1



SAMPLE CASE 2

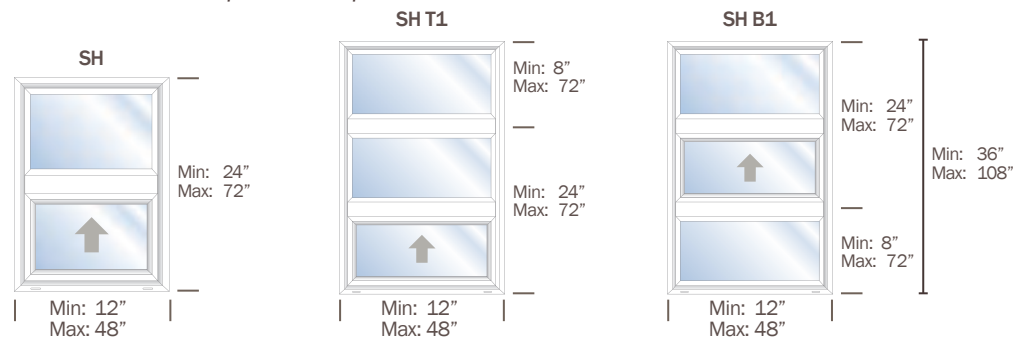


Each constant force balance coil is housed in a nylon composite housing that allows the coil to be stretched as the window opens. As the coil unfolds it provides a constant and even force meaning the window needs only the same resistance to lift it at any degree of opening.

IMPERIAL SINGLE HUNG WINDOWS SERIES IM-2102

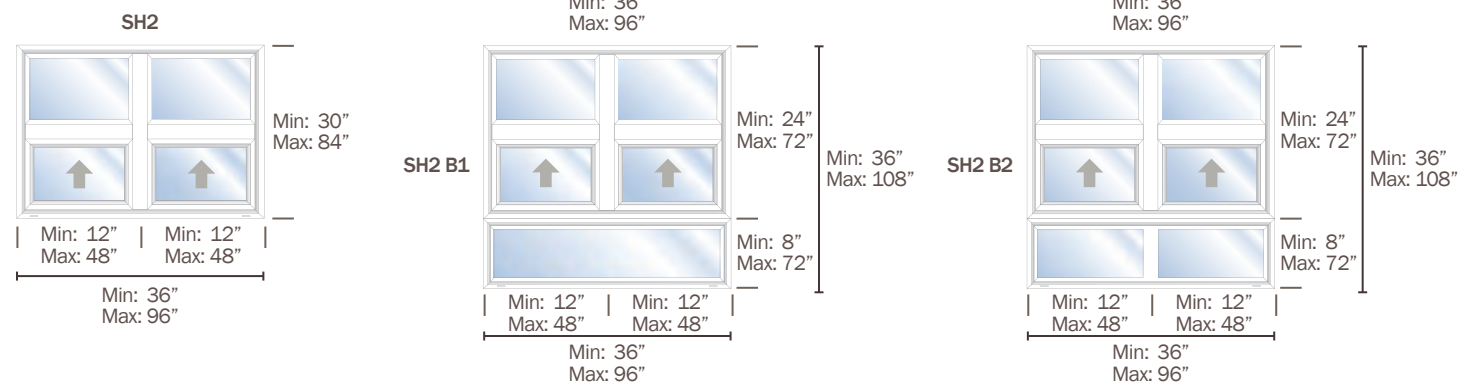
SINGLE HUNG WINDOWS STYLING

SH windows are available with one or two top or bottom picture windows.



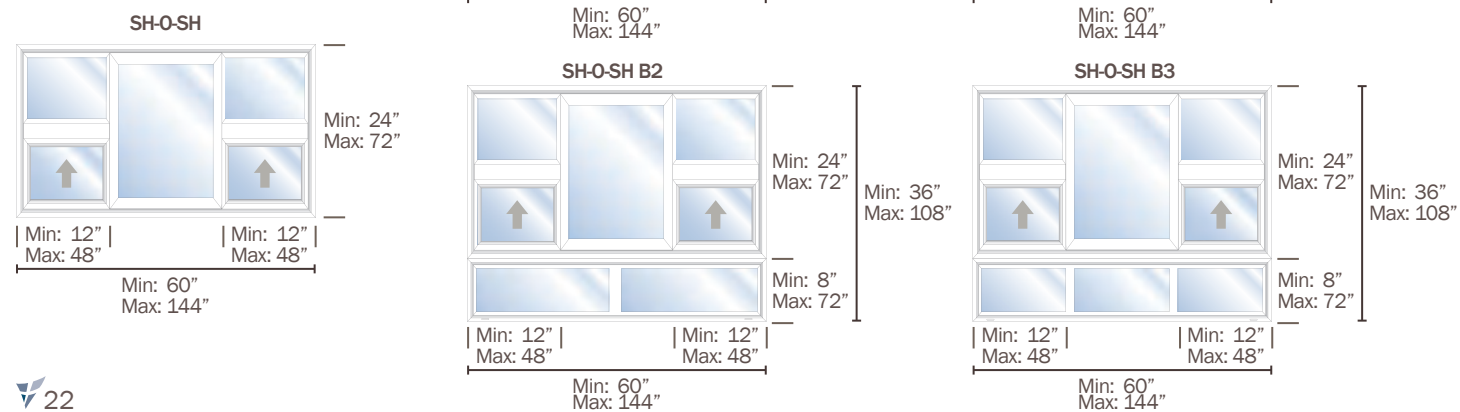
DOUBLE SINGLE HUNG WINDOWS

Double SH windows are available with one or two top or bottom picture windows.



SH-O-SH WINDOWS

Single hung-picture-single hung windows SH-O-SH are available with two or three top or bottom picture windows.



IMPERIAL PICTURE WINDOWS SERIES IM-2106

Picture windows are a simple and elegant touch to any room. Placed right they are a frame to the world outside. Value Imperial Series Picture Windows are designed to offer unobstructed views and maximum light exposure. The minimized frame offers maximum glass area allowing light to flood the room while significantly reducing heat transfer using Cardinal 366 glass. Use of a non-metallic Duralite spacer to separate glass panes also allows Value to offer lower heat transfer than the competition. So, enjoy the view, light up your room all while keeping your home cooler and energy efficient.



SLIM PROFILE, GREATER VIEW

PICTURE WINDOWS FEATURES & BENEFITS

Design
Multiple grid styles and configurations are possible for whatever your application

Structural Integrity
The mechanically fastened joints of aluminum frames may admit air and water. Fusion-welded uPVC joints create an impervious seal.

Maintenance
Unlike aluminum and wood, uPVC is virtually maintenance free. It never needs paint, and requires only an occasional wash and wipe to clean.

Weatherability
Metals can corrode from exposure to weather and pollution. uPVC is naturally resistant to moisture and atmospheric pollutions such as acids, alkalis and salt air making it the perfect material to stand the test of time.

Energy Efficiency
The superior insulating properties of vinyl designed with heat reducing Multi-chambered profiles and Cardinal 366 glass Reduce Heat transfer up to 3 x that of standard single pane windows.

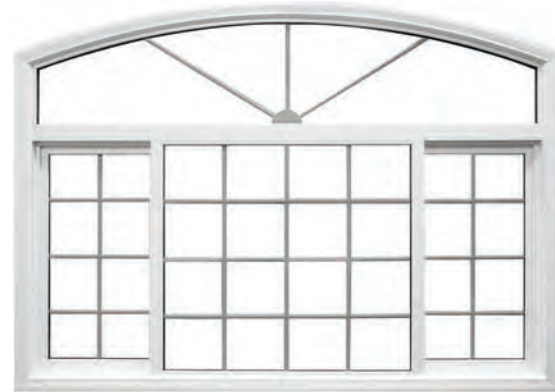
- Options**
- Standard and custom sizes
 - Factory stacking and mulling options in many different combinations
 - AAMA and NFRC certified to meet or exceed industry structural and energy efficiency standards
 - May be ordered to meet ENERGYSTAR® requirements
 - Lifetime Warranty (Does not include glass breakage)



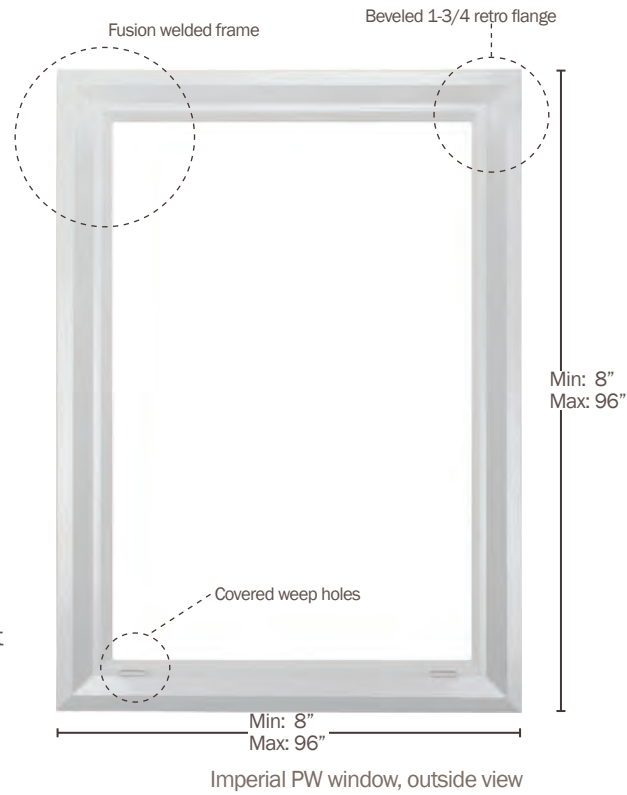
SPECIALTY IMPERIAL WINDOWS: GEOMETRIC SHAPES & COMBINATION UNITS



Imperial Hexagon window, inside view



Imperial XOX window with arch top with leg, outside view



IMPERIAL PICTURE WINDOWS AVAILABLE SIZES

Window Width in Inches	Window Height in Inches							
	12	24	36	48	60	72	84	96
12	12x12	12x24	12x36	12x48	12x60	12x72	12x84	12x96
24	24x12	24x24	24x36	24x48	24x60	24x72	24x84	24x96
36	36x12	36x24	36x36	36x48	36x60	36x72	36x84	36x96
48	48x12	48x24	48x36	48x48	48x60	48x72	36x84	48x96
60	60x12	60x24	60x36	60x48	60x60	60x72		
72	72x12	72x24	72x36	72x48	72x60			
84	84x12	84x24	84x36	84x48				
96	96x12	96x24	96x48					

Highlighted sizes feature Tempered Glass

FRAME TYPES FOR REPLACEMENT & NEW CONSTRUCTION APPLICATIONS

EXCEPTIONAL CONSTRUCTION AND DESIGN

FRAME OPTIONS

- 1-3/4" standard and optional 2-1/2" replacement flange designed with heavy-duty dual wall
- 1" nailing fin set back in white or almond
- 1-3/8" nailing fin set back available in white

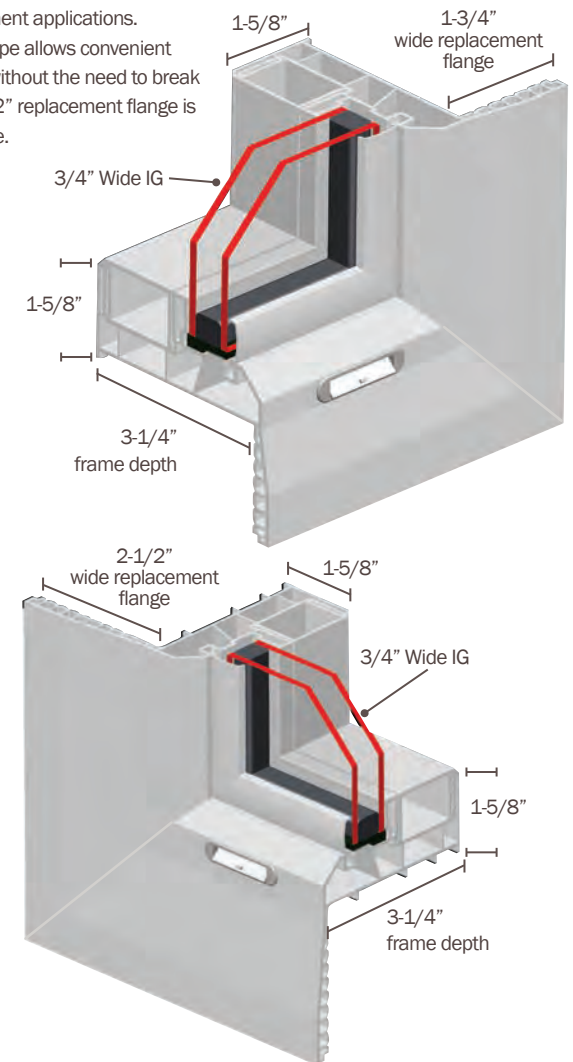
THERMAL, STRUCTURAL, & SOUND PERFORMANCE

Imperial Picture Windows PW		Thermal Performance					Structural Performance	Sound Transmission Class	
Glazing	Grids	U Factor	SHGC	VT	CR Condensation Resistance	Class R PG-15 Size tested 72 x 60"		3/4" IG	
Dual	2 mm LoE3 2 mm Clear	None		.35	.58		CR 63	4/8" annealed exterior 7/16" Argon 3/16" annealed interior	STC 29
		3/4-5/8"	0.25	.32	.51				
		>1"		.29	.46				

As tested with LoE3 glass, Duralite Spacer and Argon gas filled combined with clear glass.

RETROFIT

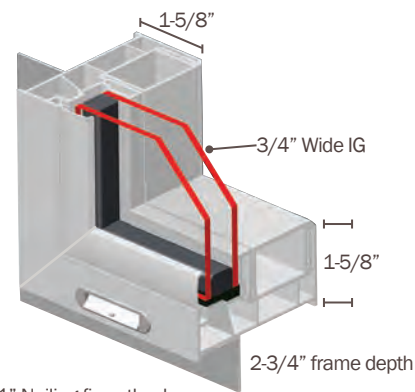
For replacement applications. This frame type allows convenient installation without the need to break stucco. 2-1/2" replacement flange is also available.



NAIL-ON

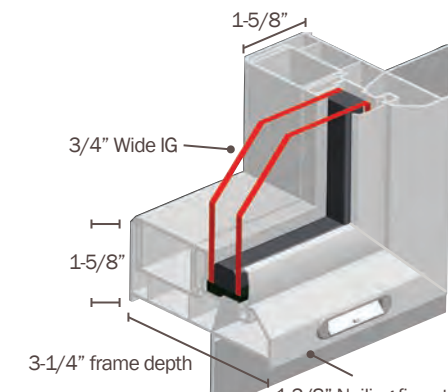
Nail-on frame allows for targeted installation in new construction applications and is available in 1" and 1-3/8" setback. 1-3/8" is only available in white.

1" Nailing fin Setback



1" Nailing fin setback

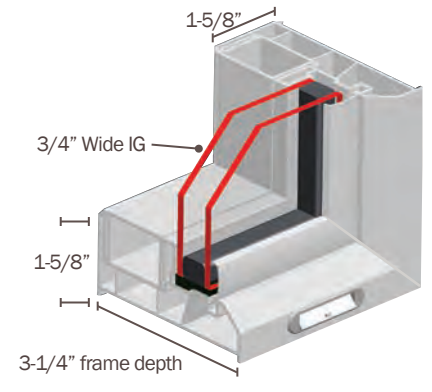
1-3/8" Nailing fin Setback



1-3/8" Nailing fin setback

BLOCK

Block frame is suitable for some replacement and new construction applications.



ATTACHMENT 4

Renderings

HANWAY RESIDENCE ADDITION
1990 WINDING LANE
SOUTH PASADENA, CA 91030



HANWAY RESIDENCE ADDITION
1990 WINDING LANE
SOUTH PASADENA, CA 91030



HANWAY RESIDENCE ADDITION
1990 WINDING LANE
SOUTH PASADENA, CA 91030



HANWAY RESIDENCE ADDITION
1990 WINDING LANE
SOUTH PASADENA, CA 91030



ATTACHMENT 5

Architectural Plans

CONTACTS:	
OWNER: KURT AND LESLIE HANWAY 1900 WINDING LANE SOUTH PASADENA, CA 91030 661.699.3803 lesliehanway@gmail.com	
ARCHITECT: MELISSA HON TSAI HON TSAI, INC. 1107 FAIR OAKS AVE. #137 SOUTH PASADENA, CA 91030 646.812.5512 hello@melissahon.com	
STRUCTURAL ENGINEER: TBD	
ENERGY ENGINEER: TBD	

BUILDING CODES:	
2020 LA COUNTY BUILDING CODE	
2020 LA COUNTY RESIDENTIAL CODE	
2020 LA COUNTY MECHANICAL CODE	
2020 LA COUNTY ELECTRICAL CODE	
2020 LA COUNTY PLUMBING CODE	
2020 LA GREEN BUILDING STANDARDS CODE	
2020 CALIFORNIA ENERGY CODE	
SOUTH PASADENA MUNICIPAL CODE	

LEGAL DESCRIPTION:	
TRACT #21967 LOT 4	

INDEX OF SHEETS:	
A 0.0	VICINITY MAP, GENERAL NOTES, INDEX OF SHEETS
A 1.0	SITE PLANS
A 1.1	FIRST FLOOR PLAN - EXISTING
A 1.2	ROOF PLANS
A 2.1	FIRST FLOOR PLAN - DEMOLITION
A 2.2	FIRST FLOOR PLAN - PROPOSED
A 2.3	SECOND FLOOR PLAN - PROPOSED
A 2.4	ROOF PLAN - PROPOSED
A 3.0	EXTERIOR ELEVATIONS
A 3.1	EXTERIOR ELEVATIONS
A 3.2	EXTERIOR ELEVATIONS
A 3.3	EXTERIOR ELEVATIONS
A 4.1	BUILDING SECTIONS
A 5.0	WINDOW AND DOOR SCHEDULE

PROJECT INFORMATION			
ADDRESS:	1990 WINDING LANE, SOUTH PASADENA, CA 91030		
APN:	5320-01-9018		
BUILDING TYPE:	TYPE VB (NO SPRINKLERS)		
ZONE:	RS - RESIDENTIAL LOW DENSITY		
OCCUPANCY:	R3 - SINGLE FAMILY RESIDENTIAL		
# OF STORIES:	1- STORY (EXISTING)		
LOT SIZE:	8,112 SF		
SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK:	25% OF LOT DEPTH, 25' MIN 35' MAX	20'-9"	EXISTING
SIDE SETBACK:	10% OF LOT WIDTH, 4' MIN	5'-0"	EXISTING
REAR SETBACK:	20'	19'-6"	EXISTING
MAXIMUM HEIGHT:	35'	16'-4"	26'-6"
FLOOR AREA RATIO:	35% (2,839.2 SF)	1,937 SF (23.87%)	2,839 SF (35%)
LOT COVERAGE:	50% (4,056 SF)	2,624 SF (32.34%)	3,116 SF (38.4%)
GARAGE SPACE REQUIREMENTS:	2 COVERED, 1 UNCOVERED	2 COVERED, 1 UNCOVERED	EXISTING

RESIDENTIAL FLOOR AREA	FLOOR AREA RATIO:	LOT COVERAGE:
EXISTING FIRST FLOOR	PROPOSED FIRST FLOOR:	FIRST FLOOR:
EXISTING SECOND FLOOR	PROPOSED SECOND FLOOR:	GARAGE:
EXISTING GARAGE	GARAGE:	COVERED FRONT PORCH:
EXISTING FRONT PORCH	GARAGE CREDIT:	COVERED TRELLIS:
EXISTING COVERED TRELLIS		
EXISTING SHED		
PROPOSED FIRST FL. ADDITION	PROPOSED TOTAL:	PROPOSED TOTAL:
PROPOSED SECOND FL. ADDITION	PROPOSED FLOOR AREA RATIO:	PROPOSED LOT COVERAGE:

PROJECT NARRATIVE:	
THE PROPOSAL IS ADD 157 SF TO THE FIRST FLOOR AND 902 SF TO THE SECOND FLOOR. THE SCOPE INCLUDES ADDING 2 BEDROOMS, 2 BATHROOMS, AND AN OFFICE TO THE HOUSE AND RELOCATING THE KITCHEN.	

- GENERAL
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS NECESSARY TO INSTALL NEW WORK AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED TO FACILITATE COMPLETION OF THE WORK.
 - THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, REPAIR, AND RE-FINISHING NECESSARY TO RESTORE TO ITS ORIGINAL CONDITION ALL EXISTING PORTIONS OF THE BUILDING DAMAGED BY HIS WORK TO THE SATISFACTION OF THE OWNER.
 - ALL DIMENSIONS ARE TO FACE OF STUDS, OR FINISH FACE OF EXISTING WALLS, UNLESS NOTED OTHERWISE.
 - MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED IN THE CONTRACT DOCUMENTS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE ARCHITECT AND ALL APPLICABLE GOVERNING CODE AUTHORITIES.
 - THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE UTILITIES (WATER, NATURAL GAS, ELECTRICITY, ETC.) TO ALL FIXTURES AND EQUIPMENT REQUIRING THEM, INCLUDING OWNER FURNISHED FIXTURES AND EQUIPMENT.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY PARTITIONS TO PREVENT THE SPREAD OF DUST, DEBRIS, AND MOISTURE TO PARTS OF THE BUILDING OUTSIDE THE SCOPE OF WORK.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS IN ADVANCE OF ANY UTILITY UTILITIES.
 - ALL DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED IF THEY SEPARATE CONDITIONED AND UNCONDITIONED SPACES.
 - IT IS THE CONTRACTORS FULL RESPONSIBILITY TO SHORE AND BRACE THE STRUCTURAL SYSTEM, EXCAVATIONS, ETC. DURING THE ENTIRE CONSTRUCTION PERIOD.
 - ALL NEW EXTERIOR WALL WITHIN 5'-0" OF PROPERTY LINE SHALL BE 1-HOUR RATED.
 - FIRE LANE ACCESS IS REQUIRED WHERE ANY PART OF THE BUILDING IS 150 FT FROM THE EDGE OF AN IMPROVED STREET OR APPROVED FIRE LANE. OBTAIN CLEARANCE FROM THE HYDRANTS AND ACCESS UNIT OF THE FIRE DEPT LAMC 57.09.03.
 - THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOP-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 - AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
 - WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)
 - PROVIDE (70)(72) INCH HIGH NON-ABSORBANT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)
 - SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
 - SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT OF DWELLINGS WITH MORE THAN ONE STORY. (907.2.11.2, R213.3). THE POWER SOURCE FOR SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (907.2.11.6, R314.4)
 - CARBON MONOXIDE ALARM IS REQUIRED PER (SECTION 420.6, R315).
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLE (FOOT CANDLE) OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
 - MEMBRANE PENETRATION SHALL COMPLY WITH SECTION R302.4.1
 - IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE (R302.11)
 - IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS (R302.12)
 - DAMP-PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
 - PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN LOCATIONS SPECIFIED PER SECTION 317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP A U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN ECTION 4 OF AWP A U1.
 - THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAX. FLOW RATES SPECIFIED IN SECTION 4.303.1.
 - THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURES BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.
 - THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. 4.406.1
 - MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
 - AN OPERATIONS AND MAINTENANCE MANUAL INCLUDING, AT A MIN., THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
 - ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
 - ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3.
 - New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
 - The Formaldehyde Emissions Verification Checklist, Form GPM 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification (4.504.5)
 - Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
 - Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory by the building inspector. (4.505.3)
 - The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2011, ANSI/ACCA 29-D-2014 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 3 Manual S-2014.(4.507.2)
 - A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
 - PROVIDE NONABSORBENT SURFACES UP TO AT LEAST 6' ABOVE THE SHOWER DRAINS
 - PROVIDE DOWNDRAFT DAMPERS ON THE KITCHEN HOOD, DRYER VENT AND ALL EXHAUST VENT
 - PROVIDE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING VALVES IN THE SHOWERS
 - PROVIDE INTEGRAL BACK FLOW PREVENTER DEVICES ON ALL HOSE BIBS

- ADDITIONAL NOTES:
- Compliance information The builder shall leave in the building, copies of the completed, signed and submitted compliance documents for the building owner at occupancy. For low-rise residential buildings, such information shall, at a minimum, include copies of all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentation submitted. [10-103(b)1]
 - Operating information. The builder shall provide the building owner at occupancy, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices correctly and efficiently. The instructions shall be consistent with specifications set forth by the Executive Director. For residential buildings, such information shall be contained in a folder or manual which provides all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentations. This operating information shall be in paper or electronic format. [10-103(b)2]
 - Maintenance information. The builder shall provide to the building owner at occupancy, maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. [10-103(b)3]
 - Ventilation information. The builder shall provide to the building owner at occupancy, a description of the quantities of outdoor air that the ventilation system(s) are designed to provide to the building's conditioned space, and instructions for proper operation and maintenance of the ventilation system. [10-103(b)4]
 - All systems, equipment, appliances and building components shall comply with the applicable manufacturing, construction, and installation provisions of Sections 110.0 through 110.11 for newly constructed buildings.
 - Any appliance regulated by the Appliance Efficiency Regulations, Title 20 California Code of Regulations, Section 1601 et seq., may be installed only if the appliance fully complies with Section 1608(a) of those regulations. [110.1(a)]
 - Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use as listed in Table 3, Chapter 50 of the ASHRAE Handbook, HVAC Applications Volume. [110.3(a)1]
 - On systems that have a total capacity greater than 167,000 Btu/hr, outlets that require higher than service water temperatures as listed in the ASHRAE Handbook, Applications Volume, shall have separate remote heaters, heat exchangers, or boosters to supply the outlet with the higher temperature. [110.3(c)1]
 - Service hot water systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system. [110.3(c)2]
 - Controls for service water-heating systems shall limit the outlet temperature at public lavatories to 110°F. [110.3(c)3]
 - Unfired service water-heater storage tanks and backup tanks for solar water-heating systems shall have:
 - External insulation with an installed R-value of at least R-12, or
 - Internal and external insulation with a combined R-value of at least R-16, or
 - The heat loss of the tank surface based on an 80° F 5 Btu/hr per square foot. [110.3(c)4]
 - Water-air temperature difference shall be less than 6.5 Btu/hr per square foot. [110.3(c)4]
 - Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft2 of window area, 0.3 cfm/ft2 of residential door area, 0.3 cfm/ft2 of nonresidential single door area, and 1.0 cfm/ft2 of nonresidential double door area. [110.6(a)1]
 - Fenestration products shall be rated in accordance with NFRC 100 for U-factor, NFRC 200 for SHGC, and VT or use the applicable default value. Fenestration products shall have a temporary label for manufactured fenestration products or a label certificate when the Component Modeling Approach is used and for site-built fenestration meeting the requirements of Section 10-111(a)1, [110.6(a)2, 110.6(a)3, 110.6(a)4, 110.6(a)5]
 - Field-fabricated fenestration products and exterior doors, other than unfired glass doors and fire doors, shall be caulked between the fenestration products or exterior door and the building, and shall be weatherstripped. [110.6(b)]
 - Joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration. [110.7]
 - Insulation shall be certified by Department of Consumer Affairs, Bureau of Home Furnishing and Thermal Insulation that the insulation conductive thermal performance is approved pursuant to the California Code of Regulations, Title 24, Part 12, Chapter 12-13, Article 3, "Standards for Insulating Material." [110.8(a)]
 - Urea formaldehyde foam insulation may only be used in exterior side walls, and requires a four-mil-thick plastic polyethylene vapor barrier between the urea formaldehyde foam insulation and the interior space in all applications. [110.8(b)]
 - Insulating material shall be installed in compliance with the flame spread rating and smoke density requirements of the CBC. [110.8(c)]
 - Heating or cooling systems shall be equipped with a setback thermostat that meet the requirements of Section 110.2(c). [150.0(i)]
 - All pumps and pump motors installed shall be listed in the Commission's directory of certified equipment and shall comply with the Appliance Efficiency Regulations. [150.0(p)1 A]
 - The minimum installed weight per square foot of any loose-fill insulation shall conform with the insulation manufacturer's labeled R-value. [150.0 (b)]
 - The minimum depth of concrete-slab floor perimeter insulation shall be 16 inches or the depth of the footing of the building, whichever is less. [150.1(c)(1)(D)]
 - Insulations are required for: [150.0(j)2 A]
 - All hot water pipes from the heating source to the kitchen fixtures.
 - All piping with a nominal diameter of 3/4 inch or larger.
 - The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.
 - All piping associated with a domestic hot water recirculation system.
 - Piping from the heating source to storage tank or between tanks.

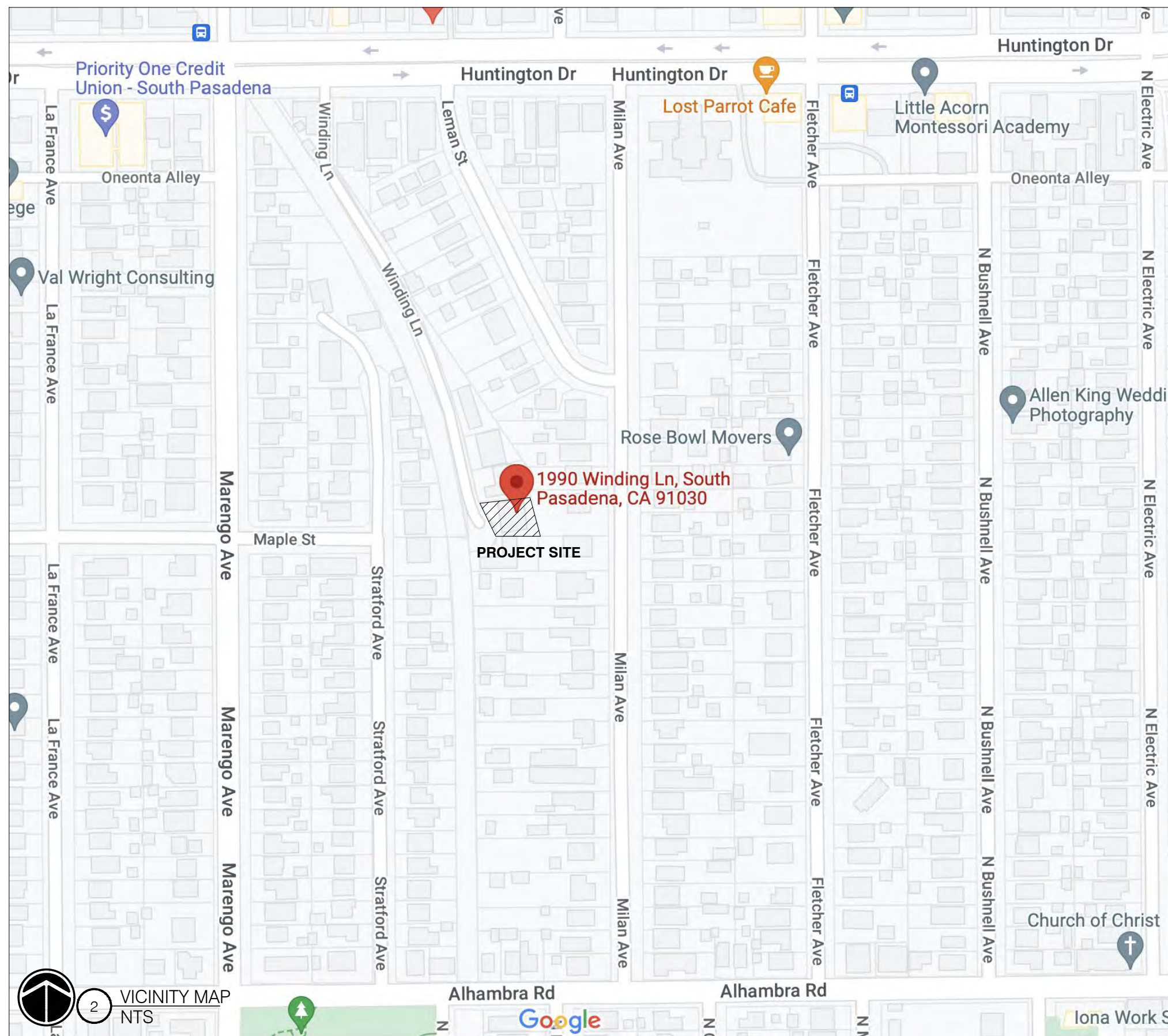
- Piping buried below grade.
- Insulation shall be provided for water heaters as follows: Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater or have internal insulation of at least R-16 and a label on the exterior of the tank showing the insulation R-value. [150.0 (j)]
- Lighting shall be provided in accordance with the following:
 - Installed luminaires shall be classified as high-efficacy in accordance with TABLE 150.0-A.
 - Exhaust fans shall be switched separately from lighting systems.
 - Luminaires shall be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
 - Lighting installed in attached and detached garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by vacancy sensors.
 - Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JAB.
 - Class A roof covering is required for all buildings. Wood shingles and shingles are not permitted. (707.4, 1505)
 - Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
 - Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
 - (Roof) (Attic) (Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4-inch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)
 - Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.5)
 - Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3)
 - Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)
 - Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1)
 - Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)
 - Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non-combustible or other approved materials per Sec. 709A.3
 - The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
 - Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)
 - All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction. (707.2)
 - The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 708A.2.
 - No trellis is permitted within 10 feet of the primary structure.
 - Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non-combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/B 2008-023)
 - Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWP A U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWP A U1.
 - Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in framing spaces or unexcavated areas located within the periphery of the building foundation.
 - Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
 - Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
 - The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
 - Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, and similar horizontal surfaces exposed to the weather.
 - Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
 - Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

PUBLIC WORKS NOTES:

- TEMPORARY BINS (LOW BAY) WILL 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.
- THE APPLICANT SHALL REPLACE ALL BROKEN, DAMAGED, OR OUT-OF-GRADE CURB AND GUTTER, SIDEWALK, AND DRIVEWAY FRONTING THE PROPERTY TO BE THE SATISFACTION OF THE CITY ENGINEER PER SPMO SECTION 31.54. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPFWC).
- SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO REPLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
- PROTECT ALL EXISTING TREES DURING CONSTRUCTION IN ACCORDANCE TO THE TREE PROTECTION PLAN BELOW. THE PROPOSED BUILDING STRUCTURE SHALL NOT BE CONSTRUCTED WITHIN CRITICAL ROOT ZONE AREA, FOR NATIVE AND PROTECTED SPECIES. USE OF THE TREE TRUNKS DIAMETER MEASURED AT BREAST HEIGHT (DBH)(X) AS THE MINIMUM CRITICAL ROOT MASS. FOR NON-NATIVE AND PROTECTED SPECIES, USE THE TREE'S DBH (X) AS THE MINIMUM CRITICAL ROOT MASS.

STATE REQUIREMENTS NOTES:

- At time of permit issuance, contractor shall show their valid workers' compensation insurance certificate.
- All work shall conform to all requirements of State of California Title 24 regardless of the information indicated on these plans. It is the responsibility of the individual supervising the construction to ensure that the work is done in accordance with Code requirements prior to requesting inspection.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Trash and construction related solid wastes must be disposed into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- South Coast Air Quality Management District (SCAQMD) shall be notified in accordance with California State Law prior to start of any demolition, addition, and/or remodel work. The South Coast Air Quality Management District Office is located at 21865 Copley Drive in Diamond Bar, Phone No. (909) 396-2000. Be advised, SCAQMD may require a 10 day wait period prior to start of work.
- All non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixture prior to final inspection.
- Due to the possible presence of lead-based paint, lead-safe work practices are required for all repairs that disturb paint in pre-1979 buildings. Failure to do so could create lead hazards that violate California Health & Safety Code, Sections 17920.10 and 105256 with potential fines for violations up to \$5,000 (Section (d) amended) or imprisonment for not more than 6 months in the County jail or both.
- Separate permit shall first be obtained from the City Public Works Department prior to placement of any construction materials or equipment in the public way.
- The issuance of a permit shall not prevent the building official from requiring the correction of errors on these plans or from preventing any violation of the Codes adopted by the City, relevant laws, ordinances, rules and/or regulations.
- CALGREEN RECYCLING REQUIREMENT: TO COMPLY THIS PROJECT REQUIRES THE USE OF FRANCHISE HAULER CALGREEN REQUIREMENT: TO RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN CODE SECTIONS 4.408.1 AND 5.408.1



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

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

HON TSAI, INC.

1107 FAIR OAKS AVENUE #137
SOUTH PASADENA, CA 91030
T: 646.812.5512

www.melissahon.com

PROJECT:

HANWAY RESIDENCE ADDITION

OWNER / CLIENT:

1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030

PROGRESS ISSUE:

N%	YOUR PROGRESS SUBMIT	DATE
1	PLANNING REVIEW	03-23-2023
2	PLANNING RESUBMITTAL	06-21-2023
3	PLANNING RESUBMITTAL	07-24-2023
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROFESSIONAL SEAL:

KEYPLAN:

SHEET TITLE:

SITE PLAN, VICINITY MAP, GENERAL NOTES, INDEX OF SHEETS

SHEET NUMBER:

A0.0

HON TSAI, INC.

1107 FAIR OAKS AVENUE #137
SOUTH PASADENA, CA 91030
T: 646.812.5512

www.melissahon.com

PROJECT:

**HANWAY RESIDENCE
ADDITION**

OWNER / CLIENT:

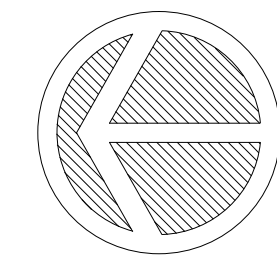
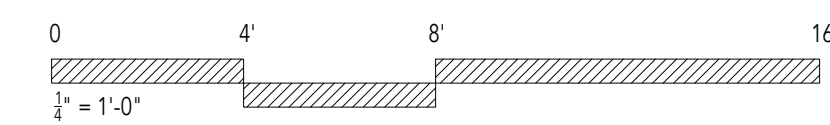
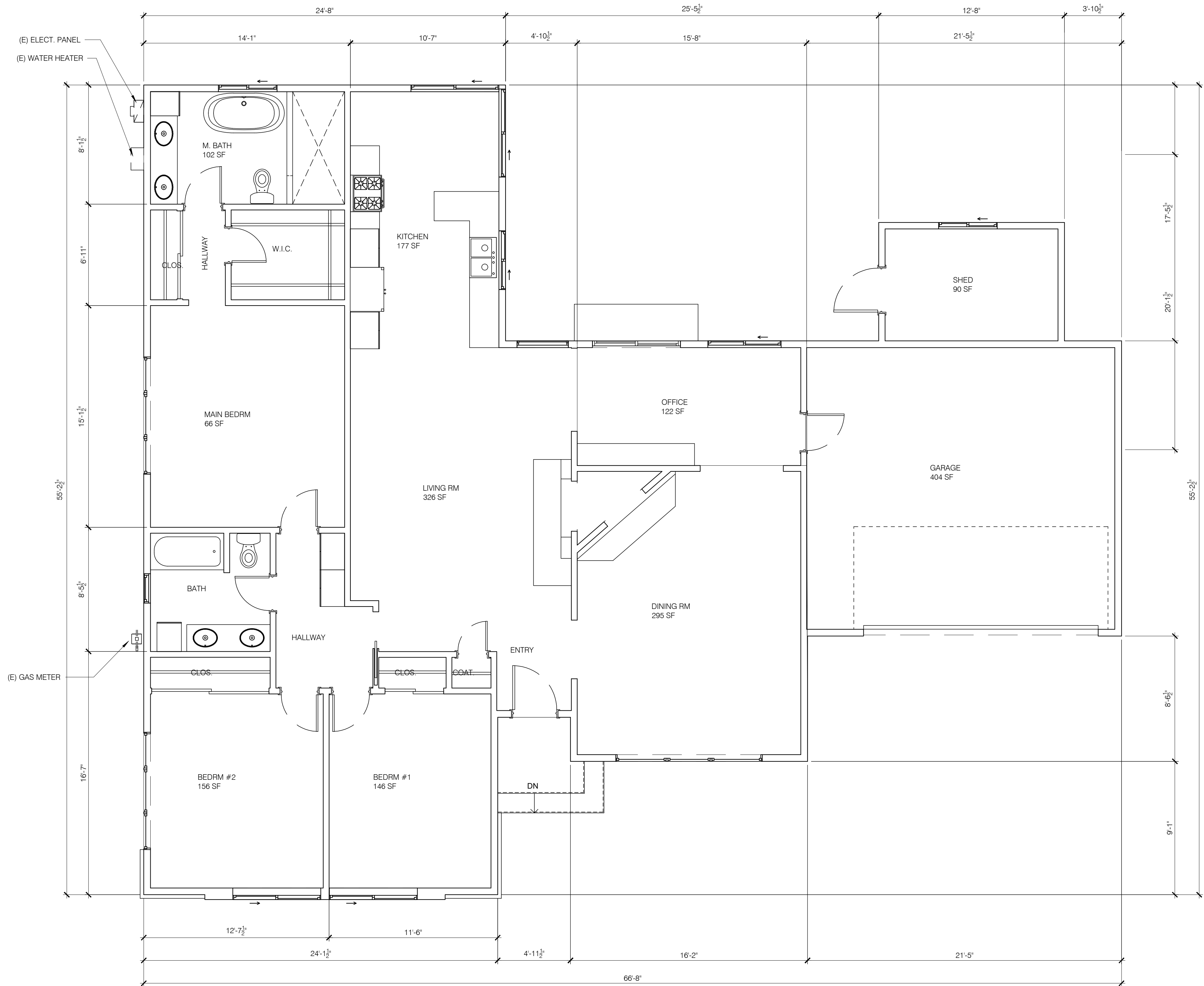
1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030

PROGRESS ISSUE:

Nº	YOUR PROGRESS SUBMIT	DATE
1	PLANNING REVIEW	03-23-2023
2	PLANNING RESUBMITTAL	06-21-2023
3	PLANNING RESUBMITTAL	07-24-2023

PROFESSIONAL SEAL:

KEYPLAN:



SHEET TITLE:

FIRST FLOOR PLAN -
EXISTING

SHEET NUMBER:

A1.1

HON TSAI, INC.

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SOUTH PASADENA, CA 91030
T: 646.812.5512

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PROJECT:

**HANWAY RESIDENCE
ADDITION**

OWNER / CLIENT:

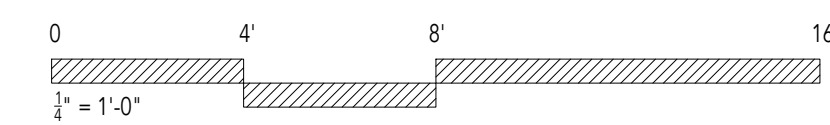
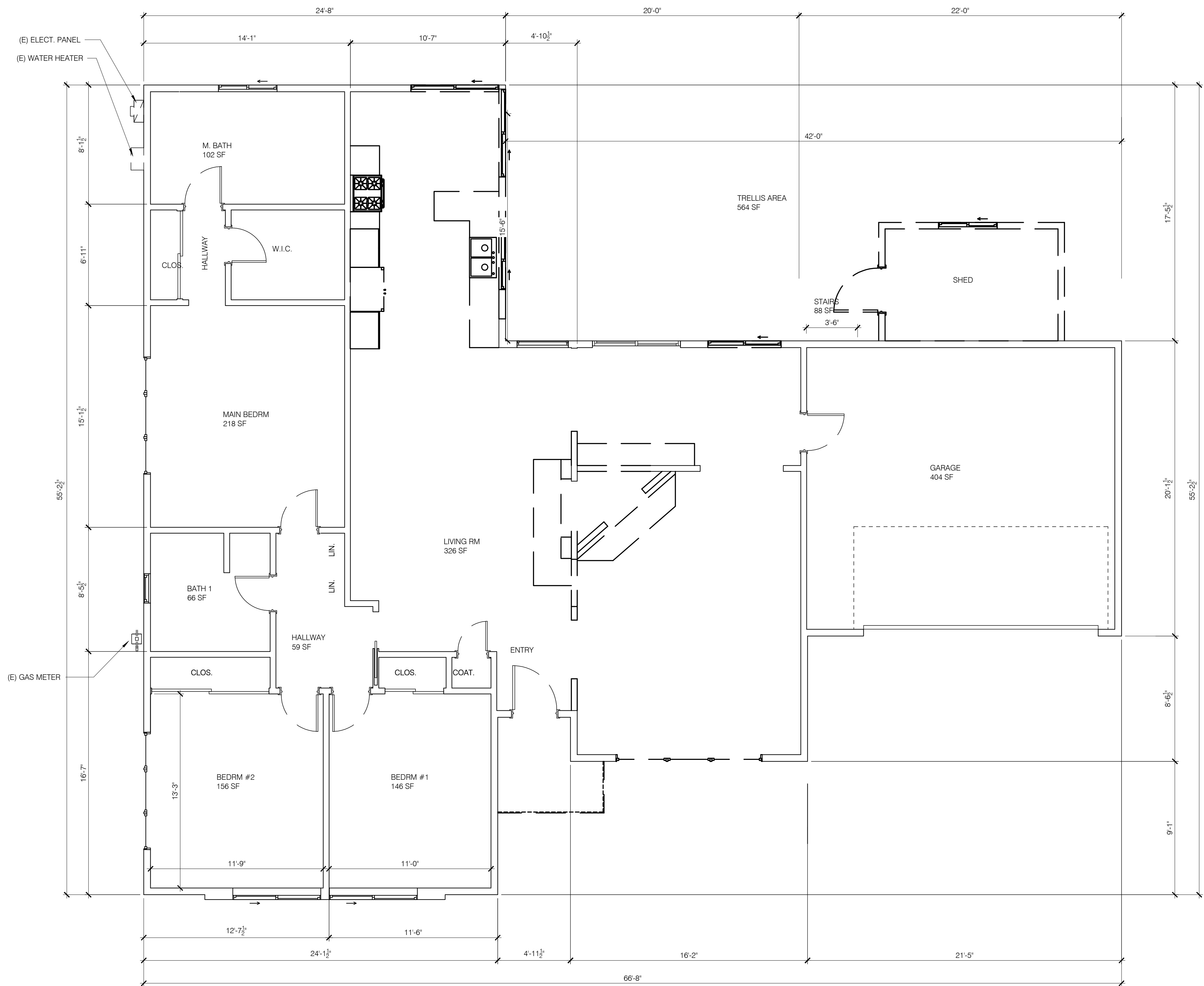
1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030

PROGRESS ISSUE:

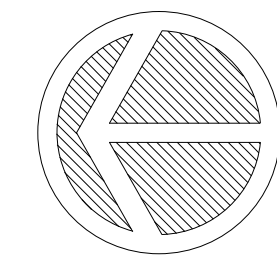
Nº	YOUR PROGRESS SUBMIT	DATE
1	PLANNING REVIEW	03-23-2023
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3	PLANNING RESUBMITTAL	07-24-2023

PROFESSIONAL SEAL:

KEYPLAN:



WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL



SHEET TITLE:

**FIRST FLOOR PLAN -
DEMOLITION**

SHEET NUMBER:

A2.1

NOTES:

HON TSAI, INC.

1107 FAIR OAKS AVENUE #137
SOUTH PASADENA, CA 91030
T: 646.812.5512

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PROJECT:

**HANWAY RESIDENCE
ADDITION**

OWNER / CLIENT:

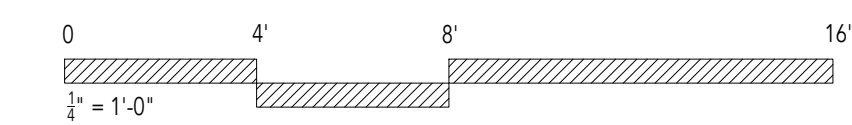
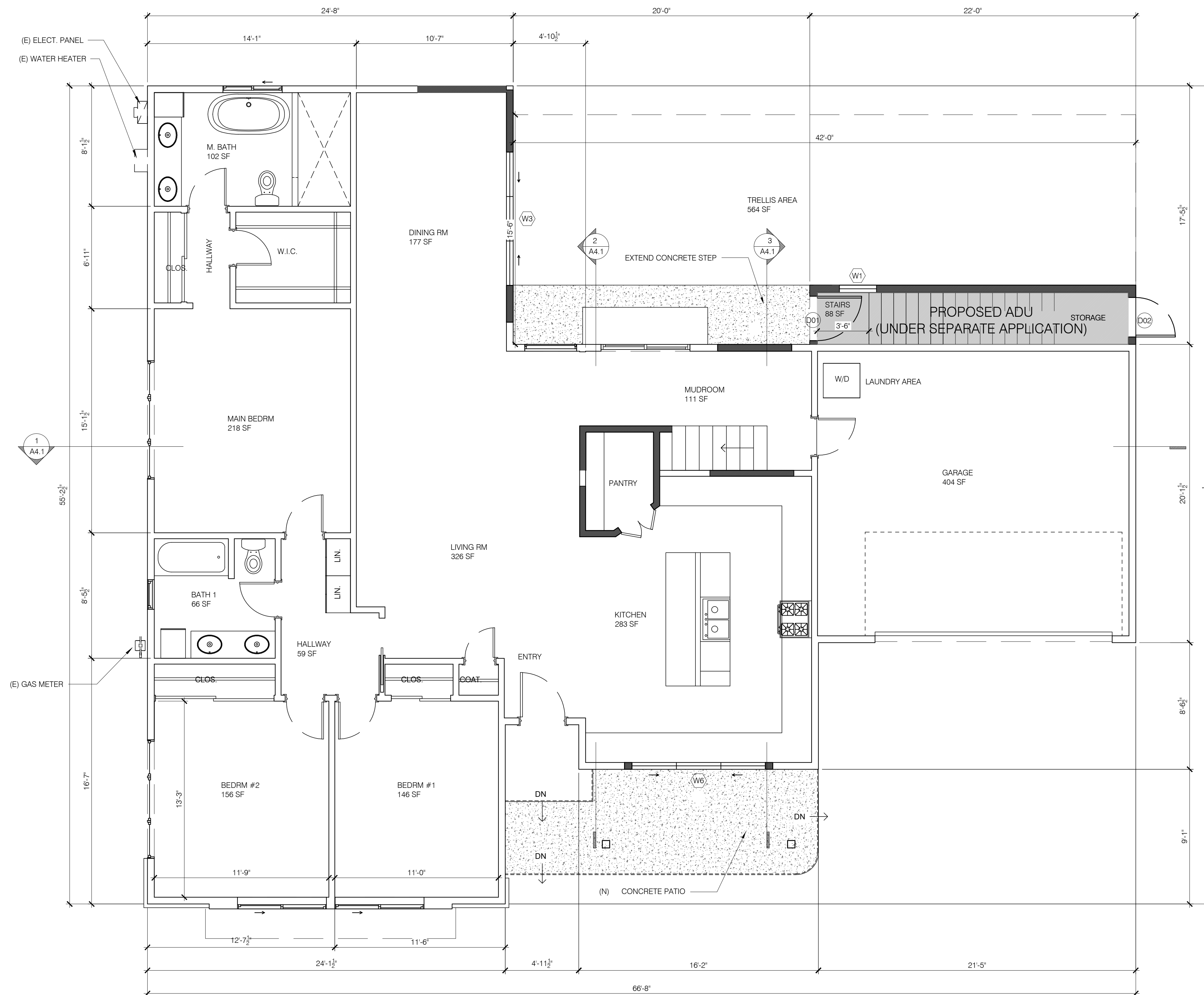
1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030

PROGRESS ISSUE:

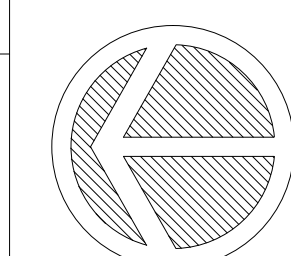
Nº	YOUR PROGRESS SUBMIT	DATE
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3	PLANNING RESUBMITTAL	07-24-2023

PROFESSIONAL SEAL:

KEYPLAN:



WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL



SHEET TITLE:

FIRST FLOOR PLAN -
PROPOSED

SHEET NUMBER:

A2.2

NOTES:

HON TSAI, INC.

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SOUTH PASADENA, CA 91030
T: 646.812.5512

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PROJECT:

**HANWAY RESIDENCE
ADDITION**

OWNER / CLIENT:

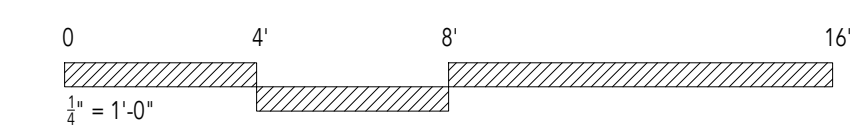
1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030

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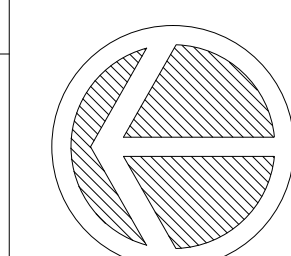
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2	PLANNING RESUBMITTAL	06-21-2023
3	PLANNING RESUBMITTAL	07-24-2023

PROFESSIONAL SEAL:

KEYPLAN:



WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL



NOTES:
1. PAINT ALL EXISTING STUCCO

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PROJECT:

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PROFESSIONAL SEAL:

KEYPLAN:

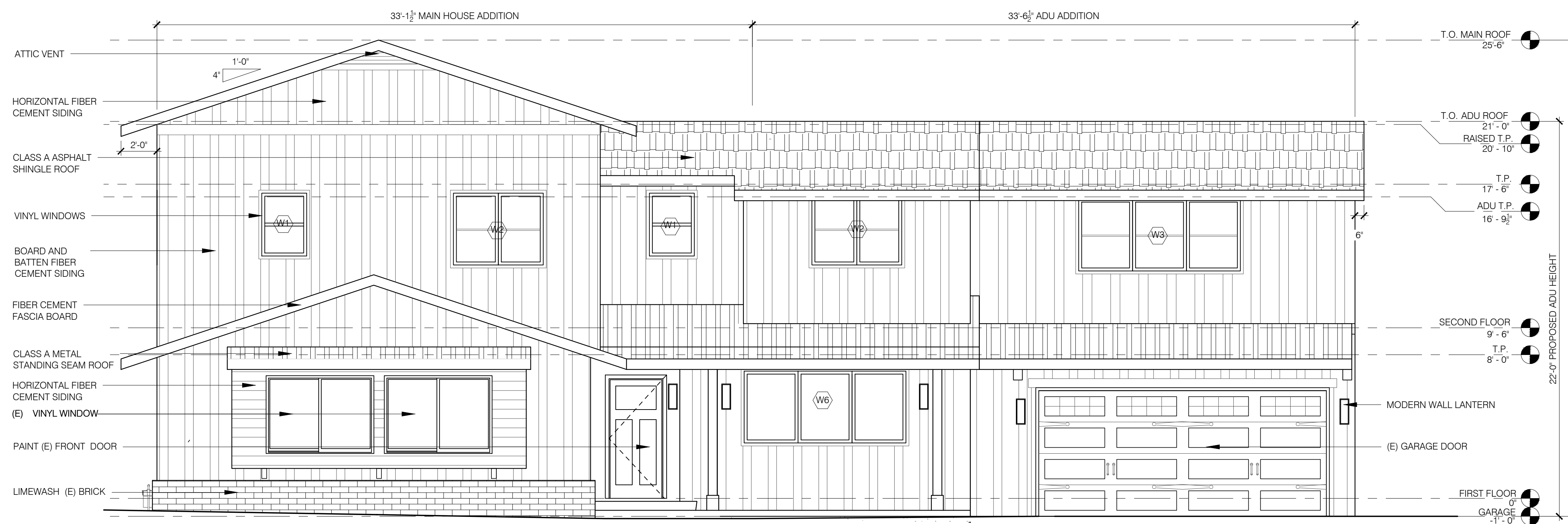
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:



2 EXISTING WEST ELEVATION
1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"

A3.0

NOTES:
1. PAINT ALL EXISTING STUCCO

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PROJECT:

HANWAY RESIDENCE
ADDITION

OWNER / CLIENT:

1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030

PROGRESS ISSUE:

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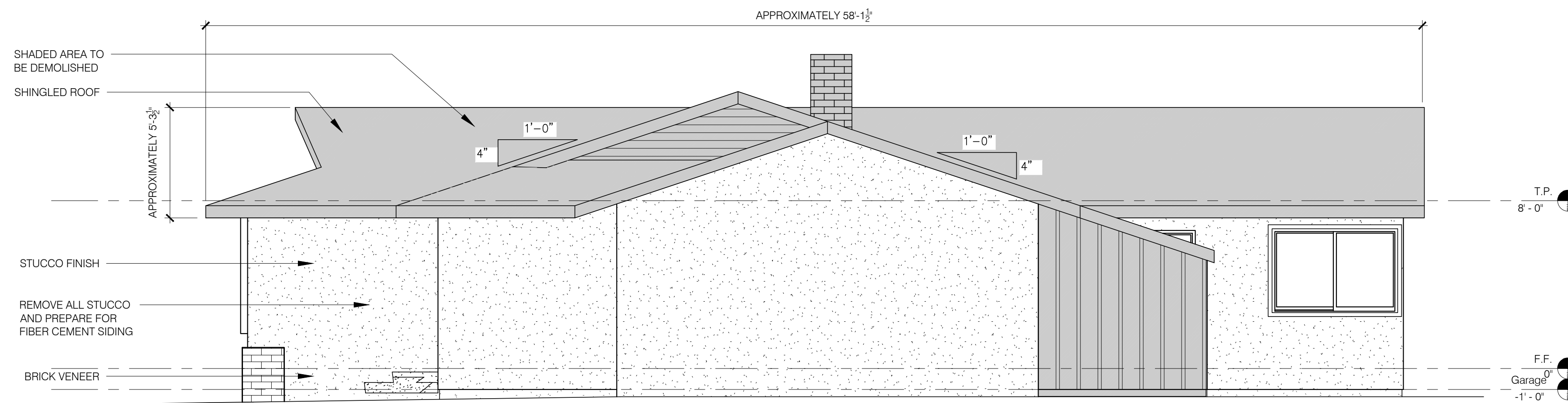
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KEYPLAN:

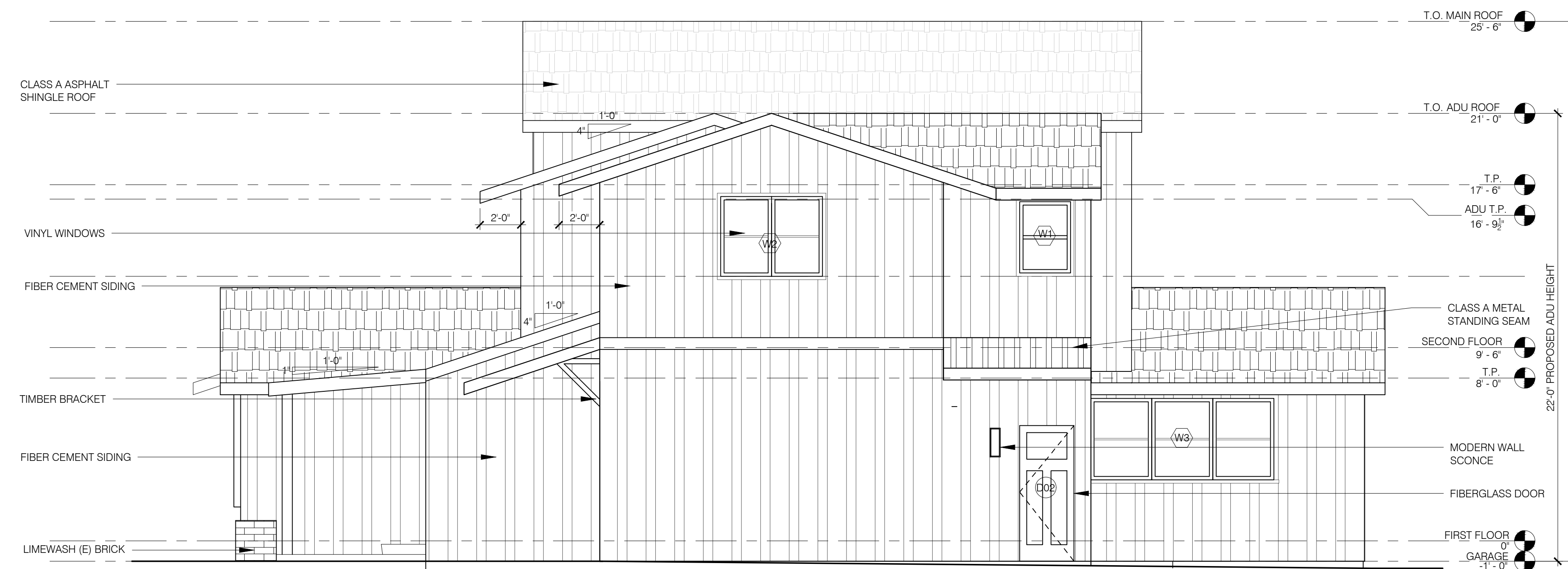
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

A3.1

NOTES:
1. PAINT ALL EXISTING STUCCO

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PROJECT:

HANWAY RESIDENCE
ADDITION

OWNER / CLIENT:

1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030

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-	-	-

PROFESSIONAL SEAL:

KEYPLAN:

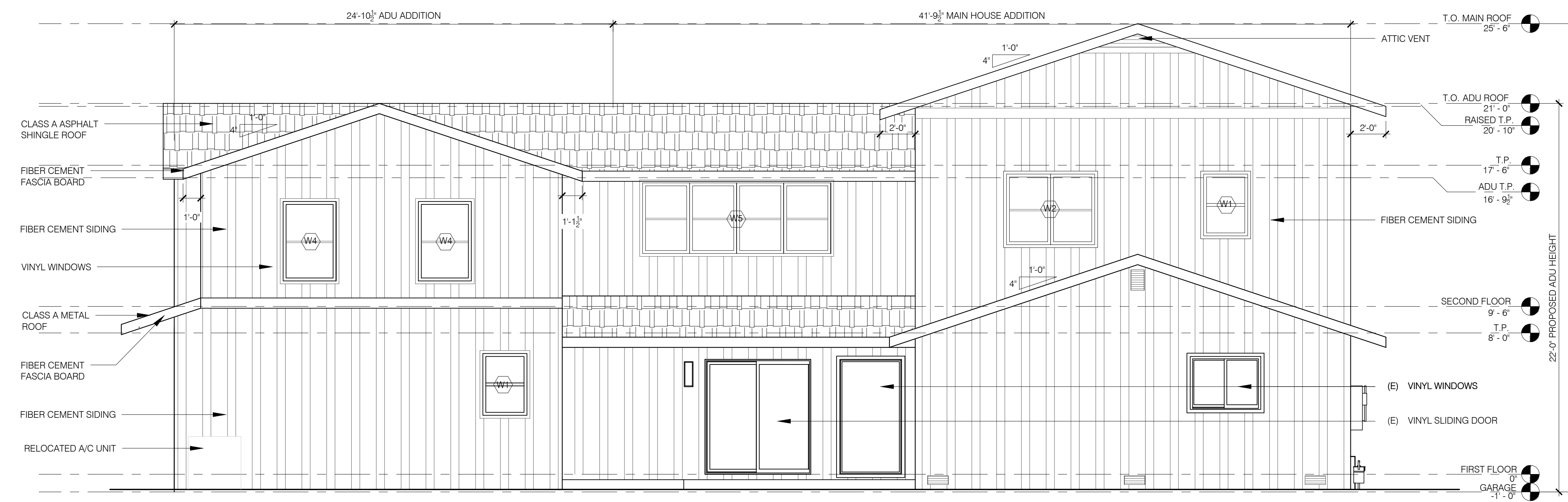
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EXTERIOR ELEVATIONS

SHEET NUMBER:

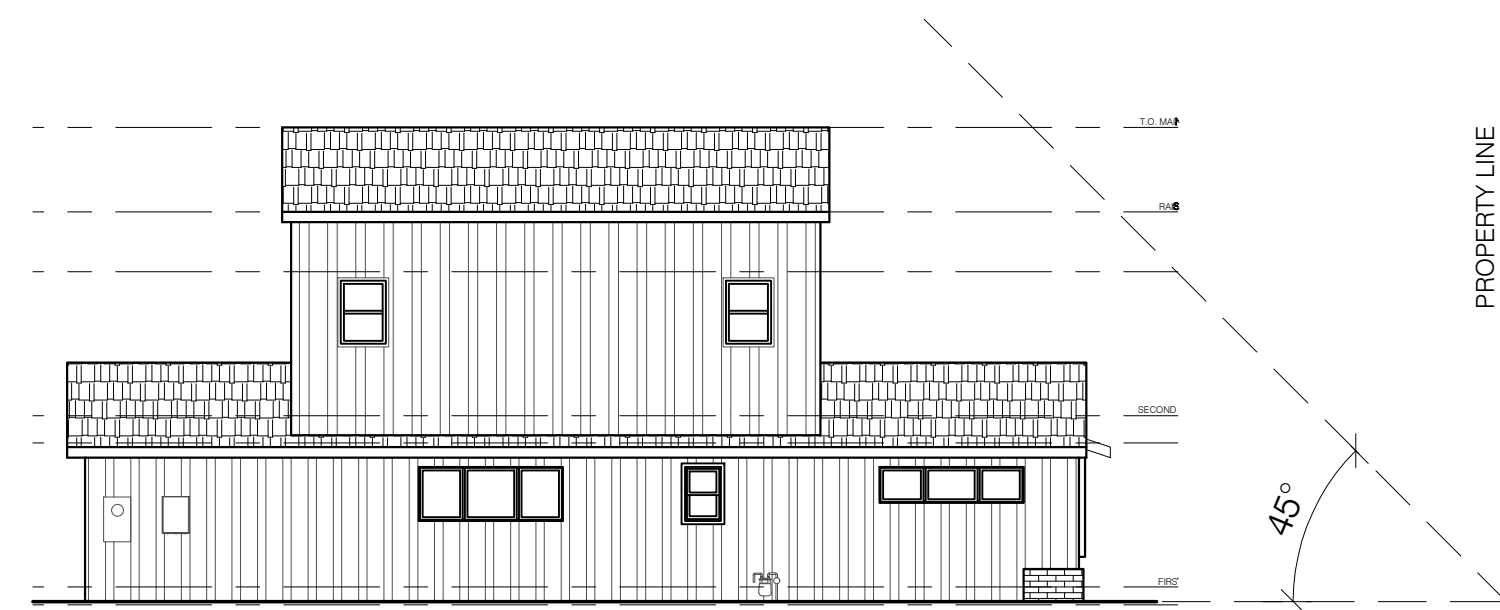


2 EXISTING EAST ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

A3.2



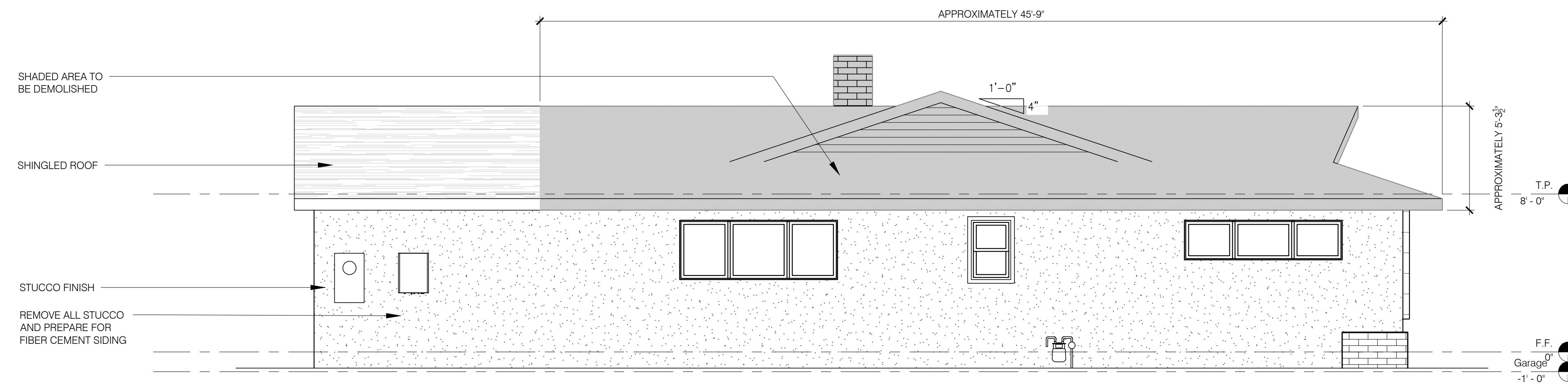
NOTES:
1. PAINT ALL EXISTING STUCCO

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3 SIGHT LINE STUDY
3/8" = 1'-0"



PROJECT:

HANWAY RESIDENCE ADDITION

OWNER / CLIENT:

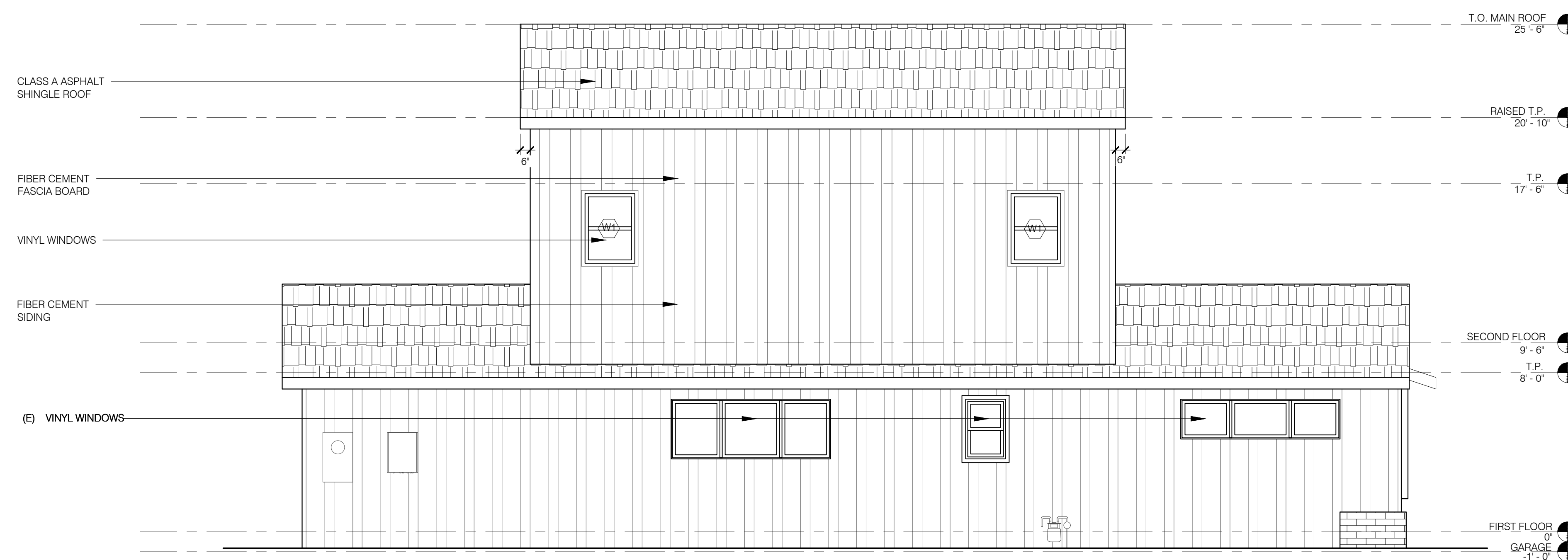
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CALIFORNIA, 91030

PROGRESS ISSUE:

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3	PLANNING RESUBMITTAL	07-24-2023

PROFESSIONAL SEAL:

2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



KEYPLAN:

1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.3

HON TSAI, INC.

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PROJECT:

**HANWAY RESIDENCE
ADDITION**

OWNER / CLIENT:

**1990 WINDING LANE
SOUTH PASADENA
CALIFORNIA, 91030**

PROGRESS ISSUE:

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1	PLANNING REVIEW	03-23-2023
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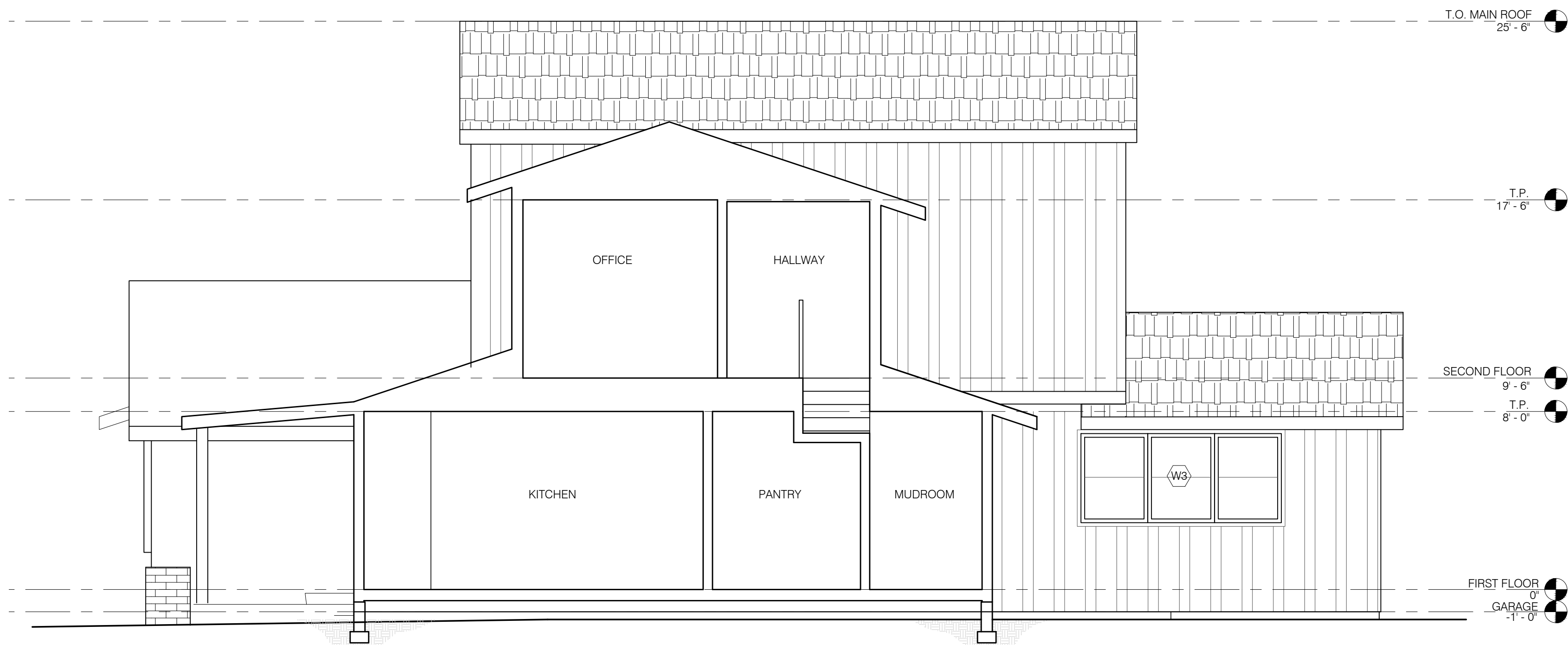
PROFESSIONAL SEAL:

KEYPLAN:

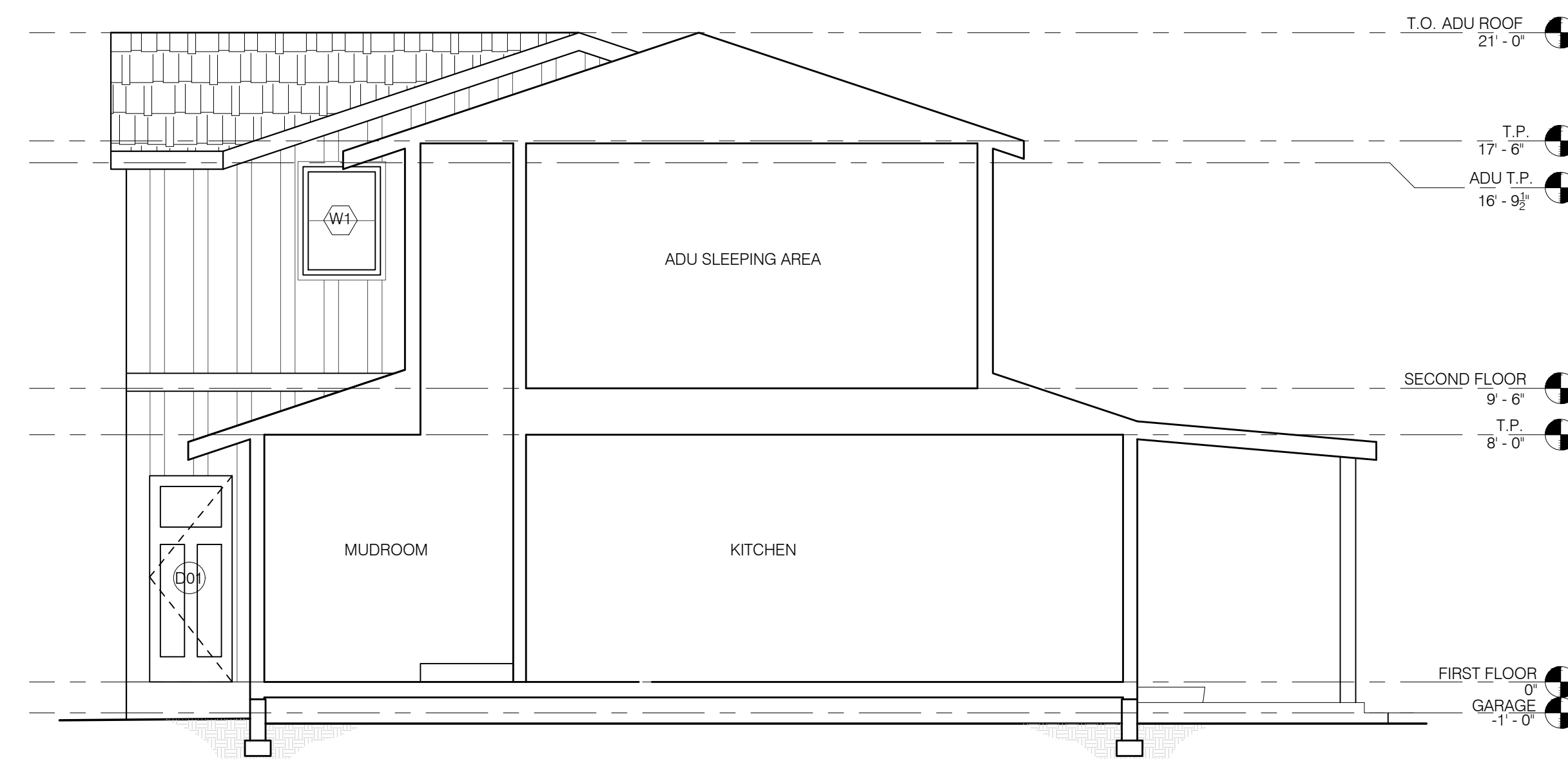
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BUILDING SECTIONS

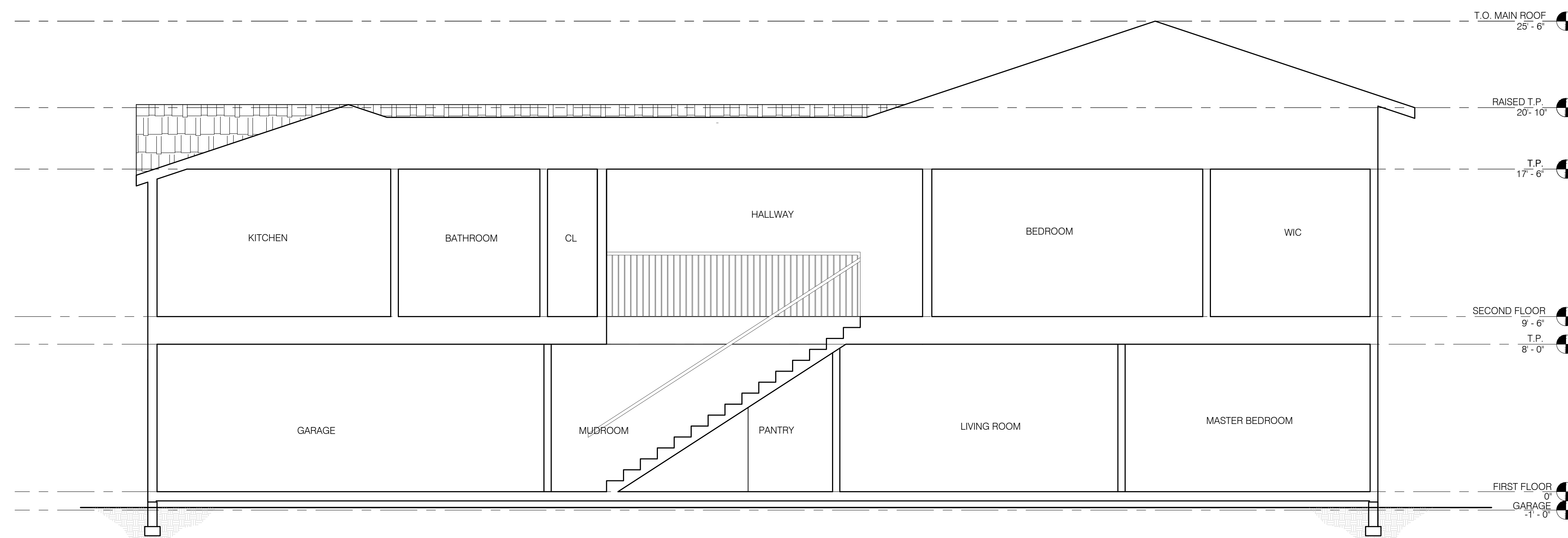
SHEET NUMBER:



2 PROPOSED BUILDING SECTION
1/8" = 1'-0"



3 PROPOSED BUILDING SECTION
1/8" = 1'-0"

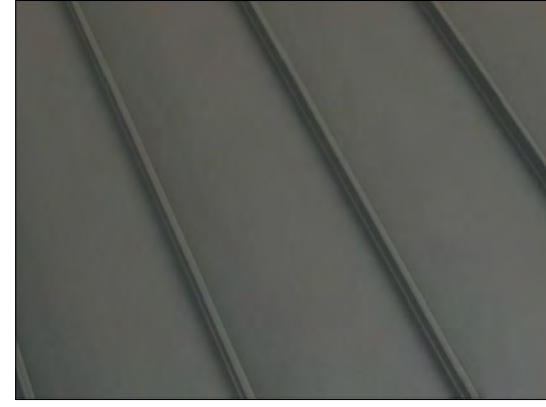


1 PROPOSED BUILDING SECTION
1/8" = 1'-0"

MATERIALS



ROOFING: OWENS CORNING DURATION COOL PLUS, MIDNIGHT



ROOFING: BERRIDGE STANDING SEAM METAL, CHARCOAL GREY (MATTE FINISH)



HORIZONTAL SIDING: FIBER CEMENT HARDIE PLANK BATTEN BOARD SIDING



STUCCO: OMEGA PRODUCTS INTERNATIONAL, SMOOTH STUCCO



ENTRY DOOR: MASONITE CRAFTSMAN FIBERGLASS DOOR, COLOR: WHITE



WINDOW: VINYL WINDOW, WHITE EXTERIOR

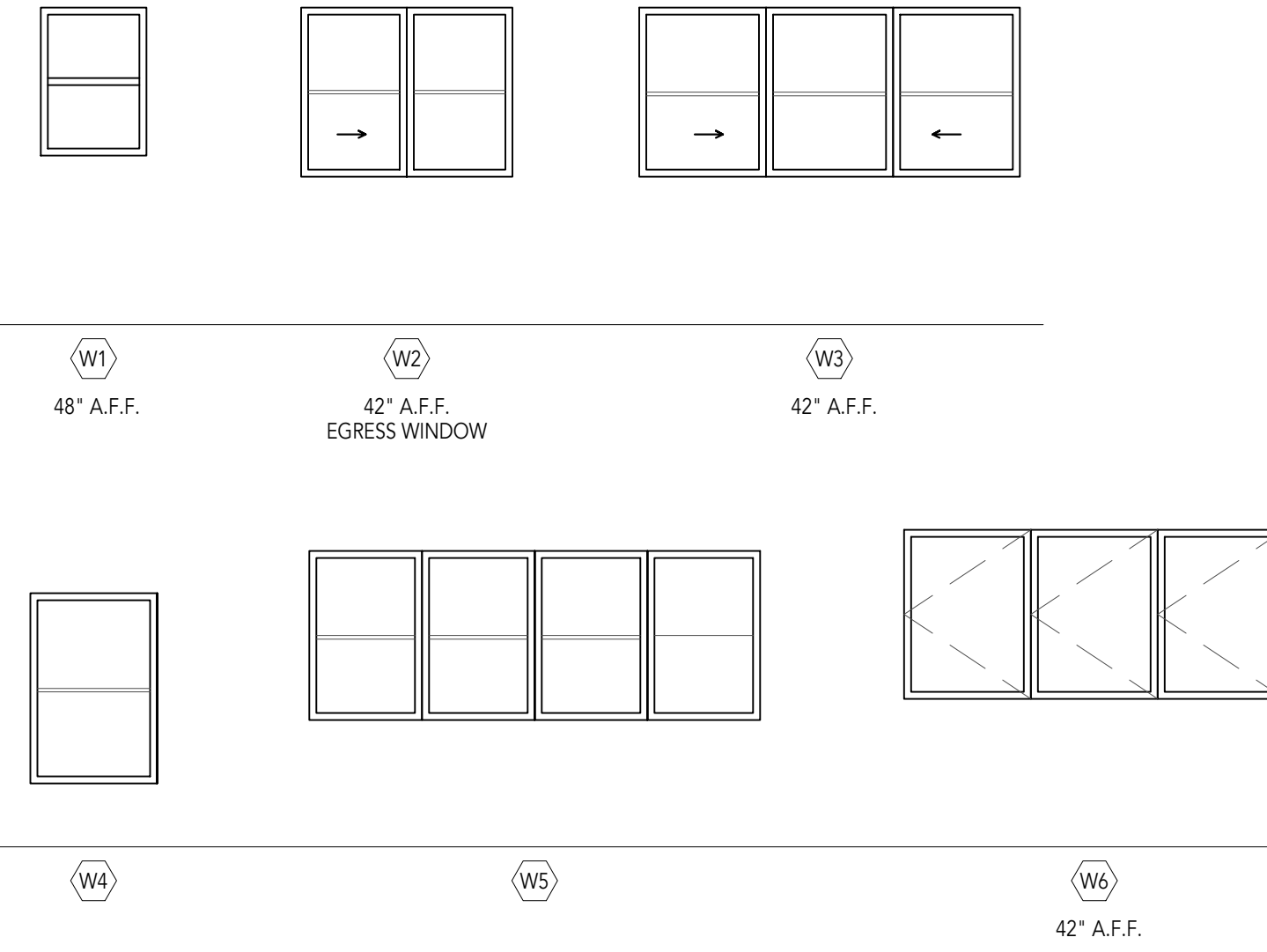


EXTERIOR MODERN LANTERN

WINDOW SCHEDULE

#	QTY.	SPECIFICATION	PROPOSED MANUFACTURER	SIZE (WxH)	HEIGHT TO SILL	CLEAR OPENING	REMARKS
(W1)	8	SINGLE HUNG, DUAL GLAZED LOW-E, CLEAR	VALUE WINDOWS	2'-6" x 3'-6"	48"		
(W2)	4	GLIDING, DUAL GLAZED LOW-E, CLEAR, SIMULATED GRID	VALUE WINDOWS	5'-0" x 4'-0"	42"		EGRESS
(W3)	2	GLIDING, PICTURE, DUAL GLAZED LOW-E, CLEAR, SIMULATED GRID	VALUE WINDOWS	9'-0" x 4'-0"	42"		
(W4)	2	PICTURE, DUAL GLAZED LOW-E, CLEAR, SIMULATED GRID	VALUE WINDOWS	3'-0" x 4'-6"	VARIABLES		
(W5)	1	PICTURE, DUAL GLAZED LOW-E, CLEAR, SIMULATED GRID	VALUE WINDOWS	10'-8" x 4'-0"	VARIABLES		U-FACTOR: TBD, SHGC:TBD
(W6)	1	CASEMENT (3), DUAL GLAZED LOW-E, CLEAR	VALUE WINDOWS	9'-0" x 4'-0"	37"		

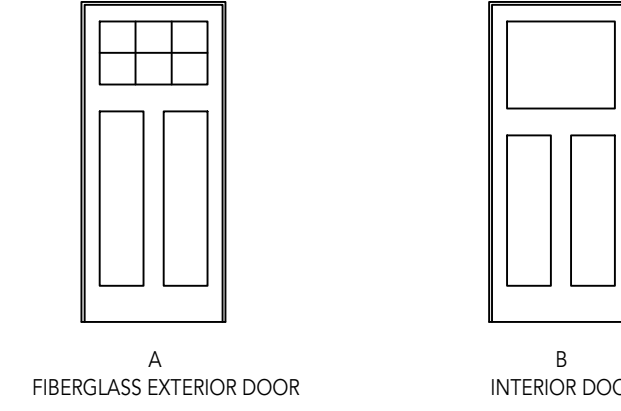
WINDOW SCHEDULE



* WINDOWS W1 AND W3 IN ADU WILL BE 4" LOWER

DOOR SCHEDULE

#	TYPE	SPECIFICATION	MANUFACTURER	TYPE	SIZE (WxH)	THICKNESS	REMARKS
(D01)	A	EXTERIOR FIBERGLASS PREHUNG ENTRY DOOR, LOW-E CLEAR	MASONITE	LEFT-HAND INSWING	3'-0" x 6'-8"	1-3/4"	CRAFTSMAN 6-LITE COLOR: WHITE
(D02)	A	EXTERIOR FIBERGLASS PREHUNG ENTRY DOOR, LOW-E CLEAR	MASONITE	LEFT-HAND OUTSWING	2'-8" x 6'-8"	1-3/4"	CRAFTSMAN 6-LITE COLOR: WHITE
(D03)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	LEFT-HAND INSWING	3'-0" x 6'-8"	1-3/4"	
(D04)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	RIGHT-HAND INSWING	2'-8" x 6'-8"	1-3/4"	
(D05)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	LEFT-HAND INSWING	2'-8" x 6'-8"	1-3/4"	
(D06)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	LEFT-HAND INSWING	2'-8" x 6'-8"	1-3/4"	
(D07)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	RIGHT-HAND REVERSE	2'-8" x 6'-8"	1-3/4"	
(D08)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	RIGHT-HAND REVERSE	2'-8" x 6'-8"	1-3/4"	
(D09)	B	INTERIOR 3-PANEL PRE-HUNG, HOLLOW CORE, PRIMED	MASONITE	RIGHT-HAND REVERSE	2'-8" x 6'-8"	1-3/4"	
(D10)	B	INTERIOR 3-PANEL PRE-HUNG, HOLLOW CORE, PRIMED	MASONITE	LEFT-HAND INSWING	2'-6" x 6'-8"	1-3/4"	
(D11)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	LEFT-HAND INSWING	2'-8" x 6'-8"	1-3/4"	
(D12)	B	INTERIOR 3-PANEL PRE-HUNG, SOLID CORE, PRIMED	MASONITE	LEFT-HAND INSWING	2'-8" x 6'-8"	1-3/4"	



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PROJECT:

HANWAY RESIDENCE
 ADDITION

OWNER / CLIENT:

1990 WINDING LANE
 SOUTH PASADENA
 CALIFORNIA, 91030

PROGRESS ISSUE:

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-	-	-
-	-	-
-	-	-

PROFESSIONAL SEAL:

KEYPLAN:

SHEET TITLE:

WINDOW AND DOOR
 SCHEDULES

SHEET NUMBER:

A5.0