



Memo

DATE: August 1, 2024

TO: Design Review Board (DRB)

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

PREPARED BY: Tatianna Marin, Acting Assistant Planner

RE: Additional Document, Item No. 4, DRX24-0005 located at 1422 Maple Street (APN: 5319-011-025)

Staff received additional documents from the applicant after the agenda was posted on 7/25/2024. The applicant is proposing a new 238 sq. ft. patio cover at the rear of the proposed addition. The proposed lot coverage has been updated to 2,873 square-feet (38.5%) and the proposed rear setback has been updated to 31 feet. The 238 sq. ft. patio cover and the 542 sq. ft. single story addition maintain compliance with the Residential Low Density (RS) Development and Small Non-conforming Residential Lot Standards. See **Attachment 1** for the updated plans.

Single Family Residential (RS) and Small Nonconforming Residential Lot Standards

Standard	Requirement	Existing	Proposed
Lot Coverage (SPMC 36.220.050)	50% (3,724 SF max allowed)	31% 2,340 SF	38.5% 2,873 SF 35% 2,635 SF
Floor Area Ratio (FAR)	35% (2,606 SF max allowed)	23% 1,686 SF	30% 2,228 SF
Building Height	35' max.	15' - 6 1/8"	Unchanged

Standard	Requirement	Existing	Proposed
Off-Street Parking (SPMC 36.220.050)	Two-Covered Spaces	Two-covered spaces within a Garage	Unchanged
Front Setback (SPMC 36.220.050)	15' for homes with a front porch	25'	Unchanged
East Side Setback	4' minimum	10'-10"	Unchanged
West Side Setback	4' minimum	5'	Unchanged
Rear Setback (SPMC 36.220.050)	20'	49'	31' 39'

Attachment 1

Updated Project Plans

YU RESIDENCE

OWNER:
KATHLEEN YU
1422 MAPLE ST
SOUTH PASADENA, CA 91030

A.P.N. 5319-011-025 **TRACT NO.** 10950 **LOT:** 81

PROJECT DATA

ZONING: RS
SITE AREA: 7,450 +/- SQ. FT.

(E) SINGLE FAMILY RES: 1,686 SQ. FT.
PROPOSED ADDITION: 542 SQ. FT.
TOTAL LIVING AREA: 2,228 SQ. FT.
REMODEL AREA: 492 SQ. FT.
NEW PATIO COVER: 238 SQ. FT.

(E) FRONT PORCH: 115 SQ. FT.
(E) GARAGE: 292 SQ. FT.

LOT COVERAGE:

	EXISTING FLOOR AREA	PROPOSED FLOOR AREA
EXISTING FLOOR:	1,686	1,686
GARAGE:	292	292
PORCHES:	115	115
SUNROOM:	247	0
ADDITION:	0	542
PATIO:	0	238
TOTAL:	2,340	2,873
LOT SIZE:	7,450	7,450
LOT COVERAGE:	31.4%	38.5%

FAR CALCULATION:

TOTAL LIVING SPACE:	1,686	2,228
LOT SIZE:	7,450	7,450
F.A.R.:	0.22	0.30

OCCUPANCY GROUP: R-3 / U
CONSTRUCTION TYPE: VB
STORIES/HEIGHT: 1
FIRE SPRINKLED: NO

PROJECT BASED IN ACCORDANCE WITH:

2022 CRC CALIFORNIA RESIDENTIAL CODE
2022 CBC CALIFORNIA BUILDING CODE
2022 CPC CALIFORNIA PLUMBING CODE
2022 CMC CALIFORNIA MECHANICAL CODE
2022 CEC CALIFORNIA ELECTRICAL CODE
2022 CEES CALIFORNIA ENERGY EFFICIENCY STANDARDS
2022 GBSC GREEN BUILDING STANDARDS CODE

SB 407 COMPLIANCE:

MAX FLOW RATES SET BY CALIFORNIA GREEN CODE

AS OF JANUARY 1, 2016, SENATE BILL 407 REQUIRES ALL PLUMBING FIXTURES TO BE REPLACED WITH COMPLIANT WATER CONSERVING FIXTURES AND SHALL BE VERIFY PRIOR TO BUILDING FINAL INSPECTION.

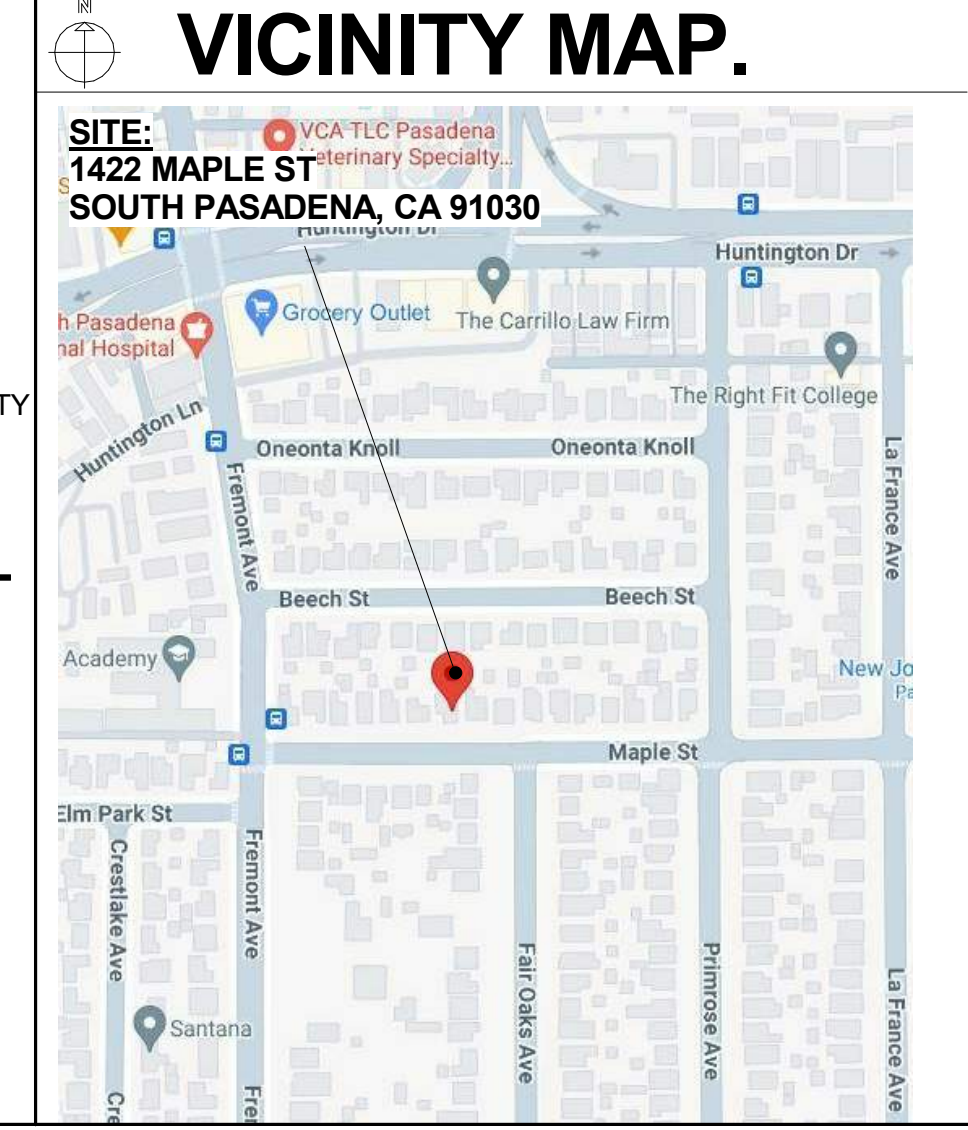
WATER CLOSET: 1.28 GPF
SHOWERHEADS: 1.8 GPM @ 80 PSI
KITCHEN FAUCET: 1.8 GPM @ 80 PSI
RES. LAVATORY FAUCET: 1.2 GPM @ 60 PSI

SCOPE OF WORK:

542 S.F. ADDITION TO CREATE KITCHEN, BATHROOM, AND LAUNDRY. INTERIOR REMODEL EXTEND (E) BEDROOM. INTERIOR REMODEL 492 S.F. RELOCATE KITCHEN CREATE BEDROOM, MUDROOM AND OFFICE. ENLARGE REAR BEDROOM AND CLOSET.

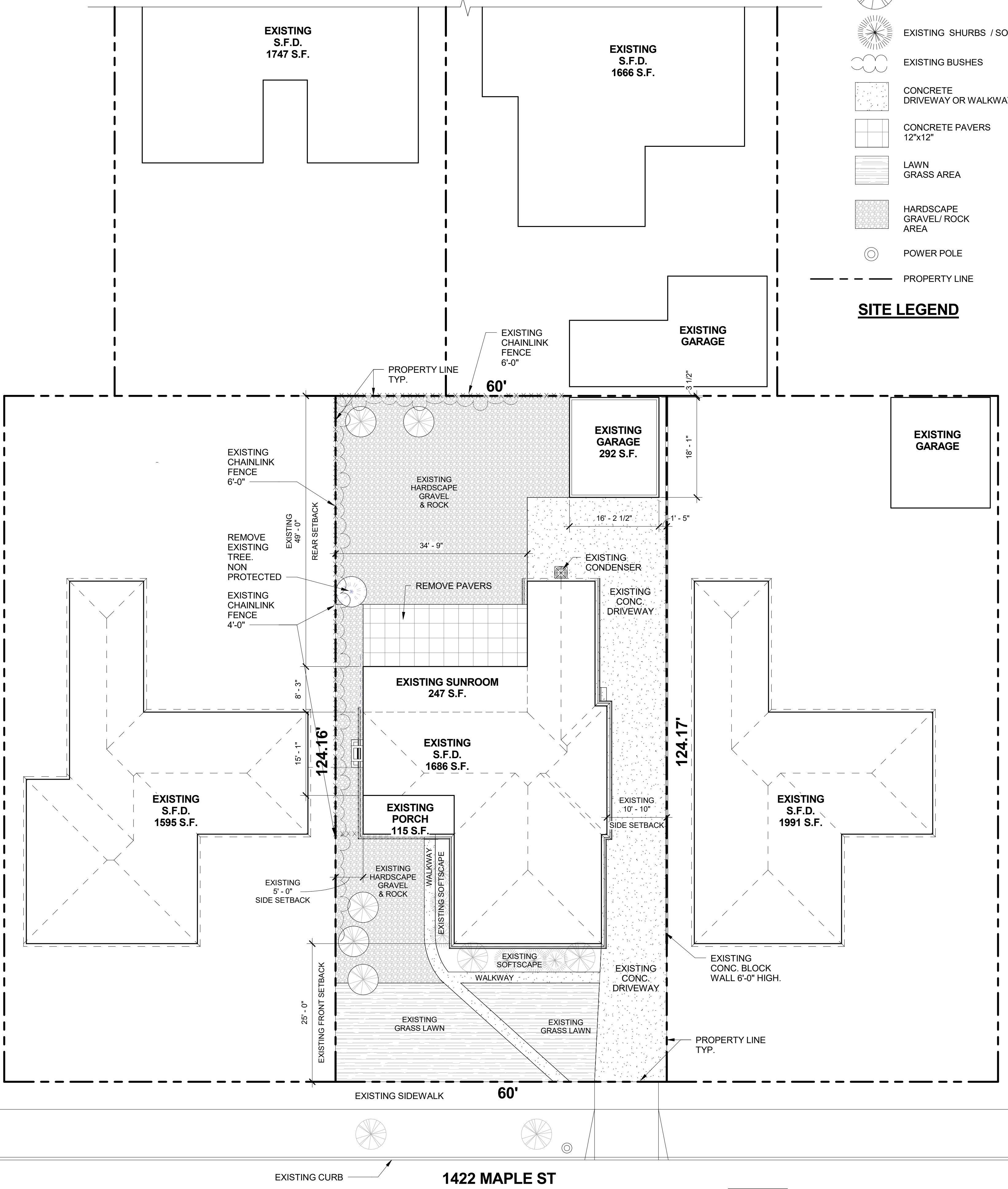
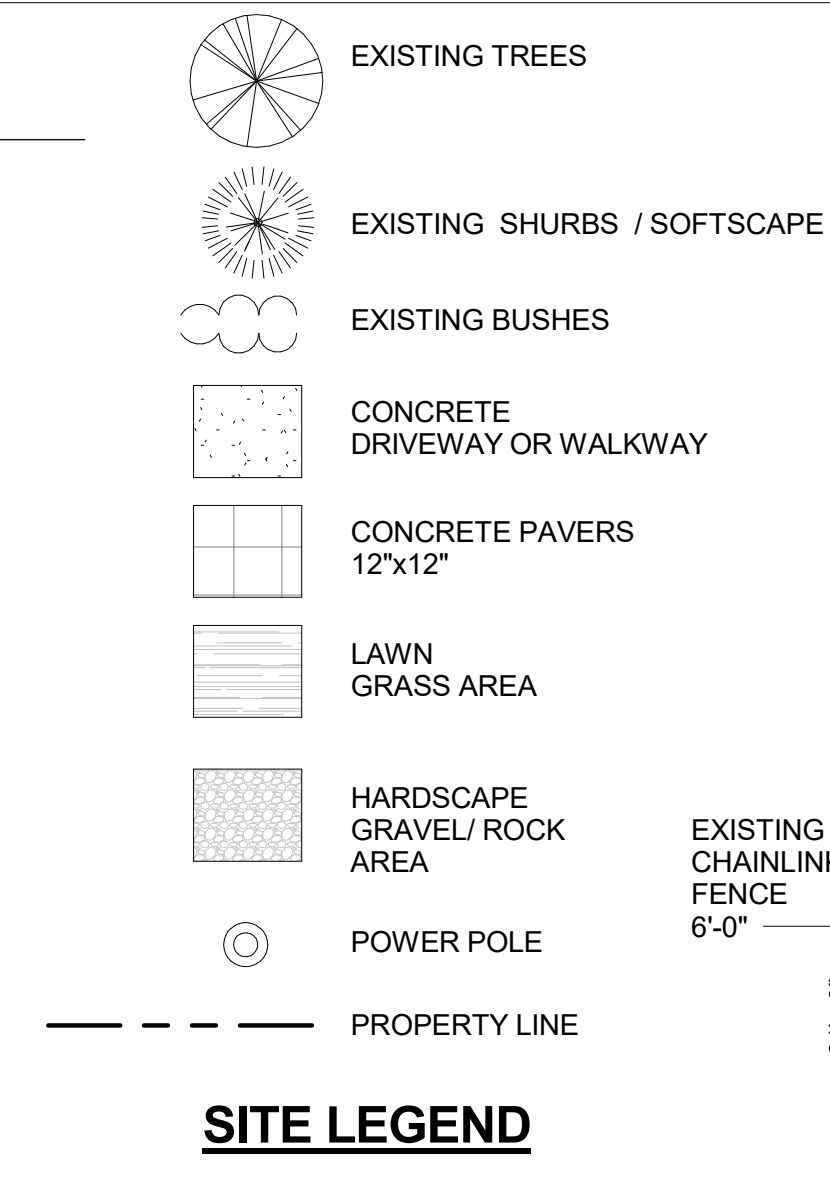
SHEET INDEX:

SHEET NUMBER	SHEET NAME
A1	EXISTING SITE PLAN, NEW SITE PLAN, PROJECT DATA
A2	EXISTING & NEW ELEVATIONS
A3	EXISTING & NEW PLAN FLOOR PLANS, SCHEDULES
A4	ROOF PLANS

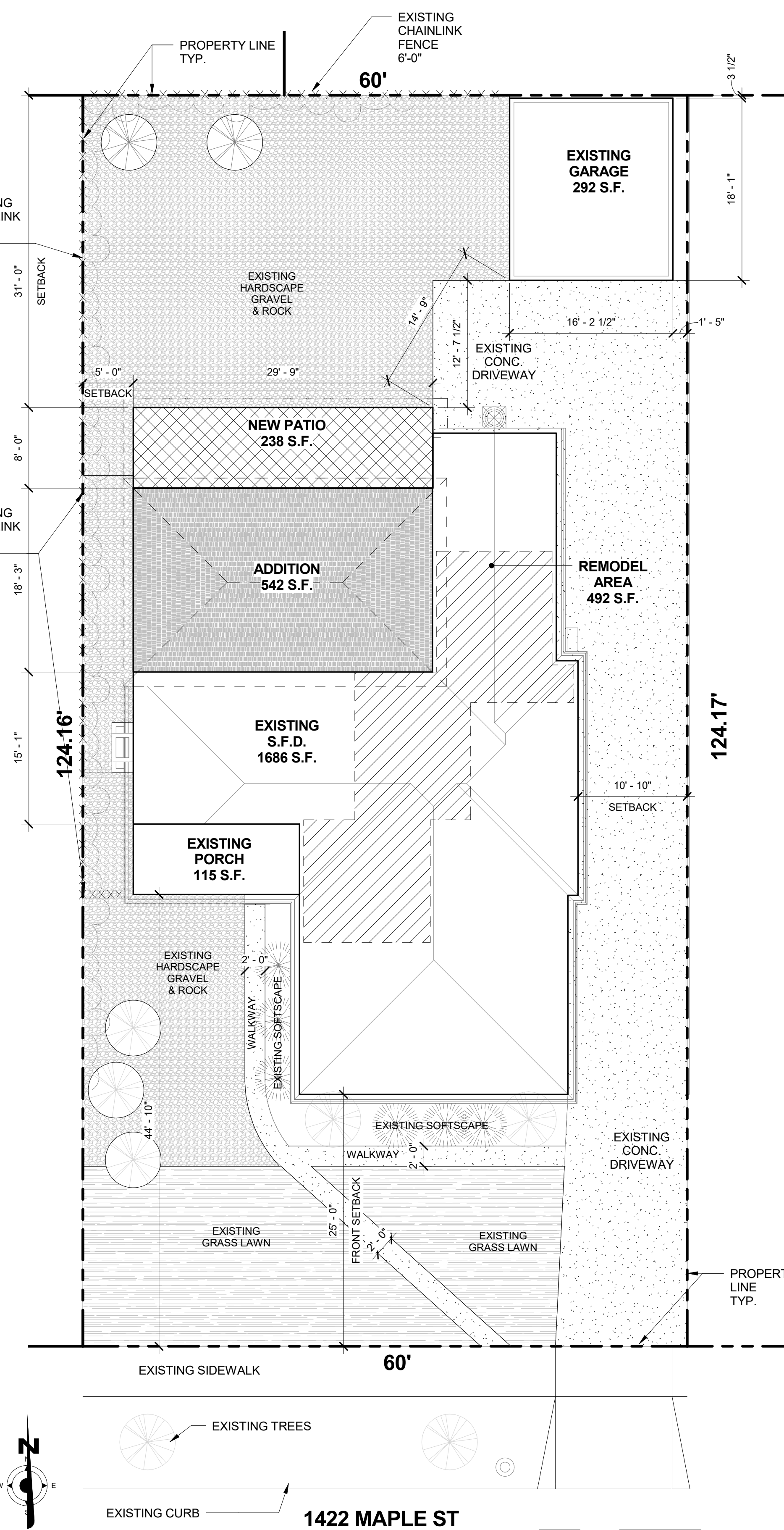


LANDSCAPE/HARDSCAPE AREAS:

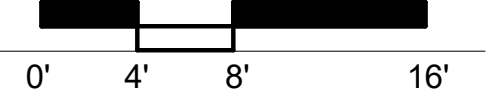
	EXISTING	REMAINING	%
HARDSCAPE ROCK & PAVERS:	2,290 S.F.	1,738 S.F.	23 %
LANDSCAPE & SOFTSCAPE:	1,000 S.F.	1,000 S.F.	13.4 %
CONC. DRIVEWAY & WALKWAY	1,634 S.F.	1,634 S.F.	21.9 %



2 EXISTING SITE PLAN
3/32" = 1'-0"



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



REVISIONS:

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ARCHITECTURE

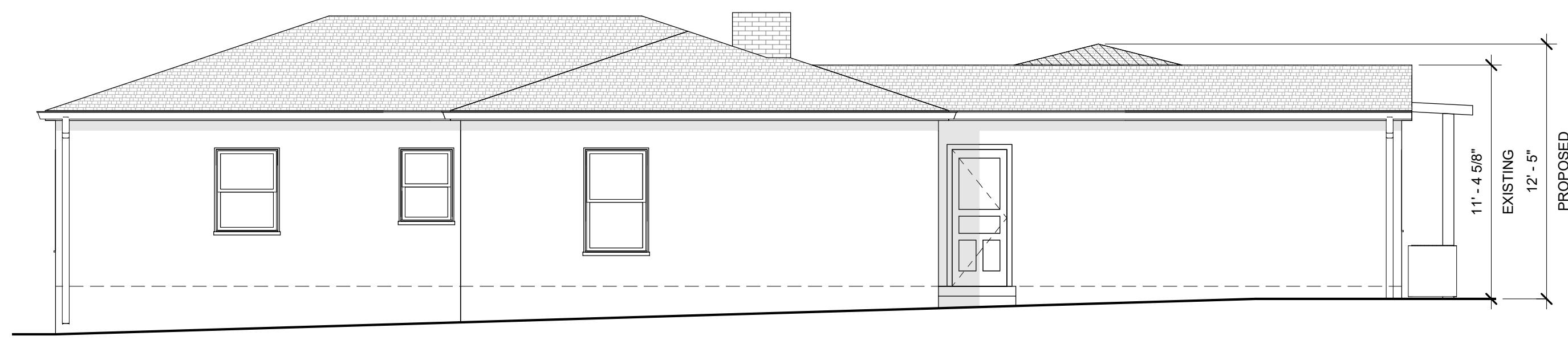
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PROPOSED: ADDITION & REMODEL

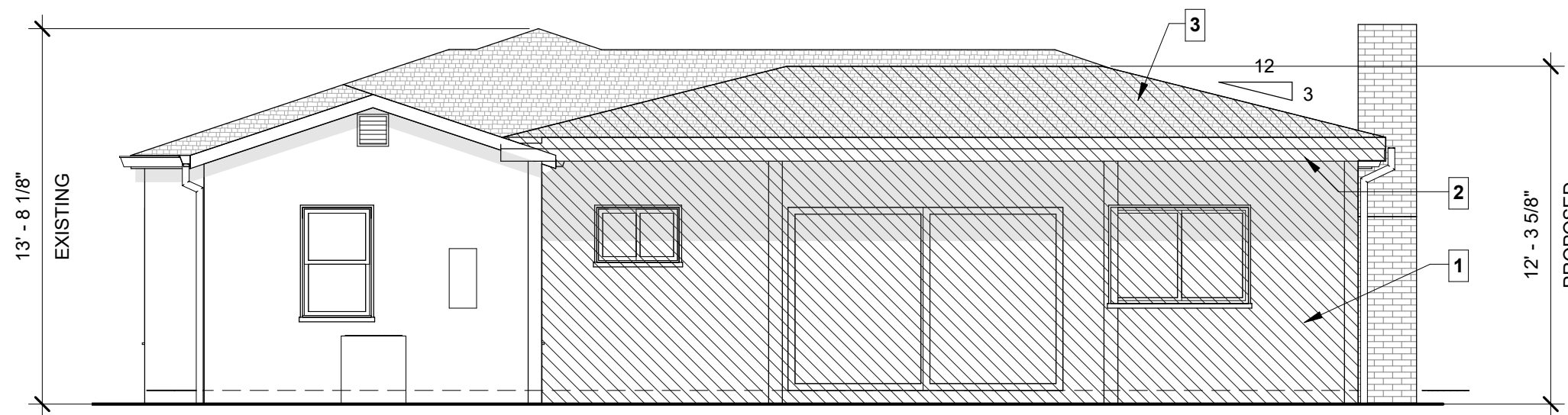
PROJECT ADDRESS: KATHLEEN YU
1422 MAPLE ST, SOUTH PASADENA, CA 91030
626-463-3889

DATE: 05/22/24
DRAWN BY: R. SALAS
SCALE: As indicated
JOB NUMBER: SHEET

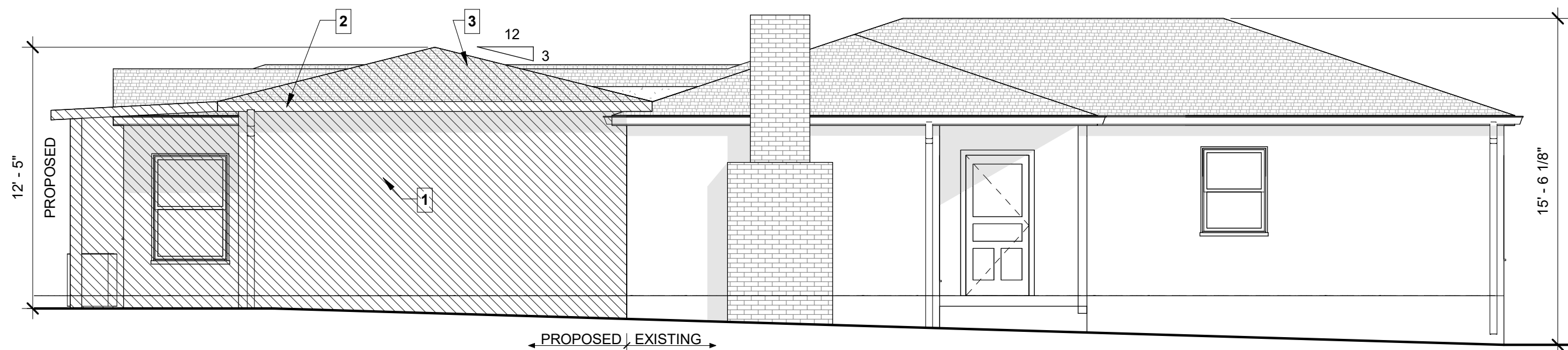
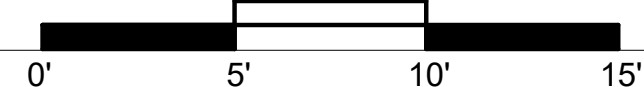
A1



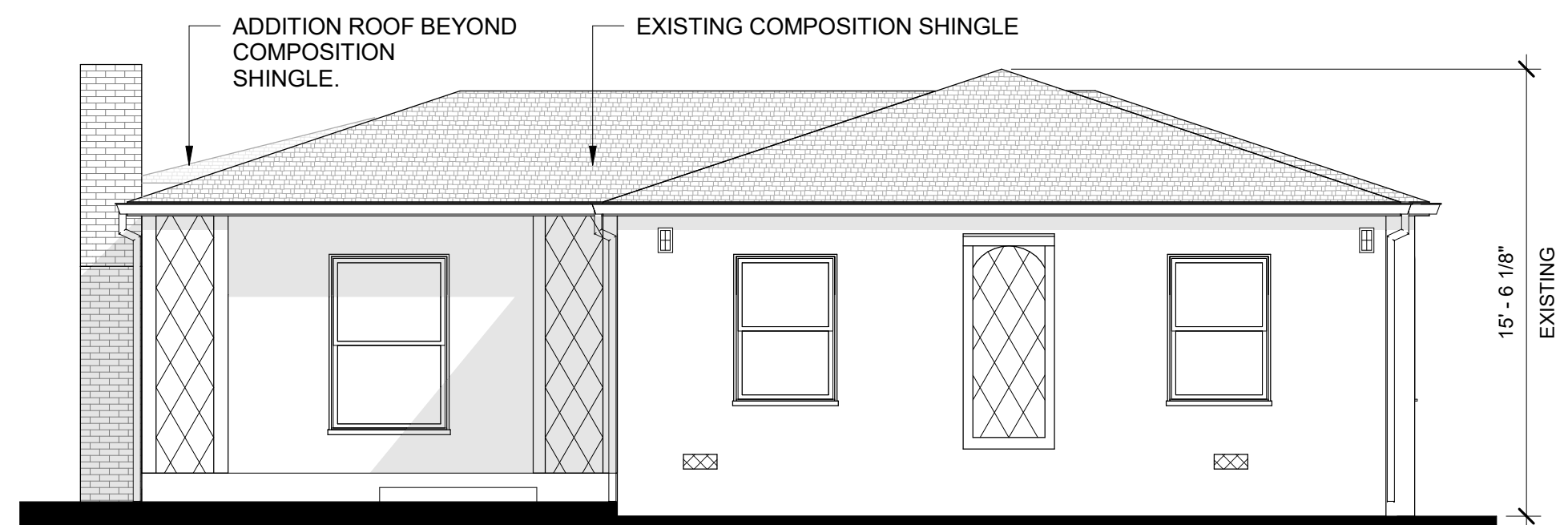
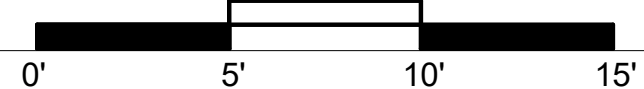
4 RIGHT ELEVATION (EAST)
3/16" = 1'-0"



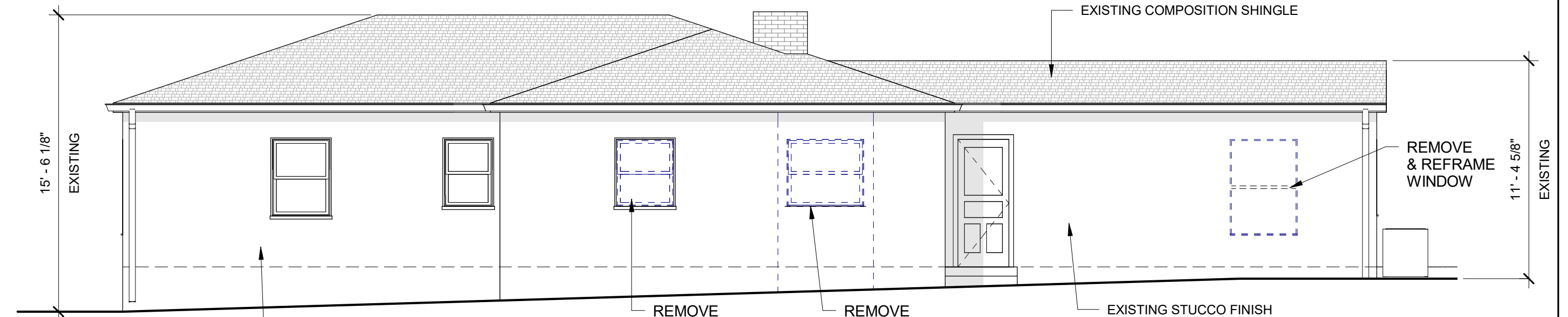
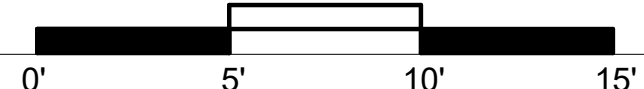
5 REAR ELEVATION (NORTH)
3/16" = 1'-0"



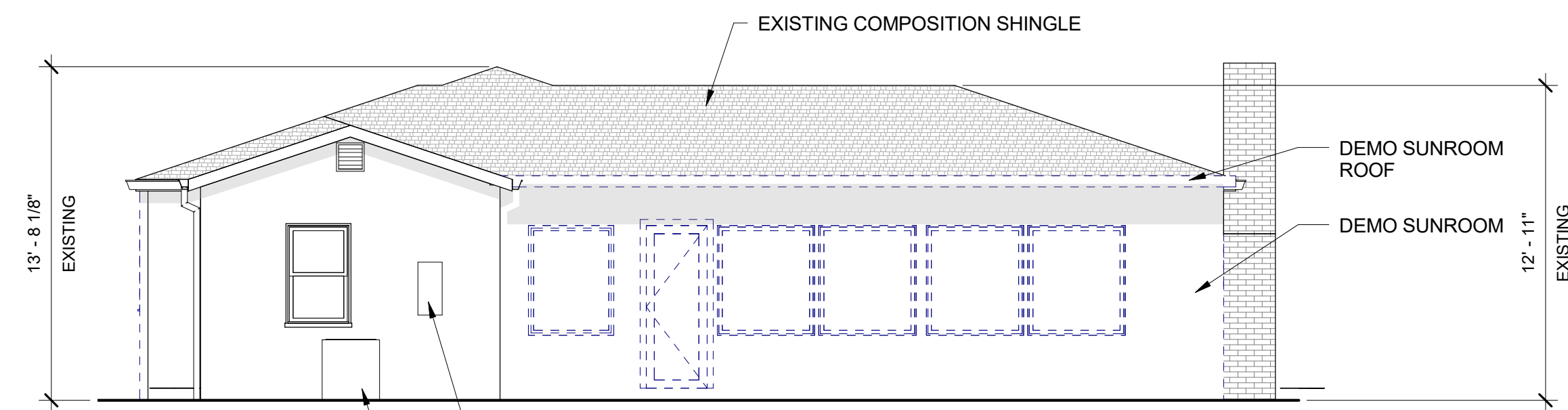
6 LEFT ELEVATION (WEST)
3/16" = 1'-0"



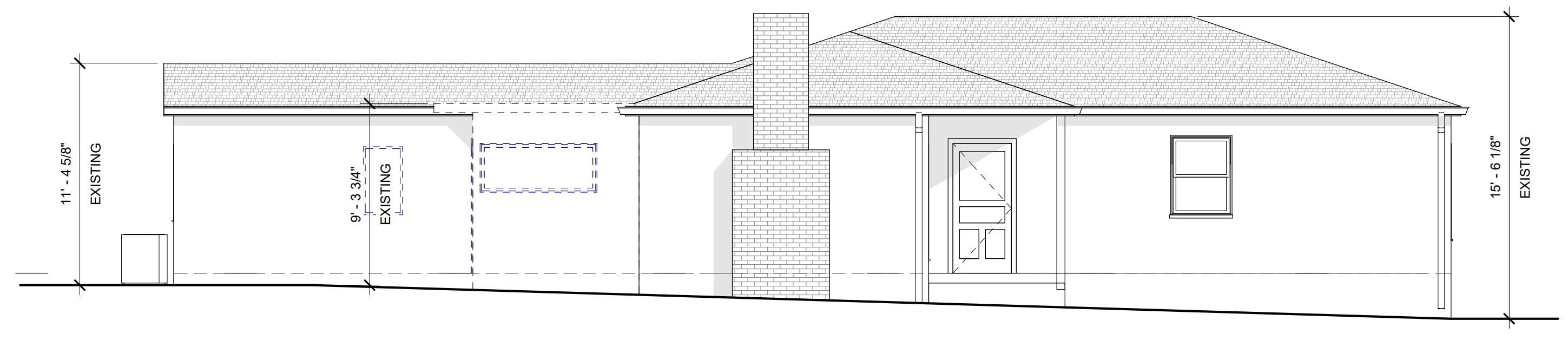
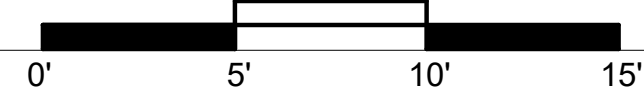
7 FRONT ELEVATION (SOUTH)
3/16" = 1'-0"



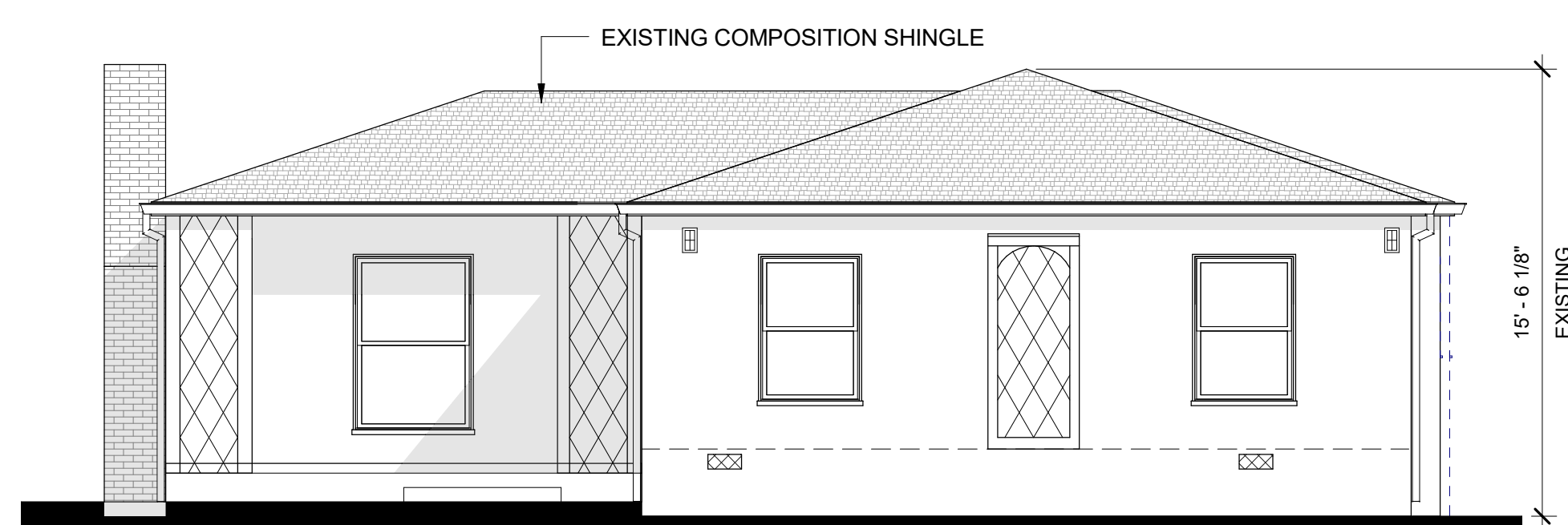
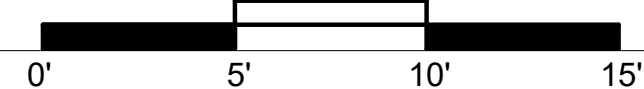
3 EXISTING RIGHT ELEVATION (EAST)
3/16" = 1'-0"



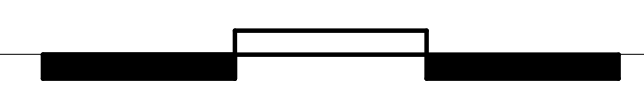
2 EXISTING REAR ELEVATION (NORTH)
3/16" = 1'-0"



1 EXISTING LEFT ELEVATION (WEST)
3/16" = 1'-0"



8 EXISTING FRONT ELEVATION (SOUTH)
3/16" = 1'-0"



Timeless Series Single Hung Window

Single hung windows have smooth dual vertical operable sashes.

To order this product please call (562) 630-9696

VINYL WINDOWS & DOORS (PREMIUM WINDOWS)

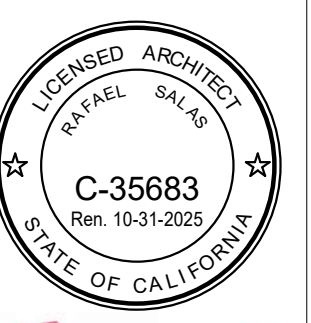
ELEVATION KEYNOTES

- 1 7/8" EXTERIOR PLASTER OVER METAL LATH OVER 2-LAYERS GRADE "D" BUILDING PAPER.
- 2 FASCIA BOARD w/GALVANIZED NAILS TO MATCH EXISTING
- 3 CLASS "A" COMPOSITION SHINGLES ICC# ESR-1475. TO MATCH EXISTING
- 4 14"x6" FLOOR VENT
- 5 24"x18" CRAWL ACCESS
- 6 (E) CONDENSER UNIT
- 7 (E) ELECTRICAL PANEL
- 8 14"x12" LOUVERED VENT
- 9 14"x24" LOUVERED VENT
- 10 O'HAGIN LOW PROFILE MODEL FLAT VENTS

#	REVISIONS:	Description	Date



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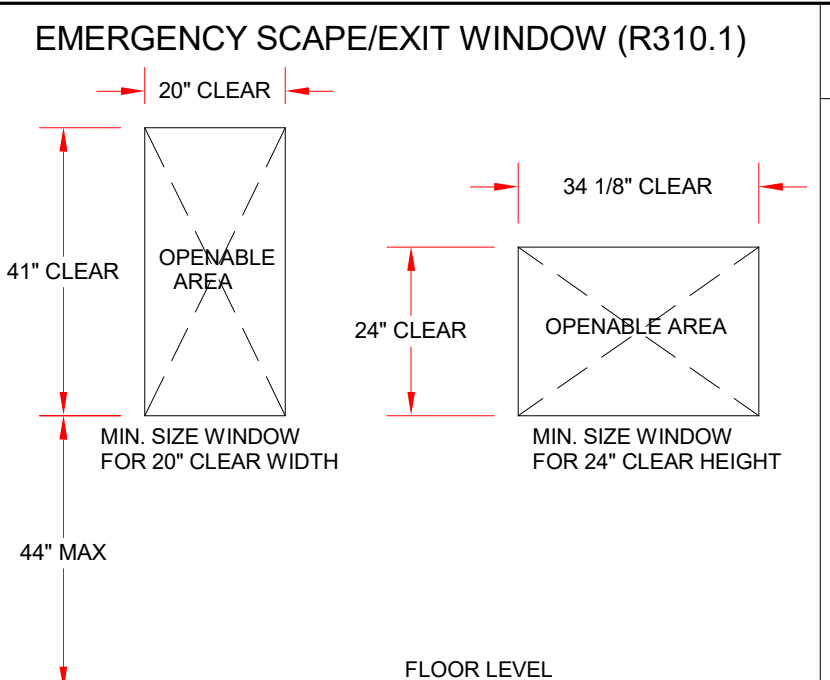
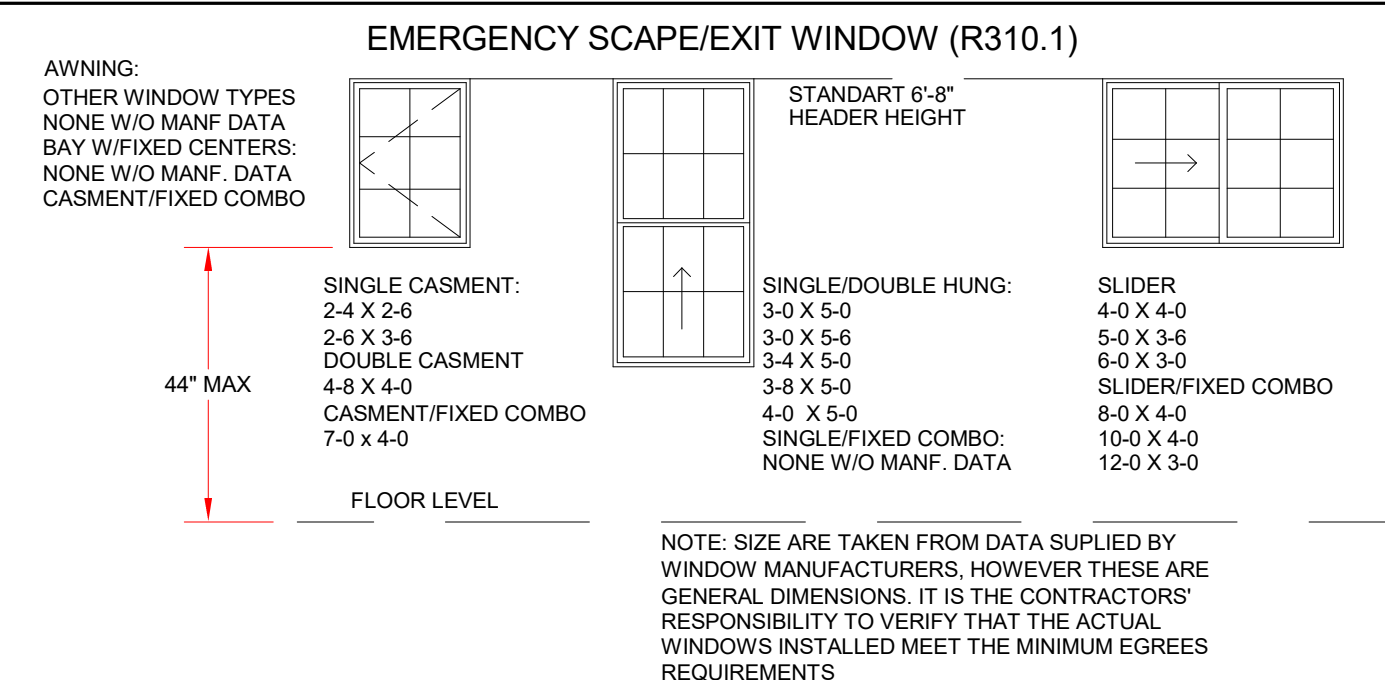
PROPOSED: **ADDITION & REMODEL**
PROJECT ADDRESS: KATHLEEN YU
1422 MAPLE ST., SOUTH PASADENA, CA 91030
626-463-3889

DATE: 05/22/24
DRAWN BY: R. SALAS
SCALE: As indicated
JOB NUMBER:
SHEET **A2**

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DOOR SCHEDULE				
DR.	W	H	DESCRIPTION	
E1	3'-0"	6'-8"	SOLID CORE, ENTRY DOOR	
E2	2'-8"	6'-8"	SOLID CORE, ENTRY DOOR	
E3	2'-6"	6'-8"	STANDARD, 1 PANEL, HOLLOW CORE	
E4	2'-4"	6'-8"	STANDARD, 1 PANEL, HOLLOW CORE	
E5	2'-2"	6'-8"	STANDARD, 1 PANEL, HOLLOW CORE	
E6	4'-0"	6'-8"	FRENCH DOOR, 10 LITES	
E7	2'-6"	6'-8"	FRENCH DOOR	
N1	10'-0"	6'-8"	SLIDING DOOR, TEMPERED GLASS	
N2	2'-8"	6'-8"	STANDARD, 1 PANEL, HOLLOW CORE	
N3	7'-8 1/2"	6'-8"	SLIDING CLOSET DOOR	
N5	3'-6"	6'-8"	CASED OPENING	
N6	3'-0"	6'-8"	CASED OPENING	

WINDOW SCHEDULE						
WIN.	W	H	TYPE	DESCRIPTION	U-FACTOR	SHGC
E1	3'-5"	5'-0"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E2	3'-0"	4'-0"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E3	2'-6"	3'-6"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E4	3'-0"	3'-6"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E5	4'-0"	3'-6"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E6	4'-0"	6'-0"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E7	2'-6"	4'-0"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E8	2'-0"	3'-6"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
E9	3'-6"	4'-6"	FIXED	WOOD FRAME, SINGLE GLAZE		
E10	4'-0"	4'-6"	FIXED	WOOD FRAME, SINGLE GLAZE		
E11	6'-0"	2'-6"	FIXED	WOOD FRAME, SINGLE GLAZE		
E12	3'-6"	5'-0"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
N1	5'-0"	3'-6"	SLIDER	VINYL FRAME, DUAL GLAZE, LOW-E		
N2	3'-0"	2'-0"	SLIDER	VINYL FRAME, DUAL GLAZE, LOW-E		
N3	3'-6"	5'-0"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		
N4	3'-0"	5'-0"	SINGLE HUNG	VINYL FRAME, DUAL GLAZE, LOW-E		



ELECTRICAL SYMBOL LEGEND

- AFCI: DUPLEX OUTLET WITH ARC FAULT INTERRUPTER
- G.F.I.: DUPLEX CONVENIENCE OUTLET WITH GROUND FAULT INTERRUPTER
- 220V: 220V OUTLET
- 1/2 HOT: 1/2 HOT DUPLEX CONVENIENCE OUTLET AT +12\"/>

PLUMB. / MECH. SYMBOL LEGEND

- C.W. STUB-OUT WITH VALVE FOR ICE-MAKER
- HB: HOSE BIBB W/ NON-REMOVABLE-PROVIDE BACKFLOW PREVENTION DEVICE
- F.G.: FUEL GAS OUTLET W/ VALVE OR KEY
- F.A.U.: F.A.U. SUPPLY REGISTER
- FORCED AIR UNIT, IN ATTIC, PROVIDE DEDICATED CIRCUIT AND GAS OUTLET

ELECTRICAL NOTES

RECEPTACLE OUTLETS SHALL BE MAX. 12\"/>

AFCI OUTLETS: ALL 120 VOLT, SINGLE PHASE, 15- AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBE IN 210.12 (A)(1) THROUGH (6). THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. (EC 210.12)

LUMINAIRES: ALL PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY AS REQUIRED BY SECTION 150.0(k)(1)A IN THE 2019 CEC.

VACANCY SENSOR REQ'D FOR (N) LIGHTS IN CLOSETS, LAUNDRY AND BATHROOMS, GARAGES, AND UTILITY AREAS SUCH AS ATTIC SPACES.

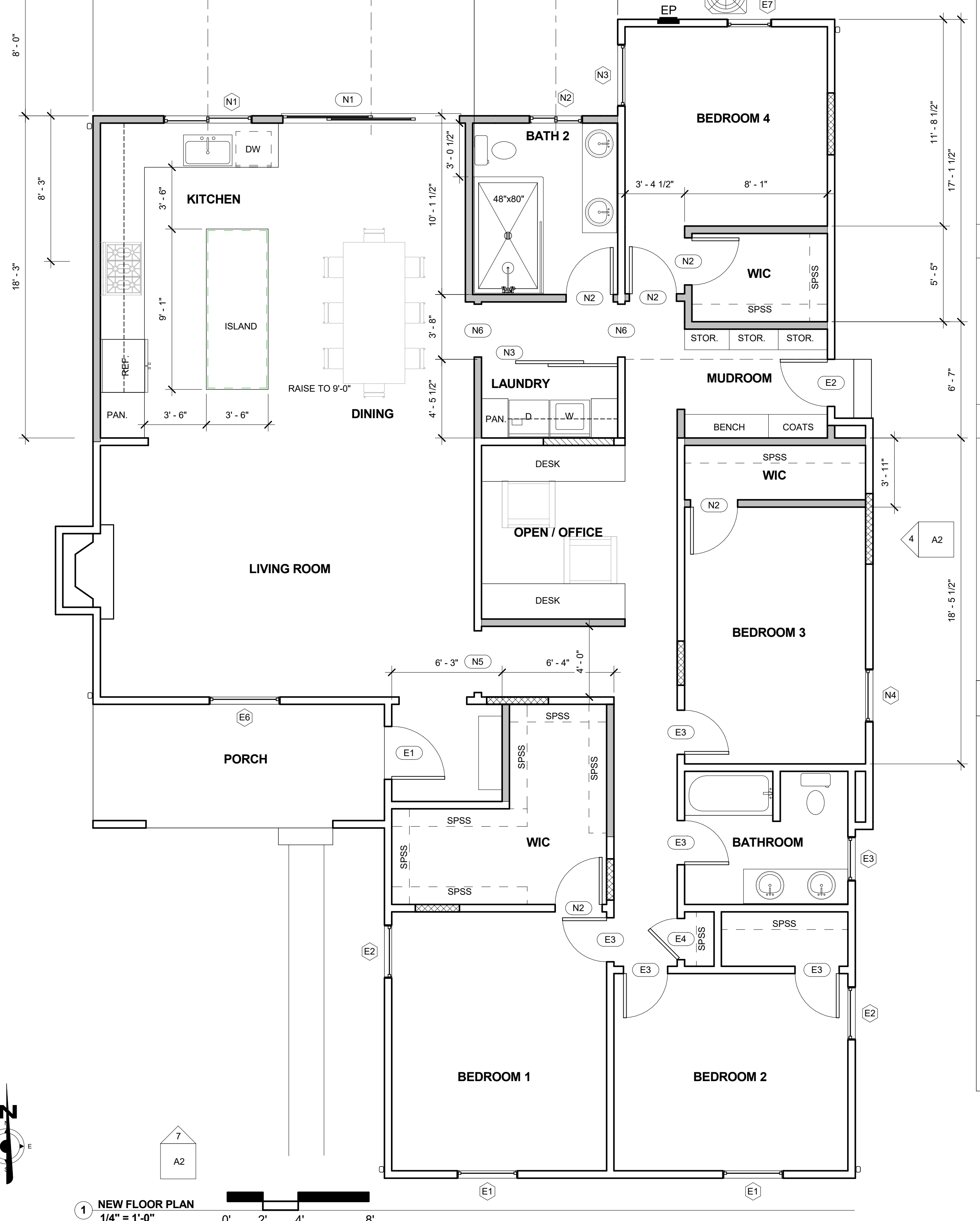
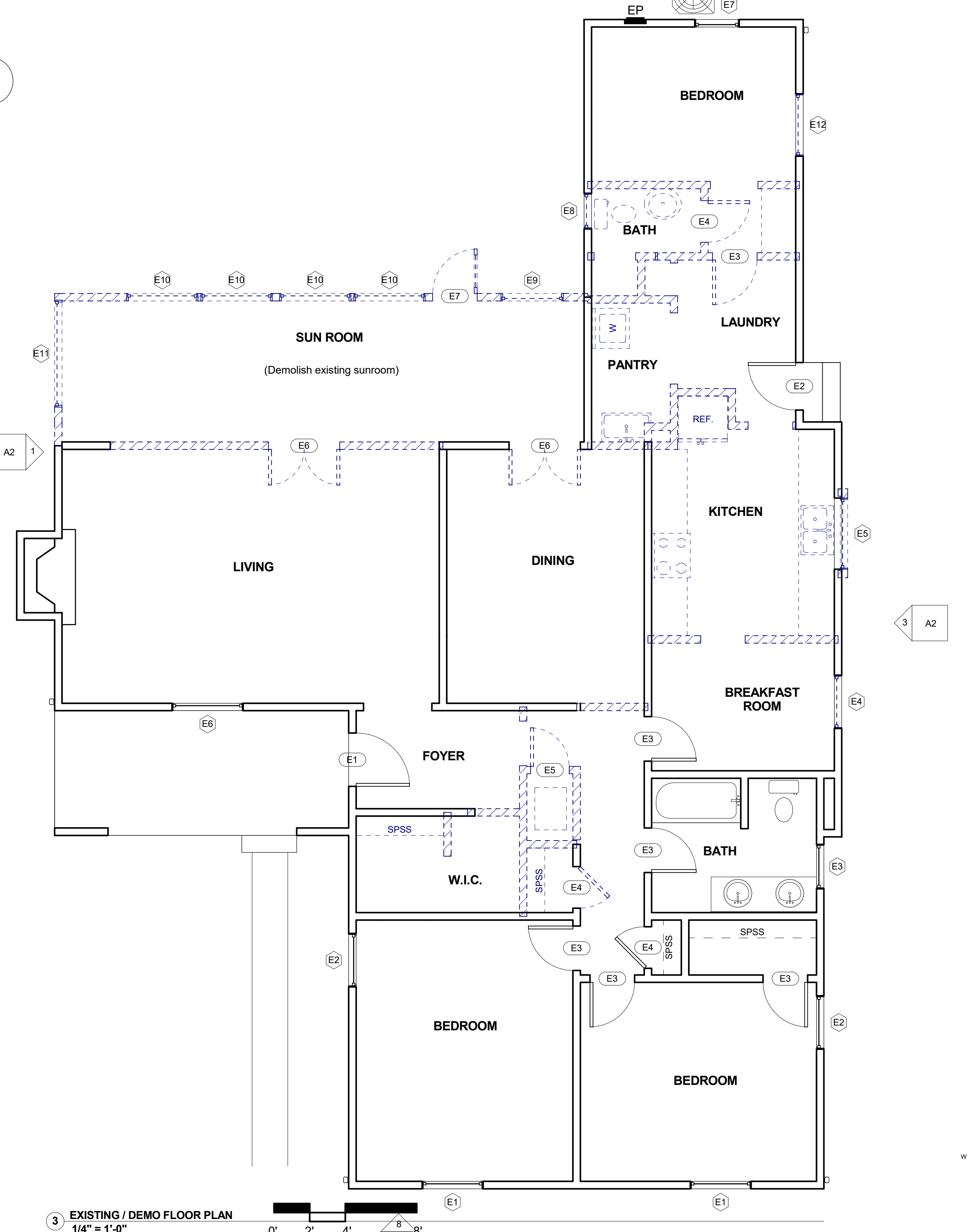
- FLOOR PLAN KEYNOTES**
- SHOWER WITH CERAMIC TILE TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. OVER DUROCK HARDI BACKER OVER WATER BARRIER BUILDING PAPER. GREEN BOARD IS NOT PERMITTED AS BACKING. W/ TEMPERED GLASS DOOR. (NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1,024 SQ. IN. OF FLOOR AREA AND ENCOMPASS 30\"/>
 - WATER CLOSET 1.28 G.P.G. (30\"/>
 - VANITY W/STONE COUNTER, FAUCETS TO BE 1.2 G.P.M.
 - PROVIDE SHELF AND POLE.
 - 22\"/>
 - PROVIDE REINFORCEMENT FOR GRAB BARS AT SHOWER & TOILET. REINFORCEMENT SHALL BE LOCATED BETWEEN 32-INCHES AND 39 1/4-INCHES ABOVE THE FINISH FLOOR FLUSH WITH THE WALL. (TO BE INSTALLED IN ACCORDANCE WITH SECTION R327.1.1)
 - EXISTING CONDENSER UNIT
 - RELOCATE WATER HEATER-STRAP AT TOP & BOTTOM

LEGEND:

- NEW 2\"/>
- NEW 2\"/>
- INFILL OPENING
- EXISTING WALL
- DEMOLISHED WALL

CONTRACTOR NOTES:
CONTRACTOR TO VERIFY EXACT ROUGHT OPENING SIZES PRIOR TO PURCHASING WINDOWS/DOORS.
THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300

WINDOW NOTES:
FENESTRATION SHALL HAVE TEMPORARY & PERMANENT LABELS FOR VERIFICATION OF THE BUILDING INSPECTOR.
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.



REVISIONS:

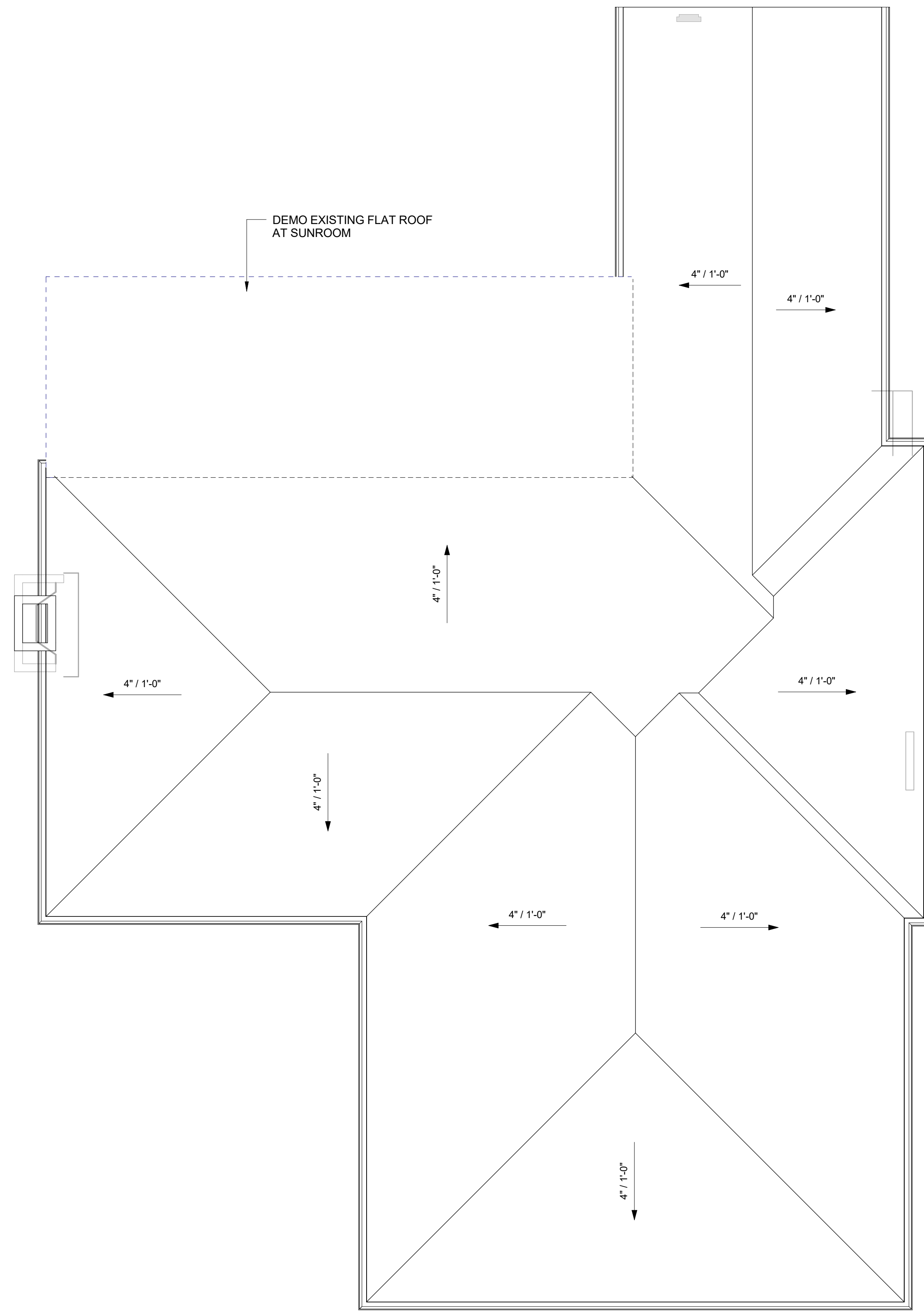
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ARCHITECTURE

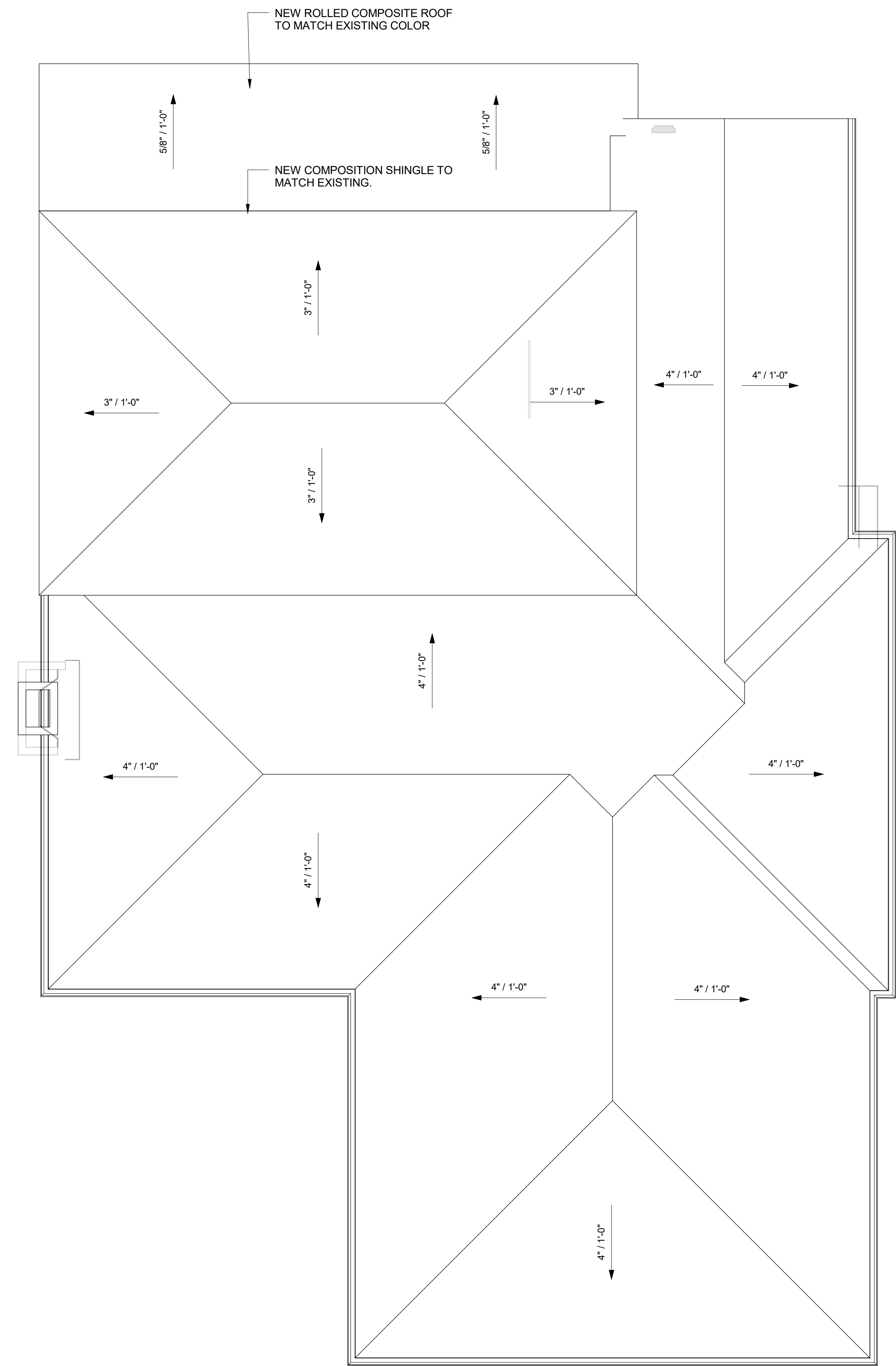
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DATE: 05/22/24
DRAWN BY: R. SALAS
SCALE: As indicated
JOB NUMBER: SHEET **A3**



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

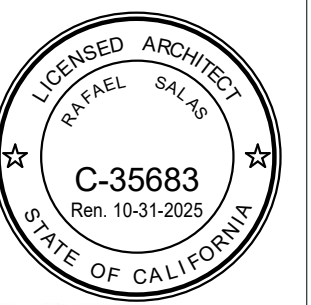


1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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