



**CITY OF SOUTH PASADENA  
PLANNING COMMISSION**

**AGENDA  
REGULAR MEETING  
TUESDAY, MARCH 14, 2023 AT 6:30 P.M.**

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

**South Pasadena Planning Commission Statement of Civility**

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

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

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

The Meeting will be available:

- In Person – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

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

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/83530439651>

**CALL TO ORDER:** Chair John Lesak

**ROLL CALL:** Chair John Lesak  
Vice-Chair Laura Dahl  
Commissioner Amitabh Barthakur  
Commissioner Lisa Padilla  
Commissioner Arnold Swanborn

**COUNCIL LIAISON:** Mayor Jon Primuth

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

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

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

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

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

Option 1:

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

Option 2:

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

Option 3:

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

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

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

**PUBLIC COMMENT**

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

**CONSENT CALENDAR ITEM**

2. **Minutes from the Regular Meeting of May 10, 2022**

**BUSINESS ITEM**

3. **Commission Introduction**

**PUBLIC HEARING**

4. **PROJECT NO. 2511-VAR/DRX** – A request for a Design Review Permit for a 1,265-square-foot addition to the second floor of an existing 2,888-square-foot, two-story single-family residence at 507 Camino Verde (APN: 5310-005-007). The project proposal requests a Variance from the Altos de Monterey (AM) zoning development standards requiring a second story to be setback 20’ from the front setback line; Finding project exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301.

**Recommendation:**

Recommend that the Planning Commission adopt a Resolution taking the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Class 1, Existing Facilities.
2. Approve Project No. 2511-VAR/DRX, subject to the recommended conditions of approval.

**ADMINISTRATION**

- 5. Comments from City Council Liaison
- 6. Comments from Planning Commissioners
- 7. Comments from Staff

**ADJOURNMENT**

- 8. Adjourn to the Regular Planning Commission meeting scheduled for April 11, 2023.

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

Planning Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

**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.*

3/9/2023

Date

*matt chang*

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



**CITY OF SOUTH PASADENA  
Planning Commission  
Meeting Minutes  
Tuesday, May 10, 2022, 6:30 PM**

**CALL TO ORDER**

A meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, May 10, 2022 at 6:36 p.m. The meeting was held In Person Hybrid and Via Zoom webinar, in the Amedee O. "Dick" Richards, Jr., City Council Chamber, located at 1424 Mission Street, South Pasadena, California 91030.

**ROLL CALL**

**Present:** Chair: John Lesak  
Vice-Chair: Laura Dahl  
Commissioners: Amitabh Barthakur, Janet Braun

**Absent:** Commissioner: Lisa Padilla

**Council Present:** Council Liaison Diana Mahmud

**City Staff Present:** Angelica Frausto-Lupo, Community Development Director  
Andrew Jared, City Attorney  
Matt Chang, Planning Manager  
Sandra Robles, Associate Planner

**PLEDGE OF ALLEGIANCE:** Chair Lesak

**APPROVAL OF AGENDA**

Approved, 4-0.

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

None.

## **PUBLIC COMMENT**

### **1. Public Comment - General (Non-Agenda Items)**

One public comment was received via email which was posted online, one public comment was received via Zoom and there were none in the Chamber.

Dr. Josh Albrektson provided public comment via Zoom, expressing concerns regarding previous consultant information, past practices and drafts of the Housing Element.

## **PUBLIC HEARING**

- 2. 1213 Fair Oaks Avenue (APN: 5319-002-034), Project No. 2436-CUP – To allow for an Instructional Tasting License (ABC Type 86) at an existing grocery store, Pavilions. The grocery store currently holds a legal nonconforming Off-Sale General License (ABC Type 21), which will be added to Project No. 2436-CUP.**

### **Recommendation**

Approve the project subject to the recommended conditions of approval.

### **Staff Presentation**

Associate Planner Sandra Robles presented a PowerPoint presentation.

### **Questions by Commissioners**

The Commissioners and City Attorney Jared conducted a robust discussion recommending several substantive changes to the conditions of approval (to also be reflected in the findings).

In addition, the Commissioners and City Attorney Jared discussed the indemnification provisions and process by which the City determines the appropriate reasonable deposit amount and the maintenance of that amount for the duration of a legal challenge.

Commissioner Braun and Associate Planner Robles discussed and clarified that this project applies only to Pavilions at 1213 Fair Oaks Avenue and does not include Vons, a limit to the number of people allowed in the designated tasting area at one time, and the temporary barrier to be used denoting the specific tasting area which includes chains and stanchions.

Commissioner Barthakur and Associate Planner Robles discussed that the Applicant has operated tasting events in stores nearby and provided a list of all the participating stores. Vons, Pavilions and Albertsons all have the same

ownership with 136 stores throughout the State of California that currently operate with a License 21 and a License 86.

**Applicant's Presentation**

None.

**Questions for Applicant**

Applicant Representative Mike McFarland of Santa Ana introduced himself. He thanked the staff, and in particular, his appreciation to Associate Planner Sandra Robles.

The Commissioners, City Attorney Jared and Mr. McFarland conducted a robust discussion regarding any future relocation of the alcohol aisles in a future store remodel. City Attorney Jared, Director Frausto-Lupo and Commissioner Braun discussed the fact that the CUP runs with the land and does not run with the business and the implications and ramifications if Pavilions sold the business to another party. Because of the included exhibit depicting a map of the floor plan, the CUP would need to be amended for any modification of the floor plan. Associate Planner Robles suggested that alcohol entitlements with percentage caps (in lieu of a map limiting alcohol to certain areas) could be implemented to ease the concern that the grocery store could turn into a liquor store, along with a more general defined area for the tasting area rather than a specified 10'x10' designated area.

**PUBLIC HEARING**

One public comment was received via email and posted online and one was indicated via Zoom.

Dr. Josh Albrektson joined the meeting via Zoom and expressed his concerns regarding previous consultant information, past decisions and his telephone conversation with HCD representatives regarding the Housing Elements drafts submitted to HCD.

**APPLICANT'S REBUTTAL**

None.

**Discussion**

The Commissioners, City Attorney Jared and Mr. McFarland discussed and agreed to changes to several conditions of approval and the elimination of Figure No. 1.

**Decision**

Commissioner Braun motioned, seconded by Vice-Chair Dahl, to allow for an Instructional Tasting License (ABC Type 86) at an existing grocery store, Pavilions, which currently holds a legal nonconforming Off-Sale General License

(ABC Type 21) that is the subject of the application at 1213 Fair Oaks Avenue, Project No. 2436, a Conditional Use Permit, with some amendments to the conditions of approval. Below are the amendments:

- Condition P-6, adding language that says the Applicant must provide a monetary deposit for the indemnification in a reasonable amount as determined by the City and maintain such reasonable amount throughout any challenge or proceeding.
- Condition P-12 is amended to read: *All alcohol sales cases/displays shall be located in such a manner to prevent 'grab and run' thefts of alcohol. The sales cases/displays and the tasting area shall be located in sight of the sales counter at all times, if possible. The area of the alcohol for sale and display and the circulation area will be limited to 15% of the sales floor area. The tasting area shall be limited to 100 square foot area and shall be fenced.*
- Condition P-13 is amended to read: *No advertising for alcoholic beverages or tastings may be displayed in store windows or outside of the store.*
- Condition P-14 is amended to read: *All persons who will engage in the sale of or pouring of alcohol must complete the State Alcoholic Beverage Control's mandated training, as well as the store's internal training on the sale of alcohol.*
- On the Resolution, page 17, Condition 3, a condition is included to limit deliveries from 6:00 am to 9:00 pm, seven days a week, and further restriction of the hours may be reduced in response to complaints of noise or other disturbance to the adjacent uses or community.
- Delete Figure No. 1.

Chair Lesak called for staff to take a roll call vote:

Commissioner Barthakur – Aye  
Commissioner Braun – Aye  
Vice-Chair Dahl – Aye  
Chair Lesak – Aye

**Motion carried, 4-0.**

## **PUBLIC COMMENT**

### **Public Comment – General (Non-Agenda Items) - Reopened**

Mr. Walter Quinn of Hanscom Drive expressed his considerable disappointment in not receiving a response to his correspondence sent to the Commissioners in January concerning the building project taking place at a neighboring property, 2121 Hanscom Drive.



## **DISCUSSION**

### **3. 2021-2029 Housing Element Update**

#### **Recommendation**

Receive a presentation from the City's consultant relating to the 2<sup>nd</sup> Public Review Draft of the Housing Element.

#### **Staff Presentation**

Director Frausto-Lupo introduced the Housing Element Update presentation to be given by consultants Amy Sinsheimer and Jennifer Gastelum of PlaceWorks and announced that the second draft was released today while also being sent to the California Department of Housing and Community Development (HCD).

The Consultants presented a PowerPoint presentation entitled *Comments on the 2021-2029 Housing Element Update* outlining the Housing Element Adoption Process and timeline.

#### **Commissioner Questions**

Vice-Chair Dahl inquired about the outreach with the property owners at the Pavilions site and the implication given that it meets HCD's requirements of a site that could turn over in the next nine years. Director Frausto-Lupo confirmed that Pavilions indicated considerable interest in a mixed-use, high density project there.

Commissioner Braun expressed interest in the staff's reactions to some of the public comments and inquired as to Director Frausto-Lupo's reaction or feeling about how the process is going with HCD.

Director Frausto-Lupo outlined the challenging process for the City and remarked specifically on the Regional Housing Needs Assessment (RHNA) allocation as an example – from a 63-unit RHNA to a current over 2,000-unit requirement in an older built-out community. The staff met with HCD's legislative staff recently and not only asked for guidance, direction and clarification after receiving the Comment Letter, but also to find out how the state is going to help cities like South Pasadena.

Commissioner Braun and City Attorney Jared discussed the discrepancy between the SCAG jurisdictions (197) in compliance (13) and those which have adopted a Housing Element (100). He recounted the process the City has been through and reminded everyone that only one employee remains from a complete staff turnover, which has also been a significant disruption to the City.

Chair Lesak and Director Frausto-Lupo discussed the opportunities for the public to comment once certification is received from the HCD. The public hearing process will start then and there will be an opportunity for the public to come in person and make additional comments at that time.

Commissioner Barthakur requested that the Department reach out to HCD Representative Paul McDougal during the HCD 60-day review period to get feedback.

Chair Lesak asked to review the timeline and elaborate on other places (other than written comments) where the public would have an opportunity - like this hearing tonight - to make comments.

Consultant Jennifer Gastelum explained the timeline in detail and the complexities of the process regarding the submittal of the Housing Element through adoption hearings and certification.

Chair Lesak and Consultant Amy Sinsheimer discussed the realistic capacity model - Appendix F.

Commissioner Barthakur and Consultant Jennifer Gastelum discussed the ramifications if additional clarifications or requirements are required and the impact on the timeline and process.

Commissioner Braun and City Attorney Jared discussed the consequences of a failure to meet due dates and the subsequent enforcement. City Attorney Jared explained the penalties allowed under State law and the mandated timeframes that need to be met. The process is further complicated by the requirements for public notice and the requirements to address things at certain public meetings.

City Attorney Jared reported on a lawsuit in which the City and five other cities are individually being sued for failing to have met the October 15<sup>th</sup> deadline which has been filed less than a month ago. It was a follow up to ensure essentially that the Housing Element gets done. However, the City was already well into that process and will continue to undergo that process.

**Public Comment**

Dr. Josh Albrekton expressed his concerns about the Housing Element process and consultant information, including his conversation with the HCD representative.

**Commissioner Discussion**

Vice-Chair Dahl and City Attorney Jared discussed that HCD is increasingly observant of comments from the public and have been very clear that they intend to take comments directly from the public.

Consultant Jennifer Gastelum further clarified the directions/instructions suggested by HCD and the changes and revisions to the Housing Element made

to affect those recommendations. Consultant Amy Sinsheimer directed everyone to Appendix A where details have been added for many of the sites.

Chair Lesak and City Attorney Jared discussed the completion of the Downtown Specific Plan, including how it dovetails with the timeline for the Housing Element and how they are interrelated. City Attorney Jared explained that it is a zoning document requiring some lead time in order to get it adopted and developed. The Downtown Specific Plan is part of that effort to meet the 2,067 units that need to be developed which requires a change in zoning. City Attorney Jared said there is a dual track where the Housing Element and the Specific Plan work are going on concurrently.

## **ADMINISTRATION**

### **4. Comments from City Council Liaison**

Councilmember Mahmud remarked on the importance of the October deadline. She reemphasized the 2,067 units RHNA number assigned to the City and expressed her concerns that there is no consideration from the legislature as to how to address all of the necessary infrastructure upgrades, including physical infrastructure upgrades that flow from the addition of the needed units, and the impact on the school district.

### **5. Comments From Planning Commissioners**

Vice-Chair Dahl requested an update on a future agenda about the situation at 2121 Hanscom Drive that the gentleman raised tonight to make sure that what's being built is in compliance with what the Commission approved.

Commissioner Barthakur requested the Commission be apprised of any updates from HCD when received rather than waiting for the end of the 60-day period.

Chair Lesak remarked that he appreciated the efforts of staff during this challenging time and commended them for doing really great work.

### **6. Comments from Staff**

Director Frausto-Lupo invited everyone to the Commission Congress on Wednesday, June 22<sup>nd</sup> from 6:00–8:00 pm. All Commissions have been invited to come and present accomplishments and goals for the new year.

Director Frausto-Lupo reiterated that the Housing Element, including the redlined version, is available for the public to review and comment.

Director Frausto-Lupo reported that the planning staff is continuing to work on the case log. Although it may appear that the numbers are not going down, it is because Staff continues to receive new applications.

**ADJOURNMENT**

7. **Adjournment to the Regular Planning Commission meeting scheduled for June 14, 2022 at 6:30 pm.**

There being no further matters, Chair Lesak adjourned the meeting at 8:58 pm.

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John Lesak, Chair

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Amitabh Barthakur, Secretary

DRAFT



# Planning Commission Agenda Report

ITEM NO. 4

**DATE:** March 14, 2023

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

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

**SUBJECT:** **Project No. 2511-VAR/DRX – A request for a Design Review Permit for a 1,265-square-foot addition to the second floor of an existing 2,888-square-foot, two-story single-family residence at 507 Camino Verde (APN: 5310-005-007). The project proposal requests a Variance from the Altos de Monterey (AM) zoning development standards requiring a second story to be setback 20' from the front setback line; Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301.**

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## Recommendation

Staff recommends that the Planning Commission adopt a Resolution (**Attachment 1**) taking the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Class 1, Existing Facilities.
2. Approve Project No. 2511-VAR/DRX, subject to the recommended conditions of approval.

## Background

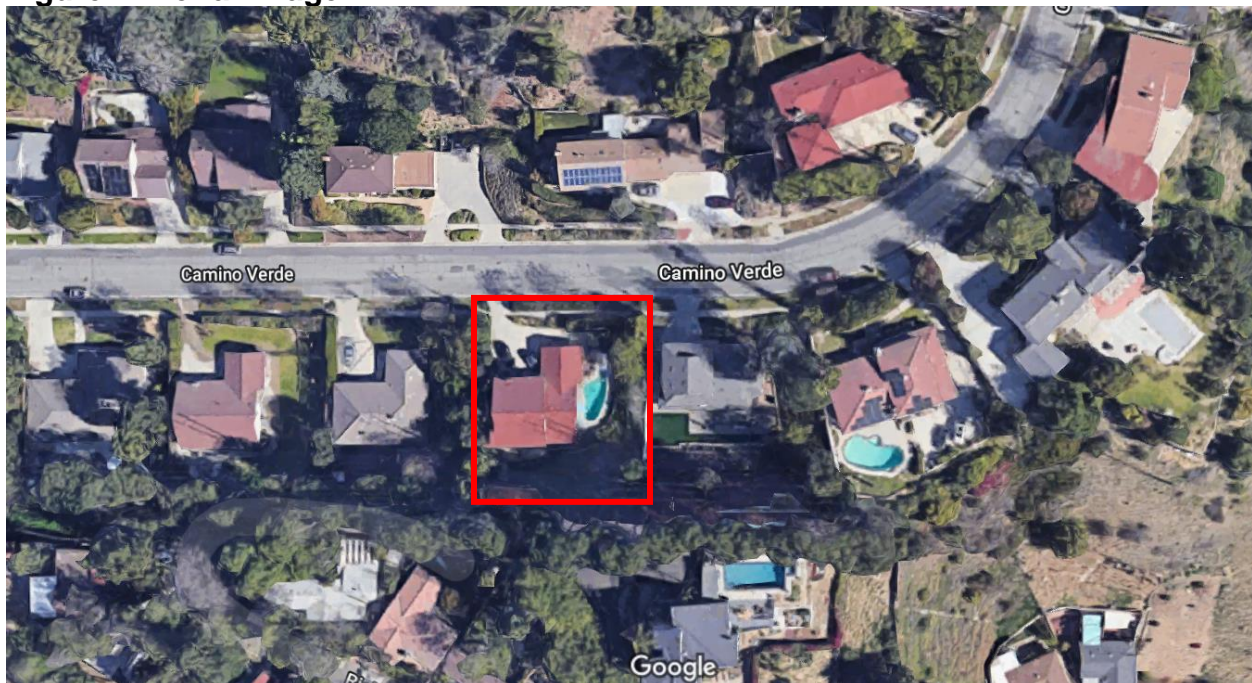
The existing two-story single-family residence was built in 1966 with an attached garage. The home incorporated various elements of ranch style architecture, consistent with the neighborhood tract. The existing design includes Spanish tile roofing with brick veneer, fixed windows facing the front of the property with white window trim, stucco finish, and a chimney visible from public right-of-way. (**Attachment 2 – Site Pictures**) The property is not on the City's Inventory of Historic Resources, and it is not within a historic district. The property has a zoning and general plan classification of Altos de Monterey (AM).

The property measures approximately 15,645 sq. ft. and the existing residence is a 2,888 sq. ft. two-story single-family dwelling. After its construction, over time, a swimming pool, a 956 sq. ft. second-story addition and remodel of the 1<sup>st</sup> floor, a 150 sq. ft. addition to relocate the stairway, and other miscellaneous permits for electrical, plumbing, mechanical and construction of block/ retaining walls were issued.

### Project Description

The subject property is located at the south side of Camino Verde. It is surrounded by single-family homes with a mix of architectural styles. Figure 1 provides an aerial image of the subject property and the surrounding neighborhood, with the project site outlined in red.

**Figure 1: Aerial Image**



The applicant is requesting the approval of a Design Review Permit for a proposed addition to the existing single-family dwelling along the side yard (east) that totals 1,265 square feet. The addition is larger than 500 sq. ft. and would be visible from the public right-of-way, therefore the Design Review process is required pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.040. In addition, the applicant is requesting a Variance from the AM development standards per SPMC Section 36.250.030 D. requiring a second story to be located 20' from the front setback line.

### Project Analysis

The applicant is proposing a 1,265 sq. ft. addition to the existing dwelling with a new total square footage of 4,153. The second story addition will allow the applicant to add 2

additional bedrooms to the home and two private bathrooms for each room. Per project plans, the new addition will include all new windows, doors, and roofing materials to match the existing character of the home (**Attachment 3 – Project Plans**). As a result, the dwelling will have a total of 7 bedrooms with a shared family room, a kitchen, living room, and an attached 2-car garage. The applicant is also proposing to remodel the front façade of the home by incorporating a new entry porch.

*Zoning Code Compliance & Development Standards*

The subject property is located within the Altos de Monterey (AM) zoning district overlay, which is intended for areas appropriate for development of detached, single-family homes. The purpose of Residential Zoning District AM Development Standards (SPMC, Section 36.250.030) is to ensure existing architectural character and neighborhood environment are maintained. In addition, a specific set of development standards were established to ensure any long-term residential use of these properties maintain the existing character of the neighborhood. The project complies with all development standards except a requirement that a second story shall be located 20’ from the front setback line. For this project, the required front setback is 20’ and therefore the second story would need to have a front setback of 40’.

The following table lists the project’s conformance with applicable development standards.

**Altos de Monterey (AM) Overlay District Development Standards Compliance Table for Lot 163 (507 Camino Verde)**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	40% (6,258 SF max. allowed)	14.9% (2,329 SF)	15.9% (2,480 SF)
<b>Floor Area Ratio (FAR)</b>	35% (5,475.75 SF max. allowed)	18.4% (2,888 SF)	26.5% (4,153 SF)
<b>Building Height</b>	25’ max.	24’-11”	24’-11”
<b>Off-Street Parking</b>	Two-Covered Spaces, one uncovered	Compliant	No Change
<b>Front Setback (First Floor)</b>	20’	21’ – 1”	No change
<b>Front Setback (Second Floor)</b>	20’ from the front setback line (20’+20’=40’)	40’-7”	21’-1” (Requesting Variance)

<b>East Side Setback</b>	7'	44'- 3"	44'-3"
<b>West Side Setback</b>	7'	6' - 8"	Existing, No change
<b>Rear Setback</b>	25'	70' – 7"	70'-7"

In addition to the finding made for design review criteria, properties in the AM overlay must take into consideration specified guidelines as required by Section 36.250.030 E. of the Altos de Monterey (AM) Overlay District. As required, the proposed addition complies with this section of the municipal code as the proposed project has taken into consideration the scale, design height, and mass related to the street frontage. The project also has taken into consideration the relationship between existing adjoining building heights and views, the existing topography, impact on the surrounding properties, and possible obstruction of light to the existing adjoining residences. After careful analysis, the project, with the requested Variance, continues to meet the requirements and guidelines of all applicable zoning codes.

*Compatibility with Surrounding Area and Site Constraints*

The proposed project, with the requested variance, would allow the property owner to have a reasonable use of the property similar to other surrounding properties. The proposed square footage of the home and the location of the second story are consistent with many houses in the proximity of the subject property. Staff believes that the variance request does not set a precedent for the neighborhood.

There are constraints associated with this property including a swimming pool and sloping terrains to the side (east) and rear (south) limiting the potential area to expand the house’s square footage. The proposed second story addition will minimize any impact to the slope by placing the square footage on top of the existing house.

The neighborhood is comprised of a variety of single and two-story residences that vary in size. The table below provides a comparison of dwelling sizes, lot size, and floor area ratio of the existing residences within the vicinity of the subject site.

**Surrounding Properties and Home Size Comparison**

	<b>Address:</b>	<b>Home Size (Sq. Ft.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>FAR (%)</b>	<b>Number of Stories</b>
	500 Camino Verde	1,959	34,541	0.06	2
	501 Camino Verde	1,846	15,413	0.12	1
	<b>507 Camino Verde (Subject)</b>	<b>4,153</b>	<b>15,461</b>	<b>0.27</b>	<b>2</b>
	510 Camino Verde	2,497	23,750	0.11	2
	513 Camino Verde	2,261	16,896	0.13	2
	519 Camino Verde	2,737	19,654	0.14	2
	522 Camino Verde	3,315	12,689	0.26	2



	525 Camino Verde	4,210	45,882	0.09	2
	543 Camino Verde	3,826	26,737	0.14	1
	550 Camino Verde	3,934	12,676	0.31	2
	562 Camino Verde	4,336	13,598	0.32	2
	568 Camino Verde	3,087	11,077	0.28	1

*\*Proposed Subject Site*

*Other Surrounding properties with second story not providing 20' setback from the front setback line.*



420 Camino Verde



440 Camino Verde



449 Camino Verde



452 Camino Verde



513 Camino Verde (house to the east)



531 Camino Verde

### *Subject Site Constraints*



*Side Yard*



*Rear Yard*

### *Design Review*

The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City's adopted design standards and guidelines. The Design Guidelines for *Enhancing Existing Non-Historic Residences* list various guidelines that a project should consider when proposing additions to existing homes. The applicant is proposing to maintain and enhance the existing architectural style. The project also complies with the design guidelines for simplistic roof designs, extension and compatibility to existing architectural features, and compatible windows and doors.

The project took into consideration the existing roof designs, building heights, and fenestration. The building materials and colors will match existing as indicated in the project plans. The project complies with all applicable setbacks and height limitations with the exception of the requested variance from the required second floor 20' setback, and as such, the proposed project complies with the City's adopted design standards and guidelines.

When completed, the materials, color scheme, and building massing of the renovated home will blend with the overall architectural character of the surrounding area, therefore preserving the residential integrity of the existing single-family neighborhood. Additionally, the project will not impose any adverse impacts on adjacent properties.

### **General Plan Consistency**

The goal of the entitlement review process is to ensure that the project meets all development standards of the zoning district, and "ensures that development complies

with all applicable City standards and design guidelines and does not result in an adverse effect of the city's aesthetic, architectural, health, and safety-related qualities of adjoining properties or upon the City in general" and to "retain and strengthen the visual quality of the community." The process also furthers the General Plan goal to maintain zoning consistency of single-family residential zones such as the AM zone. As proposed the home will continue to be used as a single-family residence and is thus in compliance with the General Plan.

## Findings:

### *Variance Required Findings*

In order for the Planning Commission to approve a Variance, special finding must be made in accordance with SPMC 36.410.080 (Variances) for special circumstances; such that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards

In order to approve a Variance application to deviate from section 36.250.030 D, second story 20' setback from the front setback line, the Planning Commission shall first find that the design and layout of the proposed development:

- 1. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;**

Due to topographic constraints found on the site, the property owner is requesting a Variance to allow for the proposed addition over the garage. The rear of the property is mostly hillside and prevents the expansion towards the rear. The side yard is currently developed with a swimming pool. Other properties in the same tract have been designed with similar characteristics, placing the second story without an additional 20' setback. After the addition, the home will continue to be used as a single-family residence and enjoy the rights possessed by other property owners.

- 2. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;**

The proposed addition to the existing single-family residence complies with all applicable requirements of the General Plan in that the project site has a General Plan land use designation of Altos de Monterey Residential. General Plan policies for Altos de Monterey Residential specify the development of single-family dwellings. Compliance with SPMC and design guidelines is met, including but not limited to lot coverage, floor area ratio, building height, side and rear setbacks, parking, exterior finishes and building materials, as conditioned.

Furthermore, the requested Variance does not conflict with the limitations of the 1983 initiative. Additionally, the architectural design, materials, finishes and color scheme will blend with the overall character and color palette of the existing home and is also compatible with the surrounding properties.

**3. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and**

The proposed addition to the existing single-family residence and requested variance does not constitute a grant of a special privilege as other single-family homes in the same residential tract have been designed without the additional 20' setback from the front setback line.

**4. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

Approval of this Variance would not be detrimental because the project has been reviewed by various departments (Planning, Building, and Fire). Additionally, the applicant is required to comply and obtain all applicable building, fire, and utility permits, including public works, before construction permits are issued. As proposed and with implementation of the conditions of approval, the project is not expected to be detrimental to the public convenience, health, interest, safety, or welfare.

*Design Review Findings*

In order to approve a Design Review application, the Planning Commission shall first find that the design and layout of the proposed development is in accordance with SPMC section 36.410.040 (Design Review):

**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 proposed addition to the existing single-family residence complies with all applicable requirements of the General Plan in that the project site has a General Plan land use designation of Altos de Monterey Residential. General Plan policies for Altos de Monterey Residential specify the development of single-family dwellings. Compliance with SPMC and design guidelines is met including but not limited to lot coverage, floor area ratio, building height, side and rear setbacks, parking, exterior finishes and building materials, as conditioned. Additionally, the architectural design, materials, finishes and color scheme will blend with the overall character and color palette of the existing home and is also compatible with the surrounding properties.

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

The project is designed to accommodate the functions and activities related to typical single-family residential properties. As conditioned, the project's mass, scale, bulk, and temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.

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

The site arrangement and improvements will be compatible with the existing and intended character of the neighborhood since the proposed addition complies with the General Plan and the Zoning Code. All building materials, colors and finishes will match the existing house, as conditioned. Furthermore, the proposed addition will enhance the visual integrity of the property and the surrounding area.

- 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 and should remain appealing with a reasonable level of maintenance.

### **Alternatives to Consider**

If the Planning Commission does not agree with staff's recommendation, the following options are available:

1. The Planning Commission can Approve with condition(s) added; or
2. The Planning Commission can Continue the project to address comments discussed; or
3. The Planning Commission can Deny the project.

### **Environmental Analysis**

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 exemption includes additions to existing structures provided that the addition will not

result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

### **Public Noticing**

A Public Hearing Notice was published on March 3, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on March 2, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

### **Next Steps**

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

### **Attachments**

1. Resolution with Recommended Conditions of Approval
2. Site Images
3. Project Plans

# **ATTACHMENT 1**

Resolution with Recommended Conditions of Approval

**P.C. RESOLUTION NO. 23 -**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2511-VAR/DRX FOR A REQUEST FOR A DESIGN REVIEW PERMIT FOR A 1,265-SQUARE-FOOT ADDITION TO THE SECOND FLOOR OF AN EXISTING 2,888-SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE AT 507 CAMINO VERDE (APN: 5310-005-007). THE PROJECT PROPOSAL REQUESTS A VARIANCE FROM THE ALTOS DE MONTEREY (AM) ZONING DEVELOPMENT STANDARDS REQUIRING A SECOND STORY TO BE SETBACK 20' FROM THE FRONT SETBACK LINE; FINDING PROJECT EXEMPT UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301**

**WHEREAS**, on June 3, 2022, the applicant submitted applications for a Design Review Permit for a 1,265 sq. ft. second-story addition to an existing single-family residence and a Variance request from the Altos de Monterey (AM) zoning development standards requiring second story to be setback 20' from the front setback line. The subject property is located at 507 Camino Verde (Assessor's Parcel Number 5310-005-007); and

**WHEREAS**, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15301, Class 1 – Existing Facilities. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area; and

**WHEREAS**, the Community Development Department evaluated the project for consistency with the City's General Plan, South Pasadena Municipal Code, the City's Design Guidelines, and all other applicable state and local regulations; and

**WHEREAS**, on March 3, 2023, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2511 VAR/DRX. On March 2, 2023 said public hearing notice were also mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal Code declaring the project review by the Planning Commission; and

**WHEREAS**, the South Pasadena Planning Commission held a duly noticed public hearing on March 14, 2023, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2511-VAR/DRX.



**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: ENVIRONMENTAL REVIEW FINDINGS**

The Planning Commission has determined that the proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19 Section 15301, Class 1 – Existing Facilities. Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use.

**SECTION 2: VARIANCE AND DESIGN REVIEW PERMIT FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of Design Review and Variance pursuant to the South Pasadena Municipal Code (SPMC), as follows:

*Variance*

- 1. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;**

Due to topographic constraints found on the site, the property owner is requesting a Variance to allow for the proposed addition over the garage. The rear of the property is mostly hillside and prevents the expansion towards the rear. The side yard is currently developed with a swimming pool. Other properties in the same tract have been designed with similar characteristics, placing the second story without an additional 20' setback. After the addition, the home will continue to be used as a single-family residence and enjoy the rights possessed by other property owners.

- 2. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;**

The proposed addition to the existing single-family residence complies with all applicable requirements of the General Plan in that the project site has a General Plan land use designation of Altos de Monterey Residential. General Plan policies for Altos de Monterey Residential specify the development of single-family dwellings. Compliance with SPMC and design guidelines is met, including but not limited to lot coverage, floor area ratio, building height, side and rear setbacks, parking, exterior finishes and building materials, as conditioned. Furthermore, the requested Variance does not conflict with the limitations of the 1983 initiative. Additionally, the architectural design, materials, finishes and color scheme will blend with the overall character and color palette of the existing home and is also compatible with the surrounding properties.

**3. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and**

The proposed addition to the existing single-family residence and requested variance does not constitute a grant of a special privilege as other single-family homes in the same residential tract have been designed without the additional 20' setback from the front setback line.

**4. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

Approval of this Variance would not be detrimental because the project has been reviewed by various departments (Planning, Building, Public Works and Fire). Additionally, the applicant is required to comply and obtain all applicable building, fire, and utility permits, including public works, before construction permits are issued. As proposed and with implementation of the conditions of approval, the project is not expected to be detrimental to the public convenience, health, interest, safety, or welfare.

*Design Review*

**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 proposed addition to the existing single-family residence complies with all applicable requirements of the General Plan in that the project site has a General Plan land use designation of Altos de Monterey Residential. General Plan policies for Altos de Monterey Residential specify the development of single-family dwellings. Compliance with SPMC and design guidelines is met including but not limited to lot coverage, floor area ratio, building height, side and rear setbacks, parking, exterior finishes and building materials, as conditioned. Additionally, the architectural design, materials, finishes and color scheme will blend with the overall character and color palette of the existing home and is also compatible with the surrounding properties.

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

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

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

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

The site arrangement and improvements will be compatible with the existing and intended character of the neighborhood since the proposed addition complies with the General Plan and the Zoning Code. All building materials, colors and finishes will match the existing house, as conditioned. Furthermore, the proposed addition will enhance the visual integrity of the property and the surrounding area

- 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 and should remain appealing with a reasonable level of maintenance.

### **SECTION 3: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

### **SECTION 4: DETERMINATION**

Based upon the findings outlined in Sections 1 through 2 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. 2511-VAR/DRX, considering a Variance and Design Review Permit for the 1,265 sq. ft. second-story addition to an existing 2-story single-family residence, with request for a Variance from the AM zoning development standards requiring second story to be setback 20' from the front setback line for a property located at 507 Camino Verde in the City of South Pasadena, California, subject to the Conditions of Approval attached hereto as Exhibit "Attachment 1."

### **SECTION 5: APPEAL**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed

with the City, in writing, and with appropriate appeal fee, no later than fifteen (15) days, following the date of the Planning Commission's final action.

**SECTION 6: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 14<sup>th</sup> day of March 2023.

**PASSED, APPROVED, AND ADOPTED** this 14<sup>th</sup> day of March 2023 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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John Lesak, Chair

**ATTEST:**

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Amitabh Barthakur, Secretary to the Planning Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**PROJECT NO. 2511-VAR/DRX**  
**507 Camino Verde (APN: 5310-005-007)**

---

**The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on March 14, 2023:**

**Design Review:** for a 1,265-square foot addition to the second floor of an existing 2,888-square-foot, two-story, single-family residence located at 507 Camino Verde.

**Variance:** from the Altos de Monterey (AM) zoning development standards requiring second story to be setback 20' from the front setback line.

*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 Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the project.
- 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. Any changes to the proposed project shall be submitted for review and approval to the Planning Division.
- P5. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P6. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or

discarded furniture, appliances or other household fixtures.

- P7. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P8. 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.
- P9. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.
- P10. A construction sign with contact information for the contractor shall be posted on-site during construction.
- P11. The applicant shall submit a proposal to the Planning Division to legalize any unpermitted structures and fences on site, prior to final building permit issuance. Structures and fence shall comply with the regulations stipulated in the South Pasadena Municipal Code (SPMC) and California Building Code. If the structures or fences cannot comply, the applicant shall obtain a demolition permit to remove the unpermitted structures or fences.

**BUILDING DIVISION:**

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. In Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person

preparing the plans. 5353 and 6730 of the State Business and Professions Code.

- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Project shall comply with the CalGreen Residential mandatory requirements.

**PUBLIC WORKS DEPARTMENT:**

- PW1. All the requirements, as deemed necessary by the South Pasadena Public Works Department during the Plan Check process, shall be complied with.

**FIRE DEPARTMENT:**

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code; Title 19 and applicable NFPA fire standards.
- FD2. Fire Sprinklers are required. Submit plans to City for approval.
- FD3. Water Flow Test from City of South Pasadena Water Department shall be submitted along with fire sprinkler plans.
- FD4. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provide throughout all buildings with a Group R fire area.
- FD5. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD6. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD7. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD8. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD9. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD10. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be

Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building can not be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintain.

- FD11. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD12. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - 2) In each room used for sleeping purposes.
  - 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD13. Interconnection. Where more than one smoke alarm is required to be install within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).
- FD14. Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed; and in dwelling units that have attached garages (CBC 420.4.1).
- FD15. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection (CBC 420.4.1.1).
- FD16. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).
- FD17. Exception. Interconnection is not required in existing dwelling units or within sleeping units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed.
- FD18. Alarm Requirements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720



“Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment” and the manufacturer’s installation instructions. Other carbon monoxide alarm and detection devices are recognized in NFPA 720 are also acceptable. Carbon monoxide alarms required by 420.4.1 and 420.4.2 shall be installed in the following locations.

- FD19. Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).
- FD20. (CFC 903.2.18) Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above an attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 /ft<sup>2</sup> (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.
- FD21. 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.
- FD22. A set of plans must remain on the job site at all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- FD23. 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 Pictures

Site Pictures - 507 Camino Verde







## **ATTACHMENT 3**

### Project Plans

**CODE / AGENCIES CONFORMANCES:**

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code

**SCOPE OF WORK:**

THE PROJECT SCOPE CONSISTS OF

- ADDITION PORCH 24 SQ.FT.
- ADDITION 2ND FLOOR 1,265 SQ.FT.: 2 BEDROOMS & 2 BATHROOMS; LAUNDRY ROOM.

**PROJECT TEAM:**

**OWNER:**  
CARIN HUANG  
507 CAMINO VERDE,  
SOUTH PASADENA, CA 91030  
(714) - 390 - 9811

**PREPARED:**  
ANH PHAN  
10211 MALINDA LN,  
GARDEN GROVE, CA 92840  
anhuanxd04@gmail.com  
714-487-7926

**PROJECT INFORMATION:**

PROJECT ADDRESS: 507 CAMINO VERDE, SOUTH PASADENA, CA 91030  
ASSESSOR'S PARCEL NO.: 5310-005-007  
ZONING: R1  
OCCUPANCY GROUP: R3  
TYPE OF CONSTRUCTION: VB  
NUMBER OF STORIES: ONE  
FIRE SPRINKLER: NO

**GENERAL NOTES:**

- Contractor shall verify all dimensions on site prior to start construction and notify the engineer of any discrepancies.
- Prior to framing, framing contractor shall verify rough-in dimensions required for bath tubs, showers stalls, fireplaces, window heights, door locations, etc.
- Provide approved plan box. Provide temporary sanitary facilities.
- On site verification of all dimensions and conditions shall be the responsibility of each contractor. Noted dimensions take precedent over scale.
- All work shall be performed by licensed contractors.
- Shall be notified immediately by contractor or sub-contractor should any discrepancy or other question arise pertaining to the working drawings and/or specifications. The contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the contractor failed to notify the architect or engineer of before construction and / or fabrication of the work.

**PROJECT STATISTIC:**

**FLOOR PLAN AREA:**

**1ST FLOOR:**  
(E) LIVING SPACE: 1,893 SQ.FT.  
(E) GARAGE: 436 SQ.FT.  
NEW PORCH: 24 SQ.FT.  
TOTAL: 2,353 SQ.FT.

**2ND FLOOR:**  
(E) LIVING SPACE: 995 SQ.FT.  
ADDITION ROOM: 1,265 SQ.FT.  
TOTAL: 2,260 SQ.FT.

LOT SIZE: 15,645 SQ.FT.  
LOT COVERAGE: 2,353/15,645 = 15.03%

**SHEET INDEX:**

**ARCHITECTURAL**

- A1 TITLE SHEET, SITE PLAN
- A2 DEMOLITION FLOOR PLAN
- A3 PROPOSED FLOOR PLAN
- A4 PROPOSED ROOF PLAN, EXISTING ROOF PLAN
- A5 PROPOSED ELEVATION & SECTION
- A6 EXISTING ELEVATION
- E1 UTILITY PLANS
- LC EXISTING LANDSCAPE PLAN
- AD1 ARCHITECTURAL DETAILS
- N1 CAL GREEN REQUIREMENTS

**STRUCTURAL**

- S0 STRUCTURAL GENERAL NOTES
- S1 FOUNDATION PLAN
- S2 FLOOR & ROOF FRAMING PLAN
- SD1 FOUNDATION DETAILS
- SD2 STRUCTURAL DETAILS
- SD3 STRUCTURAL DETAILS
- WSWH2 SIMPSON STRONG WALL DETAILS

**ENERGY EFFICIENCY**

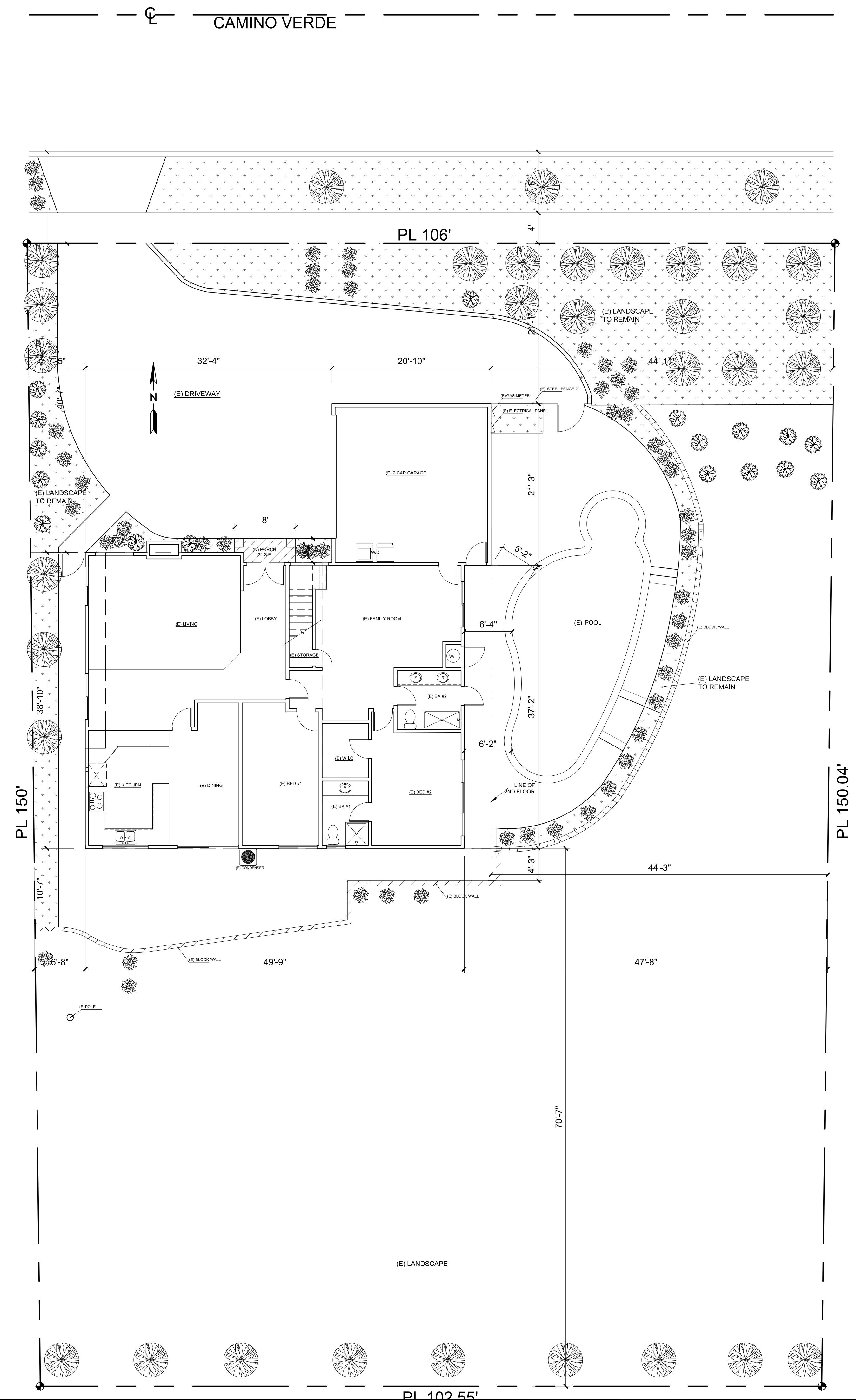
- T24.1 TITLE 24
- T24.2 TITLE 24 CONTINUOUS.

**ABBREVIATIONS:**

A.C.	ANCHOR BOLT	LB./LBS	POUND/POUNDS
A.F.F.	ARCHITECTURAL	L.L.	LIVE LOAD
B.L.	BUILDING LINE	LLH	LONG LEG HORIZ.
B/BM	BOTTOM OF BEAM	LLV	LONG LEG VERTICAL
B/F	BOTTOM OF FOOTING	LT. WT.	LIGHT WEIGHT
BLDG.	BUILDING	M.O.	MASONRY OPENING
BM.	BEAM	MAT'L.	MATERIAL
BRG.	BEARING	MAX.	MAXIMUM
C.J.	CEILING JOIST	MIN.	MINIMUM
CLR.	CLEAR	MISC.	MISCELLANEOUS
CMU	CONCRETE MASONRY UNIT	N.	NEW/PROPOSED
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONN.	CONNECTION	N.T.S.	NOT TO SCALE
CONST.	CONSTRUCTION	NO.	NUMBER
CONT.	CONTINUOUS	O.C.	ON CENTER
CONTR.	CONTRACTOR	O.D.	OVERFLOW DRAIN
D.L.	DEAD LOAD	OSF	OUTSIDE FACE
DBL.	DOUBLE	OPP.	OPPOSITE
DET.	DETAIL	P.E.M.B	PRE ENGINEERED
DIA.	DIAMETER		METAL BUILDING
DWG.	DRAWING	P.C.	PRECAST CONCRETE
DWL	DOWEL	PL	PLATE
DW	DISH WASHER	PSF	POUNDS/SQUARE FT.
DM	DIMMABLE LIGHT SWITCH	R.D.	ROOF DRAIN
EA.	EACH	REINF.	REINFORCED
E.E.	EACH END	REQ'D.	REQUIRED
E.E.	EACH FACE	REV.	REVISION/REVISED
E.W.	EACH WAY	R.R.	ROOF RAFTER
E.J.	EACH EXPANSION JOINT	SF.	SQUARE FEET
EQ.	EQUAL	SH	SHEET
E	EXISTING	SHT.	SHEET
EXP.	EXPANSION	SIM.	SIMILAR
EXPAN.	EXPANSION	SPA.	SPACES/SPACING
F.D.	FLOOR DRAIN	SPECS	SPECIFICATIONS
FIN.	FINISH	STL	STEEL
F.S.	FAR SIDE	STD	STANDARD
FDN.	FOUNDATION	SW	SLIDE WINDOW
FTG.	FOOTING	T&B	TOP AND BOTTOM
FT.	FOOT OR FEET	T/B	TOP OF BEAM OR TOP OF FOOTING
GA.	GAGE	T/F	TEMPORARY/TEMPERATURE
GALV.	GALVANIZED	TEMP.	TYPICAL
GRAN.	GRANULAR	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSON BOARD	UNI.	UNISEX BATHROOM
H.	HORIZONTAL	V.	VERTICAL
HK.	HOOK	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
INSF.	INSIDE FACE	W	WITH
IN.	INCH	W/D	WASHER & DRYER
INSUL.	INSULATION	WH	WATER HEATER
J/B	JOIST BEARING	W.I.C	WALK-IN CLOSET
JST.	JOIST		
JT.	JOINT		

**VICINITY MAP:** (NOT TO SCALE)

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



**OWNER:**  
CARIN HUANG  
507 CAMINO VERDE,  
SOUTH PASADENA, CA 91030  
(714) - 390 - 9811

**REVISIONS**

NO.	DATE	REVISIONS

**ROOM ADDITION**  
507 CAMINO VERDE,  
SOUTH PASADENA, CA 91030

Project for:

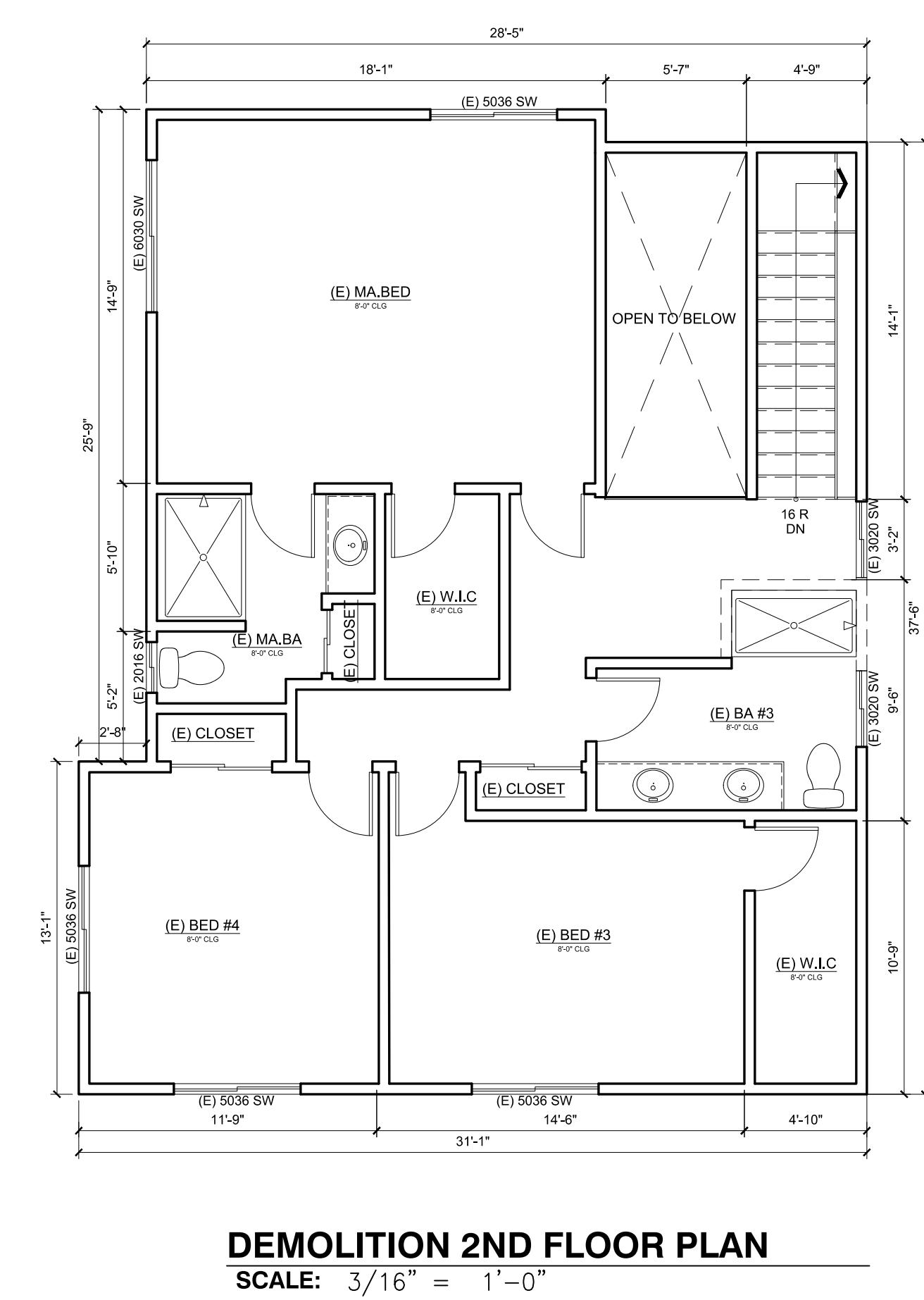
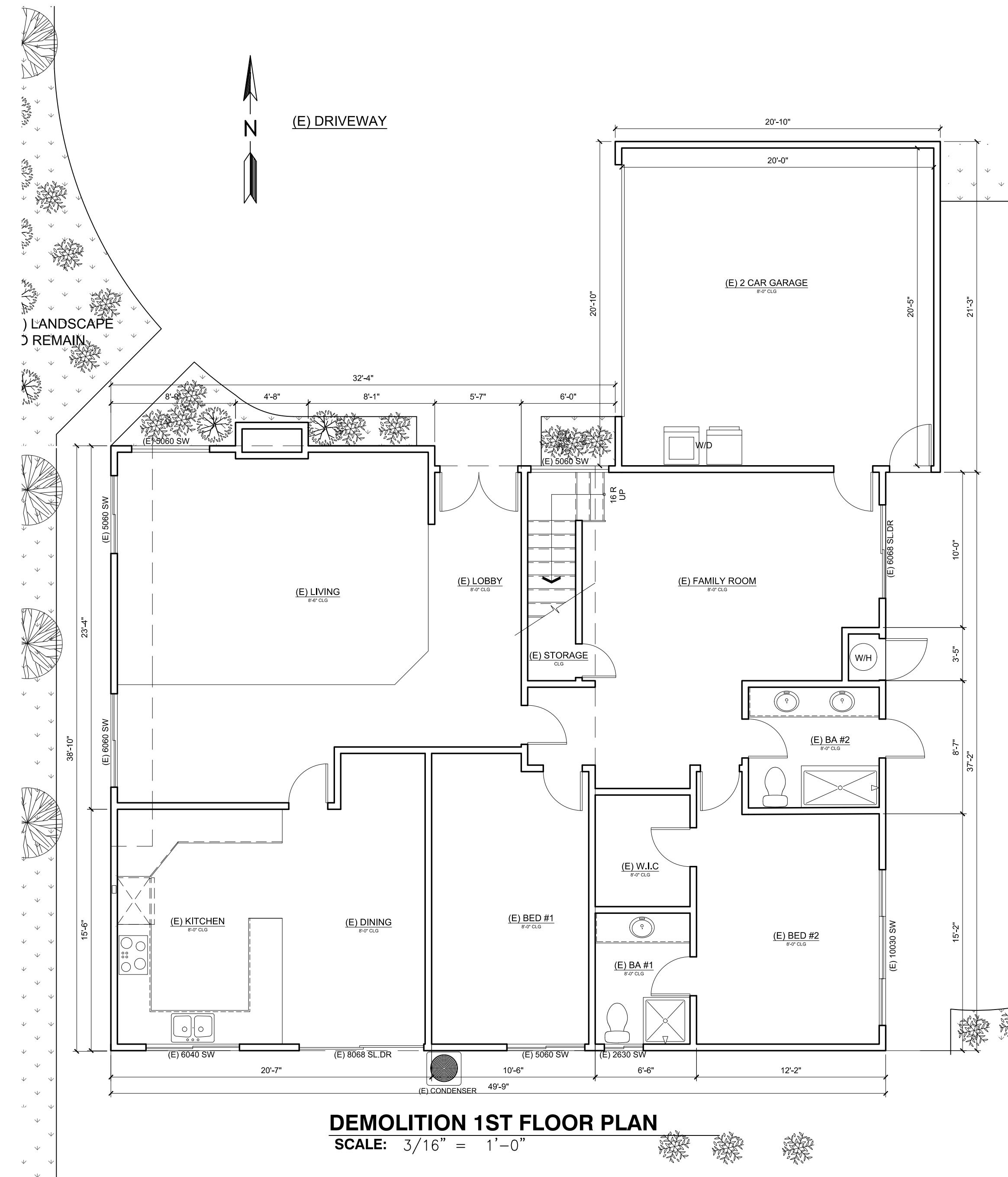
**SEAL:**

**SHEET DESCRIPTION:**

TITLE SHEET

Date	1/22/23
Job #	
Scale	

Sheet No.:  
**A1**



**LEGEND:**

(E) WALLS TO BE REMAIN	
(E) WALLS TO BE REMOVED	
PROPOSED 2X4 WALLS	
PROPOSED 2X6 WALLS	

OWNER:  
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REVISIONS

NO.	DATE	REVISIONS

Project for:  
**ROOM ADDITION**  
 507 CAMINO VERDE,  
 SOUTH PASADENA, CA 91030

SEAL:

SHEET DESCRIPTION:  
 DEMOLITION FLOOR PLAN

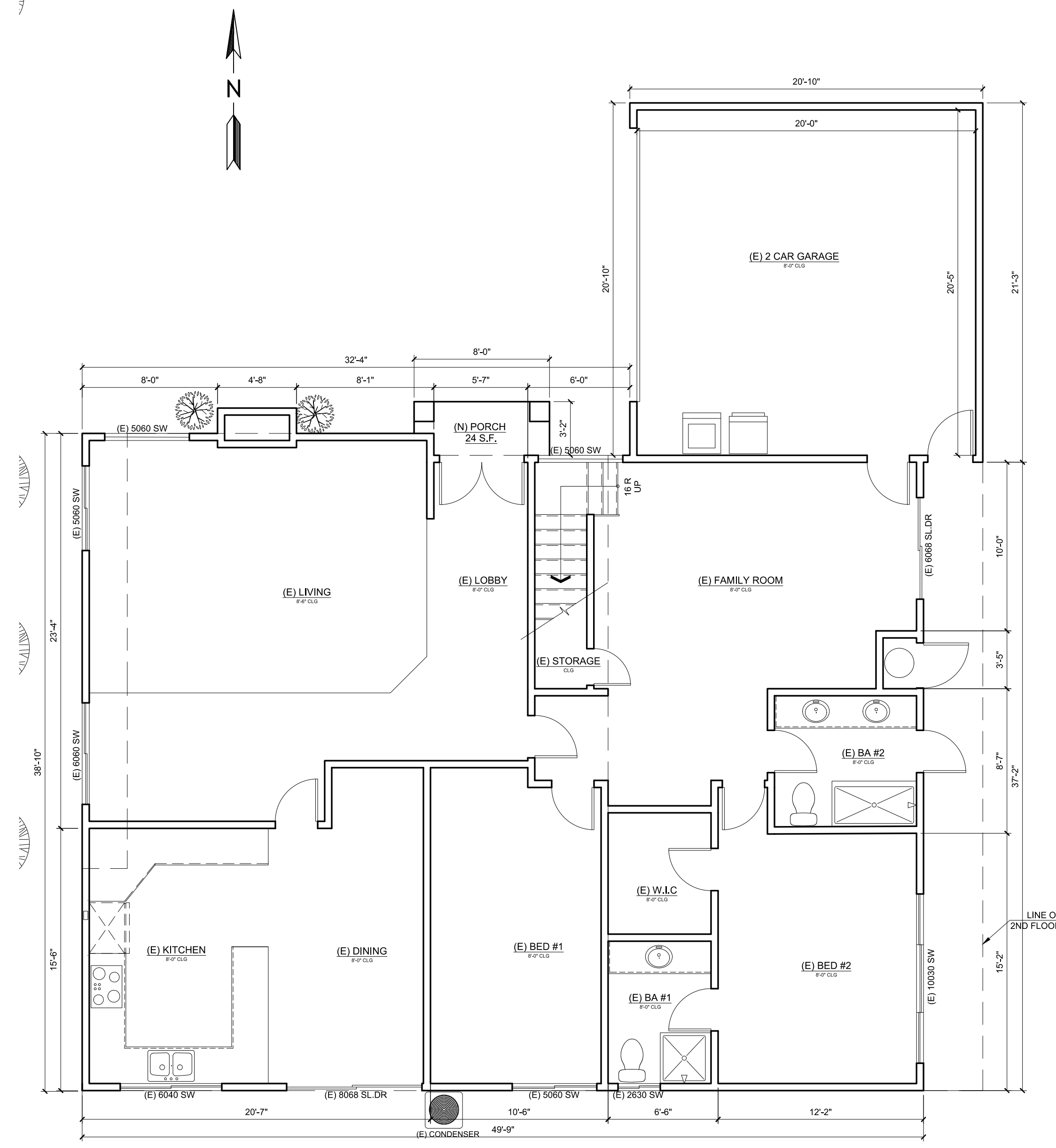
Date	1/22/23
Job #	
Scale	

Sheet No.:  
**A2**

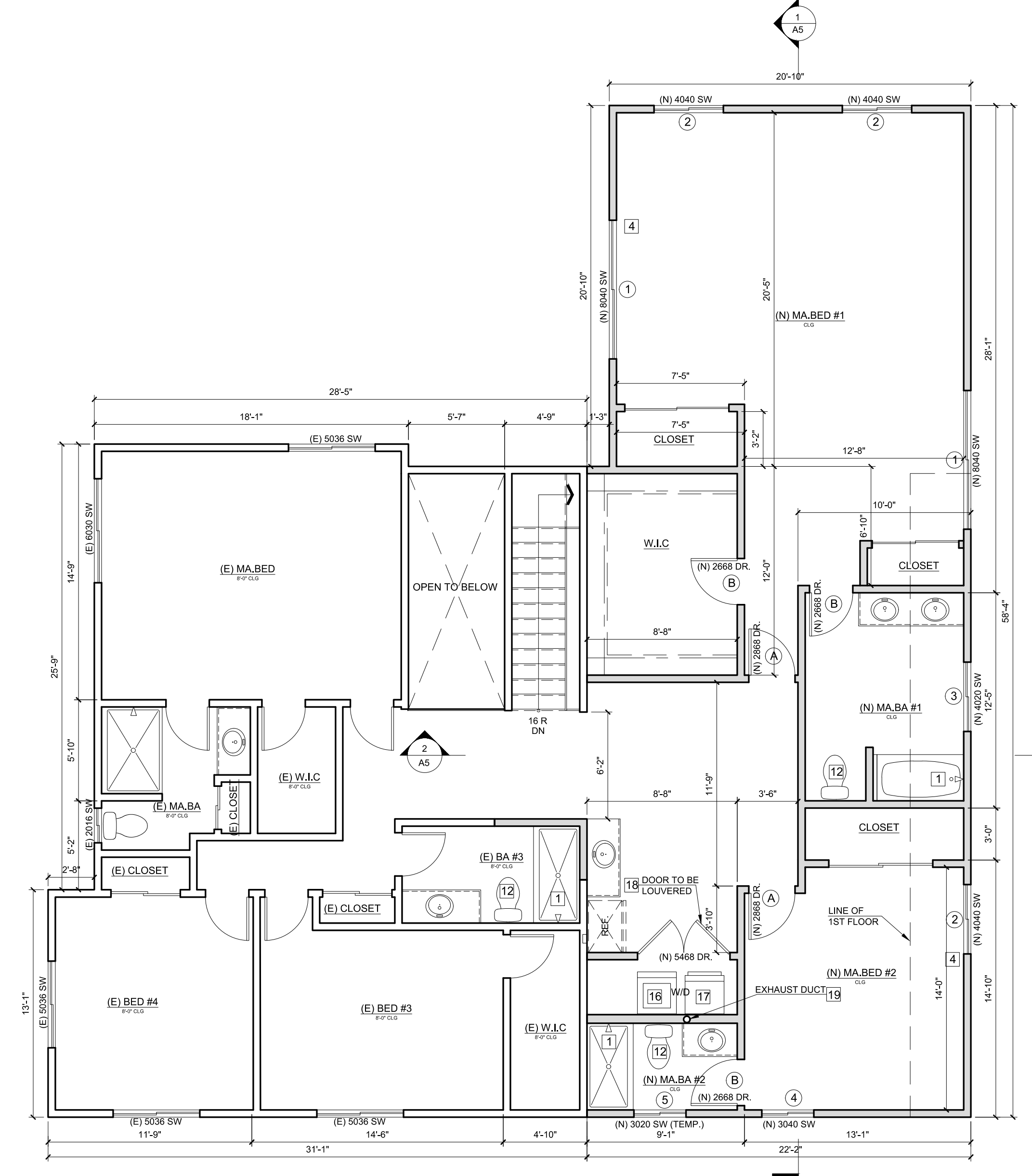


**LEGEND:**

(E) WALLS TO BE REMAIN	
(E) WALLS TO BE REMOVED	
PROPOSED 2X4 WALLS	
PROPOSED 2X6 WALLS	



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

- FLOOR PLAN KEY NOTES:** [X]
- Shower and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 72 inch above the drain inlet. [§1210.2.3 CBC] (R307.2 CRC).
  - Shower pan shall have a minimum area of 1024 sq. inches and a minimum finish dimension of 30 inches in any directions. Shower doors shall open so as to maintain not less than a 22" unobstructed opening for egress. (CPC 408.6)
  - Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [§408.3 CPC]
  - [§2406.3 CBC] Safety glazing in the following locations:
    - Where the nearest edge of glazing is within a 24-inch are of either side of a door in a closed position (unless there is an intervening wall between the door and the glazing or if the glazing is 5 feet or higher above the walking surface).
    - Glazing greater than 9 square feet with the bottom edge less than 18 inches above the floor and the top edge greater than 36 inches above the floor (unless the glazing is more than 36 inches horizontally away from walking surfaces or if a complying protective bar is installed)
    - Glazing in shower and tub enclosures (less than 60 inches above standing surface)
    - Glazing in swinging and sliding doors.
    - Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the glazing is less than 60 inches above the plane of the adjacent walking surface.
    - Glazing less than 5 feet horizontally from swimming pools and less than 5 feet above adjoining grade
  - Provide an exhaust fan in the bathroom of 4 air changes per hour minimum with humidity control sensor. [§1203.5.2.1 CBC] (R303.3.1 CRC)
  - Bedroom emergency egress: Each bedroom shall have a door directly to the exterior or a window that will provide a clear space opening of at least 5.7 square feet in the open position (5 sq. ft. at grade floor openings), and a minimum clear opening width of 20 inches and clear opening height of 24 inches and a maximum sill height of 44 inches above the floor. [§1030 CBC] (R310 CRC)
  - Room natural ventilation requirement. Provide exterior opening with an area equal to 4 percent of the floor area. [§1203.5 CBC] (R303.1 CRC)
  - At least one egress door shall be provided for each dwelling unit that has a minimum clear width of 32 inches between the face of the door and the stop with the door opened 90°, and a minimum clear height of 78 inches measured from the top of the threshold to the bottom of the stop. (R311.2 CRC)
  - Landings at the required egress door shall not be more than 1- 1/2 inches lower than the top of the threshold. Landings with doors that do not swing over the landing may have a difference in elevation of 7-3/4 inches maximum below the top of the threshold. (R311.3.1 CRC)
  - Minimum 1 inch clearance shall be provided between the attic insulation and the roof sheathing where cave or cornice vents are installed. (R806.3 CRC)
  - Dishwasher with drain to garbage disposal.
  - Sink with garbage disposal.
  - Cook top to be selected by owner. Vent to outside with backdraft damper.
  - Toilet and bidet require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches from the front edge of the bowl. Per 2019 [CPC 402.5]
  - The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for meeting this provision. CPC 408.3 and 409.4
  - Attic access with a minimum size of 20 inches x 30 inches unless the maximum vertical headroom height in the attic is less than 30 inches. Where mechanical equipment is installed in the attic the minimum dimensions are 30" x 30" and a east as large as the largest component of the appliance. [§1209.2 C13C] [§904.11 CMC] (R.807.1 CRC)
  - F.A.U.: furnace in attic, Combustion air from outside, vent to outside and provide setback thermostat. See detail 11/AD1
  - Washer space, provide cold & hot water supply, waste line and if on second floor, a pan with drain to exterior.
  - Dryer space, provide vent to outside with smooth metal duct with backdraft damper.
  - When a domestic clothes dryer is located in a closet, a minimum opening of 100 sq. in. for makeup air shall be provided in the Door or per the manufacturers written installation instructions. (504.3.2 CMC)
  - A domestic clothes dryer duct shall be of metal and a minimum of 4" in diameter. The exhaust duct shall not exceed a total combined horizontal and vertical length of 14', including two 90 degree elbows. Two feet shall be deducted for each 90 degree elbow in excess of two. (504.4.2.1 & 504.4.2.2 CMC)

**DOOR & WINDOW SCHEDULE** [X]

MARK	W	H	SILL HEIGHT	QUANTITY	REMARK / MATERIAL
D O O R	A	2'-8"	6'-8"	0	2 INTERIOR HOLLOW WOOD
	B	2'-6"	6'-8"	0	3 INTERIOR HOLLOW WOOD
W I N D O W	1	8'	4'	2'-8"	2 SLIDING PLASTIC FRAME
	2	4'	4'	2'-8"	3 SLIDING PLASTIC FRAME
	3	4'	2'	4'-8"	1 SLIDING PLASTIC FRAME
	4	3'	4'	2'-8"	1 SLIDING PLASTIC FRAME
	5	3'	2'	4'-8"	1 SL. PLASTIC FRAME (TEMP.)

\* ALL (N) WINDOW U-FACTOR = 0.30 & SHGC = 0.23

**OWNER:**  
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**REVISIONS**

NO.	DATE	REVISIONS

**ROOM ADDITION**  
507 CAMINO VERDE,  
SOUTH PASADENA, CA 91030

Project for:

SEAL:

**SHEET DESCRIPTION:**  
PROPOSED FLOOR PLAN

Date 1/22/23

Job #

Scale

Sheet No.:

**A3**

**LEGEND:**

LINE OF WALL	—————
LINE OF ROOF	- - - - -

**ATTIC VENTILATION - MAIN HOUSE ADDITION:**  
 Required net area: 1/150 (1,265x144) = 1,214 Sq.In.  
 Proposed net area:  
 (3) 140 Sq.In. NFA - Builders Edge 2x18"x24" Gable Vent: 420 Sq.In.  
 (8) 100 Sq.In. NFA - Construction Metals Inc 12"x24" Alum. Roof Vent: 800 Sq.In.  
 Total proposed net area: 1,220 Sq.In.

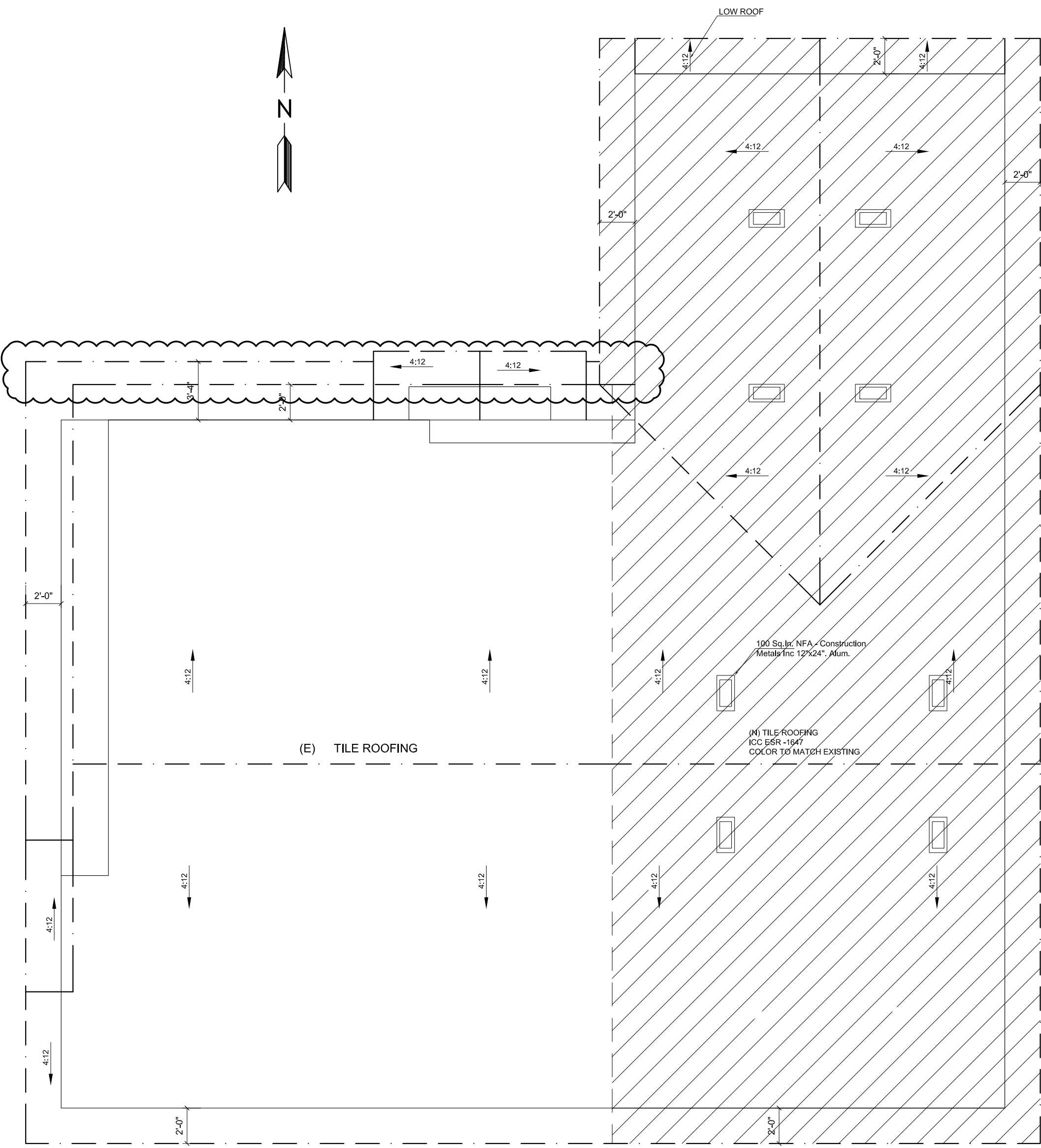
**NOTE:**

- Attic vents are required to be protected with corrosion resistant wire cloth screening, hardware cloth, perforated vinyl or similar material. The openings shall be a minimum 1/16" and shall not exceed 1/4". [§R806.1 CRC]
- A drip edge shall be provided at eaves and rakes of asphalt shingle roofs per R905.2.8.5.

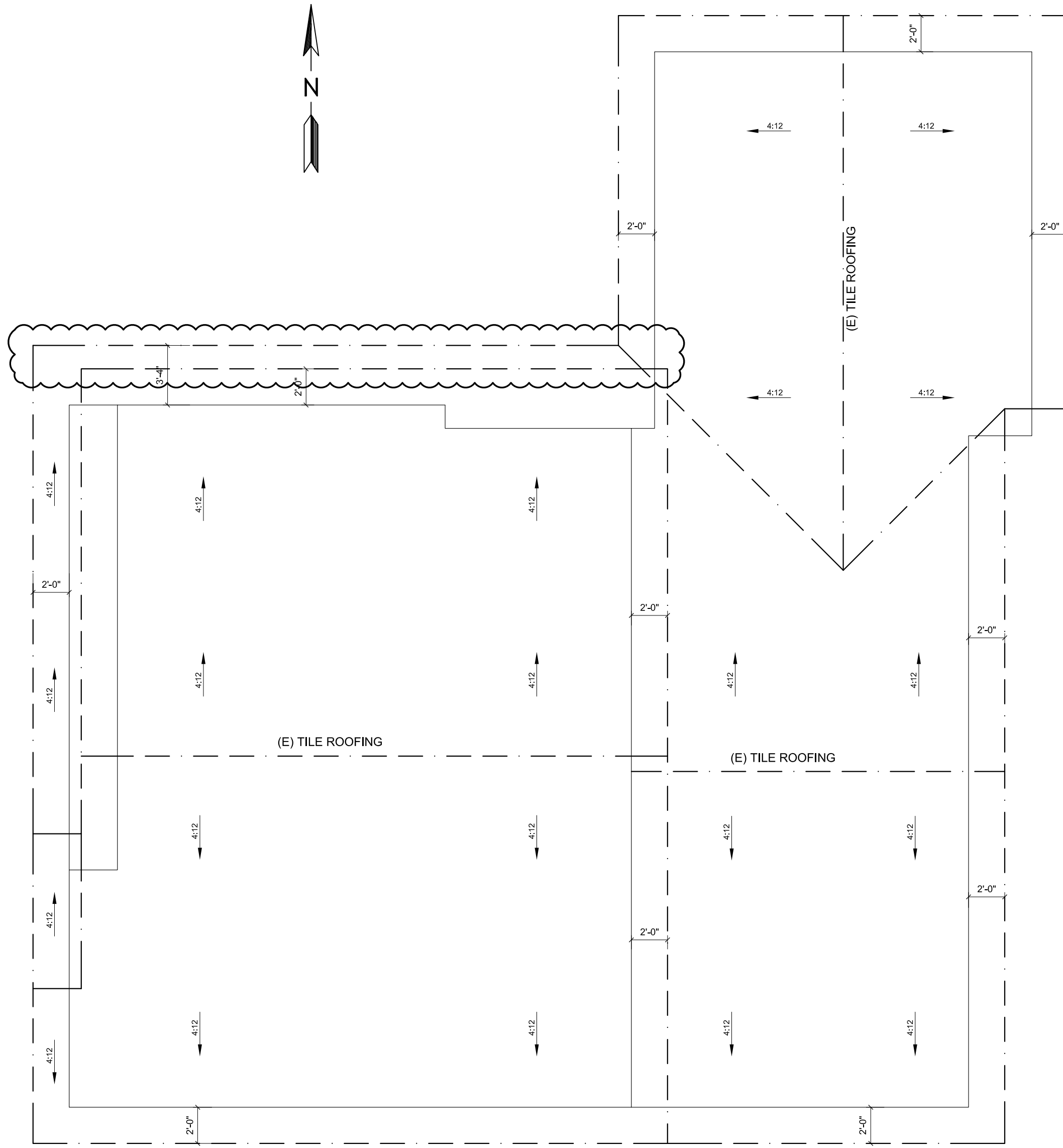
**OWNER:**  
**CARIN HUANG**  
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 SOUTH PASADENA, CA 91030  
 (714) - 390 - 9811

**REVISIONS**

NO.	DATE	REVISIONS



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



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

**ROOM ADDITION**  
 507 CAMINO VERDE,  
 SOUTH PASADENA, CA 91030

*Project for:*

*SEAL:*

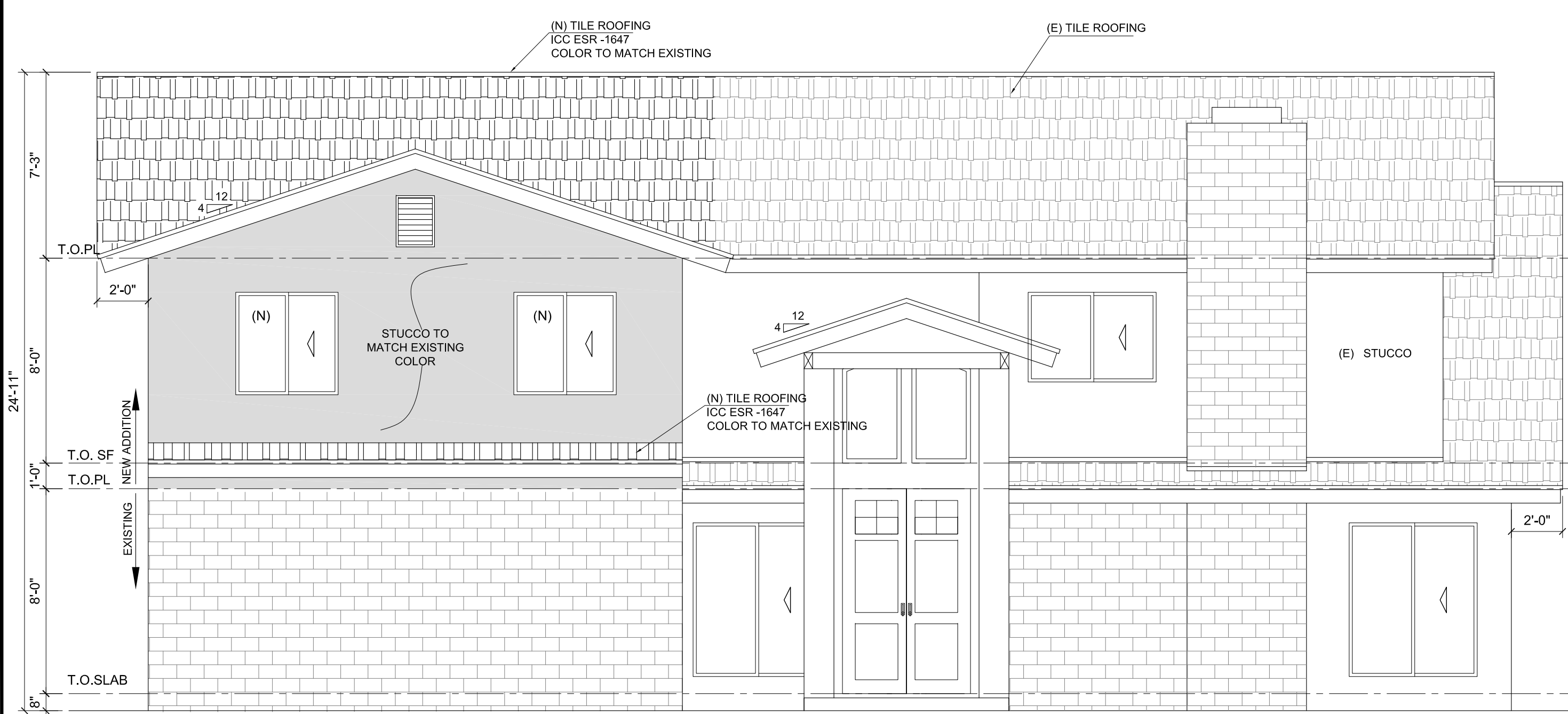
**SHEET DESCRIPTION :**  
 PROPOSED ROOF PLAN,  
 EXISTING ROOF PLAN

*Date* 2/24/23  
*Job #*  
*Scale*

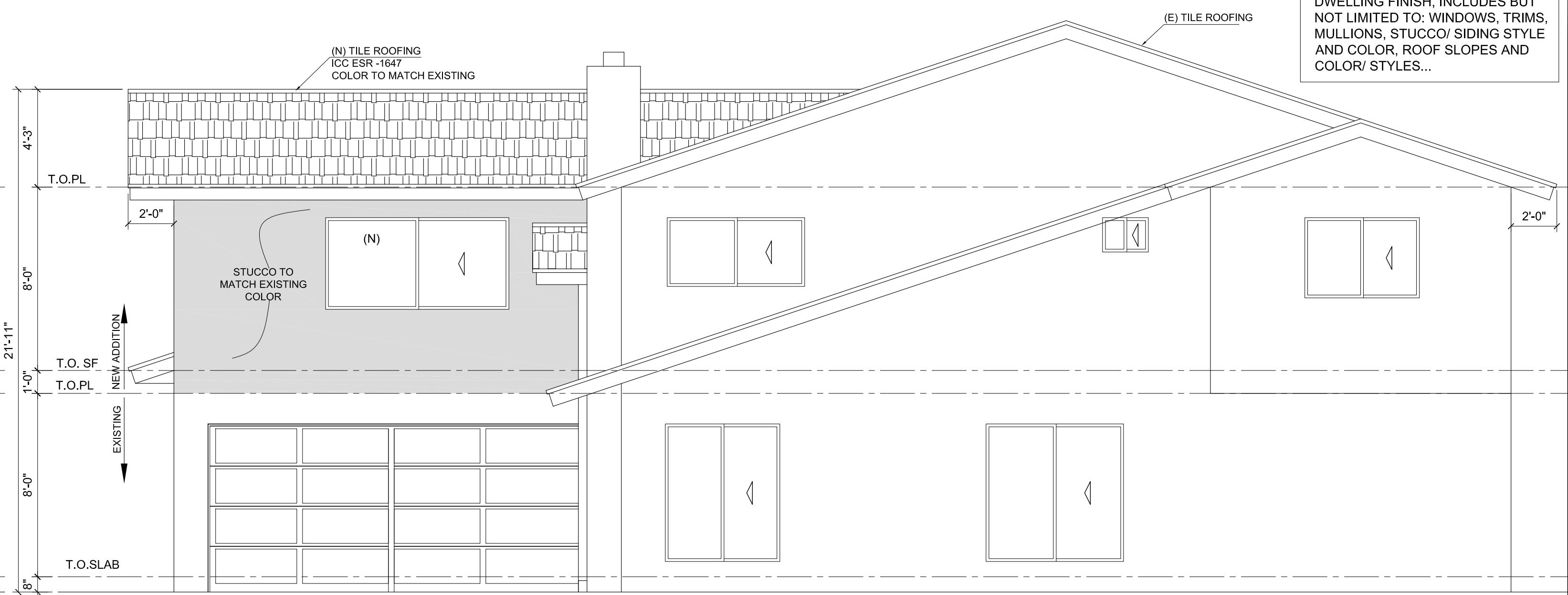
*Sheet No.:*  
**A4**

**NOTE:**  
 ALL EXTERIOR FINISH OF PROPOSED WORK SHALL MATCH THE EXISTING ARCHITECTURAL DWELLING FINISH, INCLUDES BUT NOT LIMITED TO: WINDOWS, TRIMS, MULLIONS, STUCCO/ SIDING STYLE AND COLOR, ROOF SLOPES AND COLOR/ STYLES...

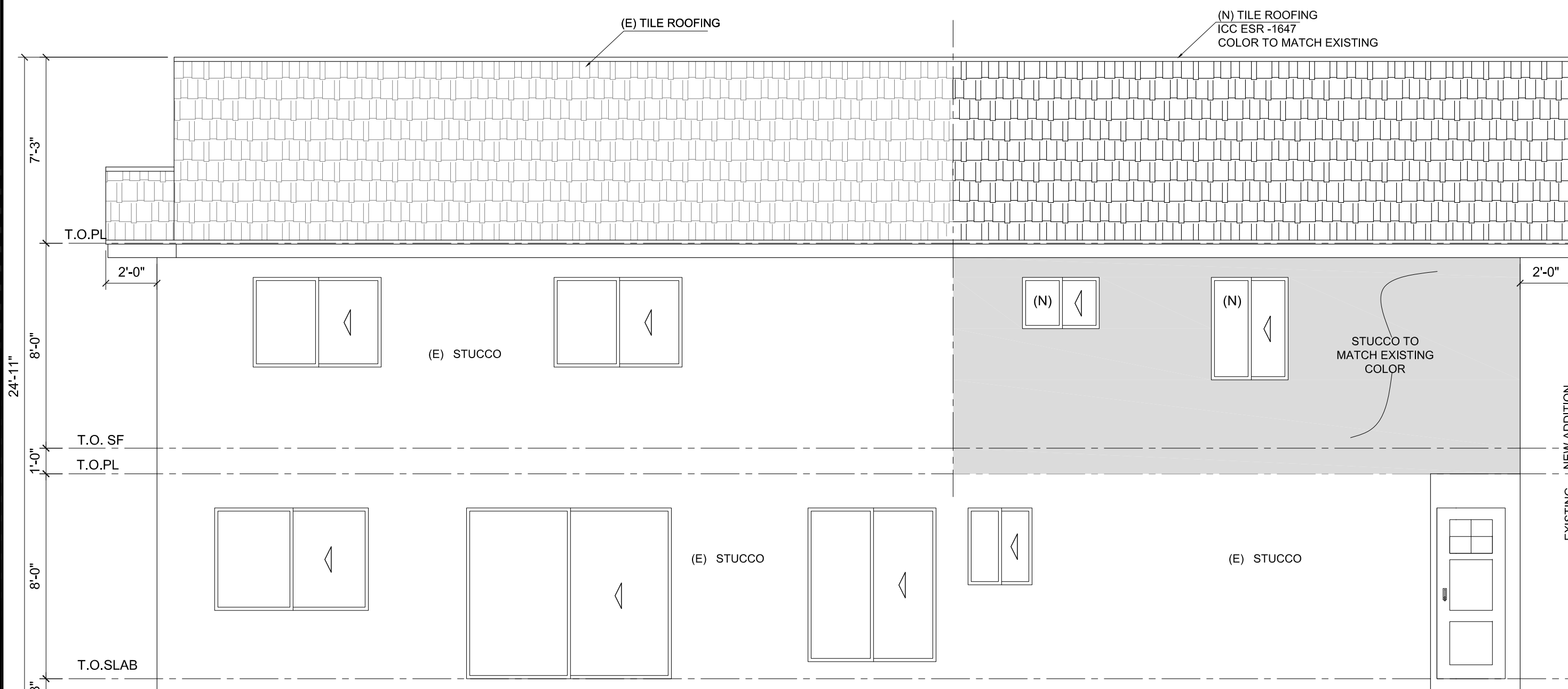
**OWNER:**  
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**PROPOSED FRONT ELEVATION (NORTH)**  
 SCALE: 1/4" = 1'-0"



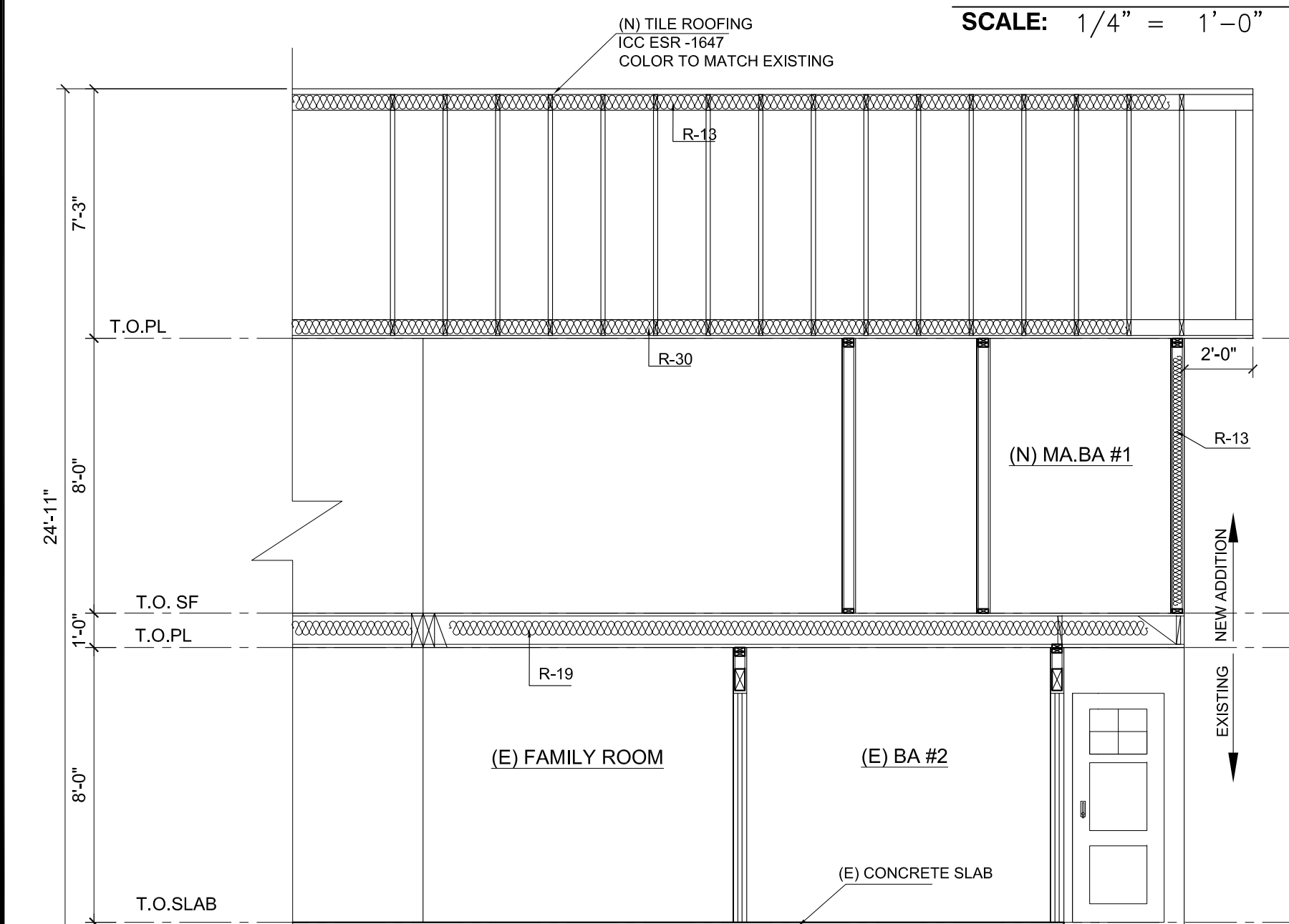
**PROPOSED RIGHT ELEVATION (WEST)**  
 SCALE: 1/4" = 1'-0"



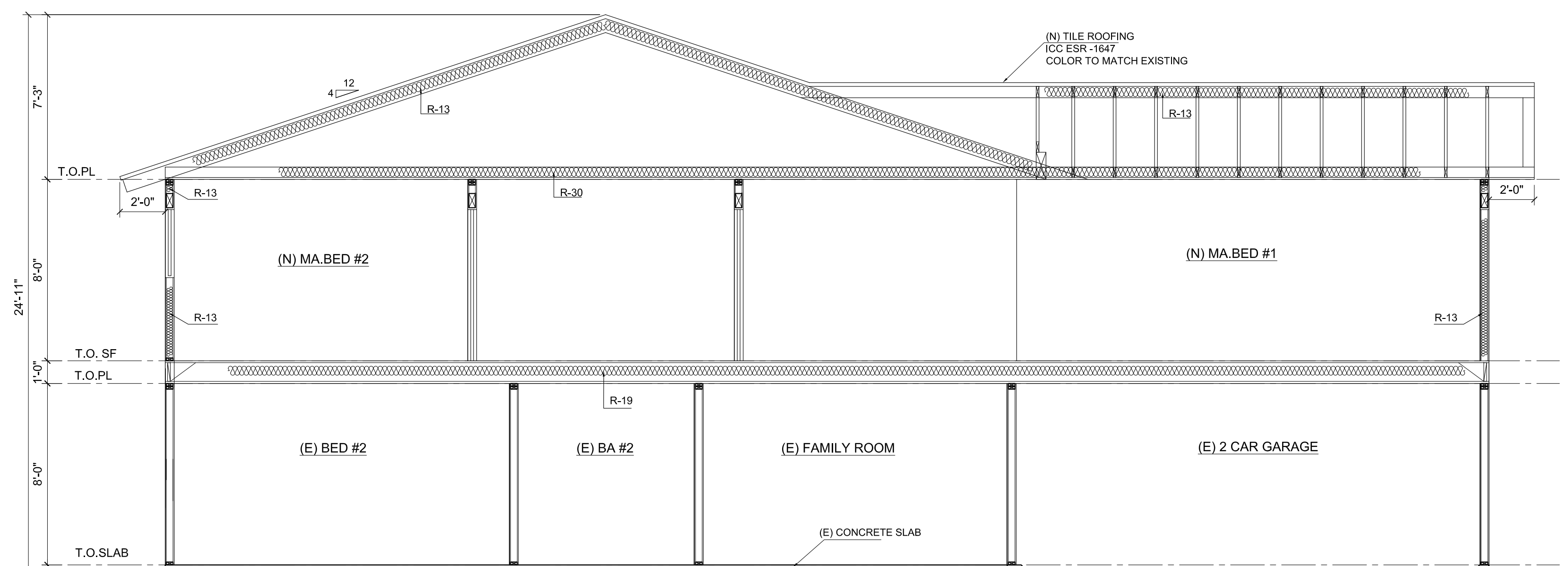
**PROPOSED REAR ELEVATION (SOUTH)**  
 SCALE: 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION (EAST)**  
 SCALE: 1/4" = 1'-0"



**SECTION 2 - 2**  
 SCALE: 1/4" = 1'-0"



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

REVISIONS		
NO.	DATE	REVISIONS

**ROOM ADDITION**  
 507 CAMINO VERDE,  
 SOUTH PASADENA, CA 91030

Project for:

SEAL:

**SHEET DESCRIPTION:**  
 PROPOSED ELEVATION, SECTION

Date: 2/24/23  
 Job #:  
 Scale:  
 Sheet No.:

**A5**

**OWNER:**  
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 507 CAMINO VERDE,  
 SOUTH PASADENA, CA 91030  
 (714) - 390 - 9811

REVISIONS		
NO.	DATE	REVISIONS

**ROOM ADDITION**  
 507 CAMINO VERDE,  
 SOUTH PASADENA, CA 91030

Project for:

SEAL:

**SHEET DESCRIPTION:**  
 EXISTING ELEVATION

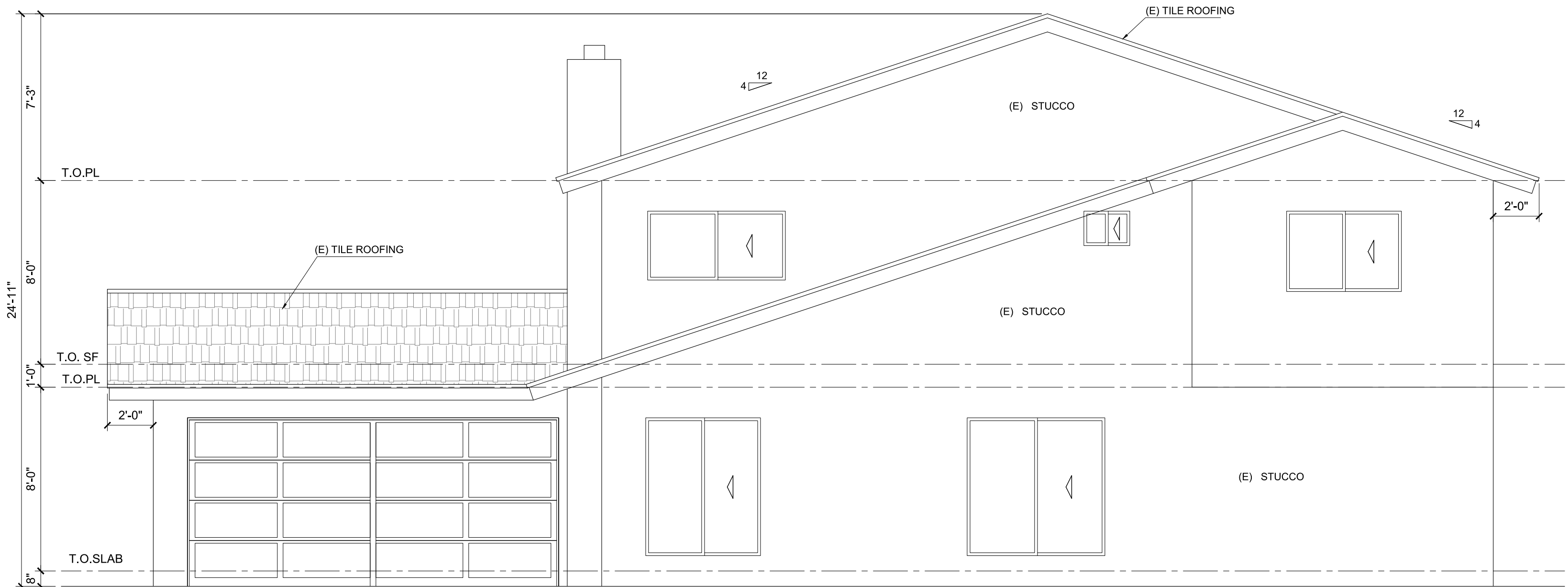
Date 1/22/23  
 Job #  
 Scale

Sheet No.:

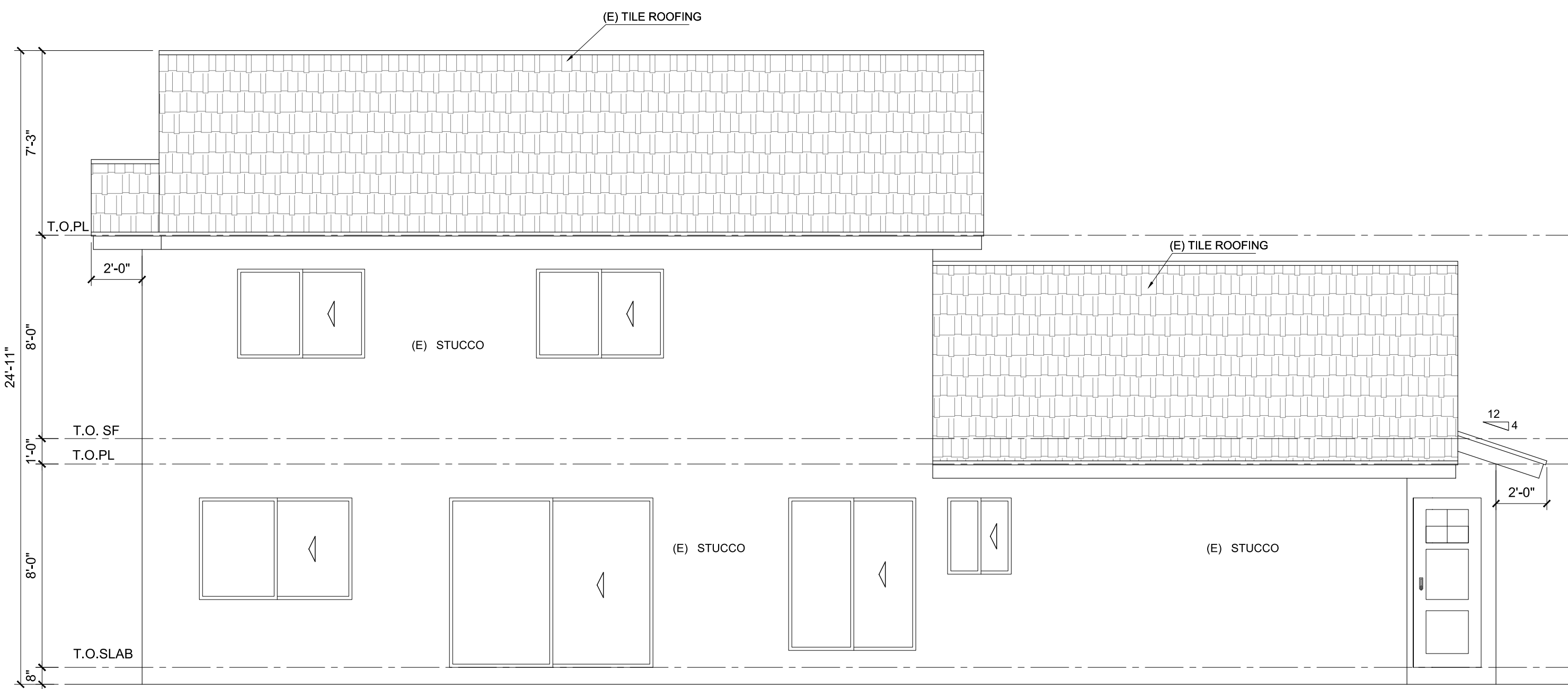
**A6**



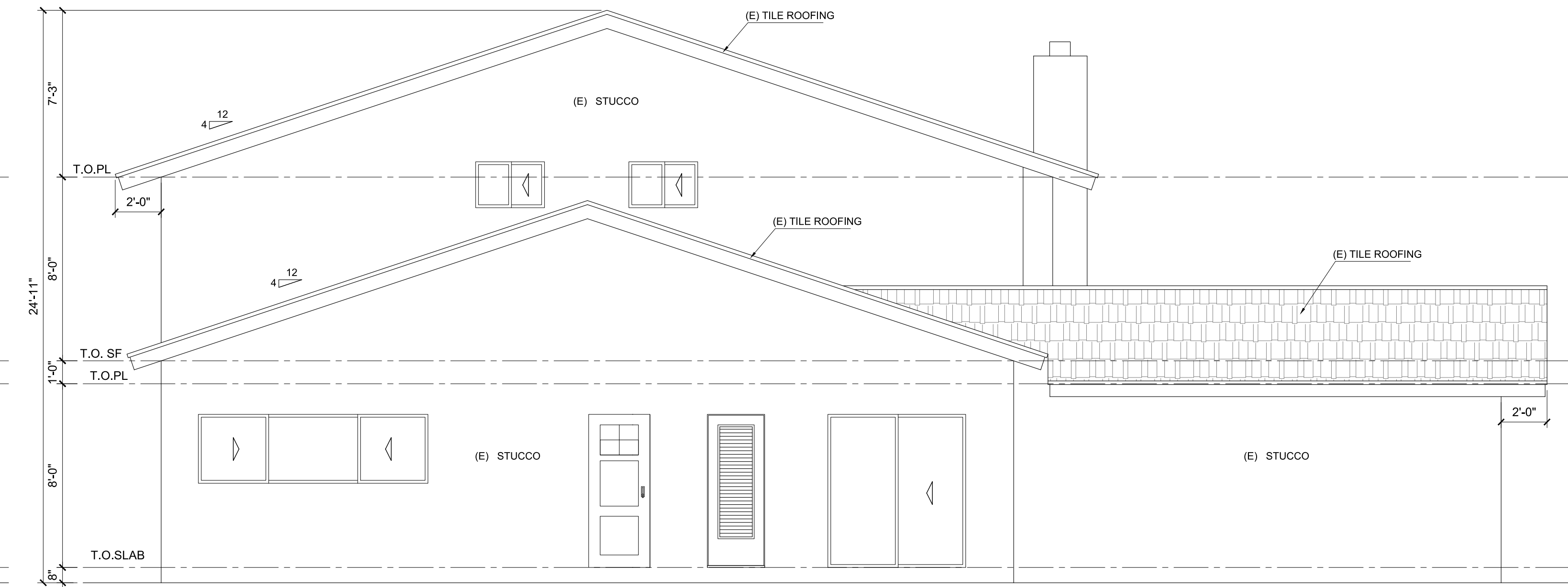
**EXISTING FRONT ELEVATION (NORTH)**  
 SCALE: 1/4" = 1'-0"



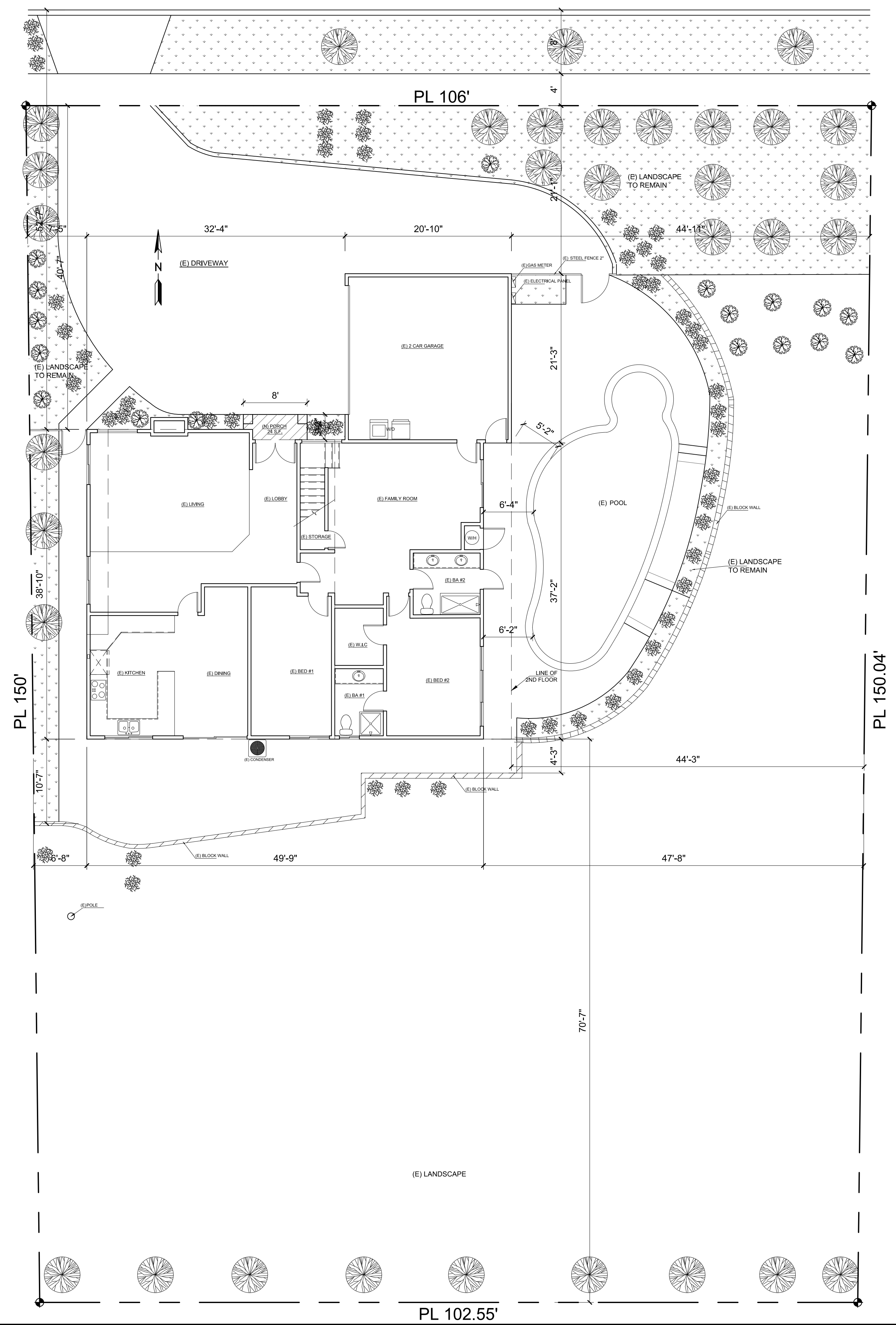
**EXISTING RIGHT ELEVATION (WEST)**  
 SCALE: 1/4" = 1'-0"



**EXISTING REAR ELEVATION (SOUTH)**  
 SCALE: 1/4" = 1'-0"



**EXISTING LEFT ELEVATION (EAST)**  
 SCALE: 1/4" = 1'-0"



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

OWNER:  
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REVISIONS		
NO.	DATE	REVISIONS

**ROOM ADDITION**  
507 CAMINO VERDE,  
SOUTH PASADENA, CA 91030

Project for:

SEAL:

SHEET DESCRIPTION:  
(E) LANDSCAPE PLAN

Date: 1/22/23  
Job #:  
Scale:

Sheet No.:  
**LC**

OWNER:

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507 CAMINO VERDE,  
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(714) - 390 - 9811

REVISIONS

NO.	DATE	REVISIONS

UTILITY SYMBOLS

OUTLET

- ⊖ A.F.C.I 110 V DUPLEX OUTLET
- ⊖ G.F.C.I 110 V G.F.C.I. DUPLEX OUTLET W.P.
- ⊖ A.F.C.I 110 V WEATHERPROOF G.F.C.I. OUTLET 220 V OUTLET

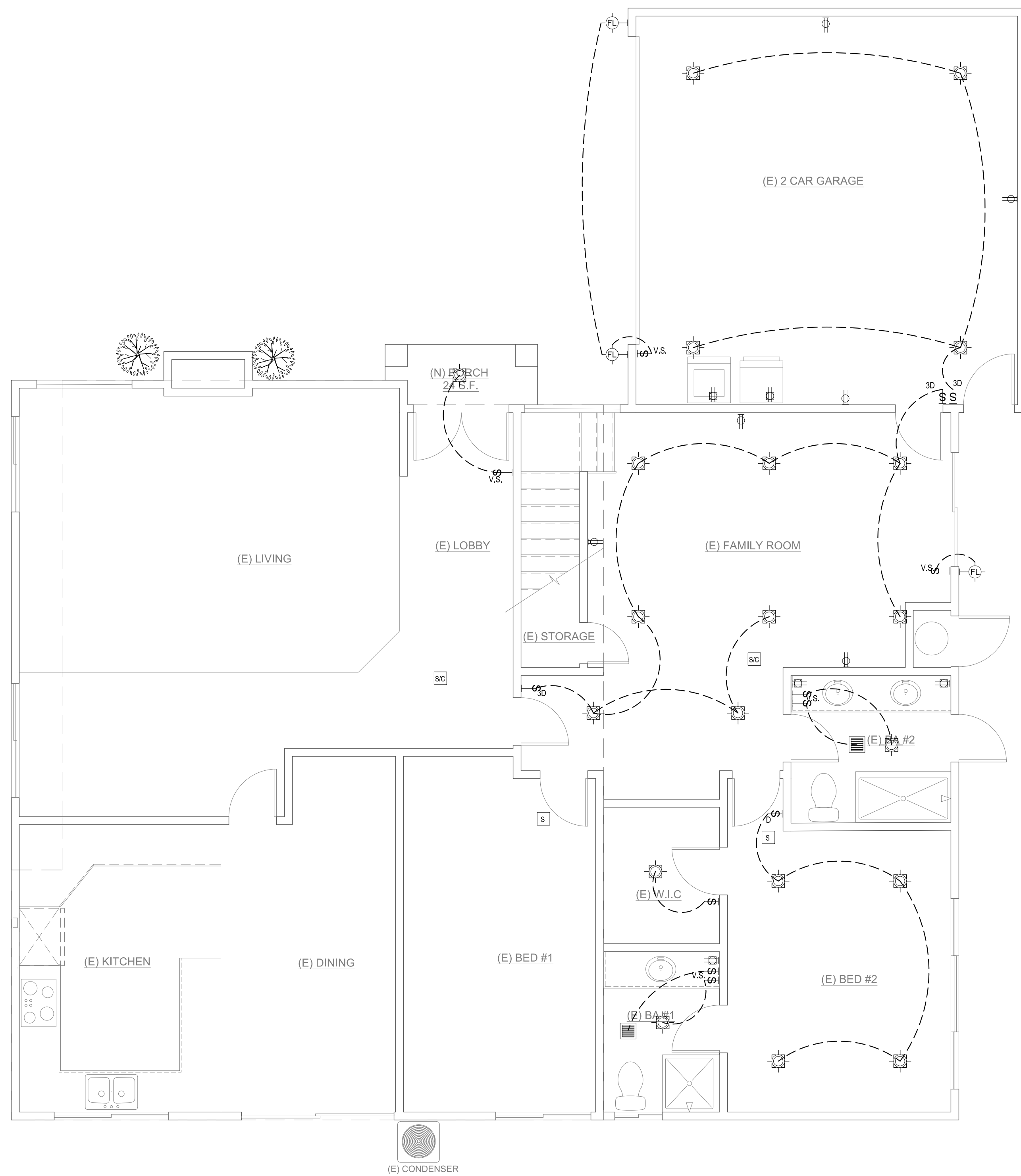
SWITCHES

- ⊖ 2-WAY SWITCH
- ⊖ 3-WAY SWITCH
- ⊖ 4-WAY SWITCH
- ⊖ VACANCY SENSOR
- ⊖ DIMMER SWITCH
- ⊖ 3-WAY DIMMER
- ⊖ 4-WAY DIMMER
- ⊖ AIR SWITCH

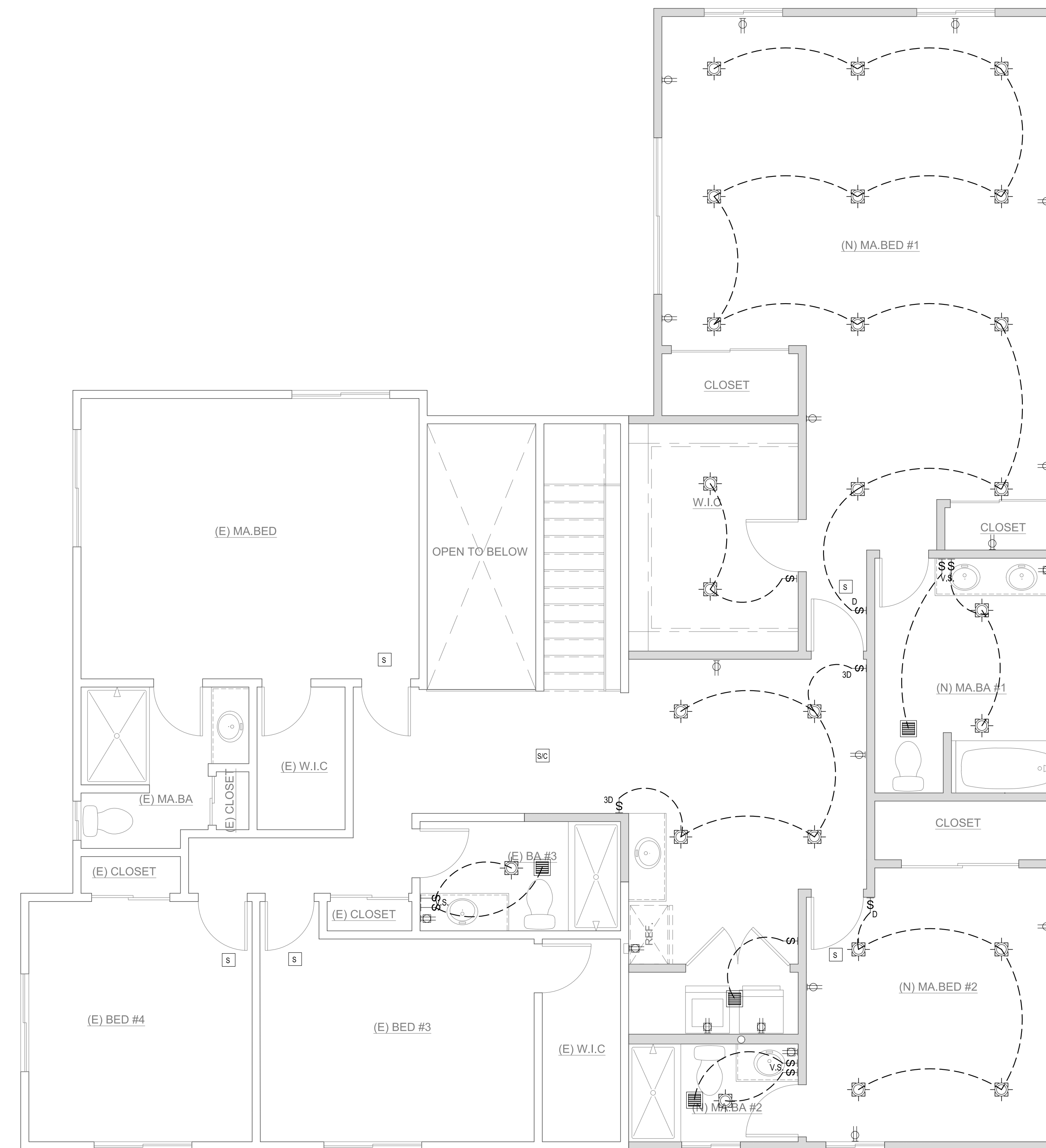
- ⊖ COMBINATION SMOKE/CARBON MONOXIDE ALARM, CEILING MOUNTED, HARD WIRED AND W/ BATTERY BACK UP, ICC APPROVED
- ⊖ SMOKE DETECTOR, HARD WIRED AND W/ BATTERY BACK UP, ICC APPROVED (INSTALL AS PER 2019 CBC) INTERCONNECTED

LIGHTING/EXHAUST FANS

- ⊖ WALL MOUNT LIGHT: INCANDESCENT HIGH EFFICIENCY & CONTROL BY MOTION SENSOR & PHOTO SENSOR COMBINATIONS
- ⊖ CEILING RECESSED LED LIGHT FIXTURE - IC RATED AND AIR TIGHT
- ⊖ BATH ROOM EXHAUST FAN - 50 CFM MIN.: VENT TO OUTSIDE AIR.
- ⊖ KITCHEN EXHAUST FAN - 100 CFM MIN.: VENT TO OUTSIDE AIR.



UTILITY PLAN - 1ST  
SCALE: 1/4" = 1'-0"



UTILITY PLAN - 2ND  
SCALE: 1/4" = 1'-0"

ROOM ADDITION  
507 CAMINO VERDE,  
SOUTH PASADENA, CA 91030

Project for:

SEAL:

SHEET DESCRIPTION:

UTILITY PLANS

Date	1/22/23
Job #	
Scale	

Sheet No.:

E1