



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

**AGENDA
REGULAR MEETING
THURSDAY, NOVEMBER 20, 2025 AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

South Pasadena Cultural Heritage Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

The Meeting will be available:

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

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

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

CALL TO ORDER: Chair Conrado Lopez

ROLL CALL: Chair Conrado Lopez
Vice-Chair Scott Severson
Commissioner Jeremy Ding
Commissioner Peter Aperlo
Commissioner Kristin Carlblom

COUNCIL LIAISON: Mayor Pro Tem Sheila Rossi

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

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

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

Option 1:

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

Option 2:

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

Option 3:

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

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

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

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

PUBLIC COMMENT**1. Public Comment – General (Non-Agenda Items)****CONSENT CALENDAR ITEM****2. Minutes from Regular Meeting of September 18, 2025****3. Minutes from Regular Meeting of October 16, 2025****PUBLIC HEARING**

- 4. 930 Indiana Avenue, Project No. COA25-0008** – A request for a Certificate of Appropriateness (COA) to construct a 379 square-foot addition to a 954 square-foot 1940's single-family dwelling located at 930 Indiana Ave (APN: 5313-008-002). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation) will be considered for the project.

Recommendation

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331.
 2. Approve Project No. COA25-0008 subject to the Conditions of Approval.
- 5. 644 Stratford Ave, Project No. PLR25-0010/COA25-0015** - A request for a Certificate of Appropriateness to demolish a 2,294-square-foot single-family residence located at 644 Stratford Avenue (APN: 5318-007-009). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15061(b)(3) – (Common Sense Exemption) and Class 3, Section 15303 – (New Construction or Conversion of Small Structures) will be considered for the project.

Recommendation

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15303.
2. Approve COA25-0015 determining that the home located at 644 Stratford Ave does not meet the national, state, or local criteria for historic designation and that demolition may proceed.

DISCUSSION**6. Fair Oaks North South ITS Project Update****Recommendation**

1. Receive and file the following staff report.

ADMINISTRATION

3. Comments from City Council Liaison
4. Comments from Commissioners
5. Comments from Subcommittees
6. Comments from Staff

ADJOURNMENT

7. **Adjourn to the Regular Cultural Heritage Commission meeting scheduled for December 18, 2025 at 6:30 PM.**

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Cultural Heritage Commission meeting agenda packets are available online at the City website:

<https://www.southpasadenaca.gov/Your-Government/Boards-Commissions/Cultural-Heritage-Commission>

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.

11/13/2025

Date

Michael Donovan

Michael Donovan, Associate Planner



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

**MINUTES
REGULAR MEETING
THURSDAY, SEPTEMBER 18, 2025, AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Conrado Lopez, on Thursday, September 18, 2025, at 6:30 p.m. The meeting was conducted in person at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

PRESENT

Chair	Conrado Lopez
Vice-Chair	Scott Severson
Commissioner	Jeremy Ding
Commissioner	Kristin Carlblom

CITY STAFF PRESENT

Erika Ramirez, Community Development Director; Tatianna Marin, Assistant Planner; Lillian Estrada, Administrative Secretary.

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

Chair Lopez noted a revision to Item 3 on the Agenda, which is subject to Chair review and not Commission review. Commissioner Ding motioned, seconded by Chair Lopez, to approve the Agenda with the removal of Item 3.

Motion carried, as amended: 4-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None.

PUBLIC COMMENT

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

Angelo Gladding, a resident, addressed the Commission about a Tree Ordinance Amendment discussed at last night's City Council meeting, expressing concerns about the impact of removing protections from non-native trees.

CONSENT CALENDAR ITEM

2. **Minutes from the Regular Meeting of August 21, 2025**

Approved, 4-0

PUBLIC HEARING

3. **1913 Oak Street, Project No. COA25-0006**– A Certificate of Appropriateness for the construction of a 470 square-foot second-story addition to an existing two-story 2,652 square-foot single-family dwelling unit for the property located at 1913 Oak Street (APN: 5320-003-040), in the Residential Low Density (RS) zoning district. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation:

1. Continue Project No. COA25-0006 to a date certain.

Removed from +the Agenda for Chair review.

4. **1901 Oxley Street, Project No. COA25-0007**– A request to permit a Certificate of Appropriateness (COA) to convert 655 square feet of attic space into habitable space to an existing 1,284 square-foot single-family dwelling located at 1901 Oxley Street (APN: 5318-009-028). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation) will be considered for the project.

Recommendation:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. COA25-0007, subject to the draft Conditions of Approval (Attachment 1).

Staff Presentation:

Assistant Planner Tatianna Marin presented the Staff Report, providing a detailed overview of the project, including converting attic space to a second floor and adding a shed dormer.

Questions for Staff:

None.

Applicant Presentation:

None. However, Architect Tim Clark with Cynthia Bennett and Associates introduced himself, Carolien Fehmers, CEO, and Chuck O'Neil, one of the co-owners of the project. Mr. Clark highlighted similar previous approvals and the proposed changes to the dormer and balcony.

Questions for Applicant:

The Commissioners expressed concerns about the balcony's compatibility with the Craftsman architectural style and the railing detail.

Public Comment:

None.

Commissioner Discussion:

The Commissioners discussed the balcony's impact on the main elevation and the need for egress, with Commissioners expressing mixed opinions on the balcony. The Commissioners agreed to continue the project to allow for further revisions.

Commission Motion and Action:

MOVED BY CHAIR LOPEZ, SECONDED BY COMMISSIONER CARLBLOM, to continue the project to the next Commission meeting.

AYES: Ding, Carlbom, Severson, Lopez

NOES:

ABSENT: Aperlo

ABSTAINED:

Motion Carried: 4-0

DISCUSSION

NOT APPLICABLE

ADMINISTRATION

5. Comments from City Council Liaison

None.

6. Comments from Commissioners

Vice-Chair Severson informed the Commission of an upcoming event by Docomomo, an international non-profit architectural organization which raises public awareness and promotes the conservation of modern buildings, at the Oneonta Church.

7. Comments from Subcommittees

None.

8. Comments from Staff

Director Erika Ramirez shared several announcements: (1) there is an RFP for developing objective design standards and an ADU program that includes prototypes for new construction, which should be ending at the end of the month, hoping to make a selection by November; (2) City Hall will be open five days a week, starting in October; (3) a draft Public Art Policy Manual will be presented at the next Public Arts Commission meeting, inviting Commission members to attend; and (4) to Chair Lopez's inquiry regarding a possible Commissioners' luncheon regarding the Mills Act, a possible workshop open to all Commissioners is being considered before year end.

ADJOURNMENT

- 9. Adjourn to the regular Cultural Heritage Commission meeting scheduled for October 16, 2025, at 6:30 p.m.**

There being no further matters, Chair Lopez adjourned the Cultural Heritage Commission meeting at 7:10 p.m.

APPROVED,

Conrado Lopez, Chair
Cultural Heritage Commission

Date



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

**MINUTES
REGULAR MEETING
THURSDAY, OCTOBER 16, 2025, AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Conrado Lopez, on Thursday, October 16, 2025, at 6:30 p.m. The meeting was conducted in person at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

PRESENT

Chair
Vice-Chair
Commissioner

Conrado Lopez
Scott Severson
Peter Aperlo

CITY STAFF PRESENT

Tatianna Marin, Assistant Planner; Lillian Estrada, Administrative Secretary.

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

Approved: 3-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR ITEM

NOT APPLICABLE

PUBLIC HEARING

- 2. 1901 Oxley Street, Project No. COA25-0007**– A request to permit a Certificate of Appropriateness (COA) to convert 655 square feet of attic space into habitable space to an existing 1,284 square-foot single-family dwelling located at 1901 Oxley Street (APN: 5318-009-028). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation) will be considered for the project.

Recommendation:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. COA25-0007, subject to the draft Conditions of Approval.

Staff Presentation:

Assistant Planner Tatianna Marin presented the Staff Report, providing a detailed overview of the project, including converting attic space to a second floor and adding a shed dormer. The project was previously continued due to design concerns, particularly the proposed front balcony. Three (3) design options were presented.

Questions for Staff:

None.

Applicant Presentation:

None. However, Architect Tim Clark with Cynthia Bennett and Associates introduced himself and Carolien Fehmers, CEO. Mr. Clark remarked that of the three options presented, the owners' preference was Option 1.

Questions for Applicant:

Chair Lopez confirmed the need for changes to meet egress requirements and discussed the implications of each option.

Vice-Chair Severson questioned the necessity of showing Option 3 if it did not meet egress requirements.

Commissioner Aperlo inquired about the historical precedent of second-story balconies in Craftsman-style homes.

Public Comment:

None.

Commissioner Discussion:

The Commissioners expressed appreciation for the Design Team providing options for the Commissioners to consider, discussed the necessity of changes for egress, and the importance of balancing historical preservation with functional updates.

Commission Motion and Action:

MOVED BY CHAIR LOPEZ, SECONDED BY COMMISSIONER APERLO, to approve Project No. COA25-0007 with Option 2 on the main elevation presented tonight and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines, subject to the Conditions of Approval.

AYES: Aperlo, Severson, Lopez

NOES:

ABSENT: Ding, Carlblom

ABSTAINED:

Motion Carried: 3-0

DISCUSSION

NOT APPLICABLE

ADMINISTRATION

3. Comments from City Council Liaison

None.

4. Comments from Commissioners

None.

5. Comments from Subcommittees

None.

6. Comments from Staff

None.

ADJOURNMENT

- 7. Adjourn to the regular Cultural Heritage Commission meeting scheduled for November 20, 2025, at 6:30 p.m.**

There being no further matters, Chair Lopez adjourned the Cultural Heritage Commission meeting at 6:50 p.m.

APPROVED,

Conrado Lopez, Chair
Cultural Heritage Commission

Date _____



Cultural Heritage Commission Agenda Report

ITEM NO. 4

DATE: November 20, 2025

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, Planning Manager

PREPARED BY: Stephen Peterson, Senior Planner

SUBJECT: Project No. COA25-0008 is request for a Certificate of Appropriateness (COA) to construct a 379 square-foot addition to a 954 square-foot 1940's single-family dwelling located at 930 Indiana Ave (APN: 5313-008-002). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

APPLICANT: Gary McKee, Nott Associates

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission (CHC):

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301, Class 1 (Existing Facilities), and Section 15331, Class 31 (Historic Resource Restoration and Rehabilitation).
2. Approve Project No. COA25-0008 subject to the Conditions of Approval (**Attachment 1**).

EXECUTIVE SUMMARY / BACKGROUND

The applicant, Gary McKee of Nott & Associates, requests the Cultural Heritage Commission approve a Certificate of Appropriateness (COA 25-0008) to construct a 379-square-foot rear addition to an existing 954-square-foot 1940s single-family residence located at 930 Indiana Avenue within the El Centro/Indiana/Palm Historic District.

The home is identified as a non-contributing resource within the district due to its post-war construction date and style. The proposed addition will accommodate a new master bedroom, closet, and bathroom, and has been designed to be architecturally compatible and visually subordinate to the existing Post-War Traditional dwelling.

Staff finds that the proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, the City's Design Guidelines, Cultural Heritage Ordinance, General Plan Goal 3 and Policy P3.4, and the Certificate of Appropriateness findings required under SPMC Section 2.65(e). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301 (Existing Facilities) and Section 15331 (Historic Resource Restoration/Rehabilitation).

- June 30, 2025, the applicant submitted an application for a Certificate of Appropriateness for a 379 square-foot addition to an existing 954 square-foot single-family residence.
- October 22, 2025, the project application was deemed complete and scheduled for consideration by the Cultural Heritage Commission.

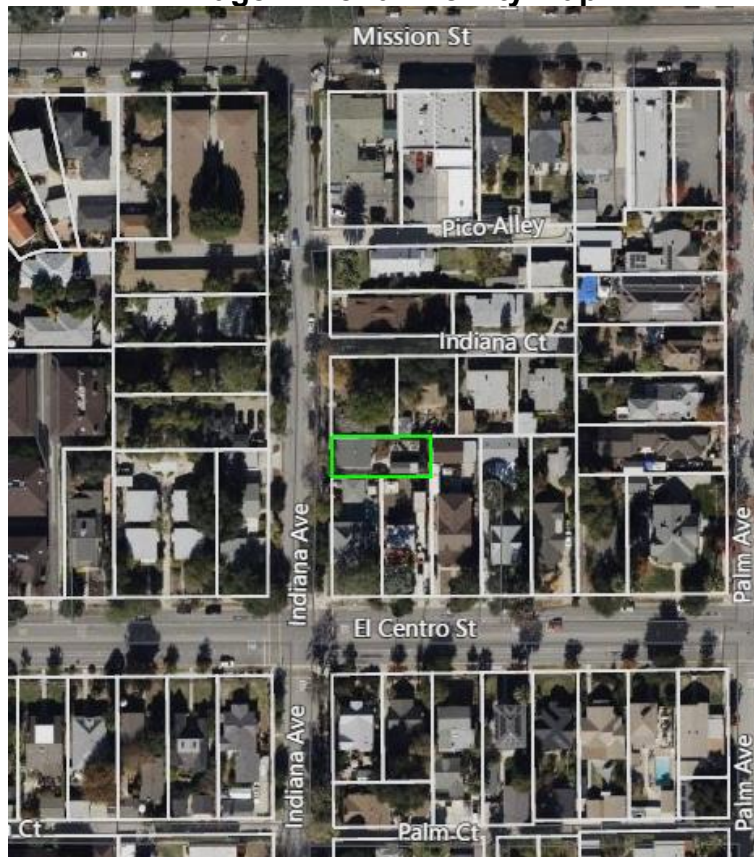
PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 379 square-foot addition to an existing one-story 954 square-foot single-family dwelling located at 930 Indiana Avenue (APN: 5313-008-002). The 1940's home is located in the El Centro/Indiana/Palm Historic District but is classified as a non-contributing structure to the district. The addition will allow for a new master bedroom, closet, and bathroom. The Site Plan and Elevations are included as **Attachment 2**.

Site Characteristics

The subject property is a rectangular-shaped lot of approximately 4,000 square feet located on the east side of Indiana Avenue between Indiana Court and El Centro Street (see **Image 1** below). The subject property is located in the RS (Residential Low Density) zoning district and is surrounded by RS (Residential Low Density) zoning to the north, east and south, and RM (Residential Medium Density) across the street to the west. The neighborhood consists of one- and two-story single-family residential uses. Neighborhood images are included in **Attachment 2**.

Image 1: Aerial Vicinity Map



The subject site is currently developed with an existing one-story 954 square-foot single-family dwelling with an existing 205 square-foot detached garage. The subject site is included in the City's Inventory of Historic Resources for being located in the El Centro/Indiana/Palm Historic District, with a status code of **5D1**, but is identified as a non-contributing structure. The district was the city's first designated residential historic district and is located west of the city's original commercial center. The district contains 29 contributing properties of late 19th and early 20th century Queen Anne and revival style homes. As such, the subject property, constructed in 1941 is identified as a non-contributing later addition to the district. Please see **Attachment 3** for the District's Department of Parks and Recreation (DPR) Form.

Image 2: Street View of the Property



The single-family residence (see **Image 2** above) was built in 1941 in the Post War Traditional style with Cottage style accents.

Since being built, the property has undergone the following construction and alterations:

- In 1941, a permit was issued for the construction of the home and detached garage.
- In 1962, a permit was issued for a 24-square-foot addition enclosing a portion of the front porch for a breakfast nook.
- In 2008, a Certificate of Appropriateness was approved by the Cultural Heritage Commission for a 389 square foot addition to the residence and a 162 square foot addition to the garage. The COA later expired when no building permit applications were submitted and the additions were never constructed.
- In 2014, a permit was issued for reroofing of the detached garage.
- In 2018, a permit was issued for seismic safety bolting of the home

Previous permit records are included as **Attachment 4**.

PROJECT ANALYSIS

Certificate of Appropriateness

The applicant is requesting approval of a Certificate of Appropriateness (COA) to construct a 379-square-foot addition to an existing 954-square-foot, one-story single-family dwelling, located at 930 Indiana Avenue. The project includes a second-story master bedroom with a walk-in closet and full bathroom, resulting in a three-bedroom,

two-bathroom home (with one existing bathroom renovated). Pursuant to South Pasadena Municipal Code (SPMC) Section 2.65, a Certificate of Appropriateness for a Major Project Review is required for a project that includes an addition visible from the public right-of-way. The proposed project requires review and approval from the Cultural Heritage Commission because the new second-story addition is slightly visible from the public right-of-way. The subject property has been identified as a non-contributor to the El Centro/Indiana/Palm Historic District; therefore, any addition should be visually subordinate or secondary to the original structure.

The proposed project will maintain the Post-War Traditional style with Cottage Style features of the existing home. The addition will maintain consistency with the character of the property, featuring a matching asphalt shingle roof with a gabled form and roof slope of 4:12, stucco siding, and wood windows and doors. To ensure subordination and visual differentiation, the new addition will have a reduced roof height of 12 feet compared to the existing home's 16 feet 2 inches, greater side setbacks, a slightly different siding finish with "stucco sand" on the existing home and "light sand" on the proposed addition, and asphalt shingles that will be slightly darker in color. The existing and proposed elevations are shown on Images 3–6. A COA is required under the SPMC when exterior alterations, additions, or new construction may affect the historic character or appearance of a property or district. Staff contends that the project substantially meets or exceeds the goals of the General Plan, the Certificate of Appropriateness criteria, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards for the Residential Low Density (RS) zoning district.

General Plan Consistency

The General Plan (2040) land use designation for the subject site is Low-Density Neighborhood, which allows for single-family dwellings at up to 5 units per acre. The proposed project complies with the following General Plan goals, policies, and/or actions:

Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.

Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.

The proposed project is consistent with Goal 3 and Policy 3.4 above because the proposal preserves the existing Post War Traditional architectural style of the residence. The proposed addition matches the design of the main home by incorporating numerous cohesive elements including: an asphalt shingled gable roof with identical roof pitch, stucco siding, wood windows with the same mullion pattern and a wood door. The addition is located fully in the rear of the property and is only very slightly visible

from the right of way between the and the neighboring property to the north. Further, the height of the proposed addition is less than that of the existing home, while it is set-in further from the side property line than the main house by 1' on the north side and 10' on the south side. By keeping the same architectural style and massing as the existing home, the character and scale of the neighborhood will be retained. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and Design Guidelines.

Zoning Code Compliance

The subject property is zoned Residential Low Density (RS), which is intended for the development of detached single-family homes and accessory structures. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Certificate of Appropriateness process is to ensure that the proposed site layout and building design are suitable and compatible with the City's design standards and guidelines. Residential Development Standards from SPMC Section 36.220.040 were applied to the proposed project. **Table 1** below lists the project's conformance with applicable development standards.

Table 1: Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (1,600 SF max. allowed)	32% 1,271 SF	39% 1,578 SF
Floor Area Ratio (FAR)	35% (1,400 SF max. allowed)	32% 1,271 SF	34% 1,343 SF
Building Height	35 ft. max.	16 ft. 2 in.	Unchanged
Off-Street Parking	2-Car (Covered)	1-car garage, 2 driveway – Legal Non-Conforming	Unchanged
Front Setback	35 ft. max	10 ft 8 in. Legal Non- Conforming	Unchanged
Side Setback	10% of lot width (4 ft minimum)	North: 3 ft. South: 8 ft 2 in.	Unchanged
Rear Setback	25 ft.	52 ft. 4 in.	28 ft 2 in

Image 3: Existing West (Front) Elevation to remain unchanged

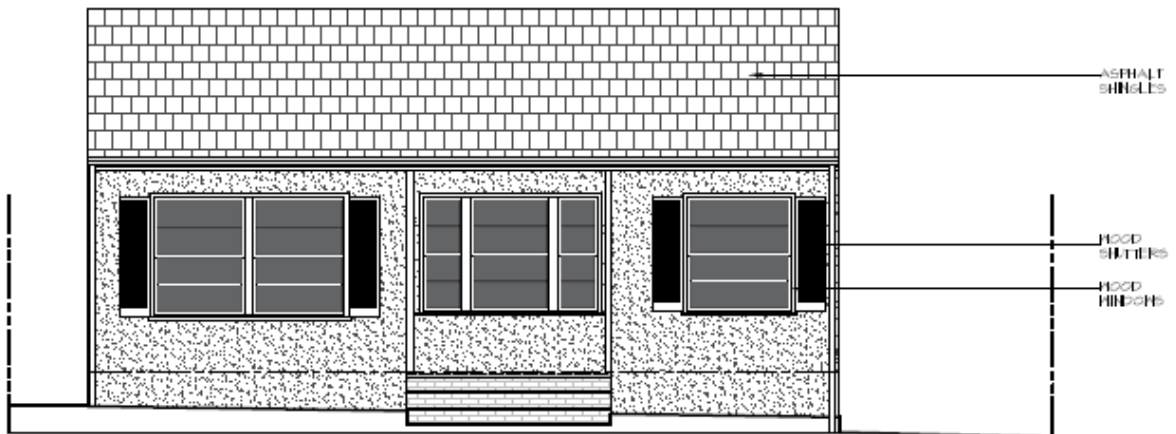
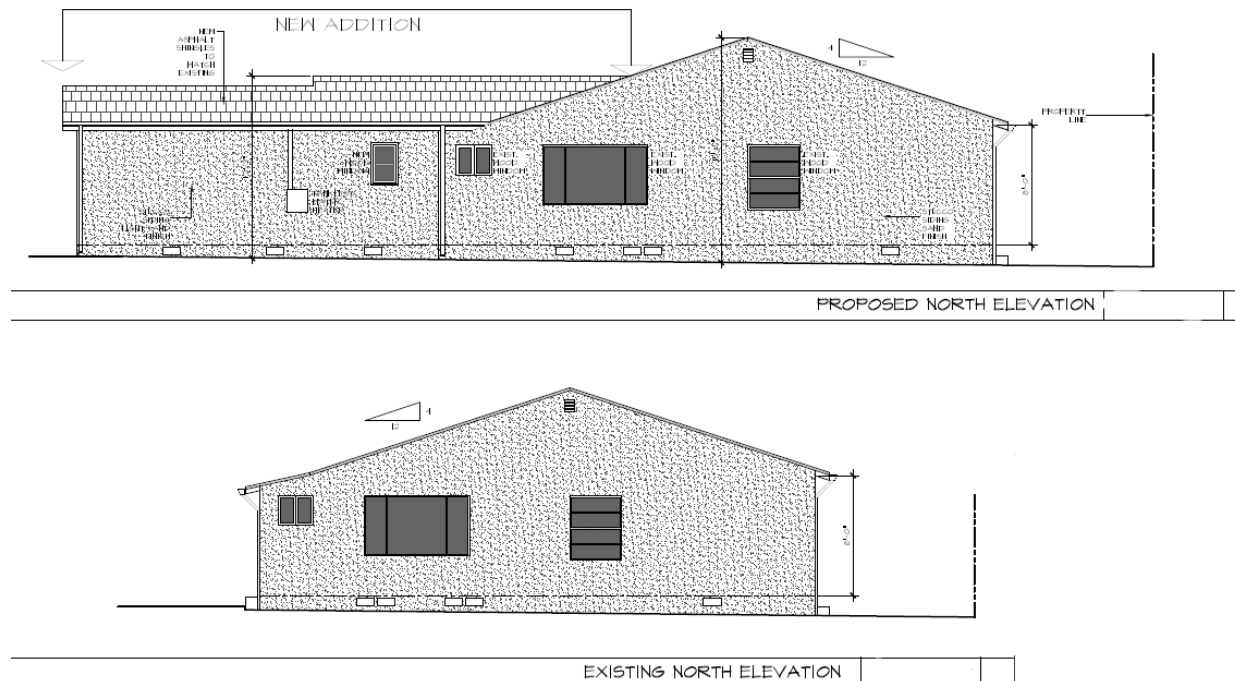


Image 4: Proposed and Existing East (Rear) Elevations



The image contains two architectural drawings of a house's south elevation. The top drawing is labeled 'PROPOSED SOUTH ELEVATION' and shows a house with a gabled roof and a new addition. The new addition has a gabled roof and a new glass door. The existing house has a gabled roof and a solid door. The drawings include labels for materials like 'NEW SAF ASPHALT SHINGLES' and 'RED CEDAR SHINGLES'. A note states 'ADDITION TO HOUSE WILL BE PAINTED TO MATCH EXISTING COLOR.' The bottom drawing is labeled 'EXISTING SOUTH ELEVATION' and shows the original house with a gabled roof and a solid door. It includes labels for materials like 'NEW SAF ASPHALT SHINGLES' and 'RED CEDAR SHINGLES'.

Image 6: Existing and Proposed North (Side) Elevations



FINDINGS

The mandatory project findings, including consistency with the Secretary of the Interior's Standards for 930 Indiana Avenue, are provided in Attachment 1. The proposed project is found to be consistent with the Secretary of the Interior's Standards for Rehabilitation, the City's Design Guidelines, the Cultural Heritage Ordinance, General Plan Goal 3 and Policy P3.4, and the Certificate of Appropriateness findings required under SPMC Section 2.65(e). A detailed analysis of these findings is included in Attachment 1.

ENVIRONMENTAL ANALYSIS

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation). Class 1 exemption includes additions to existing structures that are no more than 50% of the floor area before the addition, or 2,500 square feet, whichever is less. Since the proposal is less than 50% of the existing floor area, this exemption applies. Also, the Class 31 exemption consists of projects undertaken in a manner consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. As shown in Table 2 of

the staff report, the proposal demonstrates consistency with the Secretary of Interior Standards for Rehabilitation. Therefore, this exemption applies.

STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. COA25-0006 subject to the Conditions of Approval (**Attachment 1**).

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available:

1. Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. Approve the project with the recommendation of a Chair Review for minor modifications to the proposal; or
3. Continue the project, providing the applicant with clear recommendations to revise the proposal; or
4. Deny the project;

PUBLIC NOTICING

A Public Hearing Notice was published on November 7, 2025, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on November 6, 2025. 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. At the time of writing this report, staff has not received public comments regarding the proposed project.

NEXT STEPS

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

ATTACHMENTS

1. Findings and Exhibit "A" Conditions of Approval
2. Site Plans, Elevations, Neighborhood Images
3. District DPR Form
4. Previous Permits

ATTACHMENT 1

Findings and Exhibit A Conditions of Approval

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
930 Indiana Avenue

Pursuant to SPMC Section 2.65(e)(10), in order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the proposed addition complies with the findings as stipulated in the South Pasadena Municipal Code. The following findings have been made in association with the Certificate of Appropriateness for 930 Indiana Avenue in the City of South Pasadena with the conditions of approval attached herein as Exhibit A.

Mandatory Findings

The Cultural Heritage Commission shall make all the required findings listed below:

1. The project is consistent with the goals and policies of the General Plan.

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1941-43, is listed on the City of South Pasadena's Historic Inventory List as a non-contributor to the El Centro/Indiana/Palm District. The proposed project has been designed to retain and preserve the character-defining features of the house. As proposed, the project is consistent with the following General Plan Goal 3 and Policy P3.4:

Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.

Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.

The proposed project is consistent with Goal 3 and Policy 3.4 above because the proposal preserves the existing Post War Traditional architectural style of the residence. The proposed design features elements and treatments such as stucco siding, gable roof, and wood windows and doors that are consistent with the Post War Traditional architectural style. The single-story addition is at the rear of the home, is 4 feet shorter than the existing home, and is only very subtly visible from the street, thus the character and scale of the neighborhood will be retained. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and Design Guidelines.

2. The project is consistent with the goals and policies of Article IVH – Cultural Heritage Ordinance – of Chapter 2 of the South Pasadena Municipal Code.

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project implements the goals of the Cultural Heritage Ordinance by

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
930 Indiana Avenue

encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent with the *Secretary of Interior's Standards* as shown in **Table 2** below.

3. The project is consistent with the applicable criteria identified in Section 2.65(e)(8) which the commission applies to alterations, demolitions, and relocation requests.

The project is consistent with the *City of South Pasadena's Design Guidelines*; the following are most relevant to the proposed modifications and addition to the property:

1. "New windows and doors should be of the same materials as those original to the structure, typically wood in South Pasadena, occasionally steel." (p. 30)
2. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
3. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p. 37)
4. "Adding vertically at the rear with matching roof forms that step back from the building footprint reduces the impact of an addition" (p. 38)
5. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)
6. "The roof forms and slopes should match the original" (p. 41)
7. "Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided." (p. 46)
8. The roofing material on additions should also match the original building as closely as possible in type, color, profile and placement" (p. 45)

The project is consistent with the standards in the *Secretary of Interior's Standards of Rehabilitation*, as shown in **Table 3**.

Table 2: Consistency with Secretary of Interior Standards

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
930 Indiana Avenue

Standard	Recommendation
Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	Consistent. Property will not change its use and will remain a single-family dwelling.
Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent. The historic character will be retained. The scope of work does not include any removal of distinctive materials or features. The modest size of the addition maintains open usable backyard space.
Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent. The proposed addition is a consistent architectural style to the primary dwelling. The addition will be differentiated from the existing dwelling and will not create a false sense of historical development as there are no proposed conjectural features or elements from other historic properties.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	Consistent. The original home will be retained. The original home is classified as non-contributing to the historic district.
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent. No changes are proposed to the front façade and there will be no removal of distinctive features.
Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be	Not applicable. No deteriorated historic features will be touched.

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
930 Indiana Avenue

Standard	Recommendation
substantiated by documentary and physical evidence.	
Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not applicable. No chemical or physical treatments will be utilized. Scope of work includes only a rear addition.
Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable. No archaeological resources are identified on the property.
Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent. The rear addition will require the removal of a portion of the rear stucco siding, but the addition will feature similar stucco siding . The new work will be differentiated from the old with a finer grain to the stucco, similar but slightly darker roof shingles, reduced building height and wider side setbacks. The design of the addition maintains the Post War Traditional architectural style.
Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent. The removal of the rear addition would allow existing home in its original condition. No alteration to the original home is proposed.

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
930 Indiana Avenue

Project-Specific Findings for a Certificate of Appropriateness

Pursuant to SPMC Section 2.65(e)(10)(B), in order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first make at least three of the twelve project-specific findings. Below are the three most applicable project-specific findings.

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

The addition will not impact the visible size and massing of the existing home by being one-story and shorter and narrower than the existing home, plus fully tucked behind the existing home. The neighborhood will continue to be characterized by primarily one story homes. 9 of the 10 nearest structures visible along Indiana Street will continue to be one story.

Finding 3. In the case of an addition or enlargement, the project provides clear distinction between the new and historic elements of the cultural resource or improvement;

The proposed addition offers differentiation in the form of reduced building height', larger side setbacks, a fine grain to the stucco and similar but slightly darker asphalt shingles. Thus, the proposed addition provides clear distinction between the new and historic elements of the cultural resource.

Finding 5. The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape;

The single story addition will add substantial new living space while preserving the character of the existing single story home. The proposed addition will provide an additional bedroom, bathroom, and closet that is located at the rear of the existing home featuring minimal visibility from the front of the home. Additionally, there are no proposed improvements to the front elevation so the proposal will preserve the existing character of the streetscape.

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
1.	This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless a Building Permit is issued and substantial construction has begun, or the use is established, or action is taken.	Planning Standard	
2.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Certificate of Appropriateness as reviewed by the Cultural Heritage Commission at its hearing on November 20, 2025 excepted as modified by these Conditions of Approval. All site improvements resulting from this entitlement and the applicant's business operations shall conform to all applicable City of South Pasadena standards and requirements, including sign and encroachment standards.	Planning Standard	
3.	Approval by the Cultural Heritage Commission does not constitute a building permit. 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. The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply	Planning, Building, Public Works, Fire Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
	with all applicable City Code requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.		
4.	Changes to the Project or use approved as part of the Certificate of Appropriateness may only be made in accordance with the provisions of SPMC Section 36.420.050 "Changes to an Approved Project". Unless approved through modification, deviations not identified on approved preliminary development plans may not be approved by the City.	Planning Standard	
5.	Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.	Fire Standard	
6.	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: a. At each stairway on all floor levels where combustibles materials have accumulated. b. In every storage and construction shed. a. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	Fire Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
7.	The City of South Pasadena reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.	Public Works, Fire, Building, Planning Standard	
8.	The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC). - The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC, STD Plan 112-2). Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). <i>[if needed]</i> - The applicant shall remove and replace all existing driveway approaches with new driveway approaches conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department. <i>[if needed]</i>	Public Works Standard	
9.	Compliance with the City's Performance Standards of Section 36.300.110, which also	Police Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
	include the Noise Standards (Chapter 19A), of the South Pasadena Municipal Code (SPMC) shall be adhered to at all times.		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
10.	See link below to Building Division construction related information and forms: https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Building-Division	Building Standard	
11.	The second sheet of building plans shall list all conditions of approval and include a copy of the Cultural Heritage Commission Decision Letter. This information shall be incorporated into the construction plans prior upon the initial submittal to the Building Division for Plan Check review.	Building Standard	
12.	All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division. The applicant is advised that a new code cycle will take effect on January 1, 2026, which may impact design requirements if plans are submitted on or after that date.	Building Standard	
13.	Project shall comply with the CalGreen Residential mandatory requirements.	Building Standard	
14.	Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.	Building Standard	
15.	Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); Current California Building Code; NFPA Applicable	Fire Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
	Standards.		
16.	No overnight storage of materials or equipment within the public right-of-way shall be permitted.	Public Works Standard	
17.	The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.	Public Works Standard	
18.	The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.	Public Works Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
19.	The Developer shall ensure proper management of demolition and construction debris. Below are links related demolition and construction debris. Link to Athens Services' Construction and Demolition Waste Management Program: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/cd-waste-managment-form.pdf Link to Construction and Demolition Debris Recycling Facilities in Los Angeles County: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/recycling_facilities.pdf	Building Standard	
20.	Buildings under construction shall meet the	Fire	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	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: A. At each stairway on all floor levels where combustibles materials have accumulated. B. In every storage and construction shed. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	Standard	
21.	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. Proof of capacity shall be done prior to permit issuance then tested prior to occupancy. Fire form can be found here: https://www.southpasadenaca.gov/files/assets/public/v/1/fire/documents/hydrant-verification-for-required-flow-form.pdf	Fire, Public Works Standard	
22.	The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov prior to submittal of building permit application, for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the	Public Works, Fire Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	associated fee for the installation of a new water meter connection. All fees are to be paid prior to issuance of certificate of occupancy [Water impact fees can be paid at a later date after fire sprinklers have been designed, but prior to new water meter installation request].		
23.	The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to Building Permit Issuance.	Public Works Standard	
24.	For the portions fronting the project site, Indiana Street, shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the streets by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.	Public Works Standard	
25.	Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. The applicant shall provide a copy of the inspection video of the cleared pipe for review.	Public Works Standard	
26.	The applicant shall pay all applicable City sewer and/or water capacity charges per	Public Works Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	SPMC Section 16B.3. A copy of the receipt for any fees to be paid must be submitted before permit issuance.		
27.	Park Impact Fee to be paid.	Public Works Project Specific	
28.	Per Chapter 16A of the City of South Pasadena Municipal Code, Growth Fee to be paid.	Public Works Project Specific	
29.	A drainage plan shall be submitted to and approved by the Building Division. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.	Building Project Specific	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
30.	Construction activity within a residential zone or within 500 feet thereof shall only occur Monday through Friday between 8:00am to 7:00pm, Saturday between 9:00am and 7:00pm, and on Sunday and city recognized holidays between 10:00am and 6:00pm.	Planning, Building, Public Works, Police Standard	
31.	The Property shall be maintained daily so that it is free of trash and litter.	Building Standard	
32.	Compliance with the following noise standards shall always be required with: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions;	Building Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
	C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in SPMC Chapter 19A; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.		
33.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Standard	
34.	Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted	Public Works Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
	businesses and residents at least 48 hours in advance of the street closure.		
35.	Foundation inspection will not be made until setback of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACE ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
36.	Address Identification. New and existing buildings shall have <i>approved</i> address numbers, building numbers, individual unit addresses, or <i>approved</i> building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be view from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.	Fire Standard	
37.	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	Fire Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	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.		
38.	Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).	Fire Standard	
39.	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.	Fire Standard	
40.	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	Fire Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	wiring without a disconnecting switch other than as required for overcurrent protection.		
41.	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).	Fire Standard	
42.	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.	Fire Standard	
43.	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).	Fire Standard	
44.	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.	Fire Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	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.		
45.	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.	Fire Standard	
46.	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.	Fire Standard	
NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
47.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Certificate of Appropriateness as reviewed by the Planning Commission at its meeting on November 20, 2025 excepted as modified by these Conditions of Approval.	Planning Standard	
48.	All graffiti shall be removed from the Property within 48 hours of its application.	Planning Standard	

ATTACHMENT 2

Site Plans, Elevations, Neighborhood Images

SPRINKLER INFO.

NO SPRINKLERS ARE REQUIRED.

SAN BORN MAP

VICINITY MAP:

ANNE HARNAGEL

930 INDIANA AVE.

SOUTH PASADENA, CA 91030

SCOPE OF WORK:

WE PROPOSE ADDING 379 S.F.TO EXISTING 954 S.F. HOUSE. THE ADDITION WILL CONSIST OF A MASTER BEDROOM SUITE AND BATHROOM. WE ALSO NEED TO REMOVE THE 72 SQ. FT., UNPERMITTED SHED ON THE BACK OF GARAGE.

ANNE HARNAGEL

930 INDIANA AVE.. SOUTH PASADENA, CA 91030

EXISTING LOT & F.A.R. TABULATIONS	NEW LOT & F.A.R. TABULATIONS	BUILDING CODE DATA LEGEND:
LOT AREA: 4,000 S.F. EXISTING STRUCTURES: (E) HOUSE: 954 S.F. (E) FRONT PORCH: 40 S.F. (E) GARAGE: 205 S.F. (E) SHED: 72 S.F. EXISTING LOT COVERAGE RATIO: 1,211 F. = 32% 4,000 S.F. 32% < 40% = OK EXISTING F.A.R. 954 S.F. = 24% 4,000 S.F. 24% < 35% = ok	LOT AREA: 4,000 S.F. EXISTING & NEW STRUCTURES: (E) HOUSE: 954 S.F. (E) FRONT PORCH: 40 S.F. (E) GARAGE: 205 S.F. (E) DEMO SHED: 00 S.F. (N) ADDITION: 379 S.F. NEW LOT COVERAGE RATIO: 1,578 F. = 39% 4,000 S.F. 39% < 40% = OK NEW F.A.R. 1,343 S.F. = 34% 4,000 S.F. 33% < 35% = ok	BUILDINGS SHALL COMPLY WITH LOCAL AND STATE CODE REGULATIONS PER CITY ORDINANCE 2023 LACO BUILDING CODE 2023 LACO RESIDENTIAL CODE 2023 LACO ELECTRICAL CODE 2023 LACO MECHANICAL CODE 2023 LACO PLUMBING CODE 1-2022 CALIFORNIA BUILDING CODE - TITLE 24, PART 2 2-2022 CALIFORNIA RESIDENTIAL CODE - TITLE 24, PART 2.5 3-2022 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3 4-2022 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4 5-2022 CALIFORNIA PLUMBING CODE - TITLE 24, PART 5 6-2022 CALIFORNIA ENERGY CODE - TITLE 24, PART 6 7-2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - TITLE 24, PART II 2022 CA CODES WITH 2023 LA COUNTY AMENDMENTS. PROJECT DATA: OCCUPANCY: R3 #OF DWELLING UNITS: 1 EXIST. TYPE OF CONSTRUC.: VB HISTORICAL: HISTORICAL INVENTORY OWNER: ANNE HARAGEL YEAR BUILT: 1941 ASSESSOR PIN#: 5313-008-002

PROJECT DIRECTORY:

OWNER:

ANNE HARNAGEL

930 INDIANA AVE.

SOUTH PASADENA, CA 91030

PH: 213-258-5698

CONTACT: ANNE HARNAGEL

DESIGNER / CONTRACTOR:

NOTT ASSOCIATES

11508 MISSION STREET

SOUTH PASADENA, CA 91030

PH: 626.460.6174

CONTACT: JEFF NOTT / GARY MCKEE

ENERGY CALCULATIONS ENGINEER:

PERFECT DESIGN

CONTACT: RAYMOND ZONG

2416 W. VALLEY BLVD.

ALHAMBRA, CA 91803

STRUCTURAL ENGINEER:

SWAY ENGINEERING

CONTACT: ARASH FARJADI

25312 TERRENO DR.

MISSION VIEJO, CA 92691

CONSTRUCTION TEAM TO FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF DEMOLITION. IF ANY DISCREPANCIES ARE DETECTED, PROJECT FIELD SUPERVISOR TO BE NOTIFIED. NOTT ASSOCIATES/CONSTRUCTION

DRAWING INDEX:

ARCHITECTURAL PLANS

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A0.1 BUILDING DEPT. NOTES

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A6.0 WINDOW & DOOR SCHEDULE

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A8.0 ROOF PLAN & WALL SCONCE INFO

A9.0 LANDSCAPE PLAN

A10.ELEVATION RENDERINGS

COVER SHEET

NTS

DATE: 3/15/2025

DRAWN BY: G.M.

REVISIONS:

ANNE HARNAGEL

930 INDIANA AVE.

SOUTH PASADENA, CA 91030

1508 MISSION STREET, SOUTH PASADENA, CA 91030

(626) 460-6174

PROJECT:

ANNE HARNAGEL

930 INDIANA AVE.

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SHEET NO.:

A0.0

OF

CONTRACTOR LICENSE #B746905

BUILDING DEPT. NOTES:

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

2. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKER'S COMPENSATION INSURANCE CERTIFICATE.

3. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

5. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21885 COPELY DRIVE IN DIAMOND BAR. PHONE NO. (909) 396-2000. BE ADVISED SCAQMD MAY REQUIRE A TEN DAY WAIT PERIOD PRIOR TO START OF WORK.

6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

7. STOCKPILING OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND AND WATER.

8. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSED BY WIND.

9. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASTED INTO THE DRAINAGE SYSTEM.

10. DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PLACE PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH AND SAFETY CODE, SECTION 17002.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$5,000 (SECTION (d) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN COUNTY JAIL OR BOTH.

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

12. THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE UNTIL THE PROJECT IS FINALED AND APPROVED TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.

13. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PRIOR TO FINAL INSPECTION.

14. CITY OF SOUTH PASADENA HAS ELIMINATED THE REQUIREMENT FOR A SEPARATE ADDRESS FOR ACCESSORY DWELLING UNITS. ACCESSORY DWELLING UNITS ARE NOT ALLOWED TO HAVE SEPARATE UTILITIES.

15. IN DWELLING AND ACCESSORY BUILDINGS WITHOUT RESIDENTIAL FIRE SPRINKLER PROTECTION, WALLS CLOSER THAN 5 FEET TO PROPERTY LINES SHALL BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION. CRC table r302.1(1)

16. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

17. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

18. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

19. WASTE FOR ADU SHALL BE INSTALLED CLOSE TO THE SEWER LATERAL AT FRONT OF MAIN HOUSE.

20. PROVIDE AN ATMOSPHERIC VACUUM BREAKER ON ALL EXTERIOR HOSE BIBS.

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

22. SEPARATE PERMIT(S) ARE REQUIRED FOR DEMOLITION OF ALL STRUCTURES ON THE SITE.

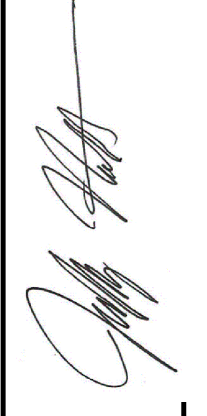
23. PROJECTS REQUIRING CALGREEN CODE COMPLIANCE MUST RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALGREEN CODE SECTIONS 4.408.1 AND 5.408.1.

AHJ STAMP
APPROVAL

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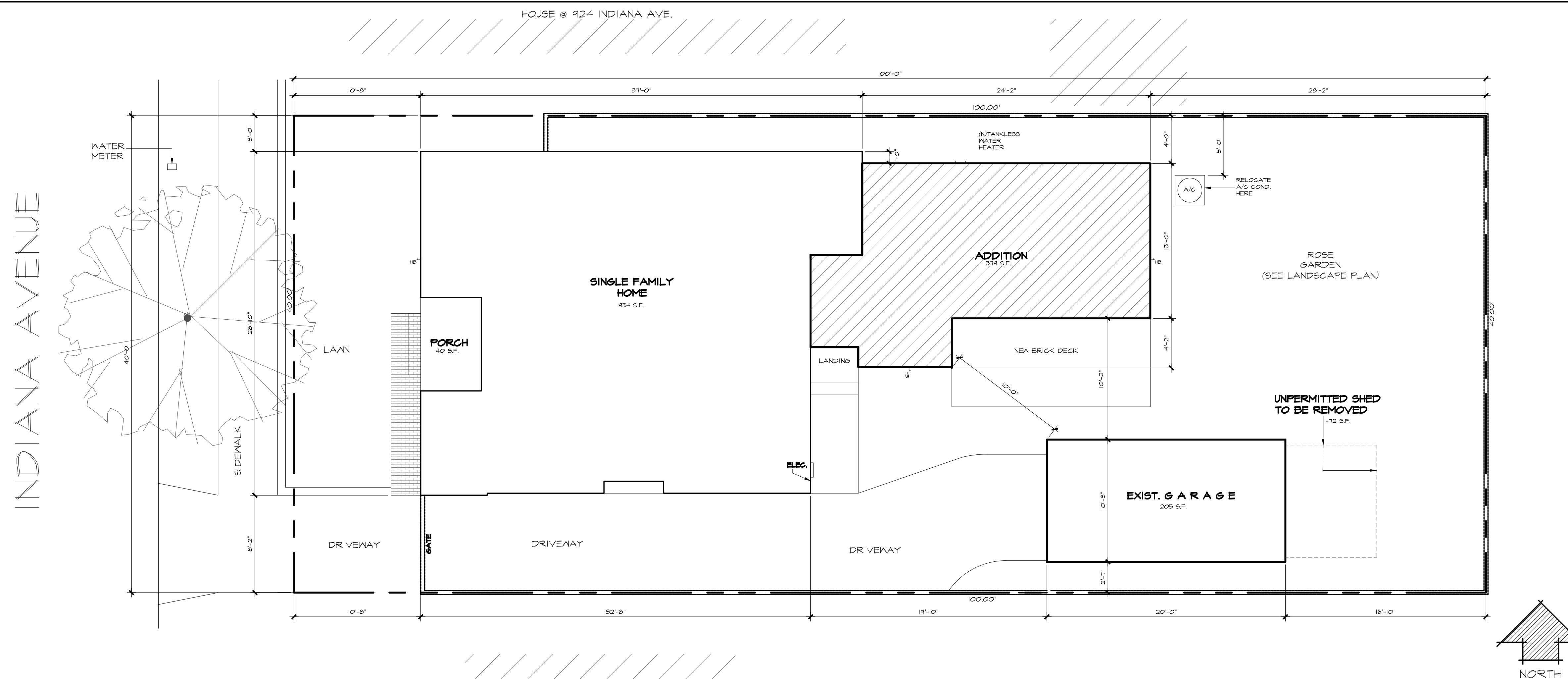
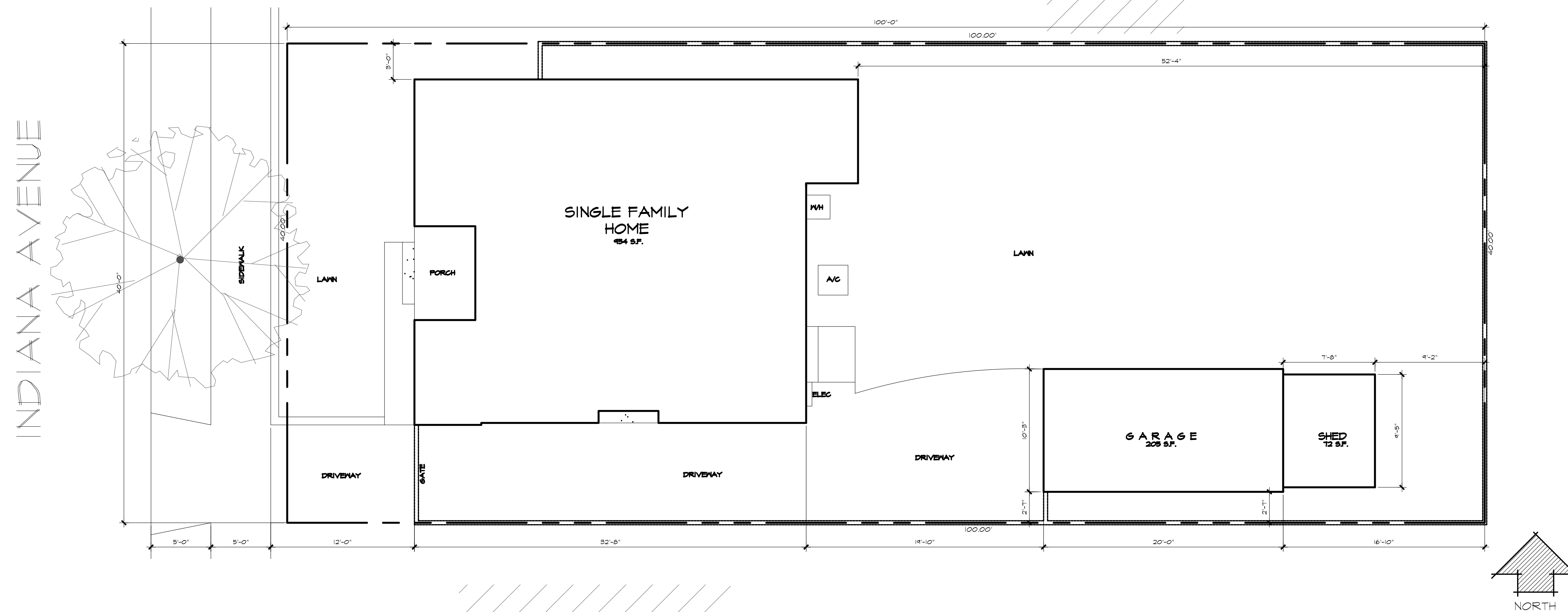
NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

DRAWN BY : G.M.
REVISIONS : 

DATE: 3/15/2025


CONTRACTOR LICENSE #8746905

SHEET NO.:
A0.1
OF



AHJ STAMP
APPROVAL

DRAWN BY : G.M.
REVISIONS :
✓

DATE: 3/15/2025

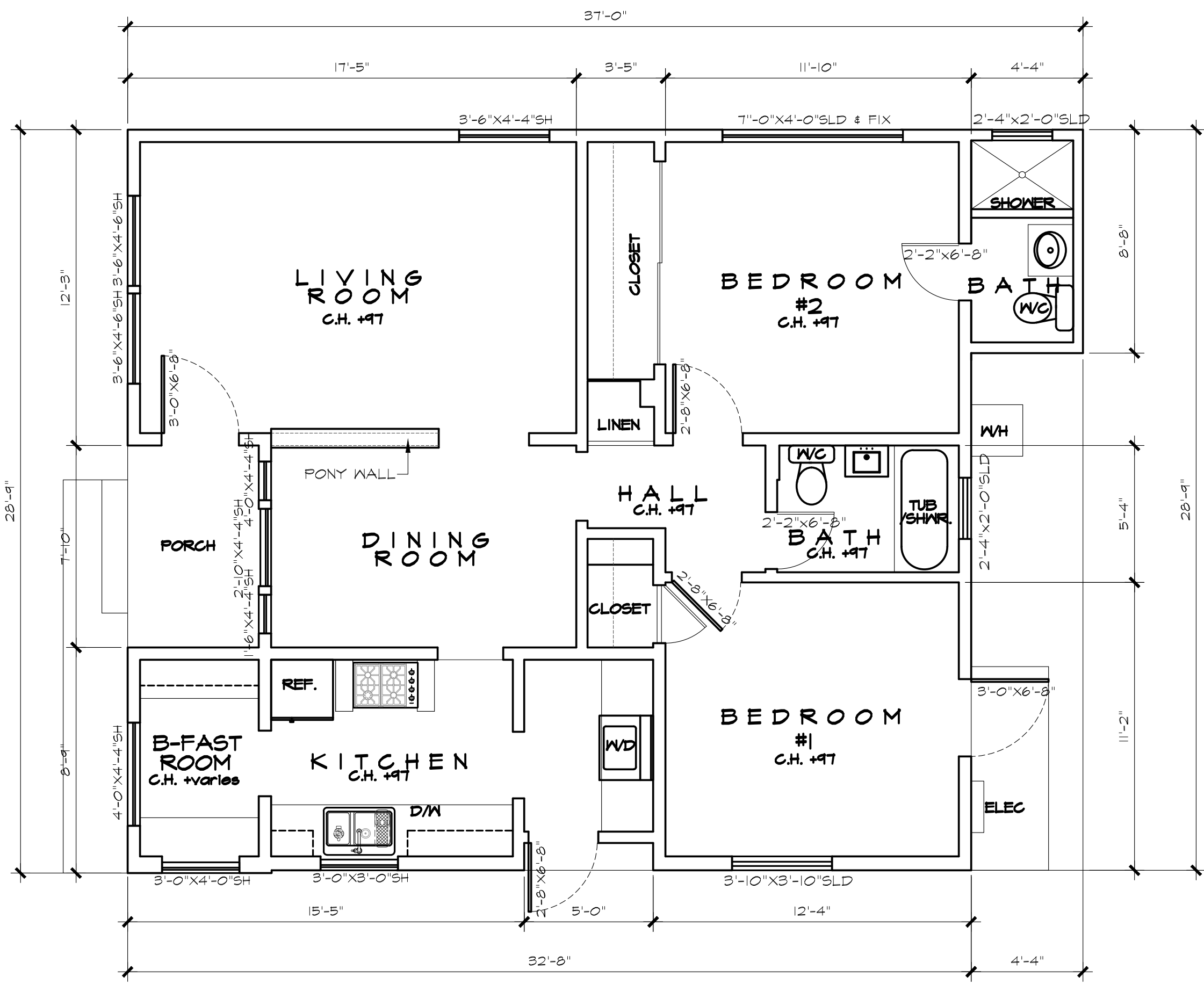
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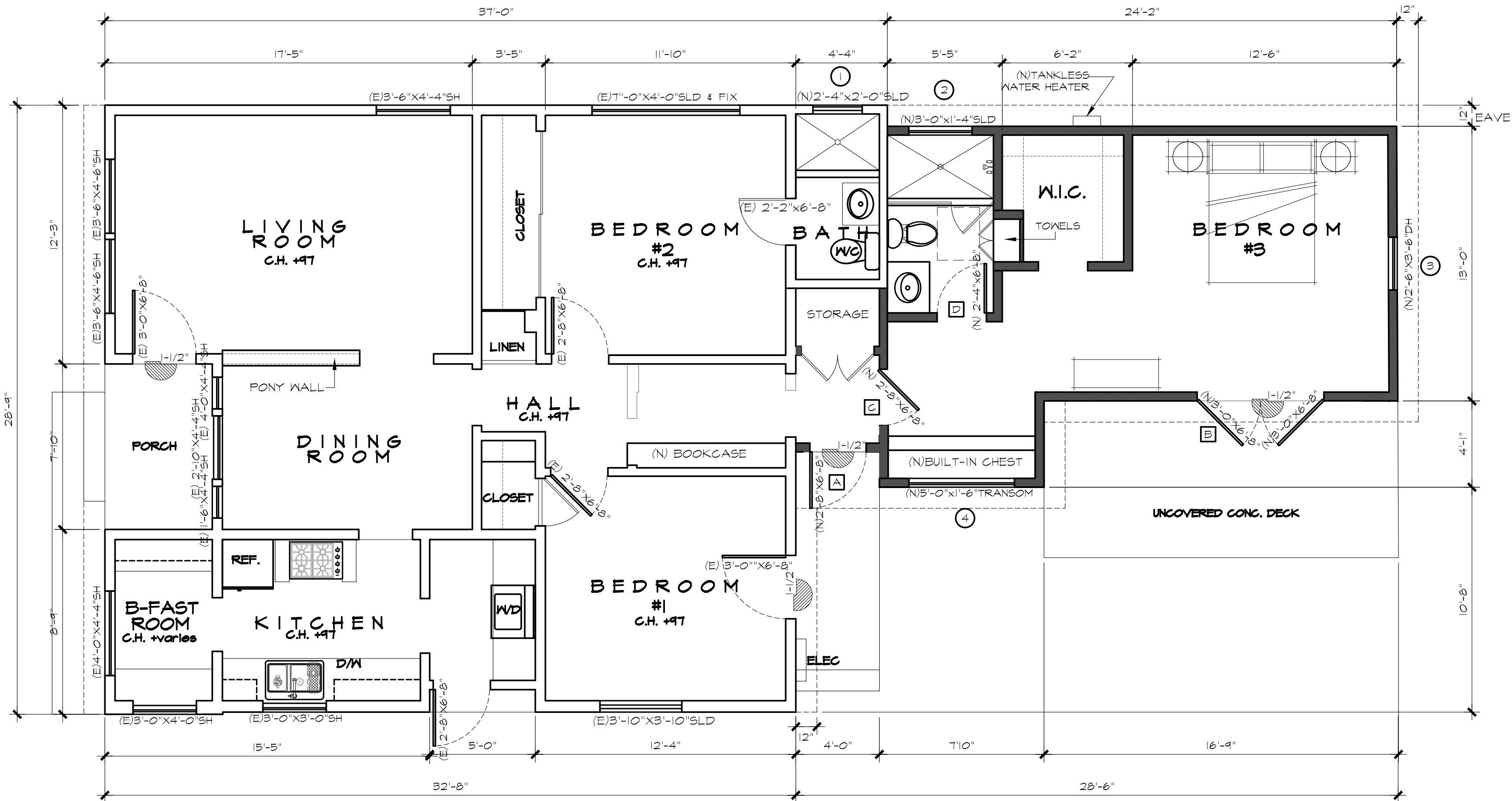
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(626) 460-6174

ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A2.0
OF



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



NEW FLOOR PLAN SCALE 1/4"=1'-0"

SYMBOL LEGEND:

- ELEVATION / SECTION CALLOUT
- INTERIOR ELEVATION CALLOUT
- DETAIL CALLOUT
- KEYNOTE
- DOOR CALLOUT
- WINDOW CALLOUT
- EGRESS WINDOW
- TEMPERED GLAZING

PLAN NOTES:

- ALL BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS.
- A. MIN. NET CLEAR OPENING OF 5.7 SQ.FT.
- B. MIN. NET CLEAR OPENING WIDTH OF 20".
- C. MIN. NET CLEAR HEIGHT OF 24".
- D. WINDOWSILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE STANDARDS SET BY THE LOCAL BUILDING OFFICIAL.
 - SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING; BE INSTALLED IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER CBC SECTION 310.9.1.
 - PROVIDE COMBUSTION AIR TO FORCED AIR UNIT PER CMC SECTION 318 AND TO WATER HEATER PER CPC SECTION 507.3.
 - DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC SECTION 504.3.
 - ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE.
 - EXHAUST FANS REQUIRED IN BATH AND/OR LAUNDRY ROOMS MUST CONNECT DIRECTLY TO THE OUTSIDE AND MUST PROVIDE 5 AIR CHANGES PER HOUR. CBC SECTION 1203.3.
 - REFER TO DOOR AND WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 - WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL MOVEMENT IN ACCORDANCE WITH CPC SECTION 510.5.
 - WALL COVERING OF SHOWERS OR TUBS WITH IN SHOWERS SHALL BE OF A CEMENT PLASTER, TILE, OR APPROVED EQUAL. TO A HEIGHT OF NOT LESS THAN 70" ABOVE DRAIN INLET. CEMENT PLASTER BACKING TO BE PROVIDE .

WALL LEGEND:

- EXTERIOR: 1 HOUR WALL MIN. 7/8" STUCCO @ EXTERIOR SIDE, 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE OF WALL OVER 2X6 FRAMING
- NEW 2X4 WALLS
- WALL TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN

AHJ STAMP
APPROVAL

DRAWN BY : G.M.
REVISIONS :

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1508 MISSION STREET, SOUTH PASADENA, CA 91030
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PROJECT :
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OF

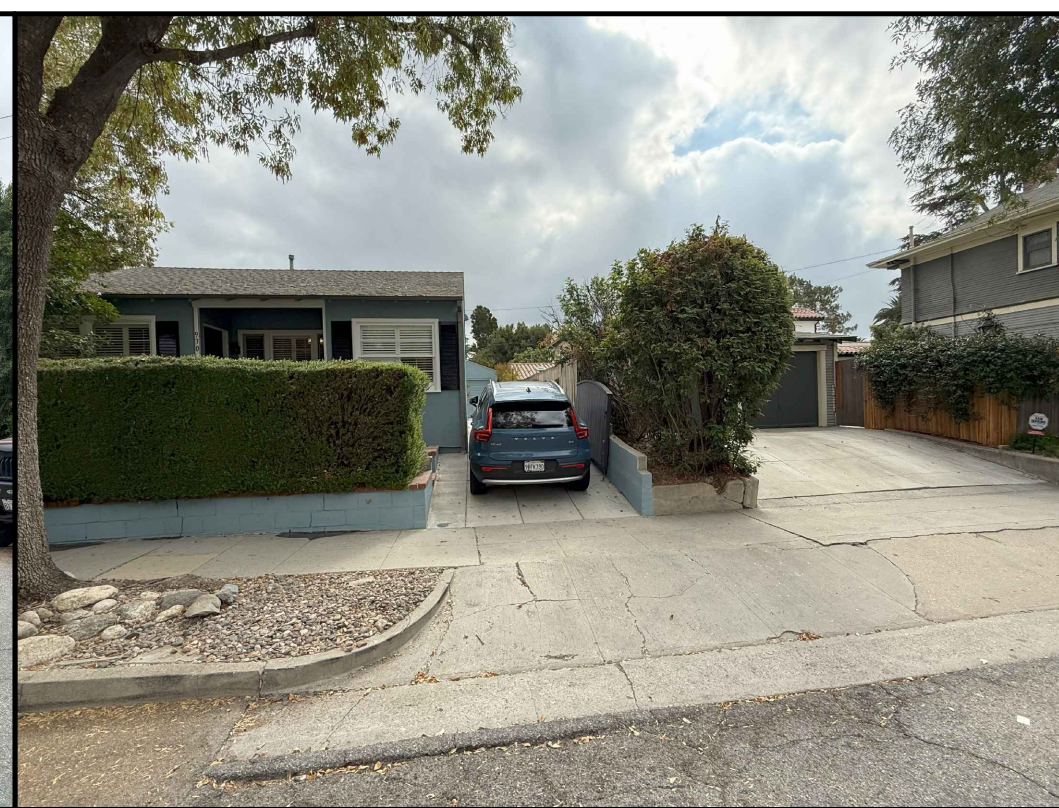
DATE: 3/15/2025
CONTRACTOR LICENSE #B746905



916 INDIANA



920 & 924 INDIANA



930 INDIANA
PROJECT SITE



500 EL CENTRO GARAGE



500 EL CENTRO



933 INDIANA



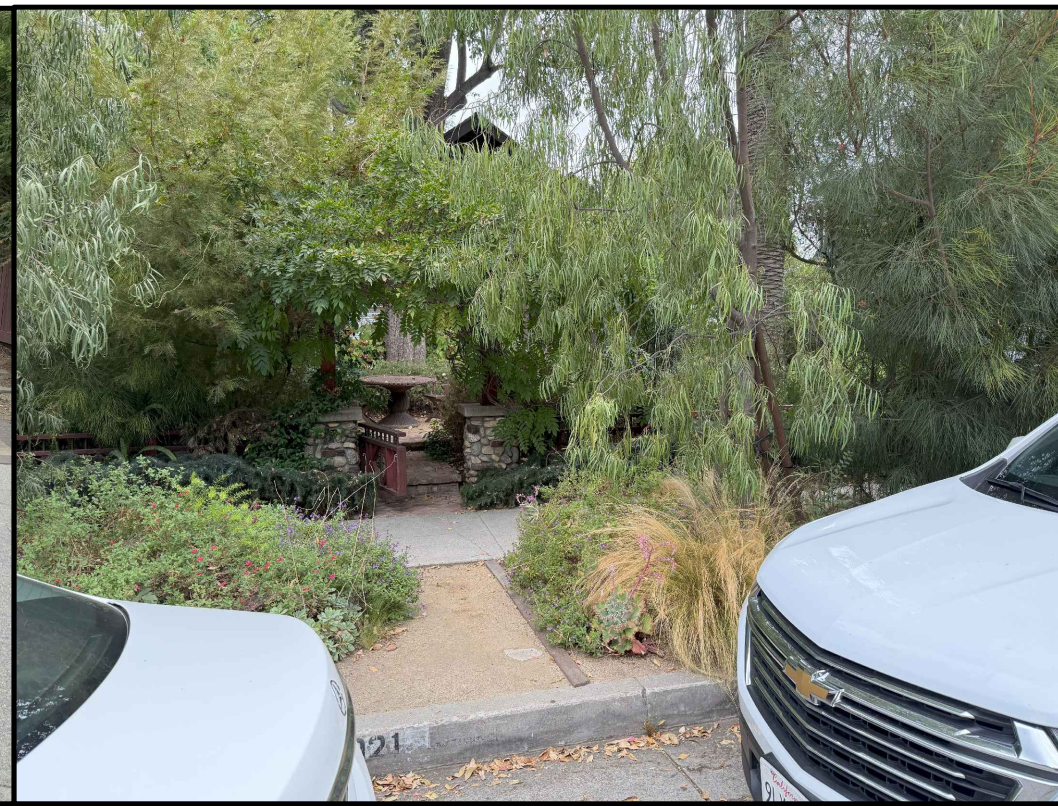
930 INDIANA



925-927 INDIANA



925-927 INDIANA



921 INDIANA

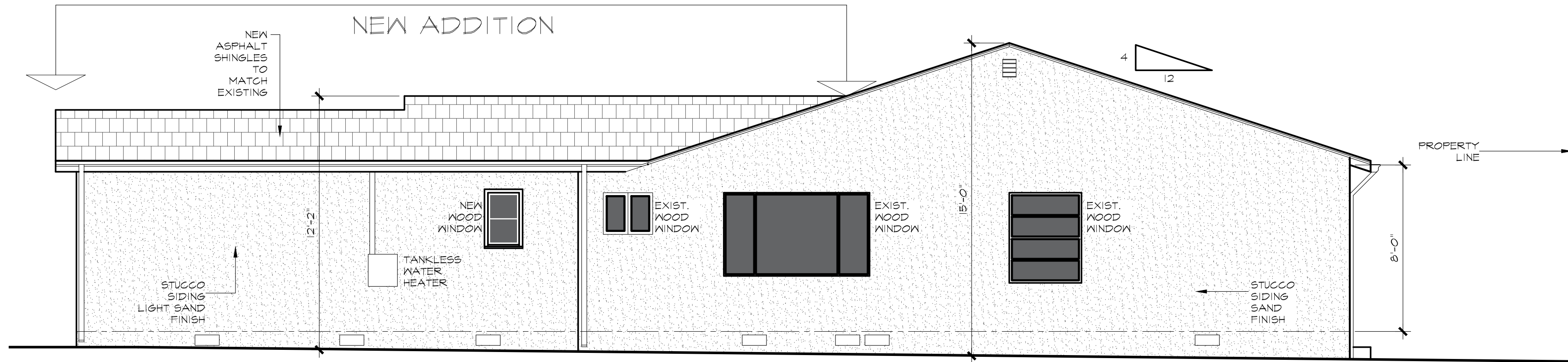
PHOTOS OF EXISTING NIEGHBORHOOD

SCALE: N.T.S.



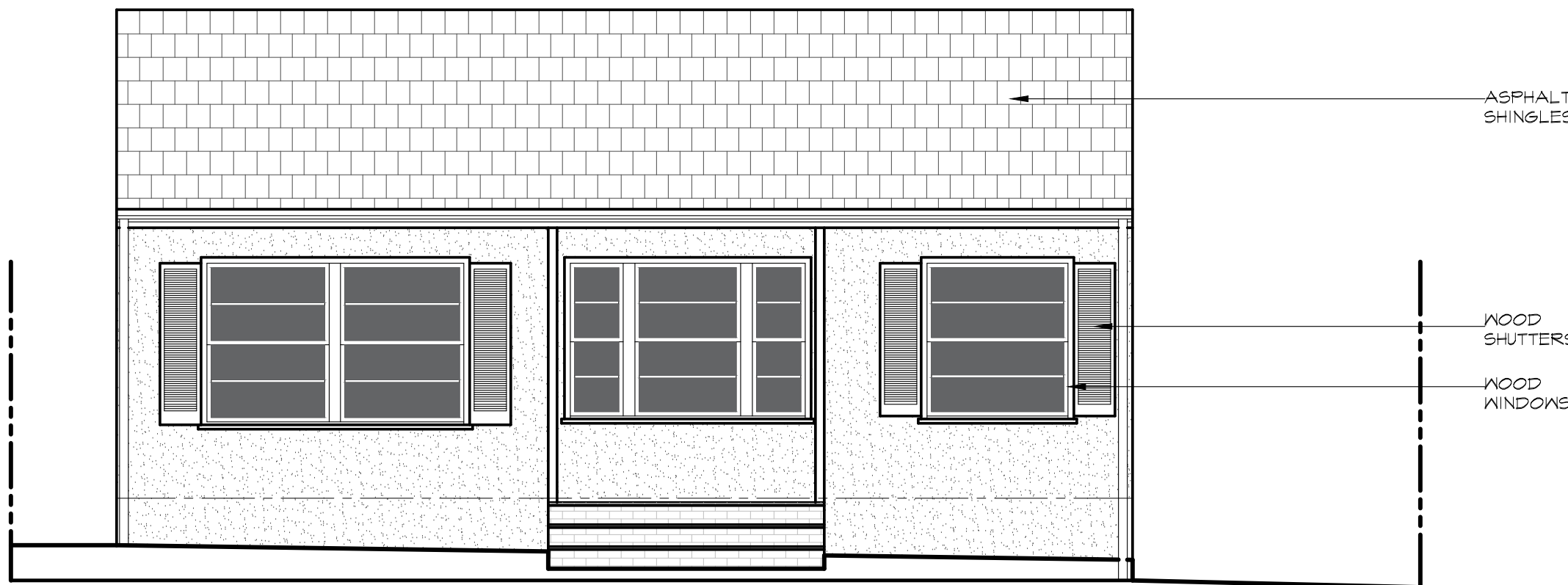
PROPOSED WEST ELEVATION

SCALE 1/4"=1'-0"



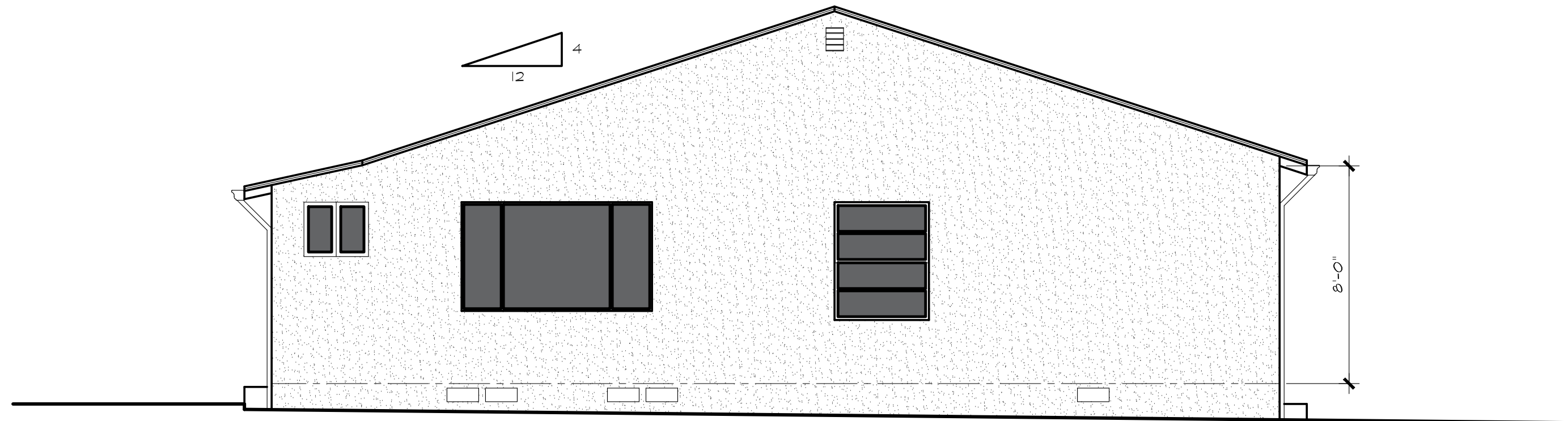
PROPOSED NORTH ELEVATION

SCALE 1/4"=1'-0"



EXISTING WEST ELEVATION

SCALE 1/4"=1'-0"



EXISTING NORTH ELEVATION

SCALE 1/4"=1'-0"

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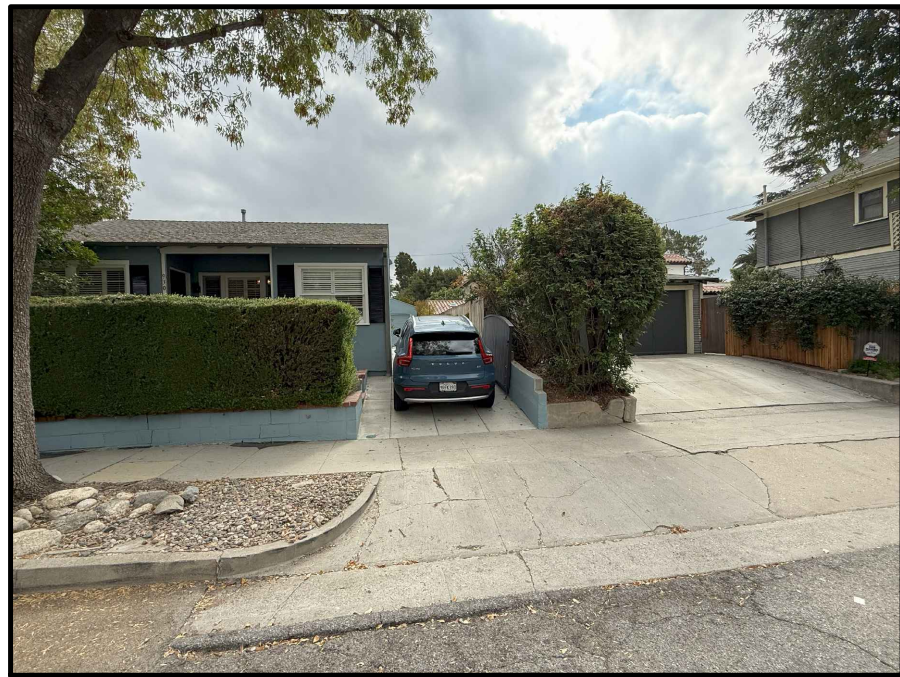
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A4.0



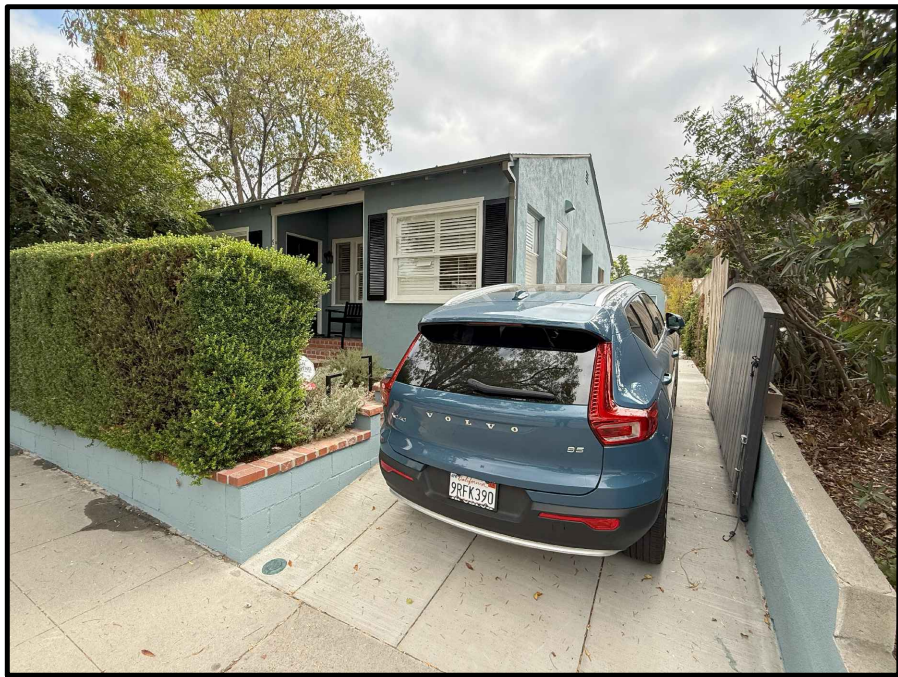
HOUSES TO THE NORTH OF SUBJECT PROPERTY



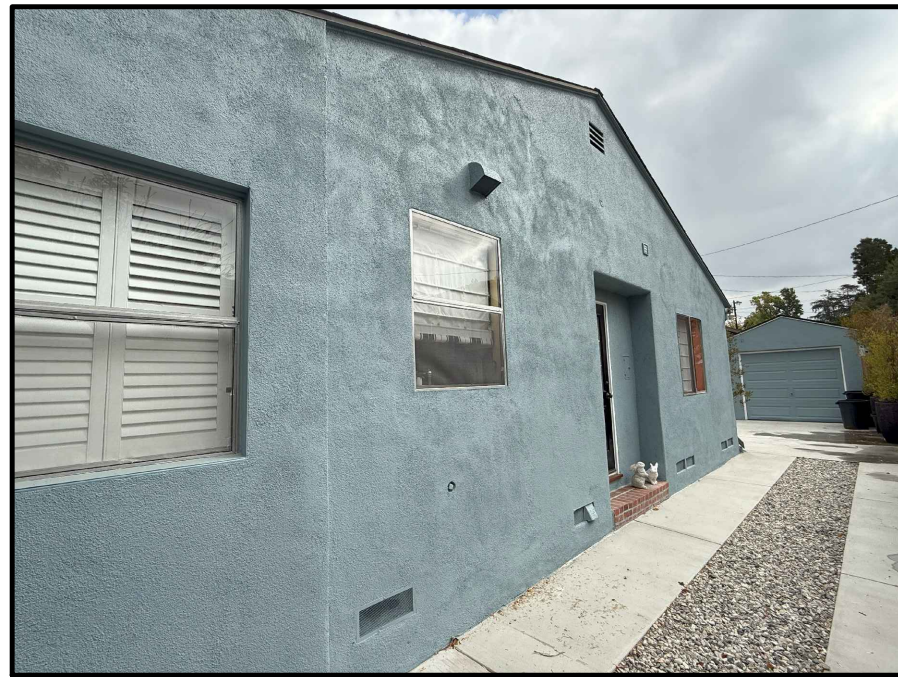
FRONT OF HOUSE



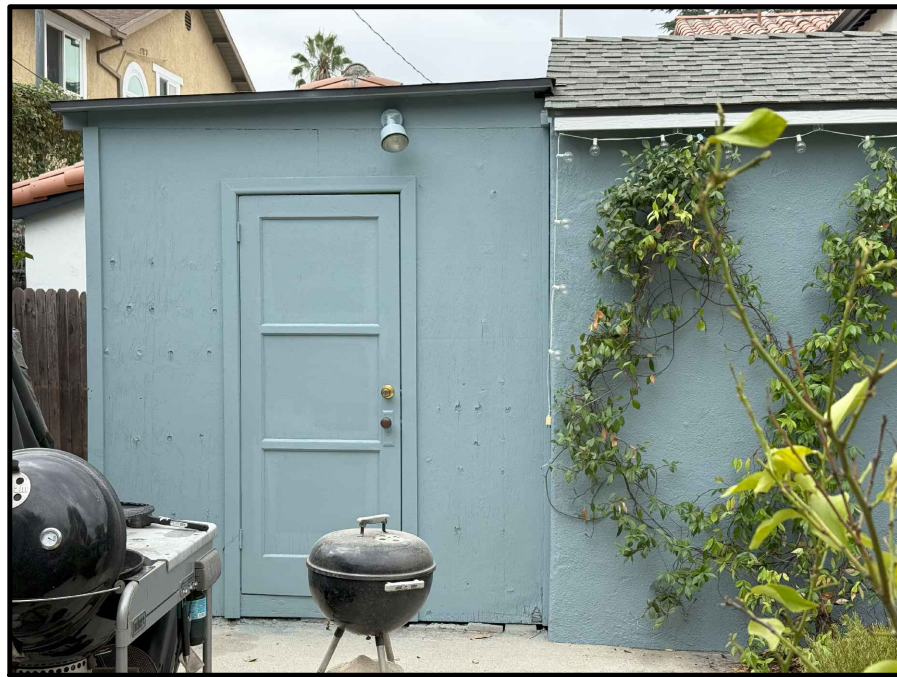
WEST ELEVATION OF HOUSE



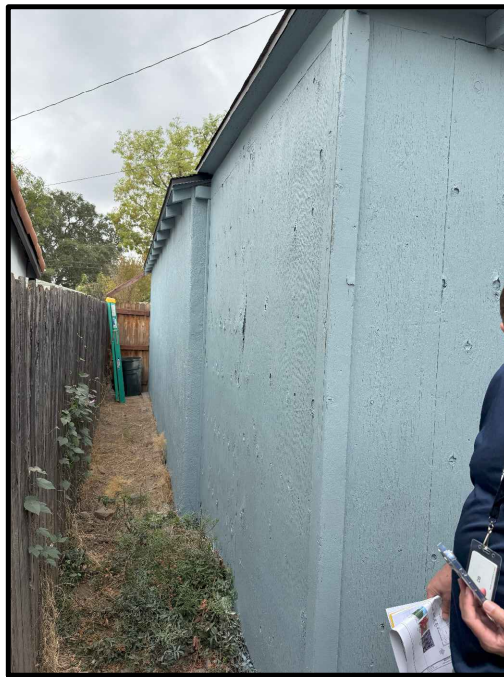
SOUTH WEST ELEVATION OF HOUSE



SOUTH ELEVATION OF HOUSE AND GARAGE



NORTH ELEVATION OF REAR OF GARAGE AND SHED. PLYWOOD SHED TO BE REMOVED.



SOUTH EAST ELEVATION OF SHED AND GARAGE



NORTH ELEVATION OF GARAGE AND PLYWOOD SHED BUILT WITHOUT PERMIT IN 1995.



EAST ELEVATION - AREA OF HOUSE WHERE ADDITION WILL BE ADDED.



EAST ELEVATION - AREA OF HOUSE WHERE ADDITION WILL BE ADDED.



EAST ELEVATION - AREA OF HOUSE WHERE ADDITION WILL BE ADDED.



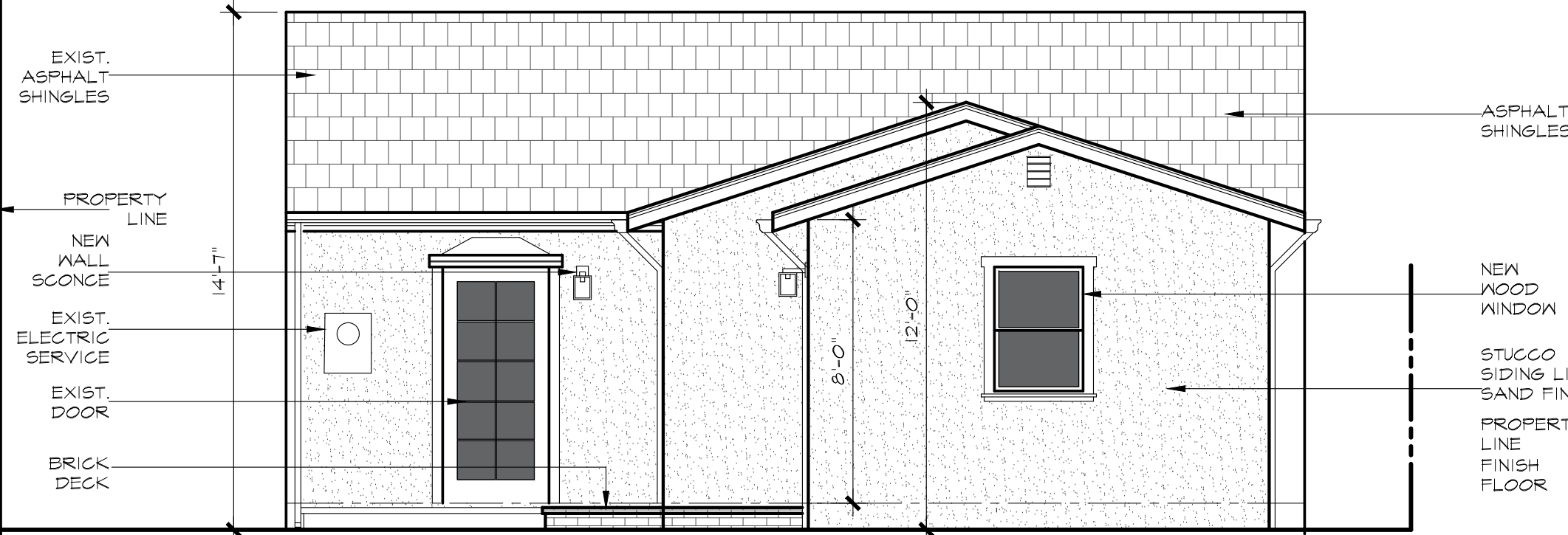
SOUTH EAST ELEVATION OF HOUSE.



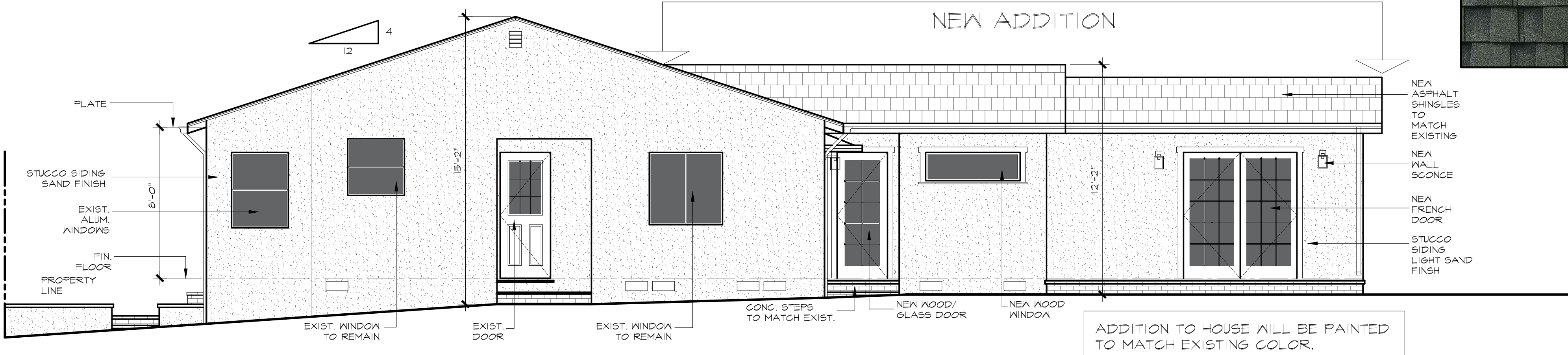
NORTH ELEVATION OF HOUSE. PROPERTY TO THE SOUTH LINE



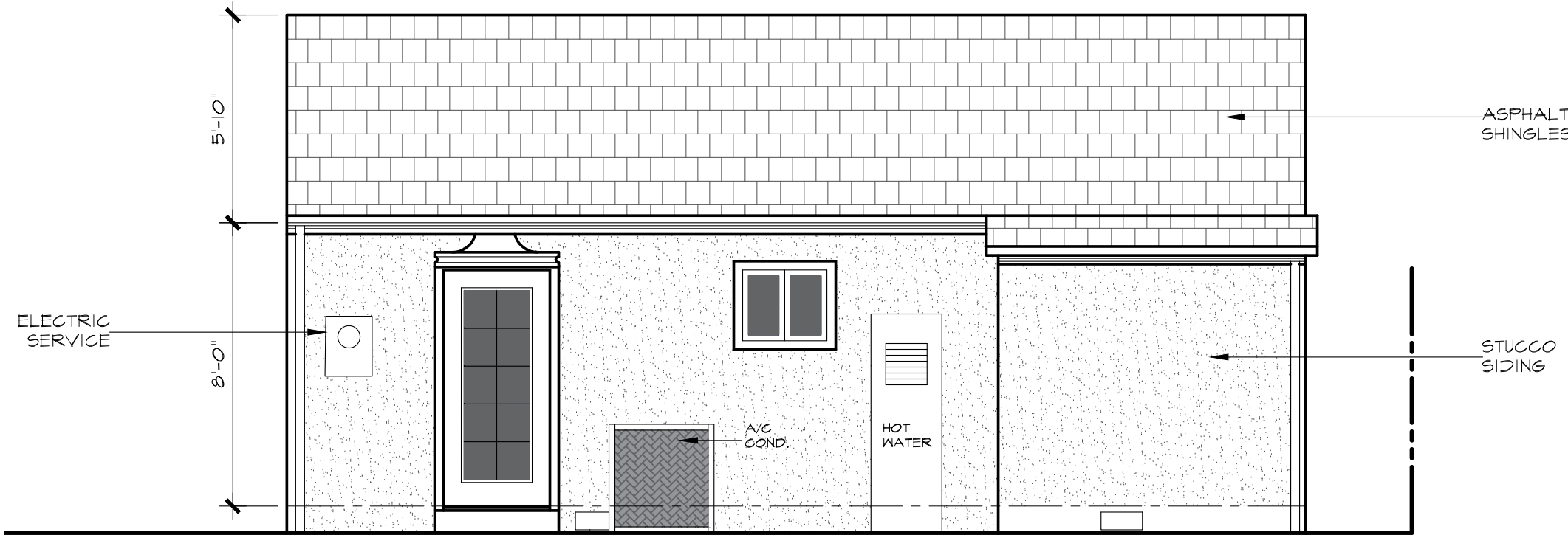
PHOTOS OF EXISTING HOUSE AND GARAGE SCALE: N.T.S.



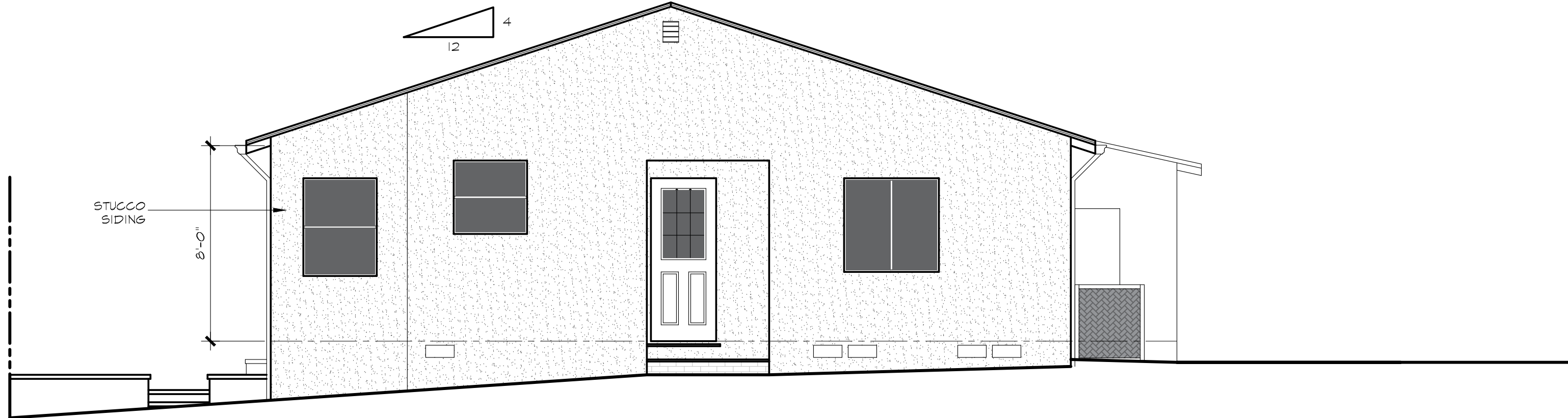
PROPOSED EAST ELEVATION SCALE 1/4"=1'-0"



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



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



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

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REVISIONS:

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DOOR SCHEDULE

WINDOW SCHEDULE

[illegible]

DOOR ELEVATIONS

WINDOW ELEVATIONS



WOOD AND TEMPERED GLASS DOOR
BY T.M. COBB



WOOD DOUBLE HUNG AND SLIDER BY T.M. COBB

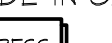
DOOR NOTES

WINDOW NOTES

TYPICAL DOOR SCHEDULE NOTES:

- | | |
|--|--|
| 1. HINGED DOORS OPENING INTO DWELLING UNITS SHALL BE EQUIPPED WITH APPROVED DEAD BOLTS AND LOCK SETS HAVING DEAD-LOCKING LATCHBOLTS OR SIMILAR LOCKSET DEVICE. | 5. IF THE OUTSIDE FINISH LANDINGS ELEVATION IS LOWER THAN THE INTERIOR THE DOOR SHALL NOT SWING OUT OVER THE PORCH, EXCEPT FRENCH DOORS F AT GARAGE |
| 2. THE LOCK OR LATCH SHALL BE NO MORE THAN 48" FROM THE FLOOR. | 6. DOORS AND FRAMES FROM 1 HOUR RATED GARAGE TO HOUSE WALL SHALL BE RATED NOT LESS THAN 20 MINUTES WITH SMOKE CONTROL ASSEMBLY, SELF CLOSING, TIGHT FITTING, SOLID CORE WOOD DOOR OR EQUIVALENT. PER C.B.C. 302.4 (EXCEPTION 3). |
| 3. PROVIDE A LANDING, FLOOR OR PORCH, THAT IS AT LEAST 3'-0" SQUARE ON EACH SIDE OF THE EXIT DOOR. | 7. REFER TO THIS SHEET FOR GLAZING NOTES. |
| 4. THE OUTSIDE LANDING OR PORCH MAY BE NO MORE THAN 8" LOWER THAN THE SIDE FLOOR LEVEL.. | 8. ALL HARDWARE AND FINISHES TO BE APPROVED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.. |

EMERGENCY EGRESS:

1. SLEEPING ROOMS MUST BE PROVIDED WITH A MEANS TO EXIT DIRECTLY TO THE OUTSIDE IN CASE OF FIRE.

2. SLEEPING ROOMS MUST HAVE A WINDOW OR DOOR TO EXTERIOR (CLEAR OF OBSTRUCTIONS) THAT IS OPENABLE FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
3. WINDOWS MUST BE LARGE ENOUGH TO LET OCCUPANTS ESCAPE AND FIREMEN TO CLIMB IN.
4. WINDOWS MUST HAVE A NET CLEAR OPENING OF AT LEAST 5.7 SQ. FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24" AND MINIMUM NET CLEAR WIDTH OF 20".
5. THE FINISHED SILL HEIGHT MAY NOT EXCEED 44".
6. BARS, GRILLS, GRATES, ETC. MUST BE OPENABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. BUILDING MUST BE EQUIPPED WITH SMOKE DETECTORS, HARD-WIRED WITH BATTERY BACK-UP.

SAFETY GLAZING TO BE PROVIDED IN THE FOLLOWING HAZARDOUS LOCATIONS:

1. GLAZING IN DOORS.
2. GLAZING WITHIN A 24" OF A DOOR EDGE AND LESS THAN 60" ABOVE WALKING SURFACE.
3. GLAZING WITHIN 60" OF TUB OR SHOWER FLOOR FLOOR IN A TUB OR WHIRLPOOL ENCLOSURE.
4. GLAZING IN WINDOWS OVER 9 SQ. FT. AND WITH THE BOTTOM EDGE LESS THAN 18 AND THE TOP EDGE MORE THAN 36" ABOVE FLOOR.
5. GLAZING IN GUARDRAILS.

LIGHT AND VENTILATION:

1. EQUIP HABITABLE ROOMS WITH GLAZED WINDOWS FOR NATURAL LIGHT WITH A MINIMUM OF $\frac{1}{10}$ OF THE FLOOR AREA OF THE ROOM OR 10 SQ. FT., WHICHEVER IS LARGER.
2. EQUIP HABITABLE ROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF $\frac{1}{20}$ OF THE FLOOR AREA OR 5 SQ. FT., WHICHEVER IS LARGER.
3. EQUIP BATHROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF $\frac{1}{20}$ OF THE FLOOR AREA OR 1 $\frac{1}{2}$ SQ. FT., WHICHEVER IS LARGER.
4. IF OPENABLE WINDOWS ARE NOT PROVIDED THEN THE MECHANICAL VENTILATION MUST BE PROVIDED AS DETAILED IN THE S.B.C.

AHJ STAMP
APPROVAL

NOTE: THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

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REVISIONS :

DATE: 3/15/2025

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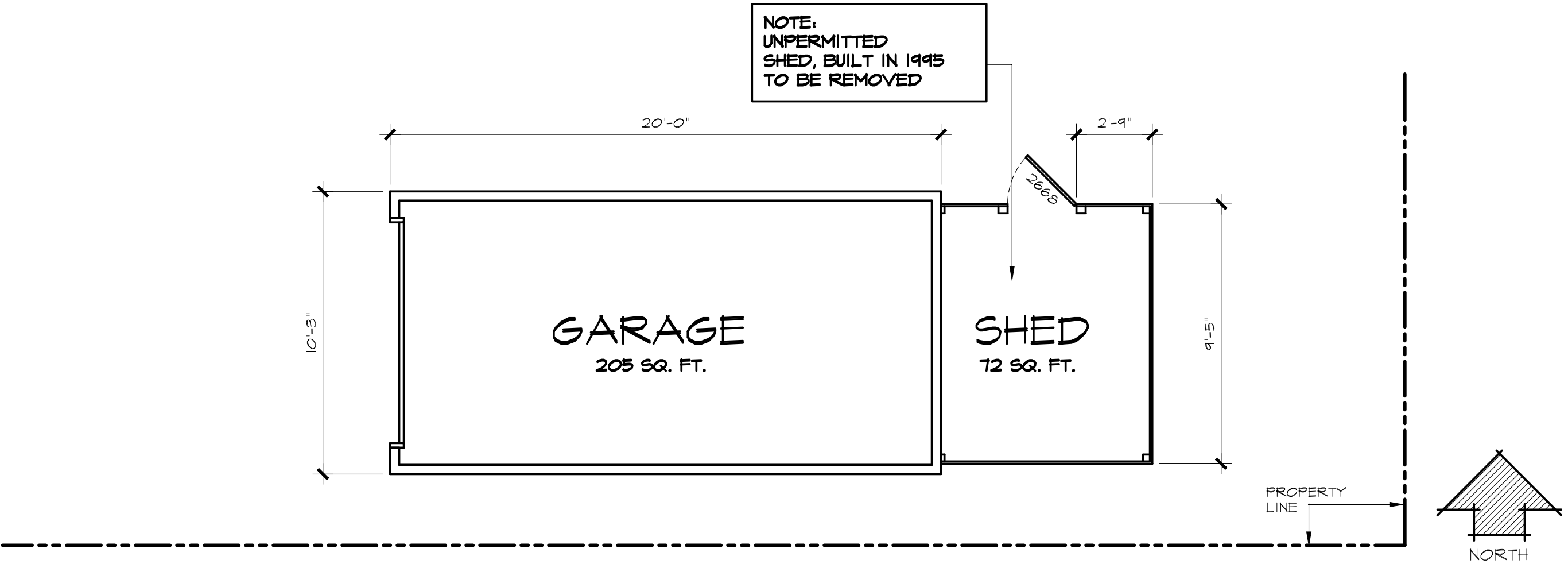
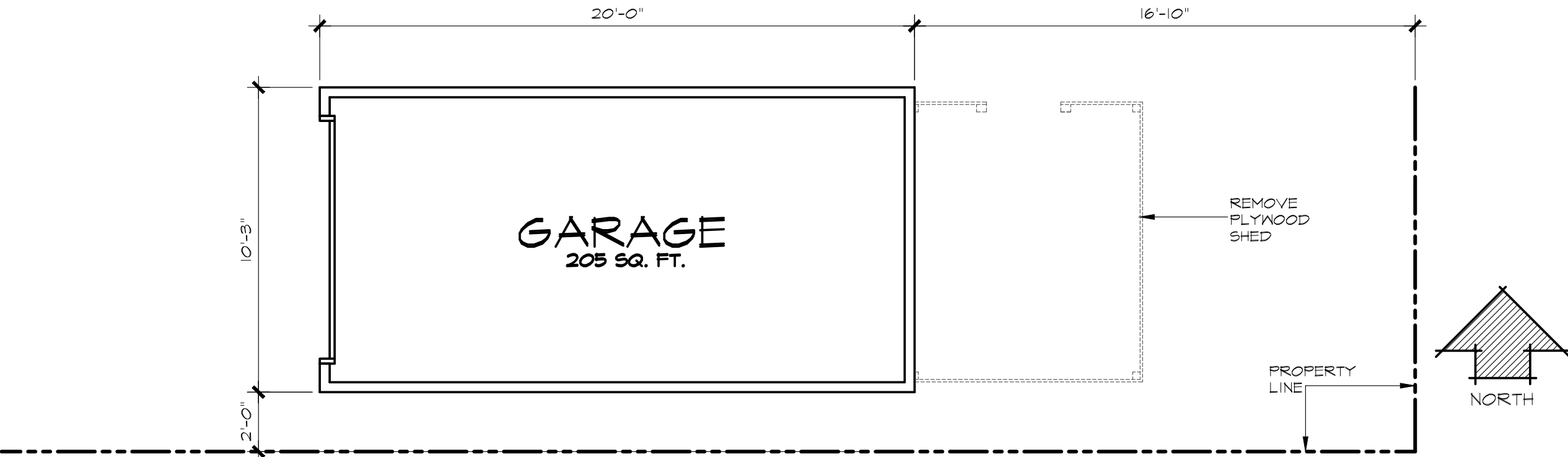
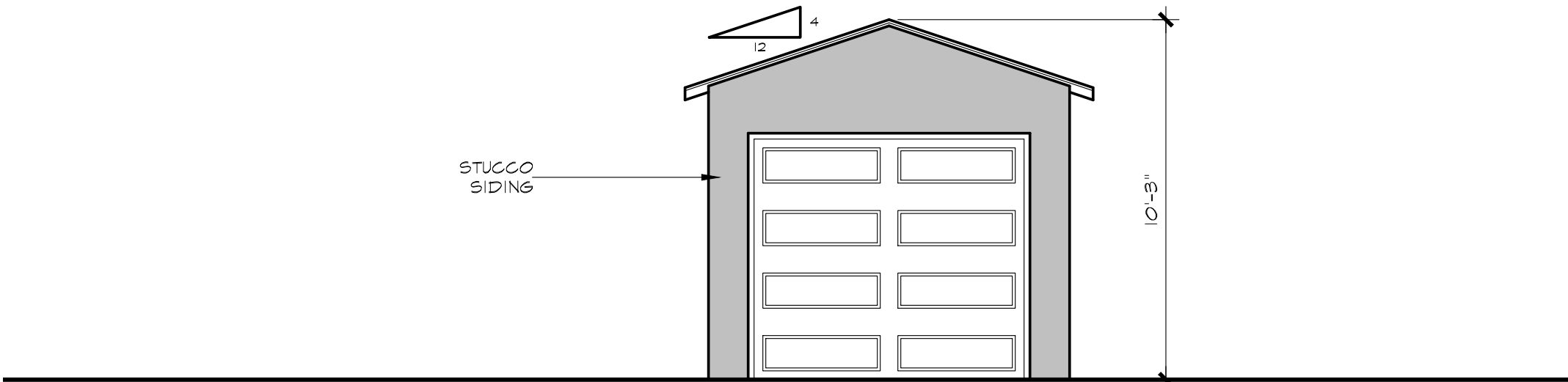
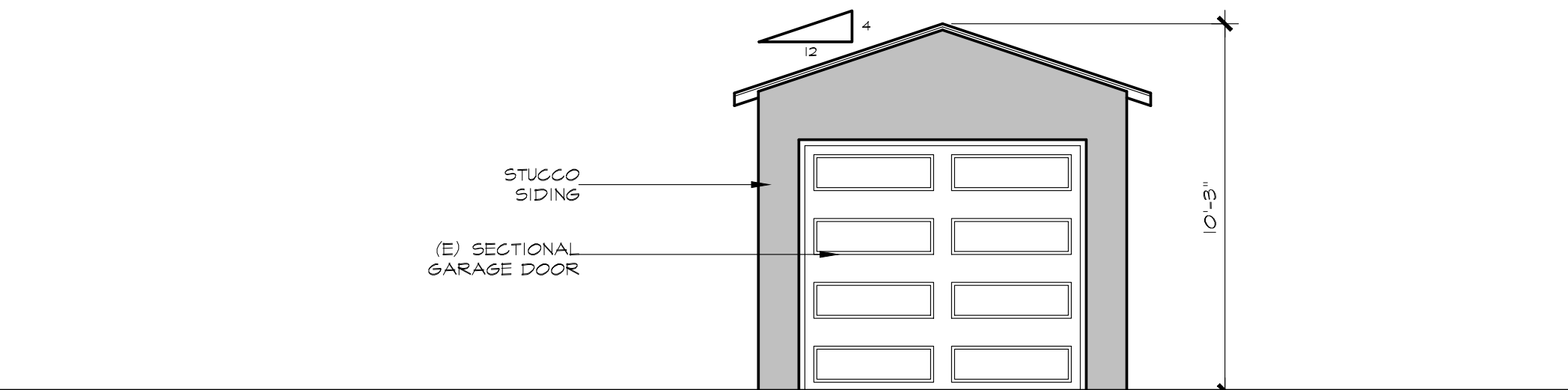
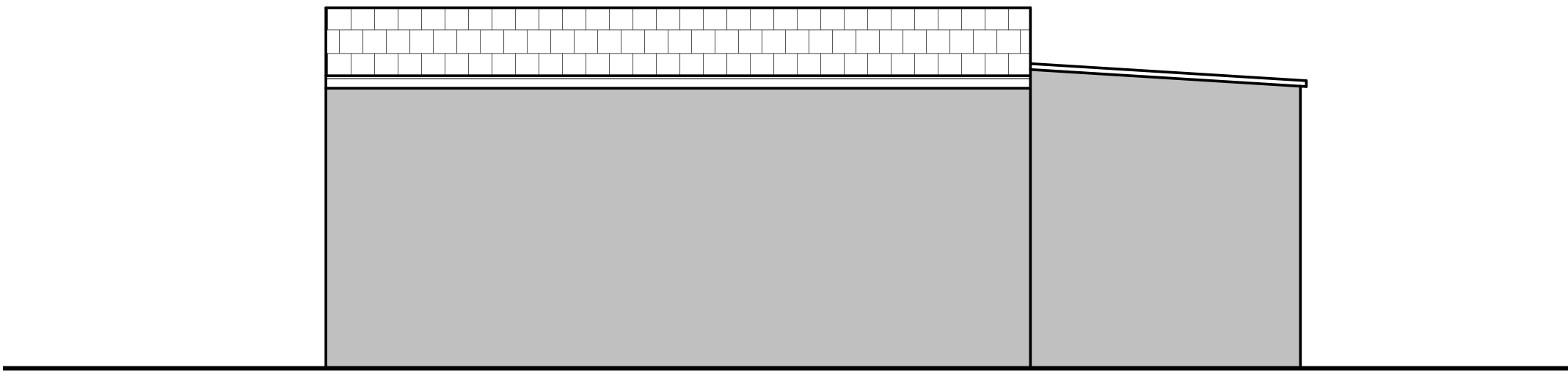
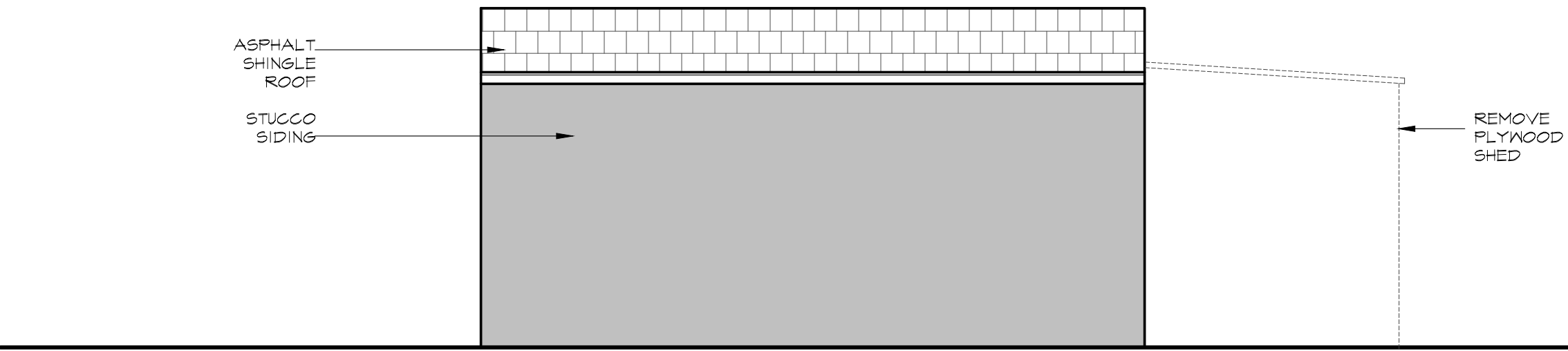
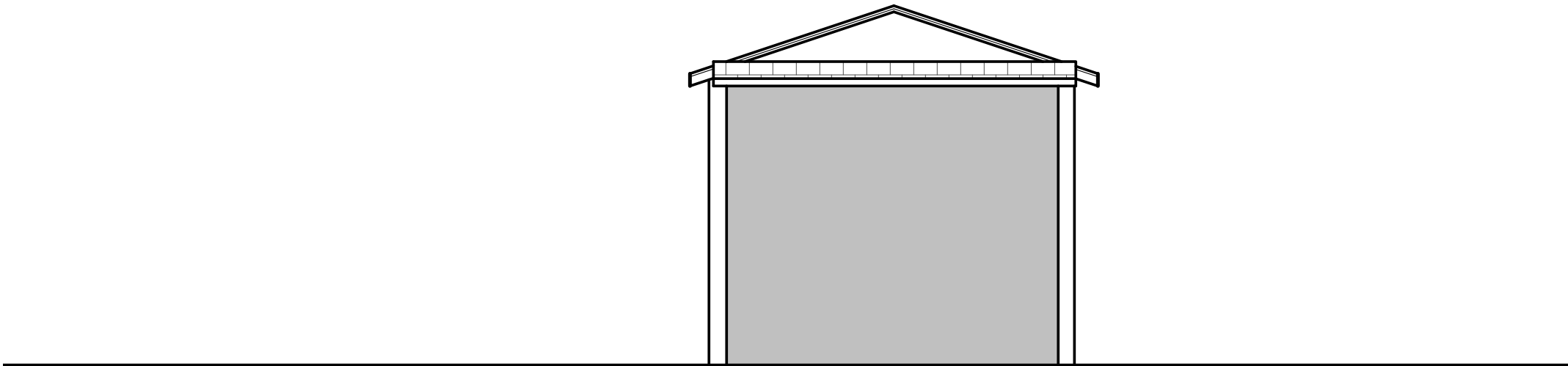
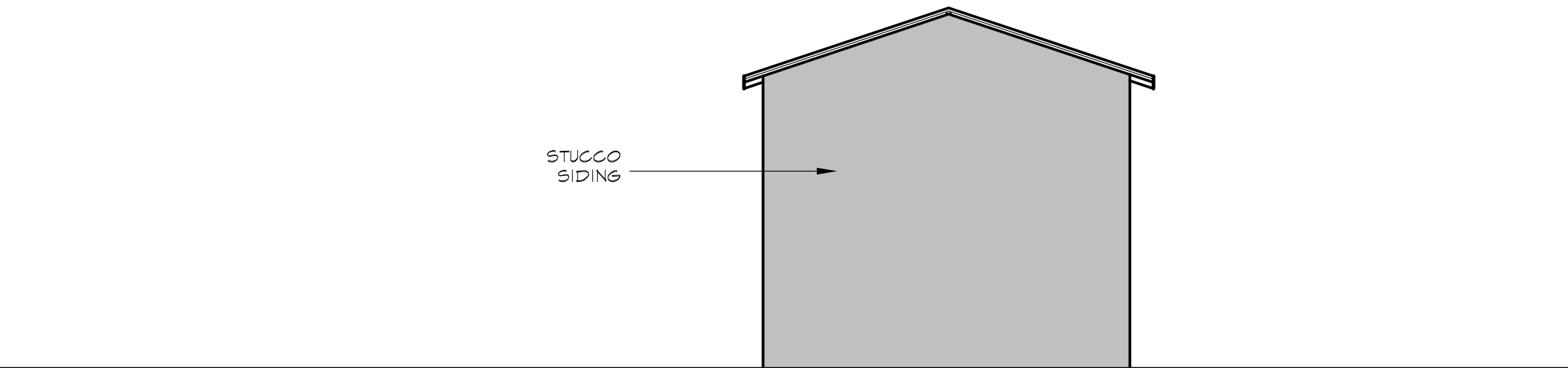
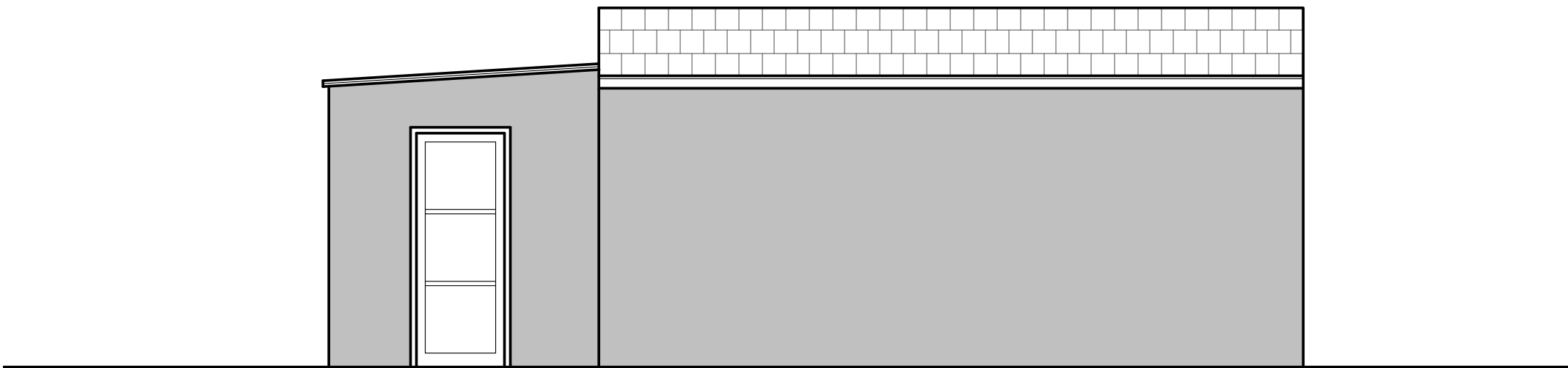
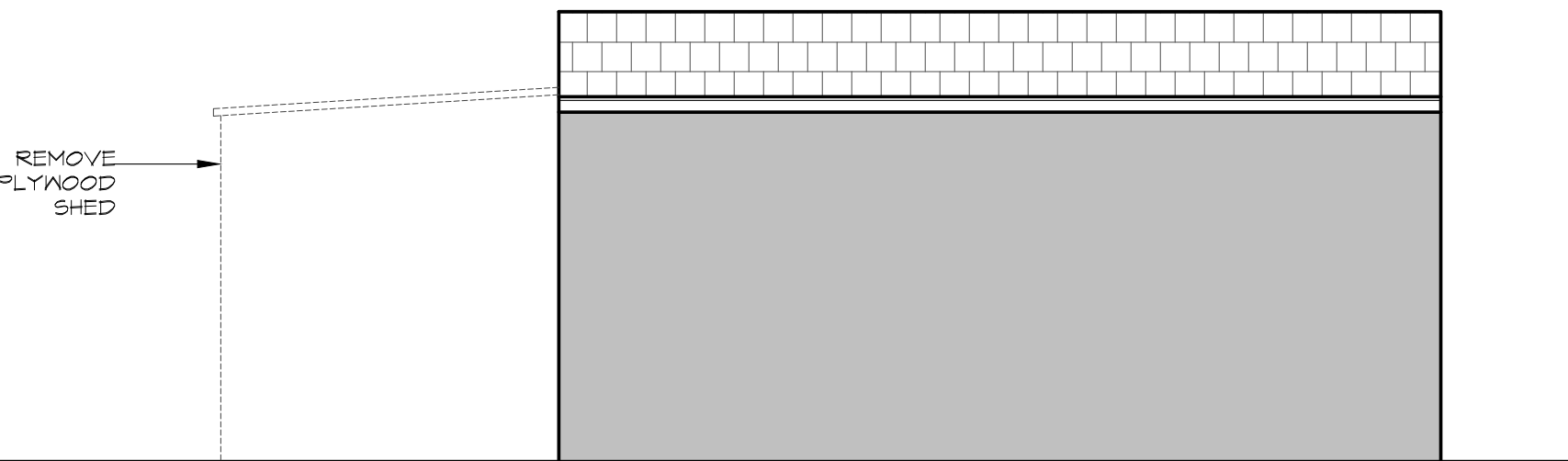
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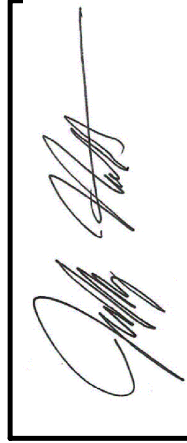
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SHEET NO.:

A6.0

OF

	
EXISTING GARAGE&SHED FLOOR PLAN SCALE 1/4"=1'-0"	NEW LOCATION OF EXISTING GARAGE SCALE 1/4"=1'-0"
 WEST ELEVATION	 WEST ELEVATION
 SOUTH ELEVATION	 SOUTH ELEVATION
 EAST ELEVATION	 EAST ELEVATION
 NORTH ELEVATION ELEVATION OF EXISTING GARAGE & SHED SCALE 1/4"=1'-0"	 NORTH ELEVATION ELEVATION OF PROPOSED GARAGE SCALE 1/4"=1'-0" AHJ STAMP APPROVAL



DATE: 3/15/2025

DRAWN BY: G.M.

REVISIONS:

1

2

3

4

CONTRACTOR LICENSE #B746905

NOTT & ASSOCIATES INC.

1508 MISSION STREET, SOUTH PASADENA, CA 91030

(626) 460-6174

PROJECT:

ANNE HARNAGEL

930 INDIANA AVE.

SOUTH PASADENA, CA 91030

SHEET NO.:

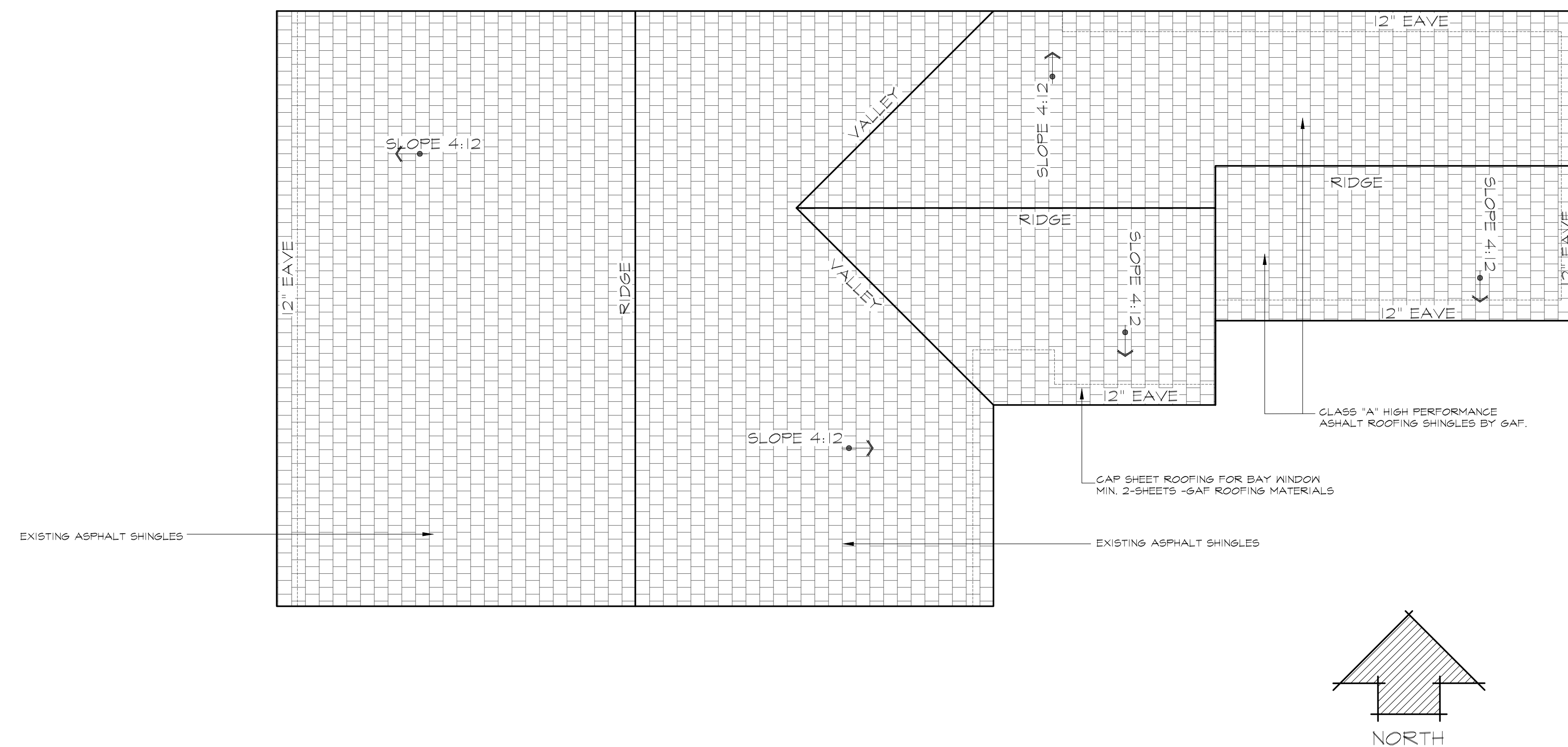
A7.0

OF

BY LAMPS PLUS



N.T.S.



AHJ STAMP
APPROVAL

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



CONTRACTOR LICENSE #B746905

DRAWN BY : G.M.

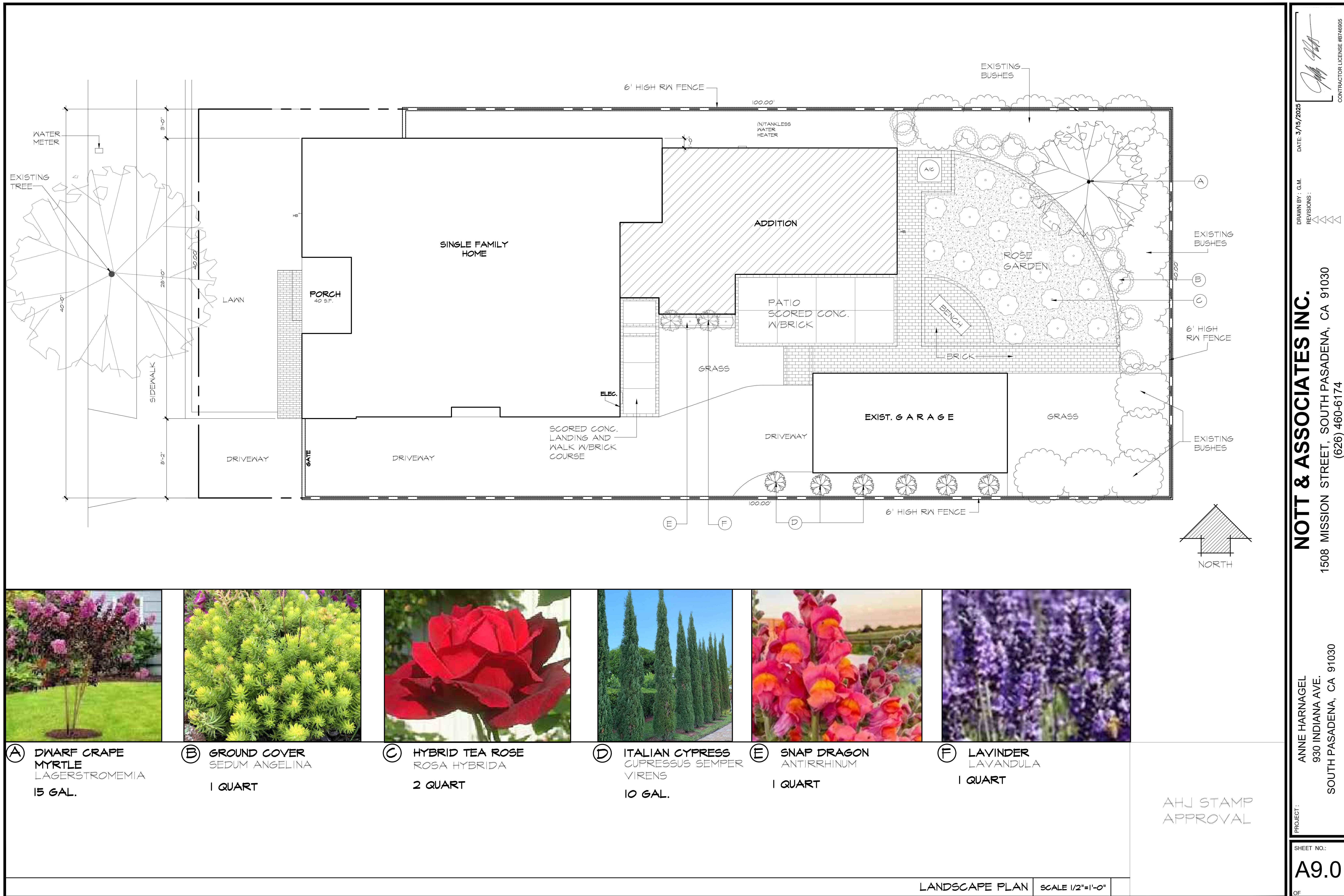
REVISIONS :

△ △ △ △

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

PROJECT :
SHEET NO.:
A8.0
OF



(A) DWARF GRAPE MYRTLE
LAGERSTROMEMIA
15 GAL.



(B) GROUND COVER
SEDUM ANGELINA
1 QUART



(C) HYBRID TEA ROSE
ROSA HYBRIDA
2 QUART



(D) ITALIAN CYPRESS
CUPRESSUS SEMPER VIRENS
10 GAL.



(E) SNAP DRAGON
ANTIRRHINUM
1 QUART



(F) LAVINDER
LAVANDULA
1 QUART

AHJ STAMP
APPROVAL

PROJECT:
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

DATE: 3/15/2025
DRAWN BY: G.M.
REVISIONS:
DATE: 3/15/2025
CONTRACTOR LICENSE #8746905

1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

NOTT & ASSOCIATES INC.

SHEET NO.:
A9.0

OF



WEST ELEVATION
FRONT OF HOUSE & GARAGE



EAST ELEVATION
BACK OF HOUSE & GARAGE



NORTH ELEVATION
ADDITION IN FORGROUND



SOUTH ELEVATION

AHJ STAMP
APPROVAL

PROJECT: ANNE HARNAGEL 930 INDIANA AVE. SOUTH PASADENA, CA 91030		DATE: 3/15/2025	
NOTT & ASSOCIATES INC. 1508 MISSION STREET, SOUTH PASADENA, CA 91030 (626) 460-6174		DRAWN BY: G.M. REVISIONS: 	
SHEET NO.: A10.0		CONTRACTOR LICENSE #B746905	

ATTACHMENT 3
District DPR Form

Primary #
HRI #
Trinomial
NRHP Status Code 551

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 0

Resource Name or #: (Assigned by recorder)

El Centro/Indiana/Palm District

P1. Other Identifier: El Centro/Indiana/Palm District

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 500 Block El Centro Street City South Pasadena Zip 91030

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

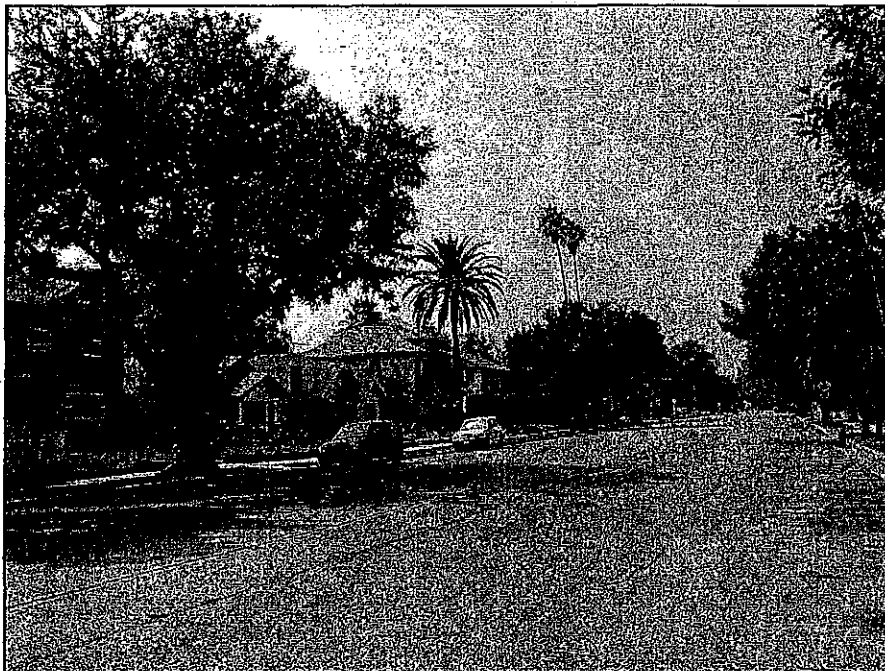
The El Centro/Indiana/Palm District was the city's first designated residential historic district. Located west of city's original commercial center, this district is located along the 900 blocks of Indiana and Palm avenues; and the 500 block of El Centro Street, a relatively wide street. Developed on several tracts, including the Malabar Tract, Jacobs Tract No. 1, and the Alice Hudsons Tract, parcels average 50 feet by 15 feet. With approximately 29 contributing properties, the district contains a high concentration of late 19th and early 20th century buildings. Architecturally, the buildings chronicle the evolution of design from the Queen Anne through the revival styles. Setbacks vary, as does the mature landscaping in the neighborhood. Automotive garages are placed at the rear of each lot, reached by side driveways from the street. Concrete sidewalks separate the front yards from the easements and streets. Most homes have paved walkways that lead from the street to the front porches. Indiana Court, a short, dead-end street off Indiana Avenue, is lined with modest Craftsman bungalows and very low stone curbs and sidewalks.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

HP 3. Multiple family property

P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1890s-1930s

P7. Owner Address:

Multiple Owners

P8. Recorded by:

(Name, affiliation, and address)

Jan Ostashay

PCR Services Corporation

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 10/1/02

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record
☒ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record
☐ Other: (List)

ATTACHMENT 4

Previous Permits

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

LOCATION

930 INDIANA AVE

LOT

N. 40'-112 BLOCK

TRACT

Jacobs #1

OWNER

JACOBUS BOSMAN

Erect Single Family Residence Garage

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED
COST

<i>5-20-41</i>	<i>10354</i>	<i>BUILDING</i>	<i>FRANK Bldg. Co.</i>	<i>3200</i>	<i>0-0</i>
<i>7-28-41</i>	<i>10481</i>	<i>ELEC. WIRING</i>	<i>C. L. Peirce</i>	<i>240</i>	<i>30</i>
<i>9-23-41</i>	<i>10733</i>	<i>ELEC. FIXTURES</i>	<i>RUEBEL ELECT.</i>		<i>130</i>
<i>8-23-41</i>	<i>10604</i>	<i>PLUMBING</i>	<i>STANDARD PLUMB CO</i>		<i>500</i>
<i>"</i>	<i>"</i>	<i>SEWER</i>	<i>"</i>	<i>"</i>	<i>100</i>
<i>"</i>	<i>"</i>	<i>HOUSE CONN.</i>	<i>"</i>	<i>"</i>	<i>100</i>

FORM 502 1M 12-15-37 MOCK

LOCATION 930 Indiana Ave.BUILDING New Residence, S.F.PERMIT No. 10354GENERAL CONTRACTOR Frank Bldg. Co.

PHONE _____

ELECTRICAL " Peirce & RuebelPLUMBING " Standard Plumbing

ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1)	MADE (2)		
TRENCHES		A.M.				Krug
		P.M.				
FRAME		A.M.				Krug
		P.M.				
VENTS & FURN.		A.M.				Krug
		P.M.				
WIRING		A.M.				Krug
		P.M.				
PLUMBING		A.M.				James
		P.M.				
LATH		A.M.				Krug
		P.M.				
FINAL PLUMB.	11/8/41	✓ A.M.	11/8		11/8/41	Krug
		P.M.				
FINAL ELECT.	9/23/41	✓ A.M.	9-24-41		9-24-41	Krug
		P.M.				
FINAL BUILD.	9/23/41	A.M.	9/24/41		9-24-41	Krug
		P.M.				

[illegible]

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 930 Indiana Avenue

DATE: 5/28/62

OWNER: Mildred Kelly

CONTRACTOR: Owner

PERMIT NUMBER: 49299

VALUE: 350.00

FEE: 3.00

JOB: enclose portion of porch for breakfast nook

4'x6'

ROUGH INSPECTION

utilized EXIST'G ROOF & SLAB - Add. of 16' of ext. wall:
1x12 Siding ext; 1/4 ply wood int. - 2 windows 1-7-62 C.

FINAL INSPECTION

1-8-63

INSPECTOR:

Lombard

FORM 753 2M 9-61 MOCK

NUMBER
&
STREET

930 Indiana Ave

APPLICATION FOR A
LATHING/PLASTERING PERMIT
OR
ROOFING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <i>Stevens Roof Co.</i>	STATE LIC. NO. <i>276192</i>
MAIL ADDRESS <i>62-11 Lotus Pass.</i>	PHONE <i>792-2720</i>
OWNER <i>Ben E. Wiley</i>	(CITY BUS. LIC.)
MAIL ADDRESS <i>930 Indiana Ave So Pas</i>	OWNER PHONE <i>941-1991</i>

DESCRIPTION OF WORK

NEW BLDG.	ALTER ☒	ADD'N	REPAIR
PRESENT USE <i>Single Dwelling</i>		PROPOSED USE	

ROOFING DETAILS

(INCLUDE WEIGHTS, NO. OF LAYERS, TYPE OF SHINGLES, ETC.)

TYPE OF ROOFING <i>240# Composition</i>	NO. OF SQUARES <i>11</i>
DESCRIPTION <i>Re-roof + metal edge</i>	

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ *360.00* FEES \$

LATHING & PLASTERING DETAILS

_____ YDS. EXTERIOR LATH.

_____ YDS. EXTERIOR PLASTER

_____ YDS. INTERIOR LATH.

_____ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION \$ _____

PERMIT FEE \$ _____

TOTAL FEE \$ *5.00*

INFORMATION PROVIDED BY BUILDING DEPT.			
USE ZONE <i>R-1</i>	FIRE ZONE <i>III</i>	OCCUPANCY <i>1 & 2</i>	CHECKER'S APPROVAL <i>Pharo</i>

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

11-12-60 - 5.11 25

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

William B. Seger

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT 4-51

INSPECTION RECORD — LATHING & PLASTERING

	DATE	APPROVED
EXTERIOR LATHING		
EXTERIOR SCRATCH COAT		
EXTERIOR BROWN COAT		
EXTERIOR FINISH COAT		
INTERIOR LATHING		
INTERIOR BROWN COAT		
INTERIOR FINISH COAT		
PARTIAL OR MISC. INSPECTIONS		
FINAL		

INSPECTION RECORD — ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
FINAL	12-18-73	Blues

CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION

BUILDING PERMIT

Building Address 930 INDIANA AV.			U.B.C. Edition 79	Type Const. V	Occ. Group 2																
Lot No.	Block	Tract	Occ. Load	F. D. Appr. Required ☐	H. D. Appr. Required ☐																
Owner JORGE PACHECO			Grading Permit ☐ Obtained ☒ N.A.	Variance Required ☐ Obtained ☒ N.A.																	
Mailing Address 930 INDIANA AV.			Use Permit Required ☐	Des. Rev. Required ☐	APN																
City SO PASADENA	Zip 91030	Tel. 682-1856	No. Bedrooms 2	Lot Size 40 X 100																	
Contractor			Special Conditions																		
Address			VALUATION: \$ 2000																		
City 91030 • Zip 91030 • Tel.			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="text-align: center; vertical-align: middle;">F E E S B O N D S</td> <td>PLAN CHECKING FEE</td> <td style="text-align: right;">30</td> <td style="text-align: right;">00</td> </tr> <tr> <td>BUILDING FEE</td> <td style="text-align: right;">40</td> <td style="text-align: right;">00</td> </tr> <tr> <td>S.M.I. FEE</td> <td></td> <td style="text-align: right;">50</td> </tr> <tr> <td colspan="2" style="text-align: right;">TOTAL 70 50</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: 2em;">Final</td> <td></td> <td></td> </tr> </table>			F E E S B O N D S	PLAN CHECKING FEE	30	00	BUILDING FEE	40	00	S.M.I. FEE		50	TOTAL 70 50		Final			
F E E S B O N D S	PLAN CHECKING FEE	30					00														
	BUILDING FEE	40					00														
	S.M.I. FEE						50														
	TOTAL 70 50																				
Final																					
State Lic. & Classif.			City Lic. No.																		
Arch., Engr., Designer			Tel.																		
Address			City																		
City			Zip																		
Proposed Construction ADD ONE BATH RM. AT REAR OF RESIDENCE			State Lic. No.																		
Sq. Ft. Size 32	No. Stories 1	No. Dw. Units ☒																			
New ☐	Add. ☒	Alter. ☐	Repair ☐	Demolition ☐																	
Permit No. 949			BA.		Date 9-25-84																

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.6, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner-builder who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B. & P. C. for this reason: _____

Date **9-25-84** Owner **Jorge Pacheco**

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 8800, Labor Code.)

Policy No. _____ Company _____

☐ Copy is filed with the city. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

INSPECTOR COPY

CONST. HRS. 8 AM - 5 PM ONLY
ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	4/10/84	MR	INSPECTION NOTES
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.	1/8/85	MR	
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	1/14/85	R/t	
INSULATION: Thickness, R-Values, Piping, Sound Caulking.	1-24-85	R/t	
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.	1-24-85	R/t	
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	2/20/85	MR	

SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.			SETBACKS: FRONT SIDE SIDE FRONT
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			

MISCELLANEOUS

SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

PLOT PLAN

STREET
PLEASE PLAN A 1" SQ. SCALE



CITY OF SOUTH PASADENA

PLANNING AND BUILDING DEPARTMENT
1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: 626.403.7220 ■ FAX: 626.403.7221
WWW.CI.SOUTH-PASADENA.CA.US

NOTICE OF DECISION CERTIFICATE OF APPROPRIATENESS

December 15, 2008

Anne L. Harnagel
930 Indiana Avenue
South Pasadena CA 91030

PROJECT ADDRESS: 930 Indiana Avenue

Dear Ms. Harnagel,

NOTICE IS HEREBY GIVEN THAT on August 21, 2008 the City of South Pasadena Cultural Heritage Commission approved the Certificate of Appropriateness (Alteration) to:

Construct a 389 square foot single story addition to the existing 932 square foot single story house on a 4000 square foot lot. The addition will consist of a master bedroom and two bathrooms. The 162 square foot addition to the existing 205 square foot garage will create a tandem, two car garage. The exterior materials for the addition will be: plaster (to match existing); wood windows with true divided lights; and asphalt composition roof.

Any interested person may appeal this decision in writing to the City Council fifteen (15) calendar days from the date of this notice and must be accompanied by a \$815.00 appeal fee.

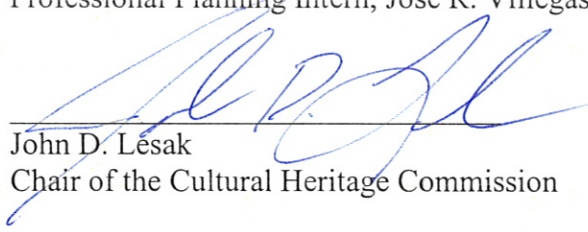
CONDITIONS: This Certificate of Appropriateness (C of A) is effective only for exterior changes detailed that was presented to the Cultural Heritage Commission on August 21, 2008.

An additional C of A is required for exterior changes not described in the above description and approved by the Cultural Heritage Commission.

All work (alteration, demolition, removal, or exterior changes) requiring a C of A shall substantially conform to the stamped approved plans dated the effective date of this approval.

No construction or demolition shall begin until the City issue a final building permit from the Building Division (unless the Director of Planning and Building determines there is a public health and safety reason).

If you have any questions regarding the submittal deadline and meeting dates, please contact Professional Planning Intern, Jose R. Villegas at (626) 403-7261.



John D. Lesak
Chair of the Cultural Heritage Commission

DEC. 19, 2008

Date

I understand that my construction project was approved on the condition that it will be built to exactly match the plans that the Cultural Heritage Commission approved on: August 21, 2008. If I decide to make any changes to those plans (i.e. materials, windows, doors, treatments, etc) during construction, I will seek approval from the Planning Department before making these changes.

Anne L. Harnagel
Property Owner

Date



City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
Office Hrs: 7:30 am to 5:00 pm, M-Th
7:30 am to 4:00 Friday
Phone Number (626) 403-7220
Insp. Request (626) 403-7226

REROOF APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: _____ Date: 7-25-14

WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: _____ Date: 7-25-14

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: STEVE REYNOLDS
Signature: _____ Date: 7-25-14

SITE ADDRESS	
930 INDIANA AVE	
ASSESSOR PARCEL NUMBER	PARCEL
BOOK	PAGE
ADDITIONAL INFORMATION / LEGAL DESCRIPTION	
OWNER'S NAME	
HARNAGEL	
STREET ADDRESS	
930 INDIANA AV	
CITY	STATE
S. PASADENA	CA
PHONE NUMBER	ZIP CODE
626 449 1037	91030
PRINCIPAL DESIGNER'S NAME	
LICENSE NO.	
STREET ADDRESS	
457	
CITY	STATE
S. PASADENA	CA
PHONE NUMBER	ZIP CODE
626 449 1037	91030
CONTACT PERSON	
STEVE REYNOLDS	
BUILDING AND SAFETY	
626 260 1555	
CONTRACTOR'S NAME	
REYNOLDS ROOFING CO	
STREET ADDRESS	
24654 BAGGTON DR. A	
CITY	STATE
VALENCIA	CA
LICENSE CLASS	ZIP CODE
C-39	91355
LICENSE NUMBER	EXPIRATION DATE
395290	10-31-14
PHONE NUMBER	
661 260 1555	
WORKER'S COMPENSATION INSURANCE COMPANY NAME	
STATE FUND	
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE
1577926	3-1-15

DESCRIPTION OF WORK

- ☐ Reroof Over Existing ☒ Tear-Off and Reroof
☐ New Plywood and Roof ☐ Metal Roof o/Existing
☐ Other DET GARAGE - - TEAR OFF

OLD - REROOF WITH CLASS A
COMP SHINGLES

TYPE OF STRUCTURE

☐ RESIDENTIAL

☒ NONRESIDENTIAL

AREA

5 SQUARES SQ. FT

CODE IN EFFECT

\$ 1500.00 INITIAL VALUATION

\$ REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

DO NOT COVER THE ROOF UNTIL
APPROVAL FROM THE CITY BUILDING
INSPECTOR HAS BEEN OBTAINED

ANY PORTION OF THE ROOF WHICH IS
COVERED WITHOUT INSPECTION SHALL
BE ENTIRELY UNCOVERED AT THE EX-
PENSE OF THE APPLICANT

BUILDING PERMIT FEE

\$ 84.00

ISSUANCE FEE

\$ 28.30

TOTAL

\$ 112.30

PERMIT NUMBER

133530

INITIALS

AC

DATE

7/25/14

DATE OF FINAL

7/30/14

FINAL BY

MM

NO	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
R1	Prerof, Tear Off, or Sheathing	7/29/14	[Signature]
R2	Final Roof Inspection		

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).
Lender's Name: _____
Lender's Address: _____

08.03.2014



City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
Office Hrs: 7:30 am to 5:00 pm, M-Th
7:30 am to 4:00 Friday
Phone Number (626) 403-7220
Insp. Request (626) 403-7226

SITE ADDRESS 930 INDIANA AV	
ASSESSOR PARCEL NUMBER	PARCEL
BOOK	PAGE
ADDITIONAL INFORMATION / LEGAL DESCRIPTION	
OWNER'S NAME HARMAGEL	
STREET ADDRESS 930 INDIANA AV	
CITY S. PASADENA	STATE CA
ZIP CODE 91030	
PHONE NUMBER 626 449 1037	
PRINCIPAL DESIGNER'S NAME	LICENSE NO.
STREET ADDRESS	
CITY	
STATE	
ZIP CODE	
PHONE NUMBER	
CONTACT PERSON BUILDING SAFETY	
PHONE NUMBER 661 260 1555	
CONTRACTOR'S NAME REYNOLDS ROOFING CO	
STREET ADDRESS 24654 BRUGHTON DR. A	
CITY VALENUE	STATE CA
ZIP CODE 91355	
LICENSE CLASS C-39	LICENSE NUMBER 395290
EXPIRATION DATE 12-31-14	
PHONE NUMBER 661 260 1555	
WORKER'S COMPENSATION INSURANCE COMPANY NAME STATE FUND	
WORKER'S COMP INSURANCE POLICY NUMBER 1577926	EXPIRATION DATE 3-1-15

REROOF APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: _____ Date: 7-25-14

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: _____ Date: 7-25-14

WORKERS' COMPENSATION DECLARATION

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: _____ Date: 7-25-14

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: STEVE REYNOLDS
Signature: _____ Date: 7-25-14

DESCRIPTION OF WORK

- ☐ Reroof Over Existing ☐ Tear-Off and Reroof
- ☒ New Plywood and Roof ☐ Metal Roof or Existing
- ☐ Other HOUSE - TEAR OFF

INSTALL PLYWOOD, REROOF
CLASS A COMP SHINGLES

TYPE OF STRUCTURE

- ☒ RESIDENTIAL ☐ NONRESIDENTIAL

AREA

11 SQUARES SQ. FT

CODE IN EFFECT

\$ 6000.00 INITIAL VALUATION \$ REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

DO NOT COVER THE ROOF UNTIL
APPROVAL FROM THE CITY BUILDING
INSPECTOR HAS BEEN OBTAINED

ANY PORTION OF THE ROOF WHICH IS
COVERED WITHOUT INSPECTION SHALL
BE ENTIRELY UNCOVERED AT THE EX-
PENSE OF THE APPLICANT

BUILDING PERMIT FEE

\$ 152.80

ISSUANCE FEE

\$ 28.30

#372115

PERMIT NUMBER

133529

INITIALS

AC

DATE

7/25/14

TOTAL

\$ 181.10

DATE OF FINAL

7/30/14

FINAL BY

Steve Reynolds

INSPECTION NOTES

NO	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
R1	Pierproof, Tear Off, or Sheathing	7/29/14	[Signature]
R2	Final Roof Inspection		

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____



City of South Pasadena

1414 Mission Street

South Pasadena, CA 91030

Office Hrs: 7:30 am to 5:00 pm, M-Th

7:30 am to 4:00 Friday

Phone Number (626) 403-7220

Insp. Request (626) 403-7226

SITE ADDRESS 930 Indiana Ave		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Anne Harnagel		
STREET ADDRESS 930 Indiana Ave		
CITY South Pasadena	STATE CA	ZIP CODE 91030
PHONE NUMBER (213) 258-5698		
PRINCIPAL DESIGNER'S NAME		LICENSE NO
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME Seismic Safety		
STREET ADDRESS 1410 N. Lake Ave		
CITY Pasadena	STATE CA	ZIP CODE 91104
LICENSE CLASS 662926	LICENSE NUMBER B	EXPIRATION DATE 1-31-2019
PHONE NUMBER (800) 300-2658		
WORKER'S COMPENSATION INSURANCE COMPANY NAME Everest Indemnity		
WORKER'S COMP INSURANCE POLICY NUMBER 7600016017181		EXPIRATION DATE 1/30/19

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

☐ I am exempt under Section _____ Business and Professions Code for the following reason: _____

Signature _____ Date _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature **JME** Date **4-27-19**

WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature **JME** Date **4-27-19**

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name **Danny Moran**

Signature **JME** 4-61 Date **4-27-19**

930 INDIANA AVE.

DESCRIPTION OF WORK Voluntary bolting per LA City Standards		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS ☐ YES ☐ NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO UNITS		PLANNING FILE NO
\$ 3800 INITIAL VALUATION		\$ REVISED VALUATION
PLAN CHECK FEE		\$ 163.00
ADDITIONAL PLAN CHECK FEE		\$
FIRE DEPT. PLAN CHECK FEE		\$
# 401030		
PLAN CHECK NUMBER 041732	INITIALS CZ	DATE 4/27/18
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
☐ SCHOOL FEES PAID		☐ SCAQMD
☐ SANITATION DIST. PAID		☐ INDUSTRIAL WASTE APPROVAL
☐ HEALTH DEPT. APPROVAL		☐ OSHA PERMIT OBTAINED
☐ FIRE DEPT. APPROVAL		☐ PUBLIC WORKS FEES PAID
BUILDING PERMIT FEE		\$ 155.80
ISSUING FEE		\$ 30.00
SEAL FEE		\$
GENERAL PLAN FEE		\$
PIF (PARK IMPACT FEE)		\$
CITY FEE		\$
# 401030		TOTAL \$ 185.80
PERMIT NUMBER 041733	INITIALS CZ	DATE 4/27/19
DATE OF FEE 8/20/18		FINAL BY JT

NO.	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms		
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code). Lender's Name: _____ Lender's Address: _____
--

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT 	
THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT. I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting. ☐ OWNER ☐ AGENT NAME: _____ SIGNATURE: _____	Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide? ☐ YES ☐ NO If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school. ☐ YES ☐ NO Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines. ☐ YES ☐ NO

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

INSPECTION NOTES _____



Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: November 20, 2025

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, Planning Manager

PREPARED BY: Stephen Peterson, Senior Planner

SUBJECT: Project No. PLR25-0010/COA25-0015 is a request for a Certificate of Appropriateness to convert an existing 2,294-square-foot single-family residence located at 644 Stratford Avenue (APN: 5318-007-009). In accordance with the California Environmental Quality Act (CEQA), the subject project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

APPLICANT: George Kurczyn

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, Class 3; and
2. Approve the Certificate of Appropriateness and determine that the home located at 644 Stratford Ave does not meet the national, state, or local criteria for historic designation and that conversion may proceed.

EXECUTIVE SUMMARY / BACKGROUND

The applicant, George Kurczyn, requests the Cultural Heritage Commission approve a Certificate of Appropriateness (COA 25-0015) to allow conversion of a 2,294- square foot 1923 single-family residence located at 644 Stratford Avenue. The home is not listed on the City's Inventory of Cultural Resources and a Historic Resource Evaluation (HRE) report prepared by an architectural historian found that the property does not meet the criteria for listing under City, State or National criteria.

Based on the findings present in the HRE, Staff recommends that the Cultural Heritage Commission concur with the HRE report's findings and grant the Certificate of Appropriateness allowing the conversion to proceed.

- June 30, 2025, the applicant submitted an application for a Certificate of Appropriateness for conversion of the existing structure
- October 15, 2025, the project application was deemed complete and scheduled for consideration by the Cultural Heritage Commission

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for a Notice of Intent to Demolish and convert an existing 2,294-square-foot single-family dwelling located at 644 Stratford Avenue, in order to construct a new single-family dwelling on the site. Projects that include the demolition/conversion of buildings over 45 years old are required to be evaluated by the Cultural Heritage Commission (CHC) to determine if the property could potentially meet national, state, or local criteria for historic designation. If the CHC determines that the demolition/conversion of the single-family dwelling would not result in an impact to a historic or cultural resource, demolition/conversion may proceed with attainment of a Demolition Permit through the City's Building and Safety Division after the review and approval of the new home by the Planning Commission. The proposed new home is not within the CHC's purview; however, conceptual plans for the new home have been included with the Plan Set (**Attachment 3**) for informational purposes only. The design for the new home has not yet been subjected to intensive staff review for compliance with the City's Zoning Ordinance and Design Guidelines, pending the CHC's determination regarding the demolition/conversion.

Site Characteristics

The subject site is a rectangular 9,244-square-foot lot located on the corner of Stratford Avenue and Hope Street. (see **Image 1**) and zoned RS: Residential Single-Family. The single family home was originally constructed in 1923 in the Spanish Colonial Revival style. Later the home was reroofed in 1936, the garage was converted into habitable space and connected to the main house in 1977, and a further reroofing occurred in 2002. Additional minor alterations, some permitted and some not, are outlined on Page 22 of the Historical Resource Evaluation prepared by South Environmental and included as **Attachment 2**. See **Image 2**, **Image 3** and **Image 4** for views of the home in its present condition.

Image 1: Aerial view Vicinity Map of 644 Stratford Avenue

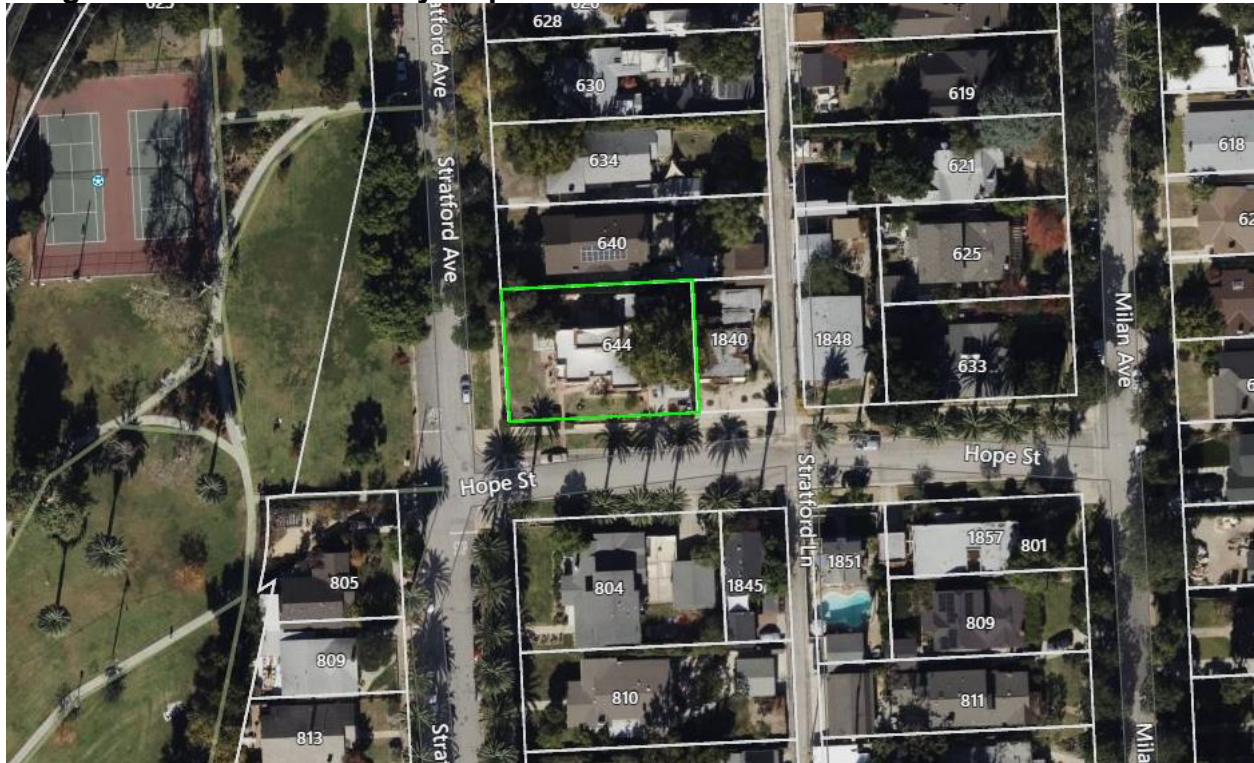


Image 2: 644 Stratford Avenue, West Elevation



Image 3: 644 Stratford Avenue – South Elevation



Image 4: 644 Stratford Avenue – North Elevation (Rear)



PROJECT ANALYSIS

Historic resource evaluation report analysis

The City Council commissioned the first comprehensive historic resources survey in 1991. The purpose of the survey was to develop an inventory of historic resources and to provide a foundation of their recognition in all future planning processes. The *Historic Resources Inventory: Inventory of Addresses* was adopted by the City Council on November 30, 1994, which included all properties and historic districts eligible for local, state, or federal designation at the time. The survey was updated in 2002. A Citywide Historic Context Statement was adopted in 2014. The project site has not been identified as a Historic or Cultural Resource in any of the previously prepared surveys.

The South Pasadena Municipal Code (SPMC), Section 2.65(e)(3), requires that if any structure over 45 years old is proposed for demolition/conversion and is not identified as a historic or cultural resource, that an intensive-level Historic Resource Evaluation (HRE) report must be prepared. The existing single-family home, constructed in 1923, is over 45 years old and is slated for demolition/conversion, as such, an intensive-level HRE was prepared by a City-approved architectural historian consultant, South Environmental LLC, to evaluate the property and determine if the property could qualify as a historic and cultural resource prior to its conversion/demolition.

The Historic Resource Evaluation report, included as **Attachment 2**, includes research on the property, a survey of the built environment, and an evaluation of the subject property for its potential inclusion in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of South Pasadena Landmark designation.

HRE Report Conclusion

The subject property at 644 Stratford is not eligible for designation in the CRHR either individually or as part of a larger historic district. Additionally, it is not eligible for the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Further, the property is not a historical resource per CEQA Guidelines Section 15064.5. Please see the HRE Findings in **Attachment 1**.

Based on the findings present in the HRE, Staff recommend the Cultural Heritage Commission concur with the HRE report's findings and grant the Certificate of Appropriateness allowing the conversion to proceed. Staff review of the new home proposed for development on the site could then commence with final review and approval to be conducted by the Planning Commission.

ENVIRONMENTAL ANALYSIS

The proposed project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) under Section 15303, Class 3 (New Construction or Conversion of Small Structures) as the project involves the conversion of the existing single-family home and the exemption applies to the construction/conversion of 3 or less homes on one legal lot.

STAFF RECOMMENDATION

Staff recommend the Cultural Heritage Commission:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, Class 3.
2. Approve the Certificate of Appropriateness (COA25-0015) determining that the structure located at 644 Stratford Avenue does not meet the national, state, or local criteria for historic designation as per the Findings included in Attachment 1.

ALTERNATIVES

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

1. The Cultural Heritage Commission may continue the project to address

comments discussed; or

2. The Cultural Heritage Commission can determine that the single-family dwelling is eligible for listing at the national, state, or local level and deny the Certificate of Appropriateness.

PUBLIC NOTICING

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the agenda, posting of the same agenda and reports on the City's website, a legal advertisement in the South Pasadena Review newspaper on November 7, 2025, and individual postcard mailings to property owners and residents within 300 feet of the project site mailed on November 6, 2025.

APPEALS

If the Cultural Heritage Commission approves or denies the Certificate of Appropriateness, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision to a public hearing of the City Council.

ATTACHMENTS

1. Findings
2. Historic Resource Evaluation Report
3. Project Plans
4. Building Permits

ATTACHMENT 1

Findings

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
644 Stratford Avenue

NRHP and CRHR Criteria

The subject property was evaluated under NRHP and CRHR criteria to determine historical significance. The NRHP and CRHR are national and state guides to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. A cultural resource is evaluated under four criteria to determine its historical significance, the HRE report makes the following determinations for each criterion:

- | | |
|---------------------------|--|
| Criterion
A/1: | Is associated with events that have made a significant contribution to the broad pattern of United States/California's history and cultural heritage.

<i>HRE Finding: Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state, or national history or cultural heritage.</i> |
| Criterion
B/2: | Is associated with the lives of persons important in our past.

<i>HRE Finding: On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property made a significant contribution to the broad patterns of local, regional, state or national history or cultural heritage.</i> |
| Criterion
C/3: | Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

<i>HRE Finding: The property does not represent a distinctive or outstanding example Spanish Colonial Revival architecture.</i> |
| Criterion
D/4: | Has yielded, or may be likely to yield, information important in prehistory or history.

<i>HRE Finding: The subject property is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information pertaining to significant events, people, or architectural style.</i> |

City of South Pasadena Landmark Designation Criteria

The criteria for designating historic and cultural resources at the local level in the City of South Pasadena are enumerated under Section 2.63(b) of the SPMC. At least one of the following criteria must be met for a property to be determined eligible for listing as a Landmark in the City of South Pasadena, and the property must retain integrity of location, design, setting, materials, workmanship, feeling, and association:

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
644 Stratford Avenue

Criterion 1: Its character, interest, or value as part of the heritage of the community.

HRE Finding: *The property does not hold character, interest or value as part of the heritage of South Pasadena*

Criterion 2: Its location as a site of a significant historic event.

HRE Finding: *Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state, or national history or cultural heritage.*

Criterion 3: Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the City, state, or United States.

HRE Finding: *On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property were associated with events significant to local state or national history. Therefore the subject property is not eligible under CRHR Criterion 3.*

Criterion 4: Its exemplification of a particular architectural style or an era of history of the City.

HRE Finding: *Extensive alterations and additions have resulted in a loss of integrity of design, materials and workmanship. While some basic elements of the Spanish Colonial Revival style are still present, many of the distinctive characteristics of the style have been lost.*

Criterion 5: Its exemplification of the best remaining architectural type in a neighborhood.

HRE Finding: *The property does not represent a distinctive or outstanding example of Spanish Colonial Revival architectural design. Due to extensive alteration, it is not an excellent example of this residential property type, thus, 644 Stratford Avenue does not meet the criteria for eligibility described in the citywide Historic Context Statement.*

Criterion 6: Its identification as the work of a person or persons whose work has influenced the heritage of the City, the state, or the United States.

HRE Finding: *The short-lived architectural firm Depew & Sparr operated for less than 10 years. Due to extensive alteration the property does not retain sufficient integrity to convey significance for an association with this firm.*

Criterion 7: Its embodiment of elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship.

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
644 Stratford Avenue

HRE Finding: *The property has been extensively altered resulting in a loss of integrity of design, engineering, detail, materials and craftsmanship*

Criterion 8: It is either a part of or related to a square, park, or other distinctive area which should be developed or preserved according to a plan based on a historic, cultural, or architectural motif.

HRE Finding: *The subject property is located across Stratford Avenue from Garfield Park, however a Garfield Park Historic District has already been designated, and the district boundaries excluded the subject property. The Garfield Park Historic District is a good example of a neighborhood of modestly sized period revival single-family residences, with a high degree of integrity to the period 1910-1946, however, research did not indicate a specific relationship to either the park, its development, or to the Garfield Park Historic District. Therefore, the subject property is not eligible under City Criterion 8.*

Criterion 9: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

HRE Finding: *The subject property is located at the northeast corner of Stratford Avenue and Hope Street, across Stratford Avenue from Garfield Park. As such it would have been a highly visible property, locally, however there is no indication that it would be considered a unique location, or that the property is an established visual landmark for the neighborhood. Therefore, the subject property is not eligible under City Criterion 9.*

Criterion 10: Its potential for yielding information or archeological interest.

HRE Finding: *The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historical construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4 or City Criterion 10.*

Criterion 11: In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

HRE Finding: *This criterion is not applicable, because the subject property was not evaluated as a historic district.*

ATTACHMENT 2

Historic Resources Evaluation (HRE) Report

Historical Resources Evaluation Report

644 Stratford Avenue, South Pasadena, California

Prepared For:

Fat Investments
644 Stratford Avenue
South Pasadena, California 91030

Prepared By:



South Environmental LLC
2061 N. Los Robles Avenue., Ste. 205
Pasadena, California 91104

Sarah Corder, MFA, Drulena Haller, BA, Kate G. Kaiser, MSHP, and Laura Carías, MA

October 2025

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Appendices

Appendix A: Resumes

Appendix B: DPR Form Set

Executive Summary

South Environmental was retained to prepare a Historical Resources Evaluation (HRE) report for 644 Stratford Avenue, located in the City of South Pasadena, Los Angeles County, California (project). This analysis includes the results of an intensive-level pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of designation criteria and integrity requirements for California Register of Historical Resources (CRHR) and South Pasadena Register of Landmarks and Historic Districts. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and all City requirements.

As a result of the property significance evaluation, 644 Stratford Avenue (subject property) is not individually eligible for designation in the CRHR or the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Therefore, the property is not considered a historical resource per CEQA Guidelines § 15064.5.

1 Introduction

South Environmental was retained to prepare a Historic Resources Evaluation (HRE) report for 644 Stratford Avenue (subject property), located in the City of South Pasadena (City), California. This report includes the results of an intensive-level pedestrian survey of the subject property by a qualified architectural historian; building development and archival research; and recordation and evaluation of the subject property for historical significance in consideration of California Register of Historical Resources (CRHR) and the City of South Pasadena's Landmark and Historic District designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and all City requirements.

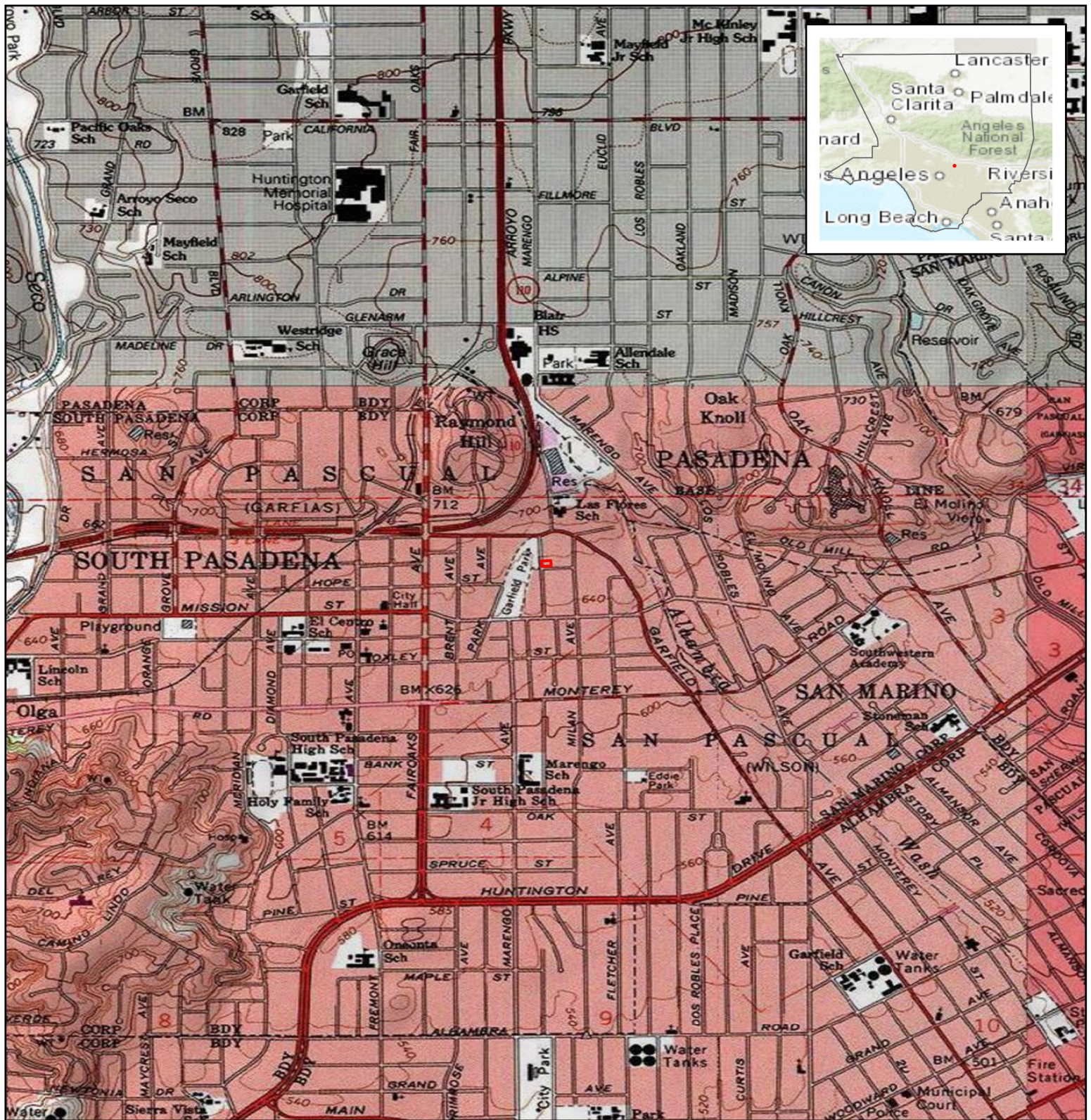
This report was prepared by South Environmental Senior Architectural Historian Kate G. Kaiser, MSHP, and Architectural Historian Drulena Haller, BA. Fieldwork and research were completed by Senior Architectural Historian Laura Carías, MA. The report was reviewed for quality assurance/quality control by South Environmental Principal Architectural Historian Sarah Corder, MFA. Ms. Corder, Carías, and Kaiser all meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for History and Architectural History Resumes for key staff are provided in Appendix A.

1.1 Project Description

The property owner of 644 Stratford Avenue proposes to demolish and replace the existing residence with a new Mediterranean-style residence.

1.2 Project Location

The project site is located at 644 Stratford Avenue on Assessor's Parcel Number (APN) 5318-007-009 in the City of South Pasadena, Los Angeles County, California (Figure 1). The project site is on a corner lot in a residential neighborhood bounded by Stratford Avenue and Garfield Park to the west, Hope Street to the south, and to the north and east by single-family homes (Figure 2).



Source: ESRI USA Topo Maps and World Topo Map 2025

644 Stratford Avenue

Figure 1. Project Location Map

Project Site

Project Location is within South Pasadena, California, in Los Angeles County on the USGS Los Angeles 7.5-minute quadrangle map in Section 04 of Township 01 South and Range 12 West

Center Coordinate (Decimal Degrees):
Latitude: 34.1177986N Longitude: -118.1453149W



0 1,000 2,000 Feet
Scale: 1:24,000



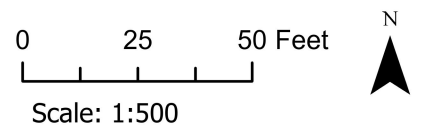


Source: ESRI Aerial Map 2025

644 Stratford Avenue

Figure 2. Project Site Detail

Project Site



1.3 Regulatory Framework

1.3.1 State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

1.3.2 Local

City of South Pasadena Municipal Code

The City of South Pasadena has a historic preservation ordinance, passed in 1992 and revised in 2017, which empowers the City of Pasadena’s Cultural Heritage Commission to identify, review, and approve individual landmark properties and historic districts (Ord. No. 2315, § 2, 2017). The ordinance also outlines reporting requirements, which require that reports submitted to the commission contain a statement of significance that “shall clearly state the reasons the property meets the city’s criteria with brief facts that explain the way in which the property was important to the local, state or national history during the period of significance.” It is also required that the designation of landmark or historic district is consistent with one or more of the stated City preservation goals, that the landmark or historic district meets one or more of the criteria for designation; and that the landmark or historic district possesses integrity of location, design, setting, materials, workmanship, feeling, or association.

The ordinance further requires that in an application for a historic district or a landmark, the resource will be recorded on the State of California Department of Parks and Recreation (DPR) 523 Series forms and included as part of the commission’s report. The report and DPR form(s) must include a historic context statement, defines a period of significance and relate property features to that period of significance; and describe historical activities or events, associations with historic personages, architectural styles and movements, master architects, designers, building types, building materials, landscape design, or pattern of physical development that influenced the character of the landmark or

historic district at a particular time in history. The City ordinance is not limited solely to buildings, but is also for identification of appurtenant structures, engineering structures, landscapes, or contributing resources.

The City of South Pasadena designation criteria for landmarks and historic districts is included below:

Chapter 2. Article IVH. 2.63(b) Designation Criteria for Landmarks and Historic Districts. Criteria and standards for the designation of landmarks and historic districts shall include any or all of the following, as applicable:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
10. Its potential for yielding information of archaeological interest; or
11. In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

2 Background Research

The following provides an overview of all background research completed on 644 Stratford Avenue (hereinafter referred to as the subject property) to understand its development history. All information obtained from these sources was used in the development of the historic context presented in this report.

2.1 City of South Pasadena Inventory of Cultural Resources

The South Pasadena Inventory of Cultural Resources was revised in 2017 and was available online through the City website. The City also maintains a Historic Landmarks and Districts Map. The subject property is not listed in the inventory. The subject property was noted as immediately adjacent to the Garfield Park Historic District, but is located outside of the historic district boundary and was not identified as a City landmark in the inventory or on the map.

2.2 Los Angeles County Assessor

All available records on file with the County of Los Angeles Assessor were reviewed via the County's online system.

2.3 South Pasadena Public Library

South Environmental emailed the South Pasadena Public Library on September 15, 2025, to request any available information regarding the subject property. The library responded on September 23, 2025. The information obtained from South Pasadena Public Library included the 1924 and 1925 City Directories and a list of Building Permits. In addition, South Environmental visited the library in-person on September 17, 2025, to review local history reference materials, media, and available information.

2.4 South Pasadena Preservation Foundation

South Environmental emailed and telephoned the South Pasadena Historical Society on September 25, 2025 and received no response or information.

2.5 South Pasadena City Directories

Digitized South Pasadena City Directories were available online through archive.org for the years 1893 to 1962. Because the subject property was constructed in 1923, City Directories for 1923 and subsequent years were consulted to note any important occupants or owners.

2.6 Historical Newspaper Review

Historical newspapers for South Pasadena and the greater Los Angeles area were reviewed to understand the progressive development of the subject property and the surrounding area.

2.7 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps of City of Pasadena are available for the years 1888, 1889, 1890, 1894, 1903, 1910, 1930-1931, and 1930-1951 and include portions of City of South Pasadena on all maps from 1888 onward. The subject property is present on the 1930 map as a one-story dwelling and a one-story automobile garage. The layout, massing, and arrangement of buildings match the property as it exists today (Sanborn Fire Insurance Map 1930: volume 6, sheet 622). The subject property is also on the revised 1930-1951 map, with no changes noted from the 1930 record.

2.8 Historical Aerial Photographs

A review of historical aerial photographs was conducted to better understand the history of the subject property and surrounding neighborhood's development history. Aerial photographs were available from the following years: 1927, 1937, 1948, 1949, 1952, 1953, 1962, 1964, 1968, 1971, 1972, 1973, 1976, 1977, 1980, 1987, 1988, 1992-2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, 2022 (NETR 2025; UCSB 2025). The earliest available aerial photograph of the subject property is from 1927. A discussion and analysis of the relevant historic aerial photographs is incorporated into the Property History (Section 3.2).

3 Historic Context

3.1 City of South Pasadena

Prior to Spanish settlement in the region, for centuries the land was occupied by the Tongva people, and specifically the Hahamog'na tribe. During the Spanish era, present-day South Pasadena was under the control of Mission San Gabriel Arcangel founded in 1771. After Mexico declared independence from Spain in 1822, all of Alta California came under Mexican rule. Following the Mexican Secularization Act in 1833, former mission lands were redistributed to important figures in the Mexican military and government. Present-day South Pasadena was part of the larger El Rincon de San Pascual tract (Rancho San Pascual) and given to husband and wife Juan Mariné and Eulalia Pérez de Guillén (City of South Pasadena 2023: 5; HRG 2014: 44-46). In 1859, after various land ownership changes, the rancho was sold to Dr. John S. Griffin and Benjamin D. Wilson, each of whom held a half-interest in the property. Griffin and Wilson subdivided and sold off the rancho lands beginning in 1871 (HRG 2014: 46-47).

In 1871, David and Antonia Raab purchased 60 acres of former Rancho San Pascual from Griffin and Wilson for the Raab Family Homestead (HRG 2014: 47). In 1873, Daniel M. Berry, leader of the California Colony of Indiana, came to California to join the citrus industry and settled south of Columbia Street. Berry reorganized the California Colony of Indiana as the San Gabriel Orange Grove Association later the same year, inviting other colonists to join him. The San Gabriel Orange Grove Association (SGOGA) settlers subdivided portions of the purchased tract into individual residential parcels, opened a school in 1878, built South Pasadena's first hotel in 1882, and celebrated the arrival of the Los Angeles & San Gabriel Railroad in 1885. SGOGA opposed incorporation with the City of Pasadena in 1886 and instead incorporated the City of South Pasadena with a population of 500 residents in 1888 (HRG 2014: 47-49).

The early 20th century in South Pasadena was marked by a sharply increasing population and corresponding residential growth, spurred by land promoters touting South Pasadena as a place of refinement and wealth, as well as a place for artists and the socially minded. Though prior to 1900 South Pasadena was primarily a farming community focused on citrus, citrus packing, and specialty livestock farms, the City experienced a doubling of the population jumping from 500 to 1,001 residents by 1900 and jumping again to 4,600 residents by 1910 (Apostol 1987: 45; Sapphos Environmental 2007: 5-4). This growth corresponded to residential tract development, with the City recording 91 residential subdivisions between 1900 and 1909. Numerous residences built during that time were designed in Craftsman style of architecture, as well as popular revival styles of architecture (HRG 2014: 103). Because South Pasadena attracted prosperous residents, many of the City's single-family residences were designed by popular architects such as Greene & Greene and G. Lawrence Stimson, who worked and kept personal residences in South Pasadena (HRG 2014: 95-101). The 1920s were also marked by exceptional growth, this time spurred by the availability of automobiles which saw over 2 million

people migrate to California. By 1923, zoning changes were implemented to allow more multi-family residences, many along major thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue (HRG 2014: 50-51). Between 1920 and 1928, an additional 56 residential tracts were developed, with more multi-family residences and bungalow courts being incorporated into, or the focal point of, these tracts (HRG 2014: 148).

Though the City experienced the economic downturn of the Great Depression in the 1930s and saw the closure of many tourist attractions such as the Raymond Hotel (1931) and the Cawston Ostrich Farms (1935) and the loss of Pacific Electric Red Car trolley service (1932), there was still modest growth overall. The Works Progress Administration (WPA) constructed a new post office (1936) and South Pasadena High School (1937), and residential growth slowed but still increased from 13,700 in 1930 to 14,356 in 1940 (HRG 2014: 52-54). By 1950, the City's population reached 16,935 (HRG 2014: 54), and it accommodated this growth by densifying existing residential neighborhoods with more single-family and multi-family housing, much of which was made possible by the Federal Housing Authority (FHA) program. Still, South Pasadena was plagued by capacity issues and the need for more housing (HRG 2014: 199).

The population of South Pasadena declined from 22,979 in 1970 to 22,681 in 1980 (HRG 2014: 40). By 1990, the population of the City reached 23,936 with a total of 10,719 housing units (Bureau of the Census 1990: 16). As of the most recent 2020 census, the population of the City reached 26,943 residents and remains a dense residential landscape (Los Angeles Almanac 2025).

3.2 Property History: 644 Stratford Avenue

3.2.1 Construction History

The subject property at 644 Stratford Avenue was constructed in 1923. The original building permit lists the property owner as Walter A. Abbott, the contractor as Depew & Sparr, and the value of the dwelling as \$6,500.00 (Permit No. 3867). More information regarding the original builder is discussed in the section below. The subject property first appeared in historic aerials from 1927 with an irregular layout and a garage with a square footprint located at its northeast corner. The immediate surrounding area was residentially dense, while areas to the north and east remained sparsely developed with agricultural plots and single-family housing (UCSB 2025). In 1930, the property and garage appear on Sanborn Fire Insurance maps for the first time, in roughly the same layout as described above. The symbology on the map indicates that the subject property is one-story dwelling with a 2-story section on the north side, has a composition shingle roof with no chimney, and a one-story automobile garage on the northeast part of the parcel (Exhibit 1).

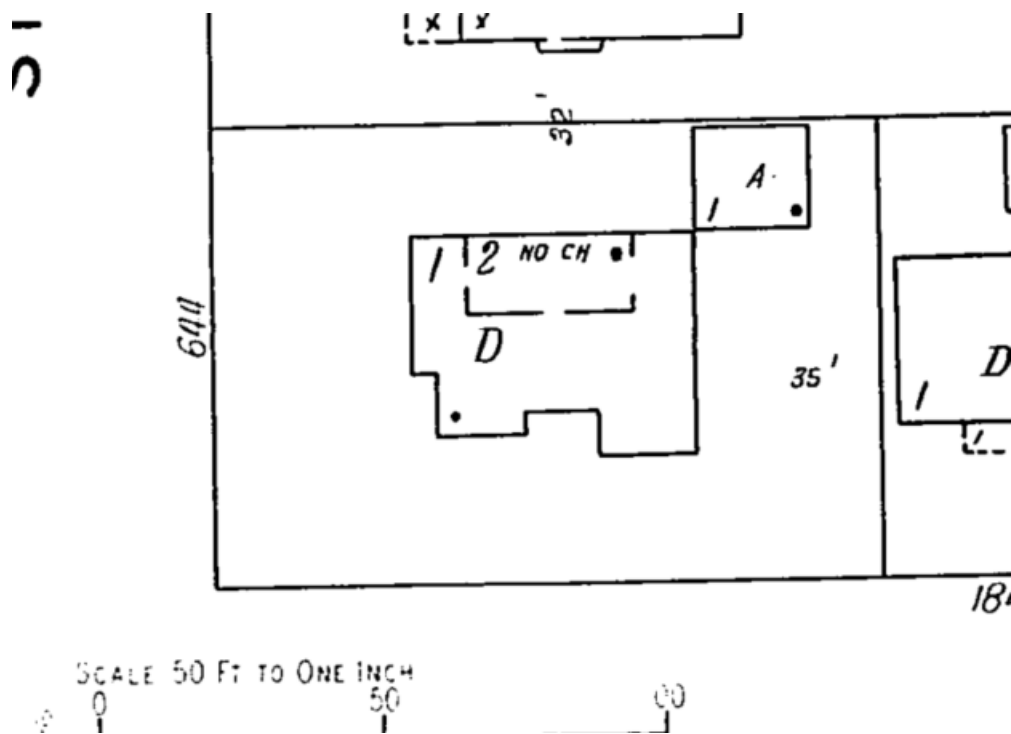


Exhibit 1. 1930 Sanborn Fire Insurance Map showing the subject property (Sanborn 1930)

The first alteration to the property was completed in 1936, when Walter Root filed a permit to reroof the residence with contractor H.T. Widney (Permit No. 3354). The next alteration of the subject property was completed in 1976, when Ms. Riggs filed a permit for a new roof on the former garage and a new addition by contractor Acorn Roof (Permit No. 9888). This is likely the alteration that converted the garage into a habitable space and connected it to the main residence. Subsequently in 1989, Ms. Riggs filed a permit for repairs to the stucco (Permit No. 008270). Throughout the aerial imagery from the 1970s and 1980s, the subject property appeared to have no physical changes (NETR 2025; UCSB 2025). By 1997 a small shed with a square footprint was constructed at southeast corner of the property (NETR 2025). The last documented alteration came in 2002 when Mark Riggs filed an application to remove and replace the existing roof with a built-up roof (Permit No. 005714).

Today the subject property has transformed from its original footprint. The garage, located at the northeast corner of the property, was enlarged and converted into an addition. The property also contains a new shed at the southeast corner of the property with a square footprint, and a large pergola was added to its west elevation (Google Imagery 2025). Additionally, original windows and doors have been replaced throughout the property and multiple changes to fenestration have been made at unknown dates.

3.2.2 Occupant History

The subject has had numerous occupants since its construction in 1923. A detailed account of the occupants of the property is provided in the following paragraphs.

The first owners and residents of the subject property were Walter Abbott and his wife Myma, who moved into residence in November 1923 (SPC 1923a: 4). Walter Abbott was born in 1875 in Lebanon, Indiana and was the editor and publisher of the South Pasadena Federated Newspaper for over 20 years (SPNSPFN 1931a: 3; TFN 1920: 2). Walter's wife, Myma M. Abbott served as Clerk to the City of South Pasadena (SPFR 1930: 15). The couple lived at the subject property until 1931 and had a daughter named Mildred Sherman (SPNSPFN 1931b: 8; SPR 1946: 12).

In 1933, the occupants Mr. and Mrs. Chamberlain resided at the subject property, however they moved the same year (SPFR 1933a: 7).

Following the Chamberlains, Mr. and Mrs. Walter M. Root purchased the home from Matthew's Realty Co. and lived at the property until circa 1947 (SPFR 1933b: 8; SPR 1940: 1; SPR 1947: 11). In 1944, the residence was occupied by Mr. and Mrs. George F. Hurst and their newborn daughter (SPR 1944: 6). In 1947, the residence was once again occupied by Mr. and Mrs. Walter Root (SPR 1947: 11). It is unclear if the Roots retained ownership of the property and rented to the Hurst family in 1944. The following year, in 1948, the Root family moved to their address on Hope Street, while Mr. and Mrs. John Ells and their son moved into 644 Stratford Avenue (SPR 1948: 11).

In 1952, Mr. and Mrs. Donald McKinney Clarke lived in residence (SPR 1952: 10). In 1961, the house was listed for sale (SPR 1961: 6).

Following in 1964, Jack Steck, his wife Joan and their two daughters lived at the property (SPR 1964b: 3). John Steck was owner and manager of Steck Tire Service, located at 605 South Arroyo Parkway, Pasadena (SPRb 1964: 3). Prior to operating from Arroyo Parkway, he operated his shop from his residence (SPR 1963: 9). He was also noted to have served as the General Chairman of the 1965 Community Fair which was held by the South Pasadena Kiwanis Club (SPJ 1965: 2). John Steck lived at the subject property with his wife and two daughters, Peggy and Kathy Steck (SPR 1965: 1). Archival research failed to indicate the exact time the Steck family moved out of the subject property.

In 1970, Betto Jo Riggs lived at the property (SPR 1970: 1). Ms. Riggs was born in 1926 and had a son named Mark Riggs who attended Pasadena High School and served as an Airman in the U.S. Airforce (SGTV 2024: SPJ 1971: 2; SPR 1972: 5; SPR 1976: 3). The Riggs appear to have occupied the property until at least 2002. No additional information was found about owners or occupants of the property.

3.3 Architectural Context

3.3.1 Spanish Colonial Revival (1915-1940)

The subject property was constructed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque, but also drew from modernist styles of Art Deco and popular Period Revival styles. In the early 1900s, designs of the style were based on early Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought out to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized styles in the United States like American Colonial Revival and Tudor Revival. Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, and institutional buildings. The popularity of the style waned in the 1940s as more austere and functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, Spanish Colonial Revival continues to influence modern, Neo-Traditional architectural styles in the present-day (ARG/HRG 2018: 344-345; City of Santa Barbara 2009: 11, 39-43; City of Glendale 2006: 69-77; City of Long Beach Planning Department 2018: 4n.1-4n.13; Gebhard 1967; HRG 2014: 281-282; McAlester 2015: 521-534; Newcomb 1937).

Spanish Colonial Revival buildings are most easily recognizable by their stucco exterior, red clay tile roofs, arched openings, and asymmetrical design. Character-defining features of the Spanish Colonial Revival style include the following:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways
- Irregular fenestration, primarily wood windows
- Wood entry doors, sometimes elaboratively carved
- Wrought-iron balconies
- Interior decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

3.3.2 Contractors: Depew & Sparr

Depew & Sparr were a local builder-contractor firm located at 1121 Mission Street in South Pasadena that focused on projects including residences, bungalow courts, duplexes, apartments, garages and commercial business blocks in South Pasadena during the 1920s (Exhibit 2) (SPC 1923b). The firm was established in 1922, and enjoyed a proliferation of business in South Pasadena, Pasadena, and Hollywood. They offered architect services, design services, construction and artisan services, purchasing and loan assistance, and insurance (Pasadena Post 1923: 3). Advertisements for Depew & Sparr ceased after 1928, suggesting that the company may have gone out of business after the stock market crash of 1929 and subsequent Great Depression. Some of the company's projects include (SPC 1923c, 1923d, 1923e, 1923f):

- 1123 Milan Avenue, South Pasadena
- 1714 Diamond Street, South Pasadena
- 1621 Rose Villa Avenue, Pasadena
- 2008 Fremont Avenue, South Pasadena
- 2065 Oak Street, South Pasadena

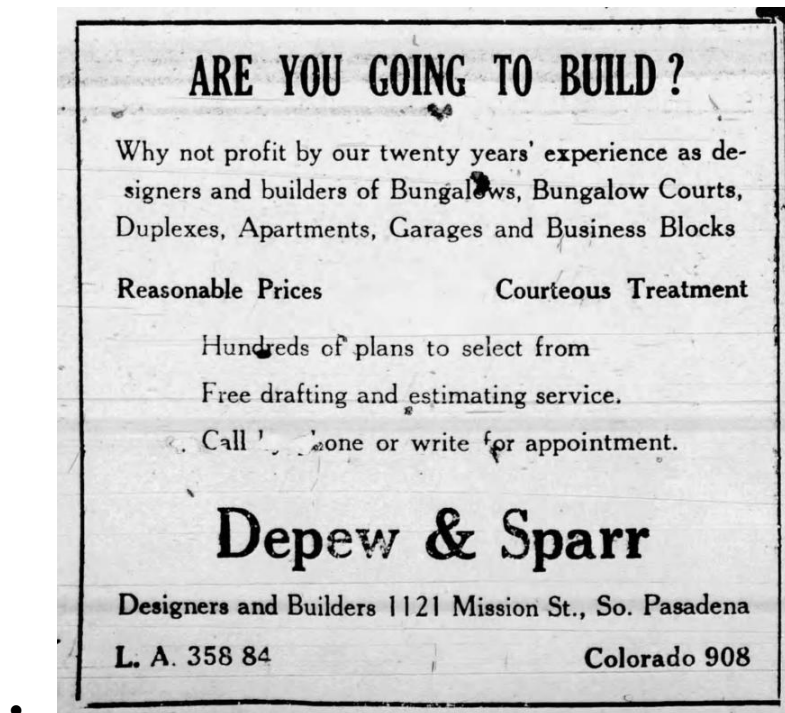


Exhibit 2. 1923 *South Pasadena Courier* Advertisement (SPC 1923a).

4 Property Survey

Senior Architectural Historian, Laura Carías, MA, conducted an intensive-level, pedestrian survey of the project site on September 17, 2025. The survey entailed walking the exterior of the property and documenting it with notes and digital photographs, specifically noting character-defining features, spatial relationships, landscaping features, and observed alterations. All photographs were taken with an iPhone camera. All field notes and photographs are on file with South Environmental.

5 Significance Evaluation

The following provides a detailed description of the subject property and an evaluation of its historical significance in consideration of CRHR and City of South Pasadena Landmark and Historic District designation criteria and integrity requirements. A DPR form set for the subject property is provided in Appendix B.

5.1 644 Stratford Avenue

5.1.1 Property Description

The subject property consists of a two-story single-family residence with an irregular floor plan and an asymmetrical primary elevation. Most of the residence is one-story in height, but there is a two-story tower on the north elevation. The residence features a flat roof with stepped parapet clad with half-barrel clay tiles, and the exterior walls are clad in textured stucco. The lot is slightly elevated from the street and is bordered by a short retaining wall clad in stucco and topped with concrete hollow tiles in a decorative cross design. A brick paved pedestrian walkway leads from the street to the front and side entries.

The west elevation faces Stratford Avenue and features a secondary entrance with a multi-light wood door with tall narrow sidelights under a wood pergola. All windows on this elevation appear to be replacements and consist of multi-light, vinyl-sash, sliding and fixed windows, and glass block windows. Some windows have an arched lunette design rendered in stucco and painted over the window. The partial width porch and main entrance are accessed from Hope Street and visible on the right side of the west elevation (Exhibits 3-5).

The south (primary) elevation faces Hope Street and contains the main entry which is at southwest corner of the façade. The entry consists of a partial width porch under a flat roof with stucco parapet and half-barrel clay tiles, over arched openings and enclosed with metal railings. The main door features nine lights over a wood panel bottom half. A brick walkway crosses the grass lawn to the porch. Windows on the south elevation consist of vinyl-sash, single hung windows with lunette windows above and two sliding glass doors. All windows appear to be replacements and have heavy plastered cutouts where the original window openings once were. In the middle of the elevation is a small, raised brick patio that leads to an uncovered pair of sliding glass doors topped by arched stucco designs (Exhibits 6-7). A driveway from Hope Street is located to the right of the building and provides access to the former garage. The former garage was incorporated as an addition to the home, and features a flat roof with parapet, stucco cladding, a paneled metal door, and vinyl sash windows

The east elevation features a garden window and a combination of vinyl sash windows with fixed lunette windows as well as a wood sash fixed window topped with an arched stucco decoration. The elevation features an addition with a contemporary secondary entrance door (Exhibit 8).

The north elevation extends two stories and is also stucco-clad with a variety of window types, including vinyl-sash, sliding and single-hung windows of various sizes, sliding glass doors, and three, tall jalousie windows (Exhibits 9-11). North of the residence is a small, brick-paved patio dominating the north yard, and a wood pergola partially shading the sliding glass door. The garage-turned-addition is also visible, enclosing the east part of the brick patio.

Situated at the southeast corner of the parcel is an ancillary building, likely a storage shed, with a square footprint. It is clad in vertical T1-11 plywood siding and capped with shed roof and features a sliding window and sliding glass door (Exhibit 12).



Exhibit 3. West elevation, view northeast.



Exhibit 4. Overview of primary entrance, view north.



Exhibit 5. Overview of west elevation pergola, view north.



Exhibit 6. Overview of south elevation, view north.



Exhibit 7. Overview of south elevation sliding glass doors, view east.



Exhibit 8. Overview of east elevation, view north to the garage-turned-addition.



Exhibit 9. Overview of north (rear) elevation, view east.



Exhibit 10. Overview of north (rear) elevation exterior with two-story section, view south.



Exhibit 11. Overview of garage-turned-addition, view east.



Exhibit 12. Overview of ancillary building, view east.

Identified and Observed Alterations

- 1936: Remove and replace roof (Permit No. 3354).
- 1977: Re-roof former garage and addition (Permit No. 9888).
- 1989: Repair stucco on exterior (Permit No. 008270).
- 1989: Replace porch railings and roof on porch (Permit No. 008357)
- 1995: Remove existing roof and replace (Permit No. 017531)
- 2003: Reroof with built up roof (Permit No. 005714).
- Circa 1977: Convert original garage to addition, including adding windows and doors, removing vehicle access (date unknown, conversion appears to have been completed before 1977 Permit No. 9888 work) (observed alteration)
- Replacement of original windows and doors (dates unknown) (observed alteration)
- Changes in fenestration throughout the exterior (dates unknown) (observed alteration)

5.1.2 Application of Designation Criteria

The following provides an evaluation of the subject property in consideration of CRHR and the City of South Pasadena Landmark and Historic District designation criteria. Given the similarities in the criteria of these programs, they are addressed together to avoid duplicative text.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Its character, interest, or value as a part of the heritage of the community.

City Criterion 2. Its location as a site of a significant historic event.

The subject property at 644 Stratford Avenue was constructed in 1923. At this time, The City of South Pasadena was experiencing a population increase such that numerous residential tracts of new single-family homes were creating a dense landscape of residences in the City. South Pasadena had become an attractive residential suburb due to meticulous promotional materials, attractive architecture, public parks and schools, and access to light rail. The various trends in residential growth in the City are discussed at length in the historic context section of this report, and the subject property is best understood within the context of other 1920s-era residential tract developments, in the last years of the building boom prior to the Great Depression. While residential growth over time is an important broad pattern in the City, archival research did not find that the subject property held an important role in this trend or made a significant contribution to the trend. Other than residential growth in the 1920s, no other important events, patterns, or trends were identified that could be associated with the subject property. Further, the extensive exterior alterations made to the property over time, including significant changes to its original design, workmanship, materials, and setting have impaired its ability to reflect the period in which it was constructed and any important trends including residential growth in South Pasadena in the 1920s. Lastly, the subject property was not found to be the location of a significant community event or reflective of the heritage of the community. For these reasons, the subject property is not eligible under CRHR Criterion 1, or City Criteria 1 or 2.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States.

In order to be considered significant under these criteria, a property must be associated with an important person, must be closely associated with the important person or their work, and must possess integrity to the period of the important person's use. Throughout its history, the subject property had several owners and occupants. The very first owner and occupant, Walter Abbott, was the editor and publisher of the South Pasadena Federated Newspaper however archival research did

not produce evidence to say that Abbott rises to the level of significance required under these criteria. Archival research did not indicate that any of the other individuals identified at the property were associated with events significant in local history, the state, or the nation. Therefore, the subject property is not eligible under CRHR Criterion 2 or City Criterion 3.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 4. Its exemplification of a particular architectural style of an era of history of the city.

City Criterion 6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States.

City Criterion 7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship.

The subject property was constructed as a single-family residence in 1923 by local contractors Depew & Sparr. The home was originally designed in the Spanish Colonial Revival style, one of many revival styles popular in Southern California in the 1920s. The subject property exhibits extensive alterations and additions that have resulted in a loss of integrity of design, materials, and workmanship. All original windows have been replaced with modern vinyl or aluminum sliding windows. The original fenestration has been altered, including converting windows to doors and creating new openings over the years. Incompatible doors, such as replacement sliding glass doors, have also been added to the subject property over time, which further degrades the original design and materials integrity. The once detached original garage has been converted into a habitable space and was connected to the main residence by a 1977 addition. While the most basic elements of the Spanish Colonial Revival style are still present, the subject property has lost many of the distinctive characteristics of the style through extensive alterations.

Additionally, archival research into the original builders/contractors Depew & Sparr yielded little biographical information. The short-lived South Pasadena firm provided design and construction services throughout the City in the 1920s and the subject property was one of over a dozen residences completed and advertised by the firm in 1923, their most productive year. The firm appears to have gone out of business by 1929. Regardless, the workmanship of Depew & Sparr has been lost and the subject property does not retain sufficient integrity to convey significance for an association with this firm. Finally, the property does not appear to possess high artistic value. Therefore, the subject property is not eligible under CRHR Criterion 3, or City Criteria 4, 6, or 7.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 10. Its potential for yielding information of archaeological interest.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historical construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4 or City Criterion 10.

City Criterion 5. Its exemplification of the best remaining architectural type in a neighborhood.

Consequently, due to extensive alterations and removal of key character-defining features, the subject property is not the best remaining example of the Spanish Colonial Revival architectural type in the area. Therefore, the subject property is not eligible under City Criterion 5.

City Criterion 8. It is either a part of or related to a square, park, or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif.

The subject property is located across Stratford Avenue from Garfield Park, however a Garfield Park Historic District has already been designated, and the district boundaries excluded the subject property. The Garfield Park Historic District is a good example of a neighborhood of modestly sized period revival single-family residences, with a high degree of integrity to the period 1910-1946, however, research did not indicate a specific relationship to either the park, its development, or to the Garfield Park Historic District. Therefore, the subject property is not eligible under City Criterion 8.

City Criterion 9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The subject property is located at the northeast corner of Stratford Avenue and Hope Street, across Stratford Avenue from Garfield Park. As such it would have been a highly visible property, locally, however there is no indication that it would be considered a unique location, or that the property is an established visual landmark for the neighborhood. Therefore, the subject property is not eligible under City Criterion 9.

City Criterion 11. In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

This criterion is not applicable, because the subject property was not evaluated as a historic district.

5.1.3 Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR or as a City Landmark/Historic District must meet one of the designation criteria and retain enough of their historical character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The subject property retains integrity of location. The property remains in its original location and its original orientation.

Setting: The subject retains integrity of setting. The single-family residential neighborhood bordering Garfield Park to the west is still present and largely in the same configuration as it would have been historically.

Design: The subject property lacks integrity of design. It has been significantly altered numerous times since its original construction including multiple changes to fenestration, reconfiguration of the original entry, conversion of the original garage into a habitable space, connection of garage to main house, addition of sheds and outbuildings, and the addition of conjectural decorative elements at some of the new doors and windows. All of these changes have rendered the subject property incapable of conveying its original design.

Materials: The subject property lacks integrity of materials. Alterations including the replacement of doors, windows, replacement stucco cladding, adding conjectural decorative elements such as arches and lintels where they would not have been historically, and multiple additions to the property have resulted in a loss of nearly all original materials.

Workmanship: The subject property lacks integrity of workmanship. The substantial alterations have obscured or removed all examples of the original workmanship.

Feeling: The subject property lacks integrity of feeling. It is so extensively and visibly altered that it can no longer convey the feeling of a single family, Spanish Colonial Revival style residence from the 1920s.

Association: The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development.

6 Findings

As a result of the property significance evaluation, the subject property at 644 Stratford Avenue is not eligible for designation in the CRHR either individually or as part of a larger historic district. Additionally, the subject property is not eligible for the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Therefore, the subject property is not a historical resource per CEQA Guidelines § 15064.5.

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Appendix A: Resumes

EDUCATION

M.F.A., Historic Preservation,
Savannah College of Art and
Design, Savannah, Georgia,
2004

B.A., History, Bridgewater
College, Bridgewater,
Virginia, 2002

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for Historic
Preservation

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

SELECT PROJECT EXPERIENCE

Metro Link US Project, City of Los Angeles, Los Angeles County, California (2024). South Environmental is a subconsultant providing cultural resources services to the Los Angeles County Metropolitan Transportation Authority (Metro). Metro is providing environmental oversight for this Los Angeles Department of Water and Power (LADWP) utilities replacement project located near the Little Tokyo neighborhood of Los Angeles. For this project, Historic American Buildings Survey (HABS)-like documentation of the Kahn-Beck Co.; Friedman Bag Company – Textile Division building was required as part of the CEQA Mitigation Monitoring and Reporting Program (MMRP) for the Link Union Station Project. South Environmental prepared a historical narrative and coordinated with a professional photographer to document the building prior to demolition in a manner similar to HABS standards. Ms. Corder served as the co-author of the HABS documentation and provided QA/QC for all project deliverables.

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Corder served as the principal architectural historian, co-authored the technical report, and provided QA/QC on all project deliverables.

Historic Resource Assessment for 1501 North Marlay Drive, City of Los Angeles, California (2022). South Environmental was retained to complete a Historic Resources Assessment Report (HRA) for a property located at 1501 North Marlay Drive in the City of Los Angeles, California. This study was prepared by qualified architectural historians in conformance with CEQA Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. The primary focus of the HRA was the analysis of the proposed project's potential to impact the Stahl House, also known as Case Study House #22, an iconic International-style residence and historical resource located directly above the project site at 1635 Woods Drive. The proposed project plans and renderings were reviewed by qualified architectural historians to determine if the proposed project would have an adverse effect on any significant viewsheds to or from the Stahl House. A survey of the project site and surrounding viewsheds to and from the Stahl House, and review of countless photographs of the property's iconic viewsheds indicated that the proposed development at 1501 Marlay Drive has no potential to impact any of the Stahl House's significant viewsheds. Ms. Corder provided QA/QC for the project deliverables.

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California (2022). While working for her previous firm, Ms. Corder served as the Principal Architectural Historian, task manager, client contact, community engagement lead, and report author for the project. The project included the preparation of a historic context statement and the completion of a historic resources survey for the community of Florence-Firestone in Los Angeles County. The historic resources survey report documented the development history of the community from the rancho period to the present, identify important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program.

EDUCATION

California State University
San Bernardino- Bachelor of
Arts in History, 2023

Crafton Hills Community
College- Associate of Arts in
History, 2019

PROFESSIONAL

AFFILIATIONS

Society of Architectural
Historians

California Preservation
Foundation

National Trust for Historic
Preservation

Drulena Haller, BA

ARCHITECTURAL HISTORIAN

Drulena Haller is an Architectural Historian at South Environmental with a strong background in historic and archival research. She has experience in cultural resources preservation including identification, research, writing, historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Haller has knowledge and experience regarding Section 106 of the NHPA, NEPA, and CEQA compliance, and mitigation.

EXPERTISE

- Strong skill base in conducting historical and archival research using various online and physical repositories
- Drafting technical reports for a variety of project types
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.

SELECT PROJECT EXPERIENCE

City of Coronado As-Needed Historic Research Consultant, City of Coronado, California (ongoing). South Environmental is currently working with the City of Coronado Community Development Department to provide historic built environment consultation services on an as-needed basis. The current contract includes the following services: historic resources surveys; archival research; preparation of determination of significance reports in consideration of City of Coronado designation criteria; and attendance at public meetings. Ms. Haller assists with archival research for various aspects of the project, including the analysis of historic newspapers, interpretation of historic aerials and maps, as well as drafting property history reports.

Historic Context Statement for the City of Pomona, California (2025). South Environmental was retained by the City of Pomona, California, to prepare the City of Pomona Latina/o Historic Context Statement for the City, focusing on Latina/o history. The Latina/o Historic Context Statement (project) was funded through the Certified Local Government (CLG) program of the State Office of Historic Preservation. The project identified important themes, events, patterns of development and described the different property styles observed in the pedestrian survey. The HCS documented the development history of the communities from the Rancho period to the present. This project aimed to identify and examine the role of the Latina/o community in the City of Pomona and included registration requirement and recommendations for future study/action to facilitate and streamline the historic preservation program. Ms. Haller conducted both in-person and online archival research and co-authored the report.

The Royal Oaks Project, City of Duarte, California (2024). South Environmental was retained by De Novo Planning Group to complete a cultural, paleontological, and arboricultural resource service for the Royal Oaks Project in the City of Duarte, California. This analysis included a historic significance evaluation of the property at 1404 Royal Oaks Drive. As part of the archaeological survey, South Environmental conducted a reconnaissance-level survey of the project site which included the addresses 1404 Royal Oaks Drive and 1414 Royal Oaks Drive. Ms. Haller assisted in archival research and co-authored DPR Forms prepared for the property.

Beach Avenue/La Colina Drive Development Project, City of Inglewood, California (2024). South Environmental was retained by to complete a cultural resources study to support a an Addendum to the Downtown Inglewood and Fairview Heights TOD Plan Environmental Impact Report that is being prepared for the approval of the rezoning of 20 parcels, construction of a new residential development, improvements to existing industrial buildings at 300 East Beach Avenue, and construction of a new residential development at 338 East Beach Avenue. The study included a CHRIS records search of the project site and a 0.25-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of four properties. The properties were evaluated for historical significance in consideration of CRHR designation criteria and integrity requirements. The properties were found not eligible due to a lack of integrity. Ms. Haller served as the architectural historian and conducted archival research and co-authored DPR Forms prepared for the various properties.

EDUCATION

M.S., Historic Preservation,
University of Oregon,
Eugene, Oregon, 2017

B.A., Archaeology, Boston
University, Boston,
Massachusetts, 2009

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

National Trust for Historic
Preservation

Kate G. Kaiser, MSHP

SENIOR ARCHITECTURAL HISTORIAN

Kate G. Kaiser is a Senior Architectural Historian at South Environmental with 16 years of experience in cultural resources management. Kate has extensive experience with project management, consultation with SHPO, community engagement, intensive-level field investigations, citywide surveys, historical context preparation, and historical significance evaluations in consideration of the National Register, California Register of Historical Resources, and local-level evaluation criteria. Ms. Kaiser has also worked closely with property owners, local historical commissions, and state and federal agencies on numerous projects that required design review for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and local design guidelines.

Ms. Kaiser exceeds the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Kaiser also has extensive experience consulting with SHPO in her former role as architectural historian for a federal agency and working with multiple federal agencies, state departments, county governments, municipalities, consulting parties, and private companies to bring projects into compliance with Section 106. Ms. Kaiser has experience with a multitude of property types, but specializes in research, evaluation, and rehabilitation strategies for water and infrastructure properties.

EXPERTISE

- Section 106 of the NHPA and CEQA compliance documentation
- Archival research, historic context statement development, and resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Adverse effects discussion and conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties.
- Preparing agreement documents such as Memorandum of Agreement (MOA) or Programmatic Agreements (PA) for federal agencies to mitigate adverse effects
- Mitigation measure implementation such as HABS and HAER documentation, wayside exhibit development and coordination with cooperating parties (e.g. tribes, museums, or other interest groups)
- Special emphasis on water and engineering-related infrastructure such as dams, canals, irrigation systems, bridges, and more.

PROJECT EXPERIENCE

Weymouth Treatment Plant Basins 5-8 Improvements Project, La Verne, California (2025). South Environmental was retained to prepare Historic American Engineering Record (HAER) outline report documentation as a part of mitigation for an improvement project of Basins No. 5-8 at the Weymouth Plant. A 2015 EIR had mitigation measures which required documentation to HAER Standards Level 2. The documentation prepared by South Environmental included a compilation of historical plans, as-built drawings, photographs, and contractor specifications, as well as a HAER-like outline report documentation package for Basins No. 5-8. A HAER package for the rest of the facility (HAER-CA-249) is on file with the Library of Congress but did not include recordation of Basins No. 5-8. Ms. Kaiser served as the senior architectural historian, co-authored the outline report, and provided technical expertise for the project deliverables.

315 Rancheria Street (Monteria) Project, Santa Barbara, California (2025). The City of Santa Barbara Housing Authority retained South Environmental to prepare historical resource evaluations and Department of Parks and Recreation (DPR) 523 form sets for twelve residential properties in Santa Barbara. The project required compliance with Section 106 of the NHPA. Ms. Kaiser served as the senior architectural historian, and provided technical assistance and QA/QC on project deliverables.

Historic Context and Historic Resource Survey of San Roque Neighborhood, Santa Barbara, California (2025). The City of Santa Barbara retained South Environmental to prepare a historical context statement and a neighborhood survey, including historic significance report forms for each individual property. This study included reconnaissance-level survey of the San Roque neighborhood; intensive-level survey for select properties; archival research; coordination with city officials for building development research; development of a draft historic context statement; and significance evaluations for 112 individual properties, resulting in 63 total eligible properties. The properties were evaluated for historical significance in consideration of local designation criteria and integrity requirements. Ms. Kaiser served as the senior architectural historian and developed the city historic significance report form template, adapted the historic context statement for individual forms, provided technical editing for architectural descriptions, researched and developed biographic information for important individuals, applied the evaluation criteria, and prepared 63 significance report form deliverables.

Franceschi House Project, Santa Barbara, California (2025). The City of Santa Barbara retained South Environmental to provide historic built environment consultation services, in support of the Franceschi House Project in the City of Santa Barbara, California. The project proposes to demolish the Franceschi House and make changes to Franceschi Park, requiring preparation of a Phase 2 Historic Structures and Sites Report (HSSR). This study included intensive-level survey of the House and Park which have already been determined to be City Structures of Merit; building development and archival research; adapting previous studies to 2025-current City documentation standards; preparing DPR 523 form updates; and an assessment of impacts to historic built environment resources under CEQA. Ms. Kaiser served as the senior architectural historian, co-authored the report and DPR forms, provided technical assistance with the impacts analysis, and provided QA/QC on project deliverables.



EDUCATION

M.A., Public History,
California State University,
Sacramento, 2006

B.A., History and Chicano
Studies, California State
University, Dominguez Hills,
2003

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Society of Architectural
Historians

National Trust for Historic
Preservation

Latinos in Heritage
Conservation

Laura G. Carías, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carías has over 19 years' experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carías specializes in historic resources assessments including historic significance evaluation in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation, local Mills Act contracts, and local, state, and National Register of Historic Places designations.

Ms. Carías meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

SELECT PROJECT EXPERIENCE

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Carías served as senior architectural historian, co-authored the technical report.

Historic Built Environment Impacts Assessment for the 169 East Foothill Boulevard Project, City of Arcadia, California (2024). South Environmental was retained to prepare a historic built environment assessment report in support of the 169 East Foothill Boulevard Project in the City of Arcadia, California. This study included intensive-level survey of the project site and immediately adjacent properties; building development and archival research; and an assessment of potential impacts to historic built environment resources under CEQA. The property was evaluated for historical significance in consideration of CRHR and local designation criteria and integrity requirements. Ms. Carías served as senior architectural historian and authored the report.

Historic Built Environment Impacts Assessment for the 410 Main Street Project, City of Huntington Beach, California (2024). South Environmental was retained to prepare a historic built environment assessment report in support of the 410 Main Street Project in the City of Huntington Beach, California. This study included intensive-level survey of the project site and immediately adjacent properties; building development and archival research; and an assessment of potential impacts to historic built environment resources under CEQA. The property was evaluated for historical significance in consideration of CRHR and local designation criteria and integrity requirements. Ms. Carías served as senior architectural historian and authored the report.

National Register of Historic Places Nomination, East Los Angeles Chicano Student Walkouts (Blowouts) (2023). South Environmental was retained to prepare a National Register Nomination form and Multiple Property Documentation Form for the five main high schools and El Piranya Café directly associated with the planning and execution of East Los Angeles Chicano Student Walkouts of 1968. The five high schools included were James A. Garfield, Theodore Roosevelt, Abraham Lincoln, Belmont, and Woodrow Wilson. The East Los Angeles Chicano Student Walkouts (Blowouts) were a series of protests in 1968 where more than 15,000 school students walked out of class to demonstrate against the Los Angeles Board of Education due to unequal conditions in high schools. According to the Library of Congress, Mexican American students experienced a 60% dropout rate from high school, and those who did graduate averaged the reading level of an 8th grade Anglo student. The prejudices and inequalities in education culminated in students, teachers, parents, and activists organizing what would ultimately come to be known as the Walkouts. Ms. Carías served as co-author of the nomination.



Appendix A: DPR Form Set

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 22 *Resource Name or #: (Assigned by recorder) 644 Stratford Avenue

P1. Other Identifier:

*a. County Los Angeles and (PRosemead2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Los Angeles Date 2025 T 01 S ; R 12 W; of of Sec 04; SB B.M.

c. Address 644 Stratford Avenue City South Pasadena Zip 91030

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 394374.31mE/ 3775812.45 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 5318-007-009. The subject property is located in residential neighborhood. It is bound by Stratford Avenue and Garfield Park to the west, Hope Street to the south and to the east and north by single-family homes.

***P3a. Description:**

The subject property consists of a two-story single-family residence with an irregular floor plan and an asymmetrical primary elevation. Most of the residence is one-story in height, but there is a two-story tower on the north elevation. The residence features a flat roof with stepped parapet clad with half-barrel clay tiles, and the exterior walls are clad in textured stucco. The lot is slightly elevated from the street and is bordered by a short retaining wall clad in stucco and topped with concrete hollow tiles in a decorative cross design. A brick paved pedestrian walkway leads from the street to the front and side entries. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Photograph 1. West elevation, view northeast



***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both 1923 (Permit No. 3867)

***P7. Owner and Address:**

Fat Investments LLC
1441 244th Street
Harbor City, CA 90710

***P8. Recorded by:**

Laura Carias
South Environmental
2061 N. Los Robles Ave.,
Ste. 205
Pasadena, CA 91104

***P9. Date Recorded:** 9/17/2025

***P10. Survey Type:** Intensive-Level Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Historical Resources
Evaluation Report, 644
Stratford Avenue, South

Pasadena, California (South Environmental 2025).

***Attachments:** ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

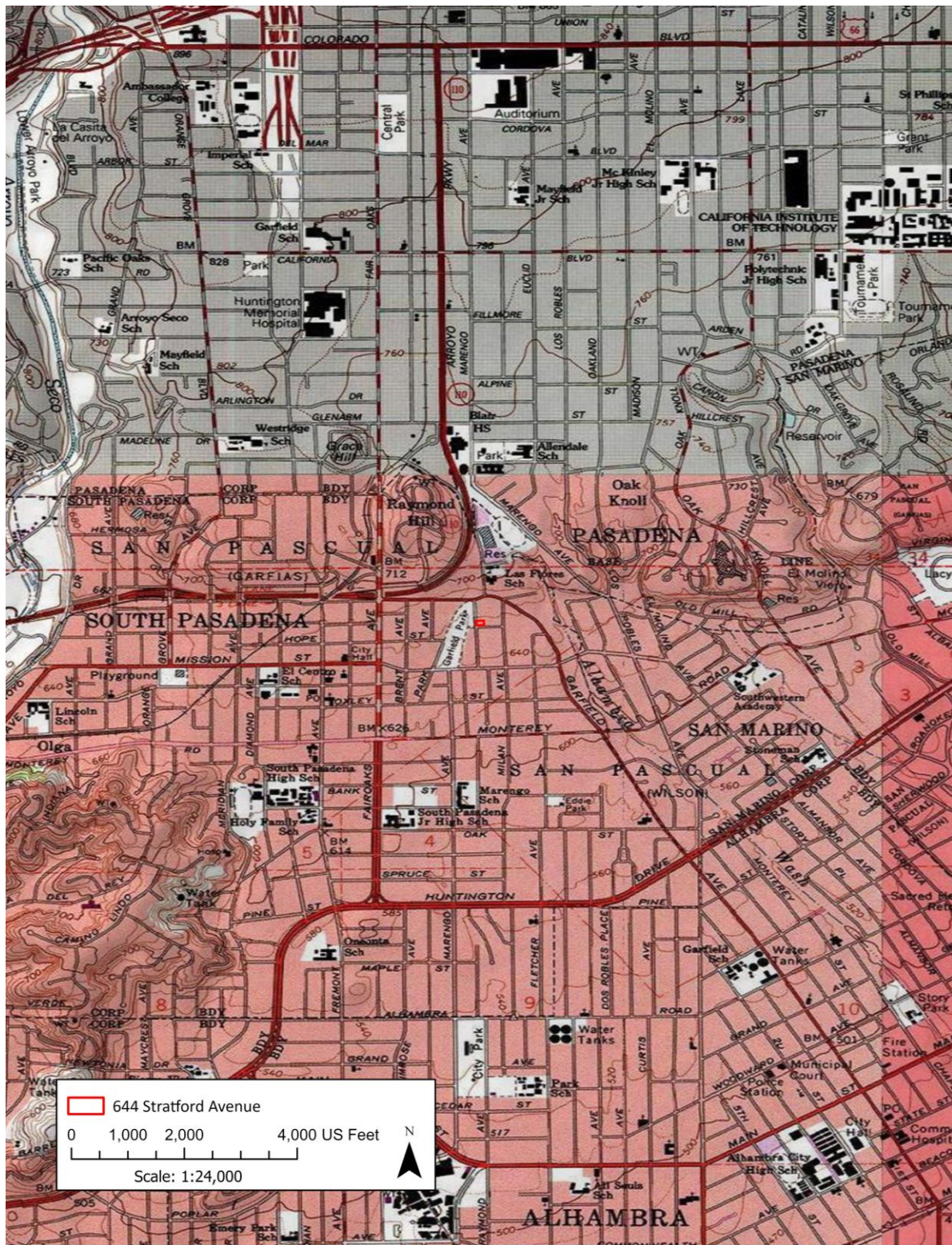
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 22 *Resource Name or # (Assigned by recorder) 644 Stratford Avenue
*Map Name: South Pasadena, California *Scale: 1:24,000 *Date of map: 2025



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 315-317 Rancheria Street

*NRHP Status Code 6Z

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B1. Historic Name: n/a

B2. Common Name: n/a

B3. Original Use: Residential building B4. Present Use: Residential building

* B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The following alterations were identified since the building's construction in 1923 (Permit No. 3867).

- 1936: Remove and replace roof (Permit No. 3354).
- 1977: Re-roof former garage and newer addition (Permit No. 9888).
- 1989: Repair stucco on exterior (Permit No. 008270).
- 1989: Replace porch railings and roof on porch (Permit No. 008357)
- 1995: tear off existing roof and replace (Permit No. 017531)
- 2003: Reroof with built up hot tar cap sheet (Permit No. 005714).
- Circa 1977: Convert original garage to addition, including adding windows and doors, removing vehicle access (date unknown, conversion appears to have been completed before 1977 Permit No. 9888 work) (observed alteration)
- Replacement of all original windows (dates unknown) (observed alteration)
- Changes to fenestration (dates unknown) (observed alteration)

*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: n/a

B9a. Architect: n/a b. Builder: Depew & Sparr

*B10. Significance: n/a Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

The subject property was evaluated in consideration of the CRHR and City of South Pasadena designation criteria and integrity requirements. As a result, the subject property was found not eligible under all criteria due to a lack of architectural merit and important historical associations.

(See Continuation Sheet).

B11. Additional Resource Attributes: _____

*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Sarah Corder and Drulena Haller,
South Environmental

*Date of Evaluation: 10/10/2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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P3a. Description (Continued):

The west elevation faces Stratford Avenue and features a secondary entrance with a multi-light wood door with tall narrow sidelights under a wood pergola. All windows on this elevation appear to be replacements and consist of multi-light, vinyl-sash, sliding and fixed windows, and glass block windows. Some windows have an arched lunette design rendered in stucco and painted over the window. The partial width porch and main entrance are accessed from Hope Street and visible on the right side of the west elevation (Photographs 1-3).

The south (primary) elevation faces Hope Street and contains the main entry which is at southwest corner of the façade. The entry consists of a partial width porch under a flat roof with stucco parapet and half-barrel clay tiles, over arched openings and enclosed with metal railings. The main door features nine lights over a wood panel bottom half. A brick walkway crosses the grass lawn to the porch. Windows on the south elevation consist of vinyl-sash, single hung windows with lunette windows above and two sliding glass doors. All windows appear to be replacements and have heavy plastered cutouts where the original window openings once were. In the middle of the elevation is a small, raised brick patio that leads to an uncovered pair of sliding glass doors topped by arched stucco designs (Photographs 4-5). A driveway from Hope Street is located to the right of the building and provides access to the former garage. The former garage was incorporated as an addition to the home, and features a flat roof with parapet, stucco cladding, a paneled metal door, and vinyl sash windows

The east elevation features a garden window and a combination of vinyl sash windows with fixed lunette windows as well as a wood sash fixed window topped with an arched stucco decoration. The elevation features an addition with a contemporary secondary entrance door (Photograph 6).

The north elevation extends two stories and is also stucco-clad with a variety of window types, including vinyl-sash, sliding and single-hung windows of various sizes, sliding glass doors, and three, tall jalousie windows (Photographs 7-8). North of the residence is a small, brick-paved patio dominating the north yard, and a wood pergola partially shading the sliding glass door. The garage-turned-addition is also visible, enclosing the east part of the brick patio (Photograph 9).

Situated at the southeast corner of the parcel is an ancillary building, likely a storage shed, with a square footprint. It is clad in vertical T1-11 plywood siding and capped with shed roof and features a sliding window and sliding glass door (Photograph 10).

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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Photograph 2. Overview of primary entrance, view north.



Photograph 3. Overview of west elevation pergola, view north.

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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Photograph 4. Overview of south elevation, view north.



Photograph 5. Overview of south elevation sliding glass doors, view east.

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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Photograph 6. Overview of east elevation, view north to the garage-turned-addition.



Photograph 7. Overview of north (rear) elevation, view east.

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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Photograph 8. Overview of north (rear) elevation exterior with two-story section, view south.



Photograph 9. Overview of garage-turned-addition, view east.

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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Photograph 10. Overview of ancillary building, view east.

*B10. Significance (Continued):

Historical Overview of South Pasadena

Prior to Spanish settlement in the region, for centuries the land was occupied by the Tongva people, and specifically the Hahamog'na tribe. During the Spanish era, present-day South Pasadena was under the control of Mission San Gabriel Arcangel founded in 1771. After Mexico declared independence from Spain in 1822, all of Alta California came under Mexican rule. Following the Mexican Secularization Act in 1833, former mission lands were redistributed to important figures in the Mexican military and government. Present-day South Pasadena was part of the larger El Rincon de San Pascual tract (Rancho San Pascual) and given to husband and wife Juan Mariné and Eulalia Pérez de Guillén (City of South Pasadena 2023: 5; HRG 2014: 44-46). In 1859, after various land ownership changes, the rancho was sold to Dr. John S. Griffin and Benjamin D. Wilson, each of whom held a half-interest in the property. Griffin and Wilson subdivided and sold off the rancho lands beginning in 1871 (HRG 2014: 46-47).

In 1871, David and Antonia Raab purchased 60 acres of former Rancho San Pascual from Griffin and Wilson for the Raab Family Homestead (HRG 2014: 47). In 1873, Daniel M. Berry, leader of the California Colony of Indiana, came to California to join the citrus industry and settled south of Columbia Street. Berry reorganized the California Colony of Indiana as the San Gabriel Orange Grove Association later the same year, inviting other colonists to join him. The San Gabriel Orange Grove Association (SGOGA) settlers subdivided portions of the purchased tract into individual residential parcels, opened a school in 1878, built South Pasadena's first hotel in 1882, and celebrated the arrival of the Los Angeles & San Gabriel Railroad in 1885. SGOGA opposed incorporation with the City of Pasadena in 1886 and instead incorporated the City of South Pasadena with a population of 500 residents in 1888 (HRG 2014: 47-49).

The early 20th century in South Pasadena was marked by a sharply increasing population and corresponding residential growth, spurred by land promoters touting South Pasadena

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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as a place of refinement and wealth, as well as a place for artists and the socially minded. Though prior to 1900 South Pasadena was primarily a farming community focused on citrus, citrus packing, and specialty livestock farms, the City experienced a doubling of the population jumping from 500 to 1,001 residents by 1900 and jumping again to 4,600 residents by 1910 (Apostol 1987: 45; Sapphos Environmental 2007: 5-4). This growth corresponded to residential tract development, with the City recording 91 residential subdivisions between 1900 and 1909. Numerous residences built during that time were designed in Craftsman style of architecture, as well as popular revival styles of architecture (HRG 2014: 103). Because South Pasadena attracted prosperous residents, many of the City's single-family residences were designed by popular architects such as Greene & Greene and G. Lawrence Stimson, who worked and kept personal residences in South Pasadena (HRG 2014: 95-101). The 1920s were also marked by exceptional growth, this time spurred by the availability of automobiles which saw over 2 million people migrate to California. By 1923, zoning changes were implemented to allow more multi-family residences, many along major thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue (HRG 2014: 50-51). Between 1920 and 1928, an additional 56 residential tracts were developed, with more multi-family residences and bungalow courts being incorporated into, or the focal point of, these tracts (HRG 2014: 148).

Though the City experienced the economic downturn of the Great Depression in the 1930s and saw the closure of many tourist attractions such as the Raymond Hotel (1931) and the Cawston Ostrich Farms (1935) and the loss of Pacific Electric Red Car trolley service (1932), there was still modest growth overall. The Works Progress Administration (WPA) constructed a new post office (1936) and South Pasadena High School (1937), and residential growth slowed but still increased from 13,700 in 1930 to 14,356 in 1940 (HRG 2014: 52-54). By 1950, the City's population reached 16,935 (HRG 2014: 54), and it accommodated this growth by densifying existing residential neighborhoods with more single-family and multi-family housing, much of which was made possible by the Federal Housing Authority (FHA) program. Still, South Pasadena was plagued by capacity issues and the need for more housing (HRG 2014: 199).

The population of South Pasadena declined from 22,979 in 1970 to 22,681 in 1980 (HRG 2014: 40). By 1990, the population of the City reached 23,936 with a total of 10,719 housing units (Bureau of the Census 1990: 16). As of the most recent 2020 census, the population of the City reached 26,943 residents and remains a dense residential landscape (Los Angeles Almanac 2025).

Property Development History

Construction History

The subject property at 644 Stratford Avenue was constructed in 1923. The original building permit lists the property owner as Walter A. Abbott, the contractor as Depew & Sparr, and the value of the dwelling as \$6,500.00 (Permit No. 3867). More information regarding the original builder is discussed in the section below. The subject property first appeared in historic aerials from 1927 with an irregular layout and a garage with a square footprint located at its northeast corner. The immediate surrounding area was residentially dense, while areas to the north and east remained sparsely developed with agricultural plots and single-family housing (UCSB 2025). In 1930, the property and garage appear on Sanborn Fire Insurance maps for the first time, in roughly the same layout as described above. The symbology on the map indicates that the subject property is one-story dwelling with a 2-story section on the north side, has a composition shingle roof with no chimney, and a

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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one-story automobile garage on the northeast part of the parcel (Exhibit 1).

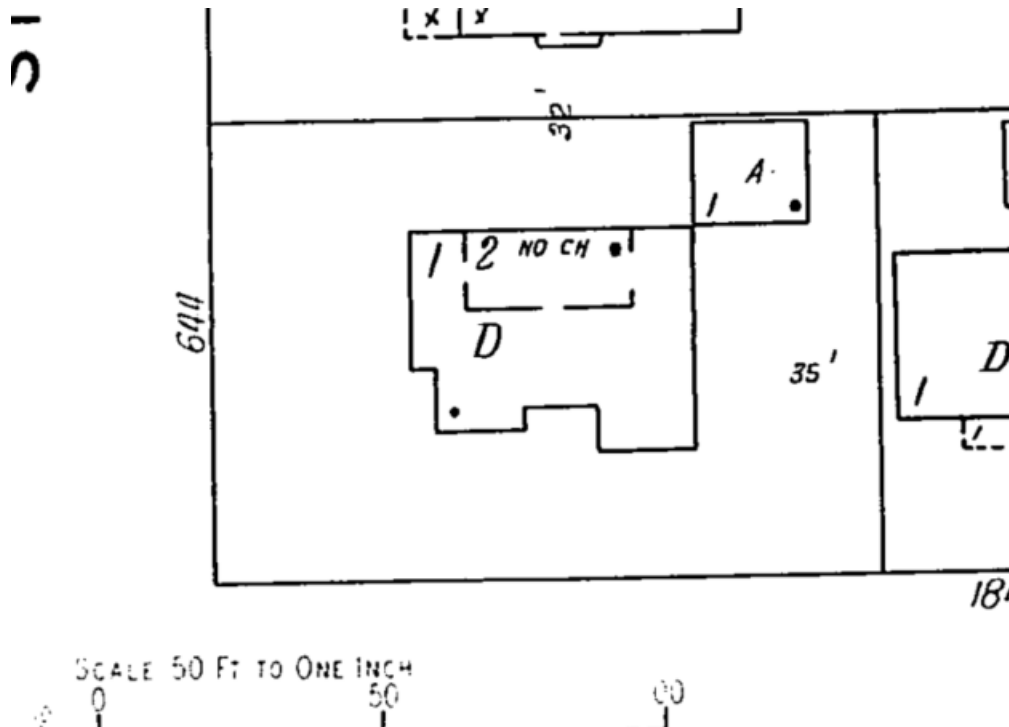


Exhibit 1. 1930 Sanborn Fire Insurance Map showing the subject property (Sanborn 1930)

The first alteration to the property was completed in 1936, when Walter Root filed a permit to reroof the residence with contractor H.T. Widney (Permit No. 3354). The next alteration of the subject property was completed in 1976, when Ms. Riggs filed a permit for a new roof on the former garage and a new addition by contractor Acorn Roof (Permit No. 9888). This is likely the alteration that converted the garage into a habitable space and connected it to the main residence. Subsequently in 1989, Ms. Riggs filed a permit for repairs to the stucco (Permit No. 008270). Throughout the aerial imagery from the 1970s and 1980s, the subject property appeared to have no physical changes (NETR 2025; UCSB 2025). By 1997 a small shed with a square footprint was constructed at southeast corner of the property (NETR 2025). The last documented alteration came in 2002 when Mark Riggs filed an application to remove and replace the existing roof with a built-up roof (Permit No. 005714).

Today the subject property has transformed from its original footprint. The garage, located at the northeast corner of the property, was enlarged and converted into an addition. The property also contains a new shed at the southeast corner of the property with a square footprint, and a large pergola was added to its west elevation (Google Imagery 2025). Additionally, original windows and doors have been replaced throughout the property and multiple changes to fenestration have been made at unknown dates.

Occupant History

The subject has had numerous occupants since its construction in 1923. A detailed account of the occupants of the property is provided in the following paragraphs. The first owners and residents of the subject property were Walter Abbott and his wife Myma, who moved into residence in November 1923 (SPC 1923a: 4). Walter Abbott was born

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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in 1875 in Lebanon, Indiana and was the editor and publisher of the South Pasadena Federated Newspaper for over 20 years (SPNSPFN 1931a: 3; TFN 1920: 2). Walter's wife, Myrna M. Abbott served as Clerk to the City of South Pasadena (SPFR 1930: 15). The couple lived at the subject property until 1931 and had a daughter named Mildred Sherman (SPNSPFN 1931b: 8; SPR 1946: 12).

In 1933, the occupants Mr. and Mrs. Chamberlain resided at the subject property, however they moved the same year (SPFR 1933a: 7).

Following the Chamberlains, Mr. and Mrs. Walter M. Root purchased the home from Matthew's Realty Co. and lived at the property until circa 1947 (SPFR 1933b: 8; SPR 1940: 1; SPR 1947: 11). In 1944, the residence was occupied by Mr. and Mrs. George F. Hurst and their newborn daughter (SPR 1944: 6). In 1947, the residence was once again occupied by Mr. and Mrs. Walter Root (SPR 1947: 11). It is unclear if the Roots retained ownership of the property and rented to the Hurst family in 1944. The following year, in 1948, the Root family moved to their address on Hope Street, while Mr. and Mrs. John Ells and their son moved into 644 Stratford Avenue (SPR 1948: 11).

In 1952, Mr. and Mrs. Donald McKinney Clarke lived in residence (SPR 1952: 10). In 1961, the house was listed for sale (SPR 1961: 6).

Following in 1964, Jack Steck, his wife Joan and their two daughters lived at the property (SPR 1964b: 3). John Steck was owner and manager of Steck Tire Service, located at 605 South Arroyo Parkway, Pasadena (SPRb 1964: 3). Prior to operating from Arroyo Parkway, he operated his shop from his residence (SPR 1963: 9). He was also noted to have served as the General Chairman of the 1965 Community Fair which was held by the South Pasadena Kiwanis Club (SPJ 1965: 2). John Steck lived at the subject property with his wife and two daughters, Peggy and Kathy Steck (SPR 1965: 1). Archival research failed to indicate the exact time the Steck family moved out of the subject property. In 1970, Betty Jo Riggs lived at the property (SPR 1970: 1). Ms. Riggs was born in 1926 and had a son named Mark Riggs who attended Pasadena High School and served as an Airman in the U.S. Airforce (SGTV 2024: SPJ 1971: 2; SPR 1972: 5; SPR 1976: 3). The Riggs appear to have occupied the property until at least 2002. No additional information was found about owners or occupants of the property.

Architectural Style

Spanish Colonial Revival (1915-1940)

The subject property was constructed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque, but also drew from modernist styles of Art Deco and popular Period Revival styles. In the early 1900s, designs of the style were based on early Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought out to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized styles in the United States like American Colonial Revival and Tudor Revival. Following the exposition, the Spanish Colonial

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, and institutional buildings. The popularity of the style waned in the 1940s as more austere and functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, Spanish Colonial Revival continues to influence modern, Neo-Traditional architectural styles in the present-day (ARG/HRG 2018: 344-345; City of Santa Barbara 2009: 11, 39-43; City of Glendale 2006: 69-77; City of Long Beach Planning Department 2018: 4n.1-4n.13; Gebhard 1967; HRG 2014: 281-282; McAlester 2015: 521-534; Newcomb 1937).

Spanish Colonial Revival buildings are most easily recognizable by their stucco exterior, red clay tile roofs, arched openings, and asymmetrical design. Character-defining features of the Spanish Colonial Revival style include the following:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways
- Irregular fenestration, primarily wood windows
- Wood entry doors, sometimes elaboratively carved
- Wrought-iron balconies
- Interior decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Contractors: Depew & Sparr

Depew & Sparr were a local builder-contractor firm located at 1121 Mission Street in South Pasadena that focused on projects including residences, bungalow courts, duplexes, apartments, garages and commercial business blocks in South Pasadena during the 1920s (Exhibit 2) (SPC 1923b). The firm was established in 1922, and enjoyed a proliferation of business in South Pasadena, Pasadena, and Hollywood. They offered architect services, design services, construction and artisan services, purchasing and loan assistance, and insurance (Pasadena Post 1923: 3). Advertisements for Depew & Sparr ceased after 1928, suggesting that the company may have gone out of business after the stock market crash of 1929 and subsequent Great Depression. Some of the company's projects include (SPC 1923c, 1923d, 1923e, 1923f):

- 1123 Milan Avenue, South Pasadena
- 1714 Diamond Street, South Pasadena

CONTINUATION SHEET

Property Name: 644 Stratford Avenue

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- 1621 Rose Villa Avenue, Pasadena
- 2008 Fremont Avenue, South Pasadena
- 2065 Oak Street, South Pasadena

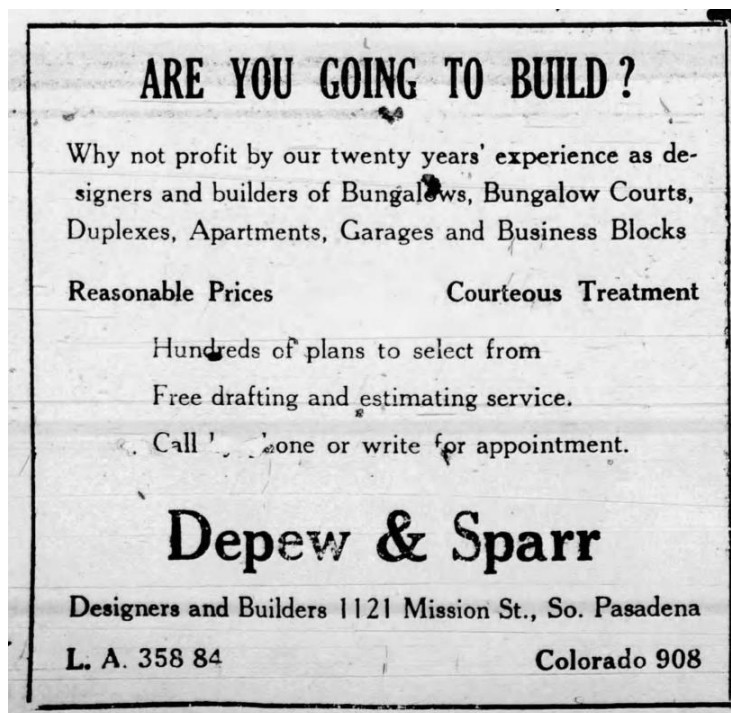


Exhibit 2. 1923 South Pasadena Courier Advertisement (SPC 1923a).

Significance Evaluation

The following provides an evaluation of the subject property in consideration of CRHR and the City of South Pasadena Landmark and Historic District designation criteria. Given the similarities in the criteria of these programs, they are addressed together to avoid duplicative text.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Its character, interest, or value as a part of the heritage of the community.

City Criterion 2. Its location as a site of a significant historic event.

The subject property at 644 Stratford Avenue was constructed in 1923. At this time, The City of South Pasadena was experiencing a population increase such that numerous residential tracts of new single-family homes were creating a dense landscape of residences in the City. South Pasadena had become an attractive residential suburb due to meticulous promotional materials, attractive architecture, public parks and

CONTINUATION SHEET

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schools, and access to light rail. The various trends in residential growth in the City are discussed at length in the historic context section of this report, and the subject property is best understood within the context of other 1920s-era residential tract developments, in the last years of the building boom prior to the Great Depression. While residential growth over time is an important broad pattern in the City, archival research did not find that the subject property held an important role in this trend or made a significant contribution to the trend. Other than residential growth in the 1920s, no other important events, patterns, or trends were identified that could be associated with the subject property. Further, the extensive exterior alterations made to the property over time, including significant changes to its original design, workmanship, materials, and setting have impaired its ability to reflect the period in which it was constructed and any important trends including residential growth in South Pasadena in the 1920s. Lastly, the subject property was not found to be the location of a significant community event or reflective of the heritage of the community. For these reasons, the subject property is not eligible under CRHR Criterion 1, or City Criteria 1 or 2.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States.

In order to be considered significant under these criteria, a property must be associated with an important person, must be closely associated with the important person or their work, and must possess integrity to the period of the important person's use. Throughout its history, the subject property had several owners and occupants. The very first owner and occupant, Walter Abbott, was the editor and publisher of the South Pasadena Federated Newspaper however archival research did not produce evidence to say that Abbott rises to the level of significance required under these criteria. Archival research did not indicate that any of the other individuals identified at the property were associated with events significant in local history, the state, or the nation. Therefore, the subject property is not eligible under CRHR Criterion 2 or City Criterion 3.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 4. Its exemplification of a particular architectural style of an era of history of the city.

City Criterion 6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States.

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Property Name: 644 Stratford Avenue

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City Criterion 7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship.

The subject property was constructed as a single-family residence in 1923 by local contractors Depew & Sparr. The home was originally designed in the Spanish Colonial Revival style, one of many revival styles popular in Southern California in the 1920s. The subject property exhibits extensive alterations and additions that have resulted in a loss of integrity of design, materials, and workmanship. All original windows have been replaced with modern vinyl or aluminum sliding windows. The original fenestration has been altered, including converting windows to doors and creating new openings over the years. Incompatible doors, such as replacement sliding glass doors, have also been added to the subject property over time, which further degrades the original design and materials integrity. The once detached original garage has been converted into a habitable space and was connected to the main residence by a 1977 addition. While the most basic elements of the Spanish Colonial Revival style are still present, the subject property has lost many of the distinctive characteristics of the style through extensive alterations.

Additionally, archival research into the original builders/contractors Depew & Sparr yielded little biographical information. The short-lived South Pasadena firm provided design and construction services throughout the City in the 1920s and the subject property was one of over a dozen residences completed and advertised by the firm in 1923, their most productive year. The firm appears to have gone out of business by 1929. Regardless, the workmanship of Depew & Sparr has been lost and the subject property does not retain sufficient integrity to convey significance for an association with this firm. Finally, the property does not appear to possess high artistic value. Therefore, the subject property is not eligible under CRHR Criterion 3, or City Criteria 4, 6, or 7.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 10. Its potential for yielding information of archaeological interest.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historical construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4 or City Criterion 10.

City Criterion 5. Its exemplification of the best remaining architectural type in a neighborhood.

Consequently, due to extensive alterations and removal of key character-defining features, the subject property is not the best remaining example of the Spanish

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Colonial Revival architectural type in the area. Therefore, the subject property is not eligible under City Criterion 5.

City Criterion 8. It is either a part of or related to a square, park, or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif.

The subject property is located across Stratford Avenue from Garfield Park, however a Garfield Park Historic District has already been designated, and the district boundaries excluded the subject property. The Garfield Park Historic District is a good example of a neighborhood of modestly sized period revival single-family residences, with a high degree of integrity to the period 1910-1946, however, research did not indicate a specific relationship to either the park, its development, or to the Garfield Park Historic District. Therefore, the subject property is not eligible under City Criterion 8.

City Criterion 9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The subject property is located at the northeast corner of Stratford Avenue and Hope Street, across Stratford Avenue from Garfield Park. As such it would have been a highly visible property, locally, however there is no indication that it would be considered a unique location, or that the property is an established visual landmark for the neighborhood. Therefore, the subject property is not eligible under City Criterion 9.

City Criterion 11. In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

This criterion is not applicable, because the subject property was not evaluated as a historic district.

Integrity

Location: The subject property retains integrity of location. The property remains in its original location and its original orientation.

Setting: The subject retains integrity of setting. The single-family residential neighborhood bordering Garfield Park to the west is still present and largely in the same configuration as it would have been historically.

Design: The subject property lacks integrity of design. It has been significantly altered numerous times since its original construction including multiple changes to fenestration, reconfiguration of the original entry, conversion of the original garage into a habitable space, connection of garage to main house, addition of sheds and outbuildings, and the addition of conjectural decorative elements at some of the

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new doors and windows. All of these changes have rendered the subject property incapable of conveying its original design.

Materials: The subject property lacks integrity of materials. Alterations including the replacement of doors, windows, replacement stucco cladding, adding conjectural decorative elements such as arches and lintels where they would not have been historically, and multiple additions to the property have resulted in a loss of nearly all original materials.

Workmanship: The subject property lacks integrity of workmanship. The substantial alterations have obscured or removed all examples of the original workmanship.

Feeling: The subject property lacks integrity of feeling. It is so extensively and visibly altered that it can no longer convey the feeling of a single family, Spanish Colonial Revival style residence from the 1920s.

Association: The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development.

As a result of the property significance evaluation, the subject property at 644 Stratford Avenue is not eligible for designation in the CRHR either individually or as part of a larger historic district. Additionally, the subject property is not eligible for the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Therefore, the subject property is not a historical resource per CEQA Guidelines § 15064.5.

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ATTACHMENT 3

Project Plans

Single Family Dwelling

Owner: Trent Bird, 800 Dorothy Ln, Fullerton, CA 92831

644 Stratford Ave., South Pasadena, CA 91030

LEGEND			SYMBOLS		PROJECT INFORMATION		BUILDING CODE	
			PARTITION FIRE RATINGS (PLAN INDICATIONS)		LEGAL DESCRIPTION		PER 2022 LARC WHICH IS BASED ON 2022 CRC, 2022 L.S. GREEN BUILDING CODE	
			MATERIALS (SMALL SCALE)		ASSESSORS: TRACT: LOT SIZE:		5318-007-009 434 EX E50FT OF LOT 25 9,282.8 SF	
			MATERIALS (LARGE SCALE)		ADDRESS: 644 STRATFORD AVENUE SOUTH PASADENA, CA 91030		INDEX OF SHEETS	
					ZONNING: RS LOW DENSITY RESIDENTIAL		A-0.1 COVER SHEET PS-1 300' PHOTO SURVEY PS-1.1 300' PHOTO SURVEY PS-2 300' PHOTO SURVEY PS-2.1 300' PHOTO SURVEY A-0.2 GENERAL NOTES A-0.3 GREEN NOTES A-0.4 GREEN NOTES A-0.5 GREEN DETAILS A-1.1 PROPOSED SITE PLAN A-2.0 EXISTING/DEMO FLOOR PLAN A-2.1 PROPOSED 1ST FLOOR PLAN A-2.2 PROPOSED 2ND FLOOR PLAN A-2.3 PROPOSED ROOF PLAN A-3.1 PROPOSED ELEVATION A-3.2 PROPOSED ELEVATION A-3.3 PROPOSED ELEVATION A-3.4 PROPOSED ELEVATION A-5.1 DETAILS A-5.2 DETAILS A-6.1 DOOR/WINDOW SCHEDULE & DETAILS	
					PROJECT DESCRIPTION NEW HOUSE:			
					GROUND LEVEL UPPER LEVEL TOTAL AREA LOT COVERAGE		3,016 SF 1,350 SF 4366 SF 44.8%	
					EXISTING HOUSE: GROUND LEVEL UPPER LEVEL EXISTING SHED LOT COVERAGE		1,941 SF 353 SF 144 SF 26.26%	
					Area to be demolished:		2,438 SF	
					SCOPE OF WORK			
					Construction of new 4366 SF Single family dwelling to replace existing 2,294 SF existing house. The New House will feature a Ground level with Foyer, kitchen Living/Dining, Den and 3 kids bedrooms, The Upper level will feature the Master bedroom, Junior suite, laundry and a balcony. The new house will have a total of 4366 SF.			
					OWNER Trent Bird 800 Dorothy Ln, Fullerton, CA 92831 email: fatinvestments3@gmail.com T. 310 951 5916			
					VICINITY MAP			

100.01

EXISTING FINISH GRADE

100'-1"

NEW FINISH GRADE OR FLOOR ELEVATION

1

A

GRID LINES

MATCH LINE

WORK POINT, CONTROL POINT OR DATUM POINT

SECTION NUMBER

SHEET NUMBER

DETAIL NUMBER

SHEET NUMBER

EXTERIOR ELEVATION NUMBER

SHEET NUMBER

INTERIOR ELEVATION NUMBER

INTERIOR ELEVATION LETTERS

SHEET NUMBER

WALL TYPE, SEE SHT. A9.01

DOOR MARK, SEE SHT. A8.01

ROOM NAME

ROOM NUMBER, SEE SHT. A9.01

EXIT SIGN

DIRECTION TO EXIT

HIGH AND LOW LEVEL EXIT SIGNS

LOW LEVEL EXIT PATH MARKING

REVISION

REVISION NUMBER

ONE HOUR WALL

TWO HOUR WALL

CLARIFICATION

REVISION NUMBER

PARTITION FIRE RATINGS (PLAN INDICATIONS)

NON-FIRE RATED

MATERIALS (SMALL SCALE)

CONCRETE

RETAINING WALL RE: CIVIL

RATED WALL - REFER TO RATING SYMBOL @ LEGEND

INSULATION (BATT OR BLANKET)

INSULATION, RIGID

MASONRY

ROCK FILL

MATERIALS (LARGE SCALE)

ACOUSTICAL BOARD OR TILE

ASPHALT CONCRETE PAVING

GLASS

GRANITE, MARBLE OR STONE

GYPSON WALLBOARD OR GYPSON SHEATHING

INSULATION, BATT OR BLANKET

METAL

METAL LATH

PLYWOOD

SAND, MORTAR OR PLASTER

SHEET METAL (ELEVATION)

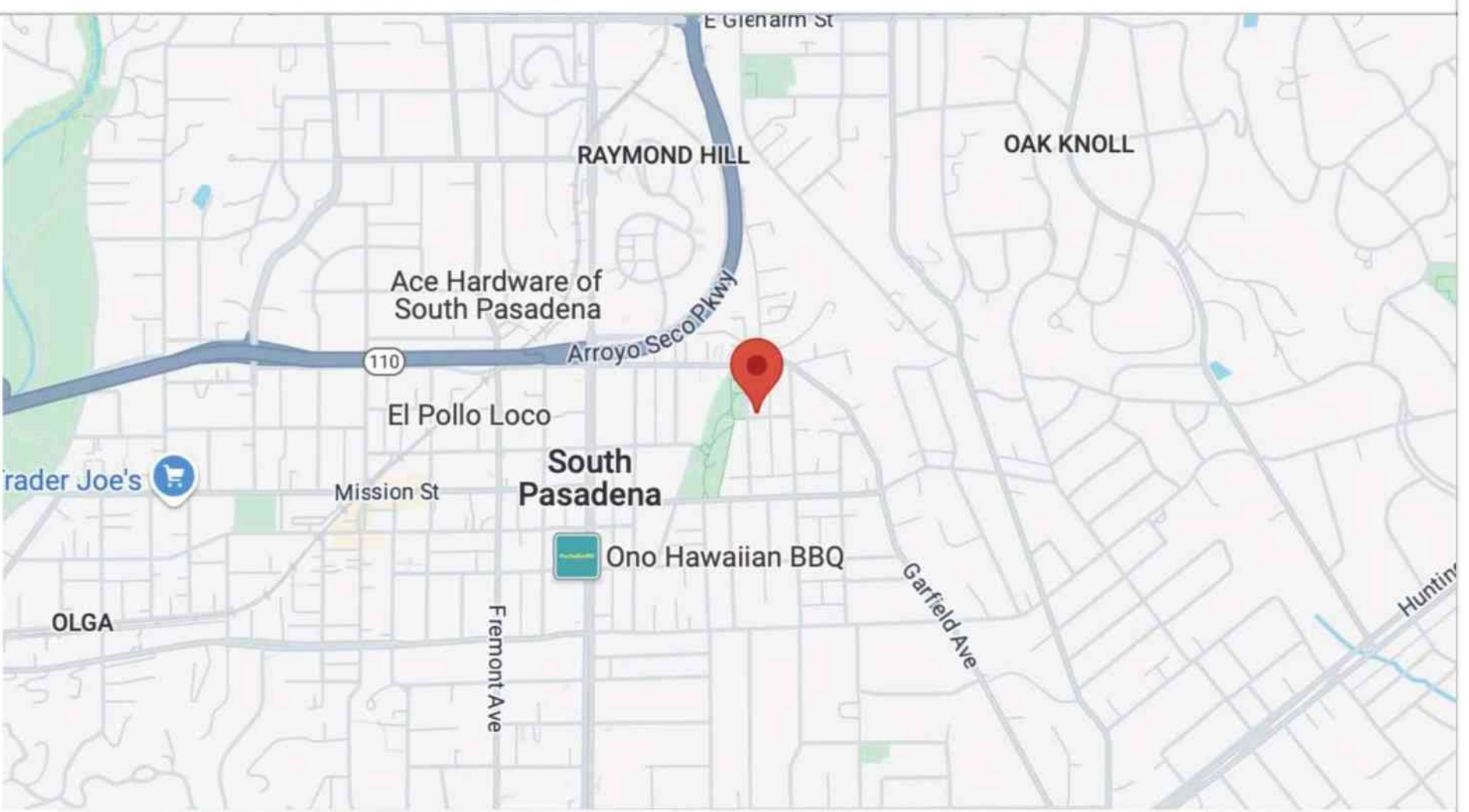
TILE

WOOD FRAMING THROUGH MEMBER

WOOD FRAMING INTERRUPTED MEMBER

WOOD FINISH

VICINITY MAP



KDA

planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212

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address

644 STRATFORD AVE.
SOUTH PASADENA, CA 91030

drawing:

COVER PAGE

scale:

sheet

A-0.1

date



planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212



date: _____
date: _____
date: _____

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

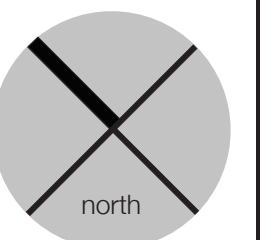
address

644 STRATFORD AVE.
SOUTH PASADENA, CA, 91030

drawing:

300' PHOTO SURVEY

scale:



sheet

PS-1

date



planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212



date: _____
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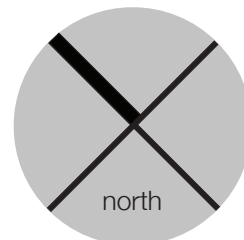
address

644 STRATFORD AVE.
SOUTH PASADENA, CA, 91030

drawing:

300' PHOTO SURVEY

scale:



sheet

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630-644 Stratford Ave.



630-644 Stratford Ave.



GREEN BUILDING CODE

- EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET "ENERGY STAR" RATING IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
- THE FLOW RATES FOR ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 9.309.2
- WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATE COLUMN CONTAINED IN TABLE 9.309.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS (IE. BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES).
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE SHALL BE HANDLED BY A CITY OF LOS ANGELES CERTIFIED HAULER.
- AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 9.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF HEATING AND COOLING EQUIPMENT.
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS, AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 9.504.1-9.504.3.
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATION SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 9.504.5.
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.
- NEWLY-INSTALLED BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- NEWLY-INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
- NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2.
- THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS.

PLUMBING NOTES:

- HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. (603.4.1 CFC)
- WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES (505.6 CFC). THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. SHOW THE DRAIN LINE ON THE PLANS. (608.5 CFC)
- 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. (418 CFC)
- A PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATHTUB TRAP ACCESS SHALL BE PROVIDED OR A NON-SLIP-JOINT TRAP WILL BE USED. (404.2 CFC)
- A REMOVABLE PANEL FOR THE WHIRLPOOL BATHTUB PUMP SHALL BE LOCATED NOT MORE THAN 20' FROM THE PUMP IF THROUGH A CRAWL SPACE. THE PANEL SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP. (414) CFC)
- FOR THE INSTALLATION OF TANKLESS WATER HEATERS SPECIFY WHETHER THEY ARE ELECTRIC OR GAS AND ADD THE FOLLOWING NOTES TO THE PLANS: "TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING." THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2010 CALIFORNIA PLUMBING CODE."
- PROVIDE STRAPPING FOR WATER HEATER PER DSA GUIDELINES. (910.5 CFC, SMMC 8.08.2000)
- ALL NEW PLUMBING FIXTURES INSTALLED IN NEW AND EXISTING BUILDINGS SHALL MEET THE 20% WATER USE REDUCTION. (SMMC 8.106.091, 8.106.130) SHOWERHEADS MAXIMUM FLOW RATE 2 GPM @80 PSI, LAVATORY FAUCETS FLOW RATE BETWEEN OF 15-20 GPM @ 60-20 PSI, WATER CLOSETS 1.28 GALLONS/EFFECTIVE FLU

ENERGY NOTES:

- ALL PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS, OR OTHER CLOSURE SYSTEMS USED FOR INSTALLING FIELD-FABRICATED DUCT SYSTEMS SHALL MEET THE APPLICABLE REQUIREMENTS OF UL181, UL181A OR UL 181B (124 (B)(2) CENC)
 - THE SUPPLY HEATING AND COOLING ENERGY TO EACH SPACE-CONDITIONING ZONE OR DUELLING UNIT SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE. (122 (A) CENC)
 - LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY THE UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING/RATING LABORATORY AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 15 PASCALS (115"/6F) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING. (150 (K) (12))
 - THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MINIMUM OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2 INCHES OR 1 1/2" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2 INCHES (150 (J)(2) CENC)
 - JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (111 CENC)
- ALL PLUMBING FITTINGS AND FIXTURES MUST MEET STANDARDS IN CALGREEN TABLE 4.303.3 (4.303.3 CGB&C)
- FOR INSTALLATION OF FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: IF A MASONRY OR FACTORY BUILT FIREPLACE IS INSTALLED, IT SHALL HAVE THE FOLLOWING: CLOSABLE METAL OR GLASS DOOR COVERING THE ENTIRE OPENING OF THE FIRE BOX; A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX WITH A MINIMUM 6 SQ. INCH IN AREA A TIGHT FITTING DAMPER OR COMBUSTION... AIR CONTROL DEVICE, FOR EXCEPTION SEE 150/E1/B. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.

BUILDING CODE: GENERAL REQUIREMENTS

- CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WE BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 12 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- UNIT SKYLIGHTS SHALL BE LABELED BY AN L.A. CITY-APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).
- WATER HEATER MUST BE STRAPPED TO WALL.
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DUELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING 10000.
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING 10000, EXISTING DUELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R915.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DUELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R903.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DUELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DUELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP & LOW BATTERY SIGNAL.
- PROVIDE 42" HIGH GUARDS WITH 4" MAX. CLEAR SPACING OPENING BETWEEN RAILS.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DUELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DUELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DUELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DUELLING UNIT INCLUDING BASEMENTS.
- WHERE REQUIRED, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R913.3 OR NFPA 13D.
- WHERE REQUIRED, THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

FIRE DEPT. NOTES:

- BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH WITH A STROKE WIDTH OF 0.5 INCH.
- SMOKE DETECTORS ARE HARDWARE WITH A BETTERY BACKUP AND INTERCONNECTED.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

STAIRWAY NOTES:

- MAX. RISE OF 7.75" AND MIN. RUN OF 10".
- MIN. WIDTH OF 36".
- MIN. HEADROOM OF 6'-8".
- GUARDRAIL / HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS.
- INTERMEDIATE BALUSTERS SHALL BE SPACED 4" O.C. MAX. ON OPEN SIDES.
- THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION.
- HANDRAIL 1 1/2" CLEARANCE TO WALL, RETURN HANDRAIL TO NEWEL POST OR WALL.
- PROVIDE 42" HIGH PROTECTIVE GUARDRAIL FOR RAISED FLOOR AND OPEN SIDES OF STAIR LANDINGS. OPENING BETWEEN BALUSTERS/RAILS SHALL PRECLUDE PASSAGE OF 4" DIAMETER SPHERE.
- HANDRAIL CONNECTION DETAILS ADEQUATE TO WITHSTAND A 50-POUNDS-PER-FOOT LATERAL LOAD.
- THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

GENERAL NOTES:

- ALL CONSTRUCTION WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AS THEY RELATE TO DRAWINGS AND SHALL BE RESPONSIBLE FOR SAME. IN ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE DESIGNER/TENANT IMMEDIATELY, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CHANGES TO THE APPROVED PLAN MUST BE BROUGHT TO THE PLAN CHECKER'S ATTENTION. EXTRAS WILL NOT BE ALLOWED FOR UNVERIFIED EXISTING JOB CONDITIONS.
- DO NOT SCALE DRAWINGS. UNO. LARGE SCALE DETAILS GOVERN SMALL SCALE DETAILS.
- ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR THE ARCHITECT.
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND OTHER RULES, REGULATIONS AND ORDINANCES APPLICABLE TO THE LOCATION OF THIS PROJECT.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER AND IN NO WAY SHALL WEAKEN THE STRUCTURAL STRENGTH OF THE EXISTING BUILDING. ALL DAMAGE SHALL BE IMMEDIATELY REPAIRED AND AT NO COST TO THE OWNER OR TENANT.
- COMPLY WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION.
- PROVIDE THE OWNER AND TENANT WITH A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES. CONTRACTOR SHALL INCLUDE BUILDER'S RISK COVERAGE IN HIS CERTIFICATE.
- KEEP PREMISES CLEAN DURING ALL PHASES OF THE CONSTRUCTION. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, BOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY.
- CLEAN ALL WINDOWS, GLASS, MIRRORS, FLOORS, AND WALL TILES UPON COMPLETION OF THE WORK.
- COORDINATE ALL WORK WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS.
- VERIFY ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO CONSTRUCTION.
- ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS; THEY SHALL BE ONE AND THE SAME.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL SUPPLY ALL SUCH FIXTURES AND APPLIANCES, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH THE DESIGNER/ TENANT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORTS IN PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, AND CABINETRY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SUPPLY OF THE TEMPORARY UTILITIES (POWER, LIGHTING, WATER) TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE WHO ARE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.
- ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, BOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WE BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- ANY TANK TYPE WATER HEATER MUST BE STRAPPED TO WALL AND ENCLOSED.
- CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- TIE (N) DOWN SPOUTS TO EXISTING DRAINAGE SYSTEM (G.C. TO VERIFY EXISTING SYSTEM DRAINS PROPERLY- IF NONE PROVIDE NEW).
- PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE AND/ OR BARBEQUE.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR (N) CONSTRUCTION. (E) SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 12" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE.
- VERIFY W/ OWNER WATER FILTRATION SYSTEM TYPE, LOCATION TBD.
- VERIFY ALL APPLIANCES - TYPE SIZE , MANUFACTURER REQUIREMENTS WITH OWNER.
- EACH SUBCONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE CONTRACTED WORK, INCLUDING RIGGING OF MATERIALS AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS AND/OR SLEEVES.
- ALL MATERIALS TO BE INSTALLED SHALL BE NEW AND BEAR UL LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
- ADEQUATELY BRACE ALL NEW GYPSUM BOARD CEILING AND WALL ASSEMBLIES PER MANUFACTURERS RECOMMENDATIONS.
- USE SUFFICIENT STUDS AND CHANNELS AND CONFORM TO INDUSTRY STANDARDS.
- PROVIDE ADEQUATE FRAMING FOR LIGHTING AND MECHANICAL EQUIPMENT (DIFFUSERS AND/OR ACCESS PANELS). ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL MEET THE STANDARDS OF ALL REQUIRED LOCAL AND STATE CODES AND ORDINANCES.
- COORDINATE ARCHITECTURAL AND STRUCTURAL DIMENSIONS PRIOR TO FABRICATION AND ASSEMBLY OF ANY BUILDING COMPONENTS. IN EVENT OF A DISCREPANCY, CONTACT ARCHITECT AND OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
- PROVIDE THE OWNER ALL APPLICABLE WARRANTIES, GUARANTEES, MAINTENANCE MANUALS, ETC. INCLUDING A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
- PROVIDE FULL SCALE MOCK UPS FOR OWNER & ARCHITECT REVIEW PRIOR TO FABRICATION OF THE FOLLOWING: DECK GUARD/HANDRAILS, EXTERIOR YARD FENCE, CUSTOM SKYLIGHT, ETC.
- COORDINATE OPERATION HOURS WITH OWNER AND CITY OF SANTA MONICA.
- COORDINATE ALL ON SITE & OFF SITE VEHICLE PARKING WITH OWNER & CITY OF SANTA MONICA.

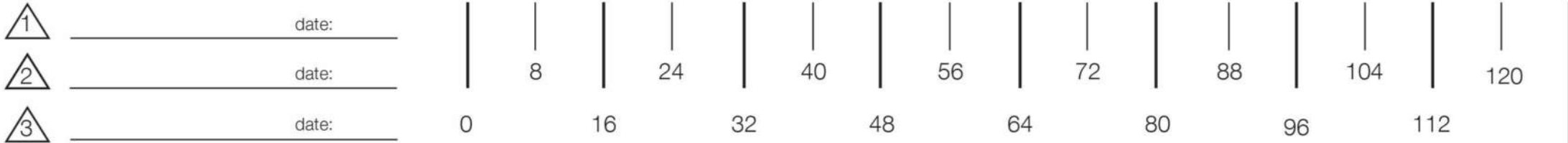
GENERAL NOTES (CONT.):

- ALL (N) MECHANICAL UNIT AND DUCTS TO BE SIZED AND SPECIFIED BY MECHANICAL SUBCONTRACTOR AS 'DESIGN-BUILD.' SUBMIT AND FILL ALL REQUIRED PERMITS AND MEET ALL REQUIRED CODE ITEMS. COORDINATE LOCATION OF ALL EQUIPMENT DUCT RUNS WITH ARCHITECT. SEE RCP FOR DIFFUSER LOCATIONS.
- PROVIDE (N) ELECTRIC PANEL AND UPGRADED FUSE SERVICE TO NEW MAIN PANEL LOCATION IN GARAGE. ELECTRICAL SUB-CONTRACTOR TO SUBMIT AND FILL ALL REQUIRED PERMITS- 'DESIGN BUILD.' - VERIFY PANEL/SERVICE SIZE BASED ON ARCH. DUGS. AND COORDINATE W/ ARCHITECT AND OWNER.
- PROVIDE (N) WATER HEATER(S)- SEE FLOOR PLAN.
- ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE OF FAULTS AND DEFECTS. ENGAGE FULLY LICENSED AND INSURED MECHANICS AND SPECIALISTS IN THEIR TRADE FOR FIRST CLASS WORKMANSHIP THROUGHOUT ALL VISIBLE AREAS OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER WITHIN THREE WEEKS OF SIGNING THE CONTRACT FOR CONSTRUCTION A WEEK BY WEEK SCHEDULE FOR THE PROJECT AS IT IS OUTLINED AT THAT TIME. SUBSTANTIAL REVISIONS IN THIS SCHEDULE SHALL BE REPORTED TO THE ARCHITECT DURING THE COURSE OF CONSTRUCTION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION FOR THE FOLLOWING: STRUCTURAL STEEL, BUILT-IN MILLWORK (KITCHEN, BAR, ETC.) AND CUSTOM METAL WORK (VEHICULAR GATE, YARD GATE, ETC), CUSTOM SKYLIGHT.
- UNLESS NOTED OTHERWISE IN THE DRAWINGS, ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUD OF THE DIMENSIONED ASSEMBLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALLOW FOR THE FINISH MATERIALS WHEN POSITIONING WALL, FLOOR AND ROOF FRAMING AS REQUIRED TO YIELD THE VISIBLE LINES AND PLANES DESCRIBED IN THE DRAWINGS.
- TOP OF STEEL ELEVATIONS ARE PROVIDED IN THE DRAWINGS AS AN AID TO THE STEEL SUBCONTRACTOR. NOTWITHSTANDING, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING ELEVATIONS IN GENERAL. SUBMISSION OF SHOP DRAWINGS SHALL BE CONSIDERED AS SAID VERIFICATION AND ACCEPTANCE. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS OR INCONSISTENCIES.
- CONTRACTOR TO PROVIDE FIRE BLOCKING PER CBC SECTIONS 711.22 THROUGH 711.2.1 (R302.11)
- PROVIDE ATTIC VENTILATION PER CBC 1203.2 (R306.2) COORDINATE GRILL TYPE AND LOCATION WITH ARCHITECT.
- CONTRACTOR TO PROVIDE SECURITY CONSULTANT/SUBCONTRACTOR TO DESIGN AND DEVELOP SECURITY SYSTEM FOR HOUSE. COORDINATE WITH ARCHITECT AND OWNER DURING CONSTRUCTION - TYP.
- SECOND FLOOR & ROOF WOOD JOISTS TO BE TJI STYLE JOISTS (SEE STRUCTURAL) TO ALLOW FOR MECHANICAL DUCT PENETRATIONS. SOME DUCTING TO DROP DOWN INTO A SOFFIT CONDITION TO RUN PERPENDICULAR TO THE JOISTS - SEE RCP PLANS.
- PROVIDE FINISH MOCK-UPS ON SITE FOR OWNER ARCHITECT REVIEW FOR THE FOLLOWING: METAL ROOFING METAL FASCIA'S EXTERIOR STUCCO, WOOD SIDING, THIN BRICK FACING AND BUILT-IN MILLWORK.
- ALL EXPOSED STEEL WORK TO HAVE PITS, FILED WELDS GROUND SMOOTH PRIMED AND PAINTED - VERIFY COLOR WITH ARCHITECT - TYP.
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2010 CALIFORNIA BUILDING CODE (CBC), 2010 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNI A ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CENC).
- AGMD (AIR QUALITY MANAGEMENT DISTRICT) NOTIFICATION IS REQUIRED FOR PROJECTS INVOLVING DEMOLITION ACTIVITY WHERE ASBESTOS CONTAINING MATERIAL IS PRESENT. FOR MORE INFORMATION CONTACT AGMD AT (909)-336-7336 OR SEARCH WWW.AGMD.GOV.
- PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTY AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (CBC 3306), SANITATION (CBC 3309), ETC.
- EXTERIOR BUILDING OPENINGS CONFORM TO SECURITY PROVISIONS. (CHAPTER 8.48.010, 8.48.120 SMMC)
- CONTRACTOR TO COORDINATE W/ SOUTHERN CALIFORNIA EDISON TO DETERMINE FINAL LOCATION/ROUTE OF NEW UNDERGROUND UTILITIES FROM EXISTING POLE TO NEW HOUSE - SEE A1-10 FOR PROPOSED ROUTE.
- CONTRACTOR TO PROVIDE REQUIRED DOCUMENTATION TO CITY FOR WASTE MANAGEMENT APPROVAL AS REQ'D TO FULL DEMO PERMIT & BUILDING PERMIT. CONTACT CITY FOR DETAILED REQUIREMENTS.
- PROVIDE PRODUCT SUBMITTALS & SHOP DRAWINGS FOR THE FOLLOWING: AUDIO/VISUAL SYSTEM, SECURITY SYSTEM, LIGHTING CONTROL SYSTEM, AND MECHANICAL SYSTEM.
- ALL PLAN DIMENSIONS INDICATED ARE TO FINISHED FACE OF PARTITION UNLESS NOTED OTHERWISE.
- USE INDICATED DIMENSIONS ONLY, DO NOT SCALE FROM DRAWINGS.
- IN CASE OF CONFLICTING INFORMATION WITHIN THE CONTRACT DOCUMENTS:
A. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
B. NOTES IN THE SPECIFICATIONS SHALL HAVE PRECEDENCE OVER UNNOTED DRAWINGS.
C. NOTES IN THE DRAWINGS SHALL HAVE PRECEDENCE OVER NOTES IN THE SPECIFICATIONS.
D. DIMENSIONS IN THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY THE ARCHITECT IMMEDIATELY WHEN CONFLICT ARISES.

KDA

planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212



address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing:

General Notes & Building Code Notes

sheet

A-0.2

date 06-09-2025



STORM WATER POLLUTION CONTROL
(2023 Los Angeles Green Building Code)

FORM
GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CA5004001 – Part 5: Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental deposits must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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LANDSCAPE CERTIFICATION
2023 Los Angeles Green Building Code
(This form is required at final inspection)

FORM
GRN 12

LANDSCAPING

Section A: Landscape Designer

☐ I certify that I am qualified by the State of California to perform landscape design services; the landscape design and water use calculations for this project were prepared by me or under my supervision; the landscape design and water use calculations comply with the requirements of the Model Water Efficient Landscape Ordinance, and the Landscape Documentation Package is complete; **OR**

☐ Interior T.L., no landscape work performed (**do not complete sections B or C below**); **OR**

☐ This project is not subject to the Model Water Efficient Landscape Ordinance (**do not complete sections B or C below**).

Name: _____ Relationship to Project: _____

Company Name (if applicable): _____ State License # (if applicable): _____

Signature: _____ Date: _____

Section B: Landscape Installer

☐ I certify that (a) I am qualified by the State of California to provide landscape design services; the landscape project for this project was installed by me or under my supervision; (b) the landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the Model Water Efficient Landscape Ordinance; (c) a diagram of the irrigation plan showing hydrozones is kept with the irrigation controllers; (d) the Certificate of Completion has been completed in compliance with the requirements of the Model Water Efficient Landscape Ordinance and shall be implemented.

Name: _____ Relation to Project: _____

Company Name (if applicable): _____ State License # (if applicable): _____

Signature: _____ Date: _____

Section C: Owner/Representative

☐ I certify that I am the property owner or an authorized representative and have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is my responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Name: _____ Date: _____

Qualified irrigation service provider: The following individuals are authorized to provide services required by the Irrigation Guidelines in the State of California: Landscape Architects, Landscape Contractors, Landscape Designers and Irrigation Consultants. Personal property owners may design and sign plans for work on any property they own. (Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

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Los Angeles Green Building Code

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208-240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and (space) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device(s) reserved for future EV charging purposes as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- For common parking area serving R-Occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- Residential Buildings 1-3 stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.65 and a thermal emittance of at least 0.85. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 30 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.85. Residential Buildings 4+ stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.65 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 20 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.75. (4.106.5)
- The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.2)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWEL0, § 492.7)
- For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- Annual spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with conest mortar, concrete masonry, or metal plates. Prying prone to corrosion shall be protected in accordance with Section 11.13 of the Los Angeles Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
- All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
- Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3. (4.504.1)
- The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2)
- All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
 - Carpet and Rug Institute's Green Label Plus Program
 - California Department of Public Health's Specification 01350
 - NSF/ANSI 140 at the Gold level
 - Scientific Certifications Systems Indoor Advantage™ Gold
- 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
 - VOC emission limits defined in the CHPS High Performance Products Database
 - Certified under UL GREENGUARD Gold
 - Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
 - Meet the California Department of Public Health's Specification 01350
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
- Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
- A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fan housings shall be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
- A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant. (Energy Code § 110.10(d))
- The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 20-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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VOC AND FORMALDEHYDE LIMITS
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM
GRN 11

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2}		
Grams of VOC per Liter of Coating Less Water and Less Exempt Compounds		
COATING CATEGORY ^{1,3}	CURRENT LIMIT	
Flat coatings	50	
Nonflat coatings	50	
Nonflat-high gloss coatings	50	
Specialty Coatings	50	
Aluminum roof coatings	100	
Basement specialty coatings	50	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete curing compounds, Roadways & Bridges	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	50	
Faux finishing coatings	100	
Clear Top Coat	100	
Decorative Coatings	350	
Glosses	350	
Japan	350	
Trowel Applied Coatings	50	
Fire resistive coatings	150	
Floor coatings	50	
Form-release compounds	100	
Graphic arts coatings (sign paints)	200	
High temperature coatings	420	
Industrial maintenance coatings	100	
Low solids coatings ⁴	120	
Magnesium cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	150	
Multicolor coatings	250	
Pretreatment wash primers	420	
Primers, sealers, and undercoaters	100	
Reactive penetrating sealers	350	
Recycled coatings	250	
Roof coatings	50	
Roof coatings, aluminum	100	
Rust preventative coatings	100	
Shellacs	730	
Clear	730	
Coatings	450	
Specialty primers, sealers and undercoaters	100	
Stains	100	
Stains, interior	100	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tub and tile refinish coatings	420	
Waterproofing membranes	100	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	100	

¹ Grams of VOC per liter of coating, including water and including exempt compounds.

² The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

³ Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

⁴ If an additive is used to bond dissimilar substrates together, the additive with the highest VOC content shall be used.

⁵ For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

⁶ http://www.arb.ca.gov/DRB/SCC/CURB/HMR/RI188.PDF.

FORMALDEHYDE LIMITS ¹		
Maximum Formaldehyde Emissions in Parts per Million		
PRODUCT	CURRENT LIMIT	
Hardwood plywood veneer core	0.05	
Hardwood plywood composite core	0.05	
Particleboard	0.09	
Medium density fiberboard	0.11	
This medium density fiberboard ²	0.13	

¹ Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1323. For additional information, see California Code of Regulations, Title 17, Section 6502 through 6512.02.

² This medium density fiberboard has a maximum thickness of 7/8 inches (8 mm).

SEALANT VOC LIMIT		
Less Water and Less Exempt Compounds in Grams per Liter		
SEALANTS	CURRENT VOC LIMIT	
Architectural	50	
Marine deck	750	
Nonmembrane roof	300	
Roadway	250	
Single-ply roof membrane	450	
Other	420	

¹ Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1323. For additional information, see California Code of Regulations, Title 17, Section 6502 through 6512.02.

² This medium density fiberboard has a maximum thickness of 7/8 inches (8 mm).

ADHESIVE VOC LIMIT 1.2		
Less Water and Less Exempt Compounds in Grams per Liter		
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT	
Indoor carpet adhesives	50	
Carpet pad adhesives	50	
Outdoor carpet adhesives	150	
Wood flooring adhesive	100	
Rubber floor adhesives	60	
Subfloor adhesives	50	
Ceramic tile adhesives	65	
VCT and asphalt tile adhesives	50	
Drywall and panel adhesives	50	
One base adhesives	50	
Multipurpose construction adhesives	70	
Structural glazing adhesives	100	
Single-ply roof membrane adhesives	250	
Other adhesives not specifically listed	80	

¹ Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

² If an additive is used to bond dissimilar substrates together, the additive with the highest VOC content shall be used.

³ For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

⁴ http://www.arb.ca.gov/DRB/SCC/CURB/HMR/RI188.PDF.

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PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM
GRN 16

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES	
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

³ Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.

² Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.

⁵ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.

Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.23.2.

Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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2023 Los Angeles Green Building Code

FORM
GRN 9

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # _____ - _____ - _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	A-03	GRN 1
2	4.106.3	Grading and paving	A-03	GRN 14 NOTE #2
3	4.106.5	Cool roof (Additions ≥ 500 sq. ft. or ≥ 50%)	A-05	SPECS
ENERGY EFFICIENCY				
4	4.211.4	Solar ready (Additions ≥ 2,000 sq. ft.)	A-22	ROOF PLAN
WATER EFFICIENCY & CONSERVATION				
5	4.303.1	Water conserving plumbing fixtures and fittings	A-03	GRN 18R NOTE #2
6	4.303.1.3.2	Multiple showerheads serving one shower	A-03	GRN 14 NOTE #6
7	4.303.4	Water use reduction	A-03	GRN 18R NOTE #1
8	4.304.1	Outdoor water use in landscape areas	A-03	GRN 18R NOTE #3
9	4.304.2	Irrigation controllers	A-10	SITE PLAN
10	4.304.3	Metering outdoor water use	A-10	SITE PLAN
11	4.304.4	Exterior faucets	A-03	GRN 18R NOTE #4
12	4.304.5	Swimming pool covers	A-03	GRN 18R NOTE #5
13	4.305.1	Graywater ready	N/A	N/A
14	4.305.2	Recycled water supply to fixtures	A-03	GRN 18R NOTE #7
15	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	A-03	GRN 18R NOTE #9
16	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	N/A
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
17	4.406.1	Rodent proofing	A-03	GRN 14 NOTE #9
18	4.407.3	Flashing details	A-05	FLASHING DETAIL
19	4.407.4	Material protection	A-03	GRN 14 NOTE #10
20	4.408.1	Construction waste reduction	A-03	GRN 14 NOTE #11
21	4.410.1	Operation and maintenance manual	A-03	GRN 14 NOTE #12
ENVIRONMENTAL QUALITY				
22	4.503.1	Fireplaces and woodstoves		

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2023 Los Angeles Green Building Code

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

FORM
GRN 18R

PLUMBING SYSTEM

- Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter and submeter within common areas and within each individual dwelling unit. (4.303.3)
- Water use reduction shall be met by complying with one of the following:
 - Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
 - New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
 - Plumbing fixtures shall use recycled water. **Exception:** Fixture replacements (4.303.4)
- New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
- Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
- In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
- Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
- Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathroom showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
- Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
- In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
 - Shall have a minimum of 6 cycles of concentration (blowdown); and
 - A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
- In new buildings over 25 stories, the cooling towers shall comply with all of the following:
 - Shall have a minimum of 6 cycles of concentration (blowdown); and
 - 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
- Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
- Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
 - The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
 - Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
 - Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
 - The hot water supply piping from the water heater to the fixtures shall take the most direct path.
 - The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
 - The hot water supply piping shall be installed and insulated in accordance with Section RA



VOC CONTENT VERIFICATION CHECKLIST
(2023 Los Angeles Green Building Code)

FORM
GRN 2

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address: Permit # - -

Item #	Product Category (e.g. paint, carpet, adhesive)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content (in grams / liters) or Test Certification (See product label or MSDS)	Allowable VOC Limits * (in grams / liters)

* Allowable limits can be found in LAGBC Tables 4.504.1, 4.504.2, 4.504.3, 5.504.4.1, 5.504.4.2, and 5.504.4.3 (also provided on form GRN 11)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/17/23)

Page 1 of 1

www.ladbs.org



FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST
(2023 Los Angeles Green Building Code)

FORM
GRN 3

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address Permit # - -

Item #	Product Category (e.g. particleboard, hardwood plywood, etc.)	Product Manufacturer	Product Specification (e.g. model #)	CARB Certification or Formaldehyde Content (in parts per million)	Formaldehyde Limits * (in parts per million)

* Allowable limits can be found in LAGBC Tables 4.504.5 and 5.504.4.5 (also provided on form GRN 11)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/17/23)

Page 1 of 1

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GRN 6

Operation and Maintenance Manual

In compliance with the California Green Building Standards Code, **this Operation and Maintenance Manual shall be available at final inspection and remain with the building throughout the life-cycle of the structure.**

This manual has been prepared for the building located at:

Address Permit # - -

City/State/Zip

If no new equipment or fixture is installed as part of this project, then check the box and sign below (No further information is required on the rest of this form.)

☐ I Certify that in the construction of this project, no new equipment or fixture was installed.
Name: Relationship to project:
Signature: License #: Date:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/23)

Page 1 of 4

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Equipment & Fixture Information (Required for new fixtures and equipment only)
Provide the make, model and maintenance information for all newly installed equipment and fixtures. This list shall include, but not be limited to the following items: compressor, air filter, furnace, water heater, kitchen appliances, smoke alarm, landscape irrigation, irrigation control, thermostat, hydrometer, water treatment system, roof and yard drainage, whole house fan, septic system, and similar equipment and fixtures. This information shall be submitted by the contractor at the time of final inspection. Use supplemental information sheet at the end of this form for additional equipment and fixtures.
Equipment fixture/type: Make: Model: Maintenance Schedule: ☐ Weekly ☐ Semi-Annually ☐ Other: ☐ Monthly ☐ Annually Maintenance Instructions: Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No
Equipment fixture/type: Make: Model: Maintenance Schedule: ☐ Weekly ☐ Semi-Annually ☐ Other: ☐ Monthly ☐ Annually Maintenance Instructions: Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No
Equipment fixture/type: Make: Model: Maintenance Schedule: ☐ Weekly ☐ Semi-Annually ☐ Other: ☐ Monthly ☐ Annually Maintenance Instructions: Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/23)

Page 2 of 4

www.ladbs.org

Utilities Information (Required for new buildings only)
Complete the requested information for each service provider below. This information shall be submitted by the contractor at the time of the final inspection.
Electric utility provider: ☐ Check if solar or alternate source of electricity is provided. Phone/ Internet contact:
Water supply provider: ☐ Check if well or alternate source of water is provided. Phone/ Internet contact:
Sewer provider: ☐ Check if septic or other private sewage system is provided. Phone/ Internet contact:
Gas supply provider: ☐ Check if liquid propane tank is used. Phone/ Internet contact:
Garbage/ Trash removal service provider: Phone/ Internet contact:
Recycling service provider: Phone/ Internet contact:
Public Transportation by: ☐ Bus, phone/ internet contact: ☐ Light rail/ Train, phone/internet contact: ☐ Car pool/ van pool, phone/ internet contact:
Building Department: Occupancy of Building: Phone/ Internet Contact:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/23)

Page 3 of 4

www.ladbs.org

Equipment & Fixture Information (Supplemental)
Equipment fixture/type: Make: Model: Maintenance Schedule: ☐ Weekly ☐ Semi-Annually ☐ Other: ☐ Monthly ☐ Annually Maintenance Instructions: Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No
Equipment fixture/type: Make: Model: Maintenance Schedule: ☐ Weekly ☐ Semi-Annually ☐ Other: ☐ Monthly ☐ Annually Maintenance Instructions: Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No
Equipment fixture/type: Make: Model: Maintenance Schedule: ☐ Weekly ☐ Semi-Annually ☐ Other: ☐ Monthly ☐ Annually Maintenance Instructions: Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No
Equipment fixture/type: Make: Model: Maintenance Schedule: ☐ Weekly ☐ Semi-Annually ☐ Other: ☐ Monthly ☐ Annually Maintenance Instructions: Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/23)

Page 4 of 4

www.ladbs.org

KDA

planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212



date: date: date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address

644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing:

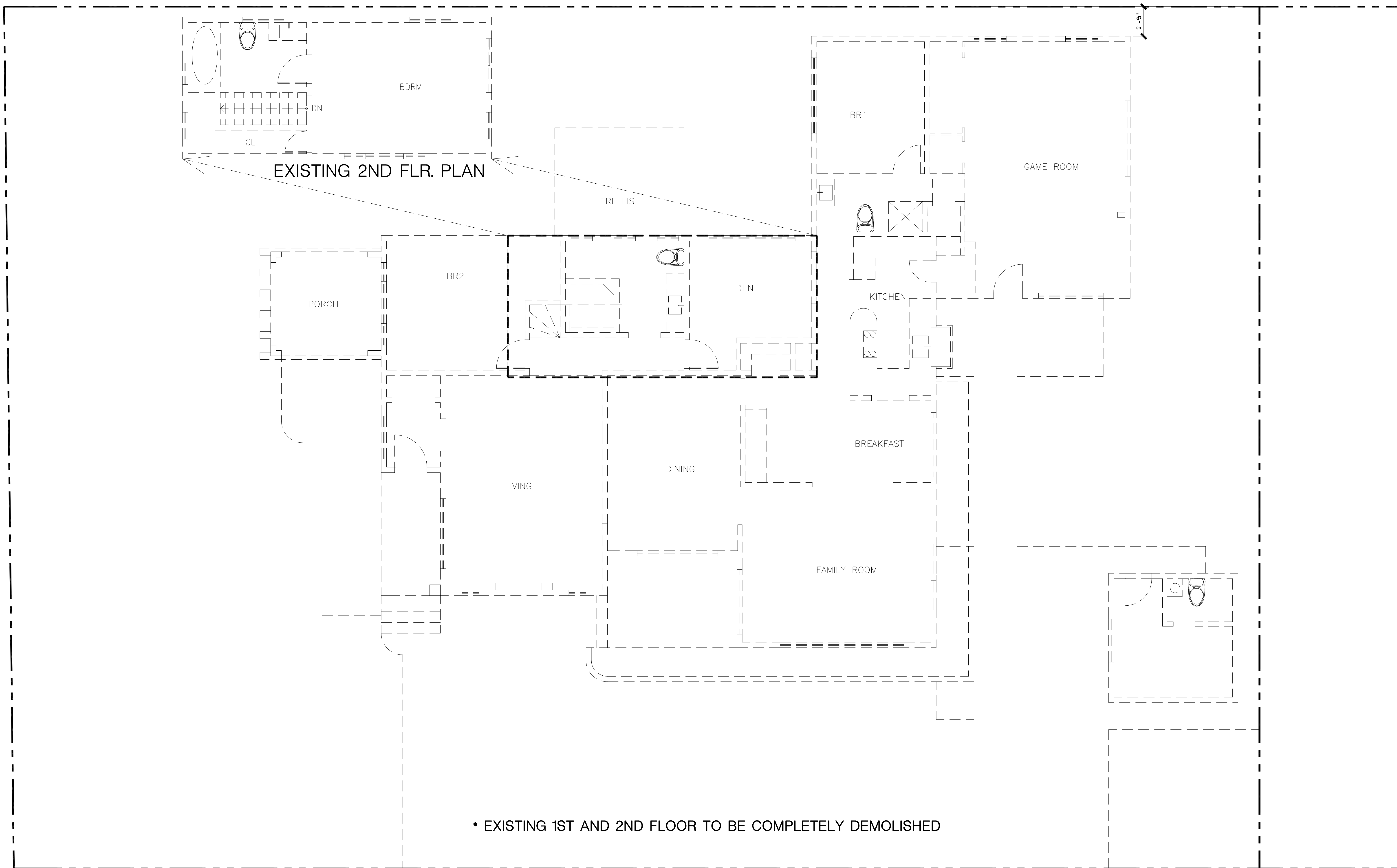
Green Forms

scale:

sheet

A-0.4

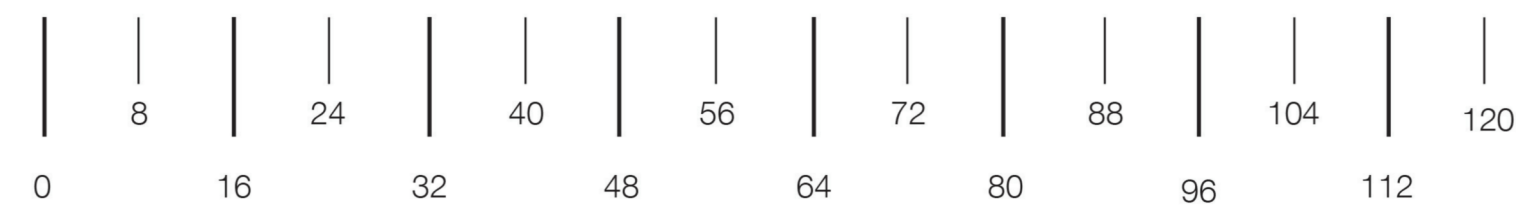
date 06-09-2025



planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212

	_____	date: _____
	_____	date: _____
	_____	date: _____



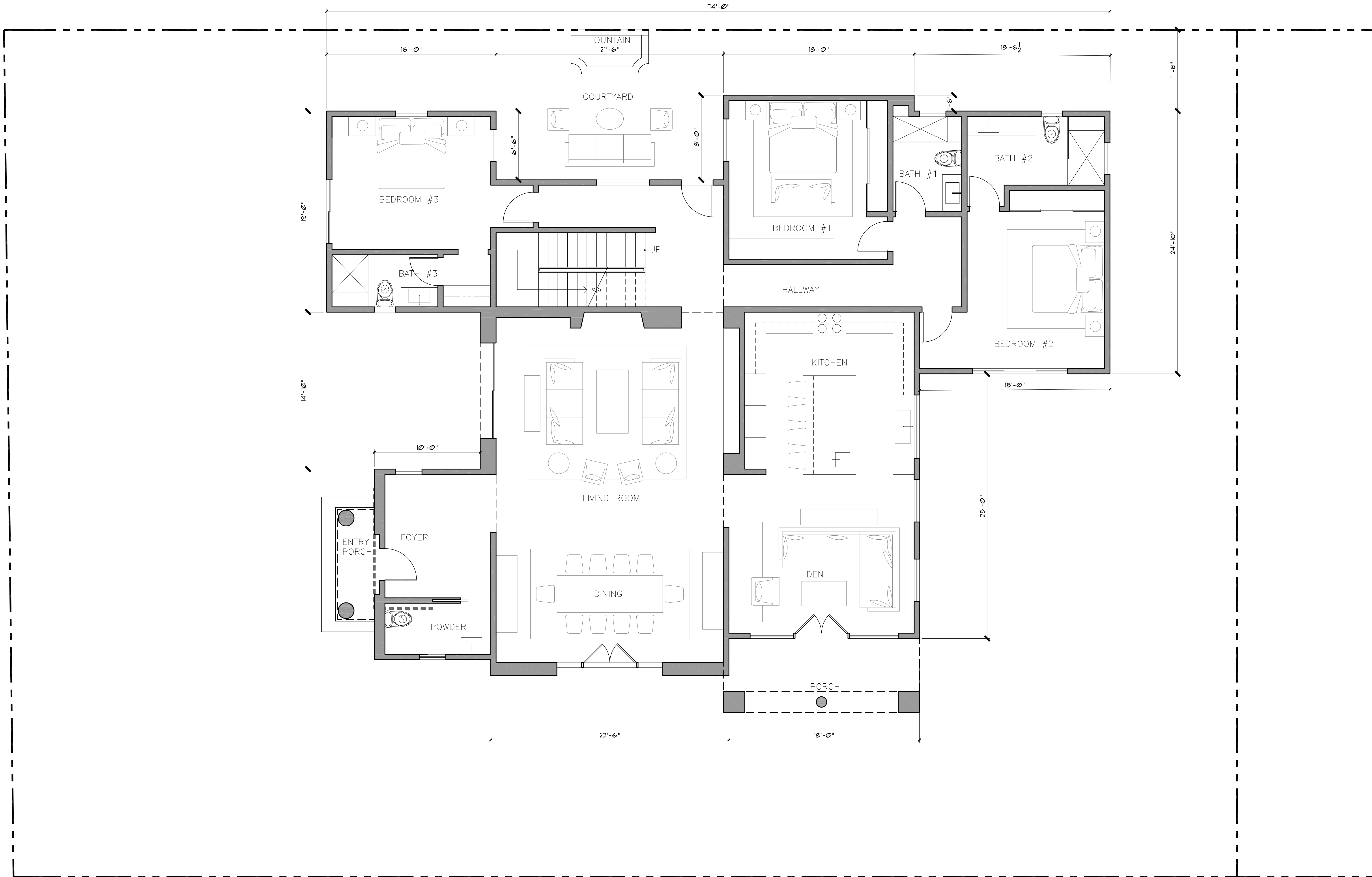
address **644 STRATFORD AVE.
SOUTH PASADENA CA 91030**

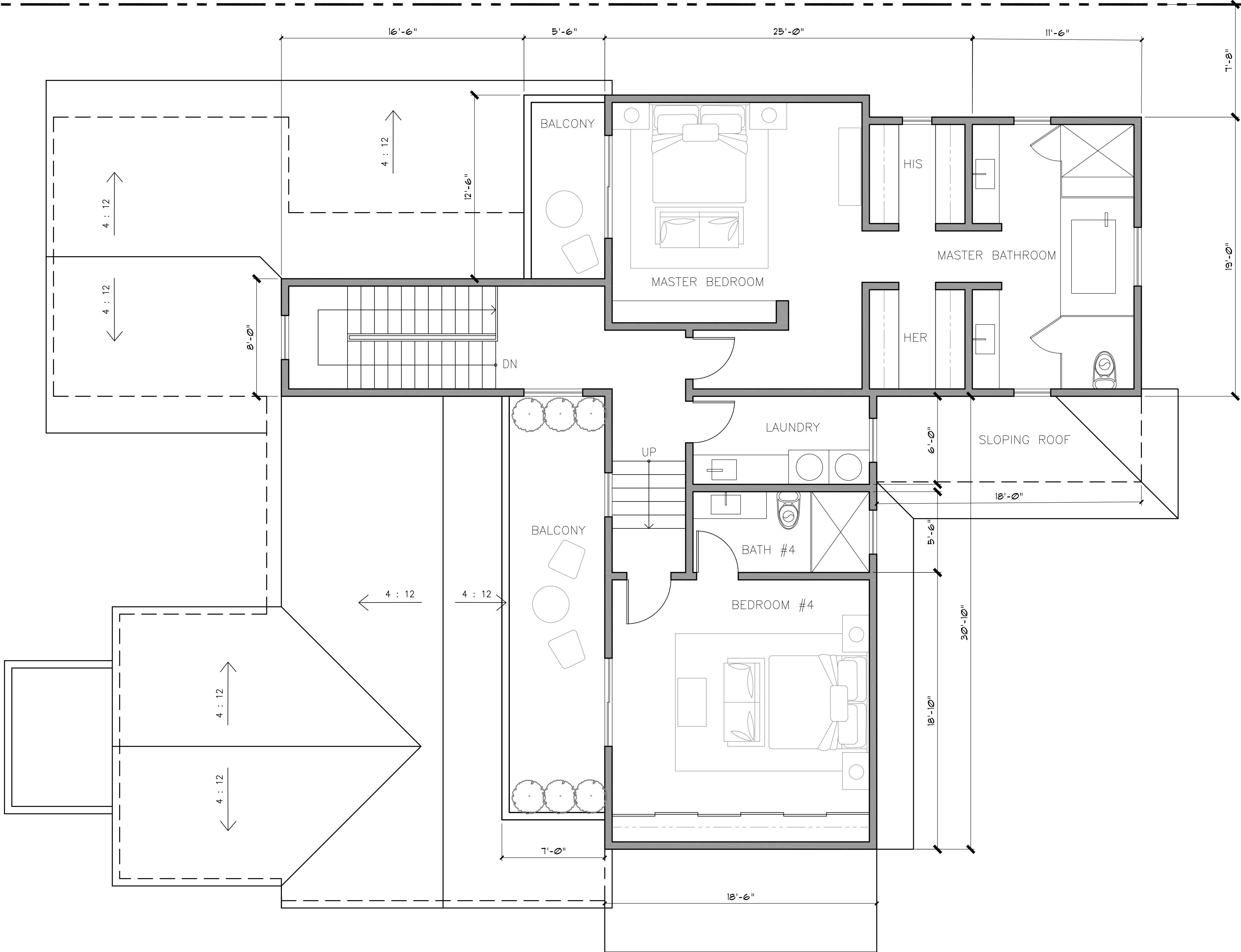
drawing: **EXISTING/DEMO FLOOR PLANS**

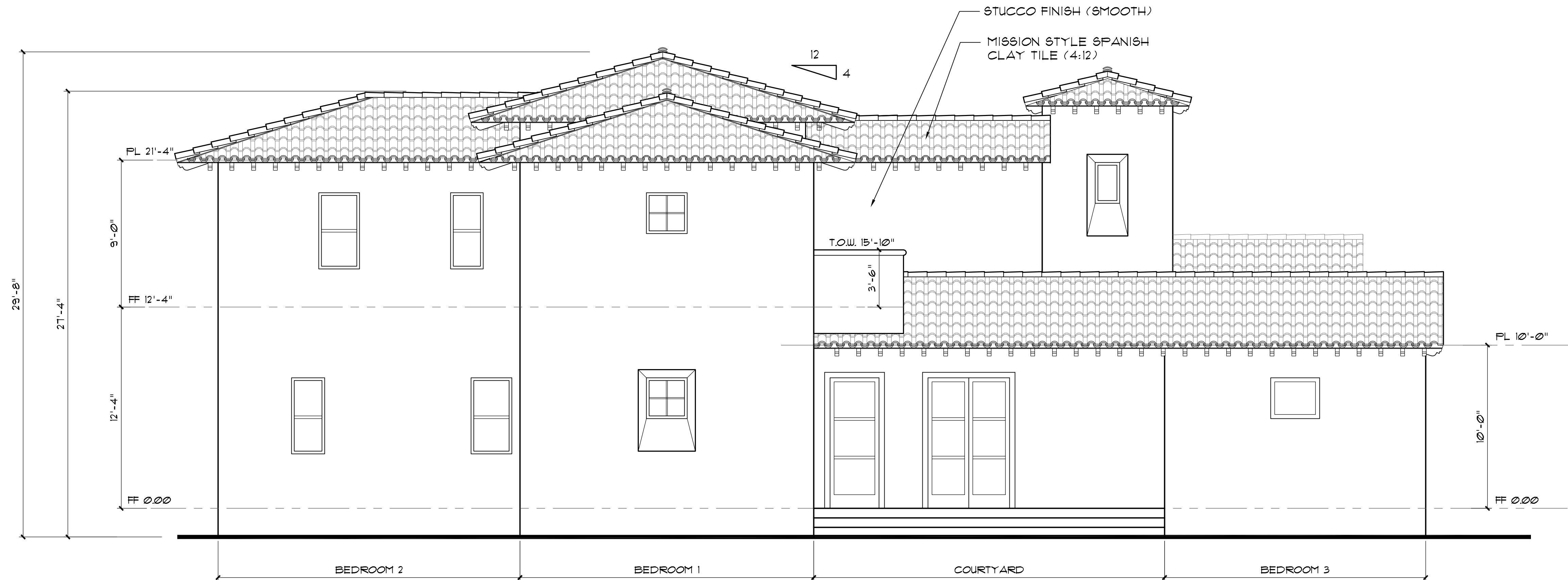
scale: **1/4" = 1'-0"**

sheet **A-2.0**

date **09-26-2025**







NORTH ELEVATION

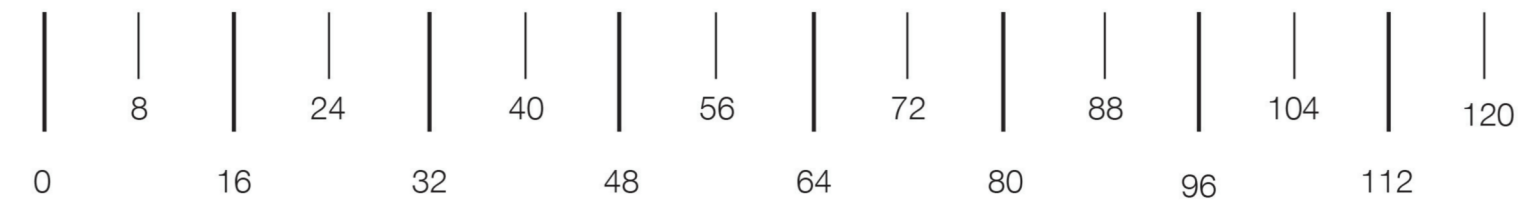


planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212



date: _____
date: _____
date: _____



address **644 STRATFORD AVE.
SOUTH PASADENA CA 91030**

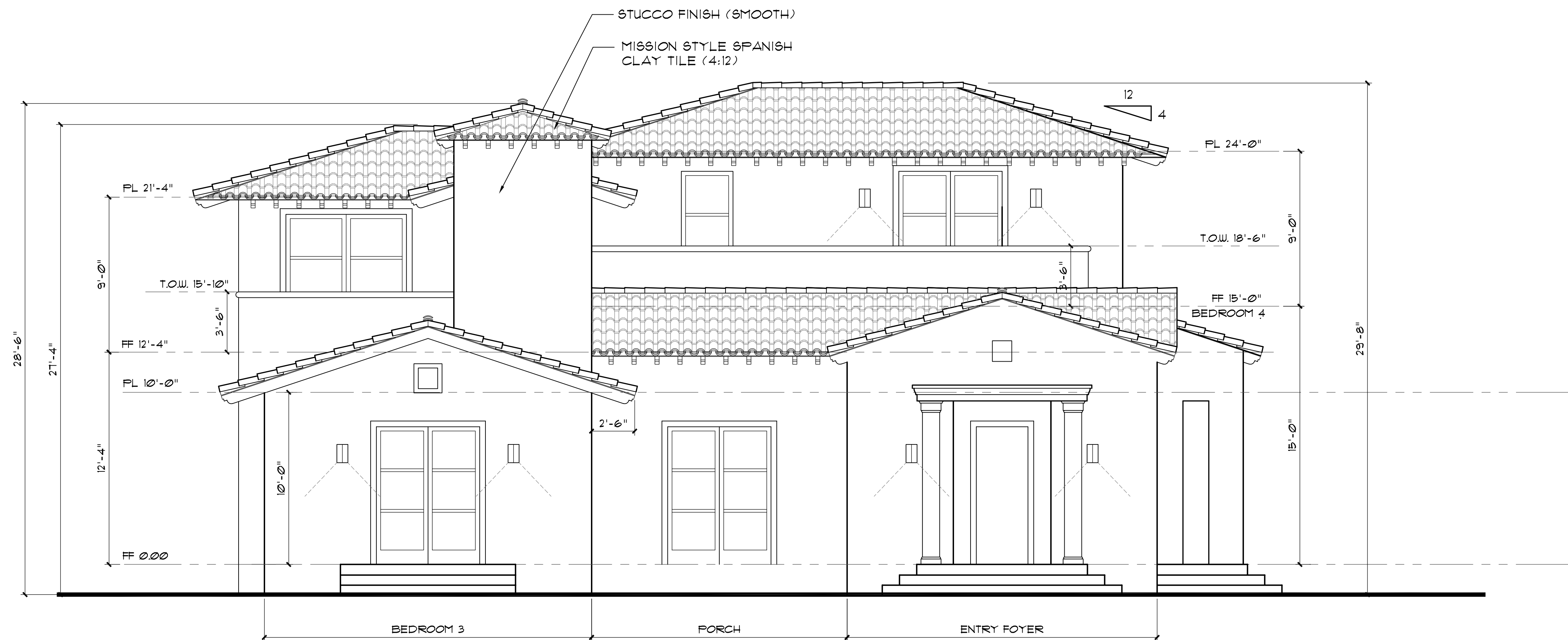
drawing: **PROPOSED ELEVATION**

scale: **1/4" = 1'-0"**

sheet

A-3.1

date **09-26-2025**



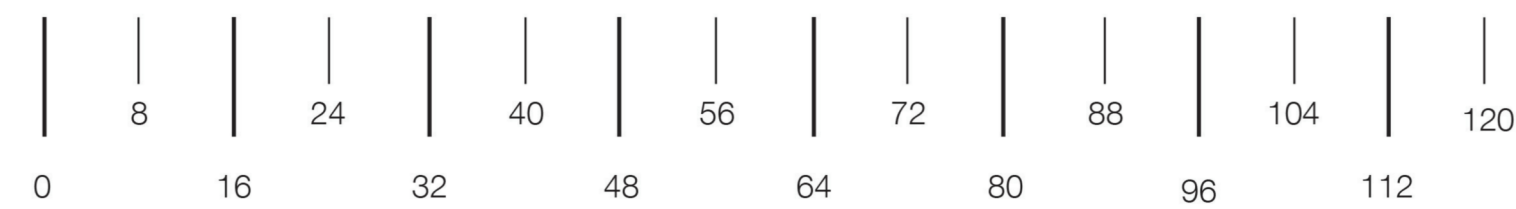
WEST ELEVATION



planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212

	_____	date:
	_____	date:
	_____	date:



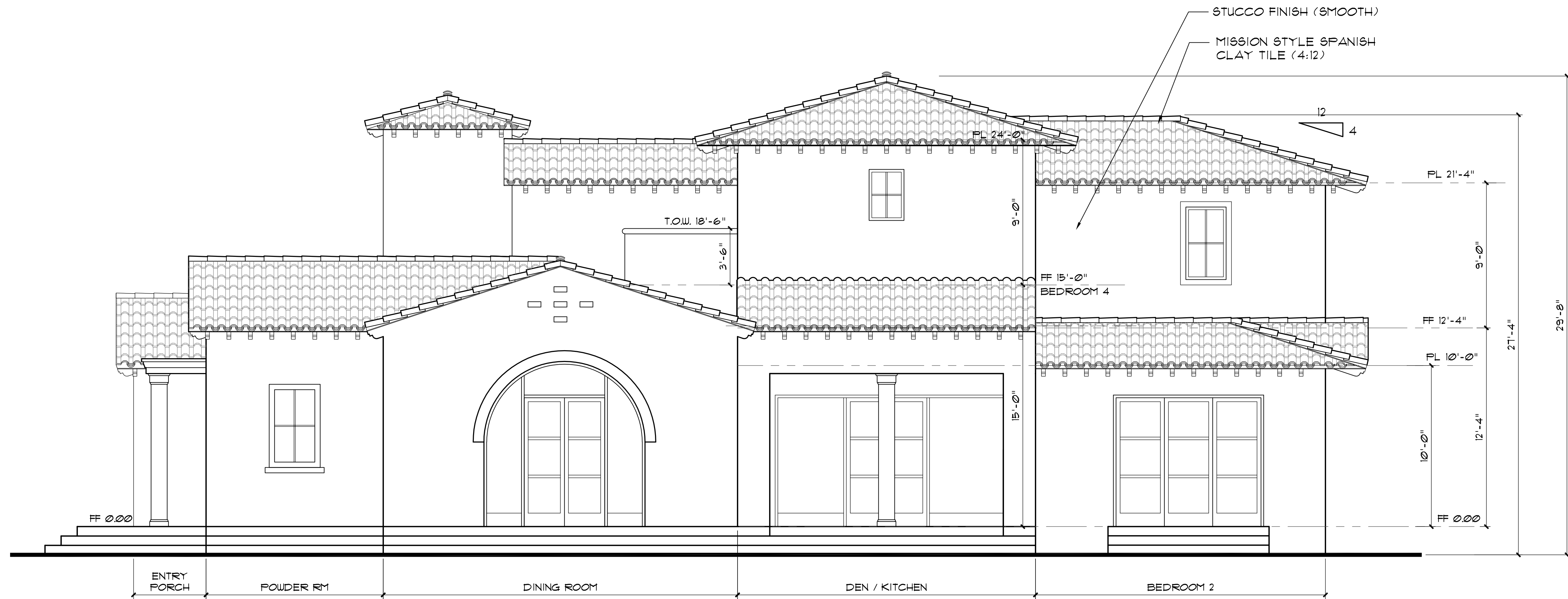
address **644 STRATFORD AVE.
SOUTH PASADENA CA 91030**

drawing: **PROPOSED ELEVATION**

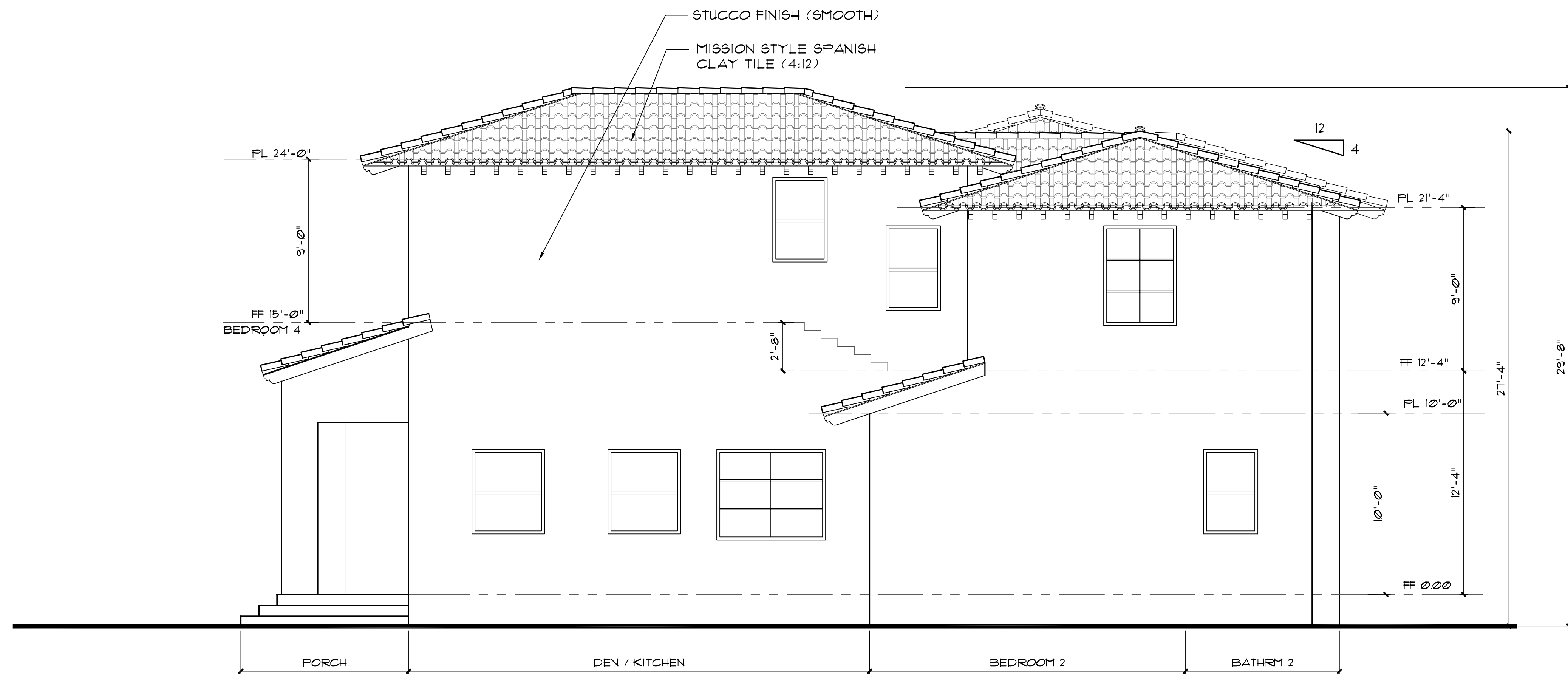
scale: **1/4" = 1'-0"**

sheet **A-3.2**

date **09-26-2025**



SOUTH ELEVATION



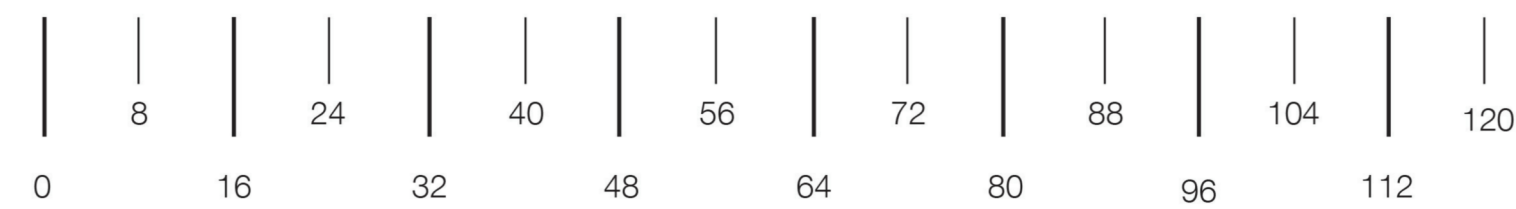
EAST ELEVATION



planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212

1	date:	
2	date:	
3	date:	



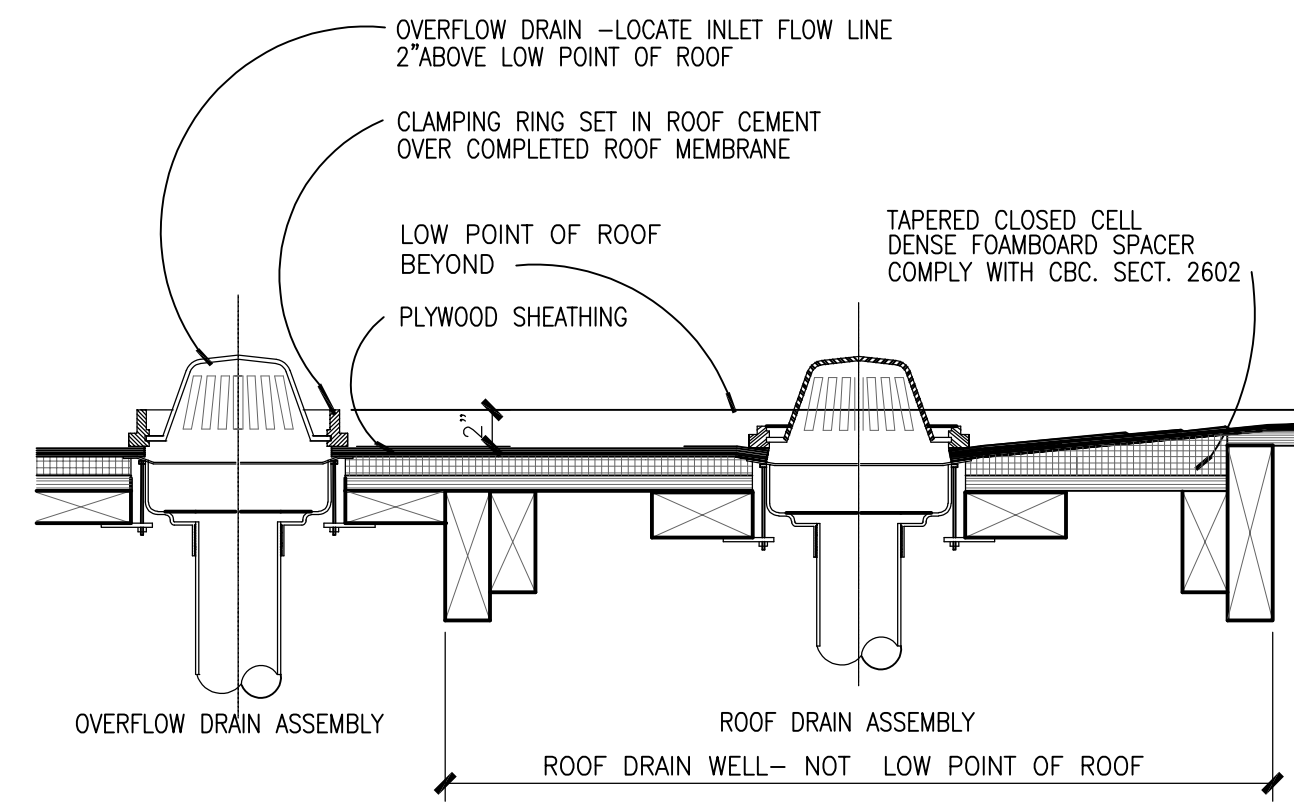
address **644 STRATFORD AVE.
SOUTH PASADENA CA 91030**

drawing: **PROPOSED ELEVATION**

scale: **1/4" = 1'-0"**

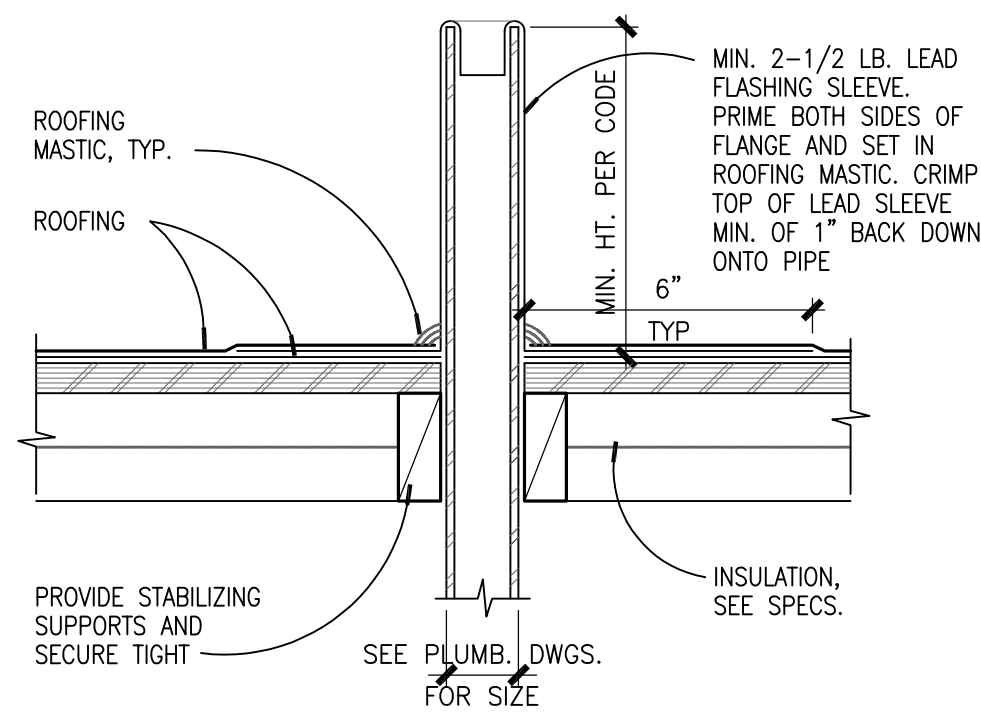
sheet **A-3.4**

date **09-26-2025**



ROOF DRAIN AND OVERFLOW SCUPPER

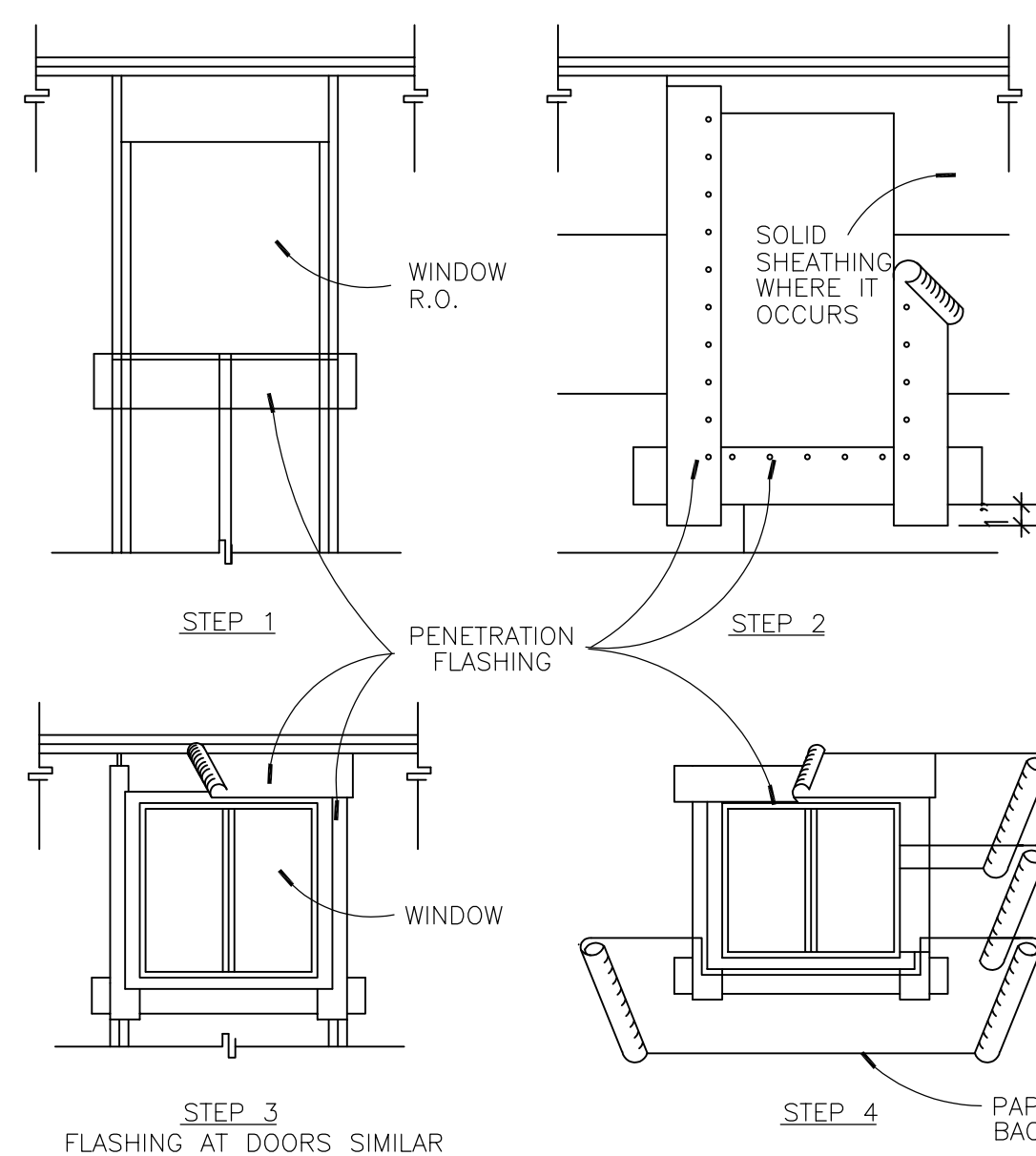
10



VENT PIPE THRU ROOF

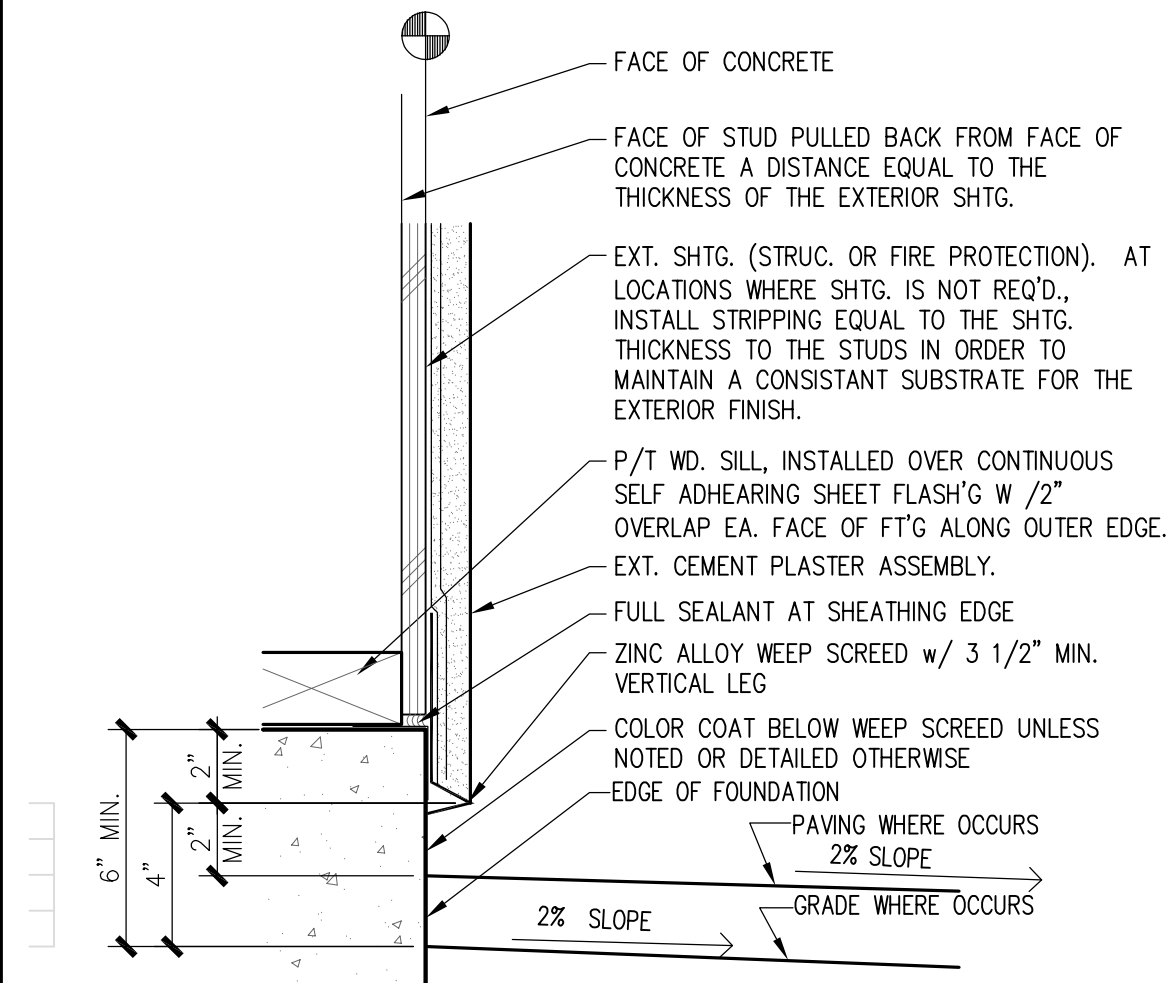
3" = 1'-0"

7



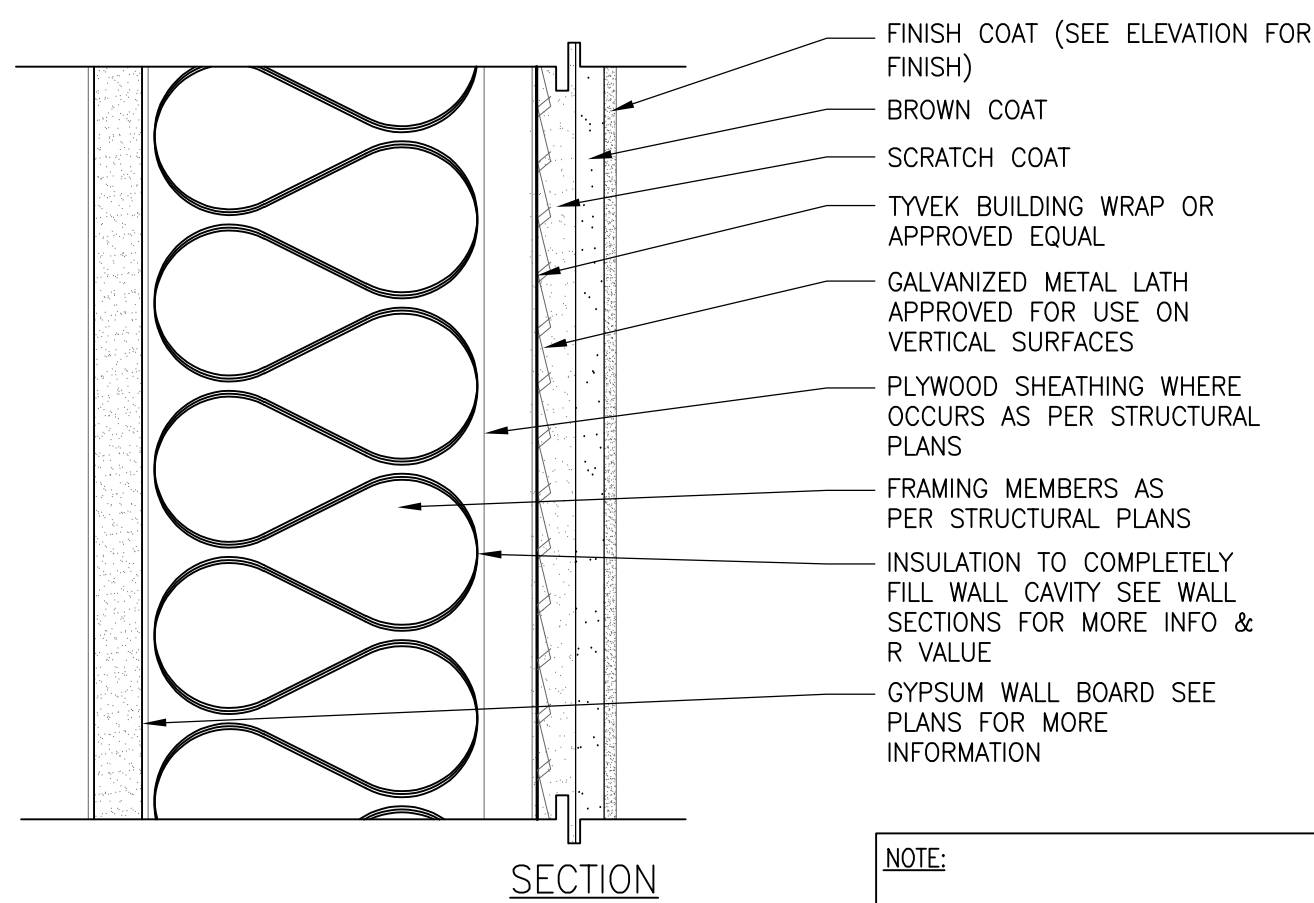
PENETRATION FLASHING DETAIL

4



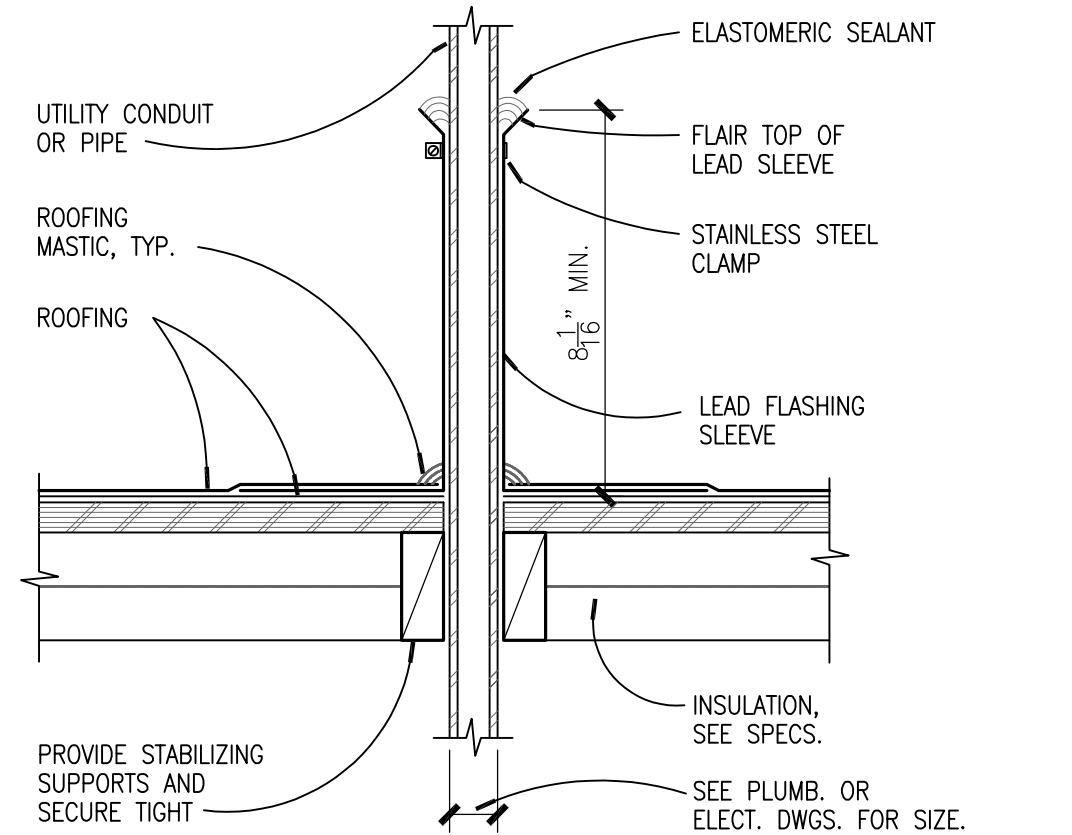
WD. FRAMED WALL @ EDGE OF CONC. FOUNDATION

1



TYPICAL 1-HR EXTERIOR PLASTER WALL ASSEMBLY

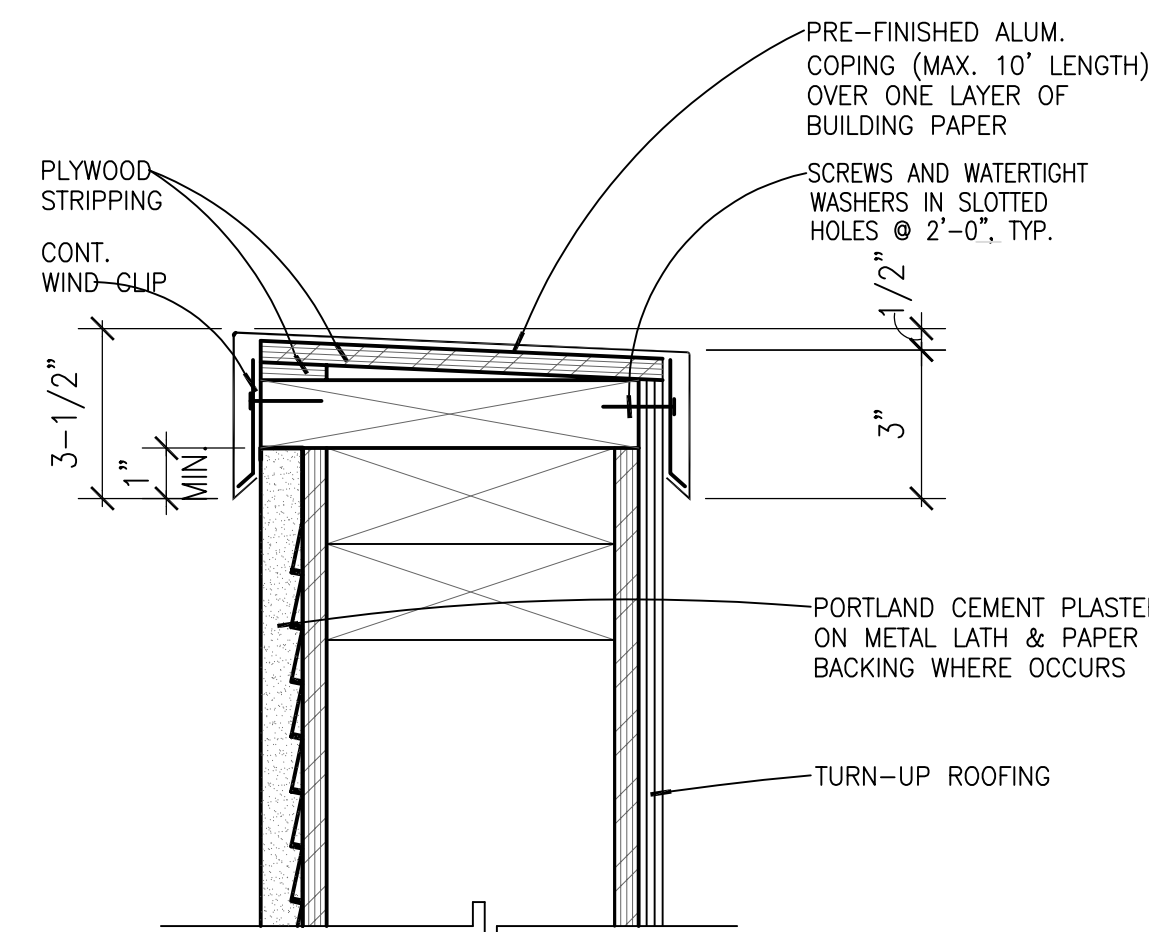
11



UTILITY PIPE THRU ROOF

SCALE: 3" = 1'-0"

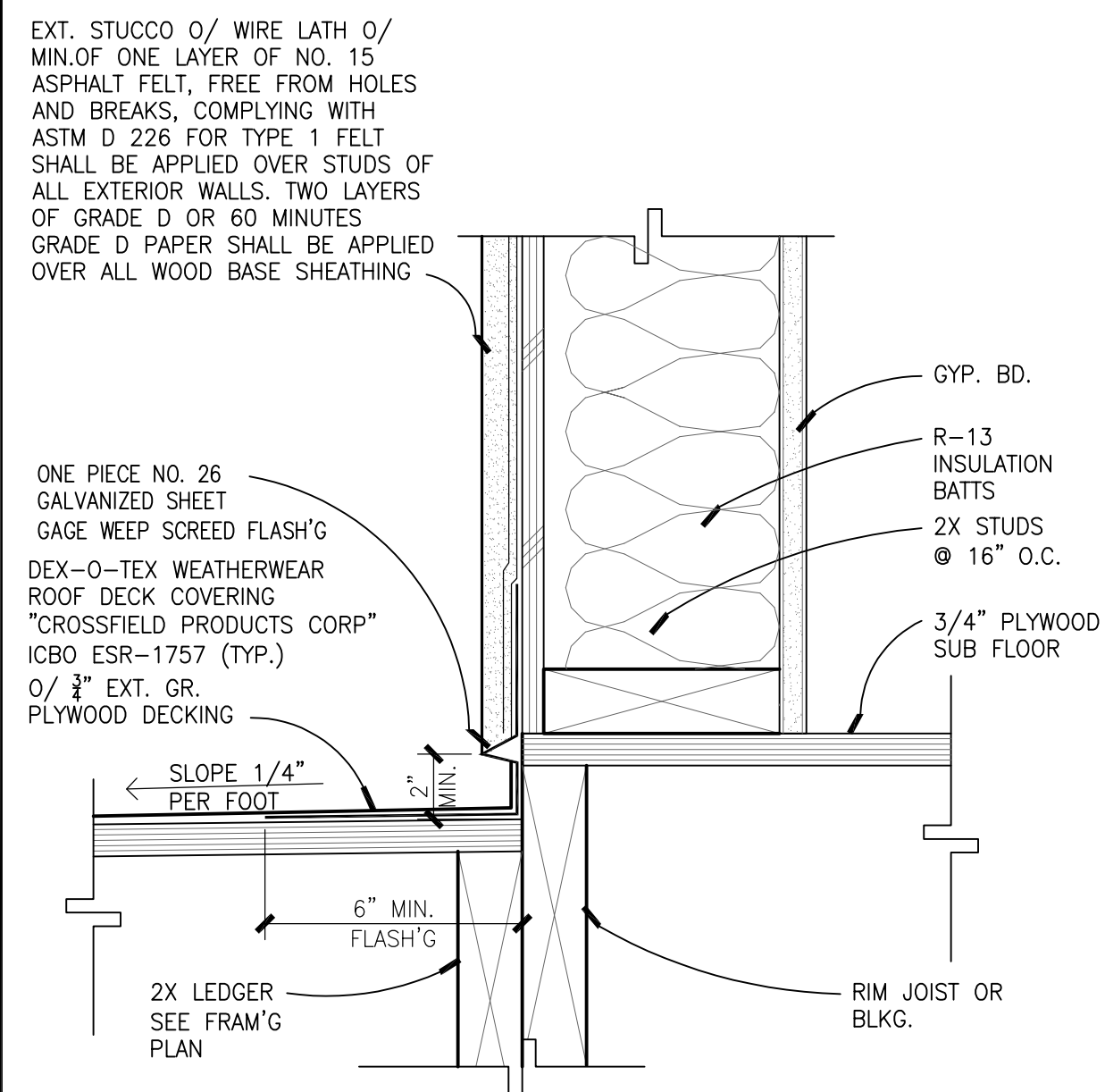
8



PARAPET

SCALE: 3" = 1'-0"

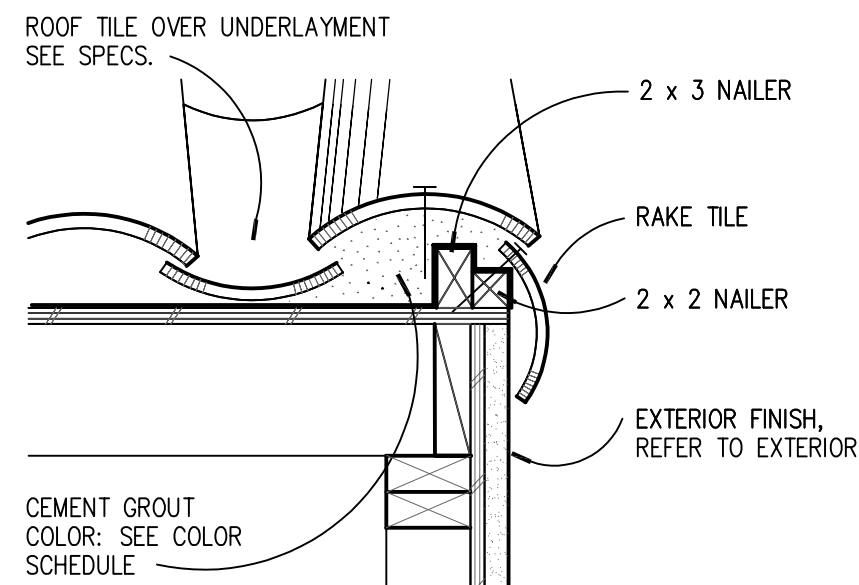
5



TERRACE FLASH'G @ WALL

SCALE: 3" = 1'-0"

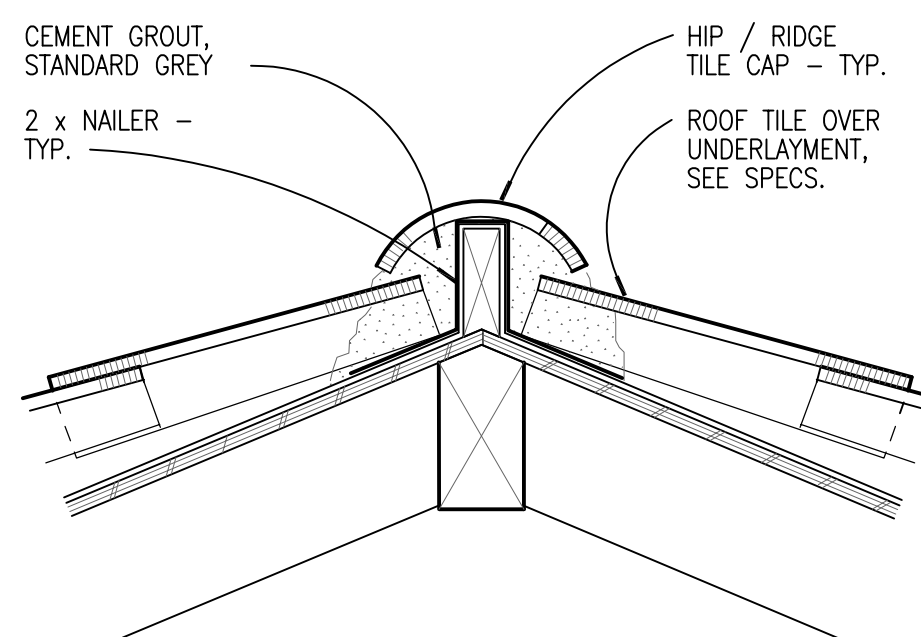
2



TILE RAKE

SCALE: 1 1/2" = 1'-0"

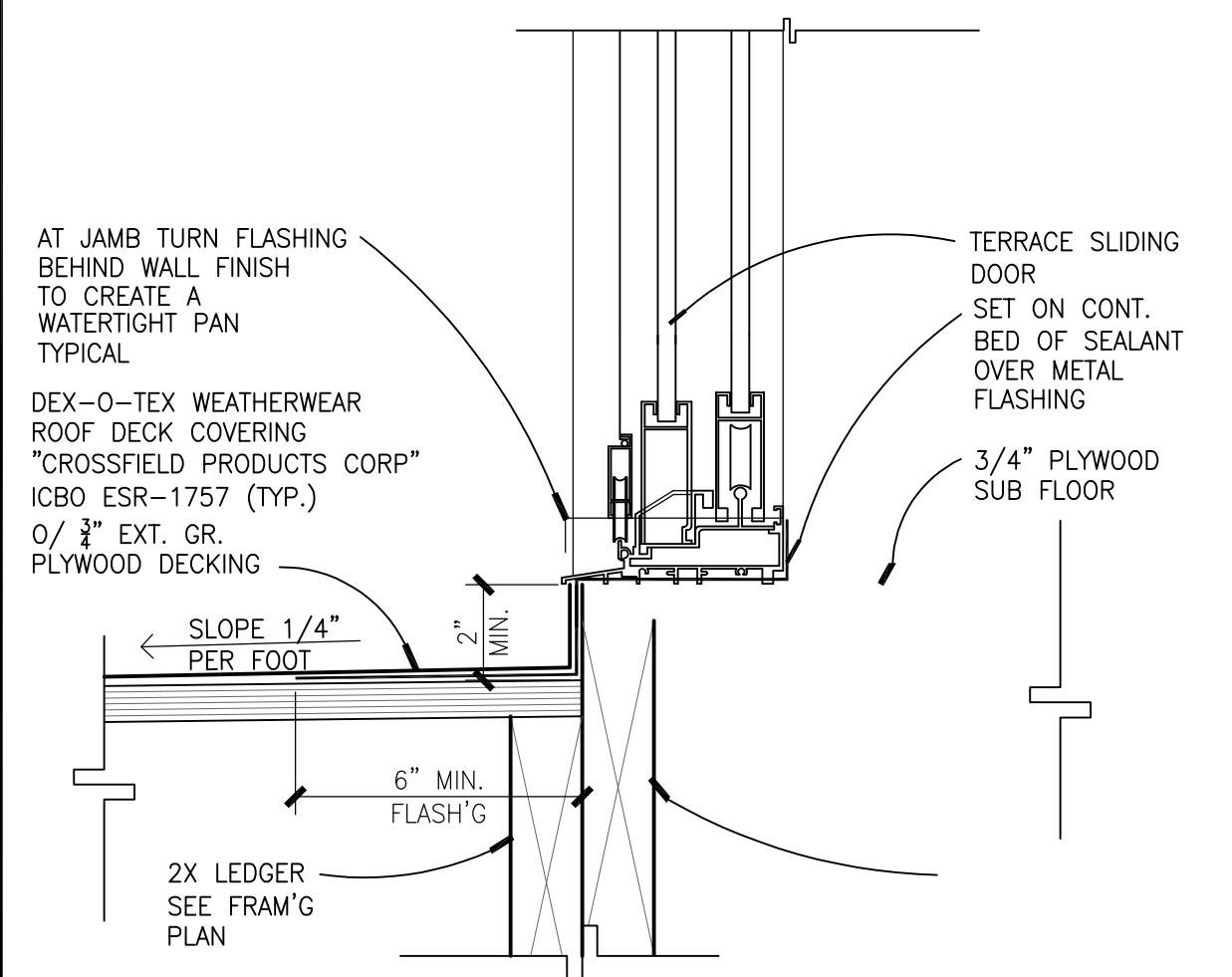
9



HIP/RIDGE CAP

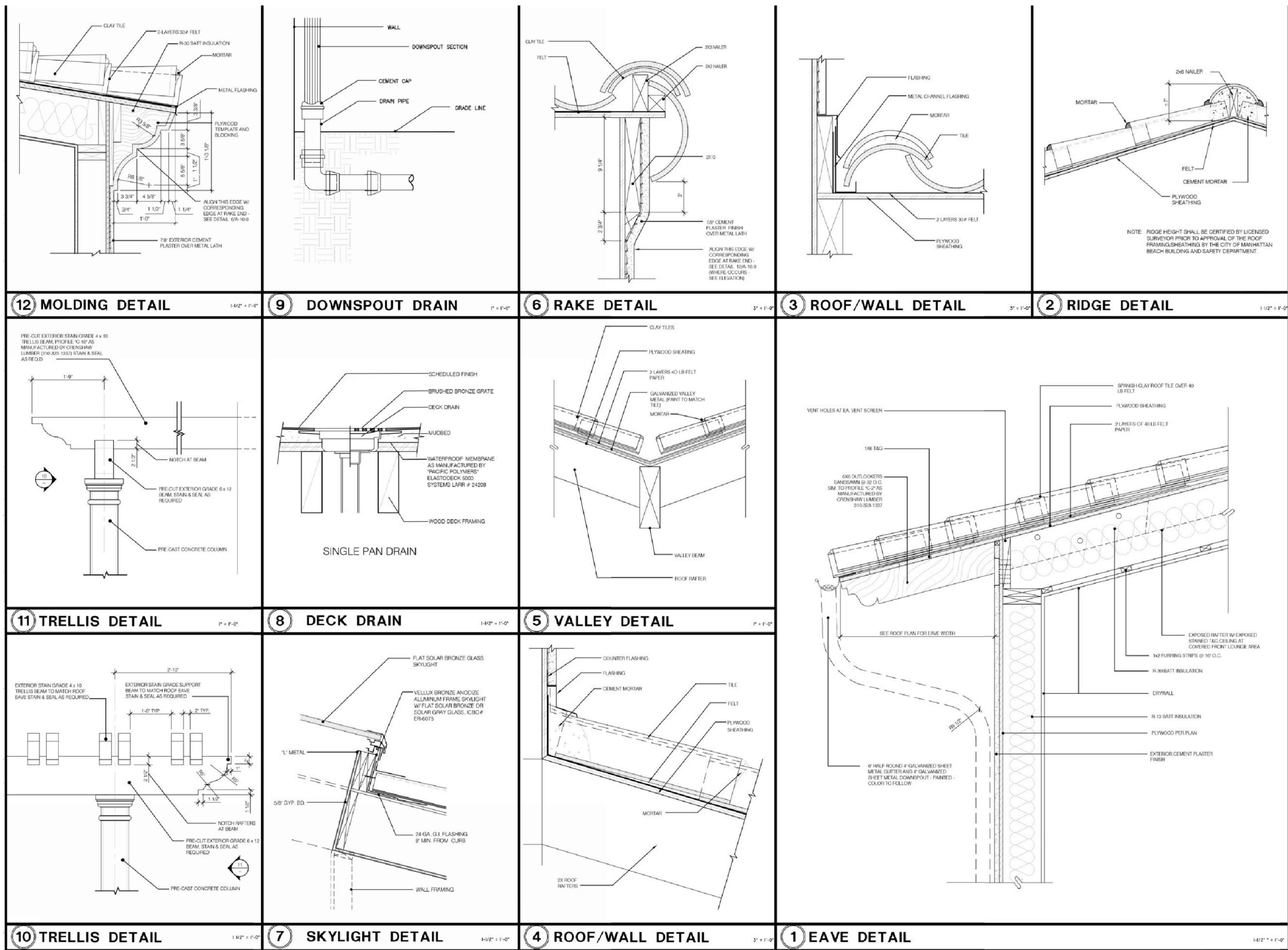
SCALE: 1 1/2" = 1'-0"

6



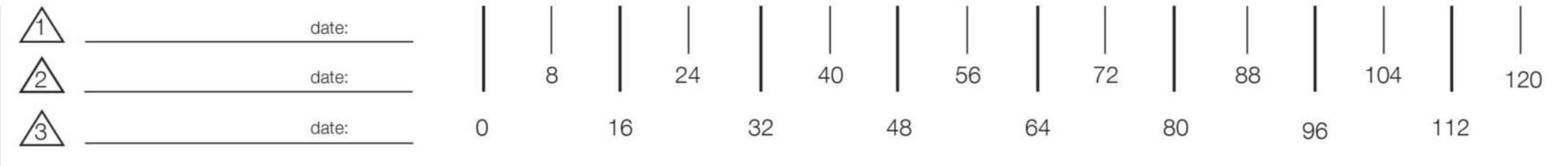
TERRACE FLASH'G @ DOOR

3



planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212

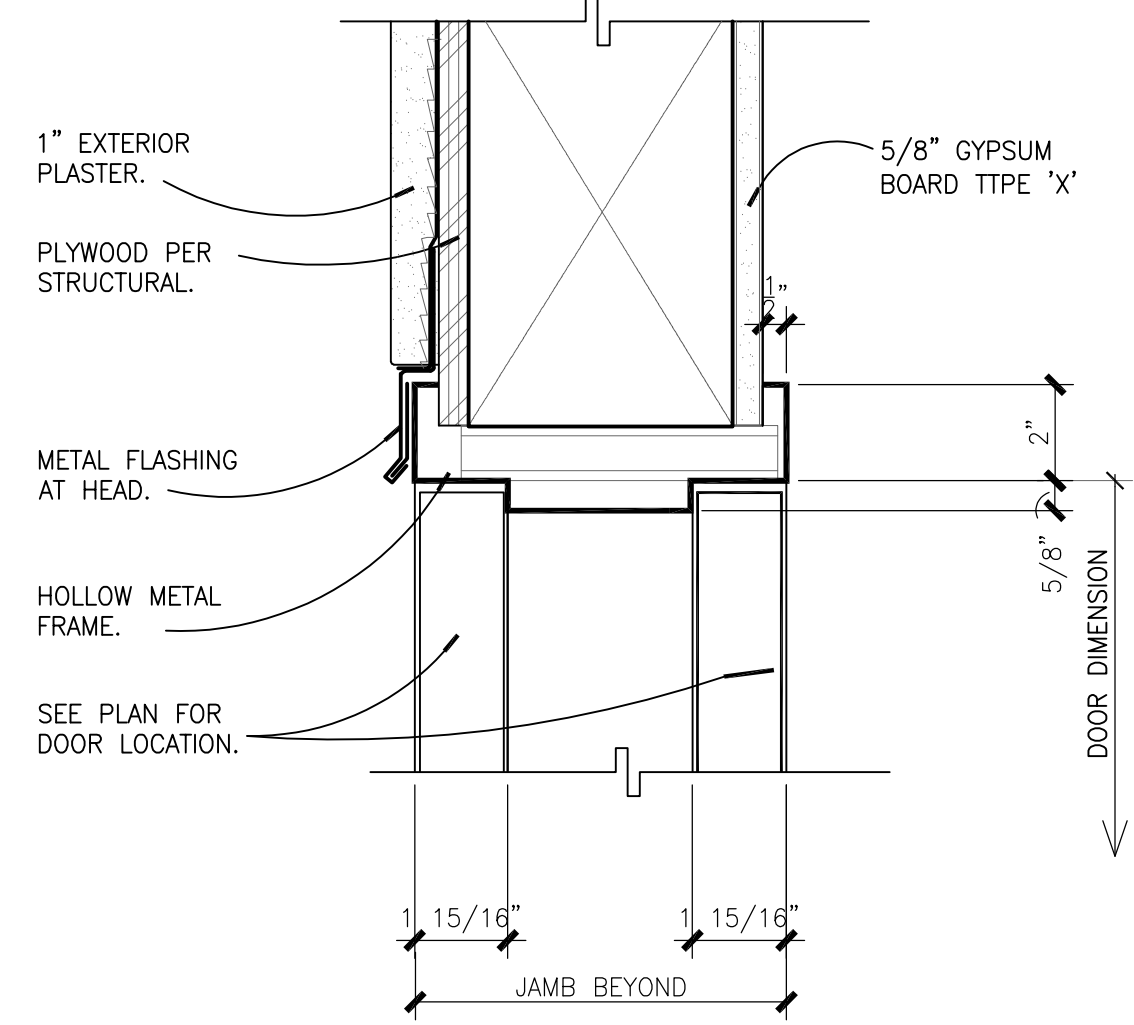
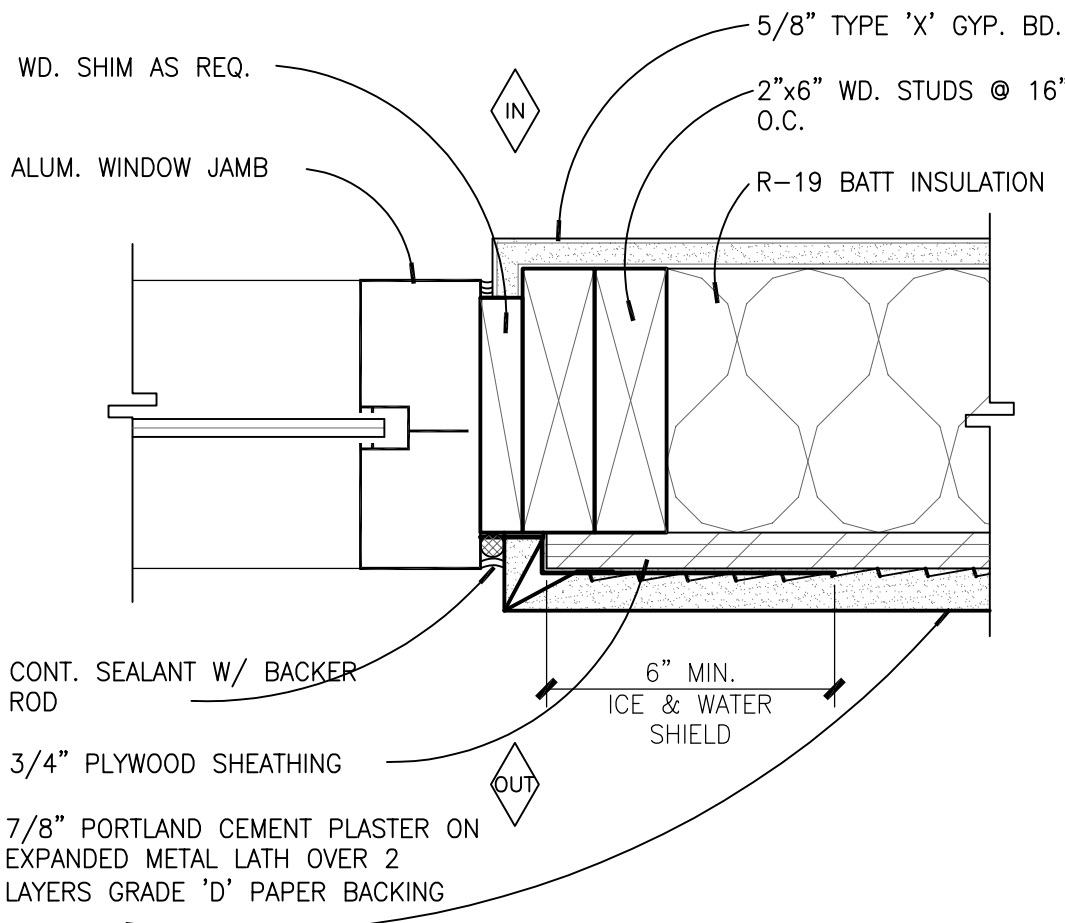


address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: Details
scale:

sheet A-5.2
date 06-09-2025

Copyright These Drawings are the Property of KDA/George Kurczyn. The Design shown here in, including all technical data and drawings are proprietary and cannot be copied, duplicated or commercially exploited in whole or in part. The Drawings and Specifications shall not be used by the owner or his in other projects. For additions to this project or for the completion of this projects by others The Owner agrees to hold harmless, indemnify and defend KDA/George Kurczyn against all damages, claims and losses, including defense costs arising from reuse of the plans and Specifications in part or in whole without the written authorization from KDA/George Kurczyn. Copyright KDA/George Kurczyn

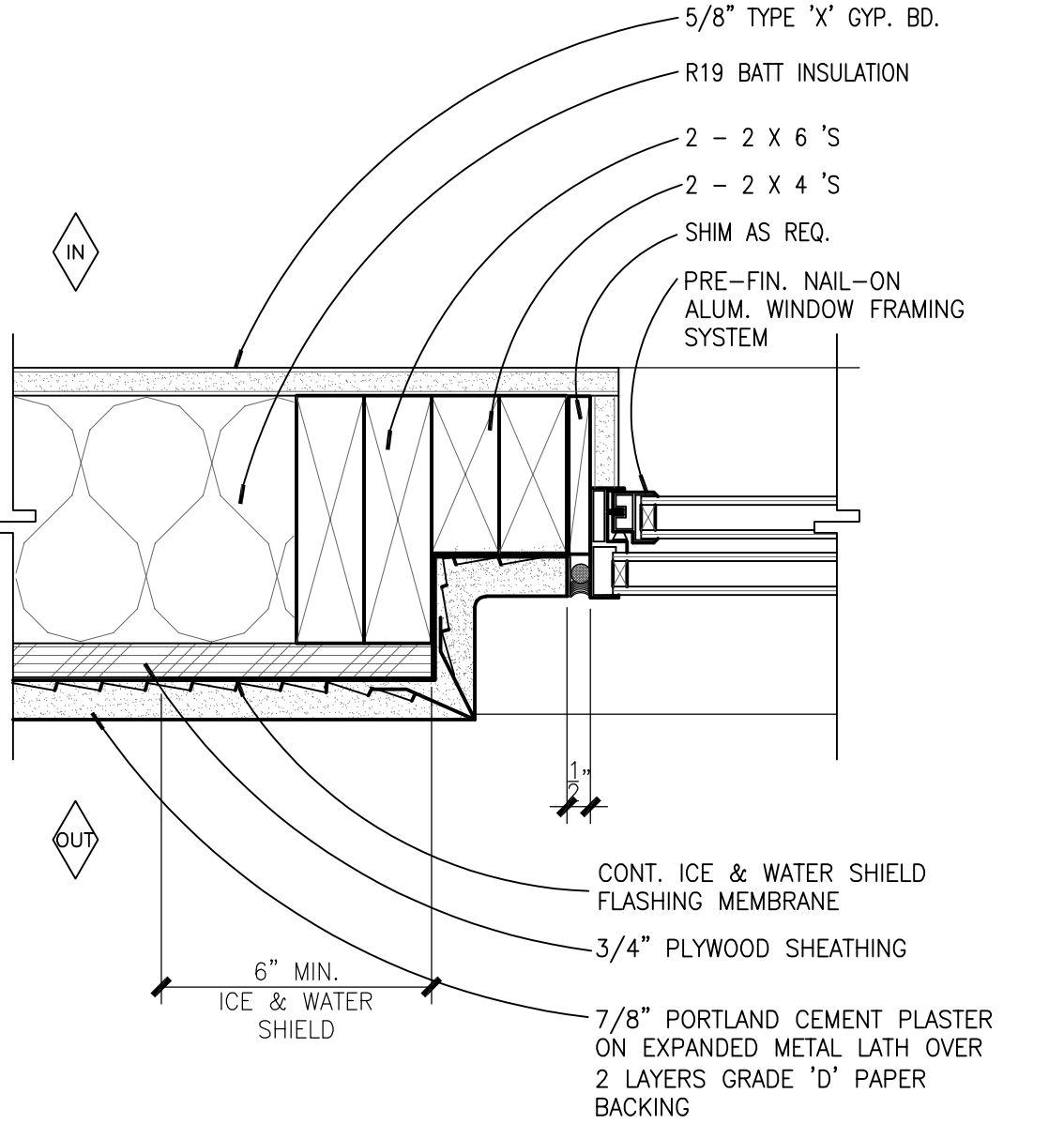


STOREFRONT WINDOW
SCALE: 3" = 1'-0"

4

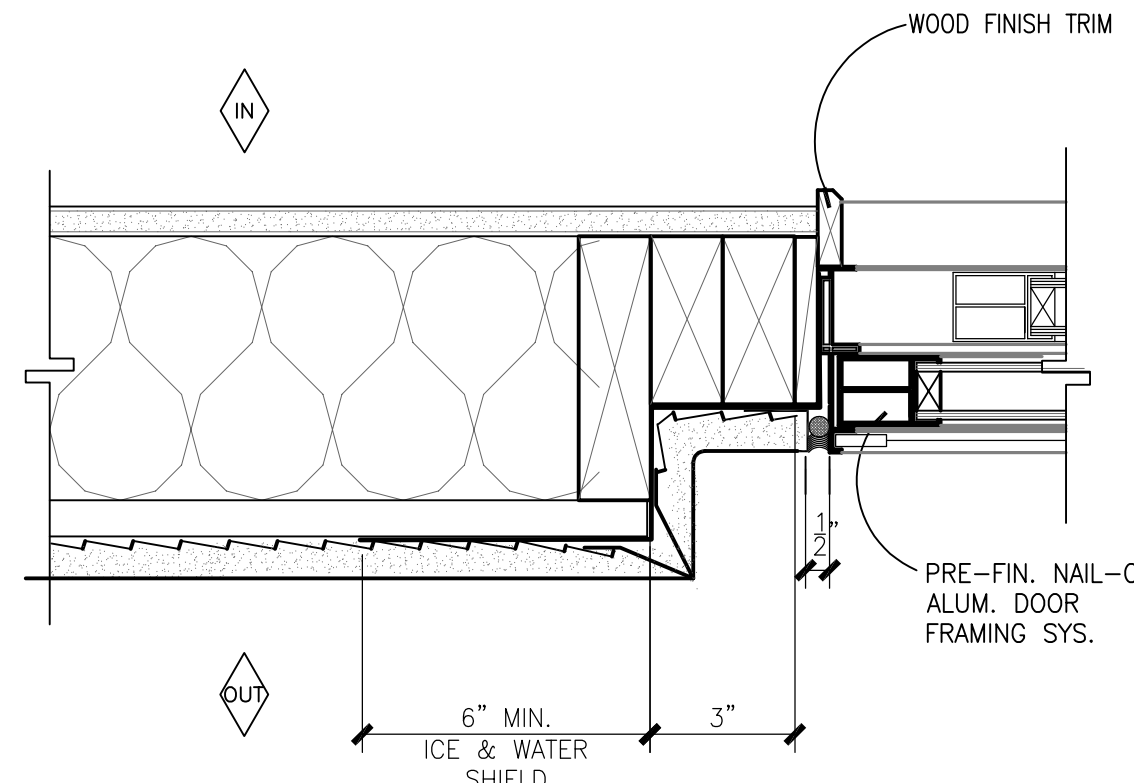
DOOR HEAD / JAMB
SCALE: 3" = 1'-0"

1



FIXED WINDOW JAMB
SCALE: 3" = 1'-0"

2



SLIDING DOOR JAMB
SCALE: 3" = 1'-0"

3

6

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 644 Stratford

DATE: 4/4/62

OWNER: John F. Steck

CONTRACTOR:

PERMIT NUMBER: 48890

VALUE: 1000.00

FEE: 6.00

JOB: add bath to exist/res. interior addition in
bedroom - misc. remodeling

ROUGH INSPECTION

12-11-62 - Work done added
in east end of Room (upstairs)

Bath Facility in N/W corner of
Room - No wall separation.

J.R.N.

Work abandoned.
new permit Req'd For
Walls - Owner
reformed.
12-10-62
J.R.N.

FINAL INSPECTION

INSPECTOR:

ATTACHMENT 4

Building Permits

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 644 Stratford

DATE: 3/27/62

OWNER: Mr. Steck

CONTRACTOR: Arco Plumbing

PERMIT NUMBER: 48809

VALUE:

FEE: 10.00

JOB: 1 shower; 1 water closet; 2 lavatories; relocate
water heater

ROUGH INSPECTION

4-4-62 - called for correction JRN
Gas shut off same time
w/ water heater
4-4-62 - 4 fixtures P.O. ok.
No correction. JRN.
Recalled - 11-20-62 - JRN.

P.O. work checked ok before
permit -
Final on all ok 12-11-62
JRN.

w/H. correction made ok

FINAL INSPECTION

12-11-62

INSPECTOR:

Nelson

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION

644 Stratford

LOT

BLOCK

TRACT

OWNER

Mr. Root

Reroof House

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

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED
COST

7-5-36

3354

BUILDING

H. T. Widney

125⁰⁰

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

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

LOCATION

644 Stratford

LOT

25

BLOCK

TRACT

434

OWNER

*Hatter A. Abbott
New House*

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED
COST

6-27-23 3867

BUILDING

Depeu Sparr

6500⁰⁰

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

NUMBER
&
STREET

644 Stratford

APPLICATION FOR A
LATHING/PLASTERING PERMIT
OR
ROOFING PERMIT
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

CONTRACTOR	Acorn Roof	STATE LIC. NO.	220881
MAIL ADDRESS	1414 Laurel S.P.	PHONE	449-3316
OWNER	Riggs	(CITY BUS. LIC.)	D6569
MAIL ADDRESS	Job	OWNER PHONE	799-1338

DESCRIPTION OF WORK			
NEW BLDG.	ALTER	ADD'N	REPAIR
			xxx
PRESENT USE		PROPOSED USE	
dwelling			

ROOFING DETAILS			
(INCLUDE WEIGHTS, NO OF LAYERS, TYPE OF SHINGLES, ETC.)			
TYPE OF ROOFING	Built Up	NO. OF SQUARES	7
DESCRIPTION 1-15# felt & 1-90#			
former garage & newer add.			

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ 300 FEES \$ 5.00

LATHING & PLASTERING DETAILS	
_____ YDS. EXTERIOR LATH.	
_____ YDS. EXTERIOR PLASTER	
_____ YDS. INTERIOR LATH.	
_____ YDS. INTERIOR PLASTER	
COMBINED LATHING & PLASTERING VALUATION \$ _____	
PERMIT FEE \$ _____	
TOTAL FEE \$ 5.00	

INFORMATION PROVIDED BY BUILDING DEPT.			CHECKER'S APPROVAL
USE	FIRE		
ZONE R1	ZONE III	OCCUPANCY 181	

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

9888E17 N -5.00 80

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

5-108

PERMANENT

INSPECTION RECORD – LATHING & PLASTERING

	DATE	APPROVED
EXTERIOR LATHING		
EXTERIOR SCRATCH COAT		
EXTERIOR BROWN COAT		
EXTERIOR FINISH COAT		
INTERIOR LATHING		
INTERIOR BROWN COAT		
INTERIOR FINISH COAT		
PARTIAL OR MISC. INSPECTIONS		
FINAL		

INSPECTION RECORD – ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
FINAL	3-9-76	BM

NUMBER
&
STREET

644 Stratford Ave

Ready

APPLICATION FOR AN
ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

CONTRACTOR	Torr electric	STATE LIC. NO.	171664
MAIL ADDRESS	1327 Huntington Dr.	PHONE	7995940
OWNER	William Riggs	CITY LIC. NO.	
MAIL ADDRESS	same	OWNER PHONE	

DESCRIPTION OF WORK

NEW BUILDING	*	EXISTING BUILDING	NO SERV. CHANGE	*	RECONNECT OR RESEAL
FEE COMPUTATION					
FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25c ea. Ea. Additional @ 15c ea.		\$
RANGES	OVENS	GARB. DISP.			
WATER HTR.	FAN OUTLET	DISH WSHR.		@ 1.50 ea.	\$
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W			
WASHING MACHINES			@ 1.00 ea.		\$
220 VOLT OUTLETS	dryer		@ .25c ea.		\$ 25
SIGN FIXTURES			@ 2.00 ea.		\$
AIR HEATERS OVER 1650 W			@ 2.50 ea.		\$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)		\$
NEW SERVICE UP TO 100 AMPS	100 amp	2.00			\$ 2.00
" " 200 AMPS		2.50			\$
" " 400 AMPS		3.00			\$
" OVER 400 AMPS		3.50			\$
Motors under 2 hp @ 1.50 ea.	\$		Motors 50-100 hp @ 5.00 ea.		\$
Motors 2-8 hp @ 2.00 ea.	\$		Motors 100-500 hp @ 10.00 ea.		\$
Motors 8-15 hp @ 2.50 ea.	\$		Motors 500-1000 hp @ 15.00 ea.		\$
Motors 15-50 hp @ 3.00 ea.	\$		Motors over 1000 hp @ 20.00 ea.		\$
COLUMN TOTAL					\$
INVESTIGATION FEE					\$
OTHER					\$
BLANKET PERMIT		3.00			\$
ELECTRICAL PERMIT		2.50			\$ 2.50
TOTAL					\$ 4.75

WHEN PROPERLY VALIDATED
HERE, THIS FORM CONSTITUTES
A PERMIT FOR THE WORK
DESCRIBED HEREON.

179725 H -4.75 EL

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of my building authorized by this permit until final inspection has been received.

George J. Mucelli
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT 5-110

[illegible]

CITY OF SOUTH PASADENA
BUILDING & PLANNING DEPT.

CORRECTION LIST

Job Address 644 Stratford

Contractor/Owner:

Re place all
Dry Rot wood

Correct and
Call for Reinspect,

10-5-95
Tim Gurley

When the above items are corrected,
please call for re-inspection - 799-9101

A 24 Hour Notice Is Required

CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING DIVISION

BUILDING PERMIT

Building Address 644 Stratford			U.B.C. Edition 88	Type Const. V	Occ. Load	Occ. Group TL3
Lot No.	Tract	Tract	USE ZONE 21		Variance Required	Appr.
Owner Betty Jo RIGGS			Lot Size			
Mailing Address 644 Stratford						
City So. Pasadena		Zip CA 91030	Tel. 799-1338		VALUATION: \$ 200.00	
Contractor Mark (OWNER) RIGGS			EXPIRED			
Address 644 Stratford						
City So. Pasadena		Zip 91030				
State Lic. & Classif.		City Lic. No.				
Arch., Engr., Designer						
Address			Tel.			
City		Zip	State Lic. No.			
Proposed Construction repair stucco			PERMIT NO.: 008270		WORKERS COMP. EXP. Exempt	PROCESSED BY: JK
EQ Damage					Date: 5-2-89	
Sq. Ft. Size	No. Stories	No. Units				
New ☐ Add. ☐ Alter. ☐ Repairs ☒ Demolition ☐						
WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.). Policy No. _____ Company _____						
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date 5/2/89 Applicant Mark Riggs NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.						
CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.) Lender's Name _____ Lender's Address _____ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of Applicant [Signature] Date _____ Mailing Address _____ City, State, Zip _____						
OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) ☐ I am exempt under Sec. _____, B.&P.C. for this reason _____ Date _____ Owner _____						

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY
ORD. NO. 1582

5-113

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			
SWIMMING POOL/SPA			
EXCAV. REINF. SETBACKS: Radius Stil., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
MISCELLANEOUS			
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

SETBACKS:

FRONT

SIDE

SIDE

FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

OWNER-BUILDER VERIFICATION

Attention Property Owner:

644 Stratford Ave. So. Pasadena
Address

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) yes.
2. I (have/have not) have signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name [Signature]
Address _____ City _____
Phone() _____ Contractors Lic. No. _____

4. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work
<u>[Signature]</u>			

5. I certify that I have read the "owner-builder" information on the reverse side of this form.

Signed:

Property Owner Gail Rugg
Social Security No. 553-15-7288
Driver's License No. N267967-1

Date 5-23-81 Verified By: _____

Section 19831 Health and Safety Code

OWNER-BUILDER INFORMATION

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified.

For your protection you should be aware that as "owner-builder" you are the responsible party of record on such a permit. Building permits are not required to be signed by the property owner unless they are personally performing their own work. If your work is being performed by someone other than yourself, you may protect yourself from possible liability if that person applies for the proper permit in his or her name.

Contractors are required by law to be licensed and bonded by the State of California and to have a business license from the city or county. They are also required by law to put their license number on all permits for which they apply.

If you plan to do your own work, with the exception of various trades that you plan to subcontract, you should be aware of the following information for your benefit and protection:

If you employ or otherwise engage any persons other than your immediate family, and the work (including materials and other costs) is \$200 or more for the entire project, and such persons are not licensed as contractors or subcontractors, then you may be an employer.

If you are an employer, you must register with the state and federal government as an employer and you are subject to several obligations including state and federal income tax withholding, federal social security taxes, workers' compensation insurance, disability insurance costs, and unemployment compensation contributions.

There may be financial risks for you if you do not carry out these obligations, and these risks are especially serious with respect to workers' compensation insurance.

For more specific information about your obligations under federal law, contact the Internal Revenue Service (and, if you wish, the U.S. Small Business Administration). For more specific information about your obligations under State law, contact the Department of Benefit Payments and the Division of Industrial Accidents.

If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.

A frequent practice of unlicensed persons professing to be contractors is to secure an "owner-builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally. Building permits are not required to be signed by property owners unless they are performing their own work personally.

Information about licensed contractors may be obtained by contacting the Contractors State License Board in your community or at 1020 N. St., Sacramento, CA 95814.

Please complete and return the owner-builder verification form on the reverse side so that we can confirm that you are aware of these matters. The building permit will not be issued until the verification is returned.

Section 19830 Health & Safety Code

BUILDING PERMIT

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

Building Address 644 Stratford			U.B.C. Edition 85		Type Const.	Occ. Load	Occ. Group
Lot No.	Tract	Tract	USE ZONE		Variance Required		Appr.
Owner Jo RIGGS			Lot Size				
Mailing Address 644 Stratford Ave							
City So. Pasadena	Zip 91070	Tel. 799-1338	VALUATION: \$ 100,000				
Contractor OWNER			EXPIRED				
Address SAME							
City	Zip	Tel.					
State Lic. & Classif.	City Lic. No.						
Arch., Engr., Designer							
Address			BUILDING FEE 15 -				
City			S.M.I. FEE 50				
State Lic. & Classif.			PLAN CHECKING FEE				
Arch., Engr., Designer			Energy Compl. Fee				
Address			Penalty				
City			SPECIAL INSP.				
Zip							
State Lic. No.							
Proposed Construction replace rail on front porch, replace roof on front porch			PERMIT NO.: 018357		WORKERS COMP. EXP. Exempt		PROCESSED BY: EE
Sq. Ft. No. Stories No. Units			Date: 5-23-89				
WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. _____ Company _____ CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date 5-23-89 Applicant Mark Riggs NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.) Lender's Name _____ Lender's Address _____ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of Applicant Mark Riggs Date 5-23-89 Mailing Address 644 Stratford Ave City, State, Zip So. Pasadena CA							
LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Exp. _____ Signature of Contractor _____ Date _____ OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.6 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).) ☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) ☐ I am exempt under Sec. _____, B.&P.C. for this reason _____ Date 5-23-89 Owner Mark Riggs							

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY
ORD. NO. 1582 5-11

*This is a building permit when properly filled out, signed and validated,
and is subject to expiration if work thereunder is suspended for 180 days.*

INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Rof., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			
SWIMMING POOL/SPA			
EXCAV. REINF. SETBACKS: Radius Stil., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
MISCELLANEOUS			
SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

SETBACKS:

FRONT

SIDE

SIDE

FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING

BUILDING PERMIT

Building Address 644 Stratford Avenue			U.B.C. Edition 91	Type Const. IN	Occ. Load	Occ. Group R-3																		
Lot No.	Tract	Tract	USE ZONE R-1	Variance Required		Appr.																		
Owner Mark Riggs			Lot Size																					
Mailing Address 644 Stratford Avenue																								
City So. Pasadena		Zip 91030	Tel. 799-5533																					
Contractor none owner/builder			VALUATION: \$ 400.																					
Address			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>BUILDING FEE</td> <td>\$81.03</td> <td>52.00</td> </tr> <tr> <td>S.M.I. FEE</td> <td></td> <td>50</td> </tr> <tr> <td>PLAN CHECKING FEE</td> <td></td> <td></td> </tr> <tr> <td>Energy Compl. Fee</td> <td></td> <td></td> </tr> <tr> <td>Penalty</td> <td></td> <td></td> </tr> <tr> <td>SPECIAL INSP.</td> <td></td> <td>52.50</td> </tr> </table>				BUILDING FEE	\$81.03	52.00	S.M.I. FEE		50	PLAN CHECKING FEE			Energy Compl. Fee			Penalty			SPECIAL INSP.		52.50
BUILDING FEE	\$81.03	52.00																						
S.M.I. FEE		50																						
PLAN CHECKING FEE																								
Energy Compl. Fee																								
Penalty																								
SPECIAL INSP.		52.50																						
City	Zip	Tel.																						
State Lic. & Classif.	City Lic. No.																							
Arch., Engr., Designer																								
Address																								
City	Zip	State Lic. No.																						
Proposed Construction tear off existing roof			PERMIT NO. 017531		WORKERS COMP. EXP. Exempt	PROCESSED BY: R																		
apply comp. roof					Date: 10-2-95																			
Sq. Ft. Size	No. Stories	No. Units																						
New ☒ Add. ☐ Alter. ☐ Repairs ☐ Demolition ☐																								
WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. _____ Company _____																								
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date 10/2/95 Applicant Mark Riggs NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.																								
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LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Exp. Date _____ Signature of Contractor _____																								
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INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY
ORD. NO. 1582 5-119

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

INSPECTION RECORD

			INSPECTION NOTES			
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.						
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spons, Access, Vents, Tr. Lmbr.						
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.						
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.						
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.						
INSULATION: Thickness, R-Values, Piping, Sound Caulking.						
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.						
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.						
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.						
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.						
SWIMMING POOL/SPA						
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.						
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.						
FINAL INSPECTION						
MISCELLANEOUS			SETBACKS: FRONT SIDE SIDE FRONT PLOT PLAN			
SPRAY PAINT BOOTH:						
RETAINING WALL:						
DUST COLLECTION SYSTEM:						
VENEER:						
RE-ROOF:						
SIGN(S):						
INSPECTION	DATE	INSP. SIGN.				

STREET
PLEASE PLAN A 1" SQ. SCALE



City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
Office Hrs: 7:30 am to 5:00 pm, M-F
Phone Number (626) 403-7220
Insp. Request (626) 403-7226

SITE ADDRESS 644 Stratford Ave		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Mark Riggs		
STREET ADDRESS 644 Stratford Ave		
CITY S PAS	STATE CA	ZIP CODE 91030
PHONE NUMBER 799-5533		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME A2 All American Roofing		
STREET ADDRESS 1705 Mountain Ave		
CITY Monrovia	STATE CA	ZIP CODE 91016
LICENSE CLASS C39	LICENSE NUMBER 699115	EXPIRATION DATE 10/31/2002
PHONE NUMBER 626 303-3737		
WORKER'S COMPENSATION INSURANCE COMPANY NAME Reliance Natl Indemnity Ins		
WORKER'S COMP INSURANCE POLICY NUMBER NWA0117768-06		EXPIRATION DATE 12/31/2002

REROOF APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: *[Signature]* Date: **11/27/00**

WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: *[Signature]* Date: **11/27/00**

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: _____

Signature: _____ 5-121 Date: _____

Notice sent 2-12-02

DESCRIPTION OF WORK		
☐ Reroof Over Existing	☒ Tear-Off and Reroof	
☐ New Plywood and Roof	☐ Metal Roof on Existing	
☒ Other Built-up Not tar cupsheet		
TYPE OF STRUCTURE		
☒ RESIDENTIAL		☐ NONRESIDENTIAL
AREA 17 SQUARES / SQ. FT.	CODE IN EFFECT LAC099	
\$ 2,650 INITIAL VALUATION	\$ _____ REVISED VALUATION	
PRE-ROOF INSPECTION IS REQUIRED		
DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED		
ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT		
BUILDING PERMIT FEE	\$ 86.16	
ISSUANCE FEE	\$ 24.50	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
Permit # 79877	TOTAL \$ 110.66	
PERMIT NUMBER 005714	INITIALS SR	DATE 11-27-00
DATE OF FINAL 5/1/03		FINAL BY <i>[Signature]</i>

REROOF COVERING REQUIREMENTS

1. A PREROOF COVERING INSPECTION IS REQUIRED.

If the new roof covering is being applied over an existing roof covering, the City Building inspector must make an inspection to determine the number of existing roof Coverings and the serviceability of the existing, exposed roof covering before the new Roof covering is applied.

If the contractor is removing one or more of the existing roof coverings, but not all of The existing roof coverings, the City building Inspector must make an inspection to Determine the number of remaining roof coverings and the serviceability of the Remaining, exposed roof covering before the new roof covering is applied.

If the contractor is removing all the existing roof coverings, the City building inspector Must make an inspection of the exposed wood base (spaced sheathing, solid board Sheathing, plywood sheathing, etc) to determine the serviceability of the existing, Exposed wood base before the new roof covering is applied.

If the contractor is removing all the existing roof coverings and applying new plywood Sheathing, the City building inspector must make an inspection of the plywood nailing Befor the new roof is applied.

2. ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE CONTRACTOR.

It shall be the duty of the permit applicant to cause the work to remain accessible and Exposed for inspection purposes. Neither the building official nor the jurisdiction shall Be liable for the expense entailed in the removal or replacement of any material required To allow inspection.

3. A FINAL INSPECTION IS REQUIRED.

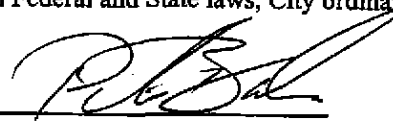
The reroof permit will not be approved and finaled unless a final inspection has been made, And all noted deficiencies corrected.

CHECK ONE OF THE FOLLOWING

- ☐ I am the owner doing the roof covering work.
- ☒ I am the contractor doing the roof covering work.
- ☐ I am a responsible employee of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the city's roof Covering requirements.
- ☐ I am a responsible agent acting on behalf of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the City's roof covering requirements.

I certify that I have read and understand the requirements listed above, and agree to comply fully with these Requirements. I also agree to comply fully with all Federal and State laws, City ordinances, and the currently Adopted Los Angeles County Building Code.

A-2 All American Roofing
Name


Signature

11/27/02
Date



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: November 20, 2025

FROM: Julian Lee, Public Works Director

PREPARED BY: Bassam AL-Beitawi, Transportation Program Manager

SUBJECT: **Fair Oaks North South ITS Project Update**

APPLICANT: City of South Pasadena

RECOMMENDATION

It is recommended that the Cultural Heritage Commission:

1. Receive and file the following staff report.

EXECUTIVE SUMMARY/BACKGROUND

The purpose of this report is to provide the Cultural Heritage Commission with a status update on the Fair Oaks North South ITS Project.

Project Timeline:

- In 2021, the City Council awarded a Professional Services Agreement (Agreement) to KOA (now known as Lochner) for design engineering services for the Fair Oaks North-South Corridor Intelligent Transportation Systems (ITS) Deployment Project No. 2020-02 (now referred to as Project No. 002002).
- On August 15, 2025, 50% complete design plans were submitted to the City.
- On August 27, 2025, the 50% complete design plans were presented to the City's Public Works and Infrastructure Commission.
- On October 1, 2025, City Council selected a bulb-out design for the Project.
- On October 22, 2025, a Notice of Exemption under CEQA Guidelines Section 15301 for Class 1, Existing Facilities, was filed by City staff, and was

subsequently posted by the State Clearinghouse on October 23, 2025 and filed with the Los Angeles County Registrar-Recorder's Office on October 30, 2025.

This Project is subject to federal funding, therefore, the City is working with California Department of Transportation (Caltrans) and the Federal Highways Administration (FHWA) to ensure National Environmental Policy Act (NEPA) clearance is completed as well as compliance with the National Historic Preservation Act (NHPA). As part of the NEPA and NHPA review, Caltrans has requested concurrence from the City's Cultural Heritage Commission that no historic properties will be affected by the Project.

PROJECT DESCRIPTION

The Project includes upgrade of the City's entire traffic signal system along Fair Oaks Avenue to accommodate new ITS elements, including the installation of new traffic signal poles, mast arms, 12-inch signal heads, Internally Illuminated Street Name Signs (IISNS), vehicular, pedestrian and bicycle Video Detection Systems (VDS), interconnect cable, signal controllers and cabinets, Emergency Vehicle Preemption (EVP) and Transit Priority Systems.

In addition to the ITS installation, the Project includes reconstruction of curb ramps and crosswalks to satisfy ADA compliance requirements and increase pedestrian safety at intersections, as well as reconstruction of some landscape medians at several locations to increase visibility of oncoming traffic for left-turning vehicles.

The Project includes installing a fiber optic connectivity line between City Hall (located at 1414 Mission Street) and the Water Distribution Facility Yard (located along Garfield Avenue, approximately 3,916 feet). From the City Hall, the fiber optic line would run east along Mission Street to Garfield Park, just east of Park Avenue, and north along the western edge of Garfield Park to Grevelia Street/Clark Place. It would then extend east along Clark Place to Garfield Avenue and continue north to the Water Distribution Facility Yard (3,916 feet). The fiber optic line will enable Public Works staff to better utilize the proposed technology that would be installed at City Hall under the Project.

No work is proposed on historic properties; however, the curb ramps, sidewalks, and street intersections where most of the work will take place are adjacent to several historic properties.

Site Characteristics

Because the Project is limited to improvements within the City's right-of-way (roadways), land use or zoning designation do not apply. However, the City has identified Fair Oaks Avenue as an arterial street, and Mission Street and Monterey Road as collector streets. Due to the linear nature of the Project, a variety of land uses are adjacent to Fair Oaks Avenue and the proposed improvements. Land use designations adjacent to the Project area generally include General Commercial, High Density Residential, Parks & Open Space, and Community Facilities. Similarly, the

surrounding areas include a variety of zoning types, such as Commercial General, Residential High Density, Open Space, and Community Facilities.

Image 1: Street View of the Project Area



PROJECT ANALYSIS

Staff has determined that the project does not affect neighboring properties within the Project limits.

The City's environmental consulting team including ASM Affiliates. ASM's Architectural Historians, who meet Professionally Qualified Staff (PQS) standards for that discipline as defined in Appendix A of Caltrans' Section 106 Programmatic Agreement with the California State Historic Preservation Office (SHPO), reviewed the project and its potential for to effect historic properties for Caltrans. After reviewing reports prepared by ASM, Caltrans has determined that no historic properties are affected by the proposed undertaking.

Properties that were analyzed are as follows:

Under Historic Property Type 1, the following properties were exempt from evaluation:

- Railroad grades converted to other uses, such as roads, levees, or bike paths
- Bus shelters and benches
- City streets, alleys, and park strips
 - This exempts the Fair Oaks Avenue Median (APN 5319-001-902), within the APE, from evaluation.
- Sidewalks, curbs, berms, and gutters
- Parking lots and driveways
- Curbs, gutters, and walkways
- Roadside and medial landscaping and associated irrigation systems
- Street furniture and decorations
- Signs and reflectors
- Parking meters
- Street lighting and controls
- Traffic lights and controls
- Highway operation control, maintenance, and monitoring equipment
- Telecommunication services, including towers, poles, dishes antennas, lines, cables, transformers, and transmission facilities
- Utility services, including towers, poles, boxes, pipes, lines, cables, and transformers
- Telephone booths, call boxes, mailboxes, and newspaper receptacles
- Fire hydrants and alarms
- Signs and billboards

Under Property Type 2, the following properties less than 30 years old do not require evaluation:

- 454 Fair Oaks Avenue (Constructed 1999)
- 1612 Spruce Street (Constructed 2022)

Under Property Type 4, the following properties 30 to 50 years old do not require evaluation:

- 700 Fair Oaks Avenue (Constructed 1984)
- 900 Fair Oaks (Constructed 1981) 1105 Fair Oaks (Constructed 1988)
- 1600 Huntington Drive (Constructed 1981)
- 1305 Fair Oaks Avenue (Constructed 1983)
- 1315 Fair Oaks Avenue (Constructed 1986)

The following properties were evaluated for the Project and are eligible for inclusion in the National Register of Historic Places (NRHP):

- 601 Fair Oaks Avenue
 - Eligible individually under NRHP Criteria A & C at the local level with a period

- of significance of 1964-1965
- 824 Fair Oaks Avenue
 - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1922-1929
- 901 Fair Oaks Avenue
 - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1975
- 1510 Huntington Drive
 - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1971-1972
- 1138 Fair Oaks Avenue
 - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1936-1944; also eligible as a contributing resource
- Raymond Hill Waiting Station
 - Determined individually eligible by SHPO on February 26, 2015; also eligible as a contributor to a NRHP-eligible Historic District
- 1602 Raymond Hill Road
 - Eligible as a contributor to a NRHP-eligible Historic District
- 1609 Raymond Hill Road
 - Eligible as a contributor to a NRHP-eligible Historic District
- 505 Fair Oaks Avenue
 - Eligible as a contributor to a NRHP-eligible Historic District
- 509 Fair Oaks Avenue
 - Eligible as a contributor to a NRHP-eligible Historic District
- 513 Fair Oaks Avenue
 - Eligible as a contributor to a NRHP-eligible Historic District
- 1100 Fair Oaks Avenue
 - Eligible as a contributor to a NRHP-eligible Historic District
- 1600 Fair Oaks Avenue
 - Eligible as a contributor to a NRHP-eligible Historic District
- 1520 Mission Street
 - Eligible as a contributor to a NRHP-eligible Historic District

Caltrans has determined that the following cultural resources within the APE are not eligible for inclusion in the NRHP:

- 606 Fair Oaks Ave
- 718 Fair Oaks Avenue
- 809 Fair Oaks Avenue
- 1001 Fair Oaks Avenue

- 1141 Fair Oaks Avenue
- 1200 Fair Oaks Ave
- 1213 Fair Oaks Ave
- 1300 Fair Oaks Avenue
- 1326 Fair Oaks Avenue
- 1515 Oak Ave

Caltrans, in accordance with Section 106 PA Stipulation VIII.C.5 has determined that the following properties within the APE were previously determined eligible for inclusion in the NRHP, and those determinations remain valid:

- Raymond Hill Waiting Station (SHPO concurrence received 2/26/2015)
- 1019 Fair Oaks Avenue, listed in the NRHP 5/24/1978
- 800 Fair Oaks (SHPO concurrence received 2/26/2015)
- 1414 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1500 Fair Oaks Ave (SHPO concurrence received 2/26/2015)

The following properties were previously evaluated and determined as not eligible for inclusion in the NRHP with SHPO concurrence, and those determinations remain valid:

- 725 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 923 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1000 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1020/1022 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1220 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1401 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1425 Fair Oaks Ave (SHPO concurrence received 2/26/2015)
- 1505 Fair Oaks Ave (SHPO concurrence received 2/26/2015)
- 1525 Fair Oaks Ave
- 1616 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1700 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1800 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1801 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1509 Laurel Street (SHPO concurrence received 2/26/2015)
- 1540 Laurel Street (SHPO concurrence received 2/26/2015)
- 1520 Spruce Street (SHPO concurrence received 2/26/2015)
- 1499 Huntington Drive (SHPO concurrence received 2/26/2015)

Environmental Analysis

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378, this item does not qualify as a “project” subject to CEQA review, as it is limited to a discussion and status update with no potential result in a direct or reasonably foreseeable physical change in the environment.

Staff Recommendation

Staff recommends the Cultural Heritage Commission:

1. Receive and file the staff report.