



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
REGULAR MEETING
TUESDAY, OCTOBER 14, 2025 AT 6:30 P.M.**

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

South Pasadena Planning Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena Planning Commission Meeting will be conducted in-person from the 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/83530439651> **Meeting ID: 8353 043 9651**

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

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

CALL TO ORDER:	Chair	Lisa Padilla
ROLL CALL:	Chair	Lisa Padilla
	Vice-Chair	Amitabh Barthakur
	Commissioner	Mark Gallatin
	Commissioner	Jason Claypool
	Commissioner	Arnold Swanborn
	Commissioner	James Martin
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 Planning Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:

Participate in-person at the 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 Planning Commission meeting.

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

PUBLIC COMMENT

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

PUBLIC HEARING ITEMS

2. 915 & 921 Meridian Ave, Project No. PLR25-0003 (CUP25-0002, AUP25-0003)

– A request for a Conditional Use Permit (CUP) for a Type 47 (on-sale beer, wine and spirits) and Type 23 (small beer manufacturer) alcohol licenses in conjunction with a microbrewery and bona fide restaurant (Giddy Ostrich) and an Administrative Use Permit (AUP) for live entertainment as an accessory use located at 915 and 921 #B Meridian Avenue (APN: 5315-020-016 & 5315-020-006); making the determination of exemption under the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
2. Approve Project No. Conditional Use Permit No. CUP25-0002 and Administrative Use Permit No. AUP25-0003 for Project No. PLR25-0003, subject to the recommended conditions of approval.

ADMINISTRATION

3. Comments from City Council Liaison

4. Comments from Subcommittees

5. Comments from Planning Commissioners

6. Comments from Staff

ADJOURNMENT

7. **Adjourn to the Special Planning Commission meeting scheduled for November 12, 2025**

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

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

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

AGENDA NOTIFICATION SUBSCRIPTION

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

ACCOMMODATIONS



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

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

10/9/2025

Date

Robert (Dean) Flores, Acting Planning Manager



Planning Commission Agenda Report

ITEM NO. 2

DATE: October 14, 2025

FROM: Erika Ramirez, Community Development Director
Dean Flores, Acting Planning Manager

PREPARED BY: Tatianna Marin, Assistant Planner

SUBJECT: Project No. PLR25-0003 (CUP25-0002, AUP25-0003) – A request for a Conditional Use Permit (CUP) for a Type 47 (on-sale beer, wine and spirits) and Type 23 (small beer manufacturer) alcohol licenses in conjunction with a microbrewery and bona fide restaurant (The Giddy Ostrich) and an Administrative Use Permit (AUP) for live entertainment as an accessory use located at 915 and 921 #B Meridian Avenue (APNs: 5315-020-016 & 5315-020-006); and making the determination of exemption under the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities).

APPLICANT: James Boyle, The Giddy Ostrich

Recommendation

It is recommended that the Planning Commission adopt a Resolution:

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities).
2. Approving Conditional Use Permit No. CUP25-0002 and Administrative Use Permit No. AUP25-0003 for Project No. PLR25-0003, subject to the conditions of approval as stated in the resolution.

Executive Summary

The applicant is proposing a microbrewery and restaurant that will have the on-site sale of beer, wine and spirits (Type 47) and brew on-site (Type 23). The microbrewery and restaurant will include indoor and outdoor seating. The proposal includes ambient live entertainment.

Background

Project Timeline

- On February 9, 2025, James Boyle (Applicant), filled a Conditional Use Permit (CUP) application to permit the on-site sale and consumption of beer, wine and spirits (Type 47 License) and to permit the production of beer on-site (Type 23 License) and an Administrative Use Permit (AUP) for ambient live entertainment for a microbrewery and restaurant (Giddy Ostrich) located at 915 & 921 Meridian Avenue (Project).
- On June 25, 2025, the Cultural Heritage Chair approved proposed exterior changes.
- On September 11, 2025, the application was deemed complete.
- On September 29, 2025, the Public Art Commission conducted a preliminary review of proposed public art.

Site Characteristics

The Project site consists of two parcels that will be joined through a lot tie as conditioned (Condition #P34) equaling 0.45 acres (19,749 sq. ft.) located on the northwest corner of El Centro Street and Meridian Avenue. The existing site is improved with a one-story, 5,570 sq. ft. multi-tenant commercial building, built in 1940, and a nurse's office. On Parcel 1 the building has frontage on El Centro Street and Meridian Avenue. Parcel 2 is accessed by a driveway off of Meridian Avenue.

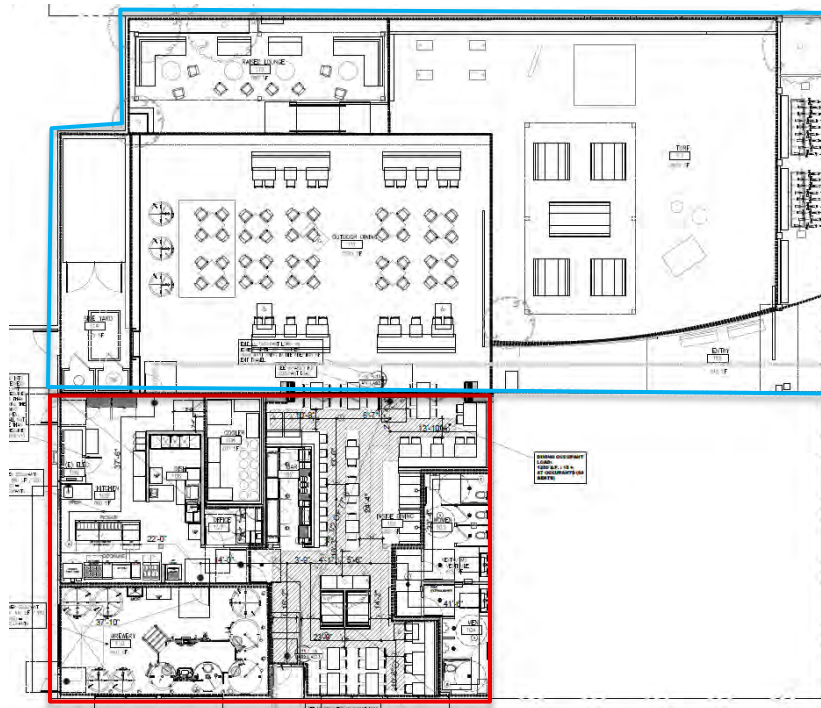
An aerial image showing Parcel 1 as outlined in red and Parcel 2 outlined in blue of the project is provided below in **Figure 1**.

Figure 1: Aerial View of Project Site



Figure 2 shows the floor plan with the indoor area outlined in red and the outdoor dining area outlined in blue. The east facing side of the floor plan is the front of the business facing Meridian Avenue.

Figure 2: Floor Plan



Surrounding Area/General Plan/Zoning

As shown in **Table 1**, the subject site is surrounded by a mix of uses including a museum, retail, mixed-use and multi-family residential.

Table 1 – Surrounding Land Use Characteristics

Direction	General Plan	Zoning	Existing Land Use
North	Mixed-Use Core	Mixed-Use Core within the DTSP	Museum
South	Mixed-Use Core	Mixed-Use Core within the DTSP	Mixed-Use/ Commercial
East	Mixed-Use Core	Mixed-Use Core within the DTSP	Multi-family residential
West	Mixed-Use Core	Mixed-Use Core within the DTSP	Plant Nursery

The project site is designated Mixed-Use Core in the General Plan and is located in the Downtown Specific Plan Zone, which permits the sale of beer, wine and spirits for on-site consumption as an ancillary use to a main restaurant operation with an approval of a CUP, pursuant to South Pasadena Municipal Code Section 36.350.040. In addition, brewing beer for sale to consume on or off site is permitted within the Downtown Specific Plan with an approval of a CUP pursuant to SPMC Section 36.350.040. Live entertainment as an ancillary use is permitted within the Downtown Specific Plan with the approval of an AUP if adjacent to

residential uses. Since the project requires Planning Commission review for the CUP, the AUP shall be considered concurrently with the CUP by the Commission. The project site is not listed in the Housing Element Sites Inventory. The project site is also located within a transit priority corridor and within the City's Inventory of Historic Resources.

Cultural Heritage Commission Chair Review

The Project received a Cultural Heritage Commission Chair approval for exterior modifications, as required by SPMC Section 2.65(4), since the structure at 921 Meridian Avenue is registered as a 5D1 status code "noncontributing contemporary" on the City's Inventory for Historic Resources. Approved exterior improvements include infilling one window, replacing the existing cloth awnings with wood slat awnings, providing a new accordion door and a patio cover along the north side of the building.

Public Art Commission Preliminary Review

Pursuant to South Pasadena Municipal Code (SPMC) Section 36.395.010, the public art program shall be applied to any remodeling project of existing commercial buildings when the building valuation exceeds \$250,000. In this case, the proposed project will have a building valuation that exceeds \$250,000, and therefore is subject to the Public Art Program. The applicant is proposing to fulfill the Public Art Program by providing artwork on-site. It is required in the SPMC for a preliminary concept review of the proposed artwork by the Public Art Commission prior to the entitlement review process.

On September 29th, a preliminary art concept was presented to the Public Art Commission (PAC) for initial review and feedback. The applicant will return to the PAC on October 27th to present a final public art proposal for review and approval, should they elect to provide on-site public art in compliance with the City's Public Art Program. A condition of approval (Condition #P35) has been included to ensure that the Public Art Program requirement is satisfied prior to the issuance of building permits.

Lot Tie Covenant Agreement

The proposed project will occupy two parcels at 915 Meridian Avenue (5315-020-016) and 921 #B Meridian Avenue (5315-020-006). As proposed, the brewery will occupy the existing tenant space at 921 Meridian Ave #B and expand the brewery into the vacant outdoor space at 915 Meridian Avenue. A lot tie covenant agreement was prepared and recorded to the satisfaction of the Building and Planning Divisions to treat the site as a single building site to satisfy building code requirements relating to fire separation distance and allowable exterior wall openings. The lot tie covenant agreement was recorded and provided to the Planning Division and Building Division on August 30, 2025.

Project Description

The project proposes a 3,465-square-foot interior tenant improvement within a 5,570-square-foot multi-tenant commercial building to establish a microbrewery and restaurant, along with the improvement of an adjacent 7,500-square-foot surface area into an outdoor dining space. As illustrated in the Architectural Plans (Attachment 4), the Project entails no changes to the building height, footprint, or existing floor area. Construction will be limited to tenant improvements on Parcel 1, surface improvements on Parcel 2, façade upgrades, and the addition of an accordion door and patio cover along the north elevation to connect the indoor and outdoor dining areas.

The main entrance fronts Meridian Avenue and the outdoor dining area is visible from Meridian Avenue. Interior tenant improvements will include a new kitchen and brewery equipment installation located toward the front of the building with the restaurant extending north into the outdoor area. Alcoholic beverages will be stored in coolers adjacent to the kitchen. All interior tenant and structural improvements will require the review and approval from the Building Division.

The proposed project includes improving the vacant site of Parcel 2 to transform the area from the existing paving into an outdoor dining area for patrons. The improvement includes a new patio cover, two canopy shades, a raised lounge and stage for the ambient live entertainment. The outdoor dining area will also provide additional seating, a turfed area for games and bike racks. The East elevation on Parcel 2 will feature a 5'-6" stucco wall with wood slats and rolling door to enclose the outdoor dining area.

Façade improvements include new wood slat awnings and a new door replacing the existing at the south elevation. The existing windows on the south elevation are to remain in place. There will be a new sliding accordion door on the north elevation to provide access from the indoor dining area into the outdoor dining area, as well as a new access door to provide access into the kitchen. The west elevation will maintain all existing doors and windows, except for one window which is to be infilled and replace with stucco to match the existing building. All of the façade improvements were reviewed and approved by the Cultural Heritage Commission Chair as part of the design review for this project.

The Planning Commission is the final review authority for the entitlements listed below unless appealed to the City Council.

- A Conditional Use Permit (CUP) to allow the sale of beer, wine and spirits for on-site consumption (Type 47 License) for a sit-down restaurant and to allow the production of beer on-site and the sale of beer for off-site consumption (Type 23) in conjunction with the brewery use.
- An Administrative Use Permit (AUP) to allow live entertainment as an accessory use.

Project Analysis

The applicant is requesting approval of a Conditional Use Permit (CUP) and Administrative Use Permit (AUP) to establish and operate The Giddy Ostrich, a microbrewery and restaurant specializing in craft beers and artisanal cuisine. The Project includes on-site beer production for both on- and off- site consumption, along with service of wine, cocktails, and full dining menu. In

addition, to indoor dining, the proposal features an outdoor area with ample seating, a turfed play and community gathering space, and a small stage for accessory live entertainment primarily during daytime and evening hours.

A restaurant is a permitted use within the Downtown Specific Plan (DTSP) zone; the requested CUP will allow the sale of alcohol under Type 23 (Small Beer Manufacturer) and Type 47 (On-Sale General- Eating Place) ABC licenses. Conditions of approval have been included to ensure responsible operations, including requirements for food service with alcoholic sales, ABC training for employees, and restrictions on alcoholic advertising (Attachment 1, Exhibit A- Draft Conditions of Approval). The subsections below summarize how the project complies with existing standards.

Site Access and Circulation

The site's main entrance will be accessed from Meridian Avenue. The elevation facing El Centro Street will maintain the existing doorway and utilize it as an accessible exit way. Additionally, there will be an accessible path of travel from the South, El Centro Street exit.

Parking and Bicycle Parking

Pursuant to Assembly Bill (AB) 2097, there shall be no minimum parking requirement for any residential, commercial, or other development projects if the project is located within a half mile distance of a major transit stop. The Metro A Line is considered a major transit stop. Since the project site is located within a half mile distance of the Metro A Line, parking is not required for the project proposal. Additionally, the proposal includes new bike racks within the property line on the Meridian Avenue entrance.

Landscaping

The Project site, Parcel 2, will be improved with native plant landscaping surrounding the proposed outdoor dining area. The site will also be improved with a turfed play area as part of the overall landscaping improvements.

Trash/ Recycling

The trash and recycling will be disposed of in the existing alley way that already features existing dumpsters for restaurants and businesses to utilize. Access to the alley way for trash disposal will be accessed through the existing roll up door and door on the west elevation. Conditions of approval have been drafted to ensure the property will be maintained daily from trash and litter (Condition #P48).

Site Operations and Design Features

The proposed hours of operation are:

- Restaurant and alcohol service operating hours: 9:00 a.m. – 12:00 a.m. daily
- Brewery operating hours: 6:00 a.m. – 6:00 p.m. daily

- Live entertainment: Thursday – Saturday, 9:00 a.m. – 9:00 p.m. and Sunday, 9:00 a.m. – 12:00 pm.

The project proposes the following design and operation features to increase compatibility with the surrounding community:

- No exterior speakers/intercoms for live entertainment will be used.
- No customer or employee smoking outside the business.
- All exterior lighting is shielded to avoid spillover onto adjacent properties.

General Plan Consistency

The current General Plan land use designation of the site is Mixed-Use Core and is designated in the DTSP as Mixed-Use Core as well. Per the General Plan (2040), which was adopted in 2023, the Mixed-Use Core is intended to “...encourage a wide range of building types based on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing.” The proposed project is consistent with the following policies and actions of the General Plan:

Policy P2.7: Strengthen and grow the City’s retail offerings.

Action A2.7a: Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places...

Action A2.7b: Seek... independent businesses that can both meet the City’s retail needs and adhere to quality design standards to seamlessly fit into a walkable urban environment.

The proposed project supports the goals, policies, and actions of the General Plan by allowing a restaurant with ancillary beer, spirits, and wine consumption in addition to brewing on site. Giddy Ostrich is a new, independent small business within the City. They are a unique business as they offer unique dishes to accompany their locally crafted beers and a community space for residents to enjoy ambient live entertainment. In conjunction to the restaurant, Giddy Ostrich will serve as a microbrewery where members of the community can experience hand crafted beers on-site. Similar to other restaurant uses within the downtown, the proposed business offers specialty products while providing a communal space for community members. Located near the Metro A Line, Giddy Ostrich is situated within a transit-oriented corridor that encourages a walkable environment. The alcohol sales will not substantially affect the nature of the business, but will, however, complete the concept by allowing a full range of products. In this way, the business will provide a unique experience for the surrounding community that furthers the General Plan and DTSP policies and actions. Therefore, the request is consistent with the General Plan.

Zoning Code/DTSP Compliance

The sale of alcohol is permitted in the Mixed-Use Core of the DTSP with approval of a CUP. CUPs are intended to allow for activities whose effect on a site and its surroundings can only be determined after the review of the configuration, design, location, and potential impacts of the proposed use and the suitability of the use to the site. That said, the proposed use is consistent with the following DTSP policies:

DTSP Policy P2.2: Attract a greater variety of desirable retail and office tenants by building upon existing strengths and market opportunities.

DTSP Policy P2.3: Continue to nurture small, independently-owned businesses.

Allowing alcohol sales to the restaurant and brewery would further the DTSP goals and policies to attract and nurture new, small businesses in South Pasadena because the proposed use is a small independent brewery and restaurant that will offer a selection of hand-crafted products, including beer and specialty dishes, which are an integrated feature of the business concept. With adherence to the conditions of approval, the proposed use will provide an attractive destination for local residents.

Conditional Use Permit

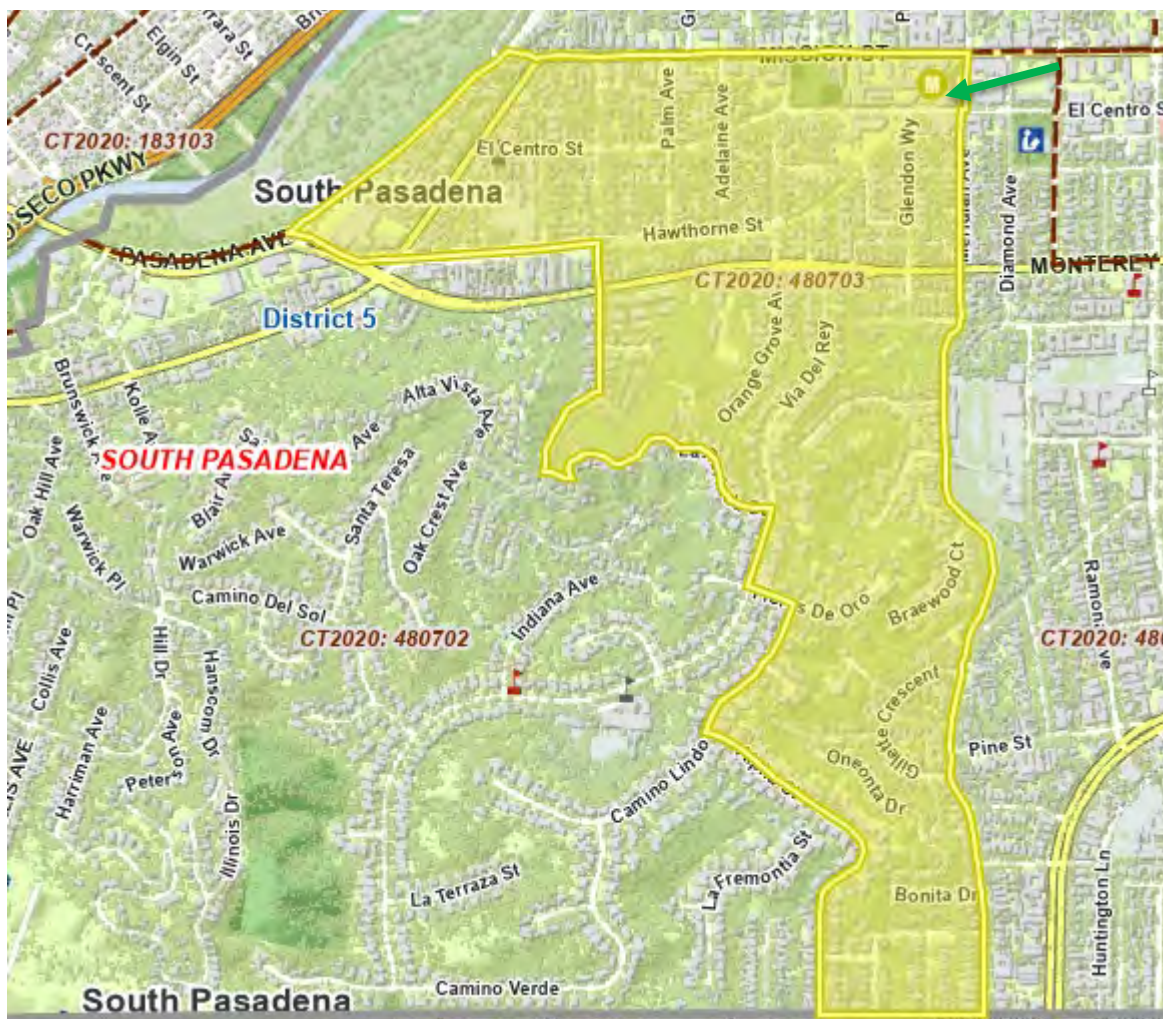
Pursuant to SPMC Section 36.410.060(D), the Planning Commission may grant a Conditional Use Permit (CUP) for any use listed in Article 2 of Chapter 36 (Zoning) and DTSP Land Use Table as requiring a CUP. Alcoholic beverages for “on-site sale and consumption of beer and wine” (Type 41 license) and “off-site consumption of beer and wine” (Type 20 license) are subject to a CUP pursuant to SPMC Section 36.350.040, which states that the following considerations shall be reviewed in this process:

1. Whether the proposed use will result in an undue concentration of establishments dispensing alcoholic beverages.
2. The distance of the proposed use from the following:
 - a. Residential uses;
 - b. Religious facilities, schools, libraries, public parks and playgrounds, and other similar uses; and
 - c. Other establishments dispensing alcoholic beverages.
3. Whether the noise levels generated by the operation of the establishment would exceed the level of background noise normally found in the area or would otherwise be intrusive.
4. Whether the signs and other advertising on the exterior of the premises would be compatible with the character of the area.

1. Undue Concentration

The California Department of Alcoholic Beverage Control (ABC) puts a limit on the number of on-site and off-site licenses it uses, based on the population of people within a given census tract. The subject property is located within Census Tract 4807.03, as illustrated in **Figure 3**.

Figure 3: Census Tract 4807.03 Boundary



According to ABC Licensing reports, Census Tract 4807.03 currently holds two (2) active ABC licenses. **Table 2** lists businesses with an active alcohol license, derived from the ABC Licensing Report for the Census Tract 4807.03. There are currently one active off-sale license and one active on-sale license within the census tract. As shown, there are two current businesses that have ABC licenses.

Table 2: Active Alcohol Licenses in Census Tract 4807.03

Census Tract Population	On-Sale Authorized	Off-Sale Authorized
3,410	1	1

Type	Business Name	Address
41 – On-Sale Beer & Wine - Eating Place	Cos & Pi	303 Pasadena Avenue
20 – Off-Sale Beer & Wine – Public Premises	La Grenouille Wine Imports	729 Mission Street Ste 300
TOTAL:	Two (2) current ABC Licenses	

In the case of Census Tract 4807.03, ABC authorizes three (3) on-sale and two (2) off-sale licenses.

The proposed Type 47 license allows for the sale of beer, wine and distilled spirits for consumption on the licensed premises. The license also allows the sale of beer and wine for off-site consumption. This license is issued to restaurants and must maintain as a bonafide eating place. The proposed Type 23 license authorizes the production and sale of beer by breweries which produce less than 60,000 barrels per year. This license allows for the sale of beer produced and bottled on-site to be sold for off-site consumption.

As shown in **Table 2**, Census Tract 4807.03 does not feature the maximum number of on-sale licenses (three) that is authorized by ABC without making a finding of overconcentration. In reviewing the request for a Type 23 (small beer manufacturer) and Type 47 (on-sale beer, wine and spirits) license, if the subject property is located within a “high crime” area based on local crime statistics and/or the number of similar license types exceeds the limit set forth by State law (overconcentration), ABC may require a jurisdiction to prepare a determination of Public Convenience or Necessity (PCN). In this case, the subject property is not in a high crime area. Furthermore, there are currently no active off-sale licenses within the tract, thus there is no concern of overconcentration. Additionally, the Police Department reviewed the application and stated that they have no issues with the safety of this area in terms of allowing on-site alcohol sales.

2. Distance of Other Uses

The Code requires consideration, but not a minimum distance requirement, of the distance between the subject premises where alcoholic beverage sales and consumption are proposed and certain sensitive uses such as residential, religious facilities, schools, libraries, public parks and playgrounds, and other similar uses, and proximity to other establishments dispensing alcoholic beverages. **Table 3** below provides this analysis.

Table 3: Distance Between Premises and Closest Other Uses

Use/Business	Address	Approximate Distance
Multi-family Residential – Golden Oaks Apartments	1000 El Centro Street	106 feet

Library – South Pasadena Public Library & Community Room	1100 Oxley Street	490 feet
Choinard Foundation Art School	1020 Mission Street	492 feet
Bistro de la Gare (Alcohol serving establishment)	921 Meridian Avenue, Ste A	0 feet

As shown in Table 3, the closest uses to the subject restaurant are the multi-family residential and restaurant use with alcohol sales at approximately 106 feet and 0 feet, respectively. Section 36.350.040 does not identify a statutory distance requirement that must be maintained between these uses, just that they should be considered during CUP review. The approval of this CUP for on-site consumption of beer, wine and spirits are typical in this type of business and would be consistent with the surrounding uses. Finally, the South Pasadena Police Department and Fire Department have reviewed the proposed CUP for alcohol sales and had no objections to the proposal.

3. Noise

As stated previously, the proposed restaurant will operate indoors and outdoors. The proposal for alcohol sales will also take place indoors and outdoors as an ancillary use. The proposed live entertainment is scheduled during the day and early evening hours as a background element to the overall use. Additionally, there will be no installation of sound equipment or speakers. A condition of approval has been included to ensure that the applicant continues to adhere to the City's Noise Ordinance pursuant to Chapter 19A of the SPMC.

4. Signage

The last consideration for compliance with the City's alcoholic beverage standards concerns the compatibility of signage and other advertising with the surrounding neighborhood. As a condition of approval, the applicant will submit any signage plans separately from this application. As such, the proposal will continue to be compatible with the surrounding area.

Administrative Use Permit

Pursuant to the Downtown Specific Plan, Mixed Use Core zone land use standards, and Administrative Use Permit (AUP) is required for live entertainment as an accessory use for properties adjacent to residential units. Pursuant to Section 36.410.060, an AUP shall be considered concurrently with a project that requires Commission review and discretionary approval. Since the Project requires a discretionary review and approval for the CUP, the AUP will also be considered by the Commission. The project site is located adjacent to the Golden Oaks Apartments and therefore would require an AUP for the proposed accessory live entertainment. The proposed live entertainment will be accessory to the overall restaurant and brewery use. The live entertainment will be scheduled during the day and early evening hours as a background element. Additionally, there will be no installation of sound equipment or speakers.

Environmental Analysis

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. A Class 1 categorical exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing use. The project does not involve any expansion or alteration to the size of the commercial building. As such, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

Fiscal Impact

None.

Key Performance Indicators and Strategic Plan

The project supports the following priority in the City's Strategic Plan:

Priority 2: Create a strong economic development strategy to strengthen local business.

Staff Recommendation

Based on the above analysis, staff recommends that the Planning Commission adopt a Resolution:

1. Finding the project exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities).
2. Approving Conditional Use Permit No. CUP25-0002 and Administrative Use Permit No. AUP25-0003 for Project No. PLR25-0003, subject to the conditions of approval as stated in the resolution.

Alternatives to Consider

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

1. Approve the project with modified condition(s); or
2. Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. Deny the project if it finds that the project does not meet the City's CUP/AUP requirements.

Public Notification of Agenda Item

A Public Hearing Notice was published on October 3, 2025, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on October 2, 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, and the posting of the same agenda and reports on the City's website.

Attachments

1. P.C. Resolution with Exhibit "A" - Conditions of Approval
2. Project Narrative
3. Security Plan
4. Project Plans
5. Neighborhood Site Images
6. Public Comments

ATTACHMENT 1

P.C Resolution with Exhibit “A” – Conditions of Approval

P.C. RESOLUTION NO. 25-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. PLR25-0003 (CUP25-0002, CHR25-0028, AUP25-0003) – A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) FOR A TYPE 47 (ON-SALE BEER, WINE AND SPIRITS) AND TYPE 23 (SMALL BEER MANUFACTURER) ALCOHOL LICENSES FOR A MICROBREWERY AND BONA FIDE RESTAURANT (GIDDY OSTRICH) AND AN ADMINISTRATIVE USE PERMIT (AUP) FOR LIVE ENTERTAINMENT AS AN ACCESSORY USE LOCATED AT 915 AND 921 #B MERIDIAN AVENUE (APNS: 5315-020-016 & 5315-020-006); AND MAKING THE DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), SECTION 15301, CLASS 1 (EXISTING FACILITIES)

WHEREAS, on February 9, 2025 James Boyle (applicant), submitted an application (Conditional Use Permit (“CUP”)), for on-site sale and consumption of beer, wine and spirits (Type 47 ABC License) and for the on-site brewing (Type 23 ABC License) at a bona fide eating place (“restaurant”) and microbrewery (The Giddy Ostrich) and an Administrative Use Permit (AUP) for ambient live entertainment located at 915 and 921 #B Meridian Avenue (Assessor’s Parcel Numbers: 5315-020-016 & 5315-020-006); and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15301, Class 1 – Existing Facilities; and

WHEREAS, the Planning Division evaluated the project for consistency with the City’s General Plan, Downtown Specific Plan (“DTSP”), South Pasadena Municipal Code (“SPMC”), and all other applicable state and local regulations; and

WHEREAS, on June 25, 2025, the Cultural Heritage Commission Chair approved the exterior modifications consisting of infilling one window, replacing the existing cloth awnings with wood slat awnings, providing a new accordion door and a patio cover at the north side of the building; and

WHEREAS, on October 2, 2025, the public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal Code declaring the project review by the Planning Commission for the hearing on October 14, 2025; and

WHEREAS, on October 3, 2025, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. PLR25-0003 and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on October 14, 2025, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. PLR25-0003 and considered the proposed Conditional Use Permit for the on-site sale and consumption of beer, wine and spirits (Type 47 ABC license) and on-site brewing (Type-23 ABC license), extended hours of operation and an Administrative Use Permit (AUP) for live entertainment as an accessory use at a restaurant and microbrewery located at 915 and 921 #B Meridian Avenue (Assessor's Parcel Numbers: 5315-020-016 & 5315-020-006).

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

SECTION 1: ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this Resolution.

SECTION 2: ENVIRONMENTAL REVIEW FINDING

The Planning Commission determines that the proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 – Existing Facilities, of the CEQA Guidelines. A Class 1 categorical exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project does not involve any expansion or alteration to the size of the commercial building. As such, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

SECTION 3: CONDITIONAL USE PERMIT AND ADMINISTRATIVE USE PERMIT FINDINGS

Based upon the entire record made available at the October 14, 2025 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit for alcohol sales pursuant to South Pasadena Municipal Code Section 36.410.060, as follows:

- 1. The proposed use is allowed with Conditional Use Permit and Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The project site is zoned Mixed-Use Core in the Downtown Specific Plan (DTSP) which is intended for the development of a wide range of commercial,

mixed-use, and multifamily residential uses. The sale of alcohol at a restaurant is permitted in the Mixed-Use Core with approval of a Conditional Use Permit. The proposed Conditional Use Permit is for sale of beer, wine and spirits for on-site consumption (Type 47 License) as an ancillary use to the main restaurant operation and to brew on-site for on and off-site consumption (Type-23 License). Live entertainment as an accessory use is permitted as well in the Mixed-Use Core with the approval of an Administrative Use Permit if adjacent to residential uses. The proposed Administrative Use Permit is for live entertainment ancillary to the overall use of the restaurant and microbrewery. The project meets all the standards in the zoning district. Furthermore, as discussed in the staff report, the proposal meets all applicable zoning standards for alcoholic beverage sales and will ensure compliance with the Noise Standards with respect to the ancillary live entertainment use by not including amplified noise via speakers.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

The current General Plan land use designation of the site is Mixed-Use Core and is designated in the DTSP as Mixed-Use Core as well. Per the General Plan (2040), which was adopted in 2023, the Mixed-Use Core is intended to "...encourage a wide range of building types based on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing." The proposed project is consistent with the following policies and actions of the General Plan:

Policy P2.7: Strengthen and grow the City's retail offerings.

Action A2.7a: Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places...

Action A2.7b: Seek... independent businesses that can both meet the City's retail needs and adhere to quality design standards to seamlessly fit into a walkable urban environment.

The proposed project supports the goals, policies, and actions of the General Plan by allowing a restaurant with ancillary beer, spirits, and wine consumption in addition to brewing on site. Giddy Ostrich is a new, independent small business within the City. They are a unique business as they offer unique dishes to accompany their locally crafted beers and a community space for residents to enjoy ambient live entertainment. In conjunction to the restaurant, Giddy Ostrich will serve as a microbrewery where members of the community can experience hand crafted beers on-site. Similar to other restaurant uses within the downtown, the proposed business offers specialty products while providing a communal space for community members. Located near the Metro A Line, Giddy Ostrich is

situated within a transit-oriented corridor that encourages a walkable environment. The alcohol sales will not substantially affect the nature of the business, but will, however, complete the concept by allowing a full range of products. In this way, the business will provide a unique experience for the surrounding community that furthers the General Plan and DTSP policies and actions. Therefore, the request is consistent with the General Plan.

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.**

The proposed sale of beer, wine and spirits for on-site consumption and live entertainment are an ancillary uses to the restaurant operation; in addition, the on-site brewing is reasonable given the restaurant's location in a mixed-use zoned area and the character of the business as a handcraft brewery. As conditioned, the sale of beer, wine and spirits and live entertainment will be limited to hours of operation and all alcohol orders will be in conjunction with food orders. The restaurant's proposed hours of operation are from 9:00 a.m. to 12:00 a.m. daily. The proposed hours for live entertainment are from Thursday to Saturday, 9:00 a.m. to 9:00 p.m. and Sunday, 9:00 a.m. to 12 p.m. Conditions are imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public. Those include prohibiting consumption of alcohol off-site, secure storage of alcohol to prevent theft of alcohol, and ensuring no advertising of alcohol are on display on the building windows/outside the building.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.**

Approval of the Conditional Use Permit and Administrative Use Permit, as conditioned, would not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City. Conditions of approval are included requiring no loitering on the property, and required training for employees who will serve alcohol. For the live entertainment, a condition of approval has been included to ensure that the applicant continues to adhere to the City's Noise Ordinance pursuant to Chapter 19A of the SPMC. Lastly, as stated above, the proposed alcohol sales and live entertainment have limited hours of operation. Therefore, the proposed use would not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which**

are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use.

The proposed request for on-site and off-site (Type 47 license and Type 23) beer, wine and spirits sales at the brewery does not involve any expansion to the size of the existing commercial building or any roadway modifications. Therefore, the project site is adequate in size and has sufficient access to existing streets in order to accommodate the brewery and restaurant use.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed restaurant/microbrewery will include interior improvements and exterior improvements that have already been separately approved via a CHC Chair Review. Since the projects will occupy two different parcels, a lot tie covenant was recorded to treat the two sites as one for the satisfaction building code requirements. A condition of approval has been included to ensure that in any case that the business is no longer in operation, the site would be brought back into conformance to the satisfaction of the Building Official. Therefore, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, scale, and views protection.

SECTION 4: RECORD OF PROCEEDING

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

SECTION 5: DETERMINATION

Based upon the findings outlined in Sections 2 and 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby conditionally approves Project No. PLR25-0003 consisting of a Conditional Use Permit for Type 47 (on-sale beer, wine and spirits) and Type 23 (small beer manufacturer) alcohol licenses for a microbrewery and bona fide restaurant (Giddy Ostrich) and an Administrative Use Permit (AUP) for live entertainment as an accessory use located at 915 and 921 #B Meridian Avenue (APN: 5315-020-016 & 5315-020-006) subject to the Conditions of Approval attached hereto as Exhibit "A."

SECTION 6: APPEALS

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

SECTION 7: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 14th day of October 2025.

PASSED, APPROVED, AND ADOPTED this 14th day of October 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Padilla, Planning Commission Chair

ATTEST:

Planning Commission Secretary

EXHIBIT A

Conditions of Approval

EXHIBIT A
RESOLUTION NO. 25-XXXX
PLR25-0003
915 & 921 #B Meridian Avenue

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 Planning Commission unless otherwise conditioned and/or unless the use is established, or action is taken. The on-sale beer, wine and spirits license (Type 47) and on-site brewing (Type 23) shall be acquired by the California Department of Alcoholic Beverage Control (ABC) prior to the termination period.	Planning	
2.	This approval allows on-site alcohol sales in both the on-site interior and on-site outside dining areas.	Planning	
3.	Approval by the Planning Commission does not constitute a building permit. a. 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.	Planning	
4.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on October 14, 2025 , excepted as modified by these Conditions of Approval. A. 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 with all applicable City Code	Planning	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
	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. Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of SPMC Section 36.420.050 "Changes to an Approved Project".		
5.	All site improvements resulting from these entitlement and the applicant's business operations shall conform to all applicable Downtown Specific Plan (DTSP) and Mixed Use Core standards and requirements, including sign and encroachment standards.	Planning	
6.	Banquet Facilities and Catering are not allowed in the Downtown Specific Plan Mixed Use Core and any special events occurring at the Project site shall be incidental to food service and the operation of the restaurant.	Planning	
7.	Approval is required from the Los Angeles County Health Department for restaurants.	Building	
8.	903.2.11.9 Additions and Alterations - All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions: a. An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic	Fire	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
	sprinkler system would be required under this code; b. Any addition to an existing building which has fire sprinklers installed.		
9.	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	
10.	The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.	Planning, Building, Public Works	
11.	Portable fire extinguishers shall be installed and maintained in all new and existing Group A, occupancies.	Fire	
12.	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. c. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	Fire	
13.	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	
14.	The applicant shall replace all broken, damaged, or out-of-grade sidewalk and	Public Works	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
	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). a. 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). b. The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, 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.		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
15.	Separate applications shall be required to be submitted for work proposed at 915 Meridian Avenue and 921 Meridian Avenue. Although, a completed set of plans shall be submitted for the entire project.	Building	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
16.	The second sheet of building plans shall list all conditions of approval and include a copy of the Planning 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	
17.	In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.	Building	
18.	Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.	Building	
19.	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	
20.	All State of California disability access regulations for accessibility and adaptability shall be complied. A. Summary of Accessibility Upgrades for Commercial Projects shall be completed, and the completed form shall be copied on the plans. The form can be found at the following link: https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0	Building	
21.	Separate application and plan review is required for Electrical, Mechanical, and Plumbing plans.	Building	
22.	Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance, patio dining area must be included in the fixture calculation.	Building	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
23.	Project shall comply with the CalGreen Non-Residential mandatory requirements.	Building	
24.	Fire-resistance rating requirements for exterior walls based on fire separation distance shall comply with Table 602 of the Building Code. A. Maximum area of exterior wall openings and degree of open protection based on fire separation distance shall comply with Table 705.8 of the Building Code.	Building	
25.	The project is subject to the following required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); Current California Building Code and NFPA Applicable Standards.	Fire	
26.	Fire flow - Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B prior to the submittal of construction plans to the Building Division for Plan Check review.	Fire	
27.	The applicant shall list all occupancy types for the described project on the construction drawing submitted to the Building Division for Plan Check review.	Fire	
28.	Fire alarm systems shall be included and noted as a deferred submittal on the construction drawing submitted to the Building Division for Plan Check review. A. Kitchen hood systems shall be included and noted as a deferred submittal on the construction drawing submitted to the Building Division for Plan Check submittal. B. Fire Sprinklers shall be included and noted as a deferred submittal on the construction drawing submitted to the Building Division for Plan Check submittal.	Fire	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
29.	An automatic sprinkler system shall be provided throughout buildings and portions thereof use as Group A occupancies as provided in the 2022 California Fire Code. A. The applicant shall ensure this sprinkler system is installed by an approved C-16 licensed company. The applicant shall provide a drawing of the sprinkler system for review and approval to the Fire Department prior to beginning of construction of the sprinkler system.	Fire	
30.	The applicant shall include the following information on the plans: • The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans. • The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC). • Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed. All utility poles adjacent to the properties and note to "PROTECT-IN-PLACE". • The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected	Public Works	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
	species, use the tree's DBH (X3) as the minimum critical root mass. • No overnight storage of materials or equipment within the public right-of-way shall be permitted. • Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athen's dumpsters can be used. Any dumpsters placed on the roadway require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain a dumpster permit from the Public Works Department. • The applicant shall 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. The location, grade, and dimensions of all existing conditions and proposed improvements within the public right-of-way, including, but not limited to, curb and gutter, sidewalk, driveway, traffic striping, signage, trees, utilities, pavement and other features. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.		

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
31.	The applicant shall identify all existing on-site easements on the construction plans submitted to the Building Division at the time of Plan Check. Any conflict with and/or presence of existing easements must be addressed. The applicant shall provide a Title Report, with an effective date within the last 60 days, to verify the presence of easements.	Public Works	
32.	The applicant shall show all existing and proposed trees on the site plan submitted to the Building Division at the time of Plan Check, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans for protecting existing trees during construction. A. The applicant shall provide an arborist report and clear site plan of what trees are being removed. The applicant shall submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.	Public Works	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
33.	The applicant and each successor in interest	Planning	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
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	to the property, which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner prior to issuance of building permits.		
34.	A covenant and agreement, on a form provided by the Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division. A. A Covenant and Agreement to hold the property as one shall be recorded to the satisfaction of the Planning Manager and Building Official prior to the issuance of Building Permits.	Planning	
35.	Proposed artwork visible from the public right of way shall be submitted and reviewed by	Planning	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
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	the Public Art Commission prior to the issuance of Building Permits.		
36.	Signage plans shall be submitted to the Planning Division prior to the issuance of Building permits.	Planning	
37.	The applicant shall provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to building permit issuance.	Building	
38.	Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.	Building	
39.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall always be maintained along the project's frontage. In addition to the above, the CMP shall include the following components: a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.	Building, Public Works, Planning	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	b. <u>A Construction Traffic Management Plan</u> The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to require that the Plan be prepared by an engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person that can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.		

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	D. The location and travel routes of off-site staging and parking locations. E. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. c. <u>Demolition Debris Recycling</u>- Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. All C & D waste shall be taken by Athens or an approved facility. Contact Public Works to arrange for permitting and containers. d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties. e. The CMP shall address implementation of the following measures if applicable, during construction: - i Foundation Shoring Plan demonstrating use of noise dampening design methods. - ii Construction Rules Sign that includes contact names and telephone numbers. - iii Daily maintenance of construction site. - iv Dust control by regular watering. - v Construction worker and contractor offsite parking.		

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
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	vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards.		
40.	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: d. At each stairway on all floor levels where combustibles materials have accumulated. e. In every storage and construction shed. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	Fire	
41.	Fire alarm system plans shall be submitted for review and approval to the Fire Department prior to the issuance of building permits. A. Kitchen hood systems plan set shall be submitted for review and approval to the Fire Department prior to the issuance of building permits. B. Fire sprinkler system plans shall be submitted for review and approval to the Fire Department prior to the issuance of building permits.	Fire	
42.	Water Supplies - Water supplies for automatic sprinkler systems shall comply with the 2022 California Fire Code and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7. Proof of capacity should be done prior to permit issuance and tested prior to certificate of occupancy.	Fire	

EXHIBIT A
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PLR25-0003
915 & 921 #B Meridian Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
43.	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, Public Works	
44.	The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.	Planning, Building, Public Works	
45.	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 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 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].	Public Works, Fire	
46.	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	Public Works	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	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.		
47.	For the portions fronting the project site, El Centro Street and Meridian Avenue, shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the streets and light rail station 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 and shall coordinate with Metro on restoration of the light rail station. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project. A. 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	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
48.	The Property shall be maintained daily so that it is free of trash and litter.	Building	
49.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector. Compliance with the following noise standards shall always be required with:	Building	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
	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; 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.		
50.	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	Public Works	

EXHIBIT A
RESOLUTION NO. 25-XXXX
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915 & 921 #B Meridian Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
	encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.		
51.	The applicant shall be responsible for posting a project sign at the entrance to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of durable weather-resistant material. The applicant shall provide a 24-hour emergency contact number for the designated contact who will be responsible for maintaining the public right-of-way during the all stages of construction until the project is complete. A. During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Public Works, Building, Planning	
52.	All vehicles including workers' vehicles shall be parked on-site and not be parked near the construction site. The applicant shall provide a shuttle service if necessary for approved off-site construction related parking.	Public Works	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
53.	507.4 Water Supply Test - The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official <u>prior</u> to the test. This test is to be completed prior to Final Inspection.	Fire	
54.	Address Identification. New and existing buildings shall have <i>approved</i> address numbers, building numbers 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	
55.	Prior to the service of alcohol within the premises, the operator shall obtain a valid license from the ABC and provide a copy of the license to the Planning Division and obtain a valid business permit issued by the City.	Police	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
56.	The sales of beer, wine and spirits shall be limited to the hours of operation of the restaurant, 9:00 a.m. to 12:00 a.m. daily and the hours of brewery operation shall be	Planning	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
	limited to 6:00 a.m. to 6:00 p.m. daily.		
57.	Live entertainment shall be incidental to the overall restaurant and brewery use and shall be limited to 9:00 a.m. to 9:00 p.m., Thursday through Saturday, and 9:00 a.m. to 1:00 p.m. on Sundays.	Planning	
58.	Off-site sale of beer, wine and spirits shall only occur during the restaurant hours of operation.	Planning	
59.	Service of beer, wine and spirits for on-site consumption shall be only for seated customers. a. The sale of beer, wine and spirits for on-site consumption shall only be incidental to food service and the operation of the restaurant as a bona fide restaurant.	Planning	
60.	Quarterly gross sales of alcohol shall not exceed quarterly gross sales of food within the restaurant. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer, wine, and spirits, and shall be made available to the City of South Pasadena upon request.	Planning	
61.	The restaurant premises shall be continuously maintained as a bona fide eating establishment and shall provide a menu containing an assortment of foods typically offered in restaurants.	Planning	
62.	No advertising for alcoholic beverages may be displayed in store windows or outside of the store in the outdoor dining area.	Planning	
63.	All alcohol sales cases/displays shall be located in such a manner to prevent "grab-and-run" thefts of alcohol. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.	Planning, Police	
64.	The employees who will be engaged in the	Planning, Police	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
	sale of alcohol must complete the State Alcoholic Beverage Control's mandated training, as well as the store's internal training on the sale of alcohol.		
65.	The store management shall regulate the arrival and departure of all employees and restrict the "late hour" use of the exit for trash removal and unnecessary opening. Adequate security measures shall be instituted to eliminate any unauthorized access.	Planning	
66.	The Conditional Use Permit issued for the alcoholic beverage establishment and a copy of the conditions of approval for the permit shall be kept on the premises of the establishment in a place where it may readily accessible if requested by any member of the general public.	Planning	
67.	All graffiti shall be removed from the Property within 48 hours of its application.	Planning, Police, Community Improvement	
68.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	
69.	Compliance with the City's Performance Standards of Section 36.300.110, which also include the Noise Standards (Chapter 19A), of the South Pasadena Municipal Code (SPMC) shall be adhered to at all times.	Police	
70.	The operator shall be responsible for requiring that there be no loitering on the site, on the public right-of-way and or/ in front of adjacent properties at any time and that all customers shall leave the site no later than 30 minutes after closing, after which, only employees shall be allowed on the premises.	Police	
71.	Litter and trash receptacles shall be located at convenient locations, both inside and outside establishment, and trash and debris	Police	

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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
	shall be removed on a daily basis.		
72.	The property shall be maintained in a clean and neat manner at all times and shall comply with property maintenance standards as set forth in the Code.	Police	
73.	The City reserves the right to request of the ABC additional conditions, such as restriction of the type of alcohol sold, or other conditions that the City may deem necessary in order to reduce potential impacts.	Police	
74.	Should the ABC issue a license suspension or citation, the operator shall provide a copy of said suspension or citation to the Planning Division.	Police	
75.	The establishment must post signs prohibiting loitering, smoking and open alcoholic beverage containers. The signs must be prominent, permanent and clearly visible. Generally, the signs shall be 24" in length and 14" in width with the print of sufficient size to make them clearly readable. The placement shall be reasonable based upon the physical layout of the premises. These signs shall be posted outside the business, stating that loitering, smoking and alcohol consumption outside the business is prohibited.	Police	

ATTACHMENT 2

Project Narrative

GENERAL INFORMATION

City of South Pasadena Conditional Use Permit Application

Written Narrative for

The Giddy Ostrich



Introduction:

The Giddy Ostrich is an exciting scratch kitchen and craft brewery coming to the heart of South Pasadena at 915 & 921 #B Meridian Avenue. This project is led by longtime community members whose lives, families, and friendships are woven into the fabric of South Pasadena.

Designed to blend the warmth of a vintage saloon with a fresh, modern edge, this pedestrian-oriented space will be a welcoming hub for families, craft beer enthusiasts, and newcomers alike. The team's deep local roots shape a gathering place that feels authentically homegrown and community-first.

The venue spans 3,455 SF of interior space and 7,500 SF of exterior space, thoughtfully designed to preserve the charm of the Mission District while enhancing the property's visual appeal and structure. We aim to increase foot traffic and revenue for neighboring businesses, fostering a wave of economic vitality throughout the community. Our secured California ABC type 47 license with an Type 23 addendum allows our bona fide eating establishment to sell beer, wine, and distilled spirits, as well as allows production and sale of beer on-site in amounts up to 60,000 barrels per year. This includes beer-to-go sales and off-site beer events with proper permits.

Guests will enter through the main entrance along our Meridian street wall to be greeted with inviting waiting benches and views of the large courtyard, exterior dining patios, and turfed play area. Our large covered patio with a flat roof can be seen beyond the featured Olive tree

GENERAL INFORMATION

and attractive Birch trees. Additional exterior elements include lush landscaping with native fauna and adjustable shade canopies, similar to what you will find at Mike and Ann's. A raised lounge deck with cozy fire pits invites relaxation, while a spacious turf area with interactive games and activities makes the space truly family-friendly. Whether you're here for a pint, a meal, or a fun afternoon with loved ones, The Giddy Ostrich will feel like a natural extension of the community, where timeless charm meets modern hospitality.

We're bringing new life to the existing restaurant building structure with well considered upgrades, including a refresh to the existing finishes, a new grand entrance off of Meridian, and all new mechanical, electrical, and plumbing systems. The restaurant building will also house a new kitchen and brewery with premium equipment. Every detail is designed to balance character and functionality, ensuring a seamless blend of old and new.

The Team:

The Giddy Ostrich Managing Member, James Boyle has cooked professionally since age 16, sharpening his craft across Europe and Japan and refining fine-dining technique with the Patina Group at Nick & Stef's and Patina Catering.

- James Boyle - Chef, Managing Director
 - At 25 he became head chef of 38 Degrees Ale House, quickly rising to executive corporate chef and launching offshoots Wine Bar Vino Back Alley and 38 Degrees Monrovia. Owner-operator of these ventures since 2019, Chef blends global flavors with inventive menus, earning a reputation for culinary creativity and strategic leadership in today's restaurant scene.

Brothers Anders and Evan MacCarthy - UC Davis trained brewers from South Pasadena - bring 20 years of award-winning craft-beer and beverage-manufacturing experience.

- Anders MacCarthy - Operations Manager
 - Former Sierra Nevada Brewmaster; now VP of Manufacturing at Health-Ade, renowned for boosting operational efficiency and product quality.
- Evan MacCarthy - Head Brewer
 - World Beer Cup-winning brewer whose résumé spans Highland Park, Brooklyn Brewery, and Fort Point. A fermentation and sensory-science expert, he partners with hop farmers nationwide to craft innovative IPAs, lagers, and mixed-fermentation ales.

GENERAL INFORMATION

- T Kurera - People, Culture, & Community Development
 - T is a people-focused leader and community advocate who, as SVP of People & Culture at Fincons Group US, builds inclusive workplaces that help employees—and clients—thrive. T's 17-year path spans KPMG audit associate to Director of Talent Acquisition, then Partner/VP of People & Culture at PDG Consulting. He also mentors under-resourced youth and serves South Pasadena as Co-President of the DUDES, Treasurer of the Chamber of Commerce, and former SPEF Board Member.

Hours of Restaurant Operation:

Typical restaurant operations include daily prepping, cooking, and serving meals. Deliveries arrive between 9am to noon, Monday through Friday. Linen service is once per week. Trash will be disposed of in closed dumpsters between The Giddy Ostrich and Barrister's Nursery.

Monday: 9:00am -12:00am
Tuesday: 9:00am -12:00am
Wednesday: 9:00am -12:00am
Thursday: 9:00am -12:00am
Friday: 9:00am -12:00am
Saturday: 9:00am -12:00am
Sunday: 9:00am -12:00am

Hours of Brewery Operation:

The brewery operates seven days a week. Brewing typically occurs 2-3 days each week in the early mornings. These mornings are quiet, with no noise emanating. Afternoons are dedicated to production, mainly involving moving and cleaning kegs. The day concludes with brewery cleaning from 4-6 pm, preparing the space for public viewing.

Monday: 6:00am - 6:00pm
Tuesday: 6:00am - 6:00pm
Wednesday: 6:00am - 6:00pm
Thursday: 6:00am - 6:00pm
Friday: 6:00am - 6:00pm
Saturday: 6:00am - 6:00pm
Sunday: 6:00am - 6:00pm

GENERAL INFORMATION

Hours of ambient entertainment:

The Giddy Ostrich will invite neighborhood and student musicians to play on our Patio as minimally applied background music or ambient entertainment. Musicians will need to provide all instruments and sound equipment. For more information, see Stage/Entertainment.

The proposed restaurant patio entertainment is not expected to generate noise levels significantly different from those associated with the current or previous connecting commercial businesses. We anticipate the “live entertainment” to be slightly louder than background noise associated with dining guests, but quieter than the local Metro A Line. As such, any potential noise impact will be in line with the established baseline and should not present any new or additional disturbance to the surrounding environment.

Thursday: 9:00am - 9:00pm
Friday: 9:00am - 9:00pm
Saturday: 9:00am - 9:00pm
Sunday: 9:00am - 1:00p

Scenarios:

To bring The Giddy Ostrich to life, we’ve created unique scenarios that paint a vivid picture of the space in action - showcasing how it will seamlessly become a vibrant part of the local community. These scenarios highlight the atmosphere, energy, and experiences that will make The Giddy Ostrich a go-to destination for families, friends, and craft beer lovers alike.

1. Thursday Afternoon:

Families gather at the South Pasadena Farmers Market on El Centro and Meridian every Thursday evening. Kids play near the library, but as night falls, traffic and a lack of dedicated space makes it difficult for families to fully unwind.

The Giddy Ostrich fills this gap. Just 50 feet from the train station, it offers a welcoming, family-friendly space where families can walk, bike, or ride in - avoiding parking headaches and extending their time in the neighborhood.

With plenty of seating, dedicated play areas, and games to keep kids entertained, parents can relax over a quick drink after enjoying a delicious meal from Mama Musubi. Designed to bring the community together, The Giddy Ostrich will be a safe, vibrant gathering place that supports the Farmer’s Market vendors and enhances South Pasadena’s community charm.

GENERAL INFORMATION

2. Sunday Morning:

Downtown South Pasadena's walkable core bustles with neighbors sharing coffee, pastries, and brunch. The Giddy Ostrich will join that scene as an essential weekend gathering spot, opening Saturdays and Sundays to offer the community another inviting option for coffee and brunch right in the heart of town.

One of the unique aspects of The Giddy Ostrich is the bike parking we'll provide. By respecting the street wall, we designed this area to accommodate the many cycling groups that currently have nowhere to store their bikes after a ride. By offering this much-needed free amenity, we'll make it easy for these cyclists to enjoy brunch while interacting with other cycling enthusiasts.

To further enhance the community experience, we'll feature live acoustical music from neighborhood bands or music schools, to create a warm and inviting ambiance much like the beloved atmosphere at Jones Coffee and Starbucks. This combination of great food, local entertainment, and a welcoming environment will make The Giddy Ostrich a true hub for all, giving South Pasadena a space that fosters connection, relaxation, and community spirit.

3. PTA, Sports Post-game or Post-season Party, community fundraising:

It's Saturday afternoon, and every other South Pasadena spot has a two-hour wait - tough luck if you're trying to seat a 25-person PTA meeting, a victorious soccer squad, or a neighborhood fundraiser. That's where The Giddy Ostrich steps in. Designed for big gatherings, our spacious outdoor dining areas re-configure effortlessly to host large parties, from post-game pizza-and-trophy bashes to end-of-season banquets and community benefit nights.

We keep things easy (and economical) with shareable plates priced so no one flinches at the bill. To spare everyone the "Who owes what?" scramble, each table gets a custom QR code where guests can order from their phones, run their own tabs, and settle up individually - no calculators, no headaches, just good times all around.

Because our managing members are the same parents and coaches who organize these events, giving back is built into the wider business. The Giddy Ostrich is the hometown hangout that always has room for the whole team.

4. Friday Night:

It's Friday night and you're headed to a concert at Sid The Cat. Skip the traffic and parking hunt - hop off the train, stroll two minutes, and settle into The Giddy Ostrich for a pre-show bite and drink. Our full bar pours everything from craft beers to cocktails and good wine, while the menu stays wallet-friendly enough for weekly date nights.

Whether you're fueling up before the music starts or just looking for a relaxed evening out, The Giddy elevates the whole neighborhood vibe and drives fresh energy to nearby businesses - all without ever needing to move your car.

SAMPLE MENU

At The Giddy Ostrich, elevated pub fare meets everyday value. Our seasonally driven menu pairs the freshest local ingredients with inventive twists on comfort classics. Adults can explore bold flavors designed to complement our house-brewed craft beers, while kids will find healthy, budget-friendly plates. Thoughtful food at fair prices: that's the promise behind every dish, inviting families, friends, and beer lovers alike to savor South Pasadena's most welcoming gastropub experience.

Small Plates

House Pretzel

beer cheese, whole grain mustard, pickled onions

Grilled Chicken Skewers

marinated chicken with onion and zucchini

Grilled Spanish Octopus

roasted potato, sautéed arugula, long beans, paprika emulsion

Brussels Sprouts

hot honey, romesco, roasted sesame

Miso Glazed Wings

6 or 12 wings

Roasted Cauliflower & Harissa Eggplant

spiced carrot pure, golden raisin, house breadcrumbs

Tempura Onion Rings

house sauce

Broccoli Mac-n-Cheese

cheesy shells with broccoli

Beef Cheek Tacos

chipotle pipian, queso blanco, pickled onions

Cod Karaage Tacos

skimono, ancho aioli, cilantro

Salads

Gem Caesar

fried halloumi croutons, pecorino (add chicken/seasonal fish)

Seasonal Greens

olives, tomato, cucumber, garbanzo, shallots, lemon vinaigrette (add chicken/seasonal fish)

SAMPLE MENU

Beets & Blood Orange

cana de cabra, mint & coriander yogurt dressing

Scallop Ceviche

leche de tigre, candied kumquat, cucumber, plantain chips

Burgers and Sandwiches

(served with Julienne fries and patties can be swapped upon request)

The Giddy Ostrich

farmed ostrich, wild mushrooms, brie, arugula, pomegranate redux, whole grain mustard

Mission Station

house ground burger, bacon, grilled onions, fried Halloumi, pickles, house sauce

Grilled Cheese and Tomato Soup

melted gruyere and mozzarella on buttered brioche, bowl of creamy tomato soup

Farmer's Market Burger

mushroom/tofu patty with soy sauce glaze, sprouts, pickled red onions

Larger Plates

Vegetable Lasagna

packed with vegetables and baked to golden perfection

Roasted Chicken Thighs

herb and gem lettuce salad, meyer lemon aioli, pickled vegetables

Braised and Roasted Pork Shank

mashed potato, root vegetables, a jus

Ribeye

Tokyo chimichurri, roasted potato, long beans (add scallops)

Tofu Karaage

forbidden rice, red curry, sauteed arugula, mushrooms

Buddha Bowl

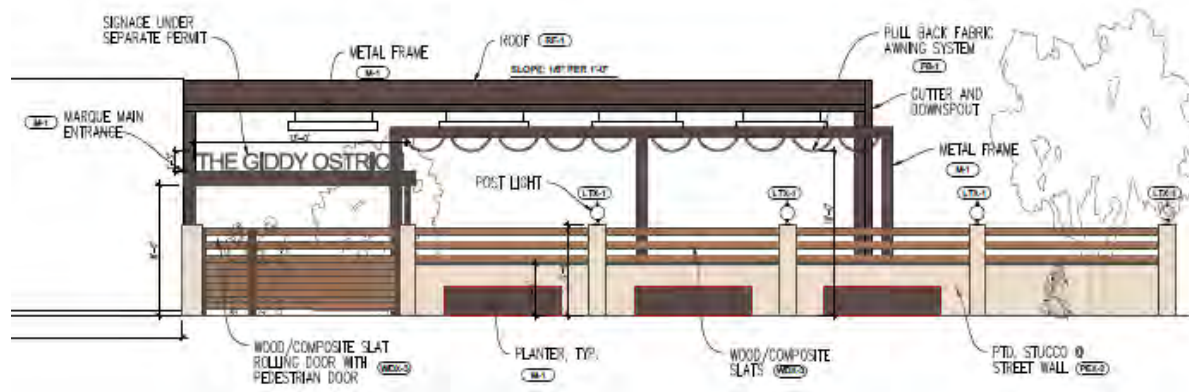
*warm quinoa, sweet potato, butter beans, cashews, golden raisins, kale, spinach, and pickled onions
drizzled in our green goddess dressing*

Pan Seared Pacific Cod

warm soba, Japanese eggplant, white wine miso broth

- HOSPITALITY - spaces

MERIDIAN ENTRANCE



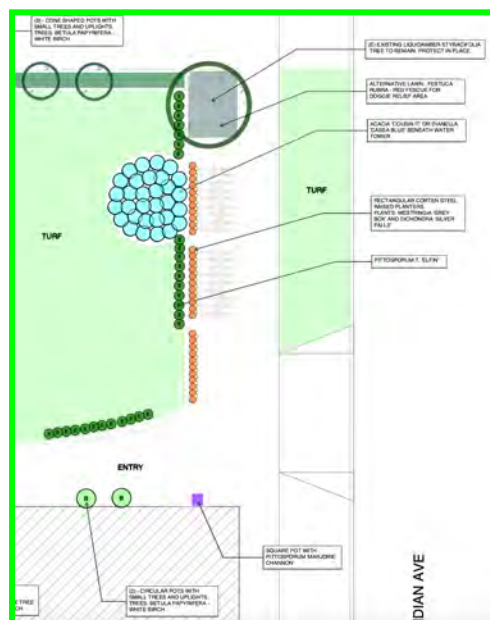
Elevation View

Introduction:

Our fully accessible venue has been thoughtfully designed with community safety and sustainability in mind - values we know align closely with the City of South Pasadena. Our grand entrance beneath an illuminated sign, welcomes guests into the property. Guests follow the path towards the host stand where they are personally guided to their tables.

The main entrance is anchored by our marque sign, which further leads to a covered, flat-roof patio that echoes South Pasadena's historic architecture and offers comfortable seating all year round.

Additionally, bike rack parking has been incorporated to support a greener, more sustainable community. This addition not only encourages residents and visitors to opt for cycling as a sustainable mode of transportation but also reduces carbon emissions and promotes a healthier lifestyle.



Landscape Plan

EL CENTRO ACTIVATION



Elevation Plan

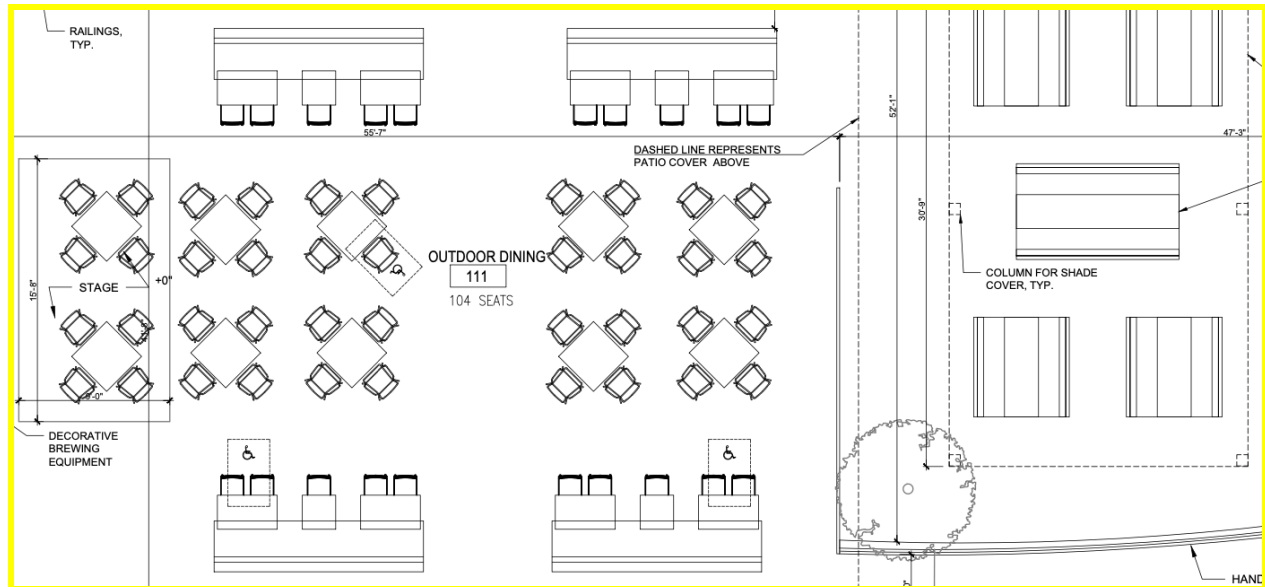
Introduction:

To keep the El Centro side lively and inviting for patrons, potential customers, and the community, we'll retain the original windows, bringing natural light into the indoor dining space and brewery. The windows on the left will offer a direct view into the brewery, allowing diners and passersby to connect with the beer production process. The windows on the right give a glimpse of our diners enjoying their meals and a drink. The exterior wall will feature eye-catching ostrich graphics, inspired by artwork near the Trader Joe's on Oxley and the electrical box near Chase Bank.

An honorable nod to Gus's BBQ and The Rialto Theatre, an illuminated blade "brewery" sign will be visible for Metro riders approaching the South Pas stop. At night, all the windows along El Centro will be illuminated to showcase the brew house, tanks, equipment, and our enticing indoor dining experience.

The existing door on El Centro, once the sole access point for Nicole's, will now function as an accessible exit-only. All guests will enter through the main entrance on Meridian Avenue. This decision was made in order to activate and enhance our long-term safety, alcohol management, and theft prevention strategies.

OUTDOOR DINING



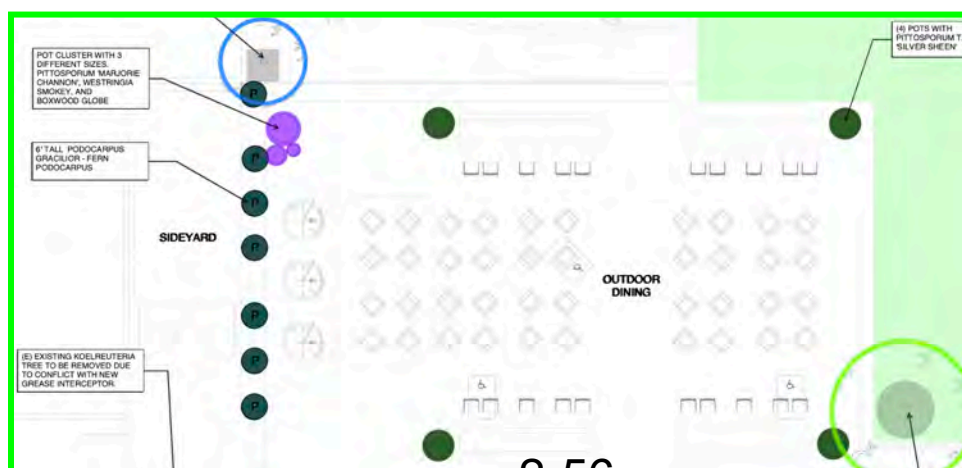
Patio Plan

Introduction:

The outdoor dining area offers a dynamic, well-designed space to accommodate large and intimate parties alike. A spacious covered patio will include a combination of loose four tops and fixed banquette seating, which can easily be reconfigured to host larger parties. This section will also house a stage, which is intentionally not raised to maximize seating and table options. The stage is strategically placed closest to the train station - further details on its purpose are provided in the following section.

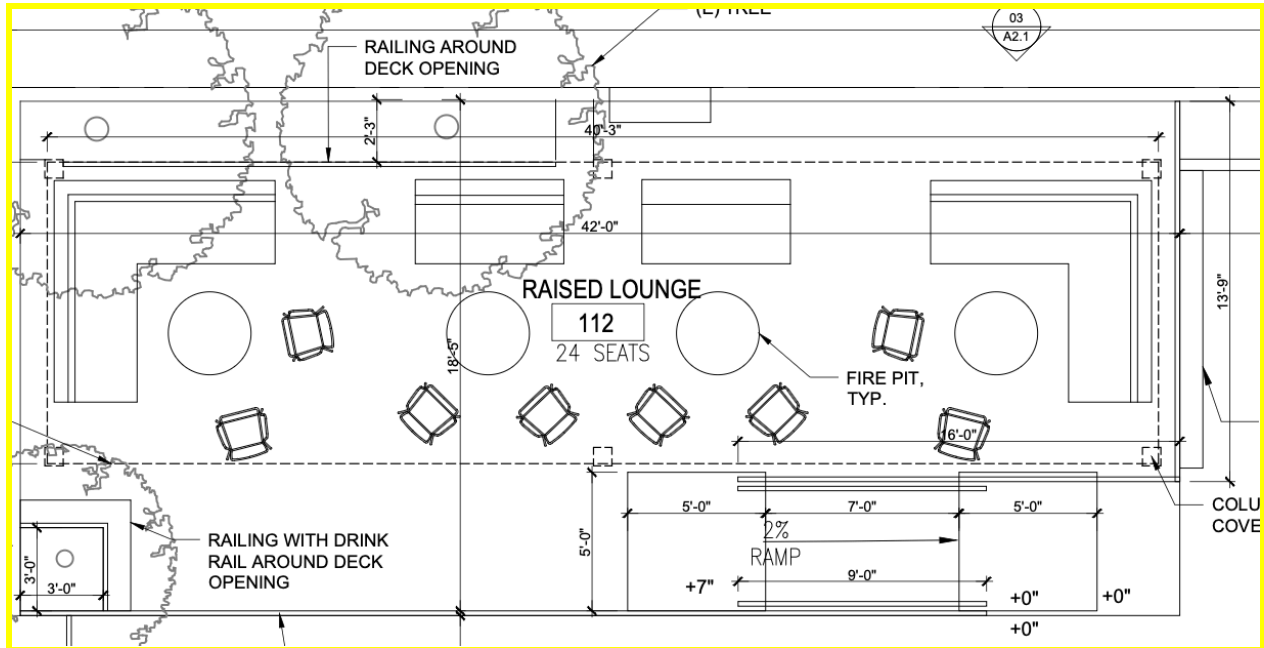
Opposite the Dining area, will be a turfed ground. This offers a relaxed and inviting atmosphere with larger picnic tables designed for six to eight guests - perfect for families and large parties. We can easily envision this area hosting community gatherings, such as AYSO or Little League parties, bringing the local community together in a comfortable and enclosed environment.

The entire outdoor dining space is fully accessible, with seamless connections to both the raised outdoor lounge area and the indoor space through various ramp access points, ensuring all guests can easily navigate the area.



Landscape Plan

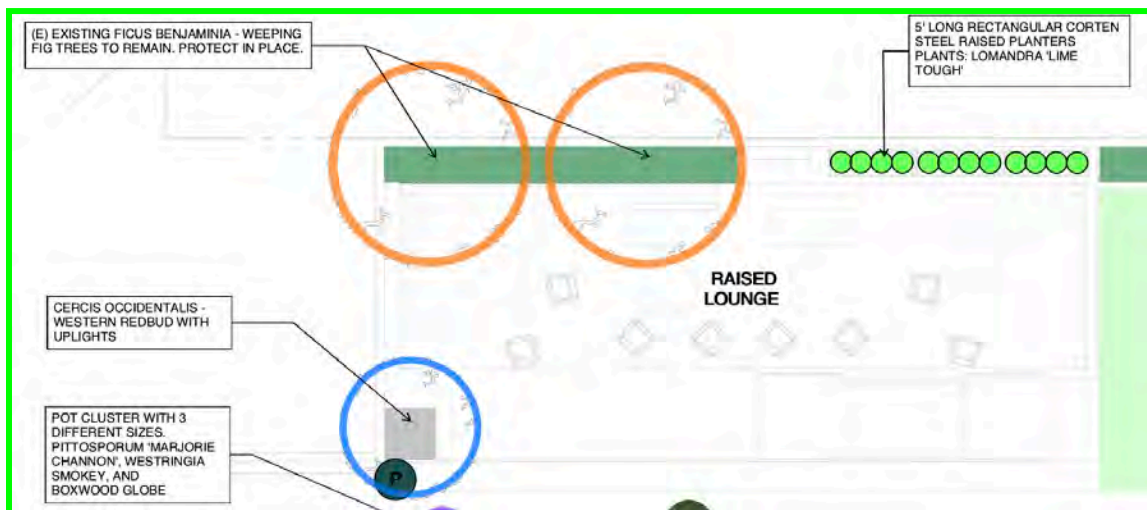
RAISED LOUNGE AREA



Raised Deck Plan

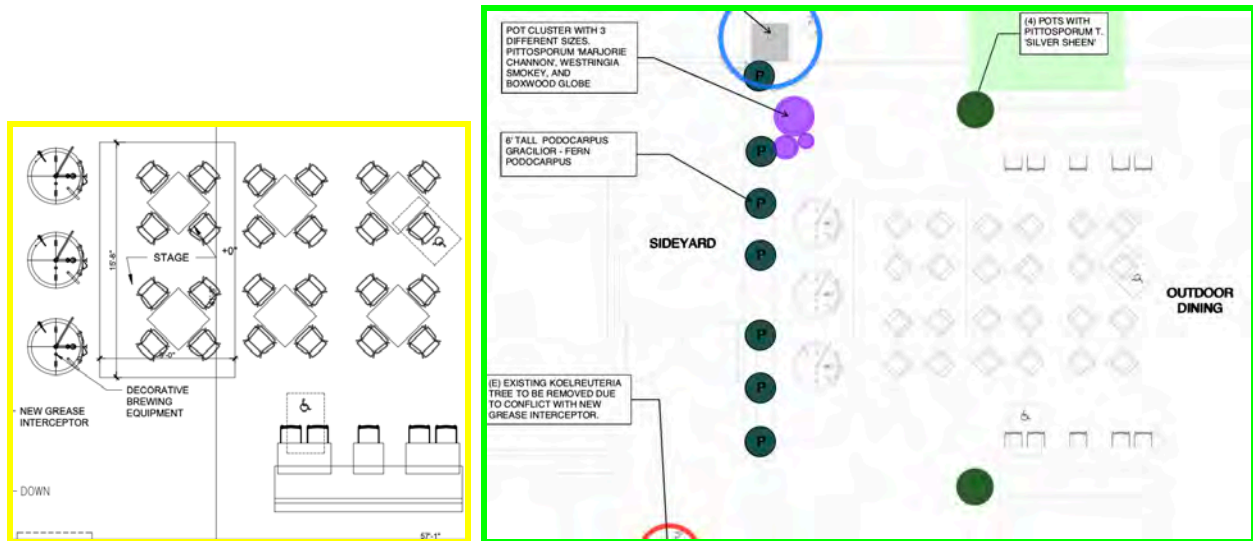
Introduction:

The raised lounge will offer a more intimate setting, featuring cozy patio chairs and cushioned benches, perfect for relaxed gatherings. This area will also include four covered fire pits, adding a warm and inviting atmosphere for guests to enjoy. Tucked in a corner of the outdoor space, the raised lounge remains seamlessly connected to the wider venue, with accessible ramps linking it to both the main outdoor dining area and the outdoor games section. This design ensures that the space feels part of the larger experience while offering a more secluded, romantic retreat for guests.



Landscape Plan

STAGE / ENTERTAINMENT



Plan View

Landscape Plan

Introduction:

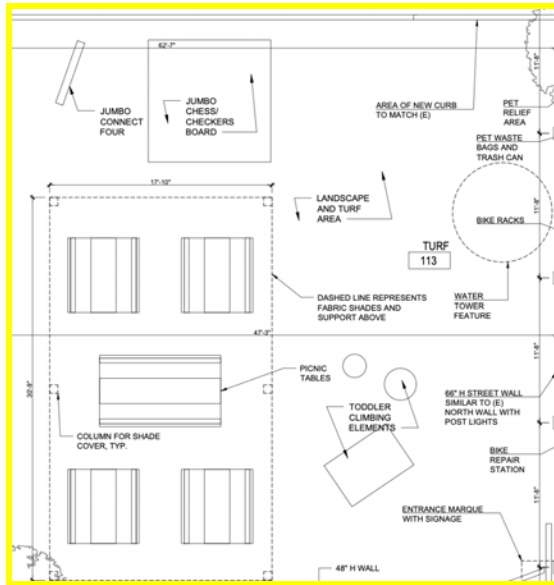
The Stage at The Giddy Ostrich will serve as a welcoming platform for local musicians to perform acoustic sets in a casual, family-friendly setting. It is not intended to function as a concert venue. Music will be programmed as a background element to enhance the overall atmosphere, with performances primarily scheduled during daytime and early evening hours. The intent is to create a pleasant, unobtrusive experience that complements conversation, dining, and community gathering—without creating a late-night bar vibe. There will be no permanent installation of sound equipment, speakers, stage lighting, or other performance-related fixtures.

Our aim is to showcase the incredible musical talent within our community—ranging from young students at local music schools to beloved neighborhood “mom bands”—while fostering a relaxed and welcoming environment that’s enjoyable for all ages. The stage will also serve as a gathering point during larger community events, such as the Eclectic Music Festival, helping to support and amplify the local creative scene while deepening neighborhood connections.

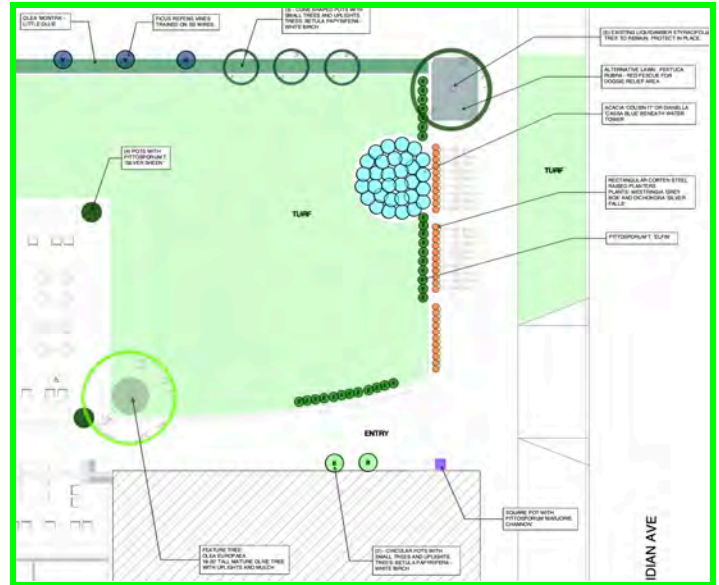
Inspired by the approachable model at Jones Coffee, the space will be flexible and inviting—encouraging casual gatherings, occasional jam sessions, and pop-up performances. Whether enjoying coffee in the morning or a craft cocktail in the afternoon, guests will experience music as a natural and enriching backdrop to everyday connection.

The stage is also intended to serve as a flexible platform for community group events, showcases, and neighborhood meetings—creating a welcoming space for a wide range of inclusive, community-focused gatherings.

GAMES / GREEN SPACE



Plan View



Landscape Plan

Introduction:

The partially enclosed game space will provide a safe and fun area for kids to play, allowing adults to relax and enjoy their meals and drinks with ease. Designed with families in mind, this space will also feature games for adults, such as cornhole and a giant chess board, encouraging a lively, interactive atmosphere. The area will be outfitted with turf, offering a soft landing for kids who may inevitably take a tumble during play. Wrapping around the picnic tables, we envision this space becoming a popular spot for families or groups of families to gather. We also see this area being ideal for local community events, such as AYSO and Little League parties, which historically took place at the Round Table in South Pasadena. Our goal is to fill that community gap, providing a welcoming space where residents can come together to celebrate every win (or loss) and enjoy the spirit of connection.

ATTACHMENT 3

Security Plan

Alcohol Sales Security Policy for The Giddy Ostrich

At The Giddy Ostrich, we are committed to ensuring the responsible service of alcohol and maintaining compliance with local laws and regulations. This Alcohol Sales Security Policy outlines the procedures and safeguards for selling and serving alcohol through both our table service and QR code ordering platform. The goal is to prevent underage drinking, minimize liability, and ensure a safe and enjoyable experience for all patrons.

1. Staff Access & Monitoring

Order Monitoring:

A dedicated team member will monitor all alcohol-related orders placed through both table service and the QR code ordering system in real-time. This allows us to track and identify any potential issues immediately and ensure that all alcohol orders are processed according to our alcohol service policies.

Server Authentication:

Every server will be logged into the ordering system (whether table-side or through QR code) under their individual profile, ensuring accountability. Alcohol orders must be linked to the server's profile, and they are responsible for confirming the customer's age and verifying their ID when serving alcohol, regardless of the ordering method.

Manual Override:

In cases where further age verification or identification is required, staff members will have access to a manual override option within the ordering system. Any manual intervention will be logged for transparency and compliance purposes.

2. Staff Monitoring Patrons

Monitoring Alcohol Orders:

Staff will actively monitor alcohol orders, whether placed through QR code or table service, to ensure responsible consumption. Servers and managers will watch for signs of excessive ordering or unusual patterns and intervene as necessary to ensure the safety and wellbeing of patrons.

Intervention Protocol:

If a patron appears to be ordering excessive alcohol or shows signs of intoxication, staff will intervene by limiting further orders and assessing whether additional steps are needed, such as notifying a manager or asking the patron to stop drinking. This applies to both table-side and QR-based orders.

3. Delivery & Service Protocols

Age Verification During Service:

For both table-side service and QR-based orders, servers are required to verify the customer's age before delivering alcohol. This may involve asking for a valid ID or visually assessing the

customer for compliance with age requirements. No alcohol will be served without this verification.

No Alcohol Without ID Verification:

The digital ordering system for QR code orders will not allow alcohol orders to be processed without proper ID verification, either through the online platform or in person. Staff serving alcohol via table service will also confirm the customer's ID before delivering alcohol.

4. Payment & Transaction Security

Order Confirmation:

After completing an alcohol-related order through either service method, the customer will receive a digital receipt that includes details of their alcohol order, the server's name, and a timestamp. This confirmation serves as proof of purchase and can be used for reference in case of disputes or audits.

5. Audit Trails & Compliance

Order Logs:

All alcohol orders placed through either the QR code system or table service will be logged and stored securely for tracking and compliance purposes. Logs will include the customer's details, order time, item details, and the server responsible for processing the order. These logs will be reviewed regularly for accuracy and compliance with all applicable laws.

Compliance with Local Alcohol Laws:

The Giddy Ostrich will stay current with all local laws and regulations regarding the sale and service of alcohol. The policies outlined in this document will be updated as necessary to ensure compliance with these laws, including those related to digital alcohol sales and table service.

6. Customer Communication

Clear Alcohol Policies:

We will clearly communicate our alcohol service policies to customers through both the QR code ordering platform and via table-side communication, including age verification requirements, order limits, and identification requirements. This information will be provided as part of the ordering process and available at any time for patrons.

7. Incident Management

Incident Reporting:

Any incidents related to alcohol service, including attempts to bypass age verification or other suspicious activities, should be reported immediately to the manager or supervisor on duty. A detailed incident report will be generated, and corrective actions will be taken as needed.

ATTACHMENT 4

Project Plans

JOB NAME:

JOB LOCATION: 915 & 921 #B MERIDIAN AVENUE, SOUTH PASADENA, CA 91030

CLIENT: JAMES BOYLE

ABBREVIATIONS

A.F.F.
ADH.
ADJ.
A/C
ALUM.
ALUMINUM
ALUMINUM THRESHOLD
&
L/
APPROX.
AT

ABOVE FINISH FLOOR
ADJACENT/ADJUSTABLE
AIR CONDITIONING/REF.
ALUMINUM
ALUMINUM THRESHOLD
AND
ANGLE
APPROXIMATE
AT

JAN.
JI.
LML.
LSP/TH.
MCH.
MGR.
MASONRY
MAX.
MECH.
MET.
MIN.

JANITOR
JOINT
LAMINATE
LSP/THICKNESS
MACHINE
MANUFACTURER
MASONRY
MAXIMUM
MECHANICAL
METAL
MINIMUM

B./BOT.
BLK./BLOCKING
BD.
CAR.
CEM.
CLG.
CL/C
CLR.
CONC.
C/ CHANNEL
COLUM.
CONC.
CTR.
C/ CONCRETE MASONRY UNIT
CONSTR.
CONT.
CONTR.

BOTTOM
BLOCK/BLOCKING
BOARD
CARPET
CEMENT
CEILING
CENTER LINE
CLEAR
CONCRETE
CHANNEL
COLUMN
CONCRETE
COUNTER
CONCRETE MASONRY UNIT
CONSTRUCTION
CONTINUOUS
CONTRACTOR

D.
D/DEM.
DIA./Ø
DIF.
DOOR
DN.
DWC.
E.A.
ELEC.
EQUIP.
EXIST. (V)
E.J.
EXT./EXTR.

DEPTH
DEMOLITION
DIAMETER
DIFFUSER/DIFFERENT
DOOR
DOWN
DRAINING
ELECTRIC/ELECTRICAL
EQUIPMENT
EXISTING
EXPANSION JOINT
EXTERIOR

FIN.
FIN. FLR./F.F.
F.P.
F.R.
F.S.E.C.
FXT.
FLOR.
FRAM.G.
FURN.
GALV.
GA.
G.C.
GYP.
GYP. BD.

FINISH/FINISHES
FINISH FLOOR
FIRE PROOF
FIRE RESISTANT
FOOD SERVICE EQUIPMENT
FOOD SERVICE EQUIPMENT CONTRACTOR
FIXTURE
FLOOR
FLOURESCENT
FRAMING
FURNISH/FURNISHING
GALVANIZED
GAGE/GAUGE
GENERAL CONTRACTOR
GYPSUM BOARD
GYPSUM BOARD

H.W.
HVC
HT./H./HGT.
H.C.
HR.
INCL.
INSUL.
INT./INTR.

HARDWARE
HEATING/VENTILATING & AIR CONDITIONING
HEIGHT
HOLLOW CORE
HOUR
INCLUDING/INCLUSIVE
INSULATION/INSULATE
INTERIOR

PROJECT DESCRIPTION

EXISTING BUILDING TENANT IMPROVEMENT OF EXTERIOR FACADE. EXTERIOR WORK INCLUDES NEW SIGNAGE AND ARTWORK (UNDER SEPARATE PERMITS). STOREFRONT, DOORS, AND FINISHES. NEW FLATWORK AS REQUIRED. PROJECT SITE ACCESSIBLE ACCESS UPDATE AS REQUIRED. NEW COVERED PATIO AND TURF PLAY AREA AT 915 MERIDIAN CONNECTED TO MAIN BUILDING ON 921 JF MERIDIAN. NEW GREASE INTERCEPTOR TO BE LOCATED ON-SITE.

INTERIOR WORK INCLUDES NEW RESTAURANT AND BAR, KITCHEN, BREWERY. NEW ACCESSIBLE RESTROOMS. PROJECT TO INCLUDE NEW MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL WORK.

CONSULTANTS/CONTACTS

PROPERTY OWNER

921 MERIDIAN & GOLDEN OAKS INVESTMENT LP
JASON MAC

BUSINESS OWNER

THE GIDDY OSTRICH
JAMES BOYLE
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INTERIOR DESIGNER

WHISKEY & WOOL STUDIO
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KITCHEN DESIGNER

JOHN SHAMBRA
CRAFTMASTER STAINLESS
(310-497-5011)

ARCHITECT

ARMET DAVIS NEWLOVE & ASSOCIATES
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ELECTRICAL ENGINEER

AMELECT AMOS SLUTZKY
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MECHANICAL / PLUMBING ENGINEER

L & D GROUP
KAVEH DOLATABADY
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LANDSCAPE ARCHITECT

BRYAN GARRENE
(310)-701-6989)

BREWERY DESIGNER

JOHN SHAMBRA
CRAFTMASTER STAINLESS
(917-750-4677)

LEGAL INFORMATION

PROPERTY AREA: 3,465 SQ. FT. @ 921 MERIDIAN
7,500 SQ. FT. @ 915 MERIDIAN
TOTAL PROJECT AREA: 10,965 SQ. FT.
APN: 921 MERIDIAN 5315-008-046
915 MERIDIAN 5315-020-006
GOVERNING CODE: 2022 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS, CONDITIONS OF APPROVAL FROM PRIOR ZONING, DESIGN REVIEW, AND MAP APPLICATIONS
A-3
TYPE V B – NO SPRINKLERS
OCCUPANCY: 3,465 SF INTERIOR / 60 = 58 LOAD FACTOR
CONSTRUCTION TYPE: 3,465 SF < 8,000 ALLOWABLE PER TABLE 506.2
OCCUPANCY LOAD: 14'-8" < 55 SF ALLOWABLE PER TABLE 504.3
MAXIMUM BUILDING AREA: 14'-8" < 55 SF ALLOWABLE PER TABLE 504.3
MAXIMUM FLOOR HEIGHT: 14'-8" < 55 SF ALLOWABLE PER TABLE 504.3
NUMBER OF STORIES: PROPOSED 1 STORY < 2 STORIES ALLOWABLE PER TABLE 504.4

PLUMBING FIXTURE ANALYSIS:
MINIMUM PLUMBING FIXTURE BASED ON TOTAL OCCUPANT LOAD PER TABLE 421.1 FOR A2 OCCUPANCY:
DINING AREA/30 = 1350/30 = 45 OCCUPANTS
KITCHEN BREWERY AISLE AREA/50 = 700/50 = 18 OCCUPANTS
PATIO AREA/30 = 1840/30 = 61 OCCUPANTS
MIN. PLUMBING FIXTURES PER TABLE 422.1 TABLE A OF 2022 CPC = 62 MALE OCC. & 62 FEMALE OCC.
62/2 = 31 OCCUPANTS = 31 MALE OCCUPANCY
31 FEMALE OCCUPANCY

WC

URL

LA

MALE: 1 PER 50 OCC. 1 PER 200 OCC. 1 PER 200 OCC.
FEMALE: 2 PER 50 OCC. - 1 PER 100 OCC.

NO DRINKING FOUNTAIN PROVIDED. WATER FOUNTAINS CAN BE SUBSTITUTED WITH WATER STATIONS WHERE FOOD IS CONSUMED INDOORS. 415.2 CPC

1 SERVICE SINK REQUIRED/ 1 SERVICE SINK PROVIDED.

OCCUPANCY CALCULATIONS:

	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS	TOTAL EXITS REQUIRED
DINING	1350 SF.	1/15 (NET)	87 (86 SEATS SHOWN)	2
KITCHEN/BOH	860 SF.	1/200 (GROSS)	4	4
BREWERY	640SF.	1/200 (GROSS)	3	3
NON-OCC.*	615 SF.			> 50 OCCUPANTS = 2 EXITS REQ'D
GRAND TOTAL:	3,465 SF.		94 (86 SEATS**)	

* NON-OCCUPIED AREA INCLUDES FREEZER / COOLER, RESTROOM, CANOPIES / OVERHANGS, WALLS, HALLWAYS, AND VESTIBULE.
** TOTAL OCCUPANTS USING NUMBER OF SEATS. INCLUDES DINING ROOM OCCUPANTS

GENERAL BUILDING NOTES

GENERAL

1. ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.

2. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE PART OF THE CONTRACT AS DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.

3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL GENERAL CONDITIONS ASSOCIATED WITH THE PROJECT, INCLUDING SECURING THE SITE, ON-SITE AND OFF-SITE BARRIERS AND PROTECTION, SECURITY AND PROTECTION AT ADJACENT PROPERTIES, AT INTERIOR LOT LINES, TEMPORARY UTILITIES, ETC. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.

5. THE CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION ON THE DOCUMENTS.

SAFETY/EXITING

6. CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR PEDESTRIAN AND TRAFFIC BARRIERS. ALL WORK SHALL CONFORM TO ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.

7. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPLE STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS.

8. ALL FIRE-RATED ASSEMBLIES SHALL BE INSTALLED, LABELED, AND INSPECTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.

9. ALL RAMPS SHALL HAVE A HEAVY BROOM FINISH UNLESS OTHERWISE NOTED. SEE PLANS AND DETAILS.

10. ALL FLOORS IN PUBLIC AREAS SHALL BE OF NON-SLIP TACTILE SURFACE IN COMPLIANCE WITH HEALTH AND SAFETY CODES OF THE PREVAILING MUNICIPAL CODE.

11. FIRE DAMPERS OR FIRE DOORS SHALL BE PROVIDED WHERE AIR DUCTS OR OPENINGS PENETRATE FIRE RATED SURFACES.

12. GOVERNING CODES AND THE FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT FIRE EXTINGUISHERS.

13. EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" MAX. BELOW THE THRESHOLD, PER COMPLIANCE WITH A.D.A. REQUIREMENTS.

COORDINATION

14. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.

15. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT UNLESS OTHERWISE STATED IN WRITING FROM THE OWNER.

16. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING, REFRIGERATION AND ELECTRICAL DRAWINGS.

17. VERIFY LOCATIONS OF ALL CEILING ACCESS PANELS WITH MECHANICAL, PLUMBING AND ELECTRICAL PLANS. ACCESS PANELS SHALL BE FURNISHED AND INSTALLED WITH A FIRE RATING EQUAL TO THE WALL OR CEILING ASSEMBLY INTO WHICH THEY ARE TO BE INSTALLED. FINISH AND LOCATION SHALL BE APPROVED BY A.S.P.I. PRIOR TO INSTALLATION.

18. CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT PADS AND BASES WITH EQUIPMENT MANUFACTURERS AND SHALL VERIFY ALL SIZES AND LOCATIONS OF DUCT OPENINGS ON ROOF AND INTERIOR SHAFTS.

19. GENERAL CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.

BUILDING PAD

20. GENERAL CONTRACTOR SHALL REVIEW THE SITE DRAWINGS TO DETERMINE WHAT PAD AND PERIPHERAL CONDITIONS WILL EXIST AT THE START OF HIS WORK. CONTRACTOR SHALL PROVIDE ALL WORK REQUIRED (TRENCHING, CUT/FILL, UTILITIES, STORAGE ENCLOSURES, ETC.) FOR THIS BUILDING UNLESS THE DRAWINGS INDICATE OTHERWISE.

21. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A REGISTERED ENGINEER TO ESTABLISH REFERENCE LINES AND BENCHES, AND LAY OUT BUILDING ON THE SITE, INCLUDING REFERENCE POINTS AND GRADE MARKS FOR OTHER CONTRACTORS WORK. THE CONTRACTOR SHALL CERTIFY IN WRITING PRIOR TO START OF CONSTRUCTION, THAT NO DISCREPANCIES EXIST BETWEEN EXISTING CONSTRAINTS AND PLANNED DIMENSIONS.

22. THE CONTRACTOR SHALL CERTIFY IN WRITING, PRIOR TO THE START OF CONSTRUCTION, THAT HE ACCEPTS THE BUILDING PAD COMPACTION AS COMPLYING WITH THE REQUIREMENTS OF THE SOILS REPORT.

23. FOUNDATION/SLABS-ON-GRADE: PROVIDE COMPACTION, SLAB THICKNESS, BASE MATERIAL, REINFORCING MEMBRANE, ETC. AS REQUIRED BY THE STRUCTURAL DRAWINGS AND SOILS REPORT.

MISCELLANEOUS

24. WHERE GAS SERVICE IS BEING PROVIDED, CONTRACTOR TO PROVIDE AN OUTSIDE GAS SHUT-OFF VALVE CONSPICUOUSLY MARKED.

25. PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS, WHERE REQUIRED.

26. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER AND DRYWALL SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, UNLESS NOTED OTHERWISE.

27. PROVIDE METAL CORNER BEADS AT ALL OUTSIDE CORNERS OF PLASTER AND DRYWALL SURFACES, UNLESS NOTED OTHERWISE.

28. CONTRACTOR TO PROVIDE WOOD BLOCKING BEHIND ALL TOILET ROOM ACCESSORIES, GRAB BARS, HANDRAILS, WOOD TRIM AND WALL MOUNTED FIXTURES.

29. INTERIOR CONCRETE SLABS SHALL BE POURED LEVEL (UNLESS OTHERWISE INDICATED) WITH AN 1/8" TOLERANCE ON A 10'-0" EDGE IN ANY GIVEN DIRECTION.

30. ALL DIMENSIONS ARE TO THE FACE OF STUD WALL OR MASONRY UNLESS NOTED OTHERWISE.

31. ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEALED WITH APPROPRIATE SEALANT MATERIAL.

32. UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL, TRIM, TRELLAGE, RAILINGS, MOLDING, FRAMES, CASTING, ETC., SHALL BE PAINTED.

33. ALL TOILET ROOMS SHALL BE VENTILATED WITH 12 AIR CHANGES PER HOUR BY MECHANICAL MEANS. SEE APPLICABLE DRAWINGS.

34. THE CONTRACTOR SHALL WRAP OR OTHERWISE PROVIDE PROTECTION FOR UNDERGROUND UTILITY LINES IF REQUIRED BY THE SOILS REPORT.

35. CONTRACTOR TO CONFIRM LOCATIONS OF ANY EXISTING UTILITY STUBS AND ADVISE ARCHITECT OF ANY MAJOR DISCREPANCIES.

36. CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNER FOR CONSTRUCTION STAGING AND OBTAIN ALL NECESSARY CITY APPROVALS.

37. SUBSTITUTIONS: AN APPROVAL LETTER SIGNED BY THE OWNER IS REQUIRED FOR ALL SUBSTITUTIONS. A SHOP DRAWING STAMP, REGARDLESS OF HOW IT IS MARKED, IS NOT AN APPROVAL FOR A SUBSTITUTION. SEE SPEC FOR ADDITIONAL INFORMATION.

FIRE DEPARTMENT NOTES

1. INTERIOR WALL AND CEILING FINISHES FOR ASSEMBLY AND CONFERENCE ROOM AREAS SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 200 (CLASS III).

2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION.

3. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

4. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

5. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.

6. LIGHTING SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL. SEE ELECTRICAL DRAWINGS.

7. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED. SEE ELECTRICAL DRAWINGS.

DEFERRED SUBMITTALS

1. AUTOMATIC SPRINKLER SYSTEM. ALSO SUBMIT TO ARCHITECT FOR REVIEW.

2. SIGNAGE

VICINITY MAP

NOT TO SCALE

MISSION ST

EL CENTRO ST

MONTEREY RD

MERIDIAN AVE

FREMONT AVE

SITE

SHEET INDEX

ARCHITECTURAL

CS1	COVER SHEET
AS1.0	AS-BUILT SITE PLAN
AS1.1	SITE PLAN
AS2.3	ACCESSIBILITY DETAILS
AO.1	DEMO FLOOR PLAN
AO.2	DEMO ROOF PLAN
AI.1	PROPOSED FLOOR PLAN
AI.4	PROPOSED ROOF PLAN
A2.00	AS-BUILT EXTERIOR ELEVATIONS
A2.01	EXISTING CONDITIONS PHOTOS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS
AS.3	SECTION
AA.3	ROOF DETAILS
A9	DOOR & WINDOW SCHEDULES
A9	STANDARD DETAILS
A10	STANDARD DETAILS
AI1	RENDERINGS

LANDSCAPE

L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PALETTE



**ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS**

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

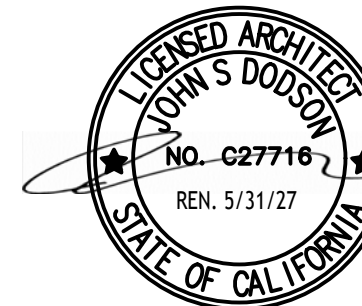


whiskey + wool studio

1613 Chelsea Road, Ste. 970
San Marino, CA 91108
619-316-2533
B.L. 061038148

REV.	DATE	DESCRIPTION
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THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



the GIDDY OSTRICH

LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE _____

JOB NO.

DRAWN BY:

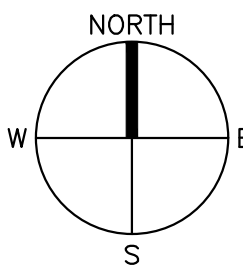
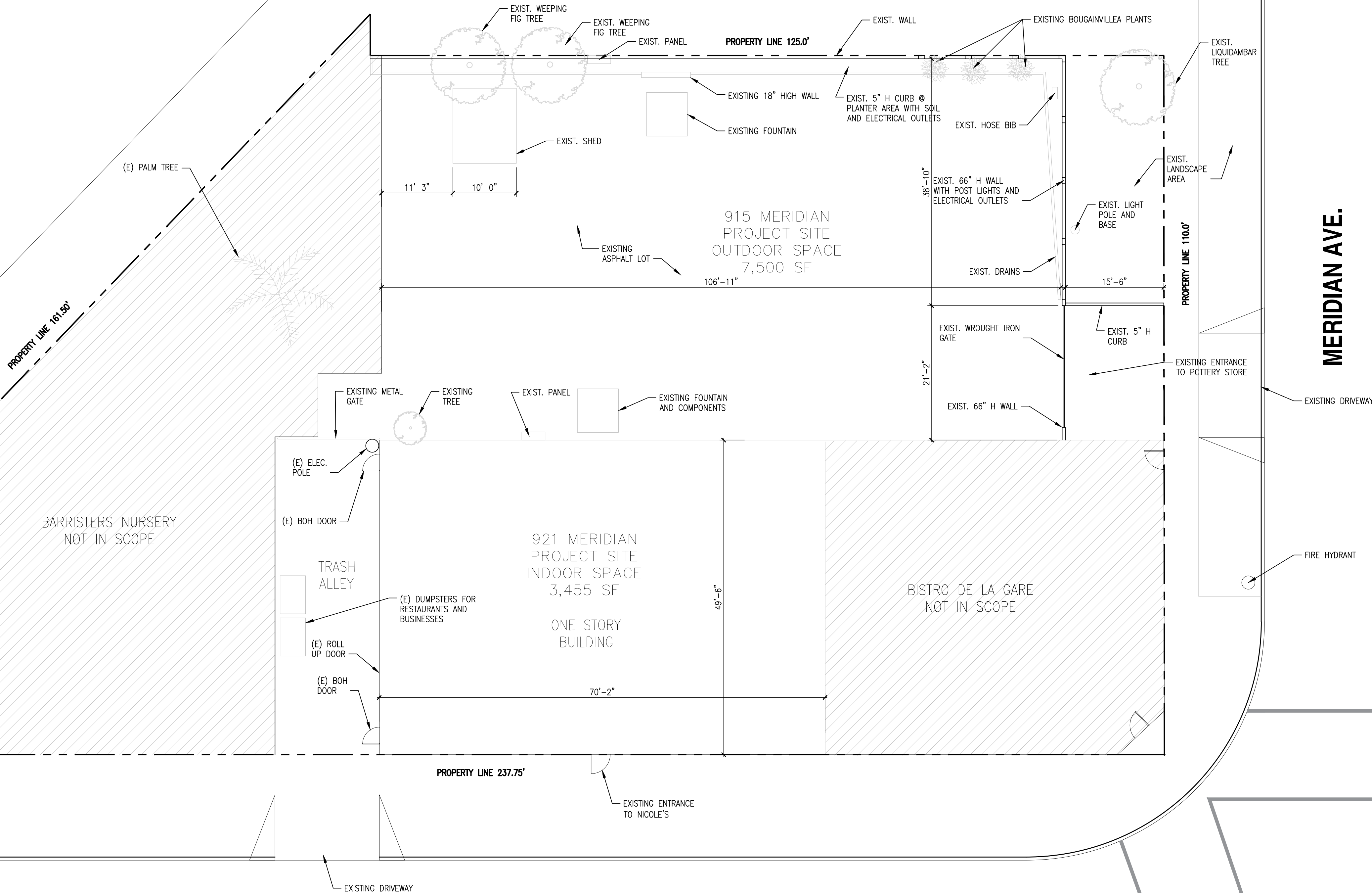
FILE NAME

COVER SHEET

CS1

METRO TRACKS AND STOP
NOT IN SCOPE

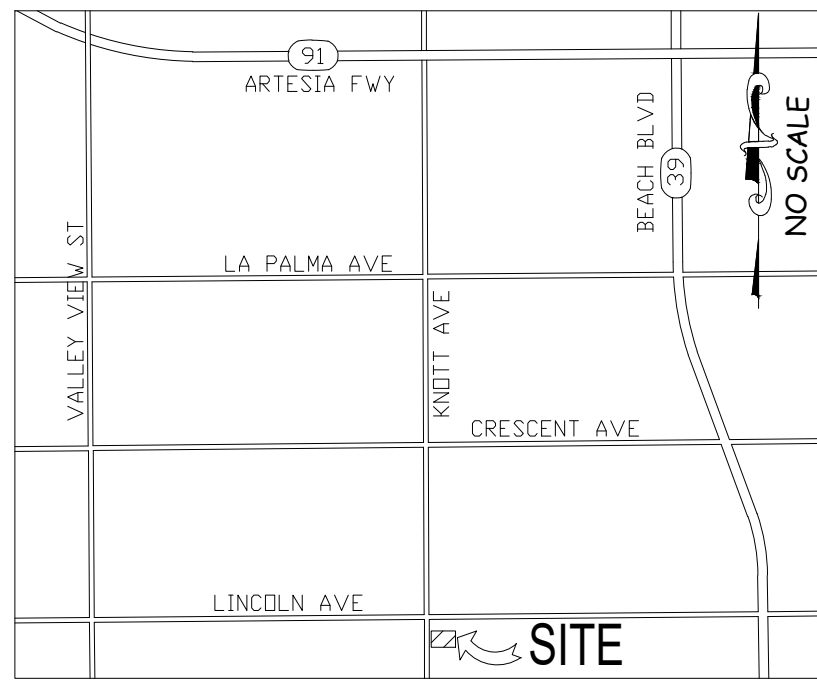
SOUTH PASADENA MUSEUM
NOT IN SCOPE



AS-BUILT SITE PLAN

SCALE: 1/10" = 1'-0"

VICINITY MAP



ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

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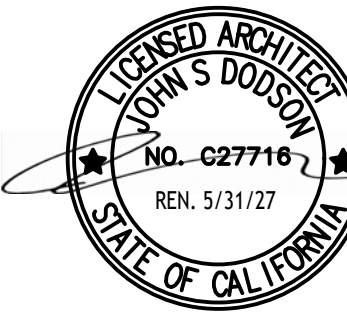


whiskey + wool studio

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the GIDDY
OSTRICH

LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE

JOB NO.

DRAWN BY

CHECKED BY

FILE NAME

AS-BUILT SITE PLAN

AS1.0

PROJECT INFORMATION

APN: 915 MERIDIAN	5315-008-046
APN: 921 MERIDIAN	5315-020-006
LOT AREA TOTAL:	10,965 SQ. FT.
BUILDING AREA:	3,465 SQ. FT. (32%)
COVERED PATIO AREA:	2,200 SQ. FT.
FLAT WORK PATIO AREA:	3,000 SQ. FT. (27%)
LANDSCAPE AREA:	4,500 SQ. FT. (41%)

SITE PLAN NOTES

1. NEW CONCRETE FLATWORK TO HAVE #4'S AT 16" O.C. E.W. OVER 2" OF SAND.
2. REVIEW CONDITION OF EXISTING GUTTERS AND REPAIR OR REPLACE AS REQUIRED.
3. REVIEW CONDITION OF EXISTING LAWN, TREES, SHRUBS, PLANTING BEDS, LANDSCAPE TIES, FENCES, AND DECORATIVE WALLS AND IRRIGATIONS SYSTEMS AND REPAIR AS REQUIRED.
4. ACCESSIBILITY DETAILS ARE FOR COMPLIANCE PURPOSES. VERIFY ALL ITEMS AND IF NONE EXIST, PROVIDE. IF DAMAGED/UNREADABLE OR NON-COMPLIANT, REPLACE.
5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
6. DETECTABLE WARNING PRODUCT APPROVAL - ONLY APPROVED DIVISION OF THE STATE ARCHITECT, ACCESS COMPLIANCE (DS/AC) APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED.



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ASSOCIATES, AIA ARCHITECTS

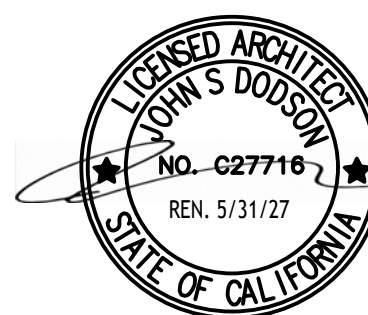
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whiskey + wool studio
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San Marino, CA 91108
619-316-2533
B.L. 061038148

REV.	DATE	DESCRIPTION
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the GIDDY
OSTRICH

LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE

JOB NO.

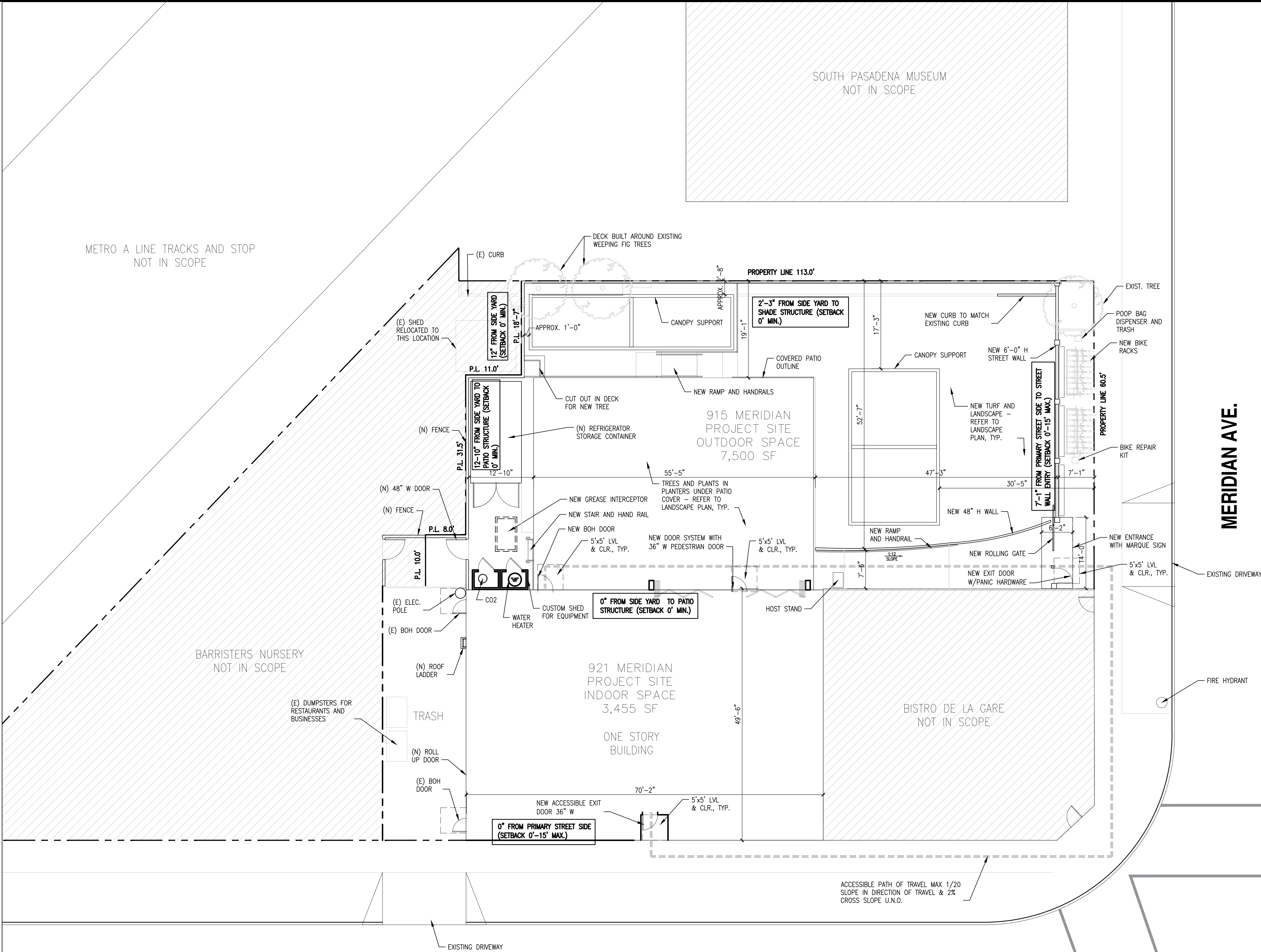
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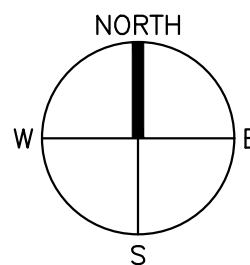
FILE NAME

SITE PLAN

AS1.1

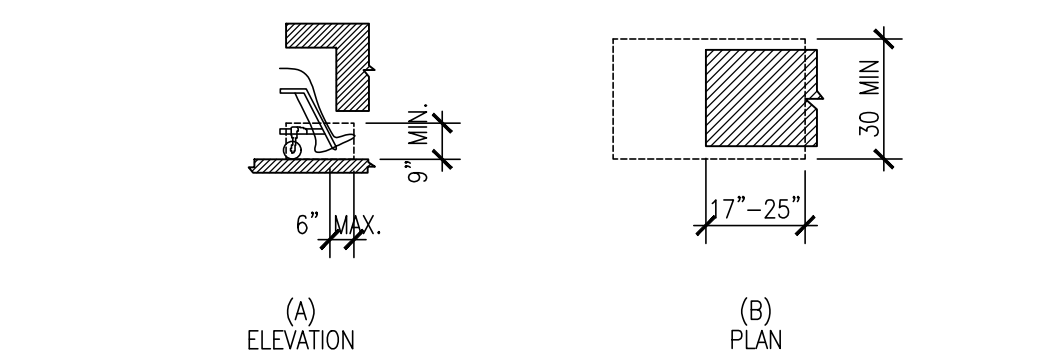


SETBACK	
PRIMARY STREET	0 TO 15 FEET MAX.
SIDE STREET (NOT APPLICABLE)	0 TO 15 FEET MAX.
SIDE YARD	0 FEET
REAR WITH ALLEY (NOT APPLICABLE)	5 FEET MIN.
REAR NO ALLEY (NOT APPLICABLE)	10 FEET MIN.

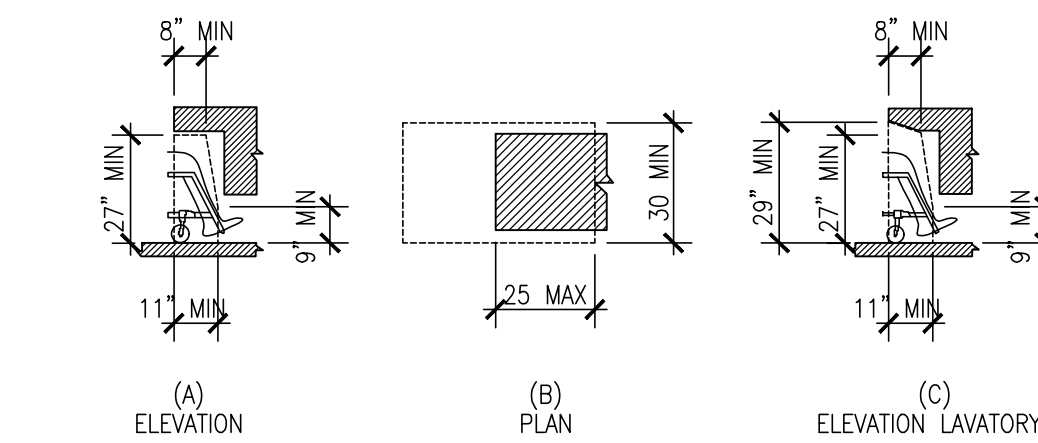


PROPOSED SITE PLAN

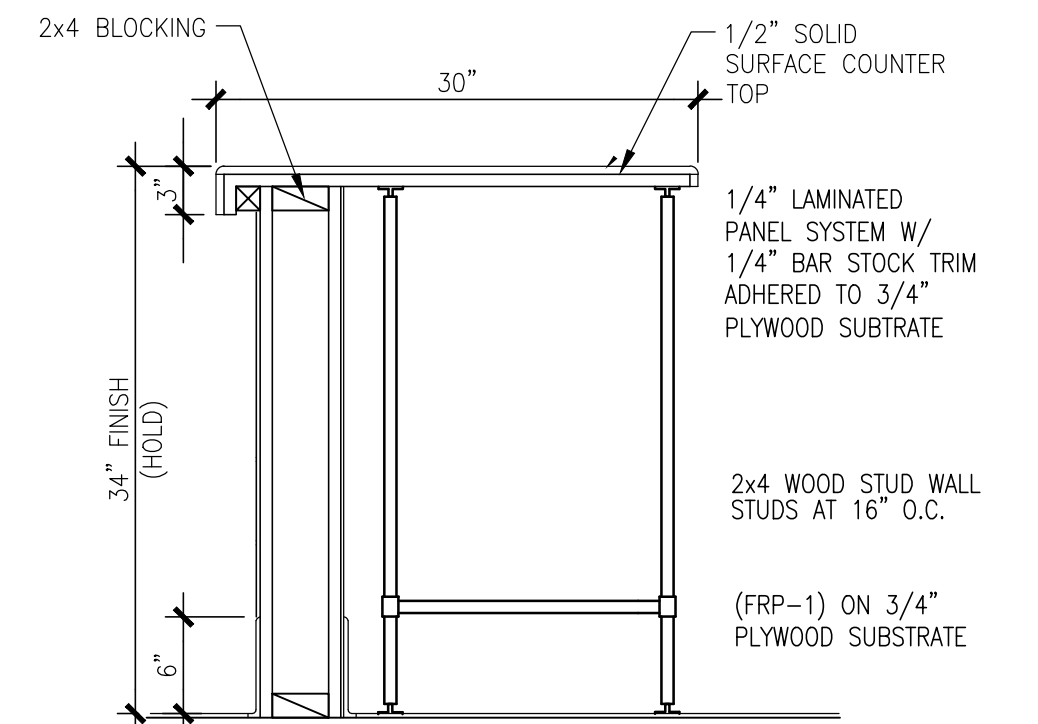
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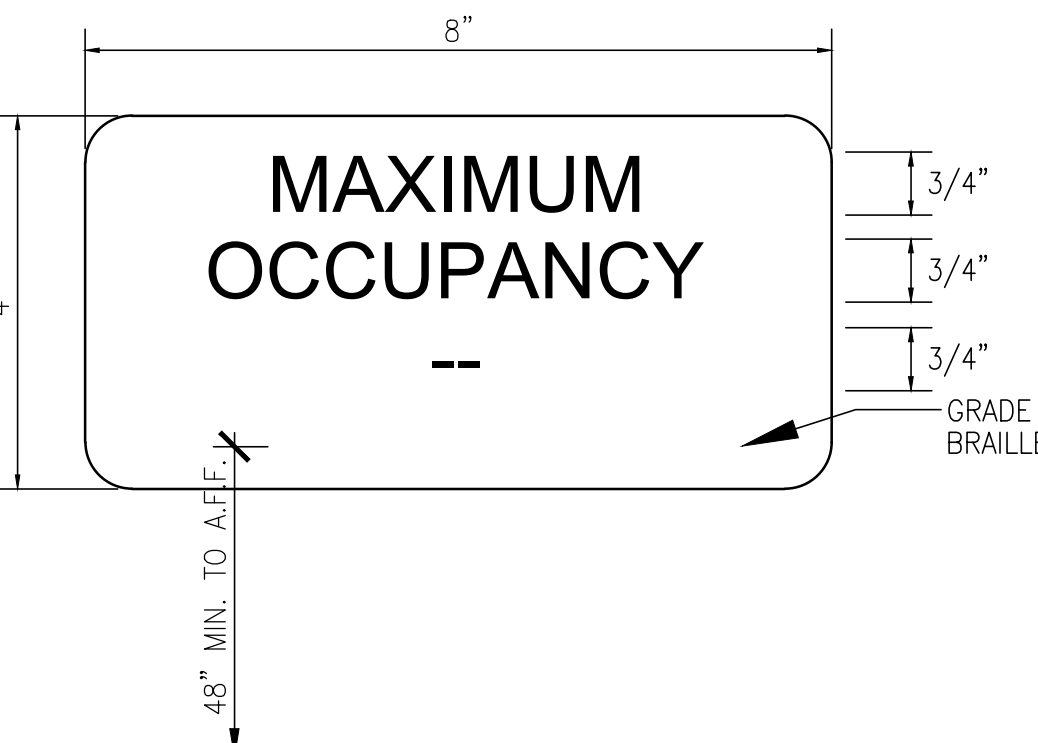
13 **TOE CLEARANCE REQUIREMENT**
AS2.3 SCALE: N.T.S.



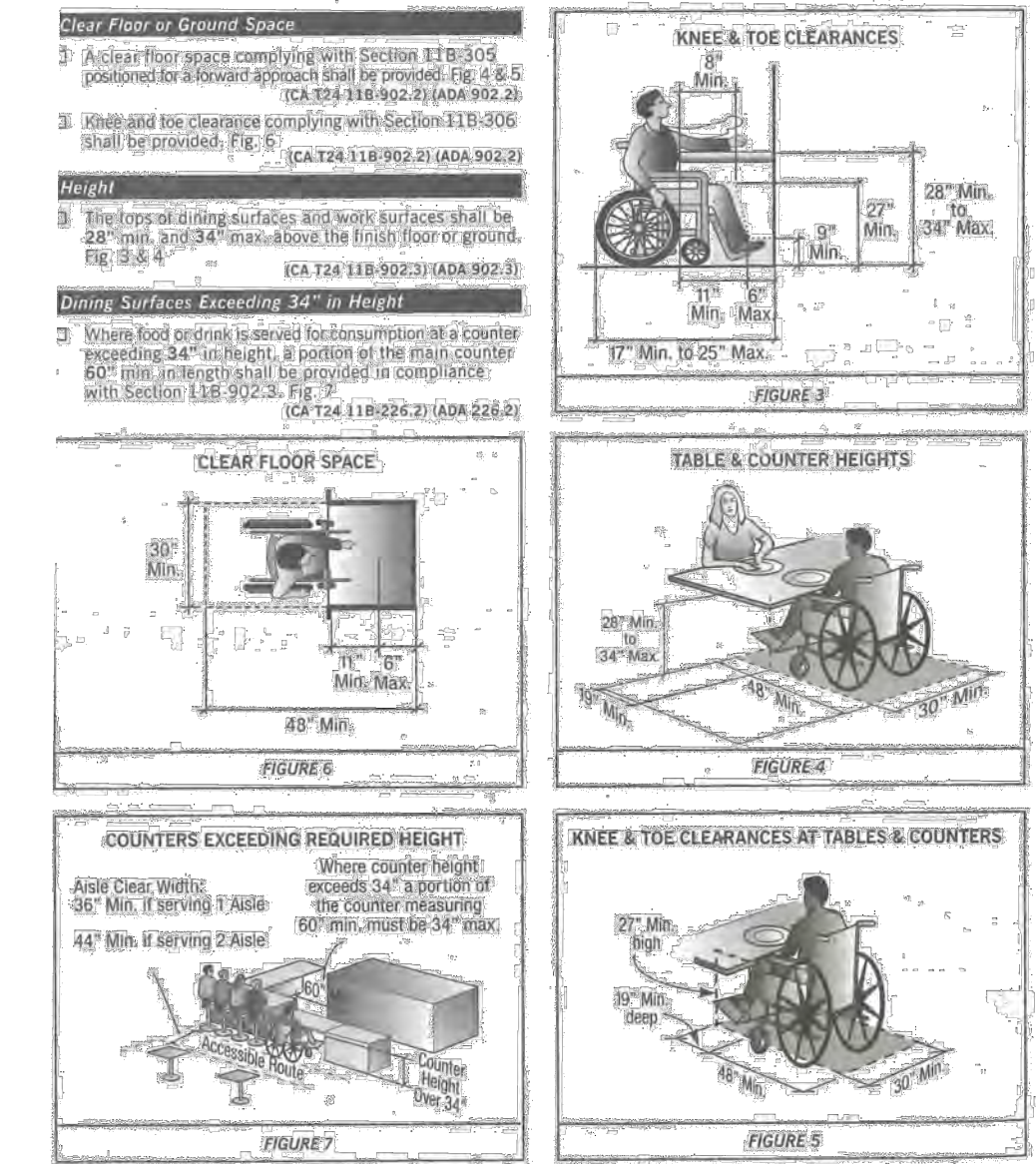
14 **KNEE CLEARANCE REQUIREMENT**
AS2.3 SCALE: N.T.S.



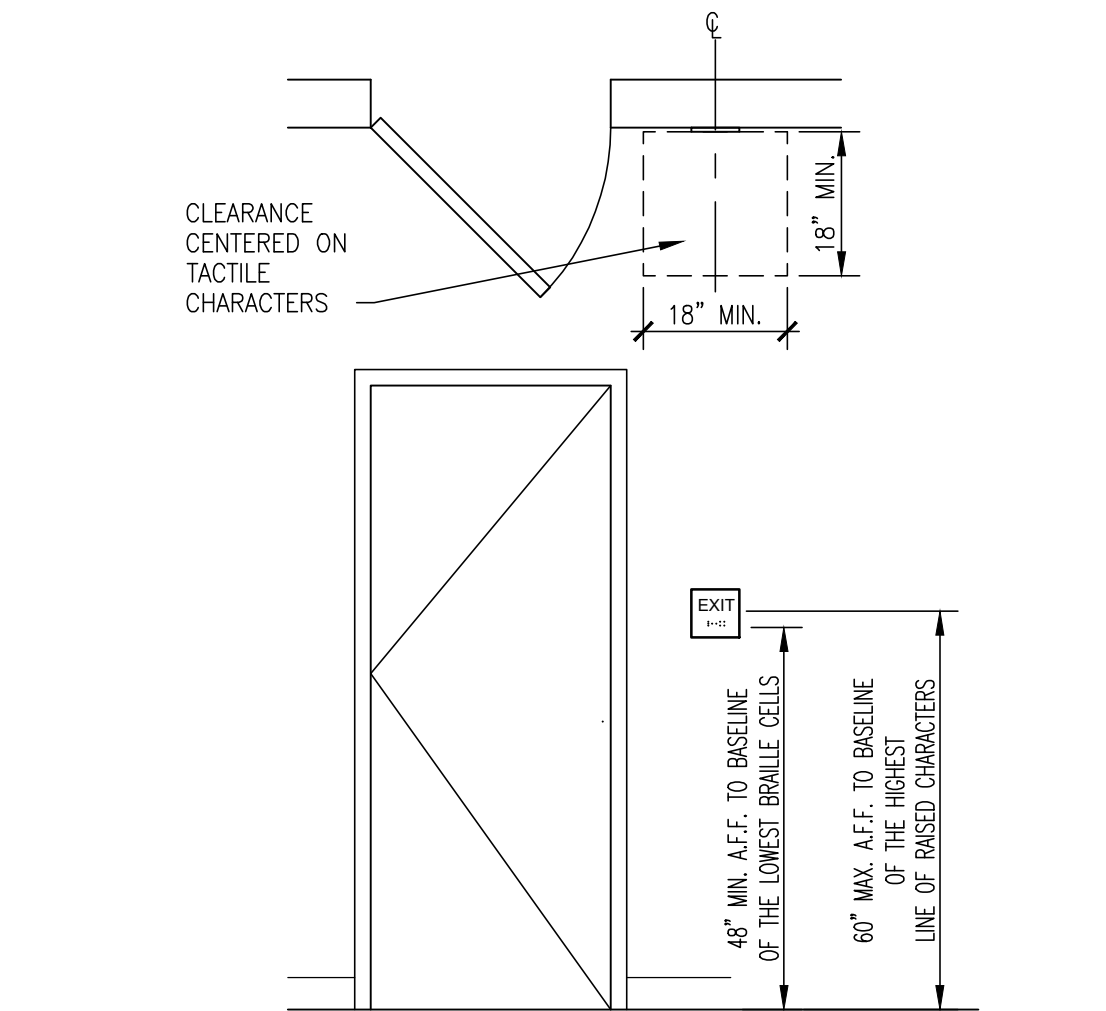
15 **COUNTER REQUIREMENTS**
AS2.3 SCALE: N.T.S.



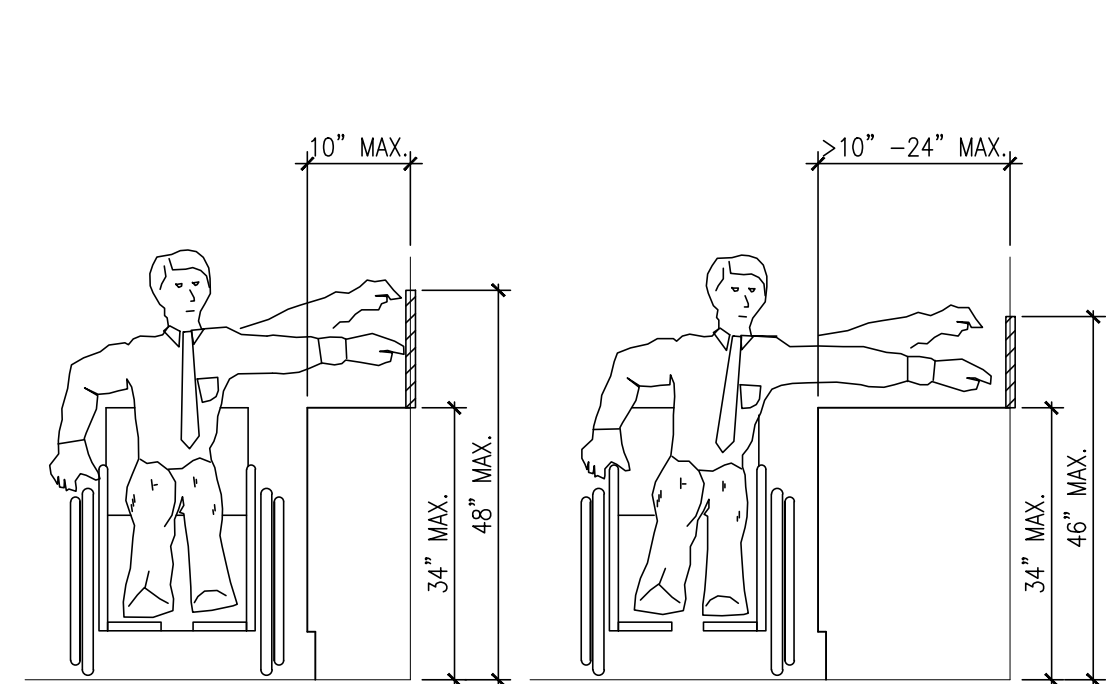
16 **MAXIMUM OCCUPANCY DETAIL**
AS2.3 SCALE: N.T.S.



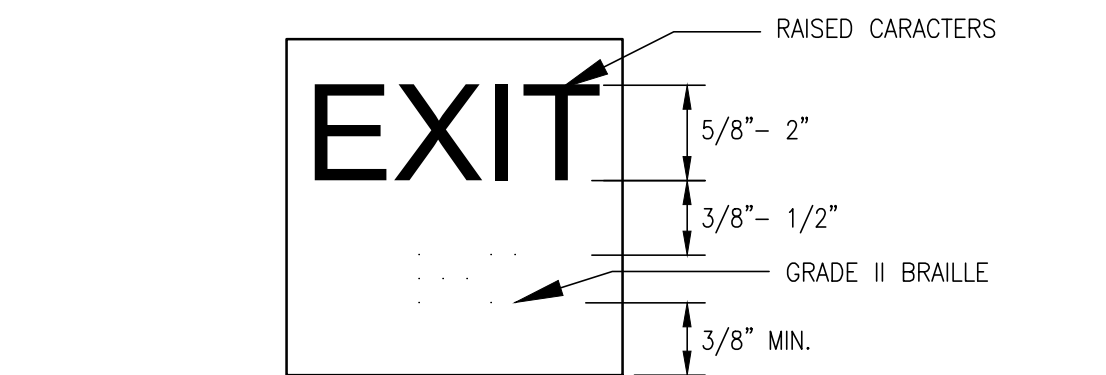
17 **ACCESSIBILITY DETAILS PER 11B-903**
AS2.3 SCALE: N.T.S.



7 **UNOBSTRUCTED SIDE REACH**
AS2.3 SCALE: N.T.S.

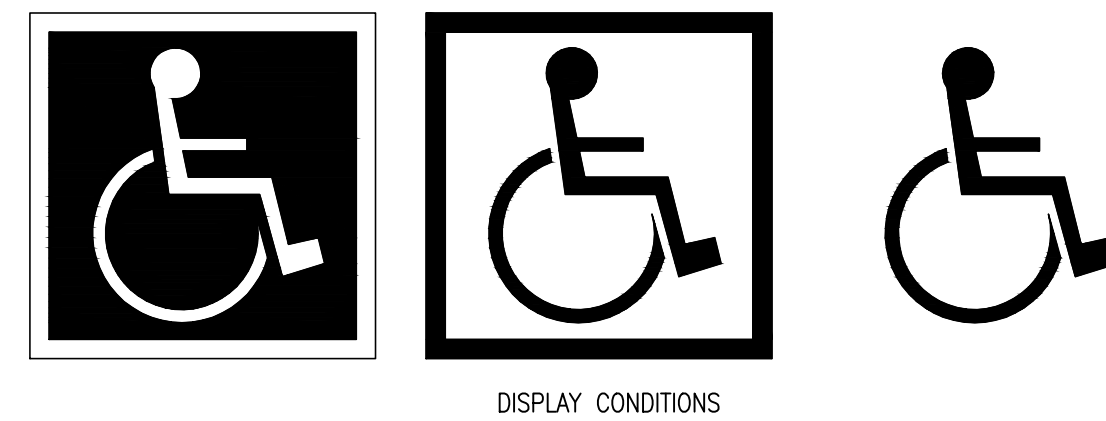


8 **OBSTRUCTED HIGH SIDE REACH**
AS2.3 SCALE: N.T.S.



- RAISED CHARACTER:**
- CHARACTERS SHALL BE RAISED 1/32" MINIMUM ABOVE THEIR BACKGROUND. UPPER CASE, SANS-SERIF TYPE, SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".
 - CHARACTER HEIGHT MEASURED FROM THE BASELINE SHALL BE 5/8" MINIMUM AND 2" MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".
 - STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8" MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WITH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16" MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 5/8" MINIMUM.
 - SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135% MINIMUM AND 170% MAXIMUM OF THE RAISED CHARACTER HT.
- PLACEMENT/LOCATION:**
- PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
- FINISH & CONTRAST:**
- CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGOUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- LITERARY BRAILLE STANDARD DIMENSIONS:**
- | | |
|--|------------------|
| DOT BASE DIAMETER | .059 TO .063 IN. |
| DISTANCE BETWEEN TWO DOTS IN THE SAME CELL | .100 IN. |
| DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS | .300 IN. |
| DOT HEIGHT | .025 TO .037 IN. |
| DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW | .395 IN. |
- STD. VISUAL/TACTILE SIGNAGE**
AS2.3 SCALE: 1/2" = 1'-0"

11 **STD. VISUAL/TACTILE SIGNAGE**
AS2.3 SCALE: 1/2" = 1'-0"

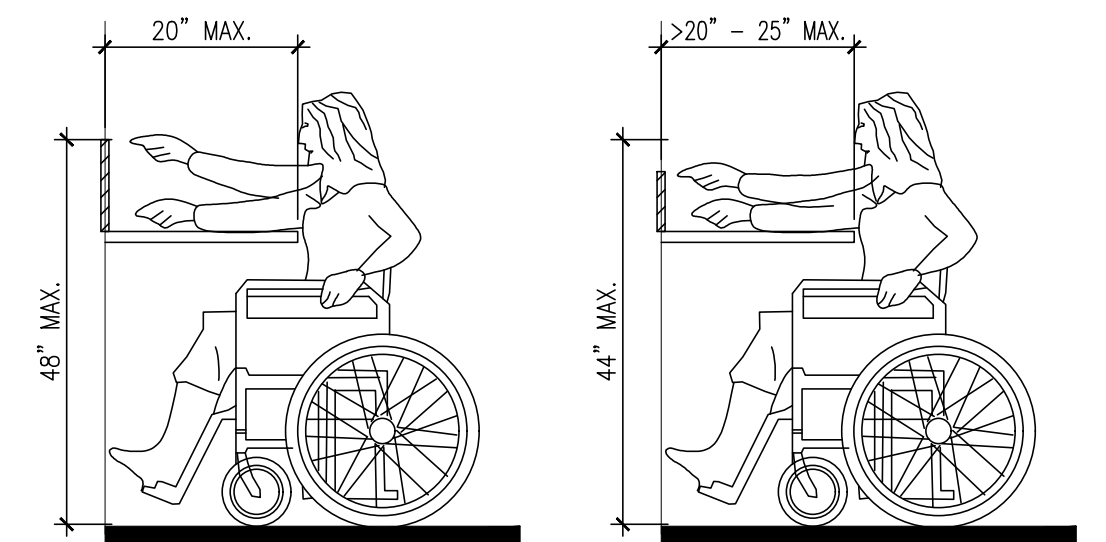


- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED ON:
- PARKING SPACES DESIGNATED AS RESERVED FOR INDIVIDUALS WITH DISABILITIES
 - ACCESSIBLE PASSENGER LOADING ZONES
 - ACCESSIBLE ENTRANCES (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATED THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE)
 - ACCESSIBLE TOILET AND BATHING FACILITIES

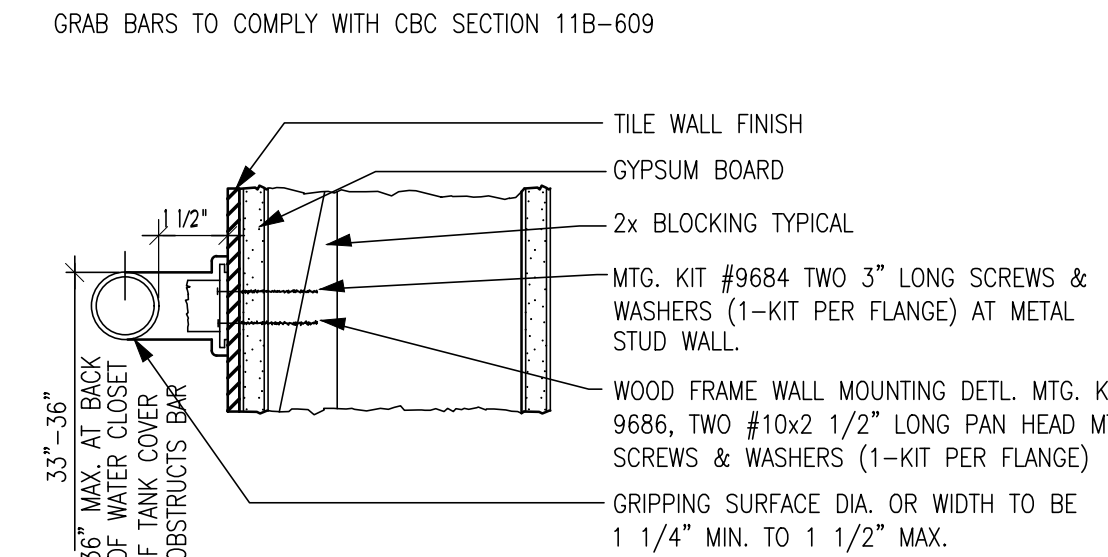
ENTRANCE TO BUILDINGS AND FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. IN EXISTING BUILDINGS AND FACILITIES, ENTRANCES WHICH ARE NOT ACCESSIBLE SHALL HAVE DIRECTIONAL SIGNAGE THAT INDICATES THE LOCATION OF AND ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.

12 **INTERNATIONAL SYMBOL OF ACCESSIBILITY**
AS2.3 SCALE: N.T.S.

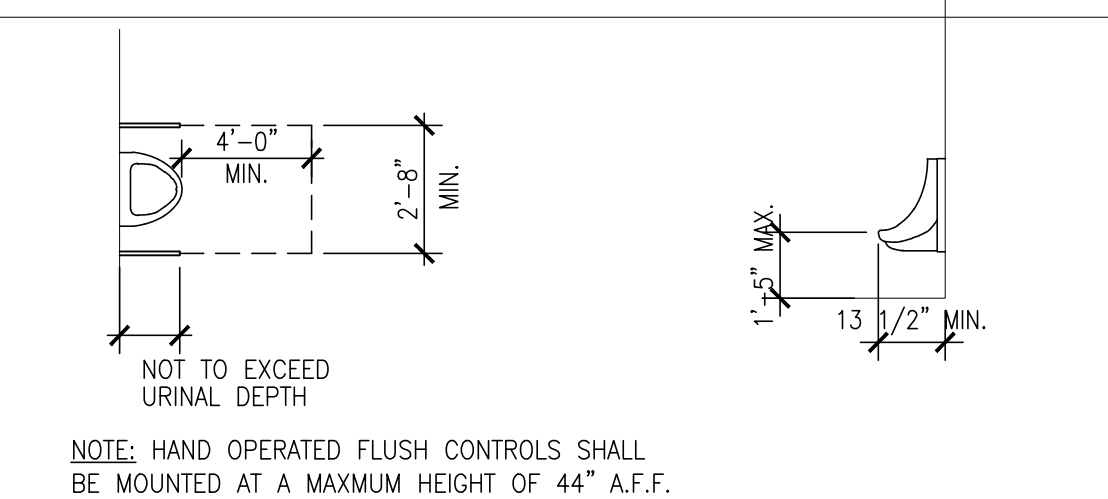
9 **UNOBSTRUCTED FORWARD REACH**
AS2.3 SCALE: N.T.S.



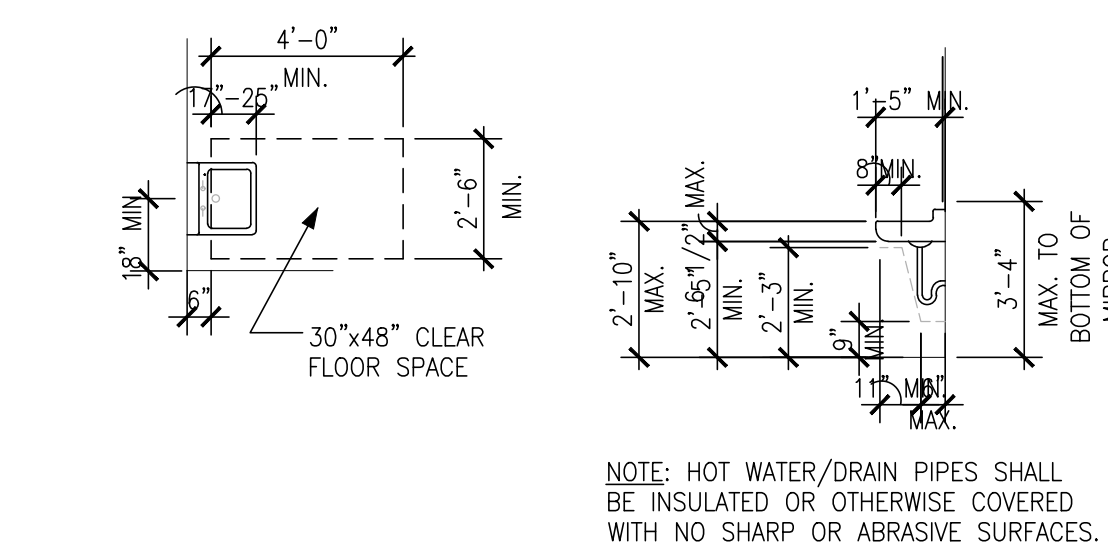
10 **OBSTRUCTED HIGH FORWARD REACH**
AS2.3 SCALE: N.T.S.



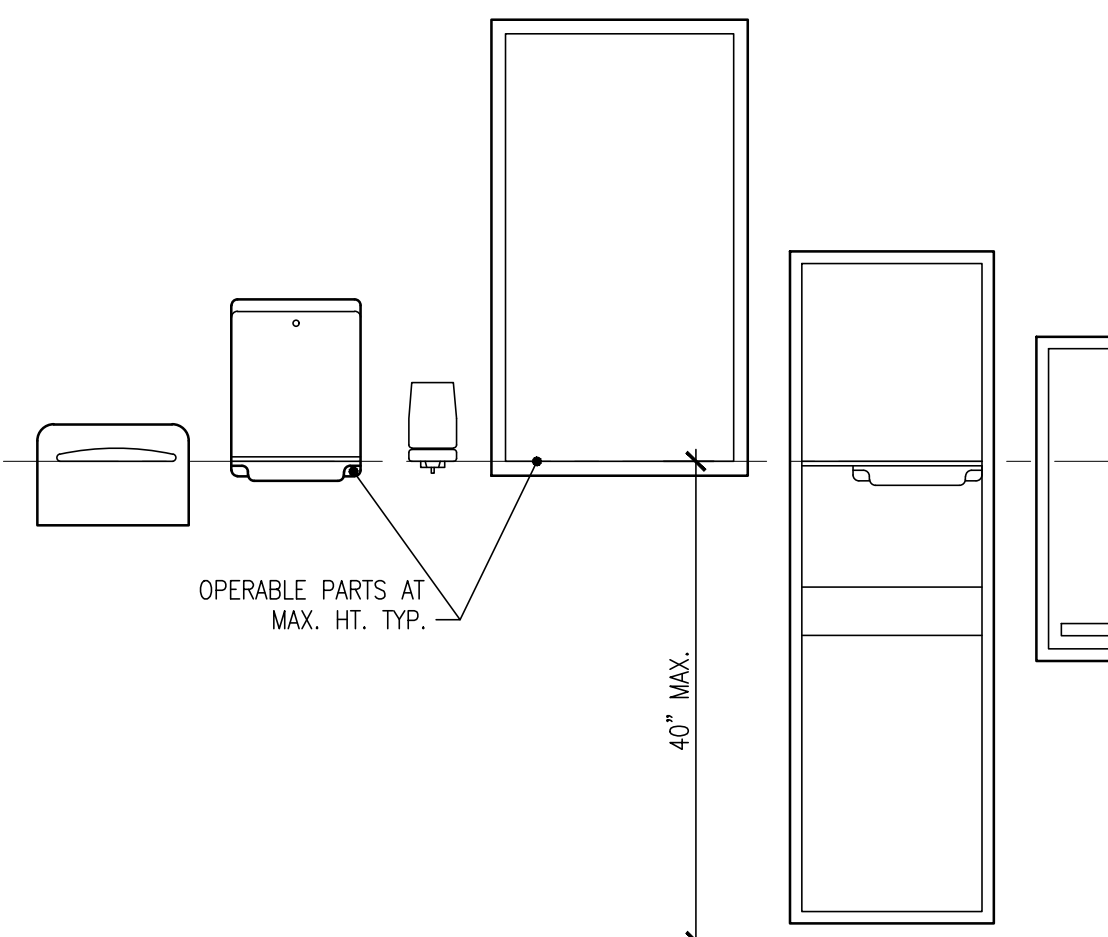
3 **GRAB BAR MOUNTING**
AS2.3 SCALE: N.T.S.



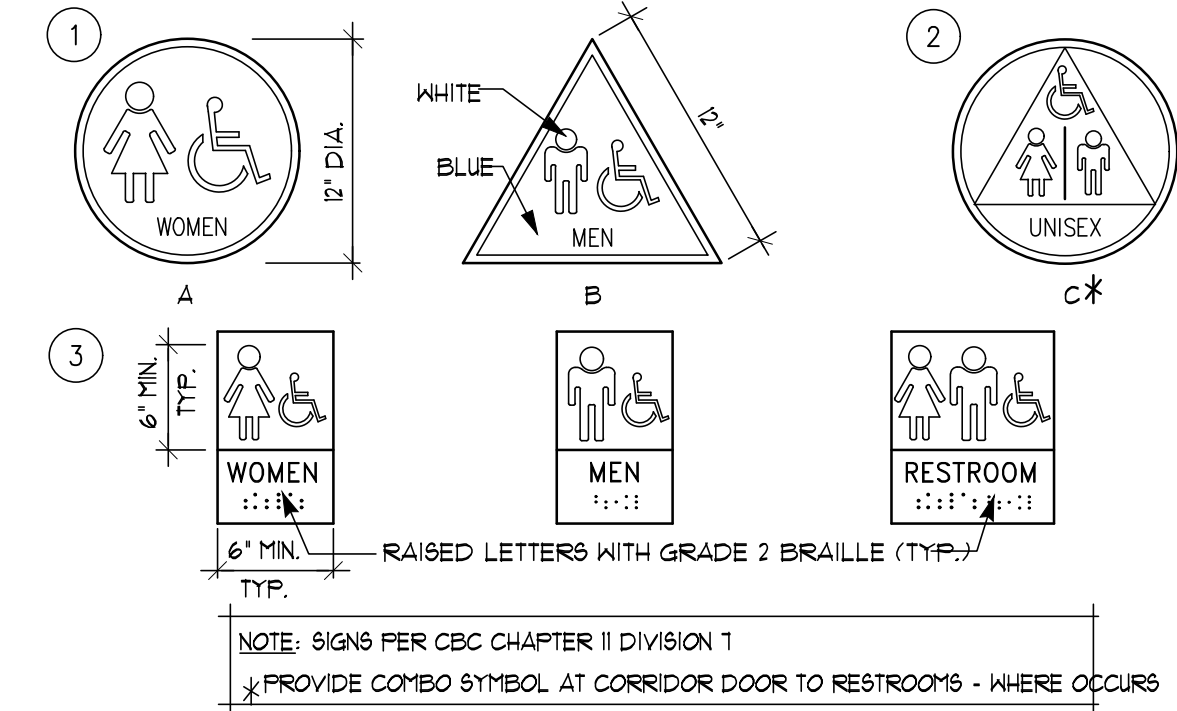
4 **STD. LAYOUT OF ACCESSIBLE URINAL**
AS2.3 SCALE: 1/4" = 1'-0"



5 **STD. LAYOUT OF ACCESSIBLE LAVATORY**
AS2.3 SCALE: 1/4" = 1'-0"

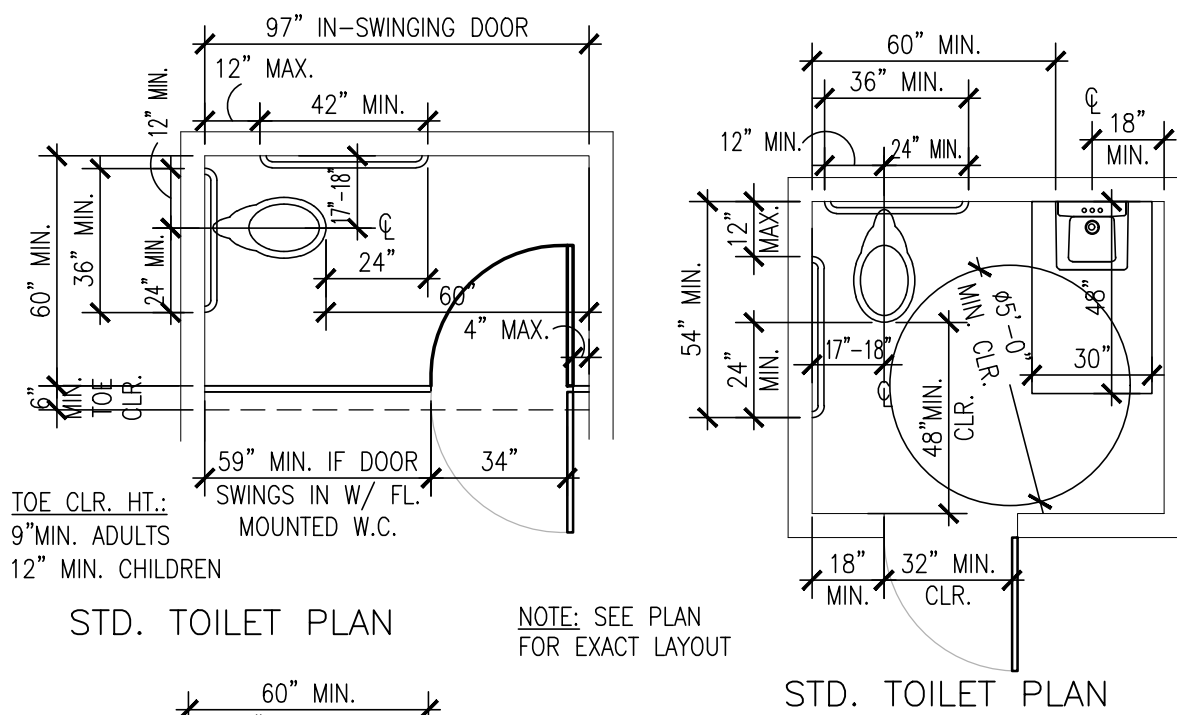


6 **STD. HEIGHT REQUIREMENTS**
AS2.3 SCALE: 3/4" = 1'-0"

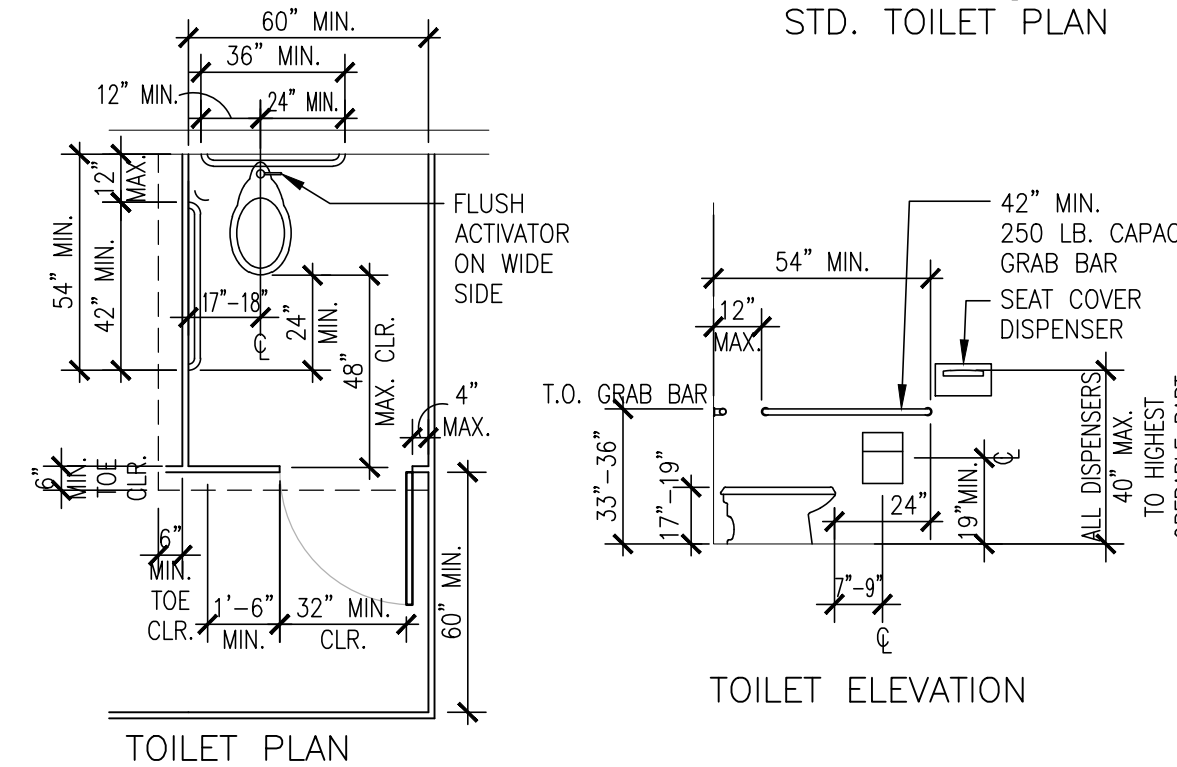


- ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD SHALL BE PROVIDED AND ON DOORWAYS LEADING TO WOMEN'S SANITARY FACILITIES, A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER SHALL BE PROVIDED. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 58 TO 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
- ON DOORWAYS LEADING TO UNISEX SANITARY FACILITIES, AN EQUILATERAL TRIANGLE MOUNTED ON A CIRCLE SHALL BE PROVIDED.
- ADA SIGNS FOR THE VISUALLY IMPAIRMENT WITH 6 IN. PICTOGRAM, RAISED LETTERING AND BRAILLE TO BE MOUNTED ON THE LATCH SIDE OF THE WALL ADJACENT TO THE RESTROOM. RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48" MIN. A.F.F. OR GROUND SURFACE MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAX. A.F.F. OR ABOVE GROUND SURFACE MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
- EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED. CORNERS OS SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.

1 **INTERNATIONAL SYMBOL**
AS2.3 SCALE: N.T.S.



2 **STD. LAYOUT OF ACCESSIBLE TOILET**
AS2.3 SCALE: N.T.S.



adn

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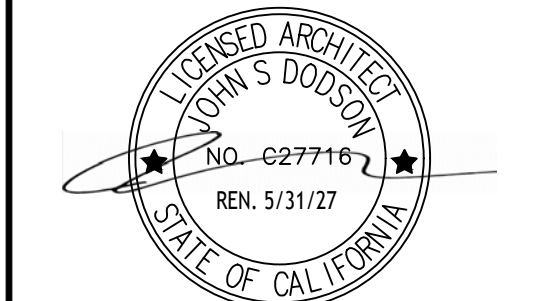
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the GIDDY OSTRICH

LOCATION _____

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE _____

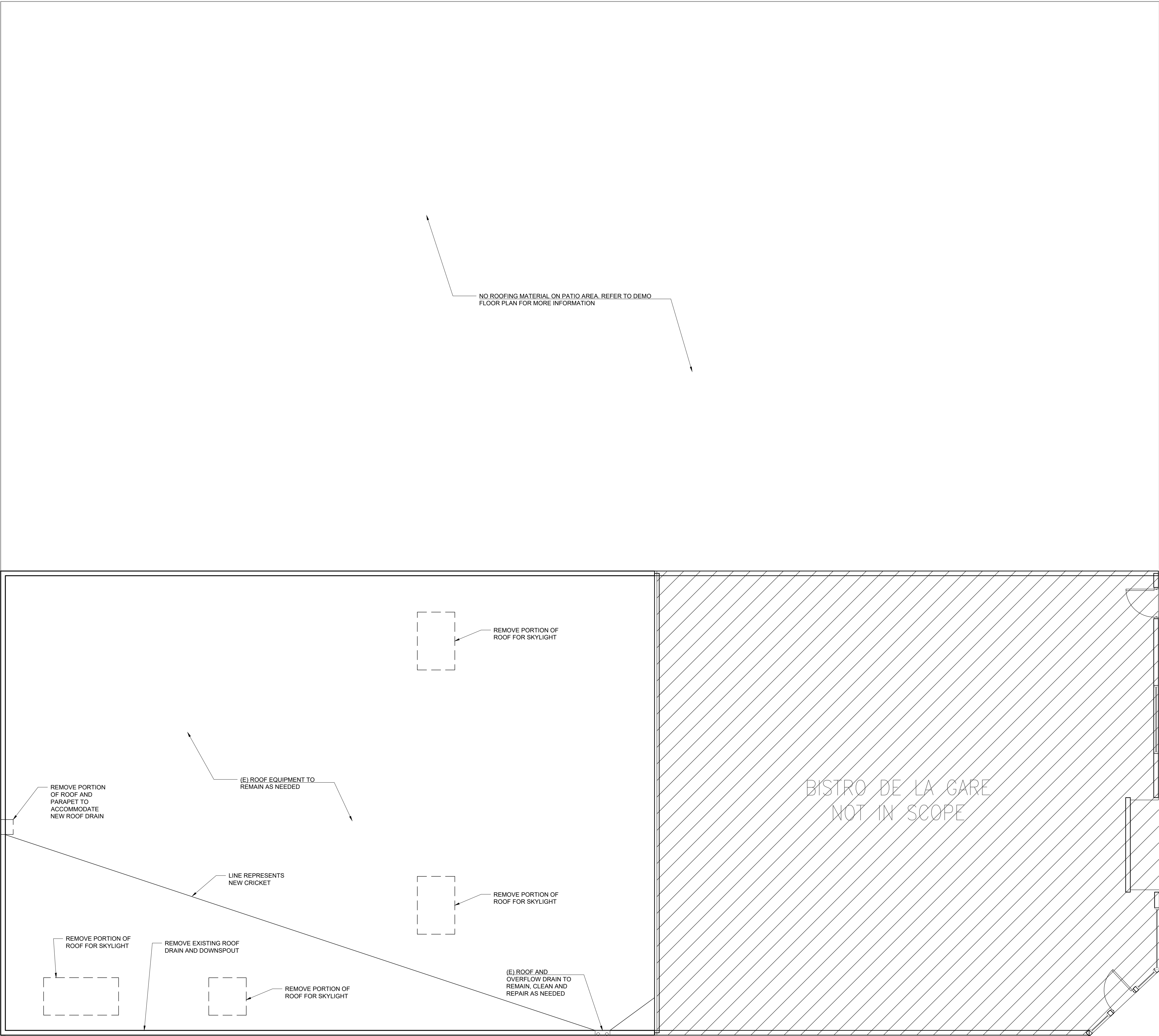
JOB NO. _____

DRAWN BY _____ CHECKED BY _____

FILE NAME _____

ACCESSIBILITY DETAILS

AS2.3



DEMOLITION GENERAL NOTES

1. REMOVE ALL EXISTING ROOFTOP EQUIPMENT.
2. REMOVE ALL EXISTING CONDUITS, EXPOSED WIRES, PIPES AND OTHER ABANDONED ITEMS FROM ROOF.
3. REMOVE AL EXISTING ROOFING ON ENTIRE ROOF DOWN TO ROOF DECK.
4. REPAIR ROOF DECK WHERE DAMAGED.

LEGEND

----- AREA OF DEMOLITION



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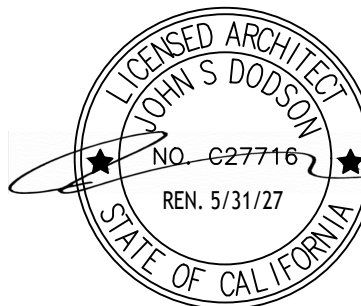


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the **GIDDY**
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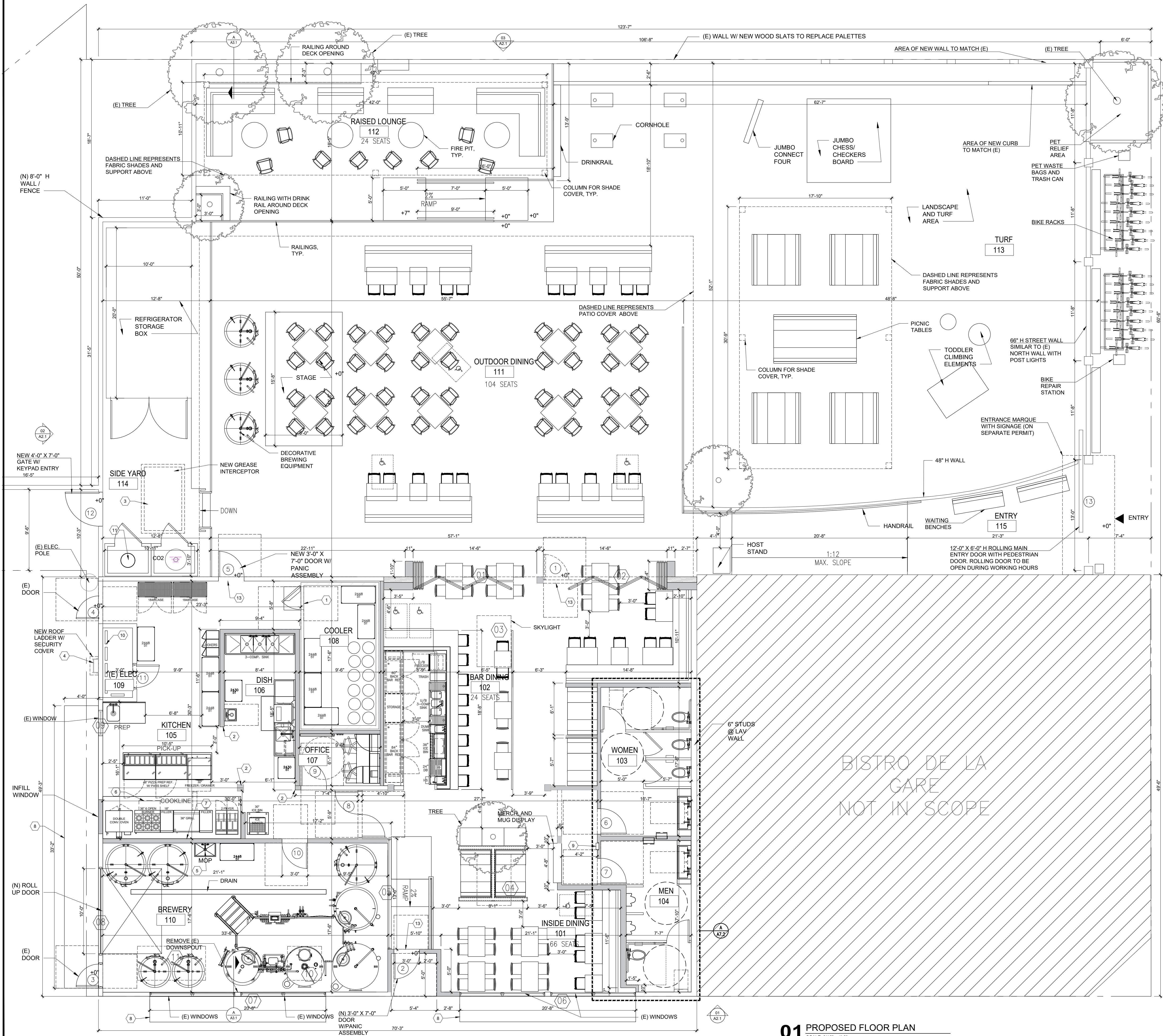
FILE NAME

DEMO ROOF PLAN

A0.2

01 DEMOLITION ROOF PLAN
SCALE: 3/16" = 1'-0"

6/8/2025, 1:22 PM, Y:\Active Projects\Giddy Ostrich\Drawings\10 A1.1 Floor Plan.dwg, krlm



GENERAL NOTES

- EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O.
- COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.
- REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.
- THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.
- REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.3.
- AN OPTIONAL PANELIZED EXTERIOR WALL SYSTEM IS AVAILABLE THROUGH RED-BUILT- SEE SUPPLIER LIST FOR CONTACT INFORMATION. G.C. MUST COORDINATE WITH AOR, OWNER, AND RED-BUILT TO VERIFY CODE COMPLIANCE, PERMITTING REQUIREMENTS, AND INSTALLATION CRITERIA.

LEGEND

- EXISTING CONSTRUCTION
- 16 GA. STUDS FULL HEIGHT WALL
- NEW NON-BEARING WALL W/3-5/8" 20 GA. STUDS OR 6" STUDS @ 16" O.C.
- STRONG WALL
- WALK-IN COOLER WALLS

CODED NOTES:

- WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR DOOR AS SCHEDULED.
- G.C. TO INSTALL STAINLESS STEEL CORNER GUARD, REFER TO FINISH PLAN SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
- PREFABRICATED USED COOKING OIL MANAGEMENT ENCLOSURE. PROVIDE MIN. 6" THICK, 7'-4" X 3'-6" CONC. SLAB.
- ROOF ACCESS LADDER RECEIVER & SAFETY GATE.
- MOP SINK, REF. 1/A5.1.
- EXHAUST HOOD, REF. MECHANICAL DRAWINGS.
- STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
- AWNING / CANOPY - UNDER SEPARATE PERMIT.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET, SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
- CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN 3'-0" AS REQUIRED BY NEC.
- HOT WATER TANK
- WALL MOUNTED FIRE EXTINGUISHERS, SUPPLIED AND INSTALLED BY GC. REF. INTERIOR ELEVATIONS.
- SIGN OVER DOOR IS TO READ "THIS DOOR SHALL REMAIN UNLOCKED WHEN THIS

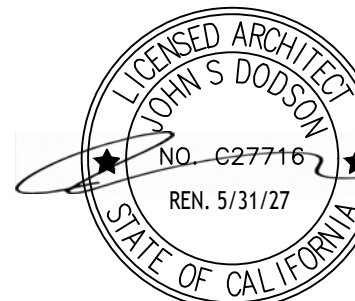
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the GIDDY OSTRICH

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DATE

JOB NO.

DRAWN BY

CHECKED BY

FILE NAME

FLOOR PLAN

A1.1

LEGEND

- EGRESS PATH
- EGRESS TRAVEL PATH
- OCCUPANT AREA BOUNDARY
- EXIT SIGN

SEATING AT TABLES (1012.4)

- EGRESS PATH: 42"
- aisle: 36" W. MIN. BETWEEN TABLES, NO CHAIRS
- aisle access way: 12" W. MIN.
 - 18" FOR ADJACENT CHAIR (EITHER SIDE)
 - 38" FOR CHAIRS BOTH SIDES
 - 1/2" FOR EA. FT. >12' 30' MAX. LENGTH UNTIL CHOICE OF TWO EXIT PATHS.

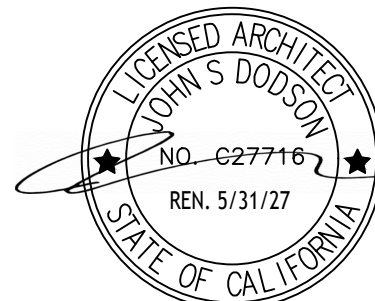
EXIT TRAVEL DISTANCE

A	TRAVEL DISTANCE PERMITTED: 200' MAX. MAX TRAVEL DISTANCE : 52'-2"
B	TRAVEL DISTANCE PERMITTED: 200' MAX. MAX TRAVEL DISTANCE : 71'-2"
C	TRAVEL DISTANCE PERMITTED: 200' MAX. MAX TRAVEL DISTANCE : 62'-11"

NOTES

- DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE OR HAZARDOUS ROOMS OR AREAS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL (CBC 1001.1).
- EVERY ASSEMBLY AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM (CBC 1004.9).
- DOORS OPENING INTO THE PATH OF EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN ONE HALF DURING THE COURSE OF SWING. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED WIDTH. (CBC 1005.7.1)
- WALK-IN REFRIGERATORS OR FREEZERS UNDER 300SF PER SECTION 1605.1(A) OF THE CA APPLIANCE EFFICIENCY STANDARDS:
 - REFRIGERATOR WALLS, CEILING, AND DOORS: R-25 MIN.
 - FREEZER WALLS, CEILINGS, AND DOORS: R-32 MIN.
 - FREEZER FLOORS: R-28 MIN.
 - STRIP OR SELF-CLOSING DOORS ARE REQUIRED.
 - GLASS FOR DOORS AND WINDOWS SHALL BE DOUBLE PANE FOR REFRIGERATORS AND TRIPLE PANE FOR FREEZERS.
- PER CBC 11B-203.9, EMPLOYEE WORK AREAS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE AN ACCESSIBLE APPROACH, ACCESSIBLE ENTRANCE AND EXITS. THIS INCLUDES LANDING SIZES, RAMPS, THRESHOLDS, DOOR OPENING FORCE, DOOR HARDWARE AND AT LEAST ONE 3FT WIDE DOOR PROVIDING 32" CLEAR WIDTH WHEN USER PASSAGE IS REQUIRED.

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LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE

JOB NO.

DRAWN BY

CHECKED BY

FILE NAME

EXIT PLAN

A1.3

01 LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

ACCESSIBLE PATH OF TRAVEL, MAX.
1/20% SLOPE IN DIRECTION OF TRAVEL
& 2% CROSS SLOPE U.N.O.

2-71

GENERAL NOTES

- A. ROOF WORK TO BE INSTALLED WITH APPROVED ROOF MATERIAL SPECIFICATIONS. PROVIDE AND INSTALL ROOF INCLUDING BUT NOT LIMITED TO, INSULATION BOARD, EDGE FLASHING(S), COPINGS, SEALED TERMINATIONS AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. AT PENETRATIONS/ ATTACHMENTS IN THE ROOF, FLASH/ PROVIDE WEATHER TIGHT SEAL PER ROOFING SYSTEM MANUFACTURER'S WARRANTY REQUIREMENTS. THE ROOFING CONTRACTOR SHALL ENSURE THE ENTIRE ROOF SHALL BE WEATHER AND WATER TIGHT WITH POSITIVE DRAINAGE TO THE ROOF DRAINS AND NO PONDING.
- B. ROOFING CONTRACTOR SHALL INSTALL RIGID INSULATION (PER LOCAL ENERGY CODE) AND PRIOR TO MEMBRANE INSTALLATION. SYSTEM TO BE COMPLETE WITH ALL ACCEPTABLE PRODUCTS AND INSTALLATION REQUIRED TO PROVIDE A FULL MANUFACTURER'S WARRANTY.
- C. ALL ROOF-MOUNTED EQUIPMENT WILL BE BELOW THE HEIGHT OF PARAPET.
- D. NEW ROOF COVERINGS SHALL BE FIRE RETARDANT MINIMUM CLASS 'A' ROOFING THROUGHOUT.
- E. NEW ROOFING SHALL HAVE MINIM AGED SOLAR REFLECTANCE OF 0.63 AND A MINIMUM THERMAL REMITTANCE OF 0.75 OR A MINIMUM SRI OF 75.
- F. PROVIDE R-17 INSULATION WITH MINIMUM R10 ABOVE DECK.

CODED NOTES:

1. PROVIDE POSITIVE DRAINAGE AROUND ALL ROOF CURBS.
2. INSTALL PIPE FLASHING FOR ROOF MOUNTED CONDENSERS LINES. REFER TO DETAIL 3/A4.3 AND 4/A4.3.
3. KITCHEN ICE MACHINE CONDENSER. REFER TO DETAIL 5/A4.3 FOR CURB. INSTALL PIPE INSULATION AT REFRIGERATION LINES
4. PARAPET/ATTIC VENTING BY ROOF MEMBRANE MANUFACTURER. MIN. 1 VENT PER FIREBLOCKED AREA.
5. MECHANICALLY FASTEN SINGLE-PLY ROOF MEMBRANE OVER CONTINUOUS RIGID BOARD INSULATION OVER PLYWOOD SHEATHING.
6. PLUMBING VENT PIPE. REFER TO DETAIL 9/A4.3 FOR REQUIRED FLASHING REQUIREMENTS. SEE PLUM DRAWINGS FOR LOCATIONS.
7. WALK-IN COOLER REMOTE CONDENSER. REFER TO ELECTRICAL DRAWINGS. INSTALLED BY WALK-IN-BOX SUPPLIER. FINAL CONNECTIONS BY CONTRACTOR. REFER TO DETAIL 5/A4.3.
8. ROOF ACCESS LADDER AND SECURITY COVER.
9. EXTEND ROOF MEMBRANE UP/OVER PARAPET & FLASH TO PRE-FINISHED ALUMINUM ROOF DRIP EDGE OR GRAVEL STOP. REFER TO WALL SECTIONS.
10. CANOPY / AWNING - UNDER SEPARATE PERMIT. REFER TO EXTERIOR ELEVATIONS AND WALLS SECTIONS FOR MORE DETAIL.
11. ROOFTOP UNIT. REFER TO MECHANICAL DRAWINGS
12. PRE-FINISHED ALUMINUM DRIP EDGE, REFER TO WALL SECTIONS.
13. DASHED LINE INDICATES CLEAR AREA REQUIRED FOR THE HVAC UNIT AIR INTAKE. LOCATE ALL EXHAUST AIR DEVICES OUTSIDE OF 10'-0" RADIUS (TYP).
14. COOK CENTER CONDENSER. SUPPLIED AND INSTALLED BY KED. FINAL CONNECTION BY CONTRACTOR. REFER TO DETAIL 5/A4.3.
15. EXHAUST FAN, REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
16. OVERFLOW DRAIN. FIELD LOCATE TO BE 2" HIGHER THAN THE MAIN DRAIN.
17. ROOF DRAIN. CONNECT LEADER TO UNDERGROUND STORM SYSTEM.
18. FIRE BLOCKING AT 10'-0" MAX. INTERVALS HORIZONTALLY, TYP.

adn

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

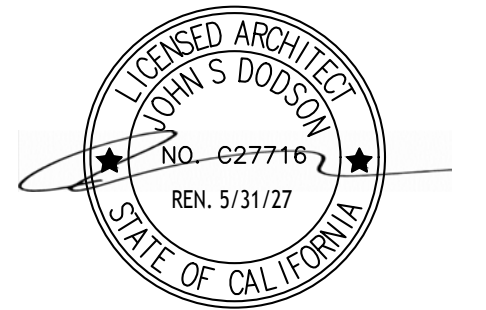
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

whiskey + wool studio

1613 Chelsea Road, Ste. 970
San Marino, CA 91108
619-316-2533
B.L. 061038148

REV.	DATE	DESCRIPTION
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the GIDDY OSTRICH

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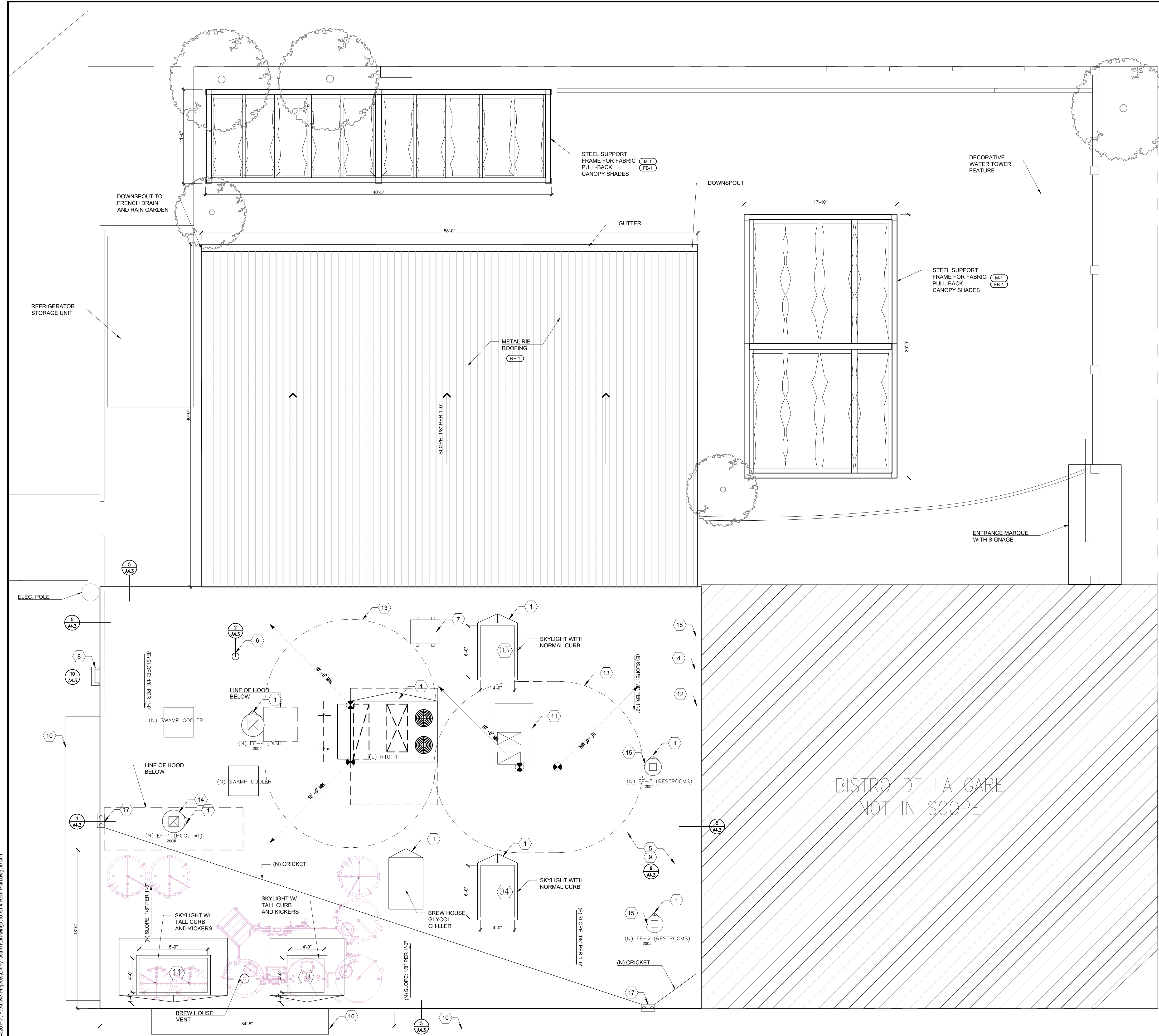
JOB NO.

DRAWN BY

FILE NAME

ROOF PLAN

A1.4



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

6/8/2025, 4:20 PM, Y:\Active Projects\Giddy Ostrich\Drawings\10 A1.4 Roof Plan.dwg, Kristin



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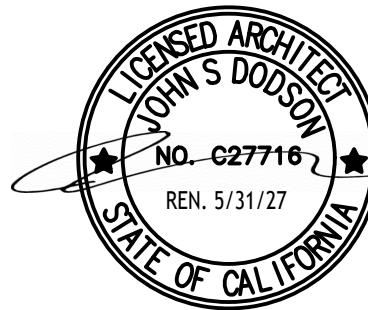


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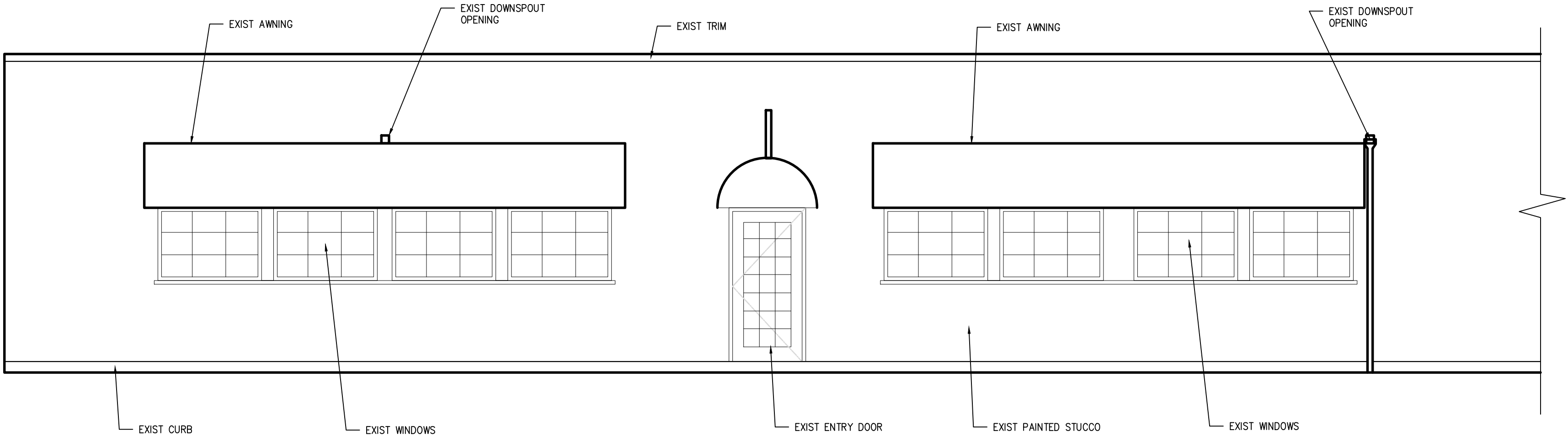
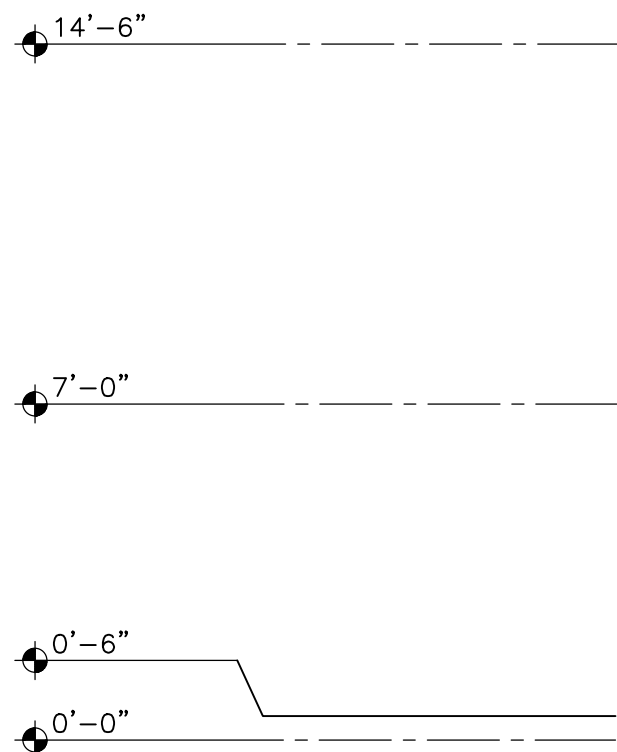
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FILE NAME

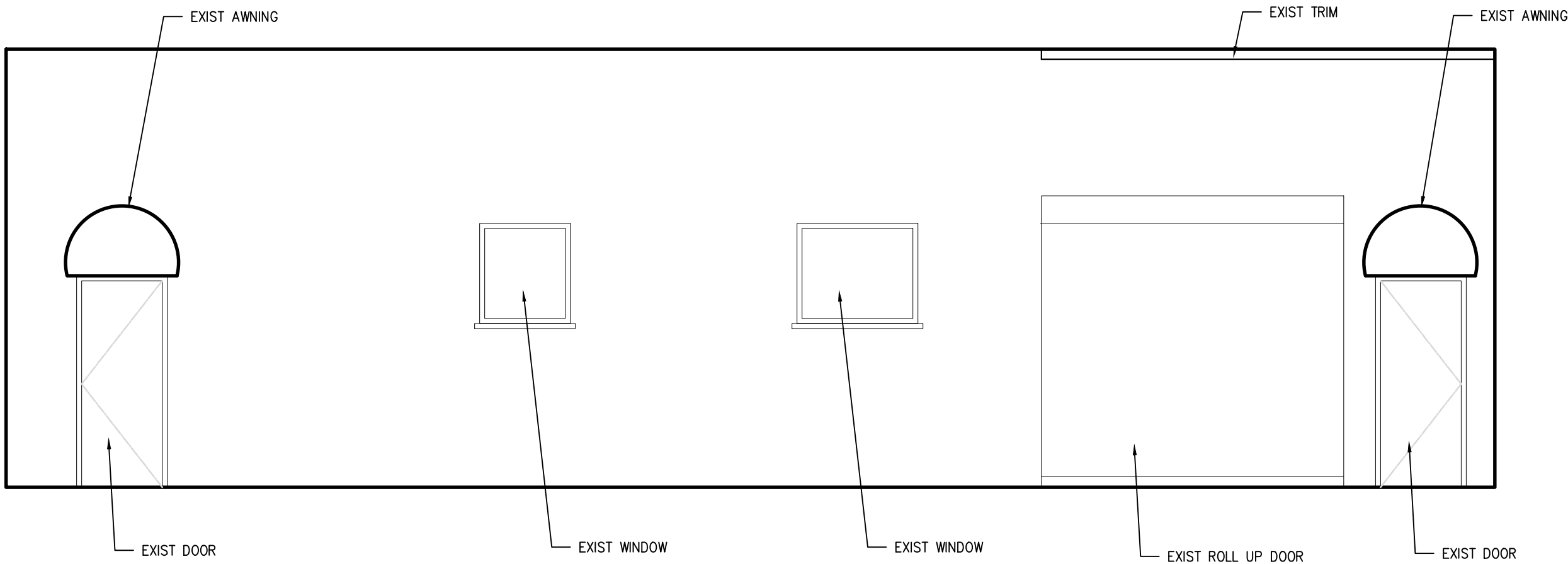
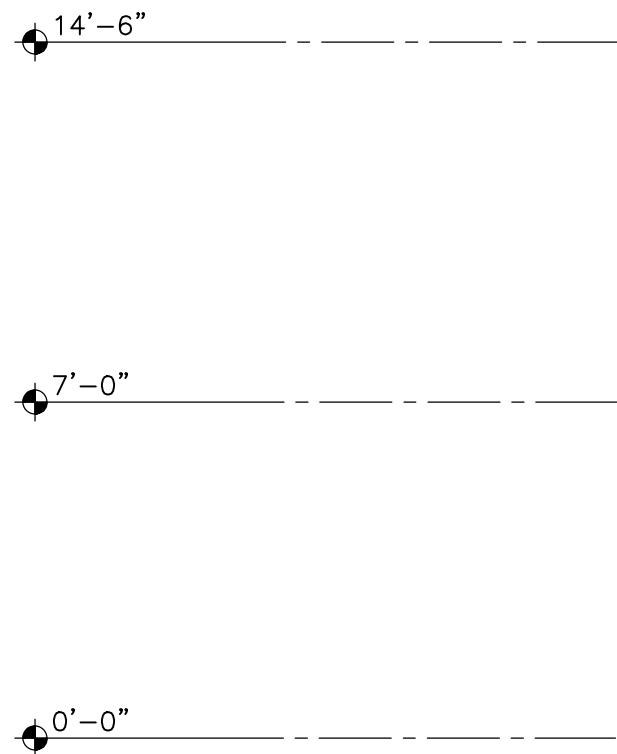
AS-BUILT EXTERIOR
ELEVATIONS

A2.00



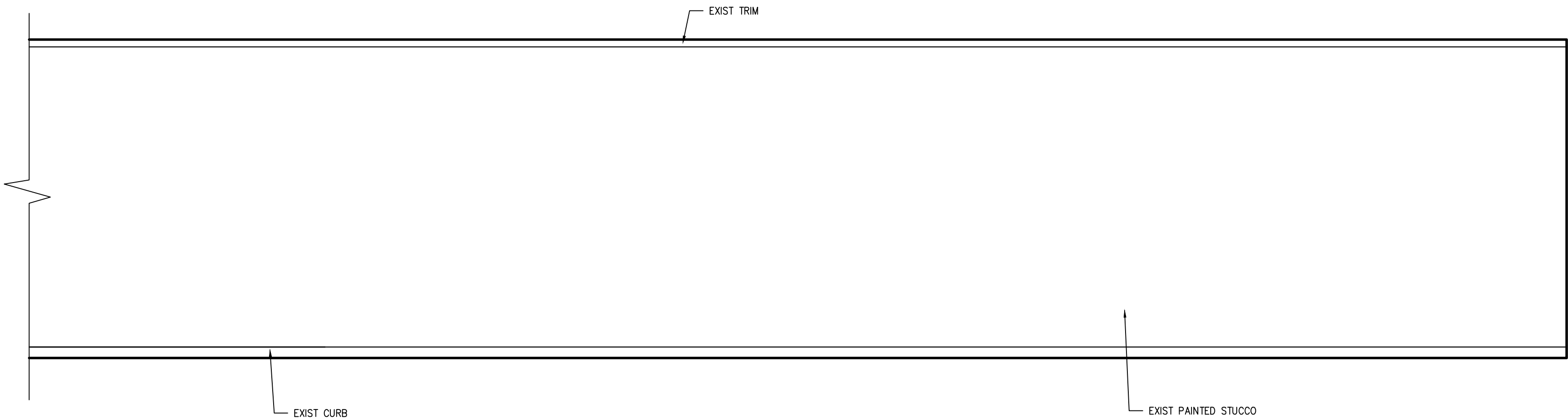
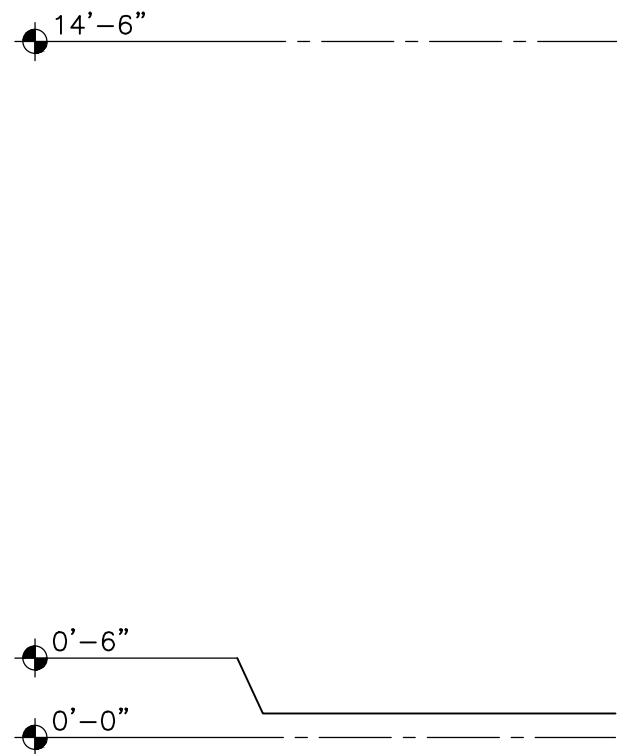
EL CENTRO ELEVATION (SOUTH)

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



TRASH AREA ELEVATION (WEST)

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



NORTH ELEVATION

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



EL CENTRO ELEVATION (SOUTH)

SCALE: N.T.S.



TRASH AREA ELEVATION (WEST)

SCALE: N.T.S.



NORTH ELEVATION

SCALE: N.T.S.



MERIDIAN ELEVATION (EAST)

SCALE: N.T.S.



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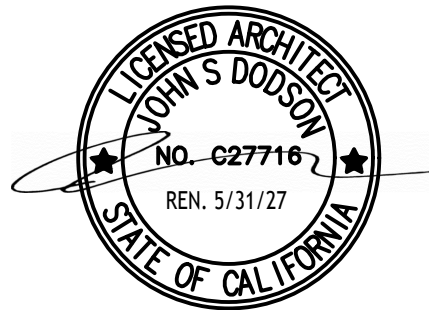


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EXISTING
CONDITIONS

A2.01



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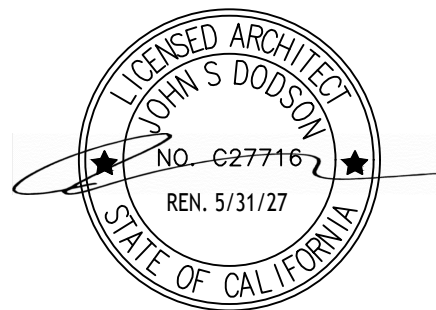


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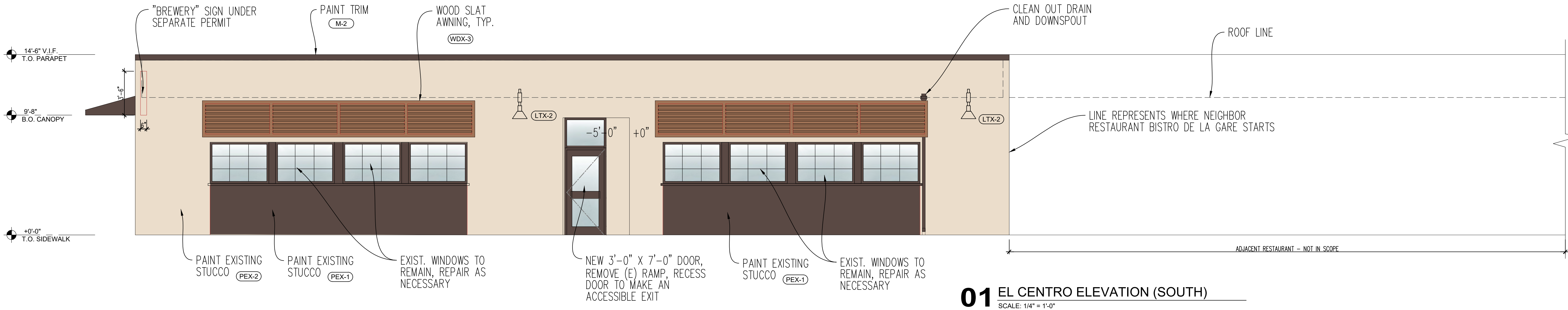
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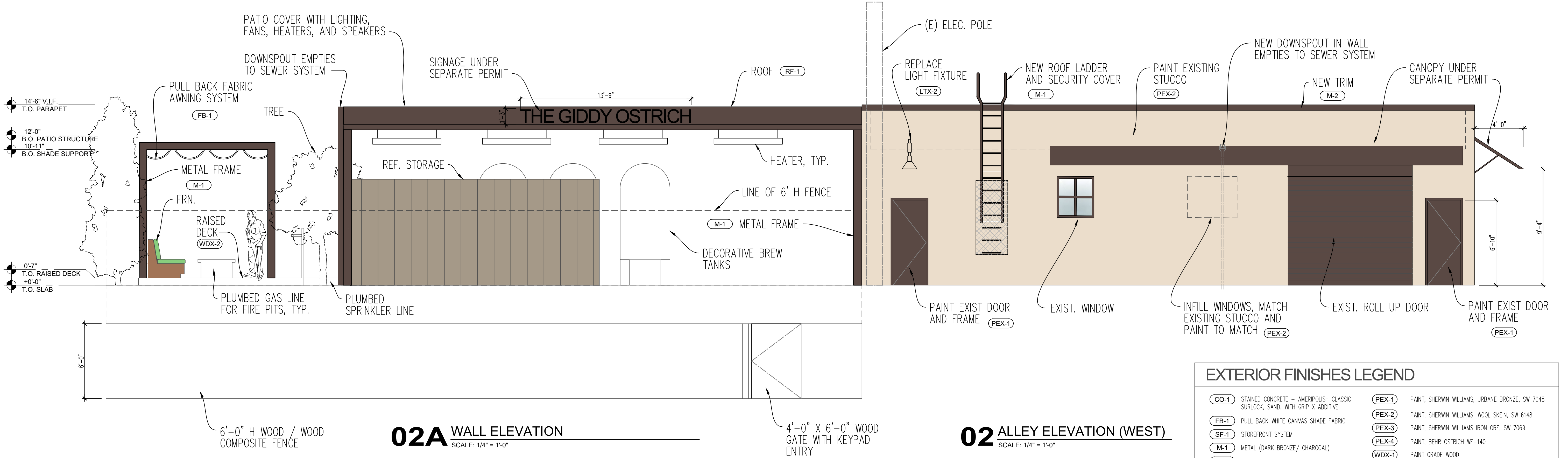
FILE NAME

EXTERIOR ELEVATIONS

A2.1



01 EL CENTRO ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



02A WALL ELEVATION
SCALE: 1/4" = 1'-0"

02 ALLEY ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

(CO-1)	STAINED CONCRETE - AMERIPOLISH CLASSIC SURLOCK, SAND. WITH GRIP X ADDITIVE	(PEX-1)	PAINT, SHERWIN WILLIAMS, URBANE BRONZE, SW 7048
(FB-1)	PULL BACK WHITE CANVAS SHADE FABRIC	(PEX-2)	PAINT, SHERWIN WILLIAMS, WOOL SKEIN, SW 6148
(SF-1)	STOREFRONT SYSTEM	(PEX-3)	PAINT, SHERWIN WILLIAMS IRON ORE, SW 7069
(M-1)	METAL (DARK BRONZE/ CHARCOAL)	(PEX-4)	PAINT, BEHR OSTRICH WF-140
(M-2)	METAL COPING (DARK BRONZE)	(WDX-1)	PAINT GRADE WOOD
(RF-1)	METAL RIB ROOF - TUFF RIB METAL ROOFING, 26 GAUGE, CHARCOAL GRAY	(WDX-2)	DECK FLOOR-TIMBERTECH RESERVE COLLECTION ANTIQUE LEATHER
		(WDX-3)	STAIN GRADE WOOD - MINWAX, ENGLISH CHESTNUT 233

EXTERIOR MATERIALS

(CO-1)	STAINED CONCRETE - AMERIPOLISH CLASSIC SURLOCK, SAND. WITH GRIP X ADDITIVE	(M-1)	METAL (DARK BRONZE)	(PEX-1)	PAINT, SHERWIN WILLIAMS, URBANE BRONZE, SW 7048	(PEX-3)	PAINT, SHERWIN WILLIAMS TRICORN BLACK, SW 6258	(WDX-2)	DECK FLOOR-TIMBERTECH RESERVE COLLECTION ANTIQUE LEATHER
(FB-1)	PULL BACK WHITE CANVAS SHADE FABRIC	(RF-1)	METAL RIB ROOF - TUFF RIB METAL ROOFING, 26 GAUGE, CHARCOAL GRAY	(PEX-2)	PAINT, SHERWIN WILLIAMS, WOOL SKEIN, SW 6148	(PEX-4)	PAINT, BEHR OSTRICH WF-140	(WDX-3)	STAIN GRADE WOOD - MINWAX, ENGLISH CHESTNUT 233

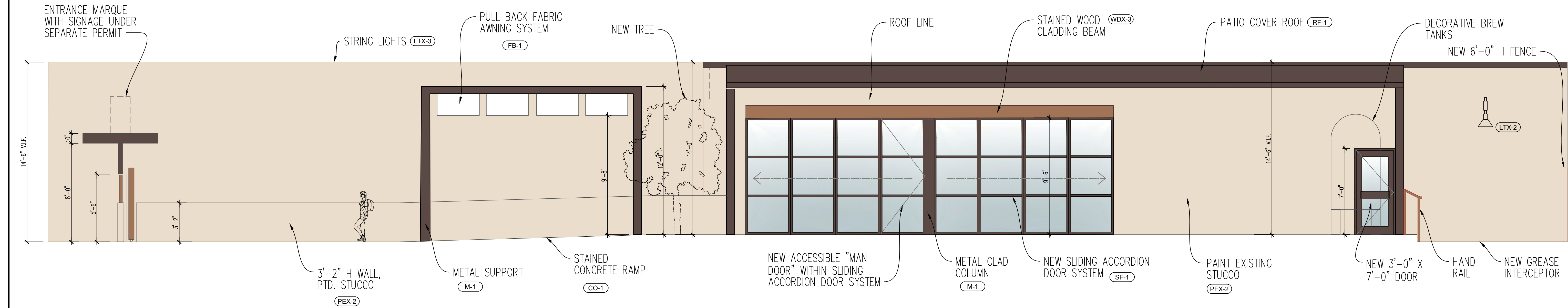
EXTERIOR ELEMENTS



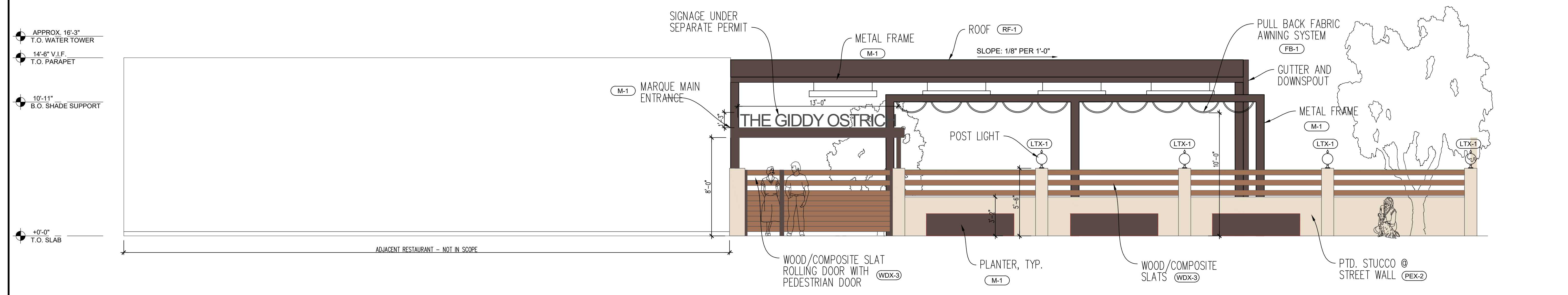
EXTERIOR LIGHTING



6/8/2025, 2:50 PM, Y:\Active Projects\Giddy Ostrich\Drawings\A2.1 Ext Elev.dwg, kristin



03 PATIO ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



04 MERIDIAN ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND			
(CO-1)	STAINED CONCRETE – AMERIPOLISH CLASSIC SURLOCK, SAND, WITH GRIP X ADDITIVE	(PEX-1)	PAINT, SHERWIN WILLIAMS, URBANE BRONZE, SW 7048
(FB-1)	PULL BACK WHITE CANVAS SHADE FABRIC	(PEX-2)	PAINT, SHERWIN WILLIAMS, WOOL SKEIN, SW 6148
(SF-1)	STOREFRONT SYSTEM	(PEX-3)	PAINT, SHERWIN WILLIAMS IRON ORE, SW 7069
(M-1)	METAL (DARK BRONZE/ CHARCOAL)	(PEX-4)	PAINT, BEHR OSTRICH WF-140
(M-2)	METAL COPING (DARK BRONZE)	(WDX-1)	PAINT GRADE WOOD
(RF-1)	METAL RIB ROOF – TUFF RIB METAL ROOFING, 26 GAUGE, CHARCOAL GRAY	(WDX-2)	DECK FLOOR-TIMBERTECH RESERVE COLLECTION ANTIQUE LEATHER
		(WDX-3)	STAIN GRADE WOOD – MINWAX, ENGLISH CHESTNUT 233

EXTERIOR MATERIALS

(CO-1) STAINED CONCRETE – AMERIPOLISH CLASSIC SURLOCK, SAND, WITH GRIP X ADDITIVE	(M-1) METAL (DARK BRONZE)	(PEX-1) PAINT, SHERWIN WILLIAMS, URBANE BRONZE, SW 7048	(PEX-3) PAINT, SHERWIN WILLIAMS TRICORN BLACK, SW 6258	(WDX-2) DECK FLOOR-TIMBERTECH RESERVE COLLECTION ANTIQUE LEATHER
(FB-1) PULL BACK WHITE CANVAS SHADE FABRIC	(RF-1) METAL RIB ROOF – TUFF RIB METAL ROOFING, 26 GAUGE, CHARCOAL GRAY	(PEX-2) PAINT, SHERWIN WILLIAMS, WOOL SKEIN, SW 6148	(PEX-4) PAINT, BEHR OSTRICH WF-140	(WDX-3) STAIN GRADE WOOD – MINWAX, ENGLISH CHESTNUT 233

EXTERIOR ELEMENTS

CUSTOM WOOD SLAT AWNING TO MATCH WDX-3	CUSTOM CORTEN STEEL PLANTERS
WOOD FENCE – 6' H X 8' W SPRUCE PINE FIR DOG-EAR FENCE PANEL	STREET WALL – TO MATCH EXISTING STUCCO FINISH, PAINTED PEX-2. WOOD SLATS IN BETWEEN POSTS TO MATCH WDX-3
DARK BRONZE OR BLACK RAIN GUTTERS AND DOWNSPOUTS	

EXTERIOR LIGHTING

(LTX-1) VINTAGE OUTDOOR PIER MOUNT POST LIGHT WITH GLASS GLOBE BLACK / 10.6"x18.5"	(LTX-3) TIVOLI EXTERIOR STRING LIGHTS WITH GLOBES
(LTX-2) GOOSE NECK POST LIGHT BARN LIGHT ELECTRIC, ORIGINAL LED WALL MOUNT LIGHT	

adn

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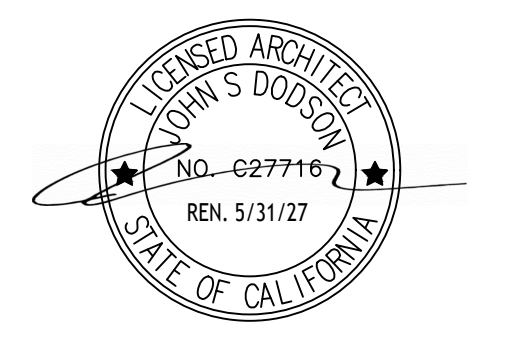
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SANTA MONICA, CALIFORNIA 90404
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whiskey + wool studio

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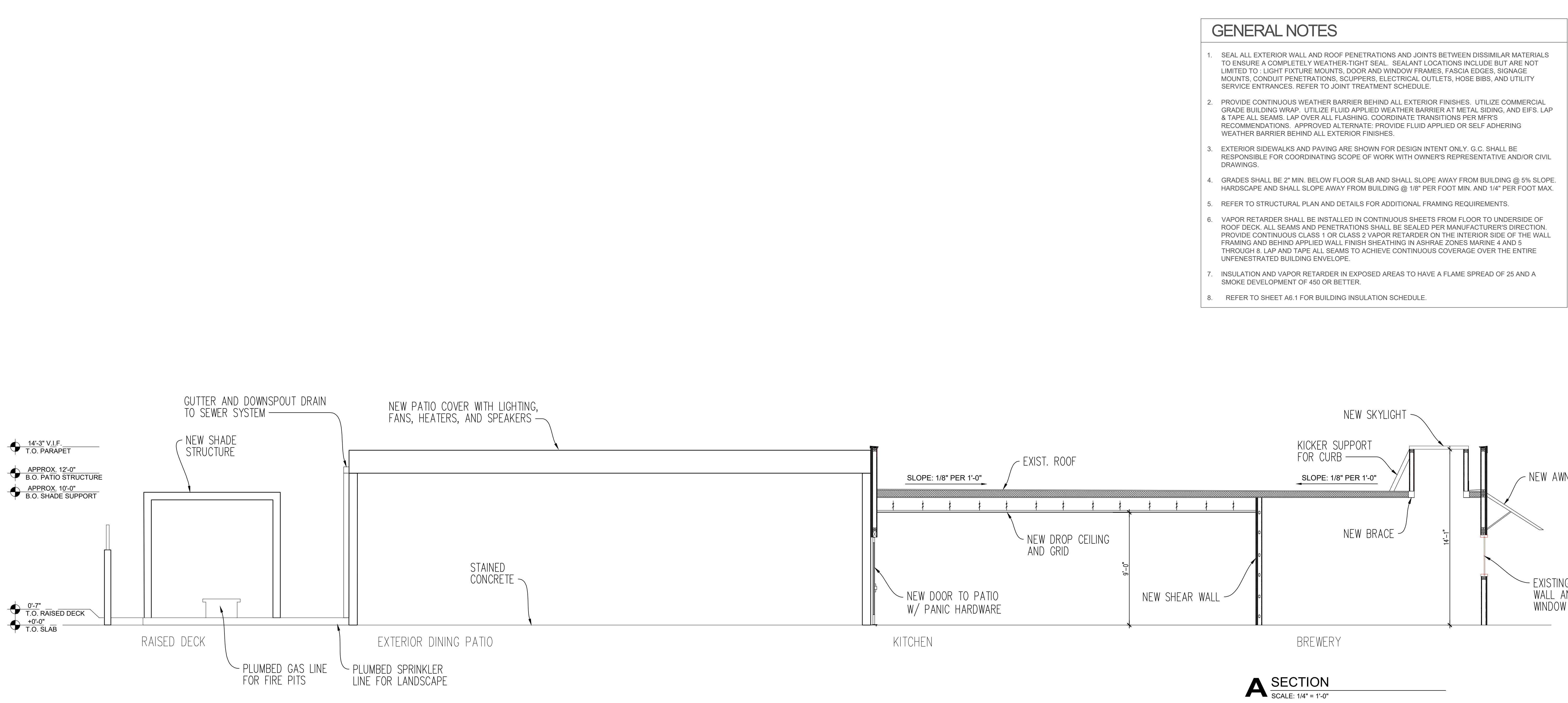
JOB NO.

DRAWN BY _____ CHECKED BY _____

FILE NAME

EXTERIOR ELEVATIONS

A2.2



GENERAL NOTES

1. SEAL ALL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.
2. PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP. UTILIZE FLUID APPLIED WEATHER BARRIER AT METAL SIDING, AND EIFS. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.
3. EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND/OR CIVIL DRAWINGS.
4. GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE. HARDSCAPE AND SHALL SLOPE AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.
5. REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.
6. VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS SHEETS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION. PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.
7. INSULATION AND VAPOR RETARDER IN EXPOSED AREAS TO HAVE A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 450 OR BETTER.
8. REFER TO SHEET A6.1 FOR BUILDING INSULATION SCHEDULE.



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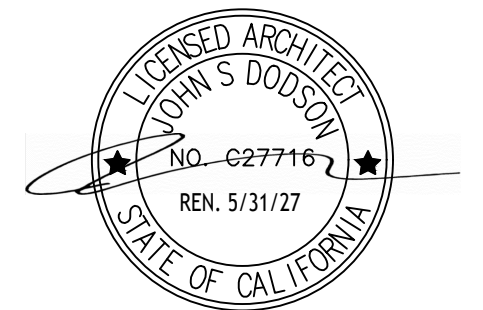


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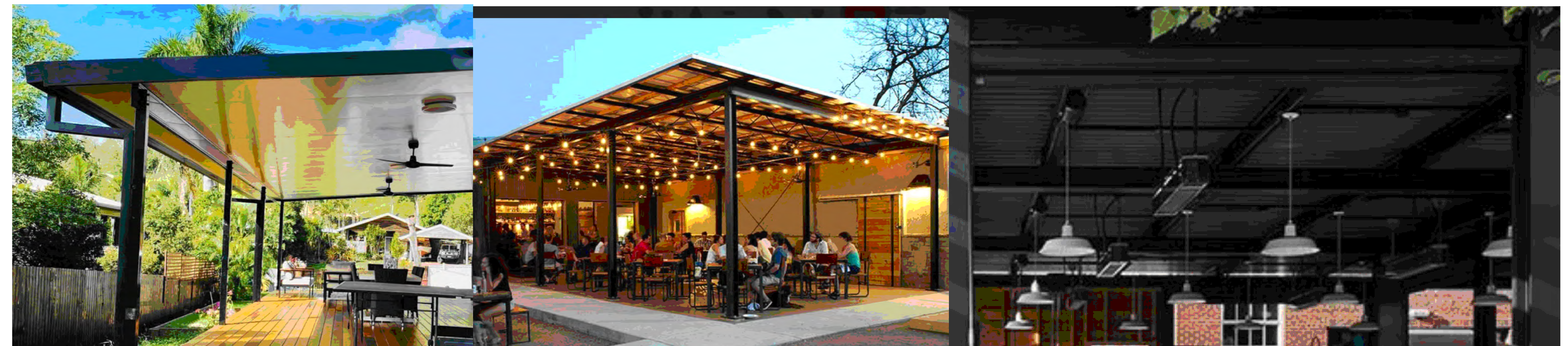
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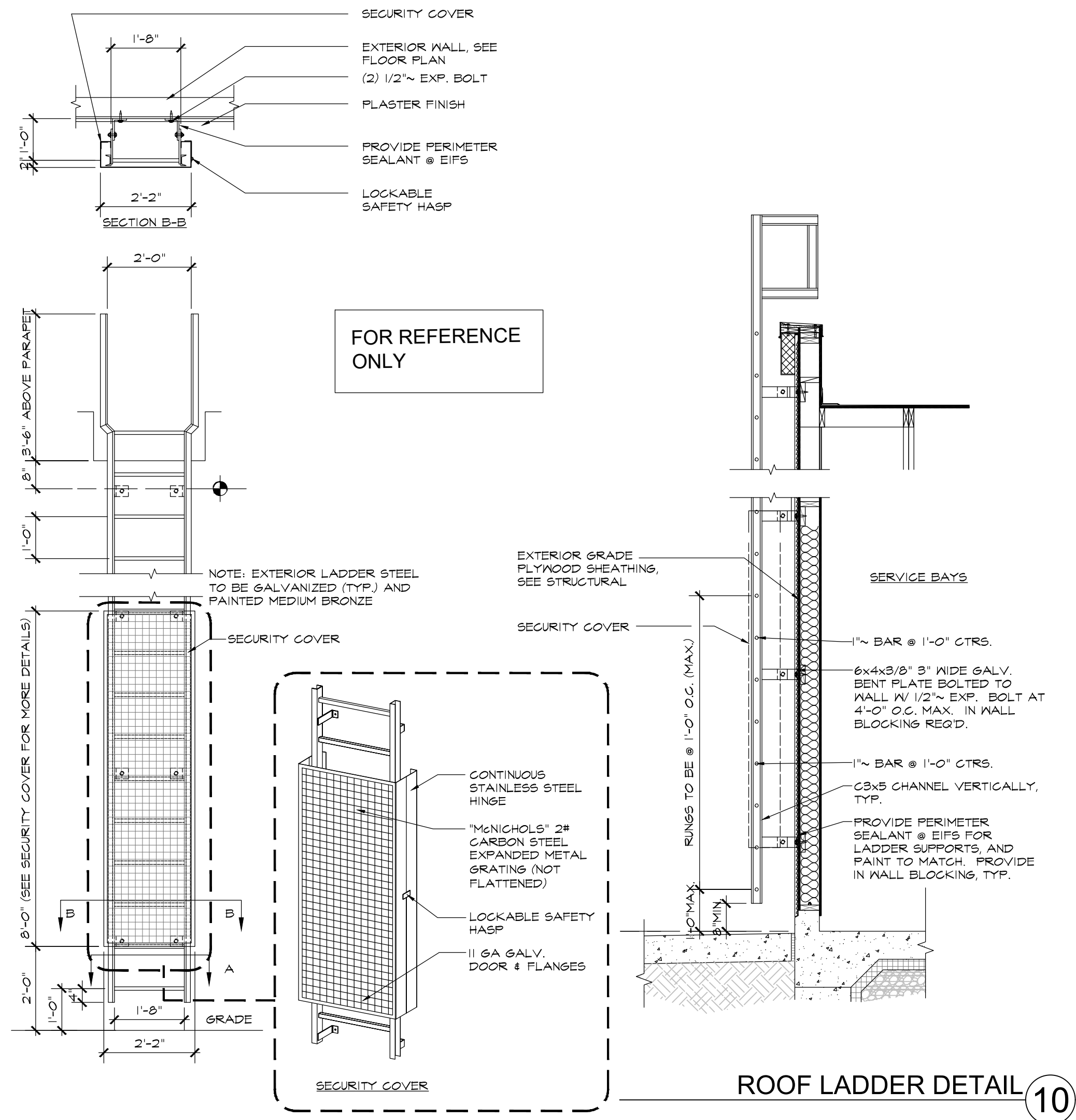
FILE NAME

SECTIONS

A3.1

PATIO COVER INSPIRATION IMAGES





Advantages:
Duro-Last® 50-Mil (DL50) membrane is an excellent choice for projects requiring a long lasting, energy efficient roofing membrane. The membrane is available in prefabricated sections or as roll goods. A complete line of custom prefabricated accessories is available for the DL50 membrane.

Description:
DL50 membrane is composed of PVC film laminated to both sides of a reinforcement fabric (weft-inserted scrim).

Duro-Last membranes must not be used with Duro-Last EV membranes.

PVC Film - Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, biocides, flame retardants, and UV absorbers.

• **PVC film above weft-inserted scrim** - 28 mil
Weft-Inserted Scrim - An 18 x 14 polyester fabric construction with weft insertion, composed of 840 x 1000 denier threads, provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.

Total Thickness - 50 mil, nominal.

Weight - 0.29 lb. per square foot.

Colors - White, tan, gray, dark gray and terra cotta.

R-Value - 0.1 ft²·F·hr/Btu.

Available Configurations:

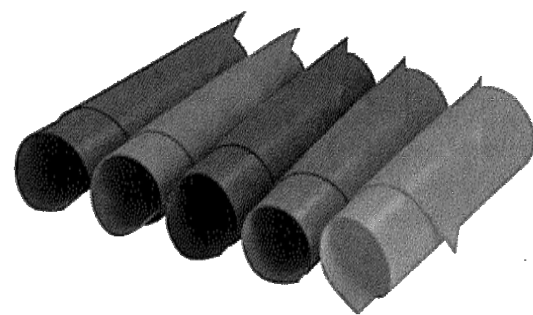
Prefabricated Sections - DL50 is available in prefabricated sections up to 2,000 sq. ft. with a maximum 80 ft. in either dimension.

Roll Good - Typical Dimensions

Width	Length (max.)	Roll Area	Approx. Weight	Approx. Coverage ¹
64 inches	100 ft.	533 sq. ft.	156 lb.	493 sq. ft.
48 inches	100 ft.	400 sq. ft.	116 lb.	350 sq. ft.
32 inches	100 ft.	267 sq. ft.	77 lb.	217 sq. ft.
16 inches	100 ft.	133 sq. ft.	39 lb.	83 sq. ft.

¹ Assuming 6-inch overlap

Energy Efficiency:
White DL50 membrane is an excellent product for complying with California Title 24, LEED® and other energy efficiency programs requiring the use of a highly reflective roof membrane. It is an ENERGY STAR® qualified product.



Cool Roof Rating Council (CRRG) ¹						
	Solar Reflectance		Thermal Emittance		Solar Reflective Index (SRI)	
	Initial	3-yr	Initial	3-yr	Initial	3-yr
White	0.88	0.88	0.87	0.84	111	82
Tan	0.39	0.33	0.89	0.89	43	35
Gray	0.47	0.40	0.89	0.89	54	45
Dark Gray	0.26	0.25	0.88	0.89	26	25
Terra Cotta	0.26	0.24	0.89	0.88	26	23

¹ Duro-Last® CRRG Product ID: 0610.

LEED & LEED-EB Credits - White DL50 membrane alone can obtain 1 credit in either U.S. Green Building Council's LEED or LEED-EB programs. In combination with other design criteria the membrane may help attain other credits.

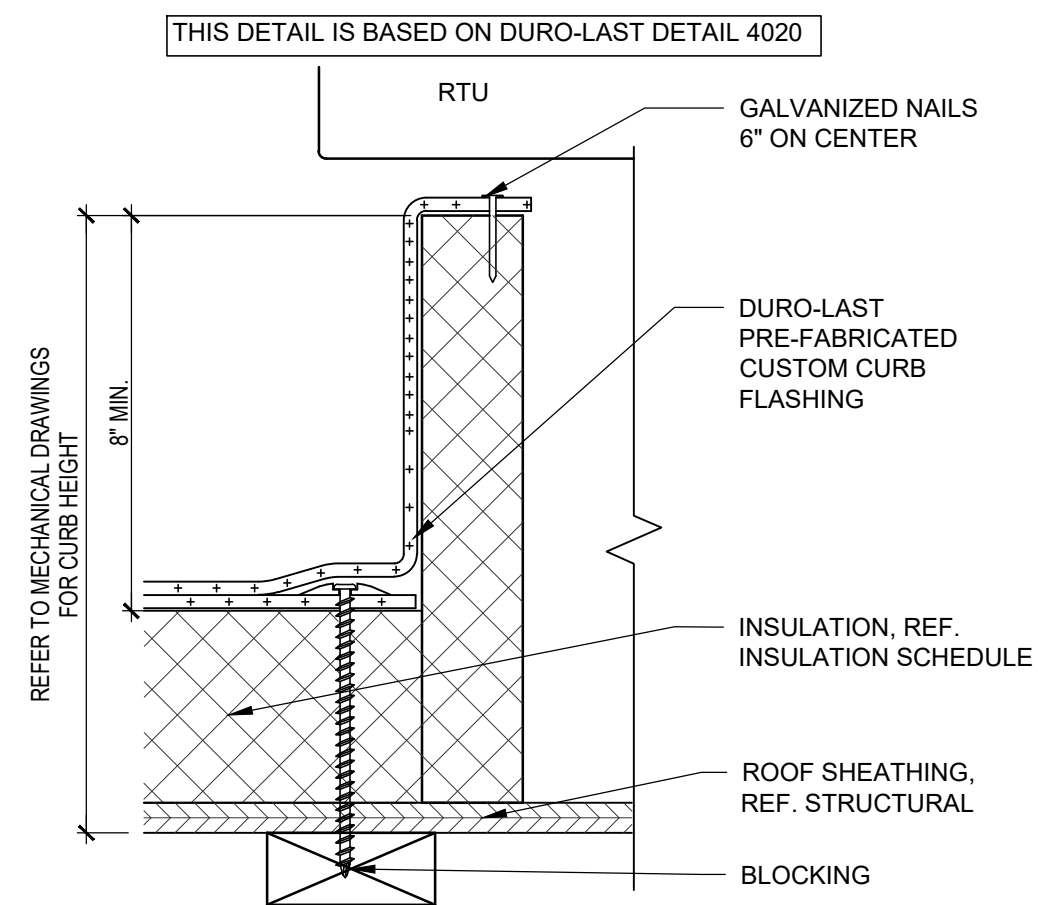
LEED Credit Category	Duro-Last Attribute
Sustainable Sites Credit 7.2 Heat Island Effect: Roof	Solar Reflective Index (SRI) SRI = 111
LEED-EB Credit Category	Duro-Last Attribute
Sustainable Sites Credit 8.2 Heat Island Effect: Roof	ENERGY STAR Qualified Thermal Emittance = 0.87

Warranty:

The following warranties are available for projects utilizing DL50 membrane. Contact Duro-Last for warranty details.

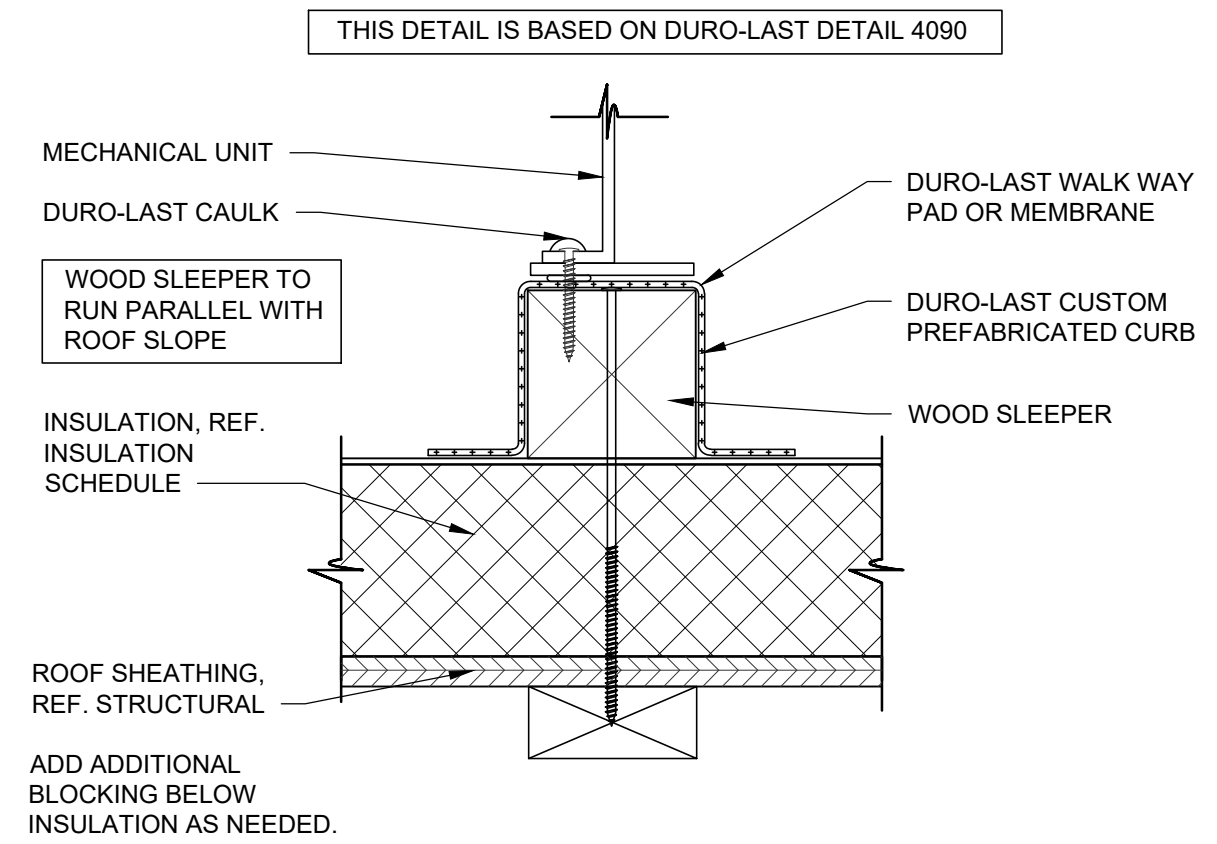
Available Warranties				
Supreme	15-YR NDL	15 + 5 Material Only ¹	15 + 5 ²	
Ultra	15-YR Hal ¹	15-YR Hal & High Wind ¹	15-YR High Wind ¹	20-YR High Wind ¹
Basic	15-YR NDL ¹			
Residential	15-YR Material Only ¹	20-YR Material Only ¹		

¹ Excludes consequential damage coverage.
² Excludes consequential damage coverage for last 5 years.



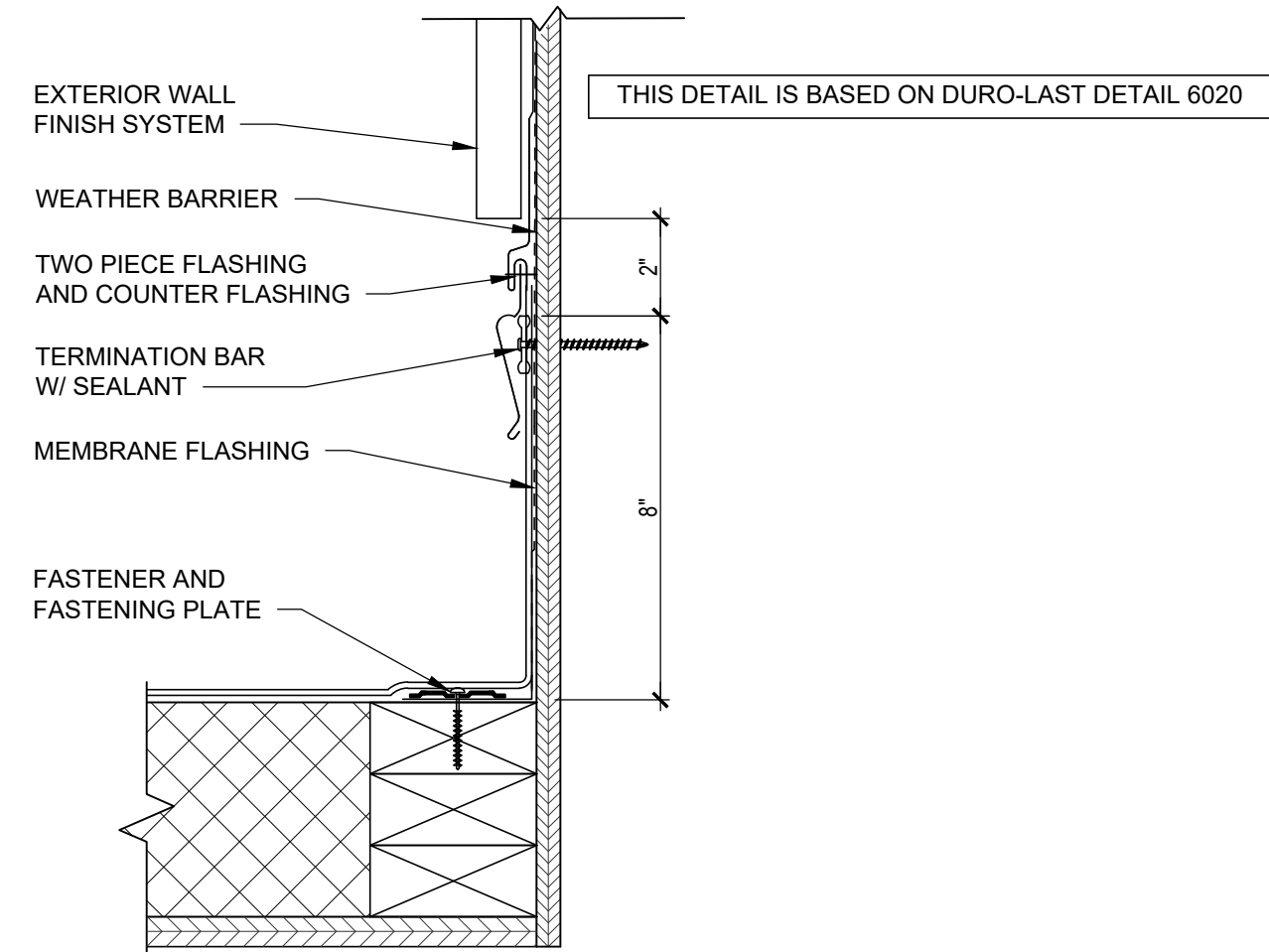
Roof Detail-RTU Curb Detail 8

3" = 1'-0"



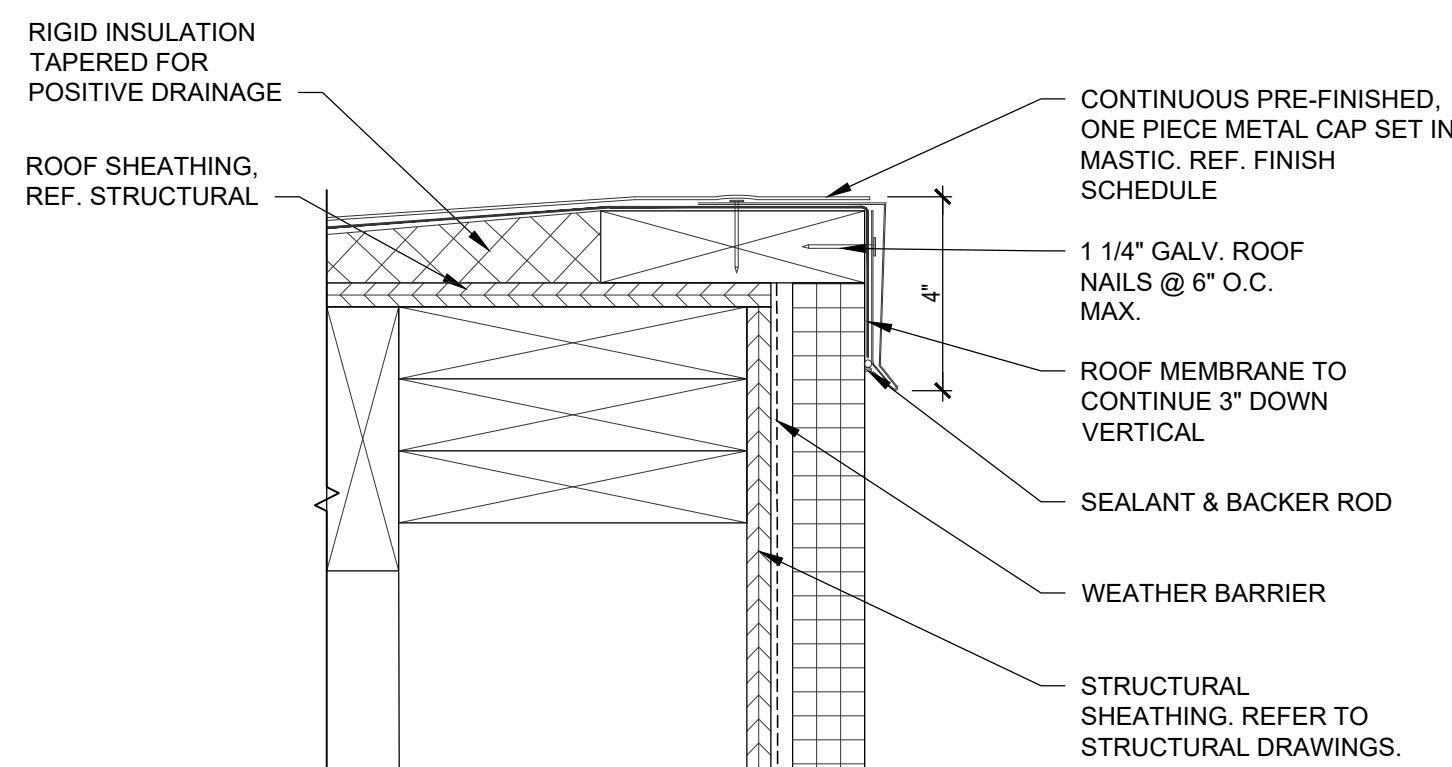
Condenser Unit Detail 7

3" = 1'-0"



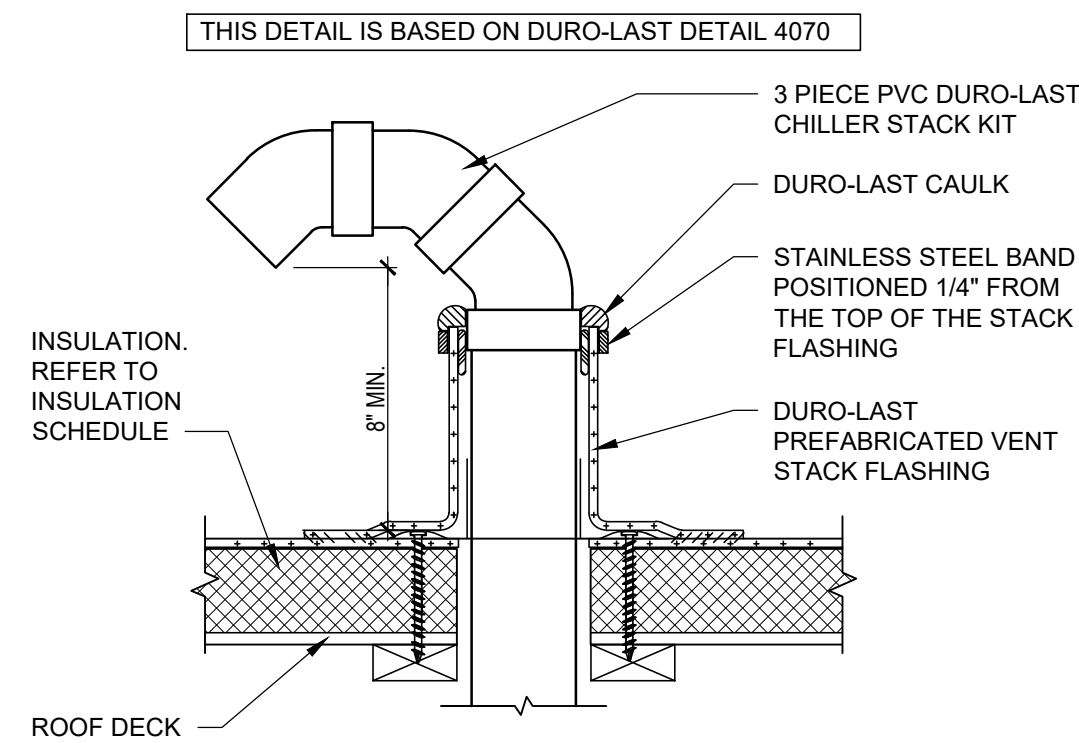
Roof Detail-Termination Bar Detail 6

3" = 1'-0"



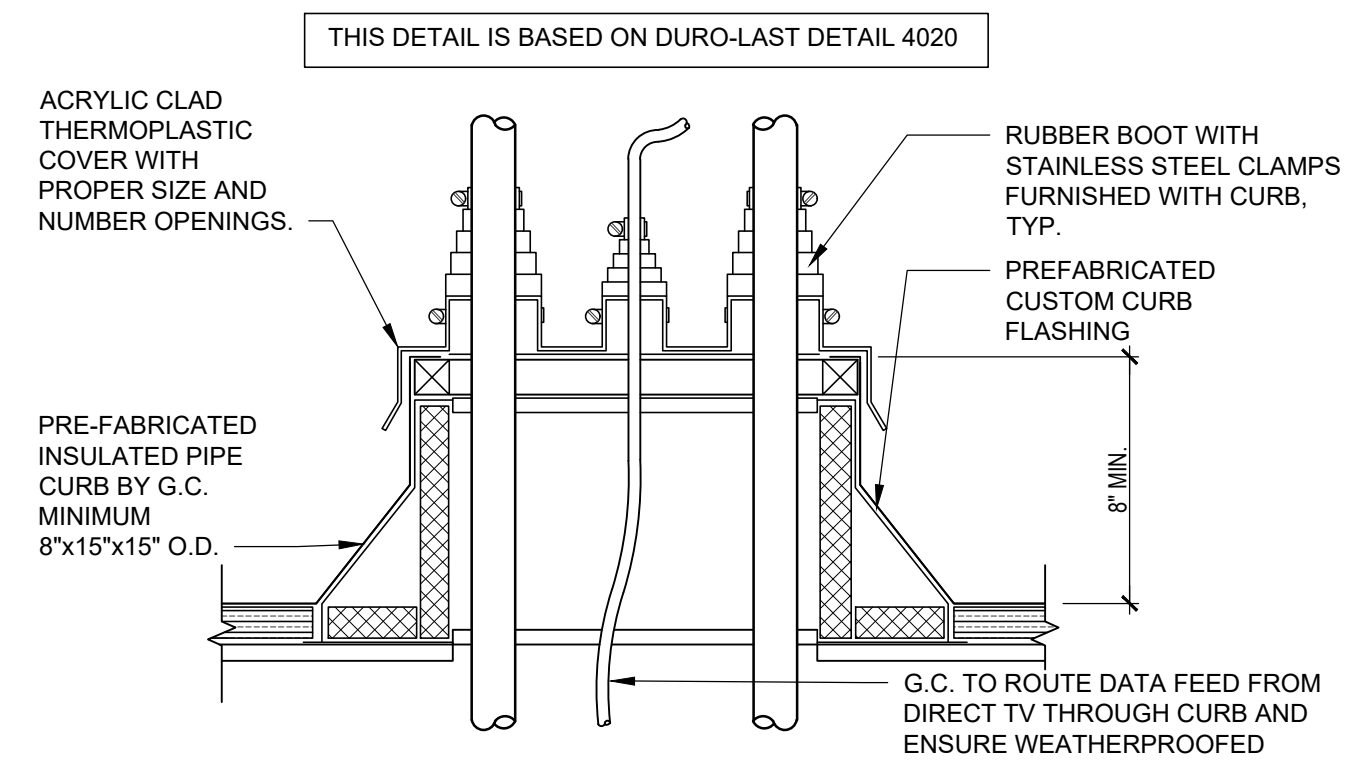
Roof Detail-Blade Cap 5

3" = 1'-0"



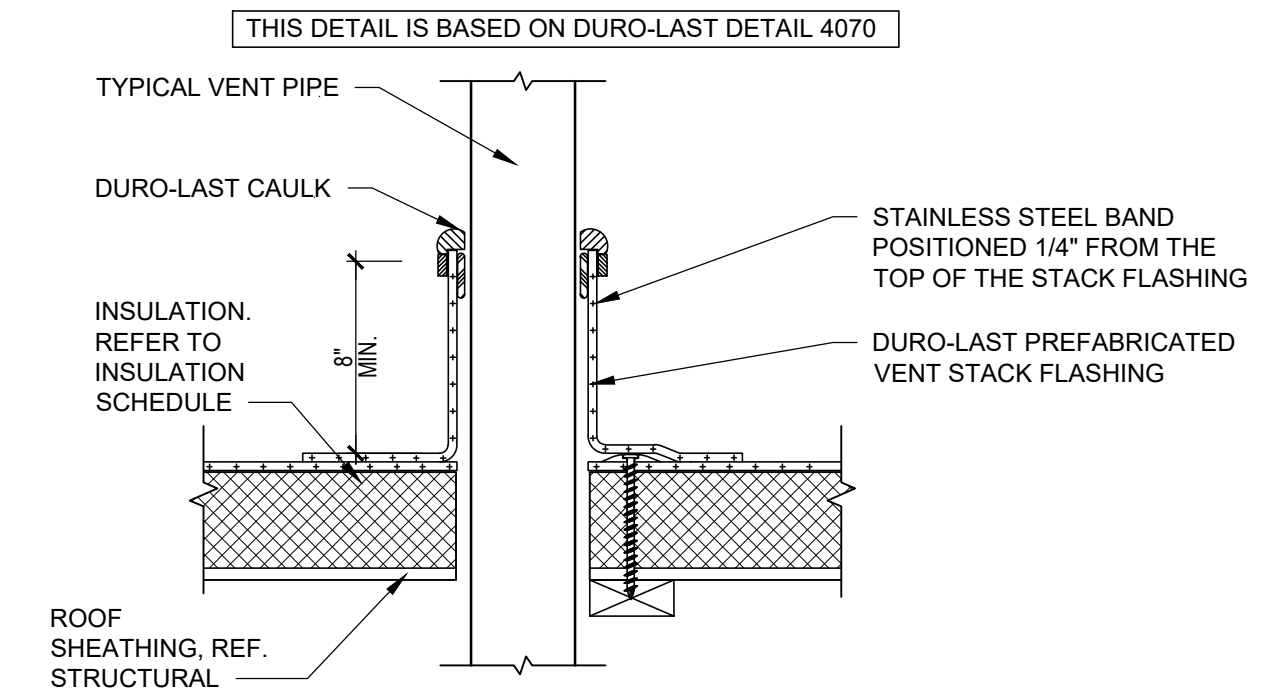
Condenser Pipe Detail 4

1 1/2" = 1'-0"



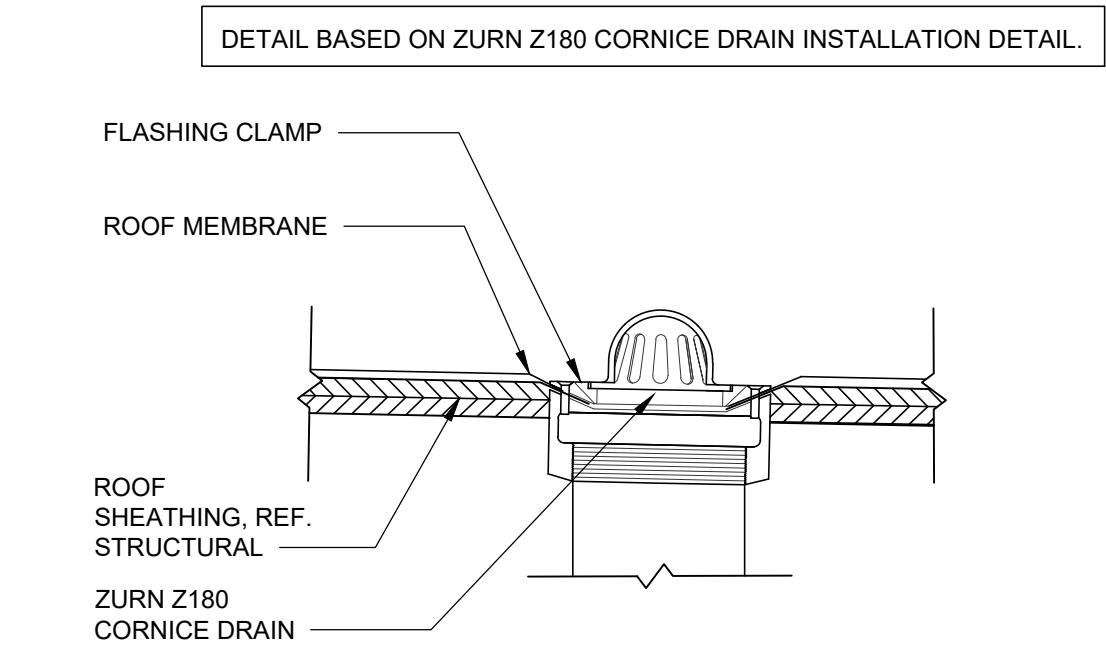
Roof Detail-Condenser Pipe Detail (A) 3

1 1/2" = 1'-0"



Roof Detail-Typical Pipe Penetration 2

1 1/2" = 1'-0"



Roof Detail-Roof Drain / Overflow 1

1 1/2" = 1'-0"

adn

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

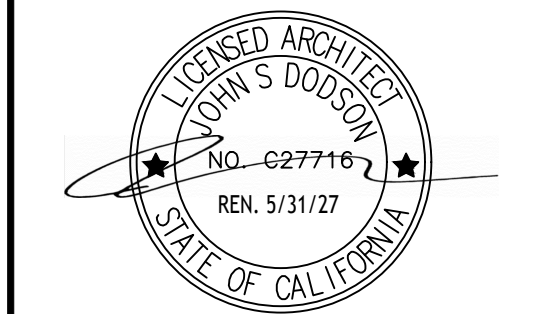
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

whiskey + wool studio

1613 Chelsea Road, Ste. 970
San Marino, CA 91108
619-316-2533
B.L. 061038148

REV. DATE DESCRIPTION

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the GIDDY OSTRICH

LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE

JOB NO.

DRAWN BY

CHECKED BY

FILE NAME

ROOF DETAILS

A4.3

DOOR SCHEDULE

①		DOOR									REMARKS
DOOR MARK		SIZE			HDW GROUP	TYPE	MATL	FRAME	SAFETY GLASS		
	ROOM	WD	HGT	THK							
1	ENTRY #1	3'-0"	7'-0"	1 3/4"	MFG.	A	ALUM	ALUM	YES		
2	EXIT	3'-0"	7'-0"	1 3/4"	1	B	ALUM	ALUM	YES		
3	(E) SERVICE DOOR	3'-6"	6'-6"	1 3/4"	3	EXIST.	ALUM	ALUM	—	NOTE: 10	
4	(E) SERVICE DOOR	3'-6"	6'-6"	1 3/4"	3	EXIST.	ALUM	ALUM	—	NOTE: 10	
5	KITCHEN TO PATIO	3'-0"	7'-0"	1 3/4"	1	C	ALUM	ALUM	YES		
6	WOMENS RESTROOM	3'-0"	7'-0"	1 3/4"	6	D	PL	ALUM	—	NOTE: 1,2,3,5,9	
7	MENS RESTROOM	3'-0"	7'-0"	1 3/4"	6	D	PL	ALUM	—	NOTE: 1,2,3,5,9	
8	KITCHEN (PAIR) SWING OPEN BOTH WAYS	2'-9"	7'-0"	1 3/4"	MFG.	E	WOOD	WOOD	YES	NOTE: 2,5,9	
9	OFFICE	3'-0"	7'-0"	1 3/4"	4	C	ALUM	ALUM	YES		
10	BREWERY	3'-0"	7'-0"	1 3/4"	1	C	ALUM	ALUM	YES		
11	(E) ELECTRICAL DOOR	3'-0"	6'-6"	1 3/4"	5	EXIST.	ALUM	ALUM	—	NOTE: 10	
12	SIDE YARD GATE	4'-0"	6'-0"	2"	1	F	WOOD	WOOD	—	NOTE: 5	
13	ENTRY GATE	3'-0"	5'-6"	2"	1	F	WOOD	WOOD	—		

- DOOR & WINDOW SCHEDULE NOTES
- MARLITE AAA SERIES 500 DOOR AND FRAME.
 - USE 3-1/2" SCREWS ON ALL DOOR HINGES.
 - "RESTROOM" TOILET ROOM SIGN.
 - "EMPLOYEES ONLY" SIGN.
 - HEAVY DUTY CLOSER: AMERICAN DEVICE SERIES 6301 OR LCN 4021.
 - LOCK CYLINDERS MAY BE BY "FALCON" WITH INTERCHANGEABLE CORES OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - THRESHOLD: PEMKO 1700 (OR EQUAL). SEE DETAIL 04/A5.1
 - SEE EXTERIOR ELEVATIONS FOR SIZES.
 - 10" KICK PLATE ON PUSH SIDE OF DOOR
 - REPAIR SERVICE DOOR AS REQUIRED
- ① = TEMPERED GLASS

EXISTING EL CENTRO DOOR



EXISTING DOOR SCHEDULE

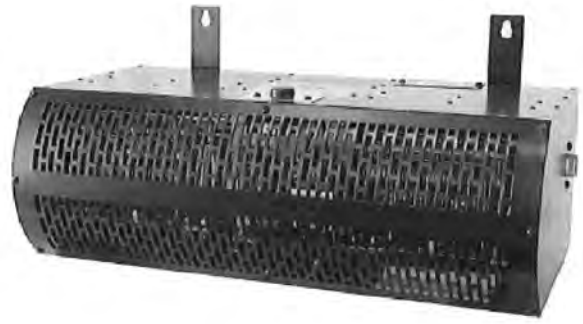
①	DOOR						REMARKS
DOOR MARK	SIZE			MATL	FRAME		
	ROOM	WD	HGT			THK	
1	EXISTING ENTRY	3'-4"	6'-6"	1 3/4"	METAL/ GLASS	WOOD	DEMO
2	EXISTING RESTROOM	2'-4"	6'-6"	1 3/4"	PL	WOOD	DEMO
3	EXISTING RESTROOM	2'-4"	6'-6"	1 3/4"	PL	WOOD	DEMO
4	EXISTING BOH	2'-4"	6'-6"	1 3/4"	PL	WOOD	DEMO
5	EXISTING BOH	2'-4"	6'-6"	1 3/4"	PL	WOOD	DEMO
6	(E) SERVICE DOOR	3'-6"	6'-6"	1 3/4"	ALUM	ALUM	PROTECT IN PLACE, REPAIR AS NEEDED
7	(E) SERVICE DOOR	3'-6"	6'-6"	1 3/4"	ALUM	ALUM	
8	(E) ELECTRICAL DOOR	3'-0"	6'-6"	1 3/4"	ALUM	ALUM	

AIR CURTAIN CUT SHEETS



NON-HEATED AIR CURTAIN

DATA SHEET AND DRAWING

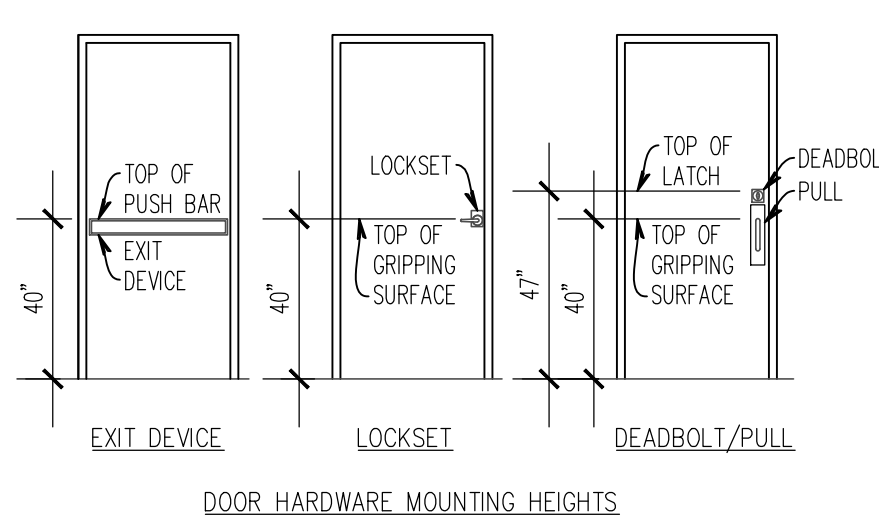
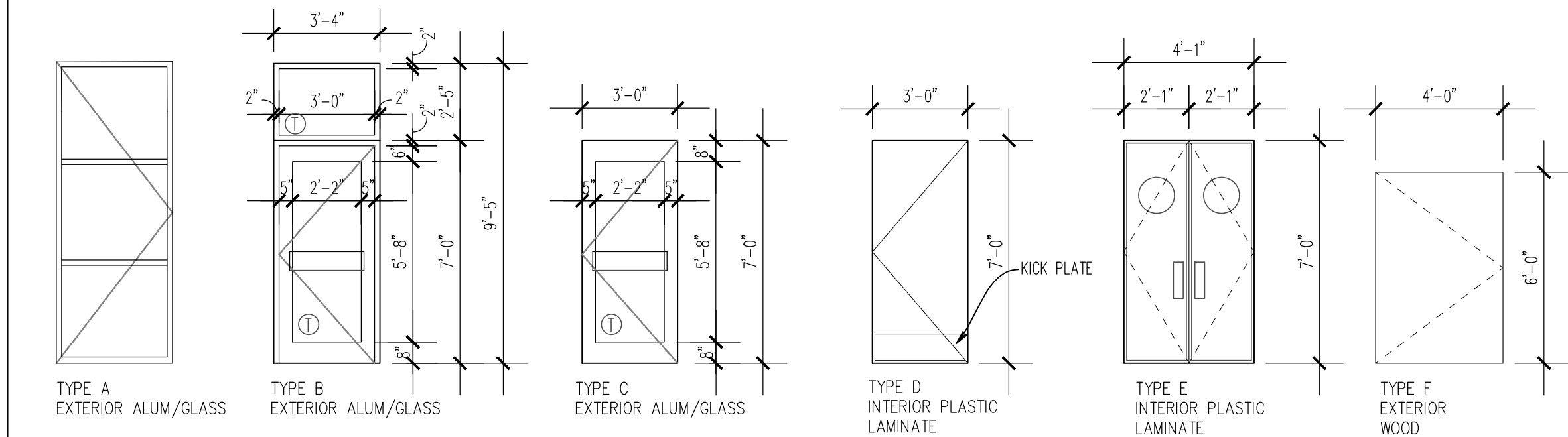


NON-HEATED AIR CURTAIN

STANDARD CONSTRUCTION

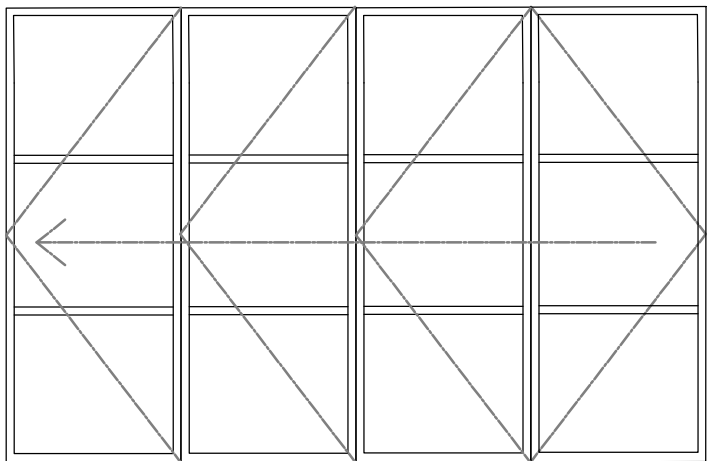
- Factory installed rheostat (indoor mounting only)
- 1/5 HP variable speed motor
- Black powder coated exterior
- Wall mounting plate
- Pair of field installed support brackets with fasteners
- For mounting heights up to 6'

EXISTING EL CENTRO WINDOWS

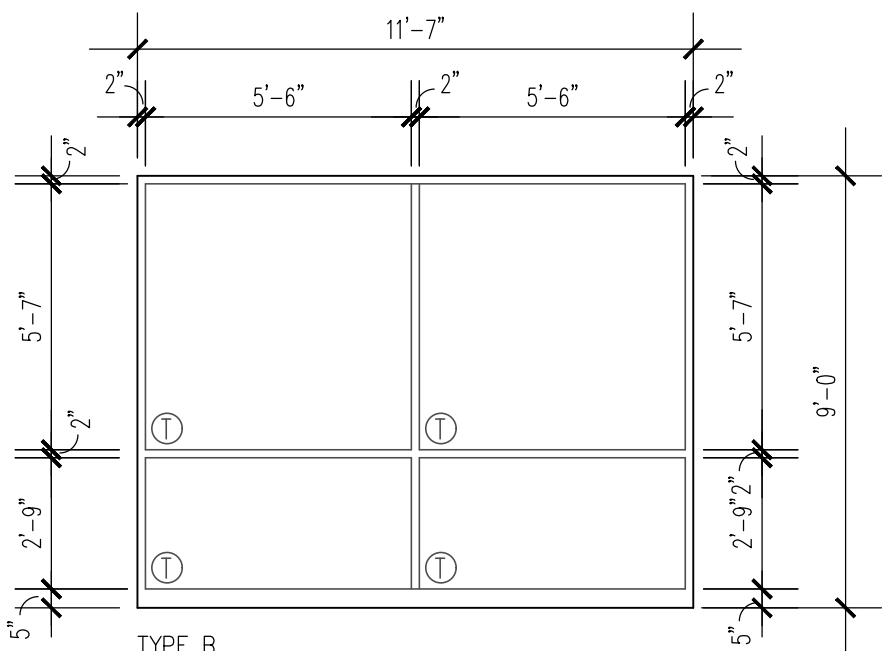


WINDOW SCHEDULE

①	WINDOW							REMARKS
	SIZE		GLAZING		FRAME			
	WD	HGT	THK	TYPE	TYPE	MATL	SAFETY GLASS	
01	14'-6"	9'-0"	1/4"	DBL/UV	A	ALUM	YES	BI FOLD
02	14'-6"	9'-0"	1/4"	DBL/UV	A	ALUM	YES	BI FOLD W/ PED. DOOR
03	4'-0"	6'-0"	—	DBL/UV	—	ALUM	YES	SKYLIGHT
04	4'-0"	6'-0"	—	DBL/UV	—	ALUM	YES	SKYLIGHT
05	5'-0"	7'-0"	1/4"	SINGLE	B	ALUM	YES	EXIST.
06	10'09"	3'-4"	1/4"	SINGLE	EXIST.	METAL	NO	EXIST.
07	10'09"	3'-4"	1/4"	SINGLE	EXIST.	METAL	NO	EXIST.
08	20'-0"	9'-0"	—	—	EXIST.	METAL	NO	ROLL UP
09	3'-2"	3'-3"	1/4"	SINGLE	EXIST.	ALUM	NO	EXIST.
10	4'X4'	10' W/CURB	—	DBL/UV	—	ALUM	YES	SKYLIGHT
11	4'X8'	10' W/CURB	—	DBL/UV	—	ALUM	YES	SKYLIGHT



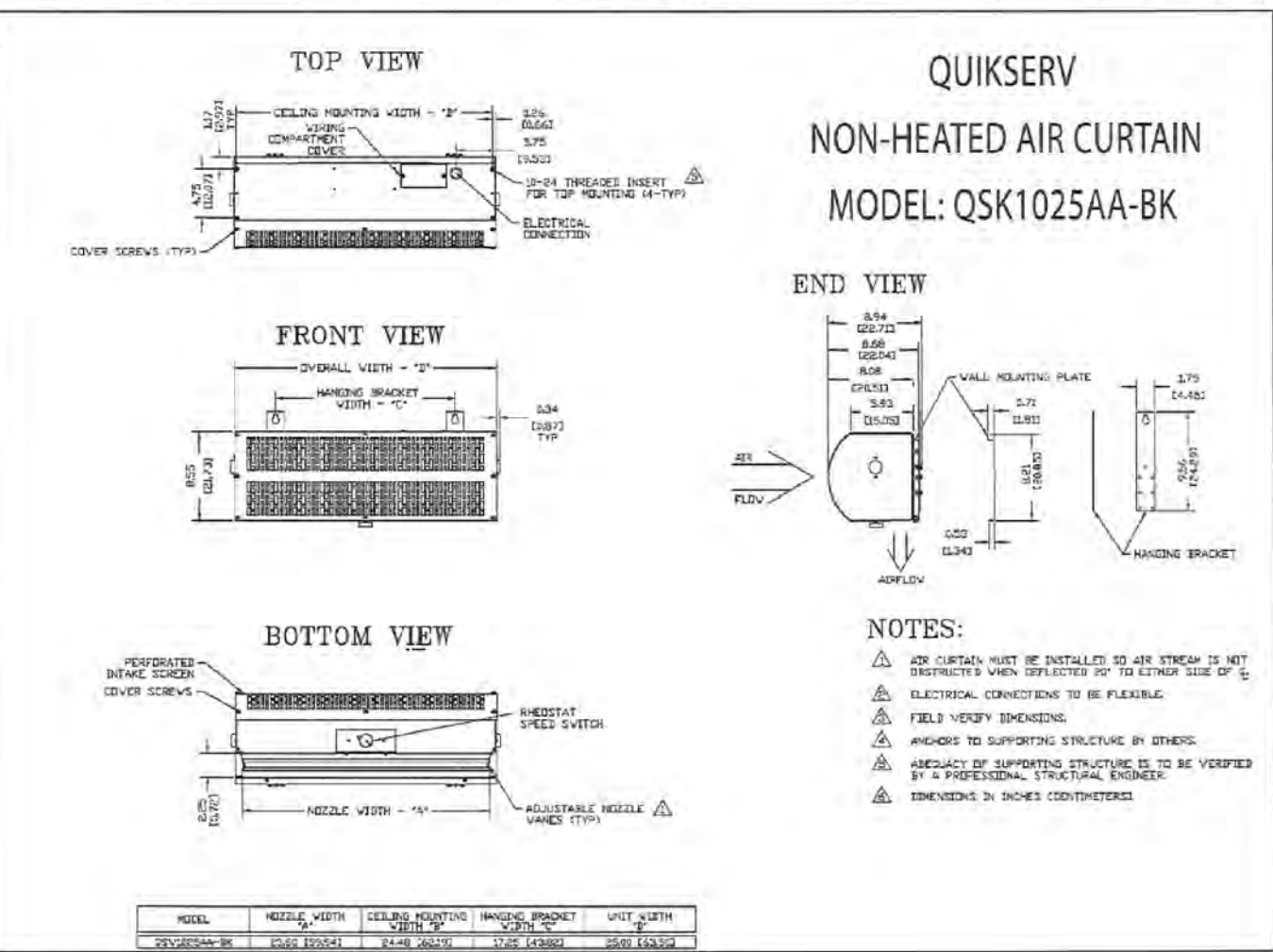
TYPE A
MULTI BI-FOLD DOORS WITH PEDESTRIAN DOOR
ALUM/GLASS



TYPE B
INTERIOR ALUM/GLASS

EXISTING WINDOW SCHEDULE

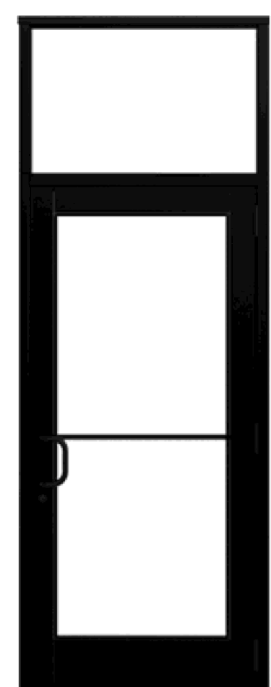
①	WINDOW							REMARKS
	SIZE		GLAZING		FRAME		SAFETY GLASS	
	WD	HGT	THK	TYPE	TYPE	MATL		
01	10'09"	3'-4"	1/4"	SINGLE	EXIST.	METAL	NO	PROTECT IN PLACE, REPAIR AS NEEDED
02	10'09"	3'-4"	1/4"	SINGLE	EXIST.	METAL	NO	
03	20'-0"	9'-0"	—	—	EXIST.	ROLL UP	—	DEMO
04	3'-8"	4'-0"	1/4"	SINGLE	EXIST.	METAL	NO	
05	3'-2"	3'-3"	1/4"	SINGLE	EXIST.	ALUM	NO	
								PROTECT AND REPAIR AS NEEDED



SKYLIGHT
Velux Fixed Skylight curb-mounted for flat roof



TYPE B – BREWERY WINDOW
ARCADIA GLASS OR WEATHER SHIELD
ALL-ALUMINUM DIRECT SET WINDOW



TYPE B – EXIT DOOR
CDF STOREFRONT GLASS DOOR BRONZE
ADORNED WITH TRANSOMS



TYPE A – FOLDING DOOR SYSTEM
WEATHER SHIELD ALL-ALUMINUM BI-FOLD
WITH PEDESTRIAN DOOR, DARK BRONZE



TYPE E – BOH DOOR
SWINGING CAFE DOORS, COMMERCIAL
MARITIME DOUBLE PORTHOLE

DOOR HARDWARE SCHEDULE

QNTY.	DESCRIPTION	MODEL	FINISH	MFGR	QNTY.	DESCRIPTION	MODEL	FINISH	MFGR	QNTY.	DESCRIPTION	MODEL	FINISH	MFGR
SET 01 - EXTERIOR STOREFRONT ENTRANCE					SET 04 - OFFICE DOOR					SET 08 - KITCHEN AND BREWERY DOOR				
3	EA. HINGES	BB1191 4 1/2" x 4 1/2" NRP	US10B	HAGER	3	EA. HINGES	BB1279 4 1/2" x 4 1/2"	US26D/626	HAGER	3	EA. HINGES	BB1279 4 1/2" x 4 1/2"	US26D/626	HAGER
1	EA. EXIT DEVICE	1792NL-HBOP	SP313	FALCON	1	EA. OFFICE LOCKSET	B511GD	626	FALCON	1	EA. OFFICE LOCKSET	B511GD	626	FALCON
1	EA. PULL	BF153 OFFSET PULL	3137710	ROCKWOOD	1	EA. WALL STOP	406	US10B/613	ROCKWOOD	1	EA. CLOSER	SC70-18	AL	FALCON
1	EA. PULL (HOT CLIMATE)	908.02.8	80	HAFELE	SET 05 - CLOSET DOOR					1	EA. WALL STOP	406	US26D/626	ROCKWOOD
1	EA. CLOSER	SC70-18	DBRZ	FALCON	3	EA. HINGES	ECBB1100	US26D	HAGER	GENERAL NOTES:				
1	EA. FLOOR STOP	438	US10B/613	ROCKWOOD	1	EA. LOCKSET	3480 STOREROOM-GRADE 1	US26D	HAGER					
1	EA. THRESHOLD	350	DKB	NGP	1	EA. WALL STOP	236W CONVEX	US26D	HAGER					
1	EA. DOOR SWEEP	200N	DKB	NGP	1	EA. CONST. CORE	3892 C	US26D	HAGER					
SET 02 - INTERIOR STOREFRONT ENTRANCE					2	EA. SFIC CUT KEY	3984 CONTROL KEY	---	HAGER					
3	EA. HINGES	BB1279 4 1/2" x 4 1/2"	US10B	HAGER	SET 06 - RESTROOM DOOR									
1	EA. PUSH/PULL	11047	3137710	ROCKWOOD	3	EA. HINGES	BB1279 4 1/2" x 4 1/2"	US26D/626	HAGER					
1	EA. CLOSER	SC70-18	DBRZ	FALCON	1	EA. PUSH PLATE	70B	US32D/630	ROCKWOOD					
1	EA. FLOOR STOP	438	US10B/613	ROCKWOOD	1	EA. PULL PLATE	BF110 X 70B	US32D/630	ROCKWOOD					
SET 03 - REAR SERVICE DOOR					1	EA. CLOSER	SC70-18	AL	FALCON					
1	EA. HINGES - HEAVY DUTY ROTON HINGE	780-210HD	ALM	HAGER	1	EA. WALL STOP	406	US26D/626	ROCKWOOD					
1	EA. INTERIOR PANIC BAR	4501 48.26D	US26D	HAGER	SET 07 - RESTROOM DOOR (SINGLE USER)									
1	EA. CLOSER	5100	ALM	HAGER	3	EA. HINGES	ECBB1100	US26D	HAGER					
1	EA. GASKET	726S 216 CHARCOAL	---	HAGER	1	EA. PRIVACY LOCKSET	3540-GRADE 2-LESS SFIC	US26D	HAGER					
1	EA. SWEEP	750NMIL42	MIL	HAGER	1	EA. CLOSER	5200 SERIES-DRIVE 2	ALM	HAGER					
1	EA. SECURITY ASTRAGAL	1392SP 83" USP	DRK BZ	NGP	1	EA. CONST. CORE	3892 C	US26D	HAGER					
3	EA. DOOR SILENCER	1610	CLEAR	DON-JO	2	EA. SFIC CUT KEY	3984 CONTROL KEY	---	HAGER					
1	EA. THRESHOLD	431S42MIL HALF SADDLE	MIL	HAGER	1	EA. WALL STOP	236W CONCAVE	US26D	HAGER					
1	EA. DRIP CAP	810S46	ALM	HAGER										



ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

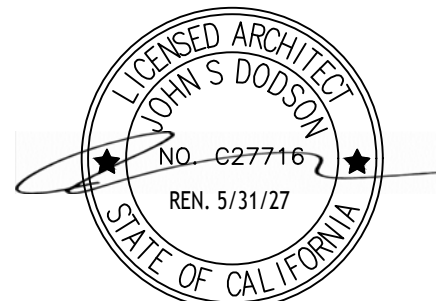
1330 OLYMPIC BLVD.
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PH 310 452-5533 FAX 310 450-4742



whiskey + wool studio
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619-316-2533
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the GIDDY
OSTRICH

LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE

JOB NO.

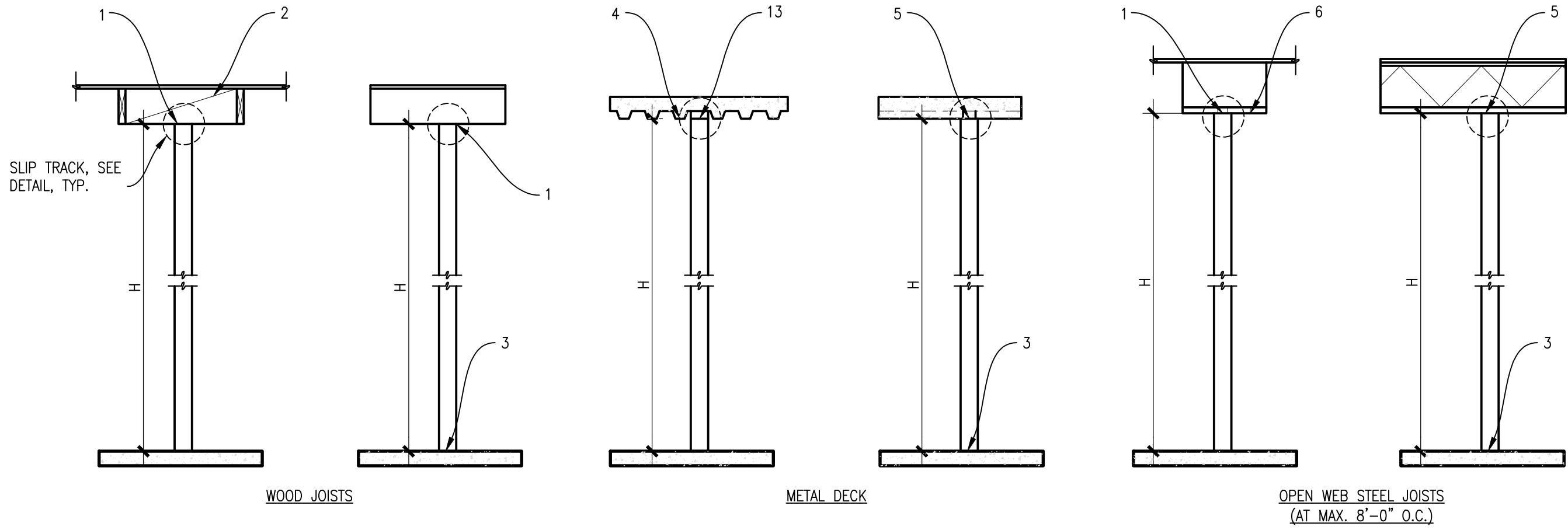
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CHECKED BY

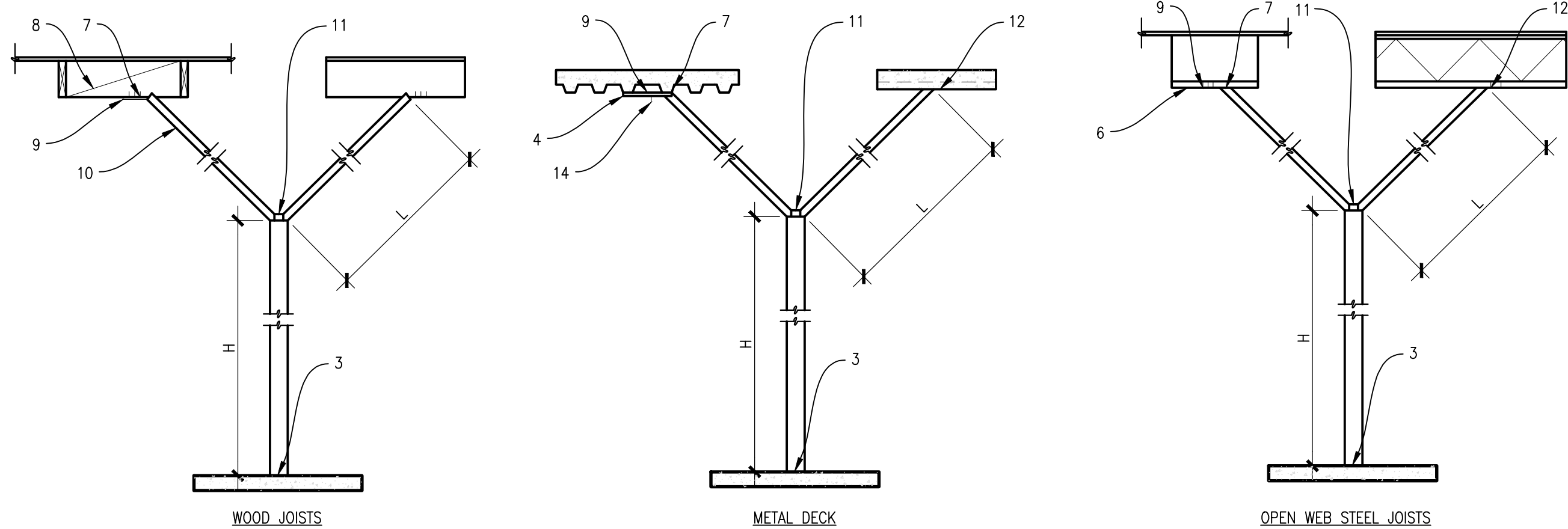
FILE NAME

DOOR & WINDOW SCHEDULE

A6.3



FULL HEIGHT PARTITION



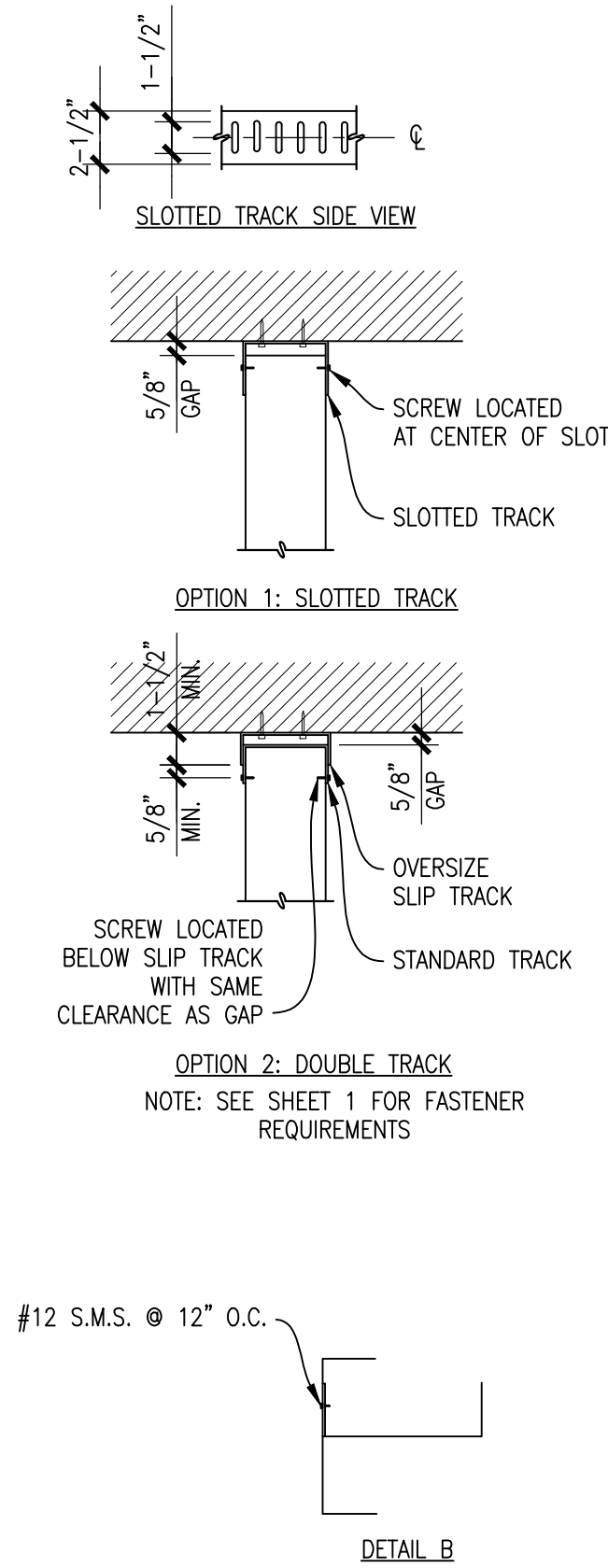
PARITAL HEIGHT PARTITION

KEY NOTE:

- (2)-#12 S.M.S. @ 24" O.C. MAX.
- 2X BLKG. @ 24" O.C.
- (1)-0.157" HILTI X-U (ICC-ESR NO. 2269) WITH 1" EMBED. @ 16" O.C.
- (2)-0.157" HILTI X-U (ICC-ESR NO. 2269) WITH 1" EMBED. TO EA. FLUTE (MIN. 2 FLUTES) (USE #12 S.M.S. AT ROOF DECK WITH INSULATION)
- (2)-0.157" HILTI X-U (ICC-ESR NO. 2269) WITH 1" EMBED. @ 24" O.C. MAX. (USE #12 S.M.S. AT ROOF DECK WITH INSULATION)
- 3-5/8" X 1-5/8" X 20GA BLKG. @ 24" O.C. WITH (1)-0.138" HILTI X-ZF (ICC-ESR NO. 1663) AT EA. END
- CUT FLANGE AND BEND WEB AT EA. END
- 2X BLKG.
- (3)-#12 S.M.S. @ 1" O.C.
- DIAGONAL BRACE @ 8'-0" O.C. STAGG. IN EA. DIRECTION
- (3)-#12 S.M.S.
- (2)-0.157" HILTI X-U (ICC-ESR NO. 2269) @ 3" O.C.
- 20GA X 3" WIDE METAL STRAP @ 24" O.C. SEE NOTE 4 FOR DECK ATTACHMENT.
- 3-5/8" X 1-1/4" X 20GA BLKG. @ EA. BRACE. SEE NOTE 4 FOR DECK ATTACHMENT.
- SIMPSON SDS SCREWS (ICC-ESR 2236) @ 12" O.C. WITH 3" EMBED

NOTE:

- CONNECTION DETAILS ARE NOT APPLICABLE TO FIRE RATED PARTITIONS
- ALL WOOD STUDS SHALL BE MIN. DOUGLAS FIR-LARCH STUD GRADE. SEE DRAWINGS 11 AND 12 ON A10 FOR CONNECTION DETAILS.
- TOP AND BOTTOM TRACK AND OVERSIZE SLIP TRACK SHALL MATCH THE GAGE OF VERTICAL METAL STUD BUT IN NO CASE BE LESS THAN 20 GA. FLANGE WIDTH OF OVERSIZE SLIP TRACK SHALL BE 1-1/2" MIN.

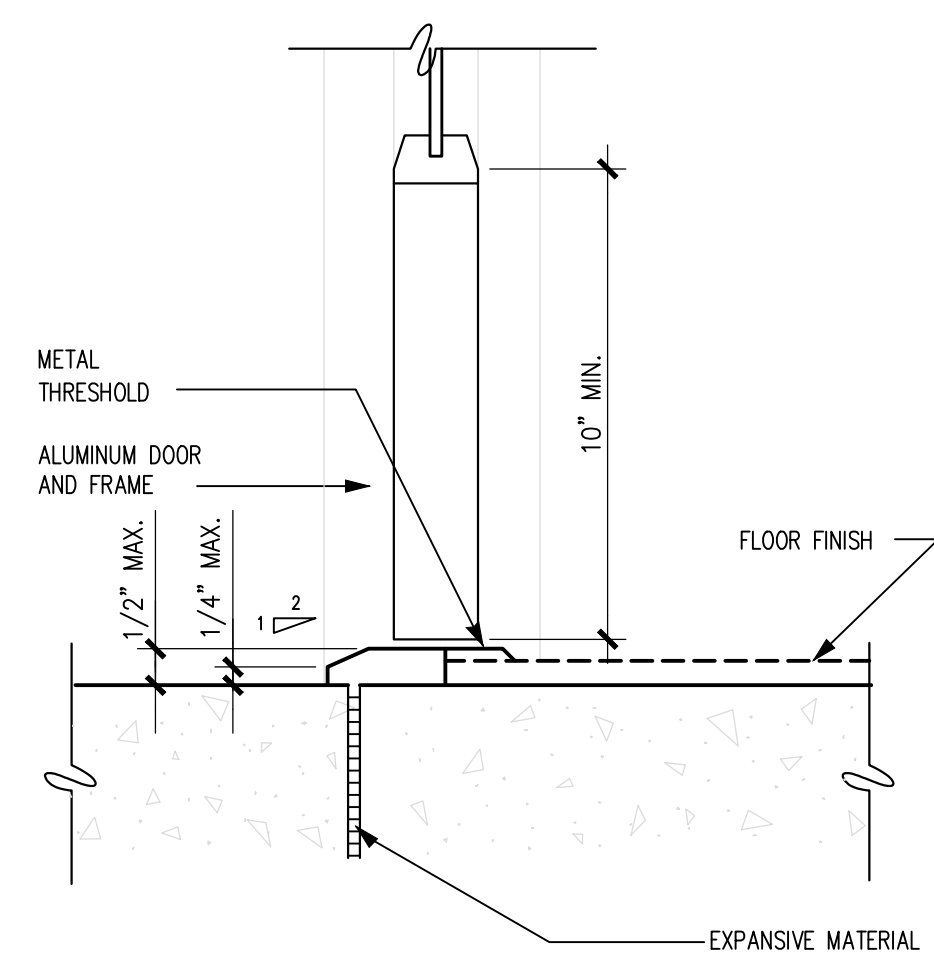


SLIP TRACK DETAIL

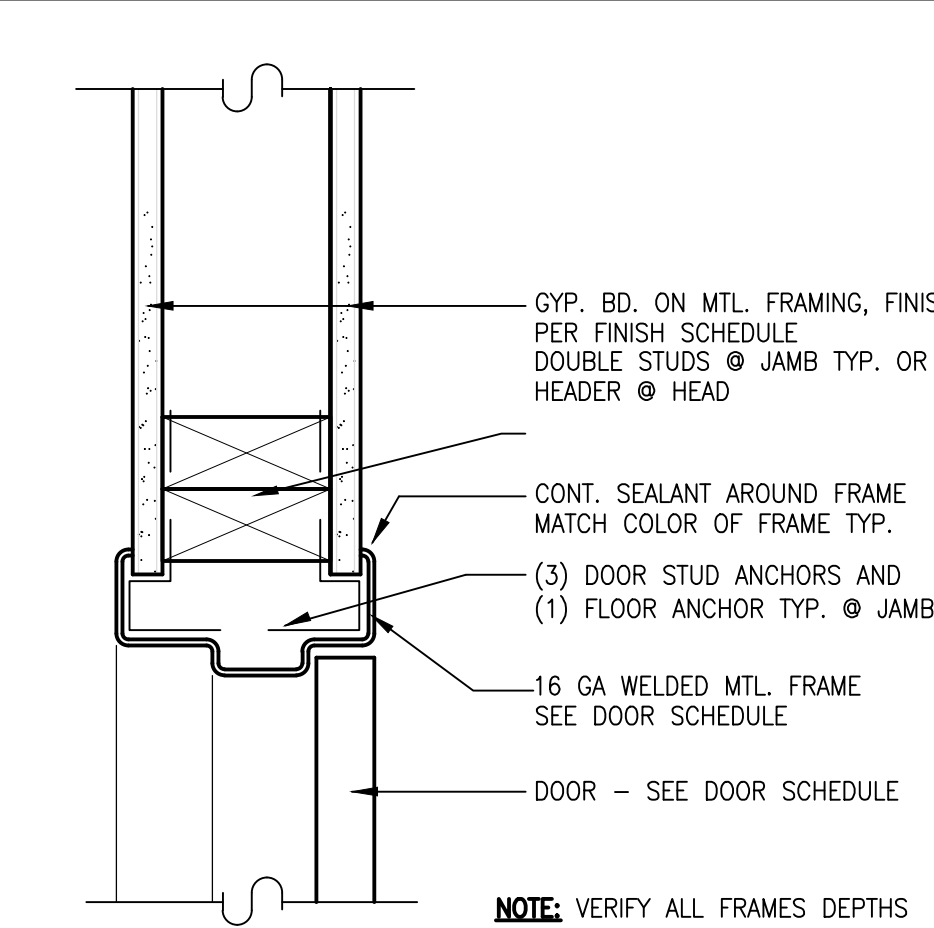
INTERIOR NON-BEARING PARTITION DESIGN TABLE

TABLE A - VERTICAL STUDS				TABLE B - DIAGONAL BRACE		
WOOD STUD		METAL STUD		MAX. L	MIN. STUD SIZE	REMARK
MAX. H	MIN. STUD SIZE	MAX. H	MIN. STUD SIZE			
13'-6"	2X4 @ 16" O.C.	14'-4"	3-5/8" X 1-1/4" X 25GA @ 16" O.C.	7'-0"	(1)-3-5/8" X 1-1/4" X 20GA	-
21'-0"	2X6 @ 16" O.C.	16'-5"	3-5/8" X 1-1/4" X 20GA @ 16" O.C.	10'-0"	(1)-3-5/8" X 1-5/8" X 20GA	-
21'-0"	2X6 @ 16" O.C.	16'-5"	3-5/8" X 1-1/4" X 20GA @ 16" O.C.	12'-6"	(1)-3-5/8" X 2" X 20GA	-
28'-0"	2X8 @ 16" O.C.	18'-0"	3-5/8" X 1-1/4" X 18GA @ 16" O.C.	17'-0"	(2)-3-5/8" X 1-1/4" X 20GA	DET. B
36'-0"	2X10 @ 16" O.C.	19'-5"	4" X 1-1/4" X 18GA @ 16" O.C.	18'-6"	(2)-3-5/8" X 1-5/8" X 20GA	DET. B
-	-	24'-6"	6" X 1-1/4" X 20GA @ 16" O.C.	20'-0"	(2)-4" X 1-5/8" X 20GA	DET. B
-	-	28'-3"	6" X 1-1/4" X 18GA @ 16" O.C.	24'-0"	(2)-5-1/2" X 1-1/4" X 20GA	DET. B
-	-	34'-4"	8" X 1-1/4" X 18GA @ 16" O.C.	26'-0"	(2)-6" X 1-1/4" X 20GA	DET. B

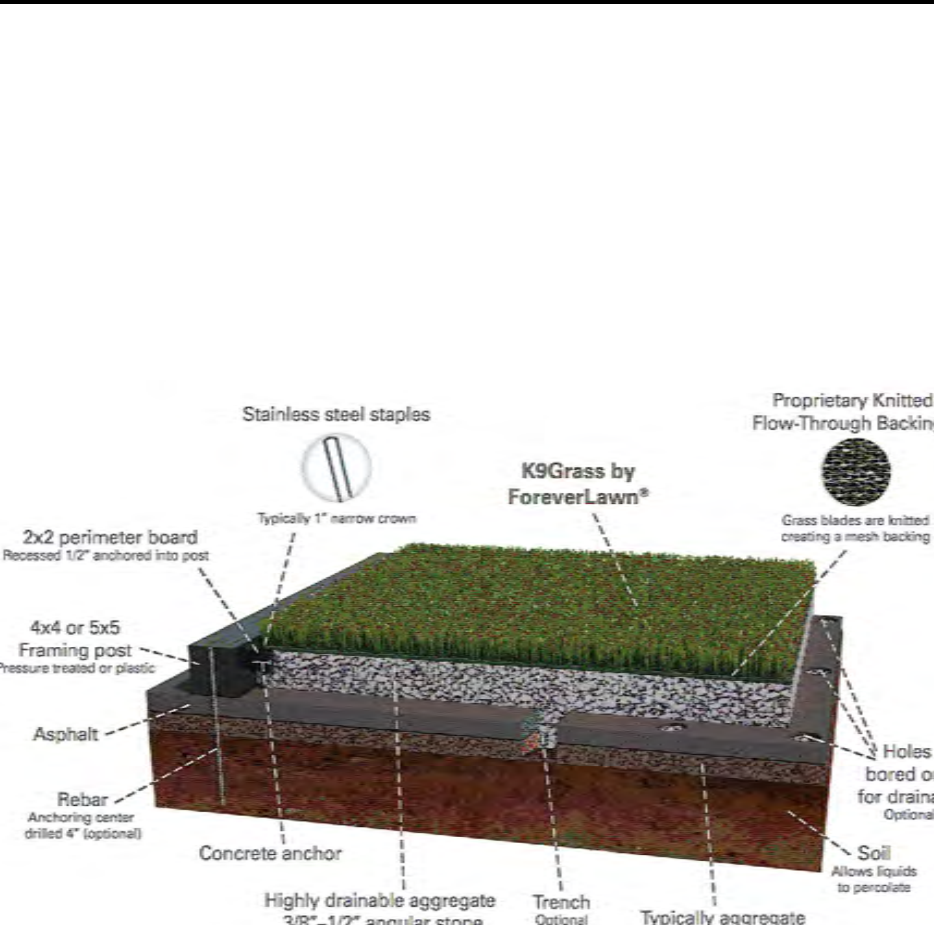
INTERIOR NON-BEARING PARTITION



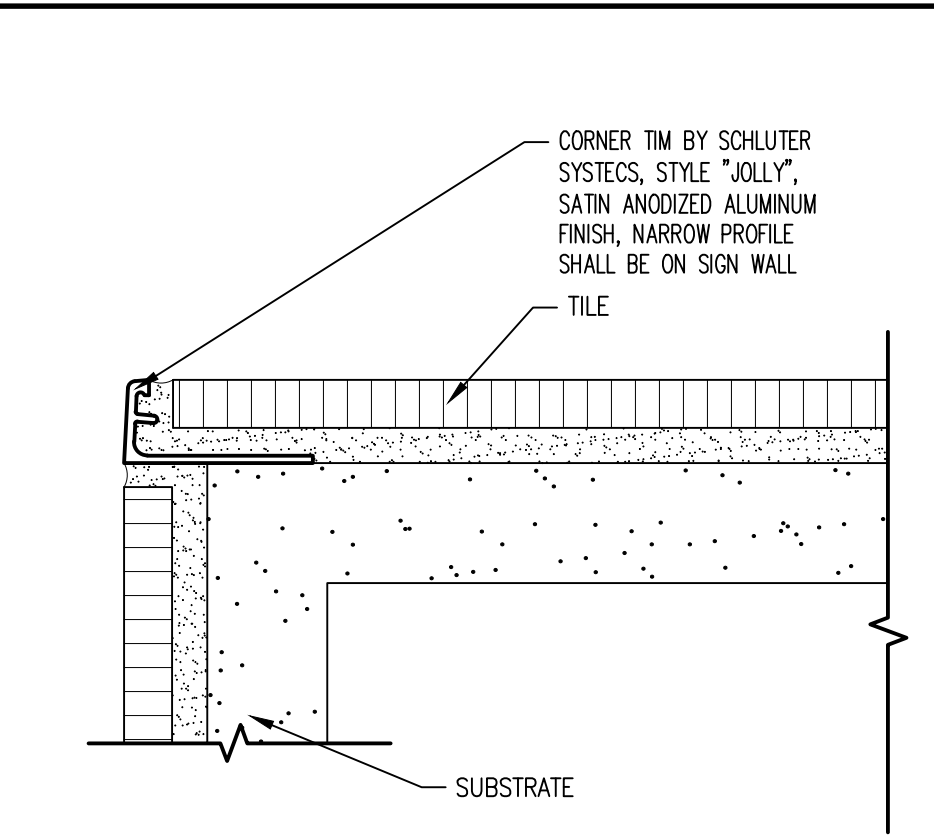
ALUM. STOREFRONT DOOR SILL



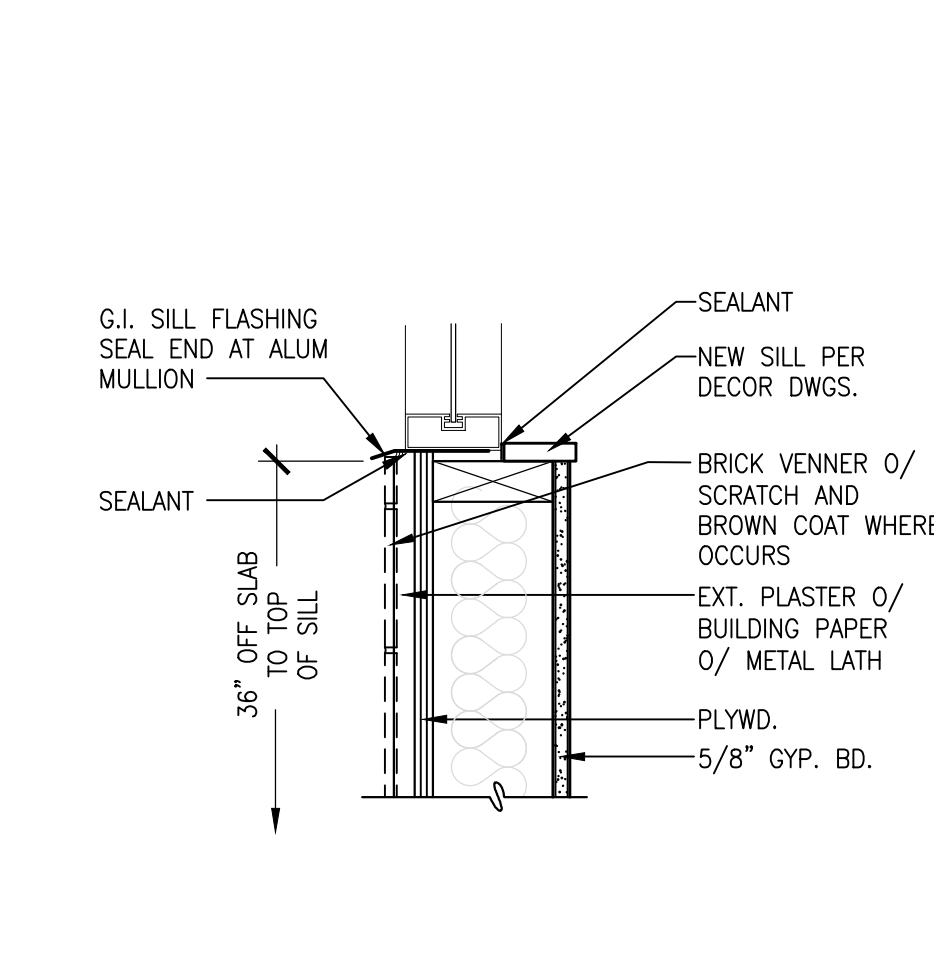
INTERIOR DOOR JAMB / HEAD



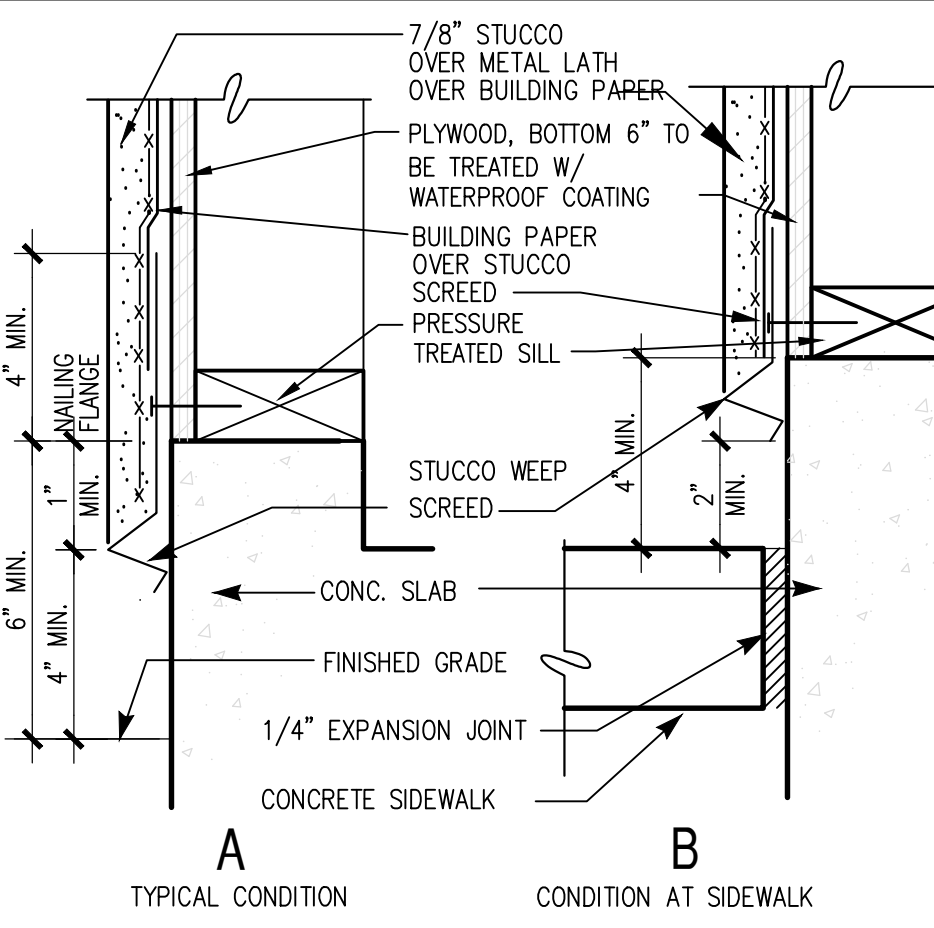
TURF DETAIL



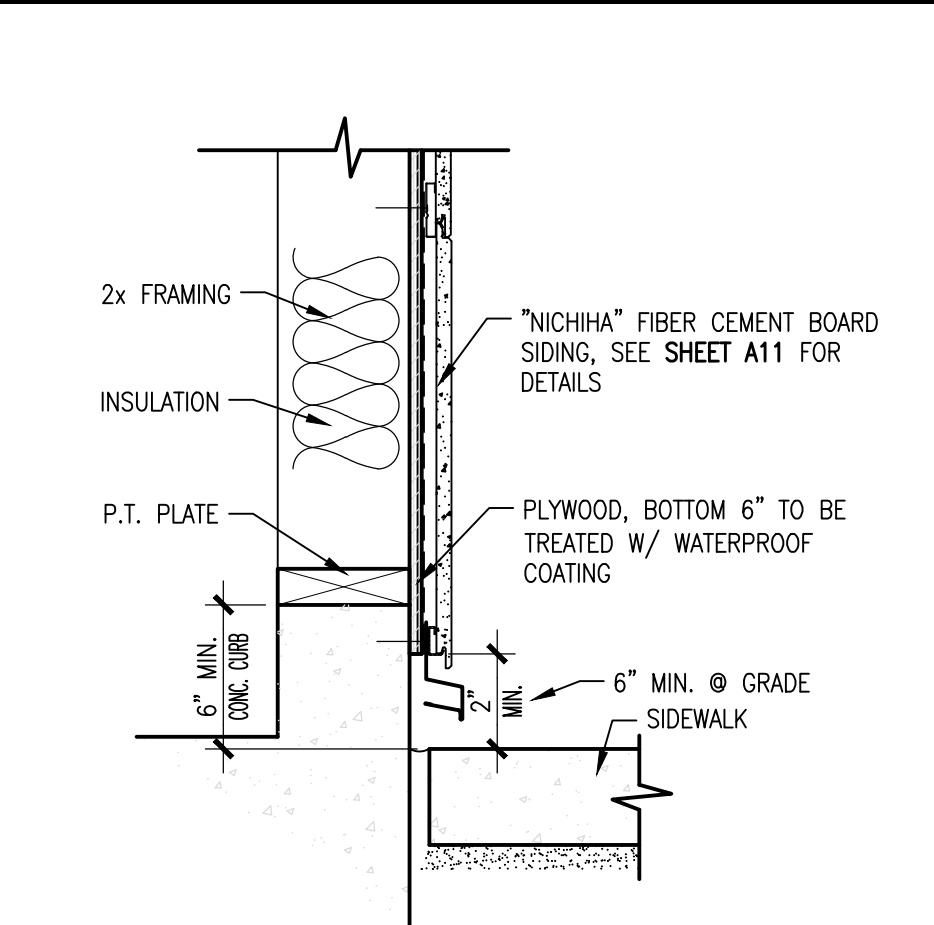
TRIM AT OUTSIDE CORNER



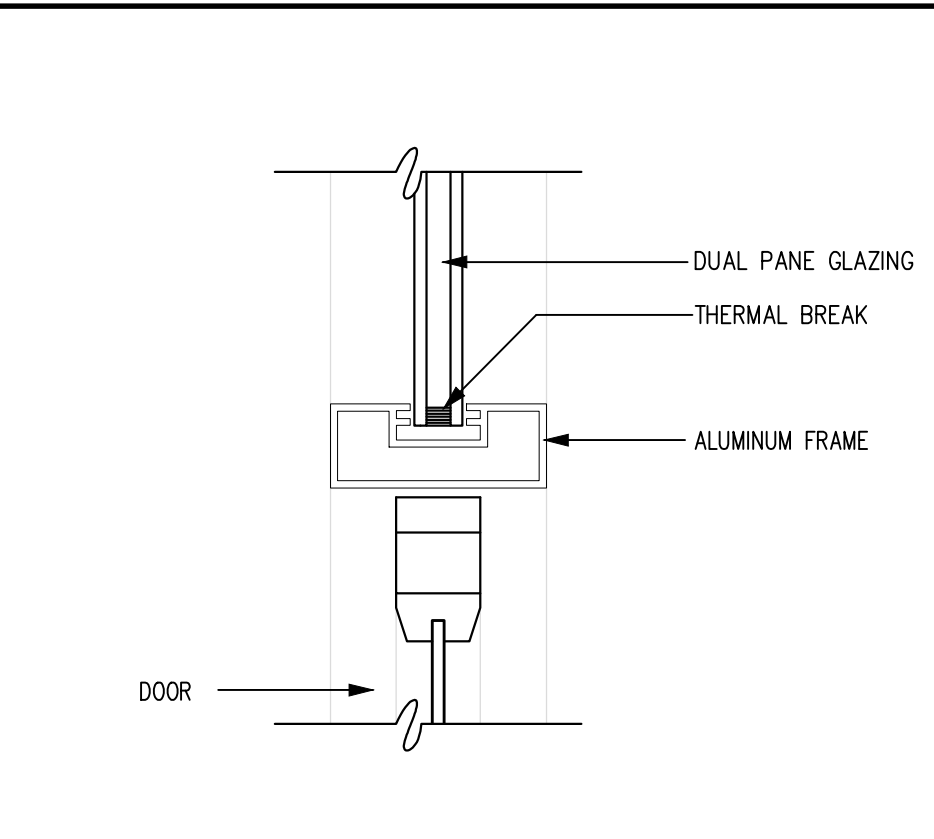
WINDOW SILL



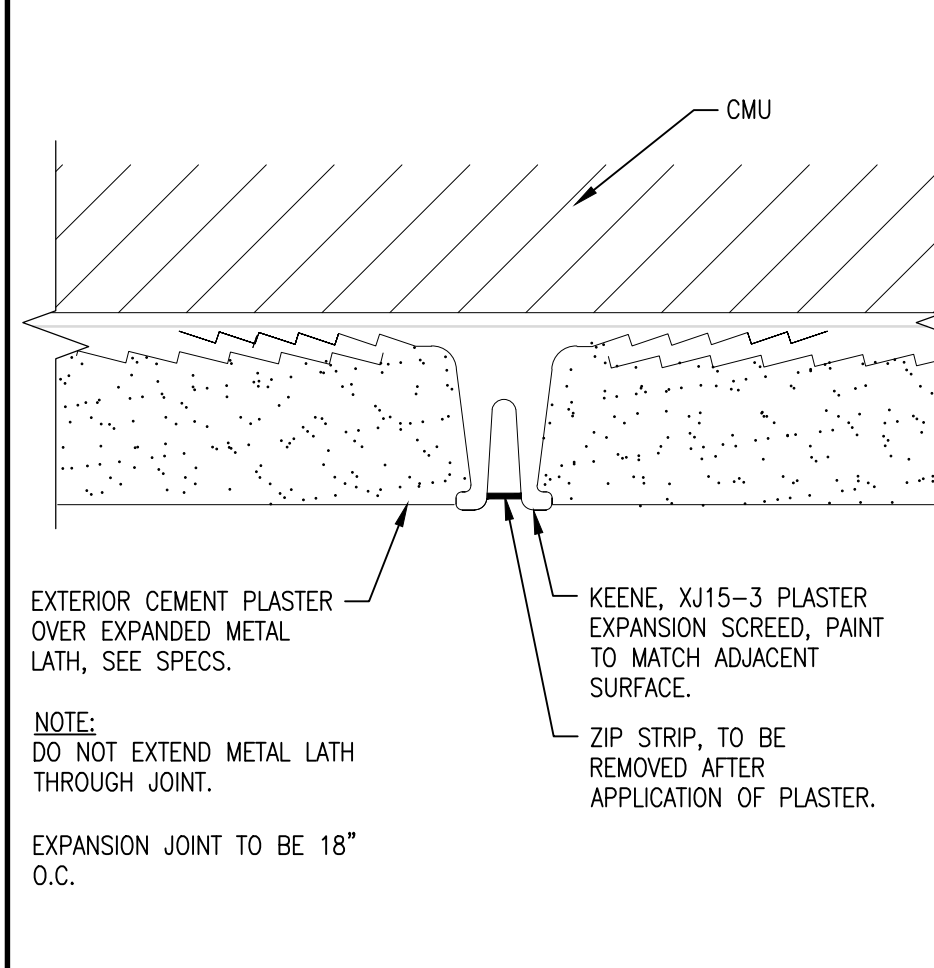
PLASTER STOP



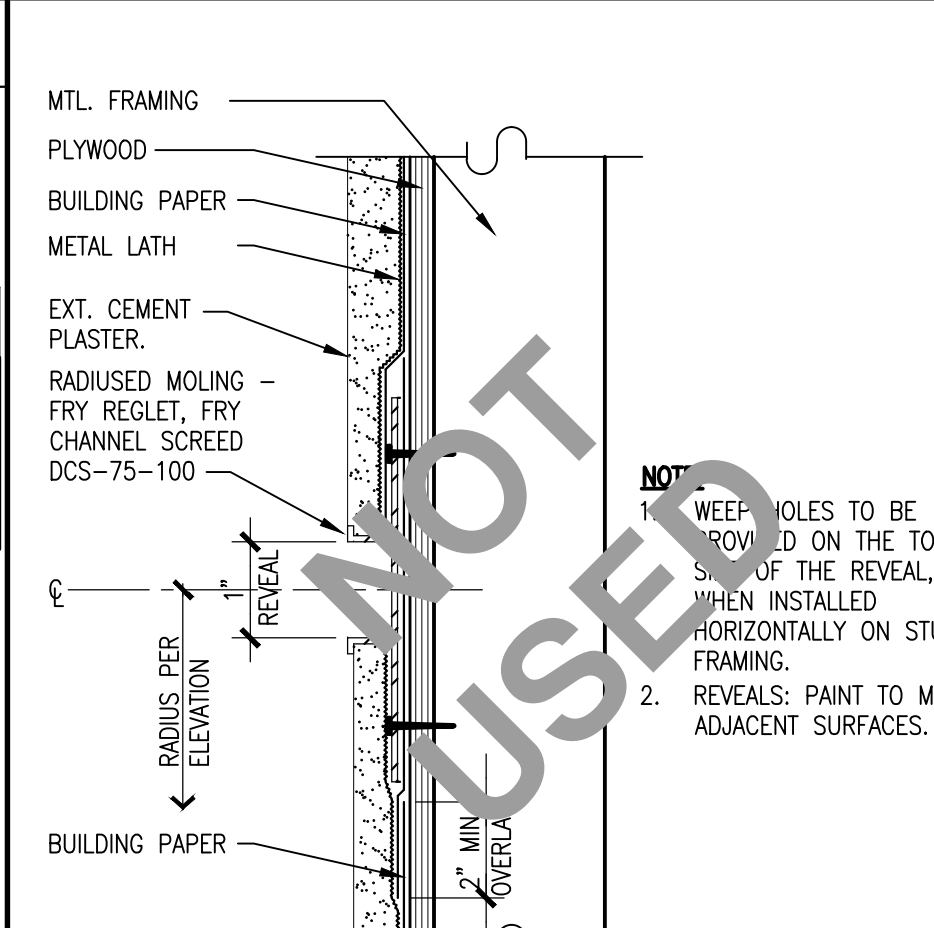
SIDING



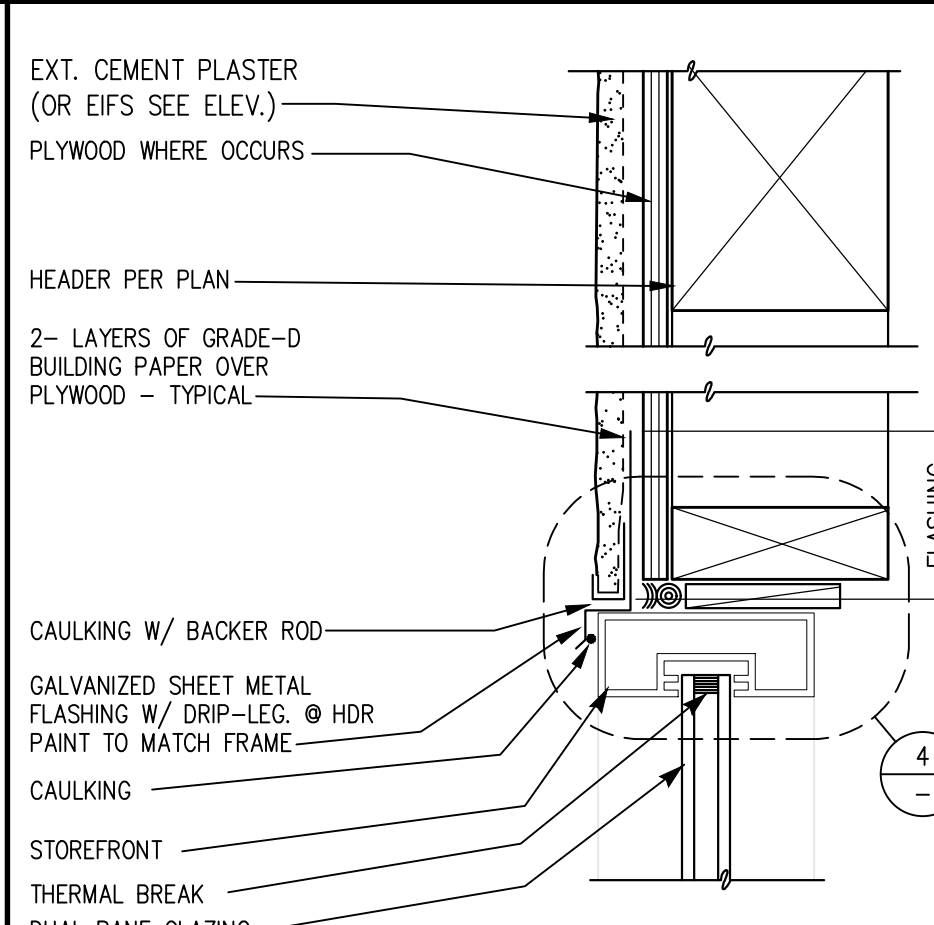
ALUM. DOOR HEADER / JAMB



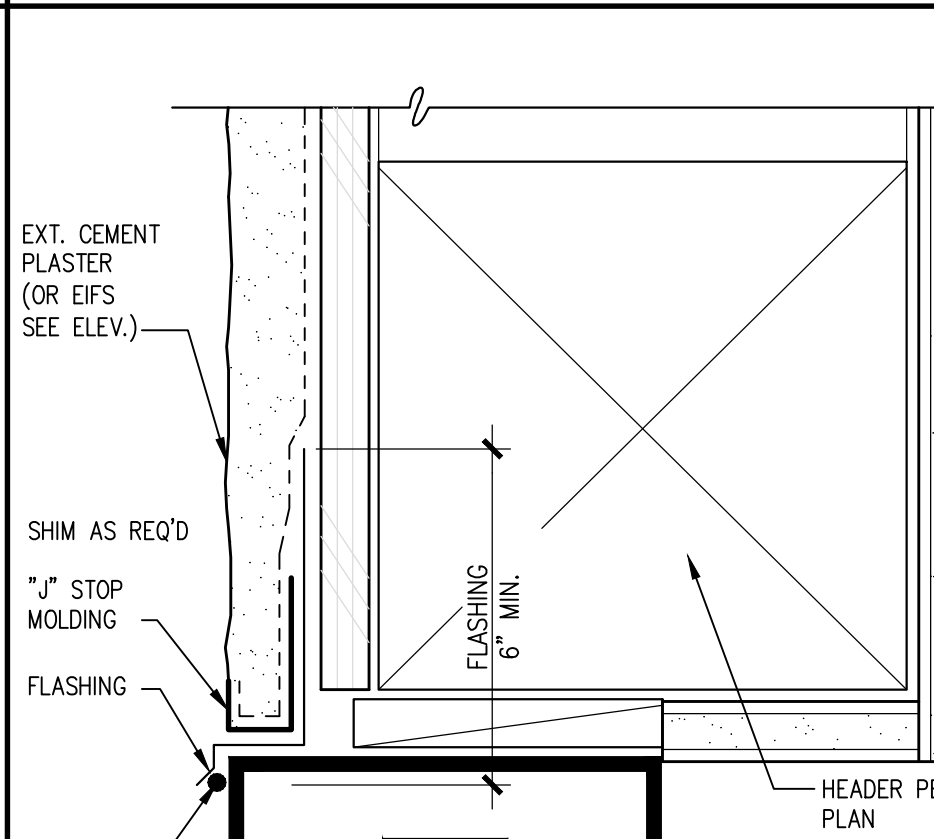
EXPANSION JOINT



PLASTER MOLDING



ALUM. WIND. HEADER / JAMB



HEADER FLASHING



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

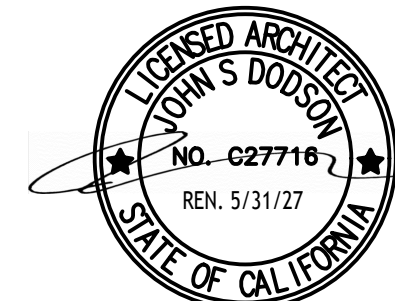


whiskey + wool studio

1613 Chelsea Road, Ste. 970
San Marino, CA 91108
619-316-2533
B.L. 061038148

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the GIDDY OSTRICH

LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE

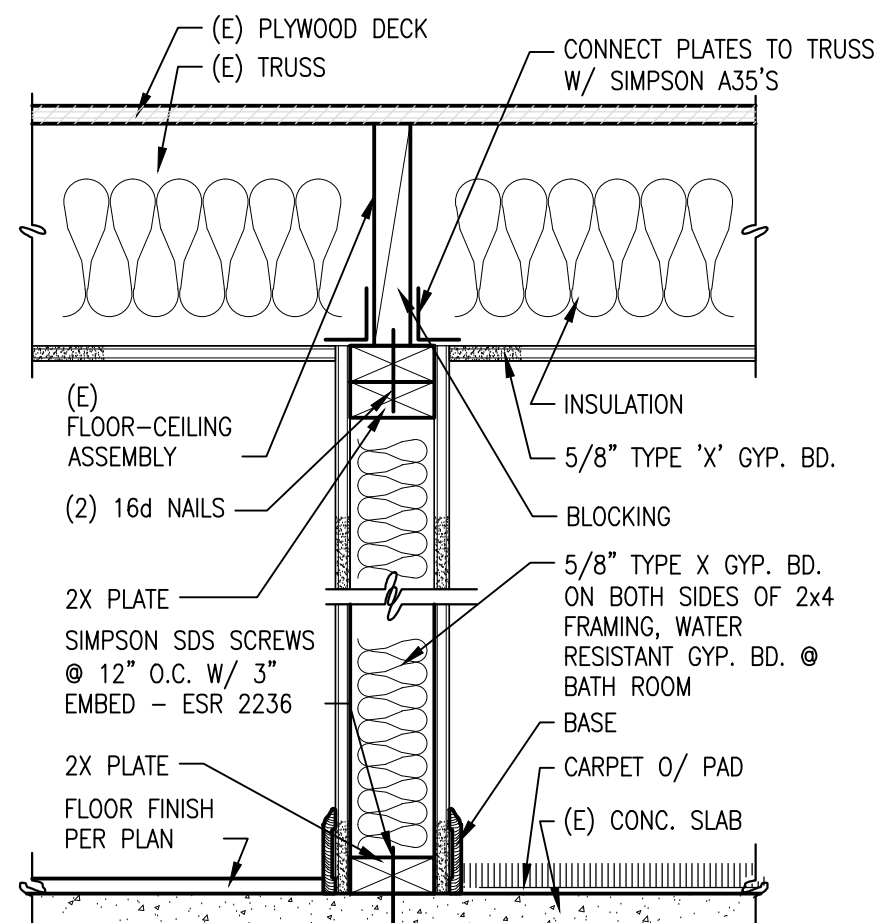
JOB NO.

DRAWN BY

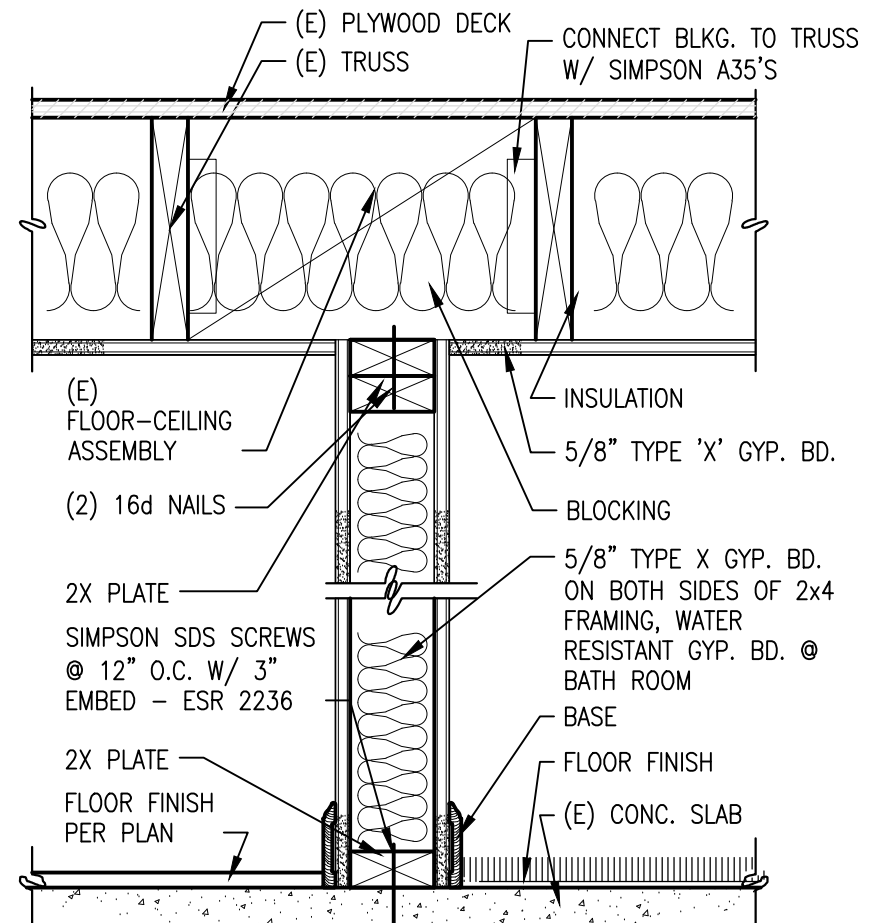
FILE NAME

STANDARD DETAILS

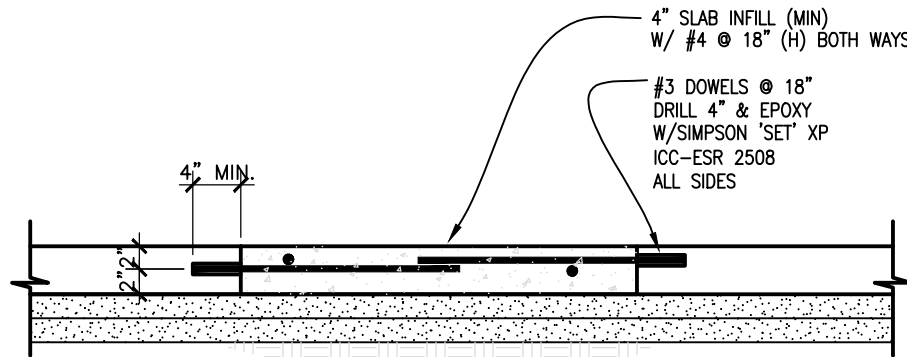
A9



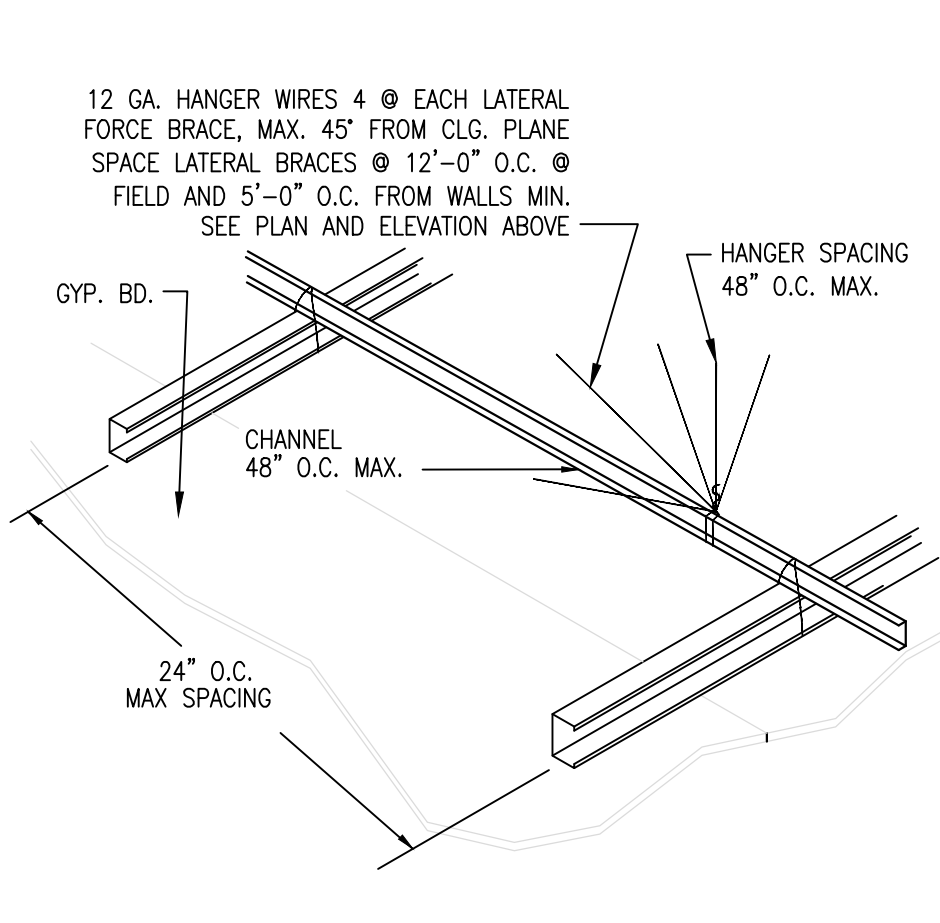
11 INTERIOR PARTITION WOOD FRAMING
SCALE: 1 1/2" = 1'-0"



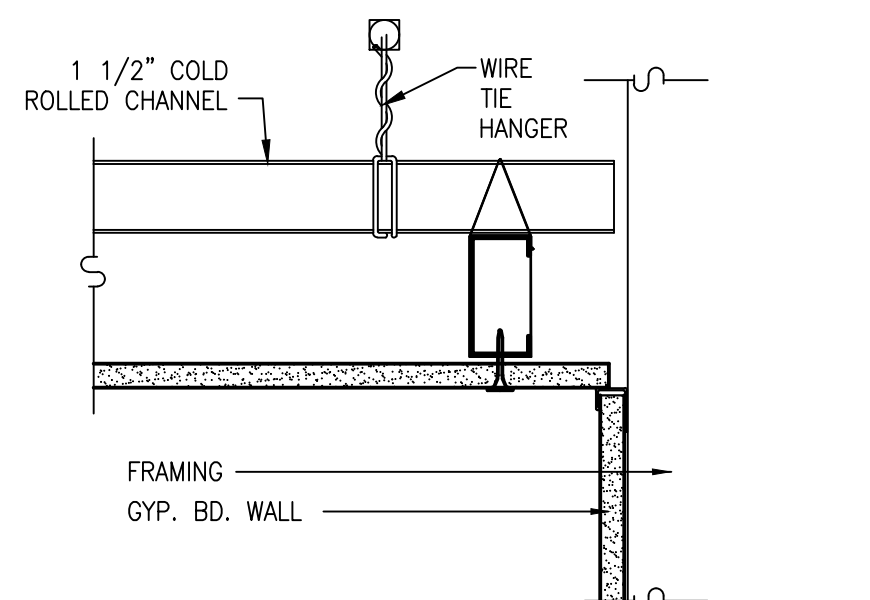
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SCALE: 1 1/2" = 1'-0"



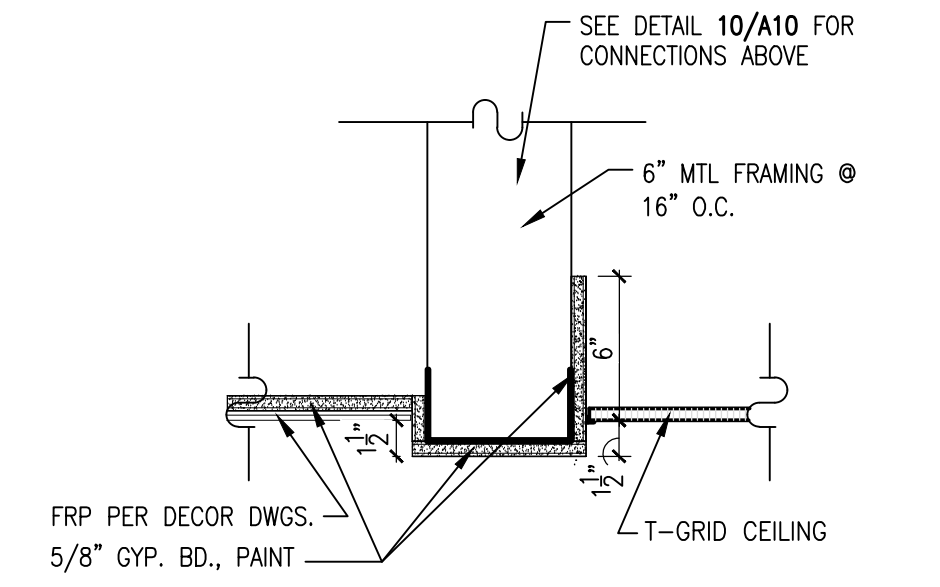
13 CONC. SLAB SAW CUT IN-FILL
SCALE: N.T.S.



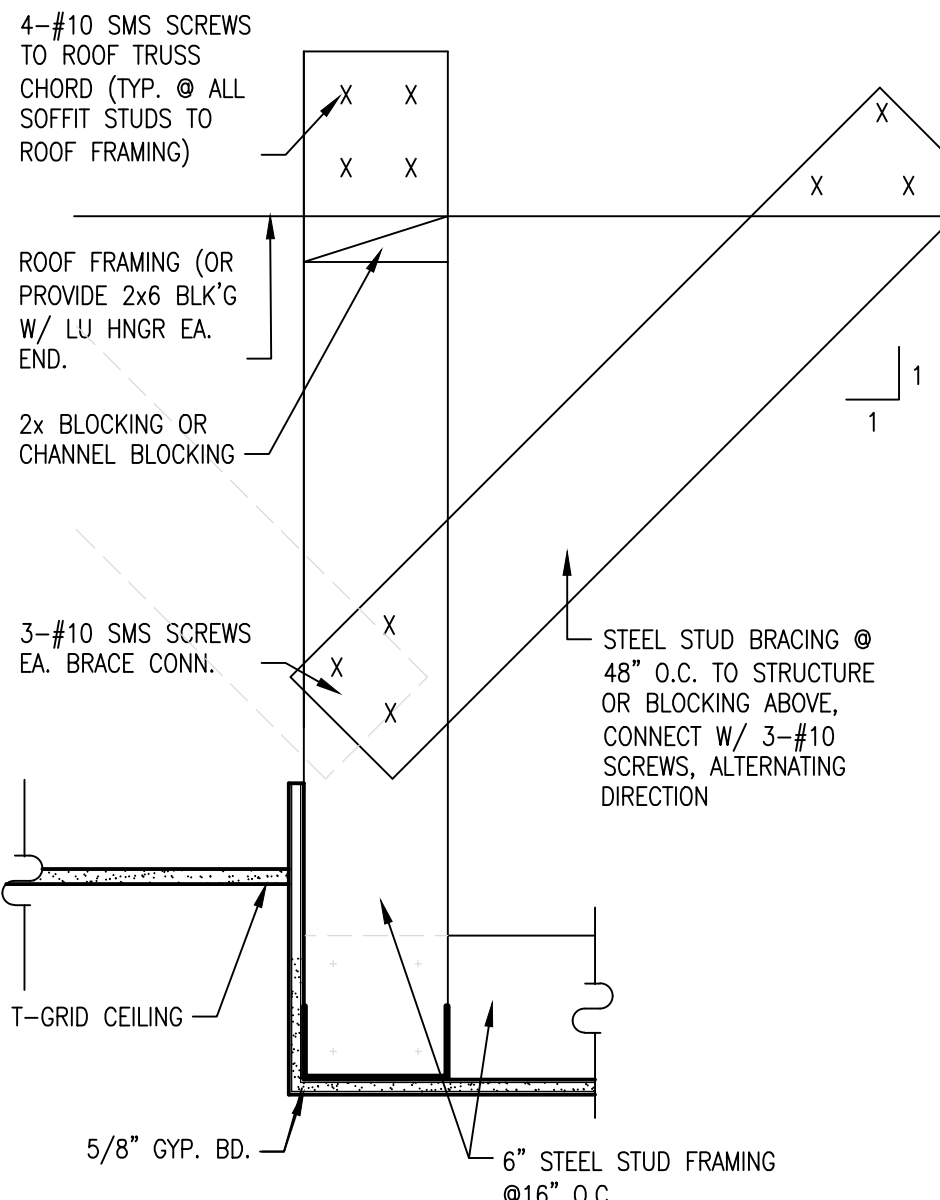
7 SUSPENDED GYP. BD. CEILING
SCALE: 3" = 1'-0"



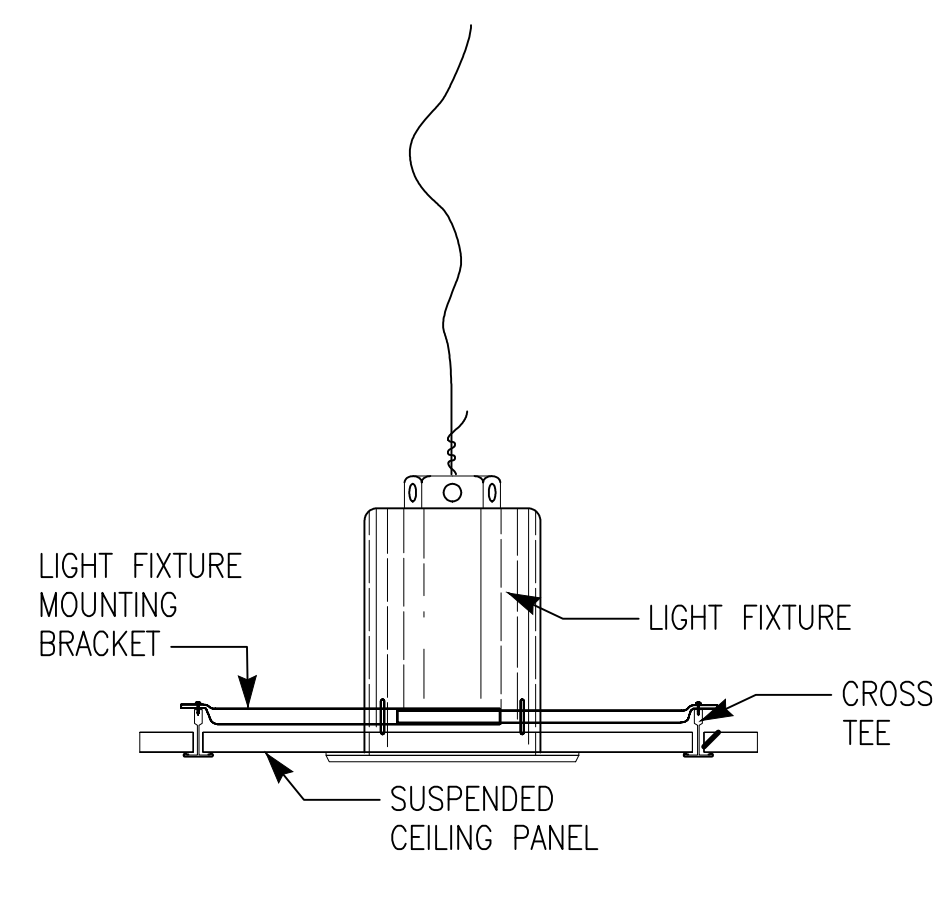
8 SUSPEND. GYP. BD. CEIL. @ WALL
SCALE: 3" = 1'-0"



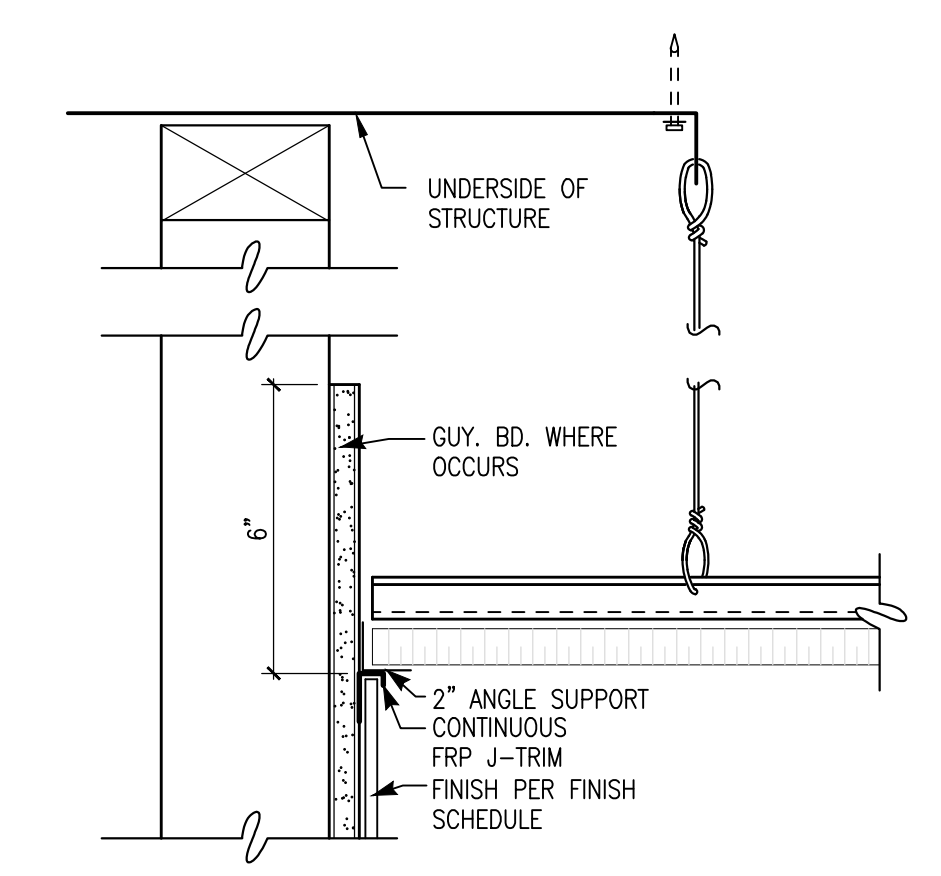
9 SOFFIT
SCALE: 1 1/2" = 1'-0"



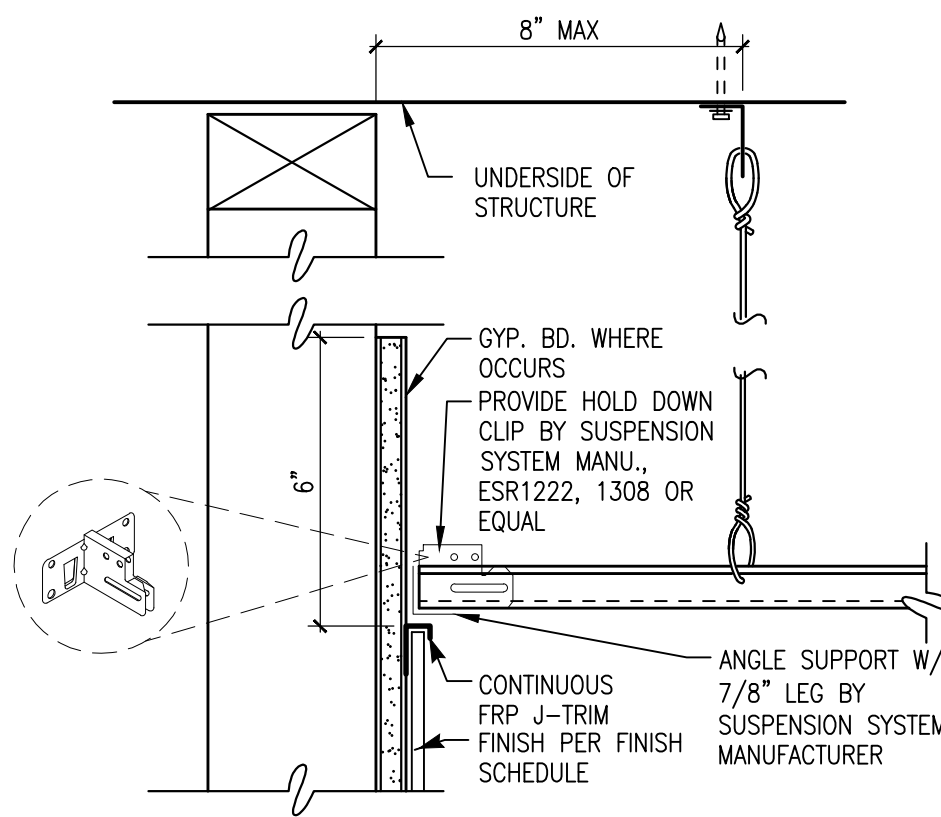
10 SOFFIT
SCALE: 1 1/2" = 1'-0"



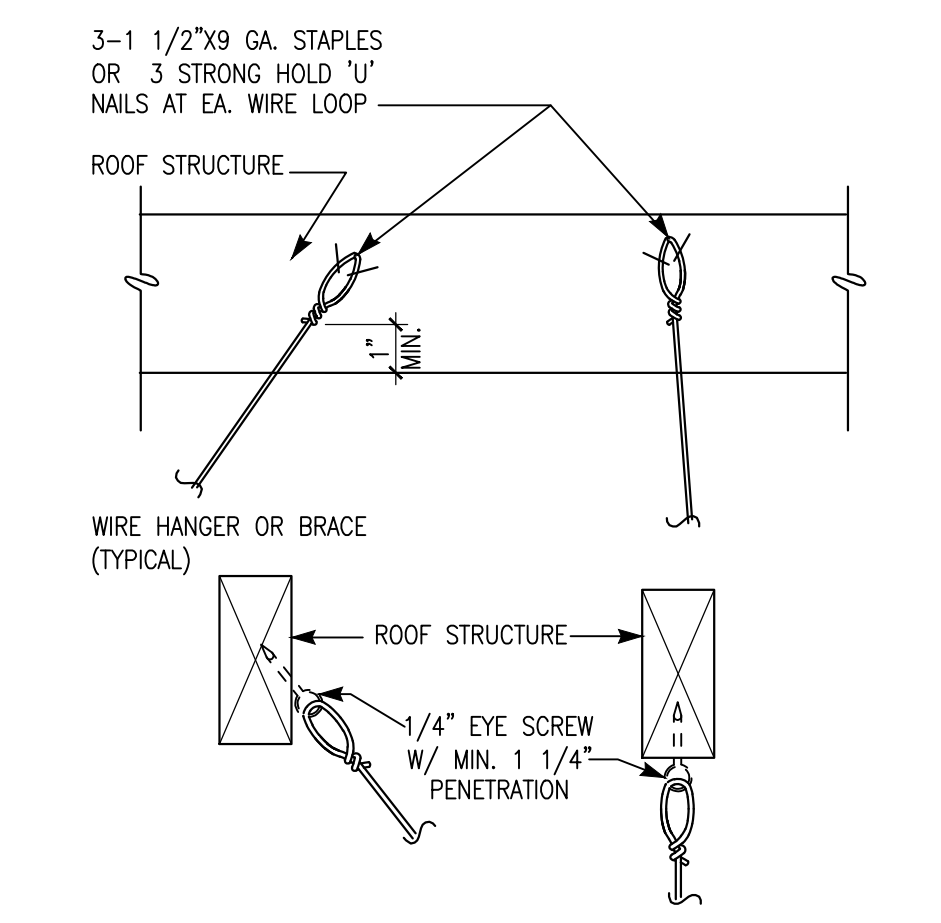
4 RECESSED CAN FIXTURE
SCALE: 1/4" = 1'-0"



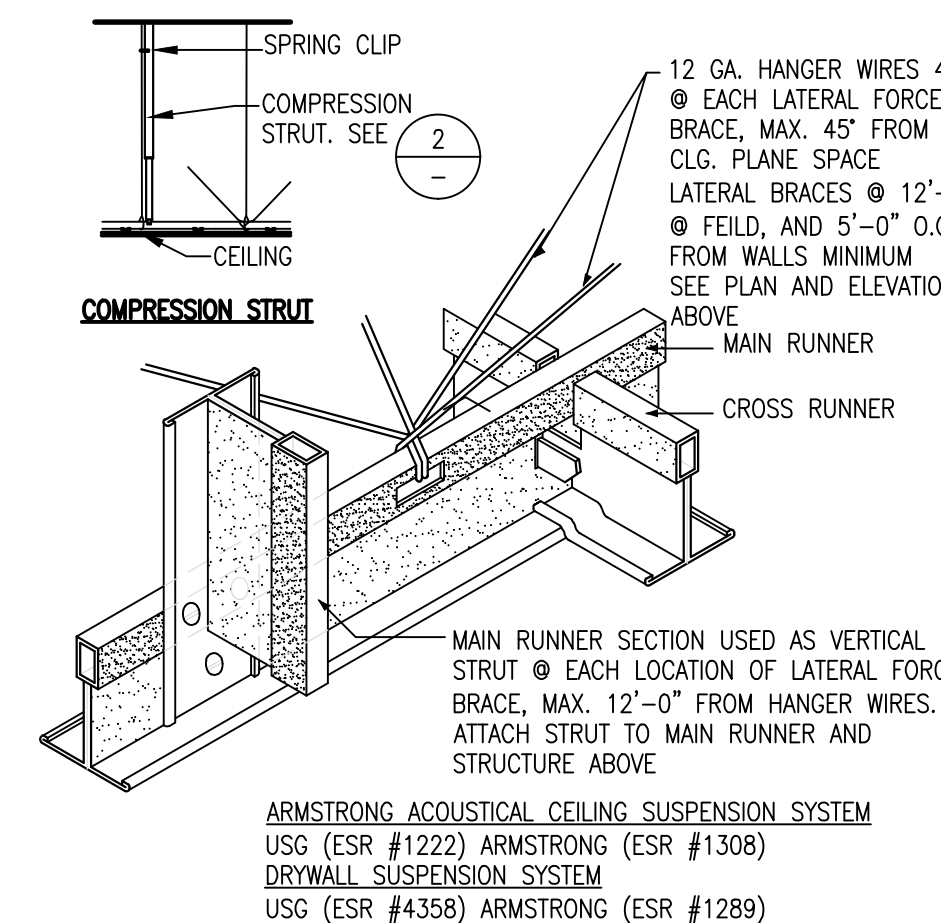
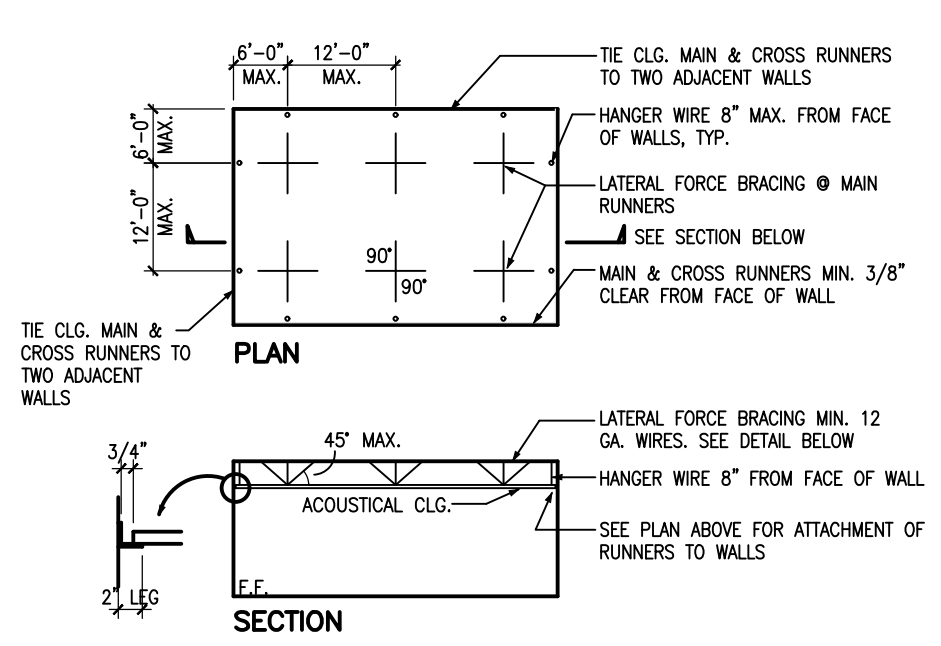
5 CEILING GRID TO PARTITION WALL
SCALE: 3" = 1'-0"



5A CEILING GRID TO PARTITION WALL
SCALE: 3" = 1'-0"

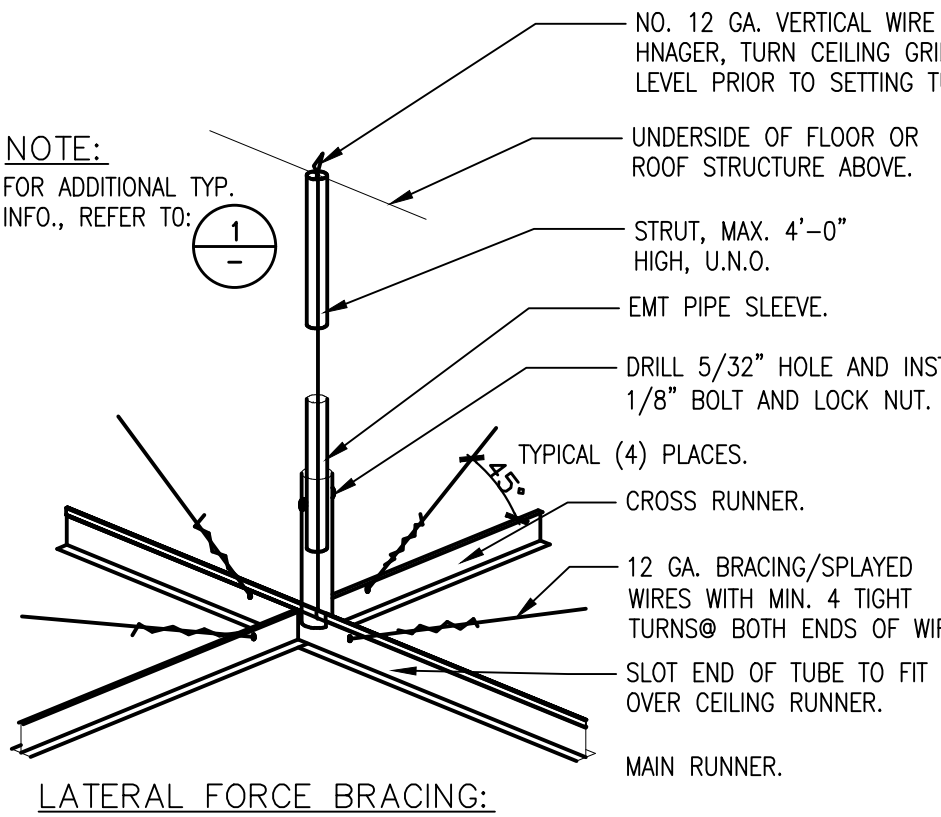


6 GRID SUSPENSION
SCALE: 3" = 1'-0"

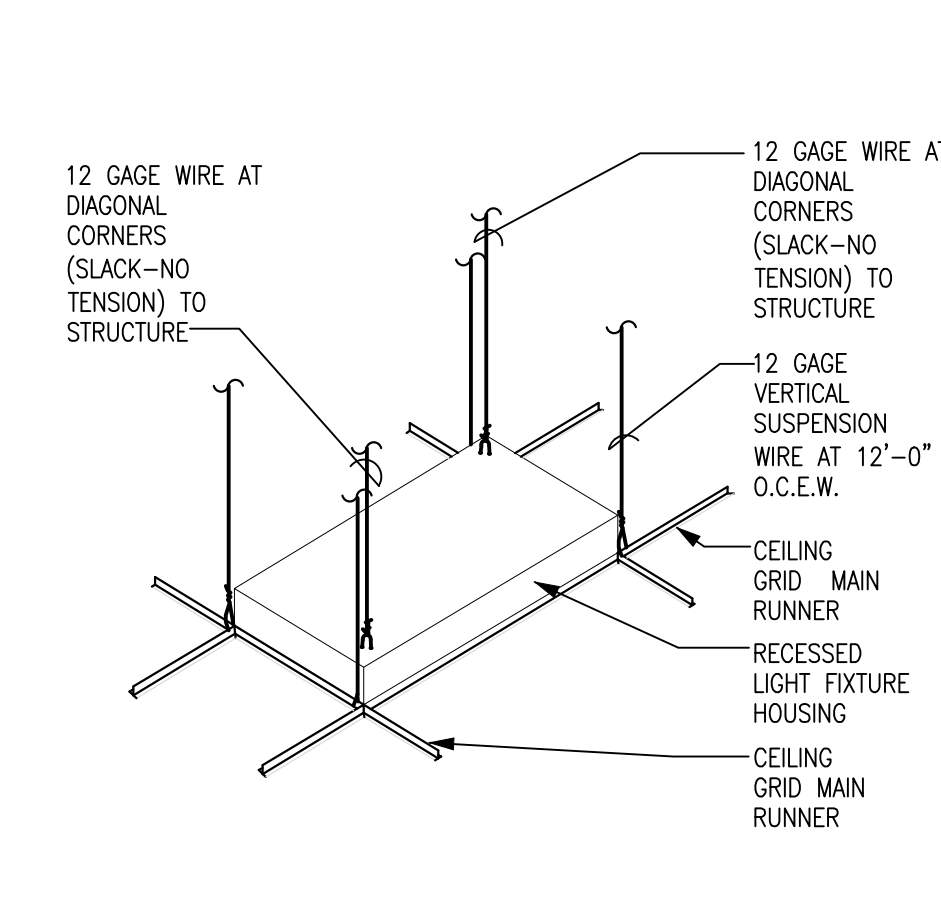


- 2" HORIZONTAL LEG SHALL BE USED AT PERIMETER WALLS AND INTERIOR FULL HEIGHT PARTITIONS. THE FIRST CEILING TILE SHALL MAINTAIN 3/4" CLEAR FROM THE FINISH WALL SURFACE.
- CEILING SUSPENSION SYSTEM SHALL BE CONNECTED AND BRACED DIRECTLY TO THE THE SUSPENDED CEILINGS AND LIGHTING SYSTEMS SHALL BE LIMITED TO 6 FEET BELOW THE STRUCTURAL DECK.
- POSITIVE BRACING TO THE STRUCTURE SHALL BE PROVIDED AT CHANGES IN THE CEILING PLANE ELEVATION OR AT DISCONTINUITIES IN THE CEILING GRID SYSTEM.
- THE SUSPENDED ACOUSTICAL CEILING GRID SYSTEM SHALL BE DESIGNED AND INSTALLED PER CBC 808, 1613.1, 2506.2.1, AND THE CISCA SEISMIC DESIGN CATEGORY REQUIREMENTS (CALIFORNIA DEFAULT) AND COMPLY WITH ASTM C635 & C636 MODIFIED PER ASCE 7.

1 CEILING GRID SUSPENDED SYSTEM
SCALE: N.T.S.



2 VERTICAL COMPRESSION STRUT
SCALE: 3" = 1'-0"



3 SUSPENDED FIXTURE
SCALE: 1/4" = 1'-0"

RENDERINGS ARE FOR CONCEPTUAL DESIGN PURPOSES AND ARE NOT FOR CONSTRUCTION.



02 EL CENTRO RENDERING
SCALE: N.T.S.



01 MERIDIAN RENDERING
SCALE: N.T.S.



04 BIRD'S EYE RENDERING
SCALE: N.T.S.



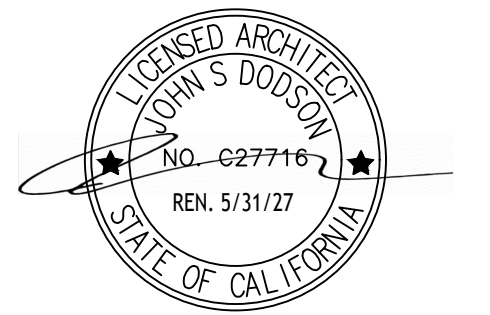
03 METRO A LINE RENDERING
SCALE: N.T.S.

adn
ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

whiskey + wool studio
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San Marino, CA 91108
619-316-2533
B.L. 061038148

REV.	DATE	DESCRIPTION
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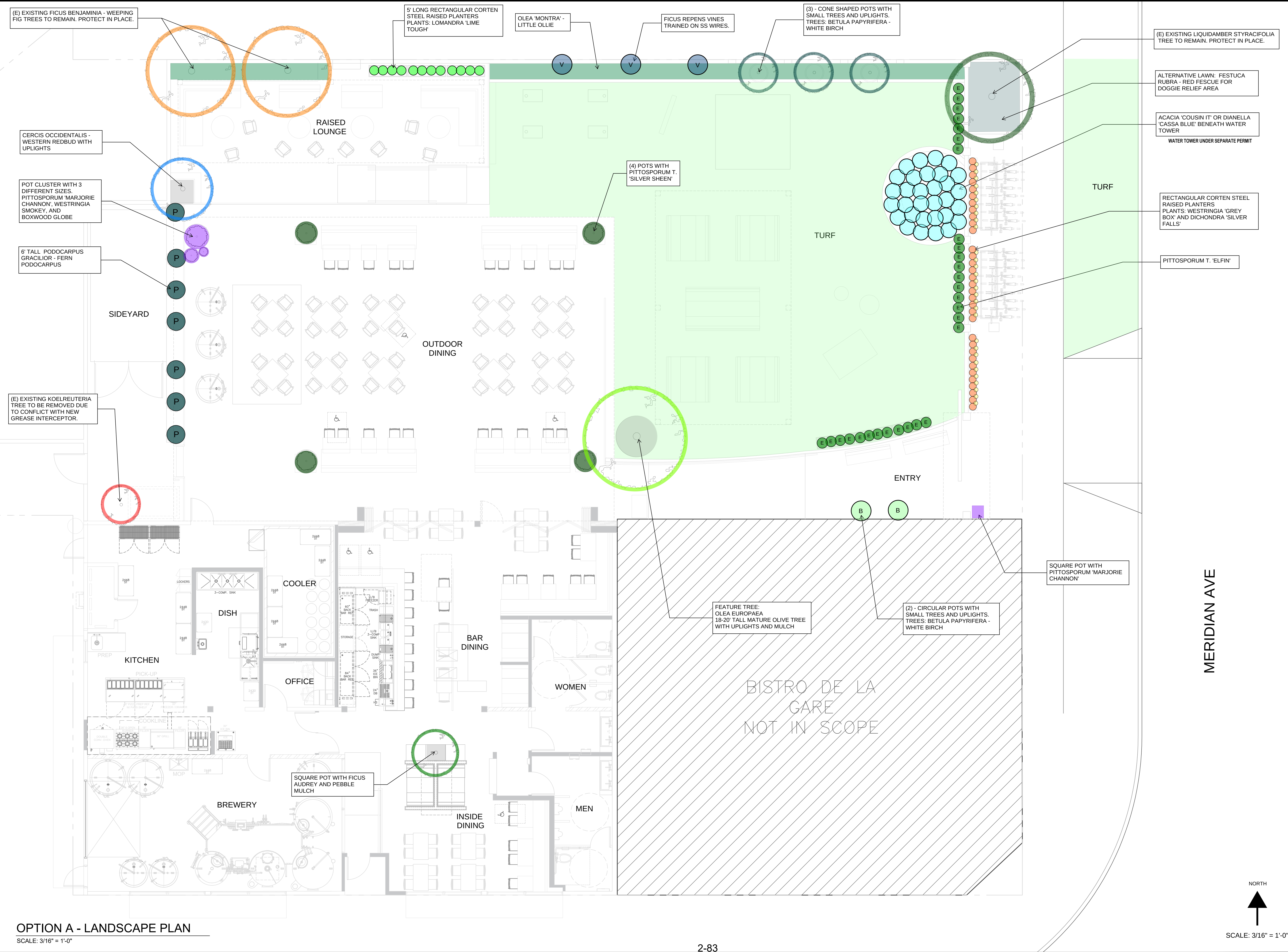


the GIDDY OSTRICH

LOCATION
THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE
JOB NO.
DRAWN BY
CHECKED BY
FILE NAME

RENDERINGS
A11





(E) EXISTING LIQUIDAMBER STYRACIFOLIA
TREE TO REMAIN. PROTECT IN PLACE.

(E) EXISTING FICUS BENJAMINIA - WEEPING
FIG TREES TO REMAIN. PROTECT IN
PLACE.



(E) EXISTING FICUS BENJAMINIA TREES -
WEEPING FIG TREES TO REMAIN. PROTECT
IN PLACE.



(E) EXISTING KOELREUTERIA TREE TO
BE REMOVED DUE TO CONFLICT WITH
NEW GREASE INTERCEPTOR.

EXISTING SITE PHOTOS

SCALE: N.T.S.



REFERENCE IMAGERY



OLEA EUROPAEA -
OLIVE TREE



CERCIS OCCIDENTALIS -
WESTERN REDBUD



BETULA PAPYRIFERA
- WHITE BIRCH



PODOCARPUS GRACILIOR - FERN
PODOCARPUS



PITTOSPORUM T.
'SILVER SHEEN'



WESTRINGIA 'GREY BOX'



FESTUCA RUBRA - RED
FESCUE



ACACIA 'COUSIN IT' OR
DIANELLA 'CASSA BLUE'



OLEA 'MONTRA' - LITTLE
OLLIE



DICHONDRA 'SILVER
FALLS'



PITTOSPORUM 'MARJORIE
CHANNON'



PITTOSPORUM T. 'ELFIN'



LOMANDRA 'LIME TOUGH'



FICUS REPENS -
CREEPING FIG



FICUS 'AUDREY'

PLANT PALETTE IMAGERY

SCALE: N.T.S.

BGLA
LANDSCAPE ARCHITECTURE

BGLA DESIGN, INC.
5722 WHITECLIFF DRIVE
RANCHO PALOS VERDES, CALIFORNIA 90275
PH 310 701-6889



whiskey + wool studio
1613 Chelsea Road, Ste. 970
San Marino, CA 91108
619-316-2533
B.L. 061038148

REV. DATE DESCRIPTION

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WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND
SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE
ACCEPTANCE OF THE RESTRICTIONS.

the GIDDY
OSTRICH

LOCATION

THE GIDDY OSTRICH
915-921 MERIDIAN AVE
SOUTH PASADENA, CA 91030

DATE
04/23/25

JOB NO.

DRAWN BY

BG

FILE NAME

CHECKED BY

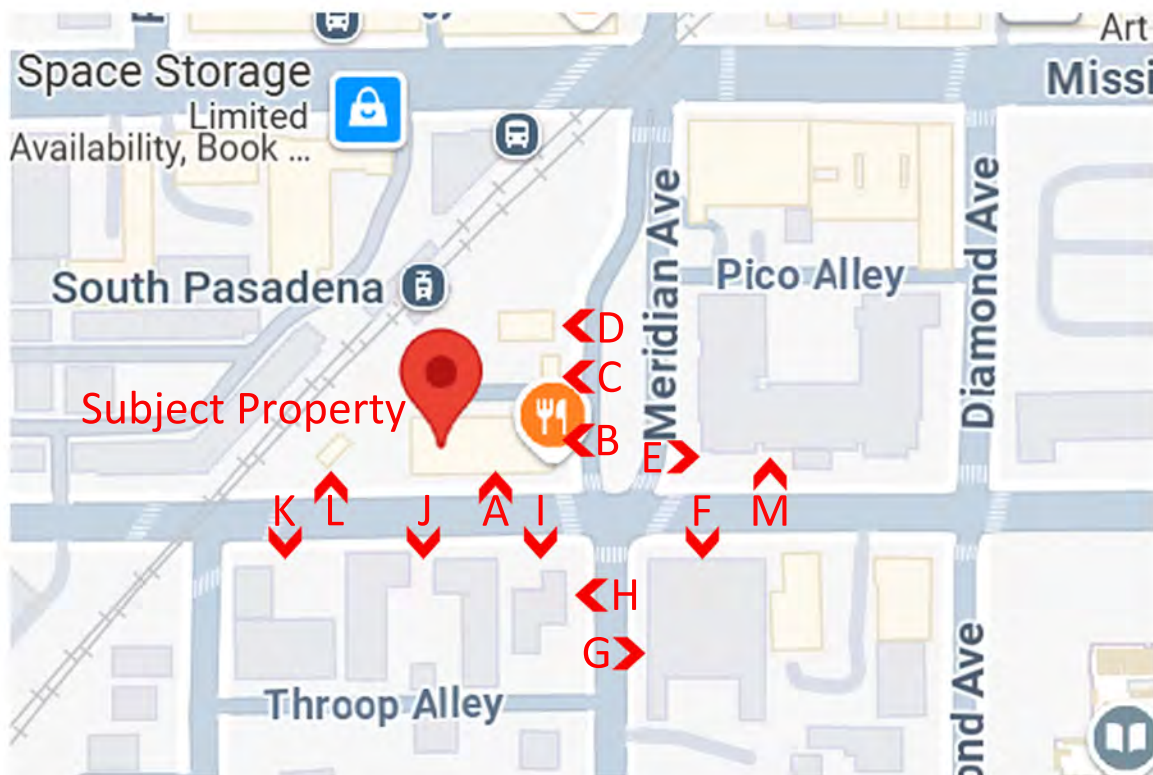
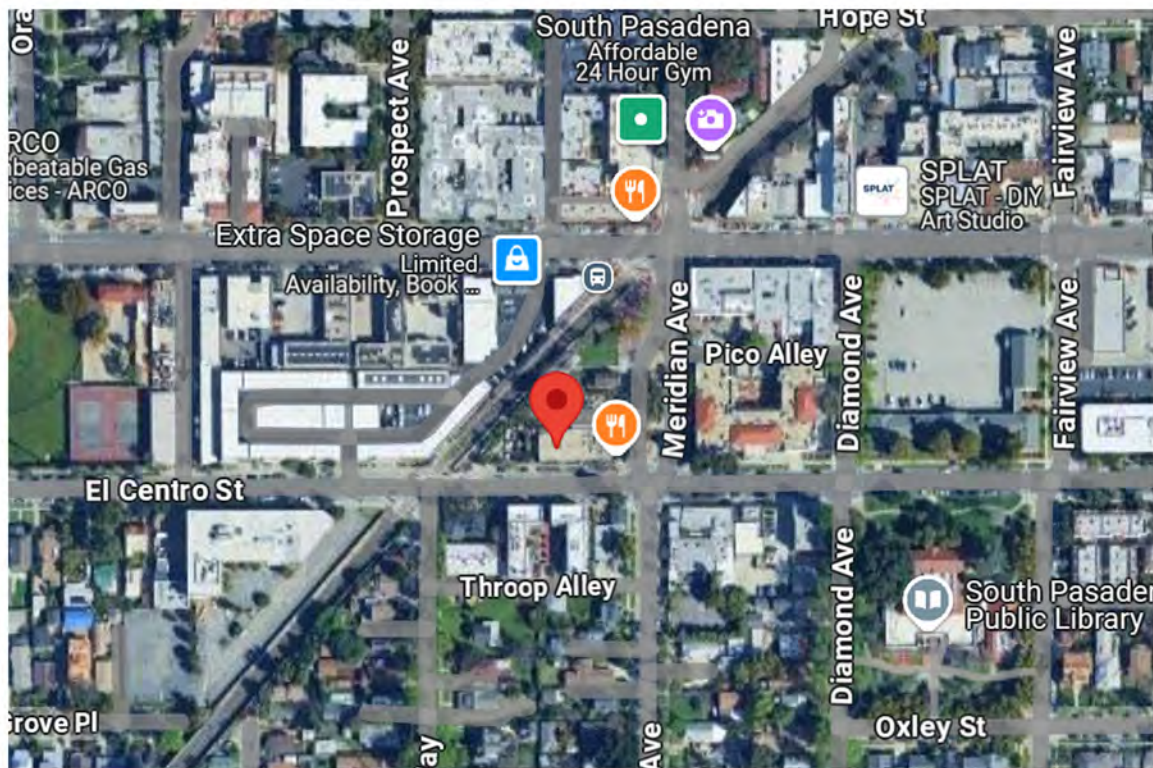
SD

PLANTING
IMAGERY

L1.2

ATTACHMENT 5

Neighborhood Site Images





A. SUBJECT PROPERTY IS YELLOW, 921 Meridian Ave (El Centro elevation)



B. 921 Meridian Ave



C. SUBJECT PROPERTY, 915 Meridian Ave



D. 913 Meridian Ave (South Pasadena Historical Museum)



E. 1000 El Centro (Golden Oaks Apartments)



F. 1001 El Centro



G. 1001 El Centro (Meridian elevation)



H. 923 El Centro (Meridian elevation)



I. 923 El Centro



J. 903 El Centro



K. 901 El Centro



L. 915 Meridian (Barristers Nursery)



M. 1000 El Centro (Golden Oaks Apartments)

ATTACHMENT 6

Public Comments

DATE: October 6, 2025
TO: City of South Pasadena Planning Commission
FROM: Julie Gaeta - South Pasadena resident
RE: Approval of 921 Meridian Ave #B

I am writing to express my wholehearted support for the Giddy Ostrich, a business currently being considered for development at 921 Meridian Avenue in South Pasadena. I have been a resident of South Pasadena for 15 years and consider this to be just the type of business that the community needs right now.

It has been discouraging to see how little there is going on in South Pasadena's business district. It shows in the vacant lots and dilapidated buildings that are popping up more and more frequently. I hope that the Commission will do everything it can to encourage small businesses like these to thrive.

I am familiar with the people involved in this project and have every confidence that they are creating something that will be a significant asset to the area.

I hope that the committee approves this business and helps to expedite its successful launch. It would send a powerful message to other potential small business owners that South Pasadena is a welcoming and dynamic community.

Thank you for considering my opinion on this matter.

Julie Gaeta

From: [Patricia Mahony](#)
To: [PlanningComments](#)
Subject: City of south Pasadena approval for 921 Meridian St. #B
Date: Sunday, October 5, 2025 11:19:43 AM

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Dear Planning Committee,
As a community member in South Pasadena I am writing this email to show my support for a new business, “Giddy Ostrich”, located at 921 Meridian #B.

This new unique business will add to the varying selection of establishments for residents and visitors to enjoy and will provide a robust business to a key part of our City.

Sincerely,
Patricia Mahony

Sent from my iPhone

From: marshalau@juno.com
To: [PlanningComments](#)
Subject: City of South Pasadena approval on 921 Meridian st #B
Date: Monday, October 6, 2025 3:01:39 PM

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As a resident of South Pasadena I would like to see what I can do to assist on getting the Giddy Ostrich open. City is known to be slow and not helping small business. Please change this to help serve the local residents for a new destination establishment we are all awaiting. I am super excited for the opening and hoping it would be sooner than later. Thank you so much.

To: planningcomments@southpasadenaca.gov

Subject: Letter in support of The Giddy Ostrich

Dear South Pasadena Planning Commission,

Both my wife and I grew up in South Pasadena, and graduated from the school district. We moved back to South Pasadena 5 years ago now as residents of the city with our 2 young kids ages 8 and 11. As a resident of South Pasadena, we see a real need for a new take on a social gathering place for all ages that the team behind The Giddy Ostrich have dreamed up.

The concept of having a restaurant that is both family and adult friendly, with ample amount of space in a safe area is very much needed. The City of South Pasadena could really use an injection of new energy for local residents and visitors alike and we see The Giddy Ostrich as being a key part of that.

We strongly support The Giddy Ostrich team's vision and we would kindly ask that the city staff and leadership help move this project along. We look forward to seeing it come to life and we know it will be an incredible addition to our community.

Thank you,

Dennis Wong & Alice Meng

From: [AWS](#)
To: [PlanningComments](#)
Subject: Giddy Ostrich construction
Date: Tuesday, October 7, 2025 7:07:26 PM

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To the South Pasadena Planning Commission,

It is my pleasure to give my most enthusiastic support to the construction and opening of the Giddy Ostrich. Since I heard about this idea, I've been excited by the unique vision of the business. I know the Giddy Ostrich will bring vitality and enjoyment to the South Pasadena community. I hope that the Planning Commission will allow this business plan to go forward as soon as possible.

Sincerely,
Anita Scott

Date: October 8, 2025

To: planningcomments@southpasadenaca.gov

From: Kris Morrish

Subject: Letter in support of the Giddy Ostrich

I am writing to express my full support for the proposed project, The Giddy Ostrich. As a long-time community member, former City Commissioner, and current board member of the South Pasadena Chamber of Commerce, I have had the pleasure of collaborating with the team behind the Giddy Ostrich at various times and at a number of local events. I have witnessed firsthand their dedication and their commitment to the wellbeing of the city of South Pasadena. This restaurant will not only provide a welcoming social gathering place but will contribute to the vibrancy of the area and create opportunities for employment, collaboration, and economic growth.

I wholeheartedly support this endeavor and encourage you to approve the entitlements needed for The Giddy Ostrich to open and prosper.

Please feel free to contact me if you require any additional information or further comments regarding my support.

Sincerely,

Kris Morrish

Kris Morrish

From: [Josh Sheppard](#)
To: [PlanningComments](#)
Subject: Giddy Ostrich Proposal
Date: Tuesday, October 7, 2025 3:38:58 PM

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I'm writing to offer my strong support for the Giddy Ostrich restaurant proposal.
I've been lucky to have lived in South Pasadena for 34 years, and raise our kids here.

South Pasadena has long needed a family friendly restaurant and beer garden. We love our other restaurants in town, but I really believe this is something our town is missing — a place where families, friends, and neighbors can sit outside, enjoy good food, and the casual small-town feeling that makes this place so special.

Sometimes, on date night, or when friends or family visit, we end up spending our restaurant dollars in Eagle Rock or elsewhere.

The Giddy Ostrich is the perfect solution to help fill that missing puzzle piece. It will give us locals another reason to stay in town rather than driving elsewhere for lunch, dinner, or a night out.
I think the family friendly beer garden will become a real meeting place — something that helps strengthen our small-town spirit while welcoming new faces and supporting local businesses around it.

And I know it will fit perfectly with our town and always be well run, because the owners are long time residents, with a true desire to improve our little town we love so much.
Please support and approve this project!

Thanks,
-Josh Sheppard

Josh Sheppard

From: [kasey monroe](#)
To: [PlanningComments](#)
Subject: Giddy Ostrich support
Date: Wednesday, October 8, 2025 9:48:04 AM

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Dear South Pasadena Planning Commission,

As 13 year residents of South Pasadena, we see a real need for a fresh new take on a social gathering place for all ages that the team behind The Giddy Ostrich have dreamed up.

We love visiting a restaurant in Santa Barbara called Third Window and feel like this type of place would be wonderful for our amazing community!

The City of South Pasadena could really use an injection of new energy for local residents and visitors alike and we see The Giddy Ostrich as being a key part of that.

We strongly support The Giddy Ostrich team's vision and we would kindly ask that the city staff and leadership help move this project along. We look forward to seeing it come to life and we know it will be an incredible addition to our community.

Thank you,
Justin and Kasey Monroe

From: [Jay Slutsky](#)
To: [PlanningComments](#)
Subject: Giddy Ostrich
Date: Wednesday, October 8, 2025 3:16:00 PM

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Dear South Pasadena Planning Commission,

As six year residents of South Pasadena, we are excited about having a locally owned and inspired, family-friendly gastropub our whole city can be proud of. We believe it will grow to be the “it” place for our city and for visitors with its wonderful location and unique style.

We hope that you join us in supporting the project’s planners and facilitate its grand opening in the near future. We look forward to hopefully meeting you there too!

Jay Slutsky and Theresa Hsiao

From: [Jack MacCarthy](#)
To: [PlanningComments](#)
Subject: Giddy Ostrich
Date: Saturday, October 4, 2025 4:54:11 PM

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To whom it may concern:

This city has desperately needed a “family” restaurant where parents can stop in for a simple burger and a freshly made beer while their kids dine on an appropriate youngster’s meal. Afterwards, the family can meet fellow diners and friends to play games outside. But the Giddy will also have food for special occasions should that be the customer’s desire. The Giddy has been planned, designed and will be run by South Pasadena residents specifically for their neighbors.

It’s been a very long process, so I hope the Planning Commission will move this along so we can all be enjoying the Giddy Ostrich by early ‘26!

Thank you for your consideration.

Jack MacCarthy

33 year resident of South Pasadena

From: [Saba And Adam](#)
To: [PlanningComments](#)
Subject: In Support of The Giddy Ostrich
Date: Thursday, October 9, 2025 9:30:03 AM

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Dear South Pasadena Planning Commission,

We moved to South Pasadena almost five years ago, just in time to enroll our eldest in Kindergarten. She is now in the fourth grade at Marengo and our youngest is in 1st and while we love the city and the schools, we have struggled to find restaurants in town for special occasions or even for our weekly dinner out.

We are so excited about The Giddy Ostrich joining the South Pas landscape, offering a family friendly space for us to come together and break bread. Please help move this project along. Our community needs it! Thank you.

Warmly,
Saba and Adam Lurie

Sent from my iPhone

From: [Brook Collins](#)
To: [PlanningComments](#)
Subject: Lettee of support: The Gitty Ostrich
Date: Tuesday, October 7, 2025 12:37:25 PM

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Hello I am a long time resident of South Pasadena, nearly 15 years. When I first heard of the Getty Ostrich I could not believe this would actually happen in our little town. Sure we have plenty of places to have a drink have some food, hang out with the kids and adults, but this seems to be the next level with open air community tables, options for non-alcoholic and alcoholic beverages food etc. I've been counting the days for this new business to come to fruition. I am so excited and so are all my friends for that matter, about this new establishment further defining community by food and drink. I give The Gitty Ostich my full support and look forward to it's completion.

Thanks,
Brook Collins

From: [Joya Golden Chrystal](#)
To: [PlanningComments](#)
Subject: Letter in support of The Giddy Ostrich
Date: Tuesday, October 7, 2025 11:56:24 AM

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Attention South Pasadena Planning Committee Members:

As South Pasadena residents, we're ecstatic about what *The Giddy Ostrich* team is bringing to our community. This project feels like exactly what our city needs — a welcoming place where neighbors, friends, and families of all ages can gather, connect, and enjoy the local spirit that makes South Pasadena so special.

Since moving here, we've loved exploring our local restaurants and shops, but we've also identified an unmet need for something new — a place with energy, creativity, and community at its core. *The Giddy Ostrich* vision captures that perfectly. We predict that it will be a dining institution for years to come — a space that invites people in, sparks conversation, and helps our local scene continue to grow in a positive direction.

We support the vision behind *The Giddy Ostrich* without reservation, and hope our city will help make it a reality. We can already imagine it becoming a favorite gathering spot for residents and visitors alike, and a wonderful reflection of the community we're proud to call home.

Sincerely,

Joya and Kyle Chrystal

From: [Marilyn Bolt](#)
To: [PlanningComments](#)
Subject: Letter in support of The Giddy Ostrich
Date: Tuesday, October 7, 2025 4:14:17 PM

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Dear South Pasadena Planning Commission,

As residents of South Pasadena, my husband and I have often felt the city could benefit from a fresh, welcoming gathering spot that truly brings people together. The concept behind The Giddy Ostrich captures exactly that, a vibrant, community oriented space for all ages to enjoy. We enjoy exploring the local restaurant and bar scene, and while South Pasadena has a few good options, there's been a noticeable gap when it comes to a lively, inclusive place that blends great food, drinks, and atmosphere for the whole family. The Giddy Ostrich feels like the perfect answer to that need.

We wholeheartedly support the team's vision and hope that city staff and leadership will help make this project a reality. It has the potential to become a beloved destination and a wonderful addition to the South Pasadena community.

Thank you,

Marilyn and Nate Bolt

From: [Lisa Zahra](#)
To: [PlanningComments](#)
Subject: Letter in support of The Giddy Ostrich
Date: Wednesday, October 8, 2025 10:55:41 AM

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Subject: Letter in support of The Giddy Ostrich

Hi,

I've lived and raised my kids in South Pasadena for 20 years, and I just wanted to share my support for the proposed Giddy Ostrich restaurant and beer garden.

South Pasadena has long needed more restaurants, and especially a welcoming, family-friendly gathering place, where residents and visitors can relax and connect with one another.

A well-run, thoughtfully designed restaurant like this can become a true social hub—somewhere that reflects the character of our town, strengthens our community, and offers a destination for new visitors who will also support nearby businesses.

So I just wanted to say that I'm all for it.

Thank you for listening, and please give this proposal your full consideration. Many of us in the community are looking forward to it becoming a reality.

Thankyou,
LisaZahra

From: [alice.yen](#)
To: [PlanningComments](#)
Subject: Letter in Support of The Giddy Ostrich
Date: Tuesday, October 7, 2025 11:16:39 AM

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Dear South Pasadena Chamber of Commerce,

As a South Pasadena resident since 2008, I have had the joy of raising both of my children here and being deeply involved in our wonderful community. Over the years, I've watched our city grow while maintaining its unique small-town charm and sense of connection.

That's why I am so enthusiastic about The Giddy Ostrich and the vision behind it. Our community has long needed a fresh, welcoming social gathering space — a place that encourages connection among neighbors, families, and visitors alike. The team behind The Giddy Ostrich clearly understands the character of South Pasadena and is committed to creating something that complements and enhances it.

I believe The Giddy Ostrich will bring new energy to our local scene while providing a thoughtfully designed space that reflects the creativity and inclusivity our city values. I wholeheartedly support this project and urge the Chamber to do the same.

Sincerely,

Alice Yen

South Pasadena Resident since 2008

From: [Karie Reynolds](#)
To: [PlanningComments](#)
Subject: Letter of Support for The Giddy Ostrich
Date: Wednesday, October 8, 2025 6:36:57 PM

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Dear South Pasadena Planning Commission,

I'm writing to express my full support for the opening of The Giddy Ostrich at 921 Meridian Street.

As a South Pasadena resident for nearly 29 years and the current Chair of the South Pasadena Chamber of Commerce, I firmly believe the restaurant that the team behind The Giddy Ostrich has envisioned will be an incredible addition to our community. The Giddy Ostrich will not only serve as a unique gathering place for local friends and neighbors, but it will also attract visitors and help increase visibility for South Pasadena and its small businesses.

I have worked closely with T Kurera as a member of the Chamber's exec board and know The Giddy Ostrich's ownership group, which he helps lead, is guided by a community member who embodies the spirit of South Pasadena. The Giddy Ostrich's leadership team not only understands our community and is committed to delivering the quality, value, and hospitality that residents crave, but they are also members of the community and invested in seeing South Pasadena thrive.

Please help make the vision for The Giddy Ostrich a reality by approving the group's application for a CUP.

Thank you,

Karie Reynolds

From: [Family Mathur-Kalluri](#)
To: [PlanningComments](#)
Subject: Letter of support for The Giddy Ostrich
Date: Monday, October 6, 2025 8:01:11 AM

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Dear planning commission,

I look forward to the successful execution of the Giddy Ostrich project. Their vision of a family-friendly brewery and restaurant is a compelling one for any resident of South Pasadena. As parents of children in South Pasadena elementary and middle schools, we look forward to a place for gathering with friends that fills a gap in the dining options available near our home. A place for enjoying adult food and beverages but also where our children are happy and entertained is very much missing around here. A further benefit that should not be underappreciated is the potential for the Giddy Ostrich to become a destination for people outside South Pasadena. It may bring additional passenger traffic on the light rail and beneficial liveliness and business to downtown South Pasadena. As a resident of the downtown South Pasadena neighborhood, I welcome some additional passenger traffic.

Sincerely,

Sridhar Kalluri (Resident of Mission-Meridian Village in Downtown South Pasadena)



To: planningcomments@southpasadenaca.gov

From: Michele Downing
October 8, 2025

Dear South Pasadena Planning Commission,

As a long-time resident of South Pasadena, I am writing to express my full support for the opening of The Giddy Ostrich, a new dining establishment proposed for our community.

Having lived in South Pasadena for 38 years, I have seen our town grow and change in many ways. What has always stood out to me is our strong sense of community and the pride we take in supporting local businesses. That is why I believe that The Giddy Ostrich will be a welcome and valuable addition to our town.

Not only will this new restaurant bring more variety and vibrancy to our local dining scene, but it will also help stimulate our local economy by creating jobs and attracting visitors. From what I understand, the owners have a genuine commitment to quality, hospitality, and community involvement—values that align perfectly with the spirit of South Pasadena.

In small towns like ours, it is not just about food—it's about places where people can gather, connect, and make memories. I believe The Giddy Ostrich has the potential to become one of those special places for us.

I wholeheartedly support this venture and look forward to seeing it thrive. If there is anything further, I can do to assist in the approval or support process, please do not hesitate to contact me.

Sincerely,

Michele Downing

From: [Christian Mazza](#)
To: [PlanningComments](#)
Subject: Message in support of Giddy Ostrich
Date: Wednesday, October 8, 2025 9:44:16 AM

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Dear Planning Commision,

I am writing this email in support of the Giddy Ostrich opening in South Pasadena. My family and I have lived in South Pasadena for over a decade, and honestly I am surprised there isn't already a space like the Giddy Ostrich in the city.

I'm really impressed by the Giddy Ostrich team's vision for the space, and I see it as a great new addition to South Pasadena. A place to gather with friends. A place that blends the inside with the outside. A place that welcomes families. A place to meet new friends. A place to connect in person.

I very much look forward to seeing the Giddy Ostrich opening, and truly think it will make our wonderful city even better.

Sincerely,
Christian Mazza

From: [Christine Ferri](#)
To: [PlanningComments](#)
Subject: Support for Giddy Ostrich
Date: Tuesday, October 7, 2025 5:47:55 PM

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Dear Council Members,

We are happy to write a letter of support for the Giddy Ostrich. We have lived in South Pasadena for 3 years, and have three children ages 14,11 and 9. We would welcome a new restaurant that is both family-friendly and adds new economic and cultural benefits to the city. A thriving downtown with interesting and diverse food and entertainment options is essential to making South Pasadena stand out. Please support this new business and help them bring something new to our town.

Sincerely,
Christine & Frank Ferri

From: [Gail Blesi MacCarthy](#)
To: [PlanningComments](#)
Subject: Support Letter: The Giddy Ostrich
Date: Saturday, October 4, 2025 5:05:35 PM

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What a thrill it is to write in support of the Giddy Ostrich, a long-needed and much anticipated establishment for the City of South Pasadena!

My husband and I moved to SP over 33 years ago. We raised our sons here and immersed ourselves in organizations throughout this beautiful city.

We've enjoyed exploring the dining options available here over the years; still, we've always longed for a place like the Giddy.

Our travels have often been highlighted by times spent dining and relaxing with friends and family at their favorite brewpub or beer garden. There, we sit back to savor local flavor creations with people of all ages. Such gatherings have been so easy, so relaxing, and so delicious.

I have long wondered why there is no such dining opportunity here...and I hear others echo this question.

By meeting such an unmet need, The Giddy Ostrich will soon become a central piece of the SP puzzle—the dining option our neighborhood has long been missing. The Giddy Ostrich will be a gathering place that nurtures the body, spirit, and our community.

Sincerely,

Gail Blesi MacCarthy

From: laurie.southpasadena.net
To: [PlanningComments](#)
Subject: The Giddy Ostrich
Date: Wednesday, October 8, 2025 3:39:49 PM

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To the Members of the South Pasadena Planning Commission,

The mission of the South Pasadena Chamber of Commerce is to support, promote and advocate for our businesses. To this end, we are always excited when a new business is being proposed; new businesses bring renewed energy to a location, employment opportunities for local folks, new customers to discover our city, increased sales tax revenue and momentum that fuels ongoing growth and investment.

The proposed project you will be considering this evening, The Giddy Ostrich, as it is planned, will check off all the boxes above. Most of the folks involved with the Giddy Ostrich are residents of South Pasadena, they understand and have a real interest in this city. As planned, the Giddy Ostrich will be a place where families and friends can gather, relax, connect and enjoy a meal or snack. It is expected that it will bring new customers to South Pasadena from neighboring cities. Being located immediately adjacent to the South Pasadena stop on the A-line Metro train will make it extremely convenient for folks to leave their cars at home!

Change is part of a vibrant business community — while we are sad to see business closures, we're eager to embrace the fresh ideas and creativity of new ventures. We are excited about this new business joining our diverse, eclectic business community.

Please reach out if you have any questions or we can be of further assistance to you.

Warm Regards,

Laurie

Laurie Wheeler
President/CEO
South Pasadena Chamber of Commerce
1121 Mission Street
South Pasadena, CA 91030
Office: 626-441-2339
Cell: 626-862-9411

From: [Gabriela Berk](#)
To: [PlanningComments](#)
Subject: The Giddy Ostrich
Date: Wednesday, October 8, 2025 8:59:12 AM

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Dear Members of the Planning Commission,

I am writing to express my strong support for the Giddy Ostrich project and to urge the Commission to approve this development and move it forward expeditiously.

This project represents a significant opportunity for our community on multiple fronts. The economic benefits alone—including job creation during construction and ongoing employment opportunities once operational—would provide a meaningful boost to our local economy. Additionally, the project promises to enhance our community's amenities and quality of life for residents.

The project design reflects careful consideration of local needs, environmental impact, and compatibility with our community's character and goals.

Moreover, the Giddy Ostrich project aligns with our community's long-term planning objectives and vision for sustainable growth. Approving this project would signal that our community is open to thoughtful development that brings value to residents while maintaining the qualities that make our area special.

I understand that the Planning Commission carefully evaluates each project on its merits, and I am confident that upon thorough review, you will find that the Giddy Ostrich project meets and exceeds the standards required for approval. The time invested in planning and community outreach has resulted in a proposal worthy of advancement.

I respectfully urge the Commission to approve the Giddy Ostrich project and allow it to move forward to the next phase of development. Our community stands to benefit greatly from this investment, and I believe this project represents the kind of responsible growth we should encourage.

Thank you for your service to our community and for your thoughtful consideration of this important project.

Sincerely,

Gabriela Berk

From: [Eric Steen](#)
To: [PlanningComments](#)
Subject: The Giddy Ostrich opening
Date: Friday, October 3, 2025 11:50:08 AM

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The purpose of this letter is to express my support for the opening of The Giddy Ostrich.

I have invested in the Giddy Ostrich because of my confidence in the professionalism and abilities of Anders and Evan McCarthy in their craft of brewing and the desire to support a nice community gathering space to enjoy food and drink with family and friends.

I've known the McCarthy brothers since they were students at Arroyo Vista Elementary School and have been impressed by their professional accomplishments.

The City of South Pasadena is blessed by the fact that so many graduates of SP schools elect to return home to work, live or raise a family.

Supporting the efforts of our home grown entrepreneurs should be a priority to help retain the local flavor of our business community.

Respectfully submitted,
Eric Steen

From: [Nicki Paluga](#)
To: [PlanningComments](#)
Cc: [Mark Stepro](#)
Subject: The Giddy Ostrich
Date: Tuesday, October 7, 2025 4:47:20 PM

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Dear South Pasadena Planning Commission,

I am writing as a resident of South Pasadena to give my strong support to The Giddy Ostrich. I live at 711 El Centro Street with my husband and 10-year old son and we are all very excited about having a new, family-friendly restaurant within walking distance of our house! We moved to South Pasadena in 2019 for the acclaimed schools, the strong sense of community, and the city's commitment to bicyclists, pedestrians, parks, trees, and small-town character. We LOVE and cherish South Pasadena and all the friends we've made here. All this said, this community is not known for its food or for its fast and efficient permitting process! Ahh well, we said. You can't have everything. But now we're hopeful maybe the residents of South Pas CAN have it all!

From the historic name to the indoor/outdoor seating plan to the menu (and craft beer!), we love the entire concept for the restaurant and are looking forward to taking friends and family to The Giddy Ostrich as soon as it opens. We hope it'll become an enduring part of this charming community's character for years to come.

Thank you for doing all you can to expedite and support this important local business.

Best,
Nichole Stepro

From: [Jennifer Tuason](#)
To: [PlanningComments](#)
Subject: The Giddy Ostrich
Date: Tuesday, October 7, 2025 9:12:32 PM

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Dear Commissioners,

I'm very enthusiastic about this project and confident in the positive impact it will have on South Pasadena. It has the potential to bring families together, attract more business to the Farmers Market, and add a fresh, vibrant energy to our community. As a SP resident of nearly twenty years, I'm excited to see this vision come to life and believe it will truly enhance the charm and spirit of South Pasadena.

I'm confident that T Kurera and partners will make the Giddy Ostrich a staple of South Pasadena for many years to come.

Warm regards,

Jennifer Tuason

From: [Hong P. Pham](#)
To: [PlanningComments](#)
Subject: The Giddy Ostrich
Date: Wednesday, October 8, 2025 9:19:12 AM

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Dear South Pasadena Planning Commission,

As a 14 year resident of South Pasadena we are writing to support the Giddy Ostrich. We strongly believe in it's vision of being a community centered business for the residents of South Pasadena.

Hong P. Pham, M.D.
Radiologist
Kaiser-Permanente Los Angeles Medical Center

From: [Justin Chiang](#)
To: [PlanningComments](#)
Subject: The Giddy Ostrich
Date: Monday, October 6, 2025 11:59:57 AM

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Dear Members of the Planning Commission,

I'm writing to express my support for the Giddy Ostrich. I believe the brewery would be a wonderful addition to our neighborhood — a place where families, friends, and neighbors can gather in a relaxed, welcoming environment.

As a parent, I especially appreciate the idea of a brewery designed to accommodate both adults and children. It's exciting to think of a space where I could enjoy time with friends and enjoy a nice beer while my young kids also have a comfortable and safe place to be. Family-friendly venues like this help strengthen community connections and provide a local spot for residents to come together.

I hope the commission will look favorably on this proposal. Thank you for your consideration.

--

Justin Chiang
a Local Resident and proud member of the Community Garden on Magnolia Street

From: [Alex Waidley](#)
To: [PlanningComments](#)
Subject: We want the Giddy Ostrich!
Date: Wednesday, October 8, 2025 10:35:07 AM

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Dear South Pasadena Planning Commission,

Having lived in South Pasadena for several years, we've really come to appreciate this community's charm and close-knit feel. That said, we've often wished for a place where neighbors could come together to relax, socialize, and enjoy great food and drinks in a fun, welcoming setting.

The idea behind *The Giddy Ostrich* strikes us as exactly what South Pasadena needs — a fresh, creative space that adds new life to our local dining and entertainment scene. It would be wonderful to see a spot that brings both longtime residents and new visitors together, helping to strengthen the sense of community we all value so much.

We fully support the team's vision and hope the city will help move this project forward. We're excited about what it could bring to the neighborhood and are confident it will become a favorite gathering place for many.

Thank you for your time and consideration

Alex and Josh Waidley

--

Alex Waidley
Agent

Re: City of South Pasadena Planning approval of 921 Meridian Street #B

I am honored to have represented both the local Landlord and the Tenant in helping to create the vision for these Premises and securing the new Lease here.

As former chairman and currently serving on the Board of Directors, the Executive Board, the Economic Development subcommittee of the Chamber of Commerce, as well as a positive and engaged active resident here in numerous other boards and committees for over 22 years, I strongly support this new incredible and positive addition to South Pasadena. I hope and trust our city staff and leadership back this as well and will make any and all accommodations to ensure its ultimate approval and success for the benefit of our community. This to be local favorite and “destination” establishment will be incredibly brand elevating to South Pasadena and be an exceptional addition to the heart of our village as it is something both our residents and businesses have long been craving, all while bringing in new visitors into town. It is an ambitious, unique, and incredible concept with proven operators and one I believe we should all get behind.

Giddy Up!

Andrew Berk