CITY OF SOUTH PASADENA
PLANNING COMMISSION

AGENDA
REGULAR MEETING
TUESDAY, NOVEMBER 10, 2026 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	Amitabh Barthakur
ROLL CALL:	Chair	Amitabh Barthakur
	Vice-Chair	Jason Claypool
	Commissioner	Mark Gallatin
	Commissioner	Arnold Swanborn
	Commissioner	James Martin
	Commissioner	Matthew Horton
	Commissioner	Joseph Williams
	Youth Commissioner	Batia Lou
COUNCIL LIAISON:	Mayor	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)**

CONSENT CALENDAR ITEMS

2. **Minutes from the Regular Meeting of September 8, 2026**

PUBLIC HEARING ITEMS

3. **Project No. PLR26-0003 –** A request for Design Review and Hillside Development Permits to demolish an existing single-story 1,382 square-foot single-family dwelling with an attached 420 square-foot two-car garage and construct a new two-story 2,707 square-foot single-family dwelling with an attached 440 square-foot two-car garage at a hillside property located at 1320 Oak Hill Place (APN: 5311-006-046). Additionally, the applicant requests a Tree Removal Permit for the removal of three significant on-site trees: one Elephant-Foot tree, one Italian Cypress, and one multi-stem Hong Kong orchid tree. In accordance with the California Environmental Quality Act (CEQA), the project is categorically exempt under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

   Recommendation:
   Staff recommends that the Planning Commission:

   1. Find the project exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures), which includes construction and location of limited numbers of new, small facilities or structures, including one single-family residence; and

2. Approve Project No. PLR26-0003 subject to Conditions of Approval, as follows:

    a. A **Hillside Development Permit** to construct a new two-story 2,707 square-foot single-family dwelling with an attached 440 square-foot two-car garage at a hillside property.
    b. **A Design Review Permit** for the review of the design aspects of the proposed development; and,
    c. **A Tree Removal Permit** for the removal of three (3) significant on-site trees: one elephant-foot tree, one Italian Cypress, and one multi-stem Hong Kong orchid tree.

4. **Project No. 2579-CUP-MOD –** Consideration of City-Initiated modification to Conditional Use Permit (CUP) No. 2579-CUP to modify the operation of the existing bar (Sid's Bar) as an additional primary use with limited live entertainment permitted to operate daily from 5:00pm to 1:30am at an existing permitted live entertainment concert venue (Sid the Cat) with on-site consumption and sale of alcoholic beverages (Type-90 ABC license), located at 1020 El Centro Street (APN: 5315-008-049 formerly APN: 5315-008-047); and to make a determination of exemption under the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities).

    Recommendation:
    Staff recommends that the Planning Commission:

    1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities); and
    2. Approve Project No.2579-CUP-MOD, subject to Conditions of Approval.

ADMINISTRATION

5. **Comments from City Council Liaison**
6. **Comments from Subcommittees**
7. **Comments from Planning Commissioners**
8. **Comments from Staff**

ADJOURNMENT

9. **Adjourn to the Regular Planning Commission meeting scheduled for December 8, 2026 at 6:30 p.m.**

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.

11/5/2026
Date

Robert (Dean) Flores, Planning Manager

Planning Commission Agenda Report

ITEM NO. 3

DATE: November 10, 2026

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

PREPARED BY: Michael Donovan, Associate Planner

SUBJECT: **Project No. PLR26-0003 – A request for Design Review and Hillside Development Permits to demolish an existing single-story 1,382 square-foot single-family dwelling with an attached 420 square-foot two-car garage and construct a new two-story 2,707 square-foot single-family dwelling with an attached 440 square-foot two-car garage at a hillside property located at 1320 Oak Hill Place (APN: 5311-006-046). Additionally, the applicant requests a Tree Removal Permit for the removal of three significant on-site trees: one Elephant-Foot tree, one Italian Cypress, and one multi-stem Hong Kong orchid tree. In accordance with the California Environmental Quality Act (CEQA), the project is categorically exempt under Section 15303, Class 3 (New Construction or Conversion of Small Structures).**

APPLICANT: Lap Nguyen

Recommendation

Staff recommends that the Planning Commission adopt a Resolution **(Attachment 1 - P.C. Resolution with Exhibit "A" – Conditions of Approval)** taking the following actions:

1. Find the project exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures), which includes construction and location of limited numbers of new, small facilities or structures, including one single-family residence; and

2. Approve Project No. PLR26-0003, subject to the recommended Conditions of Approval, as follows:

a. **A Hillside Development Permit** to construct a new two-story 2,707 square-foot single-family dwelling with an attached 440 square-foot two-car garage at a hillside property.
b. **A Design Review Permit** for the review of the design aspects of the proposed development; and,
c. **A Tree Removal Permit** for the removal of three (3) significant on-site trees: one elephant-foot tree, one Italian Cypress, and one multi-stem Hong Kong orchid tree.

Executive Summary

The applicant, Lap Nguyen, is requesting a Hillside Development Permit, Design Review Permit, and a Tree Removal Permit to demolish an existing single-story 1,382 square-foot single-family dwelling with an attached 420 square-foot two-car garage and construct a new two-story 2,707 square-foot single-family dwelling with an attached 440 square-foot two-car garage and removal of three (3) significant trees at a hillside property located at 1320 Oak Hill Place (the "project"). Pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.040 and Section 36.410.065, the Design Review and Hillside Development Permits are required for a new single-family structure on a hillside lot.

Background

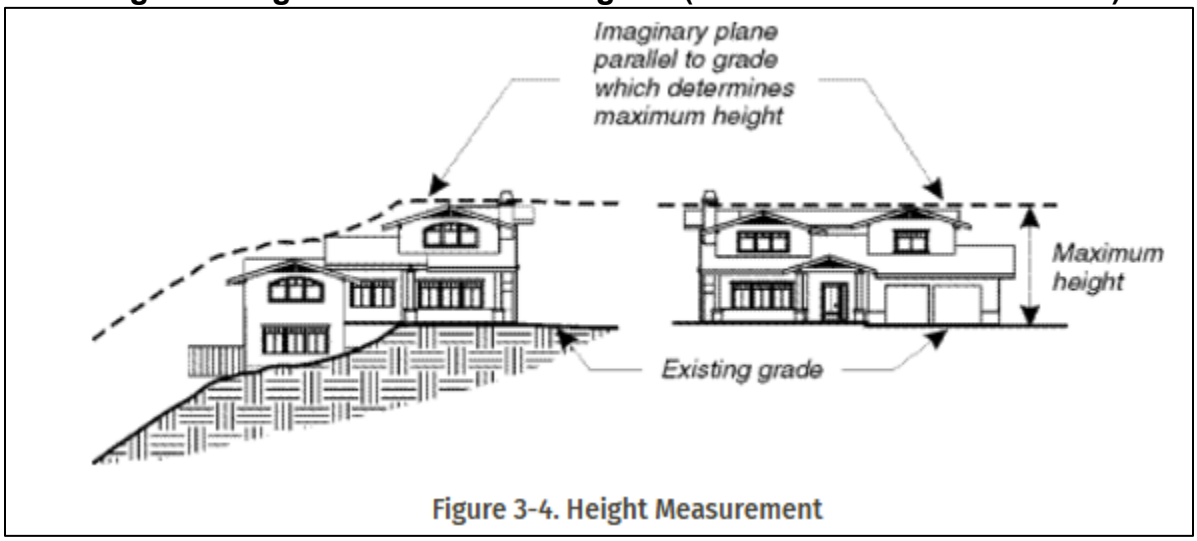
Project Timeline

- On February 2, 2026, Lap Nguyen (Applicant), filed an application for the demolition of the existing single-family dwelling, a hillside development permit and design review application for the construction of a new 2,707 square-foot two-story single-family dwelling, and a tree removal permit application for the removal of six trees at the property located at 1320 Oak Hill Place.
- On April 22, 2026, the city contracted with GPA Consulting to draft a Historical Resource Evaluation (HRE) report for the demolition of the existing single-family dwelling.
- On July 8, 2026, the application was deemed complete and scheduled for the August 20, 2026, Cultural Heritage Commission meeting.
- On August 20, 2026, the Cultural Heritage Commission determined that the property was not eligible for designation at the federal, state, and local criteria for historical significance and allowed the demolition of the existing single-family dwelling and for the project to proceed through the City's design review process.
- On October 20, 2026, the application was deemed complete and scheduled for the November 10, 2026, Planning Commission meeting.

Project Description

The new two-story single-family dwelling will have a contemporary architectural style taking inspiration from the Craftsman style with features such as a cross-gable roof, front portico, second floor step-back, window trims, a mixture of horizontal plank siding and stucco exterior, and stone base columns. The proposed structure has a total building height of approximately 26.5 feet as measured from the lowest point at the base of the structure to the highest point at the roof ridge. However, according to Section 36.300.040.B of the SPMC, height is measured from the existing grade along the entire slope as shown in **Image 1** (*Figure 3-4. Height Measurement)*, below. Because the project has a roof pitch of 3:12, the maximum permitted height is 28 feet. The structure is tiered along the hillside slope and will have slight height changes along the slope with the 28-foot height limit dimensioned along the entire slope. The project will have varying heights along the slope measuring from approximately 26 feet to 24 feet in some areas. The ground floor includes an attached 440 square-foot two-car garage that is lower than the floor line of the first level which includes a portico, living room, family room, kitchen, bedroom, and two bathrooms. The second floor includes two bedrooms, a master bedroom, and three bathrooms. The architectural plans are provided in **Attachment 2**.

Image 1 - Height Measurement Diagram (SPMC Section 36.300.040.B)



Landscaping

The project will relandscape the front yard and side yard while protecting and maintaining the existing Shamel Ash tree in the public right-of-way. The front yard will feature new shrubs, perennials, and groundcover, a new front entry walkway, new driveway with pavers, and three Western Redbud 24-inch box size replacement trees. Five other Western Redbuds will be installed in the backyard along a new retaining wall. The unoccupied side yard will also feature shrubs. Pursuant to SPMC Section 35.51, new

construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, shall be subject to the city's Water Efficient Landscape Ordinance (WELO). The project is proposing approximately 700 square feet of new landscaping and will be required to submit a final landscape plan during plan check showing compliance with the city's landscape ordinance.

Site Characteristics

The project site is an approximately 7,758 square-foot, irregular shaped lot located on the east side of Oak Hill Place between Oak Hill Avenue and Hill Drive on the border between South Pasadena and the city of Los Angeles (see **Image 2** below). The subject property is located in the Residential Single Family (RS) zone with a General Plan Land Use designation of Low-Intensity Neighborhood and is classified as a hillside property because the average slope of the lot exceeds 20%, at approximately 20.59%. The property is currently developed with an existing 1,802 square-foot one-story, single-family dwelling with an attached two-car garage. The property was granted a variance back in 1963 for the construction of a two-car garage to be built within 8 feet of the front property line. The project site is not located in an Earthquake Fault Zone, a Liquefaction Zone, or Flood Zone, but is in a High Fire Hazard Severity Zone. The property is surrounded by single-family residential uses on all sides. The surrounding neighborhood largely includes one-story homes constructed in the Minimal Traditional architectural style, with a few two-story homes in the vicinity. **Attachment 3 - Site and Neighborhood Images**.

Image 2 - Aerial View of Property



Image 3: Street View of Property



Project Analysis

Zoning Code Compliance & Development Standards

The property is zoned Residential Single Family (RS) zone, which is intended for the development and anticipated use of a detached, single-family home. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City's design standards and guidelines. The proposed project meets the requirements of the City's adopted Design Guidelines for *New Residential Buildings - Single-Family on Hillside Sites* as discussed in the "Design Review Guidelines" section below. Development standards from SPMC Sections 36.340.050—Hillside Project Development Standards and 36.220.040—Residential Zoning District General Development Standards for the RS Zone, were applied to the project. The Applicant has provided an Arborist report (pursuant to SPMC Section 34.6) and Geotechnical report (pursuant to SPMC Section 36.340.030.B) that analyzed the site and identified suggested mitigation measures, which have been included as conditions of approval. Pursuant to SPMC Sections 36.340.030.C and 36.380.030, the requirement for a Biological Constraint Analysis Report has been waived by the Community Development Director. The determination can be found as **Attachment 6 – Waiver of Biological Constraint Analysis Report.**

Hillside Development Permit

Pursuant to SPMC Sections 36.340.020 and 36.340.030, any development on a site with an average slope of 20 percent or greater requires a Hillside Development Permit. The

subject site has an average slope of 20.59 percent. The purpose of the Hillside Development Permit is to ensure that developments are designed to preserve the City's scenic resources, incorporate appropriate grading and landscaping practices, and be built at a scale that includes height and massing that are appropriately designed to maintain the hillside in a natural, open character.

Table 1 provides a breakdown of the proposed project and its compliance with SPMC Sections 36.220.040 (Residential Zoning District Development Standards), 36.340.050 (Hillside Project Development Standards), 36.220.050 (Development of Small Nonconforming Residential Parcels), 36.310.080 (Parking Design Standards), and 36.310.090 (Driveway and Site Access).

Table 1: Hillside Project Development Standards

Standard	Requirement	Proposed
Lot Coverage	Max 50% 3,879 square feet	24.42% 1,895 square feet
Floor Area Ratio (FAR)	Max 35% 2,715.3 square feet	34.89% 2,707 square feet
Front Yard Setback	10 ft.	10 ft. Complies
Side Yard Setback **Side Yard Setback**	10% of lot width, min. of 4 ft., Average Lot Width: 53 feet Side Setback Requirement = 5.3 feet	5 ft and 9 in to 8 ft and 5 in. Complies
Building Height Maximum	Maximum height for structures with a roof pitch greater than 3:12 is 28 ft.	26 ft and 6 in to 14 ft and 6 in. Complies
Siting Restrictions	Structures shall not be placed so that they appear silhouetted against the sky when viewed from a public street.	Complies
Placement Below Ridgeline	50 ft. between top of the structure and the top of the ridge or knoll.	71 ft and 5 in below ridgeline. Complies

Standard	Requirement	Proposed
Height of Lowest Floor Level	Vertical distance between the lowest point where foundation meets grade and the lowest floor line of the structure shall not exceed 6 ft.	0 ft. Complies
Downhill Building Walls	No single building wall on the downhill side of a house shall exceed 15 ft. in height above grade. Additional building height on a downhill side may be allowed in 15-foot increments, where each increment is stepped back from the lower wall a minimum of 10 feet.	Complies
Decks and Balconies	No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks should be integrated into the architecture of the house, not appearing as an "add-on" to the primary building mass.	Complies
Driveways	Driveway shall not have a grade steeper than 5% within 10 ft. of the garage or carport entry. Finished grade of driveways shall not exceed an average of 15%.	Complies
Natural State	A minimum of 25% of the lot area plus the percentage figure of the average slope must be remediated to its natural state in terms of slope and vegetation. 45.59% required.	46.31% of the project site will retain its natural state.
Required Parking	2 covered parking space and one guest parking.	Complies
Parking Space Dimensions	Uncovered perpendicular spaces shall be at least 9 feet wide by 18 feet deep. Covered spaces shall be at least 10 feet wide by 20 feet deep.	Complies
Grading	Grading on slopes over 30 percent shall be permitted when sufficient technical information has been provided to support the determination that such development would have no negative impacts on the subject property, adjacent properties, or on the safety and welfare of the public. Grading shall utilize landform grading techniques.	Complies, Grading not on slope greater than 30%.

All landscaped areas shall be maintained in a healthy and sound condition at all times, in compliance with approved landscape plans and conditions of approval. Final landscape plans shall be submitted and approved prior to issuance of a building permit. Irrigation systems and their components shall be maintained in a fully functional manner consistent

with the originally approved design and the applicable provisions of SPMC Section 36.330 (Landscape Standards).

The maintenance required by Section 36.330 shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching turf areas; adding/replenishing mulch, fertilizer, and soil amendments; the replacement of dead or diseased plants; pruning; and weeding all landscaped areas.

Furthermore, because this project has an aggregate landscape area equal to or greater than 500 square-feet requiring a building or landscape permit, plan check or design review shall require the submittal and review of a documentation package in compliance with the SPMC Chapter 35 subsection *Article III. Water Efficiency Landscape,* as listed in the conditions of approval.

Overall, this project has considered and incorporated the objectives of the Hillside Development requirements.

Tree Removal Permit

The existing lot has a total of 16 existing trees and the applicant is proposing to remove six trees, which includes the removal of three significant trees: one elephant-foot tree, one Italian Cypress, and one multi-stem Hong Kong orchid tree. The three trees proposed for removal are considered as a “Significant Tree” under SPMC Section 34.1. because their diameter is greater than 12 inches. The applicant has provided all necessary documents, including an Arborist Report (**Attachment 4**) and tree replacement plan (**located in Attachment 2**), for a Tree Removal Permit to the department of Public Works as required by SPMC Chapter 34. In exchange, the applicant is required to provide eight 24-inch box size replacement trees or forfeit their deposit to the city for every tree that is not installed as required by SPMC Section 34.7. The applicant is proposing eight Western Redbud replacement trees.

Pursuant to SPMC Section 34.6(c)(2), the Public Works Department has reviewed the requested tree removal and has provided their recommendation of tentative approval (see **Attachment 8**) to the Planning Commission determining that the existing location of the protected tree(s) or significant tree(s) precludes the development from being constructed such that the protected tree(s) or significant tree(s) are within the building footprint.

Soils & Grading

The applicant submitted a preliminary geological investigation report (**Attachment 5**) of the subject property. The subject property is located in an active seismic region, characteristic of Southern California, but not within an Earthquake Fault Zone. The closest fault is the Raymond Fault which is located approximately 0.9 miles north of the site. The report indicates that the potential of a fault surface rupture onsite is low. The site is not located within a Liquefaction Zone or seismic induced landslide area. According to the

report, the subject project is feasible from a geotechnical standpoint, provided that the recommendations presented in the report are implemented.

The documents reviewed by the City include a slope density analysis map and preliminary grading plan prepared by a registered professional engineer. The applicant will provide a final grading plan prepared by a registered engineer prior to the issuance of a building permit. The applicant is required to submit a draft Construction Management Plan to be reviewed and approved by the Public Works Department to reduce potential construction impacts on nearby residents.

General Standards for Construction

The Public Works Department has reviewed this project and recommended conditions of approval to mitigate any potential construction impact during construction. The recommended conditions include, without limitation, requirements that the applicant submit a construction management plan, provide advance notice for any street closures, and prohibit overnight storage of materials or equipment within the public right-of-way. The conditions of approval for process and procedures of construction have been considered, and the proposed work will be limited to the project site and associated improvement of the public right-of-way on Oak Hill Place.

General Plan Consistency

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

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

Policy P3.3: Conserve residential hillside neighborhoods.

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

The proposed project is consistent with Goal 3 and Policies P3.3 and P3.4 above because the proposal enhances the existing neighborhood and conserves South Pasadena's character and scale by providing an additional residential unit with a modern architectural style that is consistent in massing and scale and fits appropriately with the surrounding neighborhood. The improved front yard landscaping and remediation will also help ensure

that the natural landscape is maintained and improved to protect the hillside against erosion.

DESIGN REVIEW GUIDELINES

Hillside Design Guidelines

SPMC Section 36.340.040 (Hillside Development Design Guidelines) and the city's Design Guidelines for hillside properties apply to the proposed project. To approve the project, the Planning Commission reviews consistency with the City's design guidelines. These guidelines advise that projects be compatible with the neighborhood context and surrounding architectural characteristics so as not to adversely impact the character of the City. The proposed project meets the following guidelines from the City's adopted *Part V: Design Guidelines for New Residential Buildings - Single-Family on Hillside Sites*:

Neighborhood Compatibility and Character

1. *New hillside homes or additions and alterations to existing hillside homes should be designed with consideration for the character and scale of the existing development in the vicinity.*
2. *Preservation of views from adjoining hillside lots should be carefully considered in the design of a new home or addition to an existing home on a hillside lot.*

Site Planning and Development

1. *Each hillside structure should be located in the most accessible, least visually prominent, most geologically stable portion of the site, and at the lowest feasible elevation.*
2. *New construction on hillsides should not disregard or significantly alter the existing topography of a site. Further, the requirements put forward in the South Pasadena Zoning Code should be followed. To minimize grading, building designs should step up or down hillsides.*
3. *For downslope lots, garages and homes should be sited as close to the street as practical while providing vehicular access and allowing for adequate off-street parking as required by the City so as to minimize grading for driveway ramps and front area landscaping.*

Physical Design Components

1. *The design of hillside homes should reduce visual mass by incorporating building setbacks, step-backs, and roof variations.*
2. *Massing should be stepped with the slope to avoid large expanses of tall walls. The wall planes at various levels should be articulated and have a variety of solid and void elements.*
3. *Garages at hillside homes should be carefully designed and integrated into the overall design of the residence with articulated details and quality materials. Garages can be enveloped into the building, treated as a free standing building, or pushed back away from the front of the house.*

4. *To reduce the overall height, mass and bulk and avoid adverse visual impacts, roof pitches should be kept to slopes at or below 6:12.*
5. *New hillside construction should be compatible with the character of the City, and the traditional architectural styles found there, and could incorporate the features of any one of the traditional styles identified in part II of these Guidelines. Further, new hillside construction could embrace modernism while maintaining the scale and patterns of building placement in the neighborhood.*
6. *New designs in the traditional styles should be comprehensive in massing, forms, details and materials, with quality design and workmanship. Hillside designs in these styles should be respectful to the contours of the site, and be stepped back with the slope of the site.*
7. *The number of different materials used on the exterior of a house should be consistent with the neighborhood and the architectural style of the house. An abundance of different materials should be avoided. The use of one main material and a strong accent material is encouraged.*

The placement, scale, and design of the building is consistent with the existing houses in the neighborhood. The design will have a contemporary Craftsman style incorporating a mix of stucco, fiber cement horizontal siding, and cultured stone base, and a 3:12 roof pitch with asphalt shingles. Although the new two-story home is taller than the existing single-story home, the height of the structure is consistent with other two-story homes in the neighborhood such as those located at 1304, 1339, 1343, and 1347 Oak Hill Place. The two-story structure at approximately 24 feet in height may have potential impacts on the southern view of the property located at 1304 Oak Hill Place, but will not impact any other views of the surrounding properties in the neighborhood. Because the replacement structure will largely occupy the same footprint as the existing single-family dwelling, the structure will align with the neighboring building placements. The proposed project demonstrates the application of the city's design standards for new hillside homes. The building uses different exterior materials, provides a roof pitch at 3:12, and provides various step-backs at the second level to reduce its visual mass and provide articulation. The replacement structure will be in the same location as the existing single-family dwelling and retain the same level of remediation to ensure that the site retains its existing topography and vegetation. The front yard will also be relandscaped to improve the street level appearance. Please see **Image 4** below.

Image 4 – Rendering



FINDINGS

Hillside Development Permit Findings

SPMC Section 36.410.065.F sets forth the required findings that the Planning Commission must make before approval of the proposed Hillside Development Permit application. Facts in support of those findings can be found in Section 3 of the attached Planning Commission Resolution (**Attachment 1**).

Design Review Findings

SPMC Section 36.410.040.I sets forth the required findings that the Planning Commission must make before approval of the proposed Design Review application. Facts in support of those findings can be found in Section 4 of the attached Planning Commission Resolution (**Attachment 1**).

ENVIRONMENTAL ANALYSIS

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of

Small Structures. Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Class 3 exemption includes, but is not limited to: one single-family residence, or a second dwelling unit in a residential zone; in urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project will not have a significant effect on the environment because the project includes one single-family residence, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and is not located in an environmentally sensitive area.

ALTERNATIVES TO CONSIDER

Planning Commission may also consider the following alternatives to this recommendation:

1. The Planning Commission may approve the project with or without modified/added conditions;
2. Approve the project with the recommendation of a Chair Review for minor modifications to the proposal
3. The Planning Commission may continue the project to address comments discussed; or
4. The Planning Commission may deny the project.

PUBLIC NOTIFICATION

Hearing notices were sent to all properties within a 300-foot radius of the property and to all properties located within the Southwest Monterey Hills Notification Area on July 31, 2025. A Public Hearing Notice was published on August 1, 2025 in the South Pasadena Review. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website. At the time of writing this report, staff has not received public comments regarding the proposed project.

NEXT STEPS

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

ATTACHMENTS

1. P.C. Resolution with Exhibit “A” – Conditions of Approval
2. Architectural Plans[1]
3. Site & Neighborhood Images
4. Arborist Report
5. Preliminary Geotechnical Investigation Report
6. Waiver of Biological Constraint Analysis Report
7. Building Permits & Variance
8. Tentative Tree Removal Approval

[1] Printed copies of the full set of architectural plans will be made available to Planning Commissioners at the meeting.

P.C. RESOLUTION NO. 26-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. PLR26-0003 FOR DESIGN REVIEW AND HILLSIDE DEVELOPMENT PERMITS TO DEMOLISH AN EXISTING ONE-STORY 1,382 SQUARE-FOOT SINGLE-FAMILY DWELLING, CONSTRUCT A NEW TWO-STORY 2,707 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED 440 SQUARE-FOOT TWO-CAR GARAGE, AND A TREE REMOVAL PERMIT FOR THE REMOVAL OF THREE SIGNIFICANT TREES AT A HILLSIDE PROPERTY LOCATED AT 1320 OAK HILL PLACE (APN: 5311-006-046); AND FINDING THE PROJECT EXEMPT FROM THE CALIFORINA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15303, CLASS 3 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

WHEREAS, on February 2, 2026, Lap Nguyen (the "Applicant") submitted an application for the following entitlements:

1. **Certificate of Appropriateness** to demolish an existing one-story 1,382 square-foot single family dwelling with an attached 420 square-foot two-car garage older than 45 years and not listed on the Inventory of Cultural Resources at a hillside property located at 1320 Oak Hill Place; and
2. **Hillside Development Permit** to construct a new two-story 2,707 square-foot single-family dwelling with an attached 440 square-foot two-car garage at a hillside property located at 1320 Oak Hill Place; and
3. **A Design Review Permit** for the review of the design aspects of the proposed development; and
4. **Tree Removal Permit** for the removal of three significant trees: one elephant-foot tree, one Italian Cypress, and one multi-stem Hong Kong orchid tree at the property located at 1320 Oak Hill Place.

WHEREAS, the project is located at 1320 Oak Hill Place (APN: 5311-006-046) (the above-referenced applications and requests are referred to herein as the "project" or "proposed project"); and

WHEREAS, the subject property is zoned Residential Single-Family (RS) and has a General Plan land use designation of Low-Intensity Neighborhood; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, Class 3 – New Construction. The project will not have a significant effect on the environment because the project falls under a Class 3 – New Construction or Conversion of Small Structures – Categorical Exemption from CEQA. The Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the

structure. The Class 3 exemption includes, but is not limited to: one single-family residence, or a second dwelling unit in a residential zone; in urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project will not have a significant effect on the environment because the project includes one single-family residence; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and is not located in an environmentally sensitive area; and

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

WHEREAS, on October 30, 2026, the City of South Pasadena Planning Division, originally published a legal notice in the *South Pasadena Review,* a local newspaper of general circulation, indicating the date, time, and location of the November 10, 2026, public hearing in compliance with State law concerning Project No. PLR26-0003. On October 29, 2026, said public hearing notices were also mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal Code declaring the project review by the Planning Commission; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on November 10, 2026, 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. PLR26-0003.

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 FINDINGS

The Planning Commission has determined that the proposed project is categorically exempt from the provisions of CEQA, under CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures. The Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The Class 3 exemption includes, but is not limited to: one single-family residence, or a second dwelling unit in a residential zone; in urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project will not have a significant effect on the environment because the

project includes one single-family residence; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and is not located in an environmentally sensitive area.

SECTION 3: HILLSIDE DEVELOPMENT PERMIT FINDINGS

Based upon the entire record made available at the November 10, 2026 public hearing, including 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 Hillside Development Permit pursuant to the South Pasadena Municipal Code (SPMC), Section 36.410.065(F), as follows:

1. **The proposed use complies with requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code.**

   The project uses thoughtful site design which conforms to the hillside development standards and design guidelines while also being considerate of the character and scale of the existing single-family developments in the vicinity. The overall objectives of the hillside development standards in the Zoning Code include, but are not limited to, protections of views, sensitive terrain alterations, site layout, grading and location of structures, appropriate massing, and quality architectural design features, in which this project has considered and satisfied. The project meets the requirements for setbacks, height, lot coverage, FAR, natural state remediation, and others as demonstrated in the staff report. The project as designed and conditioned will comply with the Hillside Protection Ordinance and the applicable RS zoning standards in the SPMC.

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

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

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

   Policy P3.3: Conserve residential hillside neighborhoods.

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

   The proposed project is consistent with Goal 3 and Policies P3.3 and P3.4 above

because the proposal enhances the existing neighborhood and conserves South Pasadena's character and scale by providing an additional residential unit with a modern architectural style that is consistent in massing and scale and fits appropriately with the surrounding neighborhood. The improved front yard landscaping and required remediation will also help ensure that the natural landscape is maintained and improved to protect the hillside against erosion.

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 the persons residing or working in the neighborhood of the proposed use;**

   The proposed development is consistent with the land use and design standards for the zone. Based upon the height, massing, location, and use of the proposed project, the new development will not be detrimental to the health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use. The primary use of the site will remain as a single-family use; the contemporary Craftsman design includes multiple front step-backs at the second-floor, stucco and Hardie-plank siding, cultured stone façade base, fenestration, and a building height of approximately 24 feet, that will be compatible with the existing neighborhood. Conditions of approval for process and procedures of construction have been carefully considered, and the proposed work will be limited to the project site and associated improvement of the public right-of-way on Oak Hill Place. Additionally, the project meets the parking requirements by providing three off-street parking spaces, two in a garage and one uncovered space in the driveway.

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

   Prior to commencing construction, the project is required to comply with and obtain all applicable building permits, including those necessary for demolition, grading, utilities, public works, and fire prevention. The project is located in a Very High Fire Hazard Severity Zone according to the State Map, and the design and construction will be required to comply with the California Wildland-Urban Interface Code. A preliminary geotechnical report has also been provided that identifies the project is not within an Earthquake Fault Zone and is feasible from a geotechnical standpoint. Conditions of approval for process and procedures of construction have been carefully considered, and the proposed work will be limited to the project site and associated improvement of the public right-of-way on Oak Hill Place. As a result, by complying with the applicable codes and conditions of approval, the project will not be detrimental or injurious to the properties and improvements in the neighborhood or to the general welfare of the City.

5. **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, and view protection.**

When compared with the surrounding neighborhood, the project is appropriate in aesthetics and character. The design will have a contemporary aesthetic incorporating a mix of stucco, horizontal siding, and cultured stone base, and a 3:12 roof pitch with asphalt shingles. The two-story structure at approximately 24 feet in height may have potential impacts on the southern view of the property located at 1304 Oak Hill Place, but will not impact any other views of the surrounding properties in the neighborhood. The project will largely occupy the footprint of the existing one-story single-family dwelling to be demolished and will incorporate various step-backs at the second level to provide articulation and mitigate potential view impacts. The height will be compatible with other two-story structures in the neighborhood, such as those located at 1304, 1339, 1343, and 1347 Oak Hill Place. To protect the hillside view, the structure will also maintain a 50-foot vertical clearance from the top of the ridgeline as required by the hillside development standards. The project will also relandscape the front yard and provide a total of eight on-site replacement trees. The proposed design complies with the City's Hillside Design Guidelines, the Hillside Protection Ordinance, and other SPMC sections, including but not limited to building mass, height, scale, respect of the topography, and lot coverage.

SECTION 4: DESIGN REVIEW FINDINGS

Based upon the entire record made available at the November 10, 2026 public hearing, including 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 Design Review Permit pursuant to the South Pasadena Municipal Code (SPMC), Section 36.410.040(I), as follows:

1. **Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic district or other special districts, plan developments, or specific plans);**

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

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

   Policy P3.3: Conserve residential hillside neighborhoods.

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

The proposed project is consistent with Goal 3 and Policies P3.3 and P3.4 above because the proposal enhances the existing neighborhood and conserves South Pasadena's character and scale by providing an additional residential unit with a modern architectural style that is consistent in massing and scale and fits appropriately with the surrounding neighborhood. The improved front yard landscaping and remediation will also help ensure that the natural landscape is maintained and improved to protect the hillside against erosion.

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

   The proposed development is consistent with the land use and design standards for the zone. Based upon the scale, mass, design, and height of the proposed project and its location, the new development will not unreasonably interfere with the use and enjoyment of existing or future neighboring developments, and will not create adverse pedestrian or traffic hazards. The existing single-family use of the site will remain unchanged and three off-street parking spaces will be provided for the replacement structure. Conditions of approval for process and procedures of construction have been carefully considered, and the proposed work will be limited to the project site and associated improvement of the public right-of-way on Oak Hill Place. A construction management plan will also be reviewed and approved by staff during the Building and Public Works permitting process.

3. **Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by SPMC Section 36.410.040 and the General Plan; and**

   The project site is largely surrounded by one-story single-family dwellings and a few two-story single-family dwellings along Oak Hill Place. The architectural character of the neighborhood has a mix of different styles. The proposed design reflects a contemporary Craftsman style with the use of stucco and horizontal siding, an offset gable roof with asphalt shingles, and vinyl windows. The height of the structure is also compatible with the existing two-story structures in the neighborhood located at 1304, 1339, 1343, and 1347 Oak Hill Place. The front yard landscaping will be improved with new plants, trees, and the driveway will feature permeable pavers. The project complies with all the development standards for RS zone and hillside lots. The proposed development is compatible with the neighborhood and satisfies the purposes identified under SPMC Section 36.410.040 and the General Plan for the proposed development of a single-family dwelling located in the single-family zoning district on the hillside due to its compliance with all applicable development standards including height, setbacks, step-backs, and parking.

4. **Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed project uses appropriate materials that complement the architecture of the surrounding neighborhood. The proposed contemporary Craftsman architectural style features multiple exterior materials such as stucco, fiber cement horizontal siding, and cultured stone base; various step-backs and heights, fenestration at the front elevation with multiple windows, a garage, and foyer; and neutral color pallets. The landscape in the front yard will also be improved with new plants and trees, permeable pavers, and a new stair entry.

SECTION 5: 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, 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 6: DETERMINATION

Based upon the findings outlined in Sections 2-4 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. PLR26-0003 and the applications for a Hillside Development Permit and Design Review Permit, to construct a new two-story 2,707 square-foot single-family dwelling with an attached 440 square-foot garage at a hillside property located at 1320 Oak Hill Place (APN: 5311-006-046), subject to the Conditions of Approval that are attached hereto as "Exhibit A".

SECTION 7: APPEAL

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

SECTION 8: 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 10th day of November, 2026.

PASSED, APPROVED, AND ADOPTED this 10th day of November, 2026 by the following vote:

AYES: GALLATIN, WILLIAMS, SWANBORN, MARTIN, CLAYPOOL, BARTHAKUR,

HORTON

NOES:

ABSENT:

ABSTAIN:

_____
Amitabh Barthakur, Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

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 a Building Permit is issued and substantial construction has begun, or the use is established, or action is taken.	Planning **Standard**	
2.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the **[Planning Commission]** (*at its meeting)* on **[November 10, 2026]** excepted as modified by these Conditions of Approval. All site improvements resulting from these entitlement and the applicant's business operations shall conform to all applicable standards and requirements, including sign and encroachment standards.	Planning **Standard**	
3.	Approval by the **[Planning Commission]** does not constitute a building permit. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with. The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable City Code requirements and all comments made during the City's building permit plan check review process	Planning, Building, Public Works, Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	(collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.		
4.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of SPMC Section 36.420.050 "Changes to an Approved Project". Unless approved through modification, deviations not identified on approved preliminary development plans may not be approved by the City.	Planning **Standard**	
5.	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.	Planning **Standard**	
6.	Portable fire extinguishers shall be installed and maintained in all new and existing Group A, occupancies.	Fire **Standard**	
7.	The City of South Pasadena reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.	Public Works, Fire, Building, Planning **Standard**	
8.	The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	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).[*if needed*] b. The applicant shall remove and replace all existing driveway approaches with new driveway approaches conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department. [*if needed*]		
9.	The applicant shall remove and replace/install the following: 1. New curb and gutter conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 120-3, Type A2-6 and A2-8. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	applicant shall verify the actual limits of concrete removal with the Public Works Department. 2. A new driveway which shall conform 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 Community Development Department and the actual limits of concrete removal with the Public Works Department.		
10.	The applicant shall bring all existing parkways up to current standards per SPMC Section 31.48.	Public Works **Standard**	
11.	The contractor is required to submit and implement a tree protection plan in accordance with SPMC 34.4, including, but not limited to, construction monitoring by a certified arborist. Where required, contractor shall obtain a permit for tree trimming which meets the requirements of SPMC 34.5, including, but not limited to trimming of more than 10 percent of the live foliage or limbs of a mature oak. If existing trees are to remain on site, the applicant shall note on the plans for protecting existing trees during construction. Updates to the City's Tree Ordinance shall supersede this condition as appropriate.	Public Works **Standard**	
12.	Environmental impacts related to nesting birds shall be evaluated by a Designated Biologist no more than 30 days prior to the start of project activities. All native migratory non-game birds, including raptors, and their	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	active nests are protected from "take" by Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). If active nests are found, the applicant shall provide a Nesting Bird Management Plan (NBMP) prepared by the Designated Biologist.		
13.	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 **Standard**	
14.	The subject property is located in a Very High Fire Hazard Severity Zone according to the State Map, which was adopted by the City. The design and construction of the addition shall comply with California Wildland-Urban Interface Code (WUIC) under Part 7 of the California Code of Regulations, Title 24.	Building **Project Specific**	
17	Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.	Building **Project Specific**	
18	Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.	Building **Project Specific**	
19	A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.	Building **Project Specific**	
20	All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval.		
21.	Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link https://www.dropbox.com/scl/fi/xliqonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zr7tu632u2staheexj6vqvxvg&dl=0	Building **Project Specific**	
22.	The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.	Building **Project Specific**	
23.	Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.	Building **Project Specific**	
24.	No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.	Building **Project Specific**	
25.	Chimneys shall extend not less than 2 feet higher than any portion of a building within 10 feet, but shall be not less than 3 feet above the highest point where the chimney passes through the roof per Section R1003.9 of the Residential Code.	Building **Project Specific**	
26.	A geotechnical and soils investigation report is required. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Building Division, a new Preliminary Soils and/or Geotechnical Investigation.		
27.	Separate permits are required for Fire Sprinklers.	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO BUILDING PERMIT APPLICATION		
15.	See link below to Building Division construction related information and forms: https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Building-Division	Building **Standard**	
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 **Standard**	
17.	All sheets shall be stamped and signed by the appropriate persons in responsible control of plans, specifications, and instruments of service per California Business and Professions Code (CBPC). All sheets must be signed and stamped by either a California Professional Engineer and/or California Licensed Architect.	Building Public Works **Standard**	
18.	All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division.	Building **Standard**	
19.	Project shall comply with the CalGreen mandatory requirements for Residential, Non-Residential, or Mixed Use	Building **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
	developments.		
20.	The project is subject to the following required Code References: Current South Pasadena Municipal Code (SPMC); **[2025 Edition]** California Fire Code (CFC); Current California Building Code and NFPA Applicable Standards. [*change code references as necessary*]	Fire **Standard**	
21.	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. Form can be found here: https://www.southpasadenaca.gov/files/assets/public/v/1/public-works/fire-flow-test-application-1.pdf	Fire **Standard**	
22.	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 **Standard**	
23.	An automatic sprinkler system shall be provided throughout buildings and potions thereof use as Group A occupancies as provided in the 2025 California Fire Code. 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 **Standard**	
24.	In accordance with Section 503.1.1 and Appendix D, Section D102.1 of the 2022 California Fire Code (CFC), approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved into or within the jurisdiction. Access roads shall be located such that the horizontal distance from the	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO BUILDING PERMIT APPLICATION		
	nearest edge of the fire apparatus access road to all portions of the exterior walls of the first story of the building does not exceed 150 feet, as measured by an approved hose pull route around the exterior of the building. Plans shall include the pull hose distance. Where site conditions make compliance impractical, the distance may be increased to a maximum of 200 feet only when approved by the Fire Code Official and when approved fire protection features are provided, such as: • Installation of an automatic fire sprinkler system per CFC Section 903; • Enhanced fire-resistive construction or defensible space improvements; or • Other alternative means and methods determined by the Fire Code Official to provide equivalent fire protection and firefighter access. The applicant shall provide a drawing for review and approval to the Fire Department prior to issuance for permits.		
25.	In accordance with Section 503.2.1 and Appendix D, Sections D103.1 and D105.2 of the 2022 California Fire Code (CFC), approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved into or within the jurisdiction. Fire apparatus access roads shall be constructed to provide an unobstructed width of not less than 26 feet (exclusive of shoulders) and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where buildings or portions thereof are more than 30 feet in height or more than three stories, aerial fire apparatus access roads shall be provided. In such cases, the minimum clear width shall be increased to	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO BUILDING PERMIT APPLICATION		
	30 feet to accommodate aerial ladder operations. The aerial access road shall be positioned parallel to one entire side of the building and located within 15 to 30 feet of the building as measured to the inside edge of the access roadway, unless otherwise approved by the Fire Code Official. All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (minimum 75,000 lbs. gross vehicle weight) and shall be surfaced to provide all-weather driving capability. The applicant shall provide a drawing for review and approval to the Fire Department prior to issuance for permits.		
26.	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	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO BUILDING PERMIT APPLICATION		
	area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass. • Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. See links to construction and waste management related forms below: SOUTHWEST MONTEREY HILLS Recycling Facilities Updated 11.27.2017.xlsx C&D WASTE MANAGMENT FORM 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 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. • The applicant shall show all existing and proposed trees on the site plan submitted to the Building Division at the		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
	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. • 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.		
27.	No overnight storage of materials or equipment within the public right-of-way shall be permitted.	Public Works **Standard**	
28.	The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.	Public Works **Standard**	
29.	The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.	Public Works **Standard**	
30.	The applicant shall provide an arborist report and clear site plan of what trees are being	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
	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.		
31.	The applicant shall submit a street improvement plan to the Public Works department for all improvements in the public right-of-way which shall include, but are not limited to, the following: a. Street improvements, including signage and striping for on-street parking and loading spaces b. Sidewalk improvements and furniture c. Public bicycle racks in accordance with the City's Bicycle Master Plan	Public Works **Standard**	
32.	The applicant shall provide improvement plans for underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easements that will be owned and maintained by other entities. These shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way."	Public Works **Standard**	
33.	Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall submit and pay a separate review fee for the soils report prior submitting building and grading plans for review. Approval letter of the geotechnical	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
	report review shall be copied and pasted on the first sheet of building and grading plans.		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
34.	The applicant shall provide a clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to building permit issuance.	Building **Standard**	
35.	Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.	Building **Standard**	
36.	The Developer shall ensure proper management of demolition and construction debris. Below are links related demolition and construction debris. Link to Athens Services' Construction and Demolition Waste Management Program: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/cd-waste-managment-form.pdf Link to Construction and Demolition Debris Recycling Facilities in Los Angeles County: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/recycling_facilities.pdf	Building **Standard**	
37.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building Division 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	Building, Public Works, Planning **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	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. 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		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	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. 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		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	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. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards.		
38.	Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2025 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows: A. At each stairway on all floor levels where combustibles materials have accumulated. B. In every storage and construction shed. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	Fire **Standard**	
39.	The following system plans shall be submitted for review and approval to the Fire	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	Department prior to the issuance of building permits: A. Fire alarm (over 3000sf. structure) B. Fire sprinkler		
40.	Water Supplies - Water supplies for automatic sprinkler systems shall comply with the 2025 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 **Standard**	
41.	The applicant shall contact the City of South Pasadena Water Division to verify size and type of existing water meter and service. The applicant is responsible for coordinating with the department for installation of new service including size, location and paying all associated fees for a new water meter & service connection, as applicable. Proof of capacity shall be done prior to permit issuance then tested prior to occupancy. Fire form can be found here: https://www.southpasadenaca.gov/files/assets/public/v/1/fire/documents/hydrant-verification-for-required-flow-form.pdf	Fire, Public Works **Standard**	
42.	The applicant shall contact the City of South Pasadena Water Division prior to submittal of building permit application, for the fire flow test. The applicant shall submit a water demand calculation including residential, commercial and Fire to the City. The water demand calculation will be used to create a Hydraulic Analysis Report to determine the water availability and required improvement for the proposed project, as appliable including but not limited to the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant	Public Works, Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	shall pay for the cost to generate hydraulic modeling and the cost to create a Hydraulic Analysis Report. In addition, the applicant is responsible for all water infrastructure improvements and installation needed based on the final reports. All fees are to be paid prior to issuance of Certificate of Occupancy.		
43.	The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to Building Permit Issuance.	Public Works **Standard**	
44.	For the portions fronting the project site, Oak Hill Place shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the streets by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.	Public Works **Standard**	
45.	The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3. A copy of the receipt for any fees to be paid must be submitted before permit issuance.	Public Works **Standard**	
46.	School Developmental Fees shall be paid to School District prior to the issuance of the building permit.	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
47.	Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.	Building **Project Specific**	
48.	Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).	Building **Project Specific**	
49.	Per Chapter 16A of the City of South Pasadena Municipal Code, Park Impact Fee to be paid at the time of permit issuance. Park Impact Fee, exemption of 250 sq ft on added square footage: Residential: $7.65 per sq ft Senior Housing reduced fee: $2.95 per sq ft The estimated Park Impact Fee for this project is approximately: (2707 sq ft − 250 sq ft) × $7.65 per sq ft = $18,796.05 This calculation is provided for informational purposes only and is subject to revision based on the final square footage confirmed after plan review and approval, prior to permit issuance.	Building **Project Specific**	
50.	Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance. Growth Fee: Residential: $1.64 per sq ft Non-Residential: $1.07 per sq ft The estimated Growth Fee for this project is approximately: 2707 sq ft × $1.64 per sq ft = $4,439.48 This calculation is provided for informational purposes only and is subject to revision based on the final square footage confirmed after plan review and approval, prior to permit issuance.	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
51.	Demolition permit is required for any existing buildings which are to be demolished.	Building **Project Specific**	

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

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	DURING CONSTRUCTION		
	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.		
55.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building **Standard**	
56.	Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	DURING CONSTRUCTION		
57.	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. 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 **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION		
58.	507.4 Water Supply Test - The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to the test. This test is to be completed prior to Final Inspection.	Fire **Standard**	
59.	Prior to the Final approval, the Fire Department shall confirm that all portions of the buildings are within 150 feet of an approved fire apparatus access road.	Fire **Standard**	
60.	Prior to the Final approval, the Fire Department shall verify compliance with all	Fire **Standard**	

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

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
62.	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 **[insert date]**, excepted as modified by these Conditions of Approval.	Planning **Standard**	
63.	All graffiti shall be removed from the Property within 48 hours of its application.	Planning **Standard**	
64.	The Property Owner shall **maintain** all street trees along the property frontage at his/her sole cost and expense.	Public Works **Standard**	
65.	All mitigation measures set forth in any environmental document relating to the	Planning **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	ON-GOING		
	Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as though fully set forth in these Conditions of Approval, and shall be completed as specified therein.		

1. Building Review Complete __AE 7/10/2026__(Name and Date)
2. Fire Review Complete ___ER_11/5/26__(Name and Date)
3. Public Works Review Complete ___JB_8/19/2026__(Name and Date)

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

APN # 5311-006-046

PROJECT INFORMATION

LOT SIZE : 7758 SF

ZONING : RS

EXISTING :

1-STORY HOUSE 1382 SF / 420 SF GARAGE TO BE DEMOLISHED

PROPOSED :

NEW 2-STORY HOUSE (2707 SF) W/ 2-CAR GARAGE (440 SF)

SECOND FLOOR : 1302 SF
FIRST FLOOR : 1405 SF
TOTAL LIVING AREA : 2707 SF

PORCH : 50 SF

REQUIRED SET BACKS :

FRONT : 10'-0"
SIDE : 5'-3"

PROPOSED SET BACKS :

FRONT : 10'-4" MIN.
SIDE : 5'-3" MIN.

LOT COVERAGE :

$$\frac{(1405 + 440 + 50) \times 100}{7758} = 24.42\ \%$$

REQUIRED LOT COVERAGE : 50%

F.A.R. :

$$\frac{2707 \times 100}{7758} = 34.89\ \%$$

REQUIRED F.A.R : 35%

FRONT YARD SETBACK AREA : 596 SF

HARDSCAPE AREA PROVIDED : 137 SF

$$\frac{137 \times 100}{596} = 22.98\ \%$$

AVERAGE SLOPE : 20.59%

SCOPE OF WORK :

1- PROPOSED NEW 2 STORY HOUSE 2707 SF WITH 2-CAR GARAGE ATTACHED 440 SF

2- PROPOSED TO DEMOLISH EXISTING HOUSE 1382 SF WITH ATTACHED 2 CAR GARAGE 420 SF

3- PROPOSED TO REMOVE TREES PER TREE REPORT

SITE LOCATION



VICINITY MAP

OCCUPANCY : R.3 / U

TYPE OF CONSTRUCTION : V-B

OWNER :

EVON TSAI
C/O 1043 S GLENDORA AVE., SUITE D
WEST COVINA, CA 91790

DESIGNER :

LN DESIGN, LLC
1043 S. GLENDORA AVE., SUITE D
WEST COVINA, CA 91790
PHONE : 626-674-3014
EMAIL : LNDESIGN.NGUYEN175@GMAIL.COM



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



AERIAL PERSPECTIVE



AERIAL PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CONSULTANTS :

CIVIL ENGINEER :
CAL LAND ENGINEERING, INC.
576 E. LAMBERT RD., BREA, CALIFORNIA 92821
714-671-1050

ENERGY :
PERFECT DESIGN , INC.
2416 W. VALLEY BLVD., ALHAMBRA, CA 91803
626-289-8808

STRUCTURAL :
WPH ENGINEERING
PHILLIP PHAN
LICENSE : C76425
EXP : 12-31-24
411 E. HUNTINGTON DR., STE 313
ARCADIA , CA 91006
626-658-7974

DRAWING INDEX

T-1	COVER SHEET		
T-2	PROPOSED SETBACKS PLAN	L-1	LANDSCAPING EFFICIENCY NOTES
D-1	EXISTING SITE PLAN / DEMOLITION PLAN	L-2	LANDSCAPING EFFICIENCY PLAN
D-2	EXISTING LANDSCAPING PLAN	L-3	IRRIGATION PLAN
E-1	EXISTING HOUSE PLAN	L-4	DETAILS
E-2	EXISTING ELEVATIONS		
E-3	EXISTING ROOF PLAN		
S-1	SLOPE DENSITY ANALYSIS		
S-2	NATURAL STATE REMEDIATION PLAN		
C-1	GRADING PLAN		
A-1	SITE PLAN		
A-2	FIRST FLOOR		
A-3	SECOND FLOOR		
A-4	ELEVATIONS		
A-5	ELEVATIONS		
A-6	ROOF PLAN		
A-7	SECTIONS		

REVISIONS

04-24-25
06-10-26
11-03-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

L N D E S I G N L L C
D E S I G N I N T E R I O R
P L A N N I N G
1043 S. GLENDORA AVE., SUITE D . WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
T-1
OF SHEETS

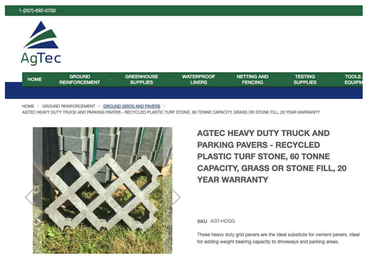
FRONT YARD SETBACK AREA : 621 SF APPROX.

HARDSCAPE AREA PROVIDED : 133 SF (1/2 OF DRIVEWAY 266 SF) + 51 SF STEPS = 184 SF

$$\frac{184 \times 100}{621} = 29.62\ \%$$

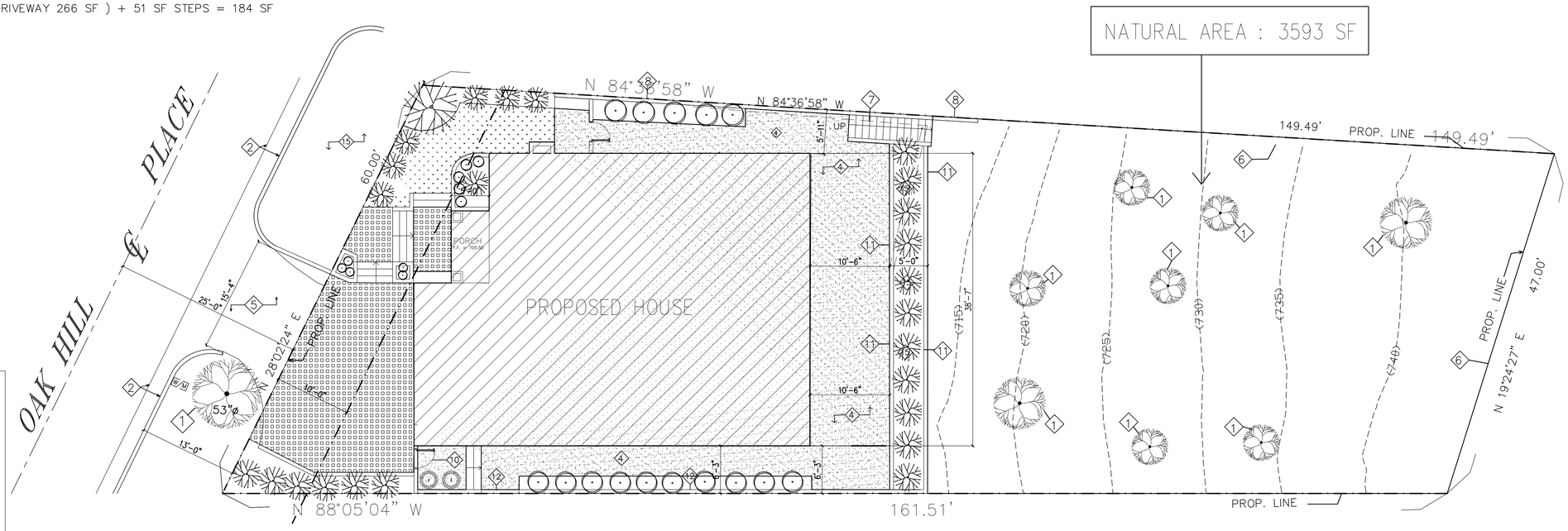
LEGEND :

- GRASS
- AGTEC , TURP BLOCK
- CONCRETE SURFACE



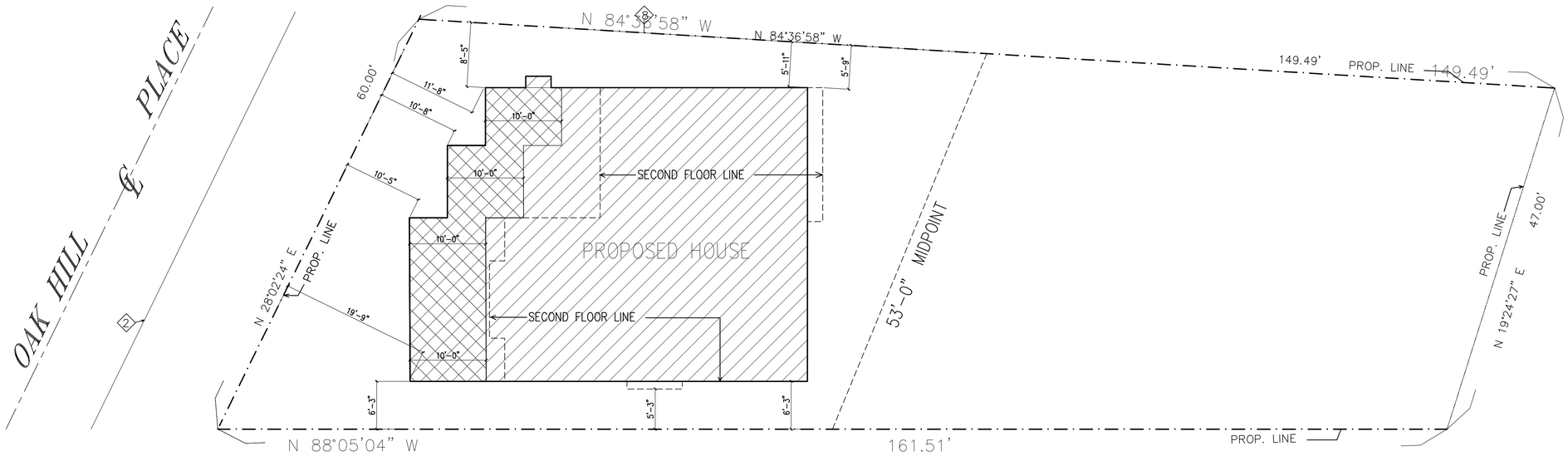
BY AGTEC OR EQUAL APPROVED

TURP BLOCK



FRONT YARD LANDSCAPING CALCULATION

SCALE : 1/8"=1'-0"



PLOT PLAN

SCALE : 1/8"=1'-0"

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

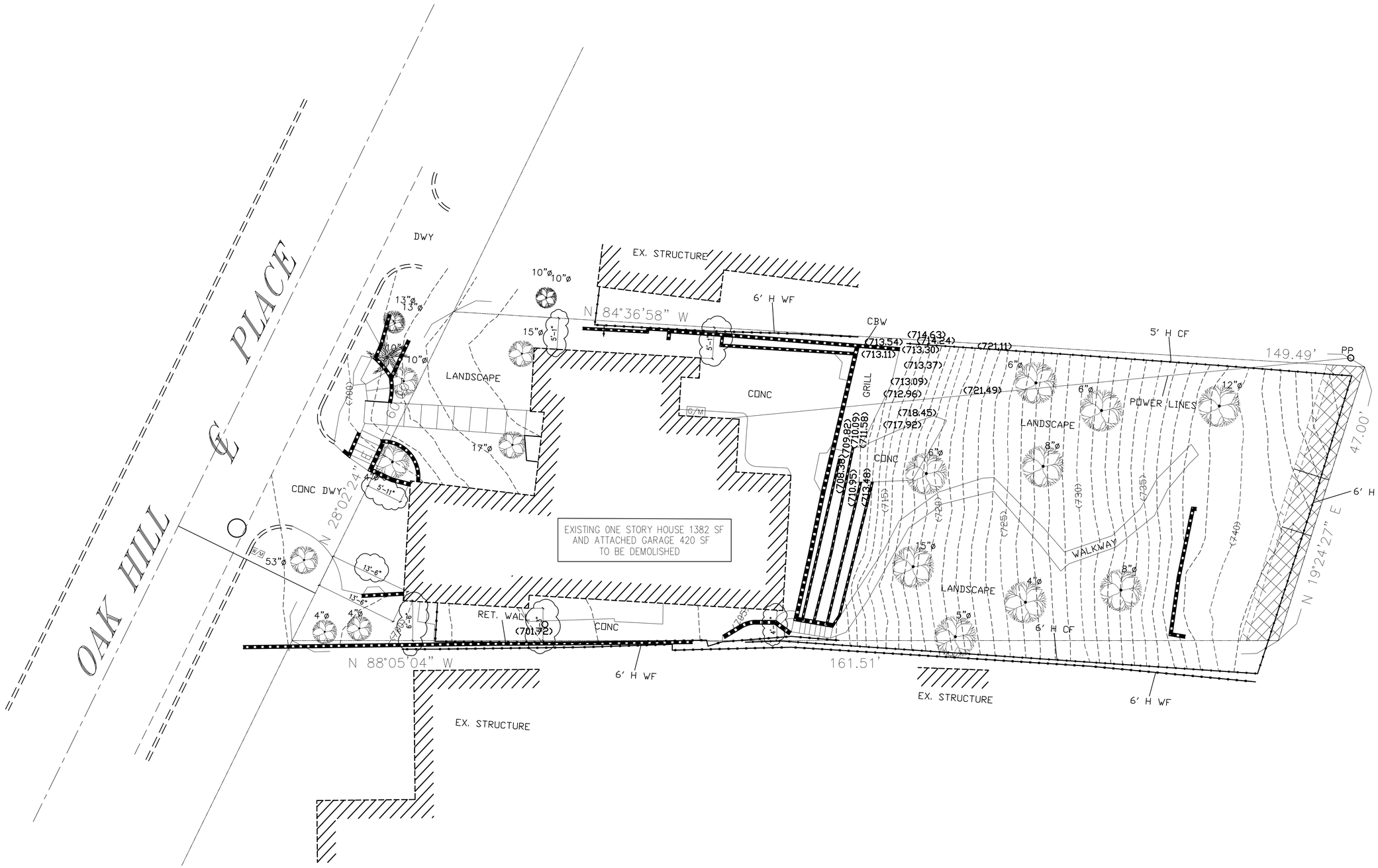
L N D E S I G N L L C
D E S I G N P L A N N I N G I N T E R I O R
1043 S. GLENDORA AVE., SUITE D., WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET T-2 OF SHEETS



EXISTING SITE PLAN / DEMOLITION PLAN

SCALE : 1/8"=1'-0"

REVISIONS

04-24-25
06-10-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D. WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
D-1
OF SHEETS

LEGEND :

GRASS

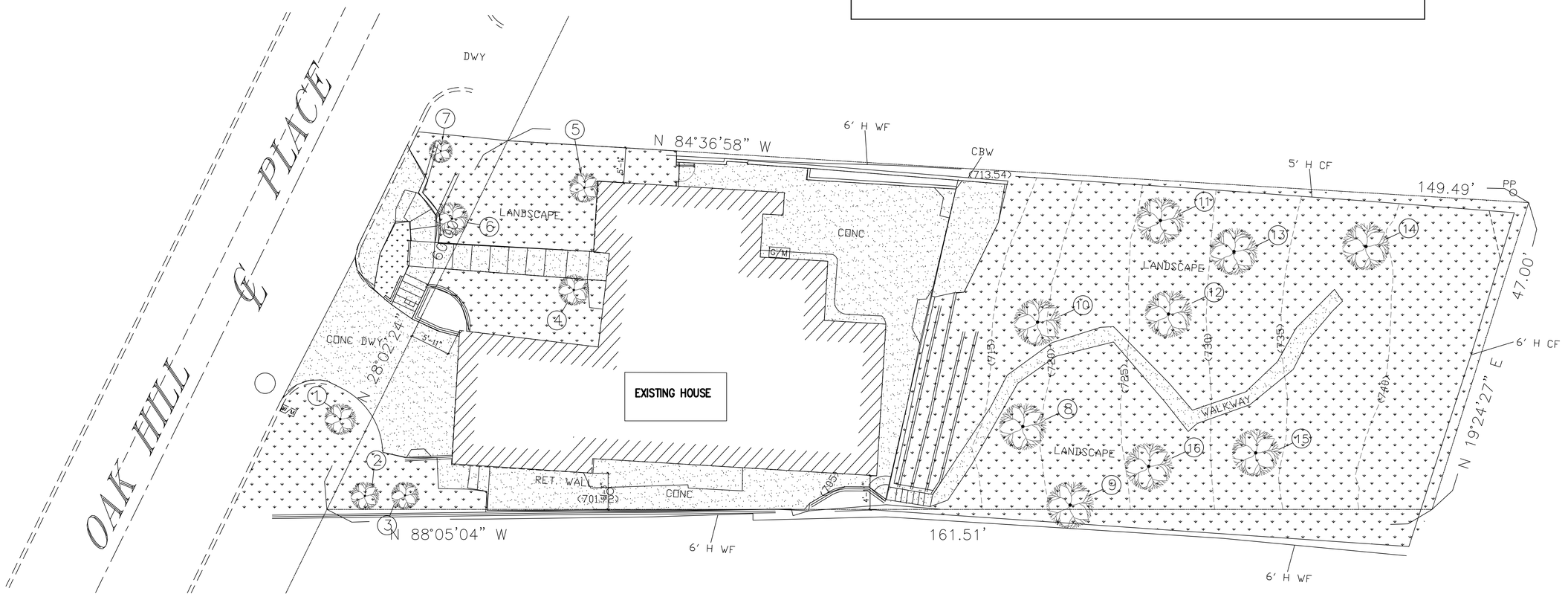
CONCRETE SURFACE

EXISTING TREE SEE TREE LIST

TREE LIST

List Inventory pg. 1

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or PRESERVE	Comments
1	Shamel ash	Fraxinus uhdei	45	100	40	Good	Yes as city tree	PRESERVE	Trunk minor girdled by driveway
2	Loquat	Erobotrya japonica	1+3+3+3 +3	20	15	Good	No	**REMOVE**	
3	Loquat	Erobotrya japonica	2+3	16	10	Good	No	**REMOVE**	
4	Elephant foot	*Beaucarnea recurvata*	11	20	10	Good	No	**REMOVE**	
5	Italian cypress	*Cupressus sempervirens*	15	25	20	Good	Yes	**REMOVE**	
6	Hong kong orchid	*Bauhinia blakeana*	8	35	16	Good	No	**REMOVE**	Severely topped in past
7	Hong kong orchid	*Bauhinia blakeana*	5+6+7	35	16	Good	No	**REMOVE**	Private own
8	Avocado	*Persea americana*	12	21	20	Poor	Yes	PRESERVE	
9	Lemon	*Citrus limon*	1+6	18	15	Good	No	PRESERVE	
10	Lemon	*Citrus limon*	2+2+3+3	11	10	Good	No	PRESERVE	
11	Orange	*Citrus sinensis*	1+2+3+3	12	11	Good	No	PRESERVE	
12	Orange	*Citrus sinensis*	6	10	9	Poor	No	PRESERVE	Dying
13	Persimmon	*Diospyros maki*	3+3+3+3 +5	20	16	Good	Yes	PRESERVE	
14	Mandarin	*Citrus reticulata*	2+3+4+4 +4	15	10	Good	Yes	PRESERVE	
15	Shamel ash	*Fraxinus uhdei*	1+1+2+2 +2	16	9	Poor	No	PRESERVE	Stump sprout
16	Chinese elm	*Ulmus parviflora*	3	16	11	Good	No	PRESERVE	



EXISTING LANDSCAPING PLAN

SCALE : 1/8"=1'-0"

REVISIONS

04-24-25
06-10-26
10-21-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN
DESIGN PLANNING INTERIOR
1045 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

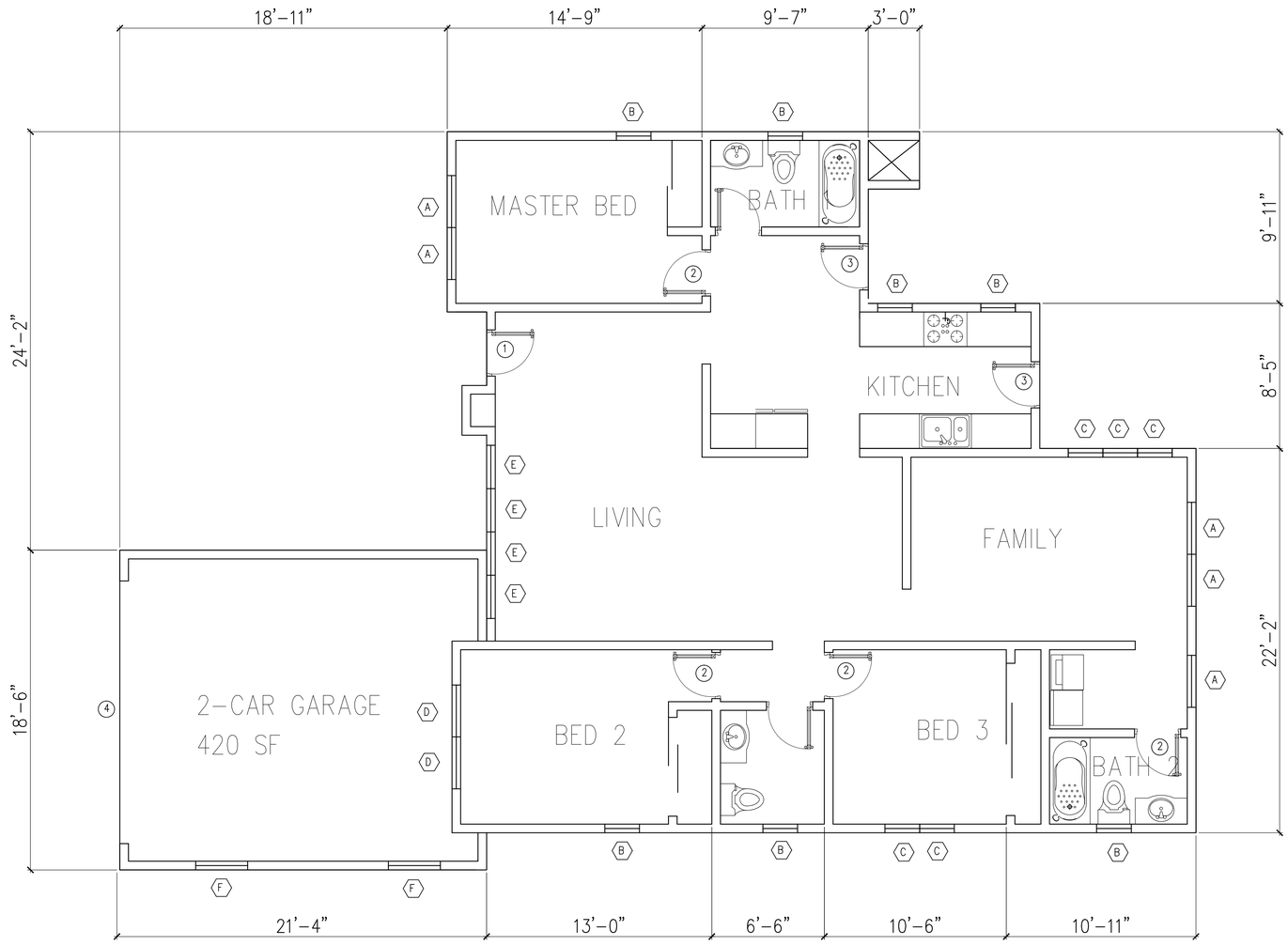
SHEET
D-2
OF SHEETS

DOOR SCHEDULE

	WIDTH	HEIGTH	THK.	H.C./S.C.	TYPE	MATERIAL	REMARK
1	3'-0"	6'-8"	1 1/2"	S.C.	SLAB	WOOD	ENTRY
2	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	WOOD	
3	3'-0"	6'-8"	1 1/2"	S.C.	SLAB	WOOD	ENTRY
4	16'-0"	7'-0"	–	–	GARAGE DOOR	METAL	

WINDOW SCHEDULE

	WIDTH	HEIGHT	TYPE	FRAME	GLASS
A	3'-0"	5'-0"	S.HUNG	METAL	SINGLE GLAZED
B	2'-0"	4'-0"	S.HUNG		
C	2'-0"	5'-0"	S.HUNG		
D	3'-0"	2'-6"	S.HUNG		
E	2'-6"	3'-6"	S.HUNG		
F	3'-0"	2'-6"	SLIDING		



N

EXISTING HOUSE PLAN (1382 SF)

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D. WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

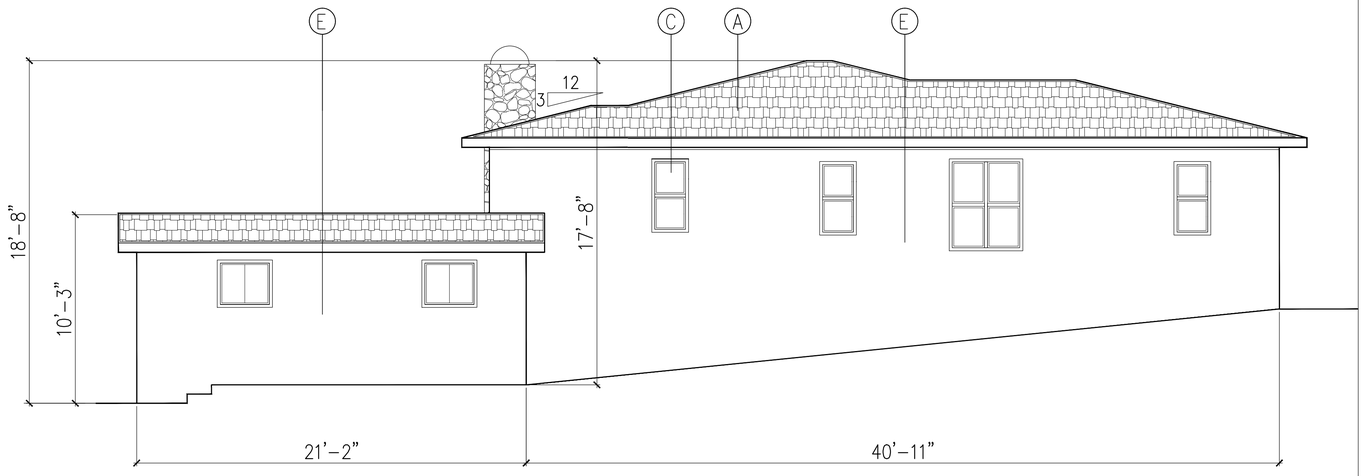
DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET E-1 OF SHEETS



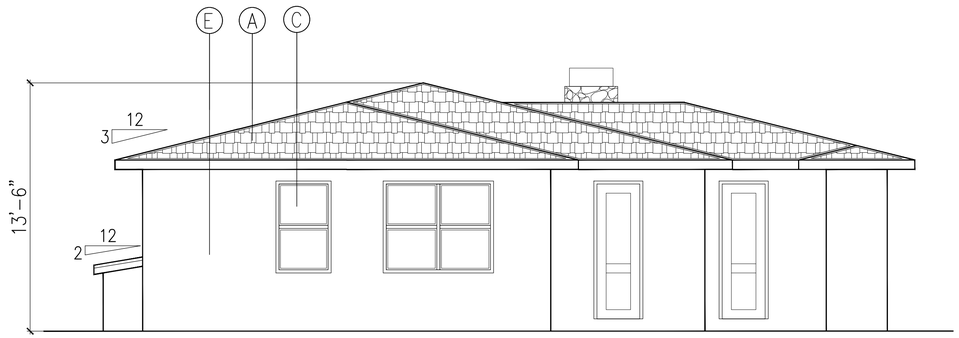
WEST ELEVATION

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



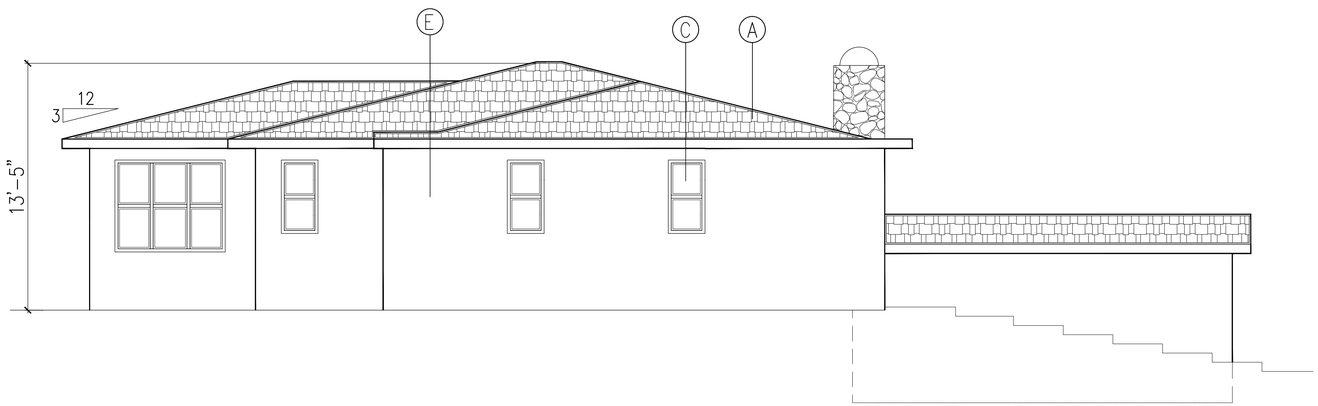
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

SCALE : 1/8"=1'-0"

EXISTING HOUSE ELEVATION LEGEND	
	DESCRIPTION
A	ASPHALT SHINGLE ROOFING
B	1" BRICK VENEER
C	SINGLE GLAZED WINDOW
D	STONE VENEER FIREPLACE
E	EXTERIOR STUCCO
F	METAL PAINTED GARAGE DOOR

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

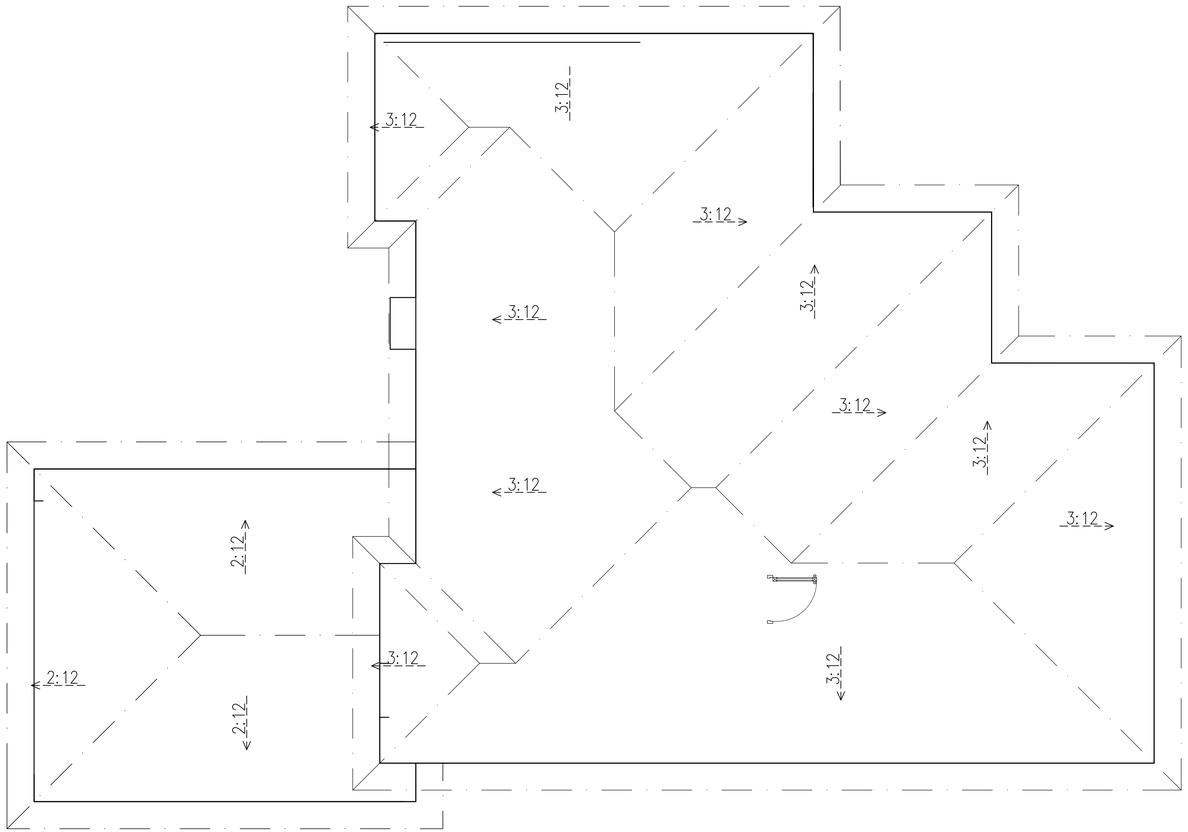
LN DESIGN LLC
DESIGN INTERIOR
PLANNING
1043 S. GLENDORA AVE., SUITE D. WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
E-2
OF SHEETS



N

EXISITNG ROOF PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

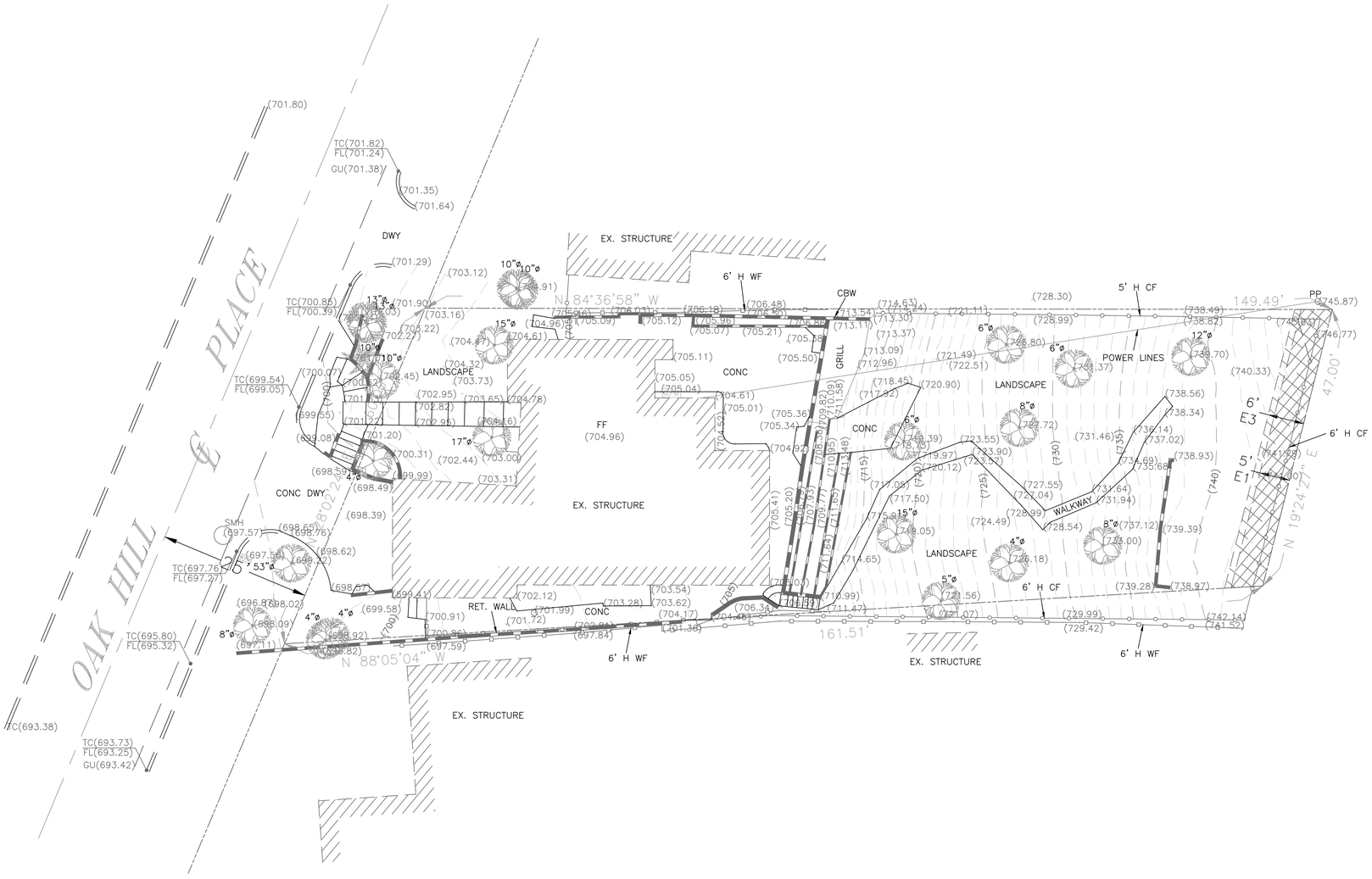
PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
E-3
OF SHEETS

SLOPE DENSITY ANALYSIS



ELEVATION OF CONTOUR (FEET)	LENGTH OF CONTOUR (FEET)
699	11.23
700	15.46
701	17.85
702	23.99
703	34.41
704	32.78
705	6.66
711	8.89
712	17.62
713	42.13
714	50.36
715	50.13
716	49.82
717	49.60
718	49.45
719	49.36
720	49.06
721	48.84
722	48.63
723	48.40
724	48.03
725	47.80
726	47.55
727	47.34
728	47.13
729	46.94
730	46.80
731	46.77
732	46.71
733	46.52
734	46.31
735	46.24
736	46.11
737	46.08
738	30.33
739	47.13
740	46.23
741	46.42
742	26.61
743	18.63
744	14.08
745	7.21
TOTAL LENGTH	1597.66

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. BLUE LINE STREAMS ARE NOT SHOWN ON THIS MAP AND SHOULD BE EXAMINED BY A RELATED PROFESSIONAL.
6. ARBORIST SHOULD BE CONSULTED TO DOCUMENT ALL PROTECTED TREE SPECIES ON-SITE AS THE SURVEY SHOWN HERE ON MAY NOT REFLECT ALL OF THEM.
7. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 3910124-06126, DATED 09-10-2024.

LEGAL DESCRIPTION:

LOT 7 OF TRACT NO. 12943, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5311-006-046

PROPERTY SIZE: 7,758.64 S.F. (GROSS)
7,475.47 S.F. (NET)

EASEMENT NOTES:

E1 EASEMENT TO THE CITY OF SOUTH PASADENA FOR SANITARY SEWERS, DRAINAGE AND PUBLIC UTILITIES PURPOSES PER TRACT NO. 12943, BOOK 289, PAGES 35 AND 36.

E2 EASEMENT TO THE CITY OF LOS ANGELES AND THE BOARD OF WATER COMMISSIONERS FOR RIGHT TO DEVELOP WATER PURPOSES PER BOOK 460, PAGE 210, OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

E3 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED 25, 1951 AS INST. NO. 2772 OF OFFICIAL RECORDS.

BENCHMARK:

COUNTY B.M. NO. LY10611

DPW BM TAG IN NLY CB MEDFORD ST 33FT N/O C/L & 144FT SWLY/O C/L EASTERN AVE (6.5FT W/O BCR)

ELEVATION: 411.688' (NAVD 1988)

BASIS OF BEARINGS:

CENTERLINE OF OAK HILL PLACE N28°02'24"E PER TRACT NO. 12943, M.B. 289/35-36

ALLOWABLE AREA (A): 7,758.64 S.F.
CONTOUR INTERVAL (I): 1 FOOT
SUMMATION OF LENGTH OF ALL CONTOURS (L): 1597.66 FEET

AVERAGE SLOPE: 100(1 X L) / A
100(1 X 1597.66) / 7758.64
= 20.59%

PROFESSIONAL LAND SURVEYOR
FRANCIS K. LIN
No. 9645
STATE OF CALIFORNIA

N

0 10 20
1"=10'

CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
1320 Oak Hill Place,
South Pasadena, CA 91030

DRAWN: RC
CHECKED: ML
DATE: 02-17-2025
JOB NO.: 24-019-075
SCALE: 1"=10'
FILE NAME: Oak Hill 1320_Slope.dwg

S-1

SHEET 1 OF 1 SHT.

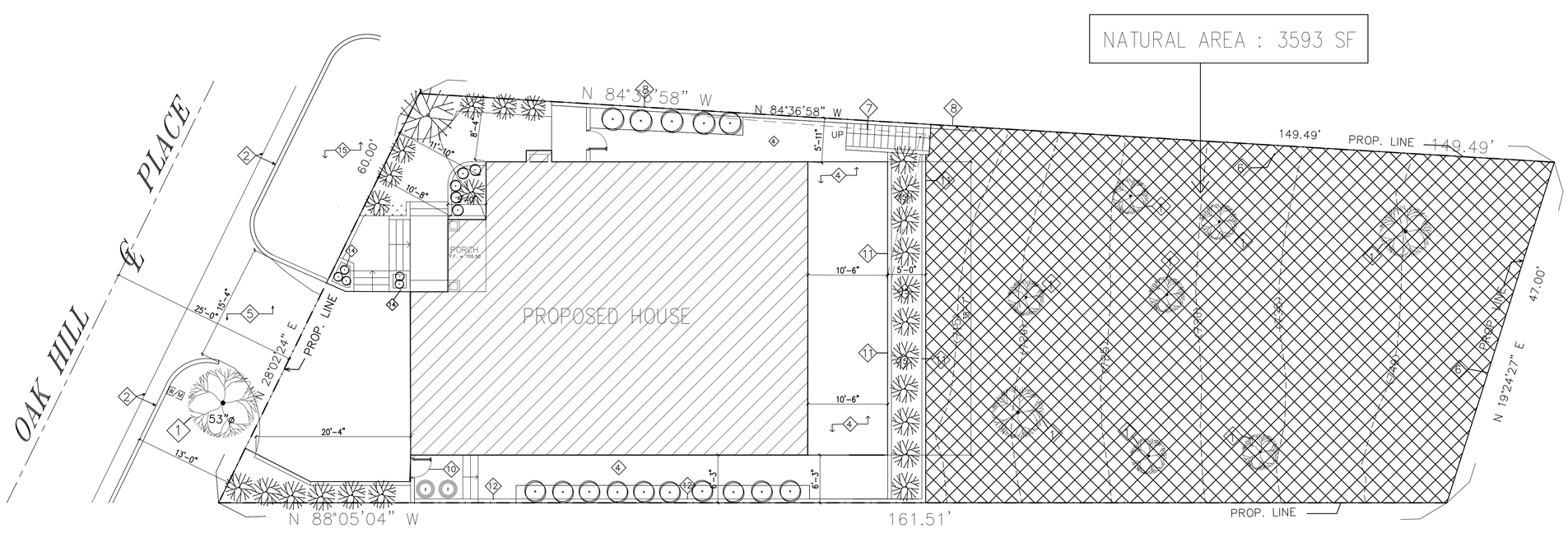
AVERAGE SLOPE : 20.59%

20.59 + 25 = 45.59% TO BE NATURAL

LOT SIZE : 7758 SF
DEVELOP AREA : 4147 SF
NATURAL AREA : 3593 SF

$$\frac{3593 \text{ X } 100}{7758 \text{ SF}} = 46.31 \text{ \% OK}$$

NATURAL AREA : 3593 SF



NATURAL STATE REMEDIATION PLAN
SCALE : 1/8"=1'-0"

REVISIONS

04-24-25
06-10-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

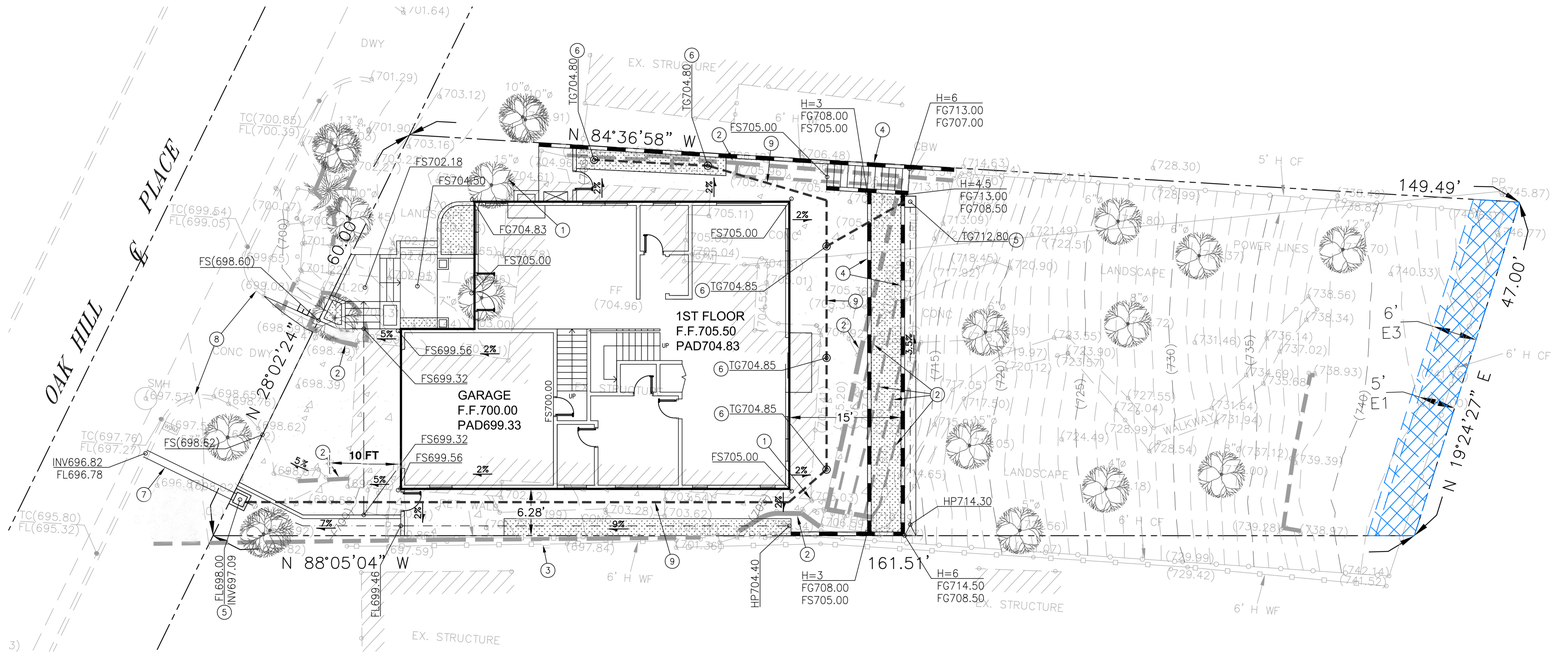
L N D E S I G N
D E S I G N P L A N N I N G I N T E R I O R
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

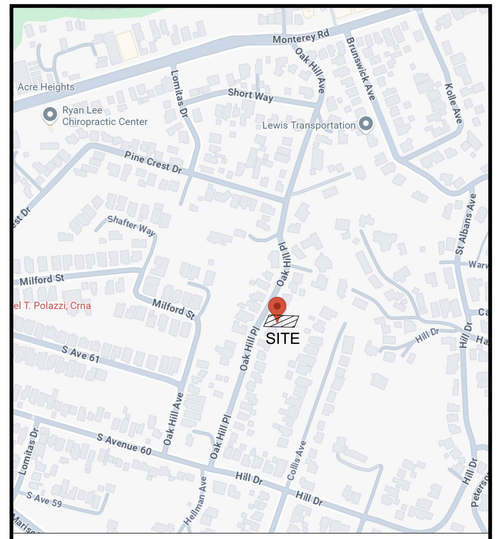
DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
S-2
OF SHEETS

GRADING AND DRAINAGE PLAN



VICINITY MAP



N.T.S.

LEGEND:

(527.63)	EXISTING ELEVATION
520.00	PROPOSED ELEVATION
--(530)--	EXISTING COUNTOUR
←——	DRAINAGE PATTERN
———	PROPOSED STRUCTURE
▪▪▪▪▪	PROPOSED 6' BLOCK WALL
▭▭▭	PROPOSED 3.5' BLOCK WALL
SW	SIDE WALK
☼	LIGHT
—·—·—	CENTER LINE
— - — - —	PROPERTY LINE
(9)——→	CONSTRUCTION NOTES
▒▒▒▒▒	SANDBAG LINE
⁘⁘⁘⁘⁘	LANDSCAPE

T.C.	TOP OF CURB
F.L.	FLOW LINE
F.G.	FINISH GRADE
F.S.	FINISH SURFACE
F.F.	FLOOR FINISH
H.P.	HIGH POINT
P.P.	POWER POLE
D/W	DRIVEWAY
W.M.	WATER METER
INV.	INVERT ELEVATION
T.G.	TOP OF GRATE
D.S.	DOWN SPOUT
G.B.	GRADE BREAK
R.L.	RIDGE LINE

LEGAL DESCRIPTION:

LOT 7 OF TRACT NO. 12943, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

E1 EASEMENT TO THE CITY OF SOUTH PASADENA FOR SANITARY SEWERS, DRAINAGE AND PUBLIC UTILITIES PURPOSES PER TRACT NO. 12943, BOOK 289, PAGES 35 AND 36.

E2 EASEMENT TO THE CITY OF LOS ANGELES AND THE BOARD OF WATER COMMISSIONERS FOR RIGHT TO DEVELOP WATER PURPOSES PER BOOK 460, PAGE 210, OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

E3 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED 25, 1951 AS INST. NO. 2772 OF OFFICIAL RECORDS.

BENCHMARK:

COUNTY B.M. NO. LY10611

DPW BM TAG IN NLY CB MEDFORD ST 33FT N/O C/L & 144FT SWLY/O C/L EASTERN AVE (6.5FT W/O BCR)

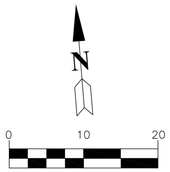
ELEVATION: 411.688' (NAVD 1988)

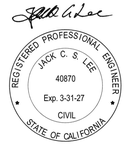
BASIS OF BEARINGS:

CENTERLINE OF OAK HILL PLACE N28°02'24"E PER TRACT NO. 12943, M.B. 289/35-36

CONSTRUCTION NOTES:

1. REMOVE EXISTING STRUCTURAL
2. REMOVE EXISTING WALL/FENCE
3. EXISTING WALL/FENCE TO REMAIN
4. PROPOSED RETAINING WALL
5. CONSTRUCT 18"X18" CATCH BASIN
6. INSTALL 6" AREA DRAIN
7. PROPOSED PARKWAY DRAIN
8. EXISTING DRIVEWAY APPROACH TO REMAIN
9. PROPOSED DRAINAGE PIPE
10. PROPOSED W=18" V-GUTTER
11. CONSTRUCT NEW CONC. WALKWAY DETAIL PER HEREON





CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
1320 Oak Hill Place,
South Pasadena, CA 91030

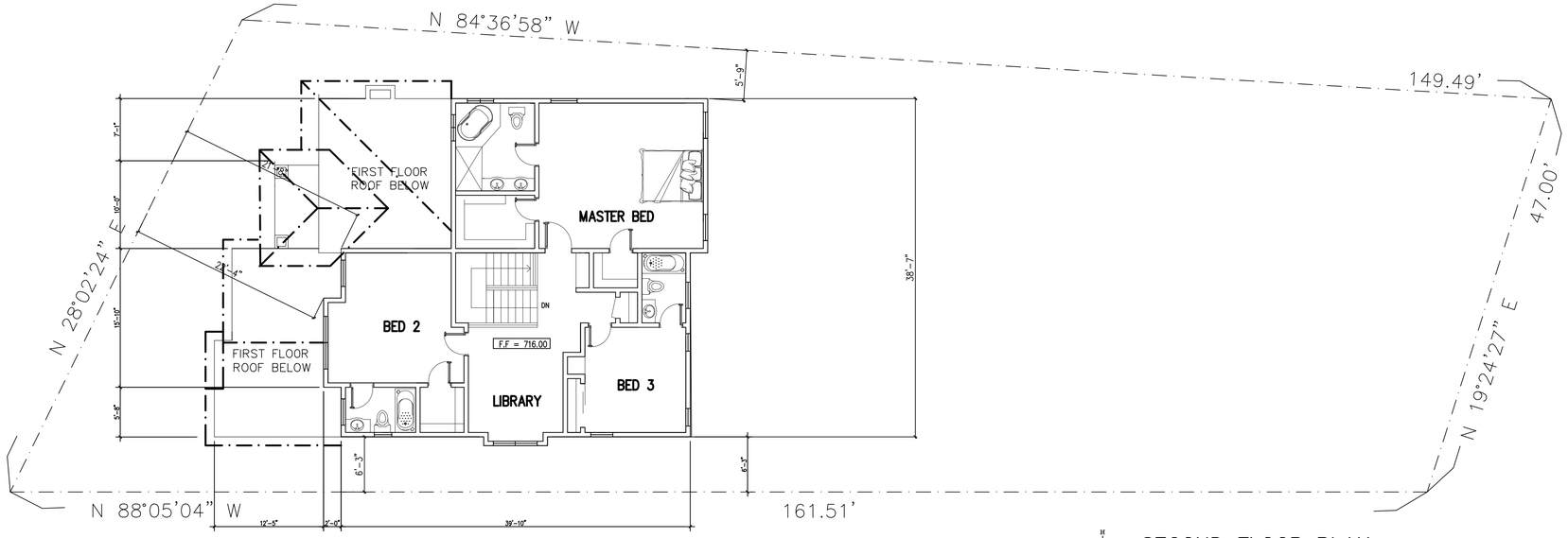
DRAWN: AS
CHECKED:
DATE: 08-20-2025
JOB NO.: 24-019-075
SCALE: 1"=10'
FILE NAME:

C-1

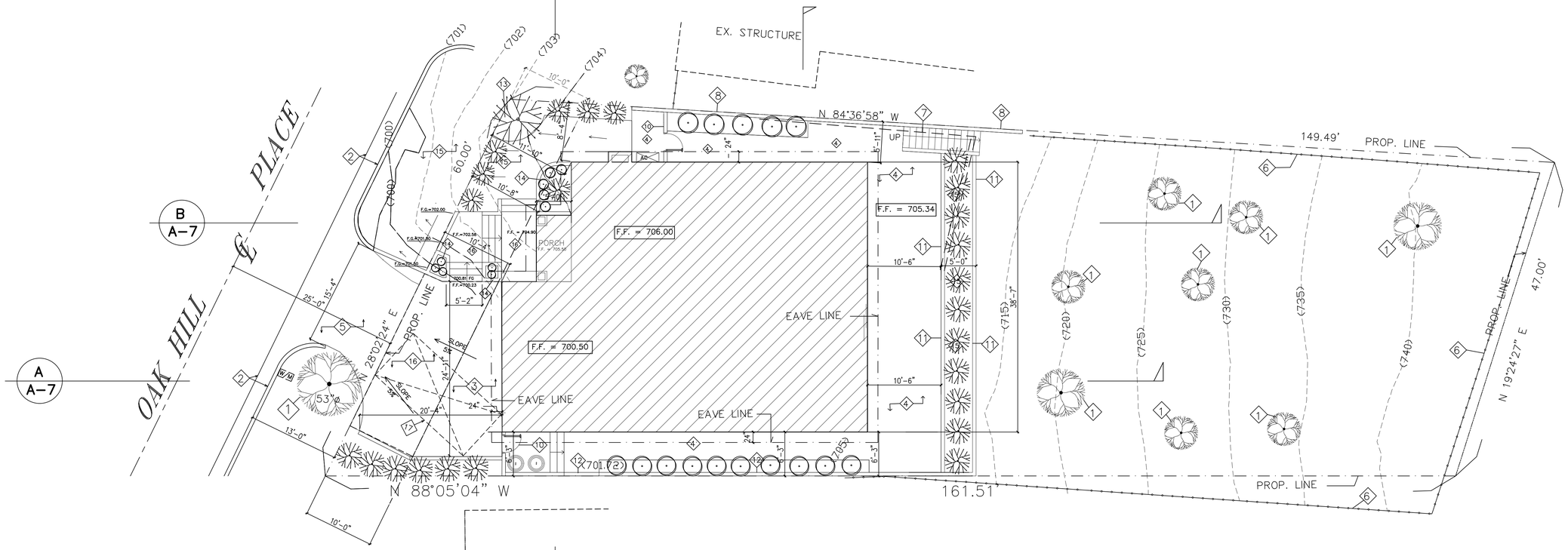
SHEET 1 OF 1 SHT.

SITE PLAN LEGEND

	DESCRIPTION
1	EXISTING TREE TO REMAIN
2	EXISTING CURB AND GUTTER
3	CONCRETE DRIVEWAY
4	NEW CONCRETE SURFACE
5	EXIST DRIVEWAY APPROACH TO REMAIN
6	EXIST. 5' HIGH CL FENCE
7	EXISTING WALL / FENCE TO BE REMOVED
8	NEW 6' HIGH BLK WALL
9	EXIST HOUSE TO BE REMOVED
10	NEW 6' HIGH WOOD FENCE AND GATE
11	NEW 4' MAX HIGH RETAINING WALL
12	NEW 6' HIGH WOOD FENCE
13	NEW 20 GAL TREE
14	NEW SHRUB , SMALL TREE
15	NEW GROUND COVER PER LANDSCAPING PLAN
16	TURP BLOCK , SEE SHEET T-2
17	GUEST PARKING SPACE 8'-6" X 18'-0"



SECOND FLOOR PLAN
SCALE : 1/8"=1'-0"



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

REVISIONS

04-24-25
06-10-26
11-03-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D , WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-1
OF SHEETS

DOOR SCHEDULE

	WIDTH	HEIGTH	THK.	H.C./S.C.	TYPE	MATERIAL	REMARK	MANUF.
1	(2)2'-8"	8'-0"	1 3/4"	S.C.	FRONT ENTRANCE DOOR	WOOD (WITH 6 SF GLAZING, TEMPERED, U FACTOR 0.32)		
2	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	20 MIN.	SELF-CLOSING & SELF-LATCHING	
3	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	WOOD		
4	3'-0"	6'-8"	1 1/2"	H.C.	SLAB	WOOD		
5	7'-4"	7'-6"	1 3/4"	S.C	SLIDING	VINYL / TEMP. GLASS		
6	16'-0"	8'-0"	–	–	GARAGE DOOR	METAL	ROOL UP W/ REMOTE CONTROL	
7	5'-0"	6'-8"	1 1/2"	H.C.	CLOSET DOOR	WOOD		

WINDOW SCHEDULE

	WIDTH	HEIGHT	TYPE	FRAME	U-FACTOR.	SHGC	GLASS	REMARK
A	6'-0"	5'-0"	SLIDING	VINYL	0.32	0.25	DUAL GLAZED	
B	6'-0"	4'-0"	SLIDING					
C	5'-0"	5'-0"	SLIDING					
D	3'-0"	5'-0"	S.HUNG					
E	3'-0"	3'-0"	SLIDING					
F	3'-0"	2'-0"	SLIDING					
G	2'-6"	4'-0"	CASEMENT					
H	2'-0"	4'-0"	S.HUNG					
I	2'-0"	2'-0"	SLIDING					TEMP.

INTERIOR FINISHING SCHEDULE

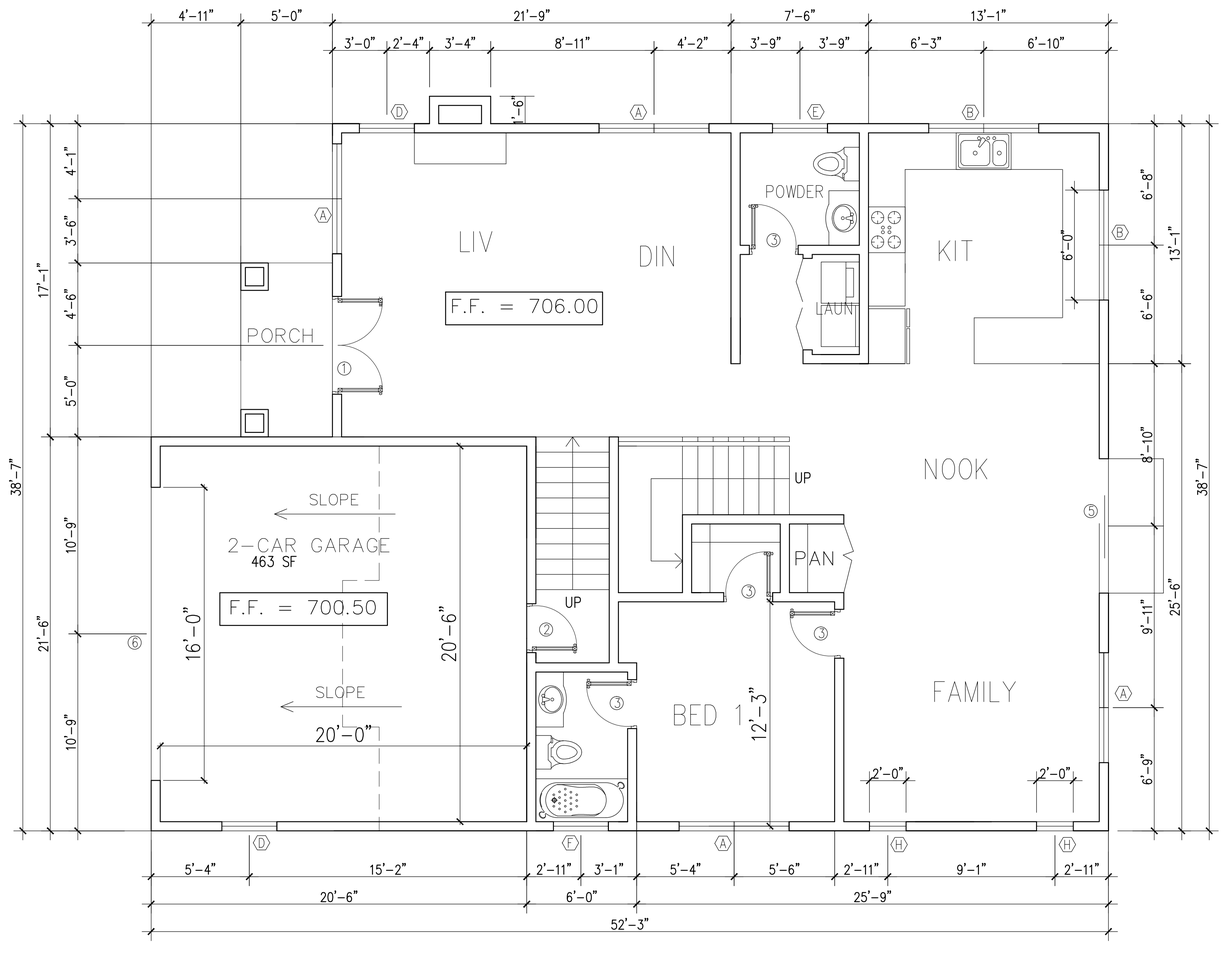
ROOM	FLOOR	BASE	WALLS MATERIAL	WALLS FIN.	CEILING MATERIAL	CEILING FIN	HEIGTH	REMARKS
FOYER AREA	CER. TILE OR WOOD	WOOD	1/2" GYP. BD.	1	1/2" GYP. BD.	1	19'-0"	
LIVING RM.	CER. TILE			1		1	9'-0"	
DINING RM.	CER. TILE			2		2		
KITCHEN	CER. TILE			2		2		
FAMILY RM.	CER. TILE			1		1		
NOOK	CER. TILE			1		1		
B.B.Q	CER. TILE			2		2		
BEDROOMS	CARPET			1		1		
BATHROOMS	CER. TILE			2		2		
LAUNDRY	CER. TILE			2		2		
COAT	CER. TILE		5/8" TYP. "X" GYP. BD.	1	5/8" TYP. "X" GYP. BD.	1		
GARAGE	CONC.		5/8" TYP. "X" GYP. BD.	1	5/8" TYP. "X" GYP. BD.	1	9'-6"	

FINISHING KEY :

1. Sealed and painted w/ 1-coat flat vinyl.
2. Undercoat and finish w/ semi-gloss enamel.
3. Sprayed simulated acoustic plaster.
4. Tape drywall joints.

NOTES :

- Wardrobes and closets finished w/ semi-gloss paint.
- Floor finishes change at centerline of door.
- Paint grills and registers same as adjacent walls.



FIRST FLOOR PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

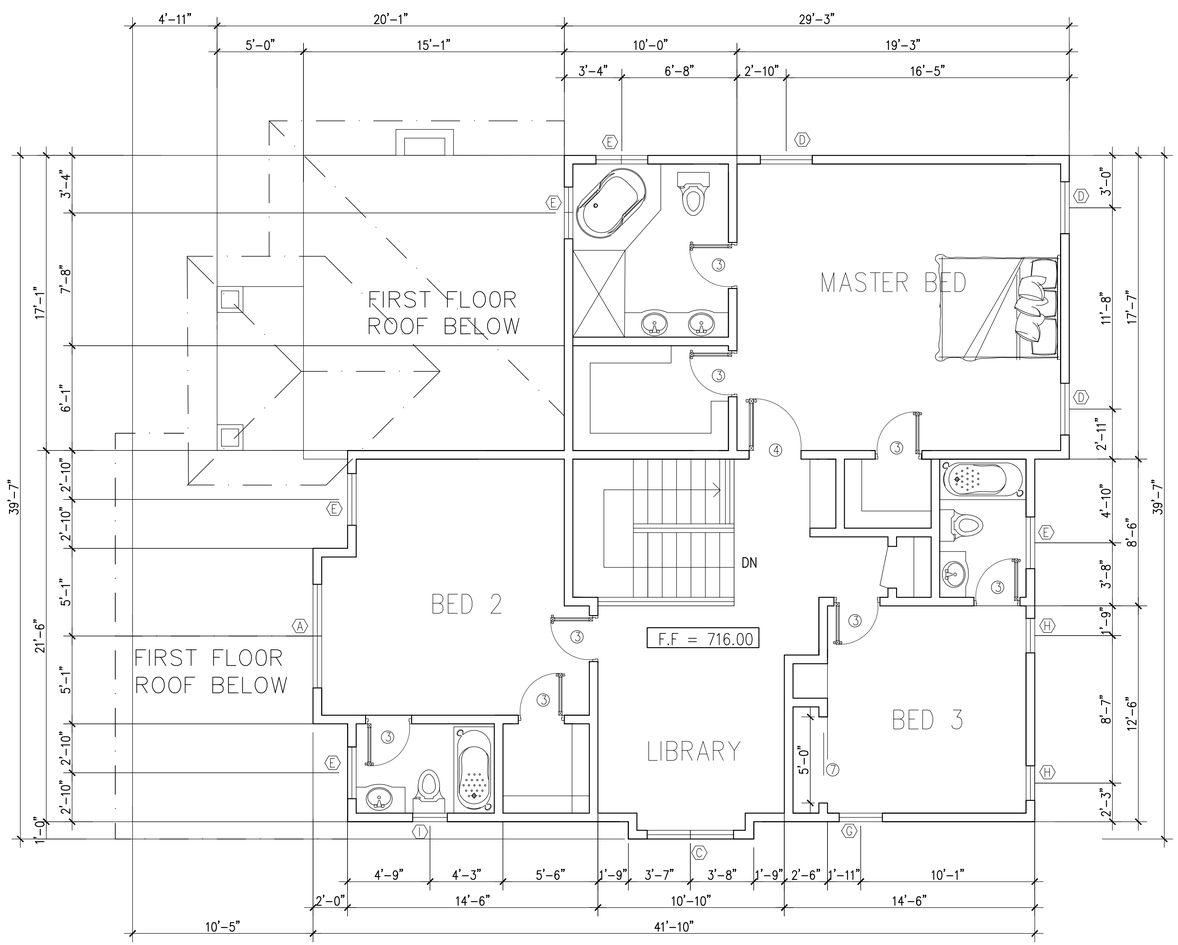
LN DESIGN LLC INTERIOR
DESIGN PLANNING
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-2
OF SHEETS



N

SECOND FLOOR PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D - WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-3
OF SHEETS

ELEVATION LEGEND

	DESCRIPTION	COLOR & NOTES
A	ASPHALT SHINGLE , CLASS A , FIRE RETARDANT	SLATE COLOR BY : GAF OR TIMBERLINE
B	PAINTED WOOD FASCIA	ULTRA PURE WHITE BY BEHR OR EQUAL APPROVED
C	EXTERIOR STUCCO & COLUMN	MESA VERDE 215 (48) BY LA HABRA STUCCO
D	VINYL. FRAMED WINDOW TYP.	WHITE BY MILGARD
E	DECORATION CHIMNEY	MATCH W/ EXTERIOR STUCCO COLOR
F	METAL PAINTED GARAGE DOOR	DARK CRIMSON M140-7 BY BEHR OR EQUAL APPROVED
G	STUCCO TRIMS	ULTRA PURE WHITE BY BEHR
H	CULTURED STONE VENEER	VIEJO RANCH VIEJO BLEND BY CORONADO STONE PRODUCTS
I	HARDIE-PLANK, SMOOTH LAP SIDE 6" EXPOSED BY : JAMES HARDIE	MOUNTAIN SAGE

MATERIAL & COLOR SAMPLES

PROJECT : 1320 OAK HILL PL
SOUTH PASADENA , CALIFORNIA

ROOF :
ASPHALT SHINGLE
SLATE COLOR
BY : GAF OR TIMBERLINE

STUCCO :
COLOR: MESAVERDE 215 (48)
BY : LA HABRA STUCCO

TRIMS :
ULTRA PURE WHITE
BY BEHR

SIDING:
HARDIE PLANK, MOUNTAIN SAGE
FIBER CEMENT
BY : JAMES HARDIE

FASCIA :
ULTRA PURE WHITE
BY BEHR

GARAGE DOOR:
DARK CRIMSON
BY BEHR

CULTURED STONE :
VIEJO RANGE
VIEJO BLEND
BY CORONADO STONE PRODUCTS

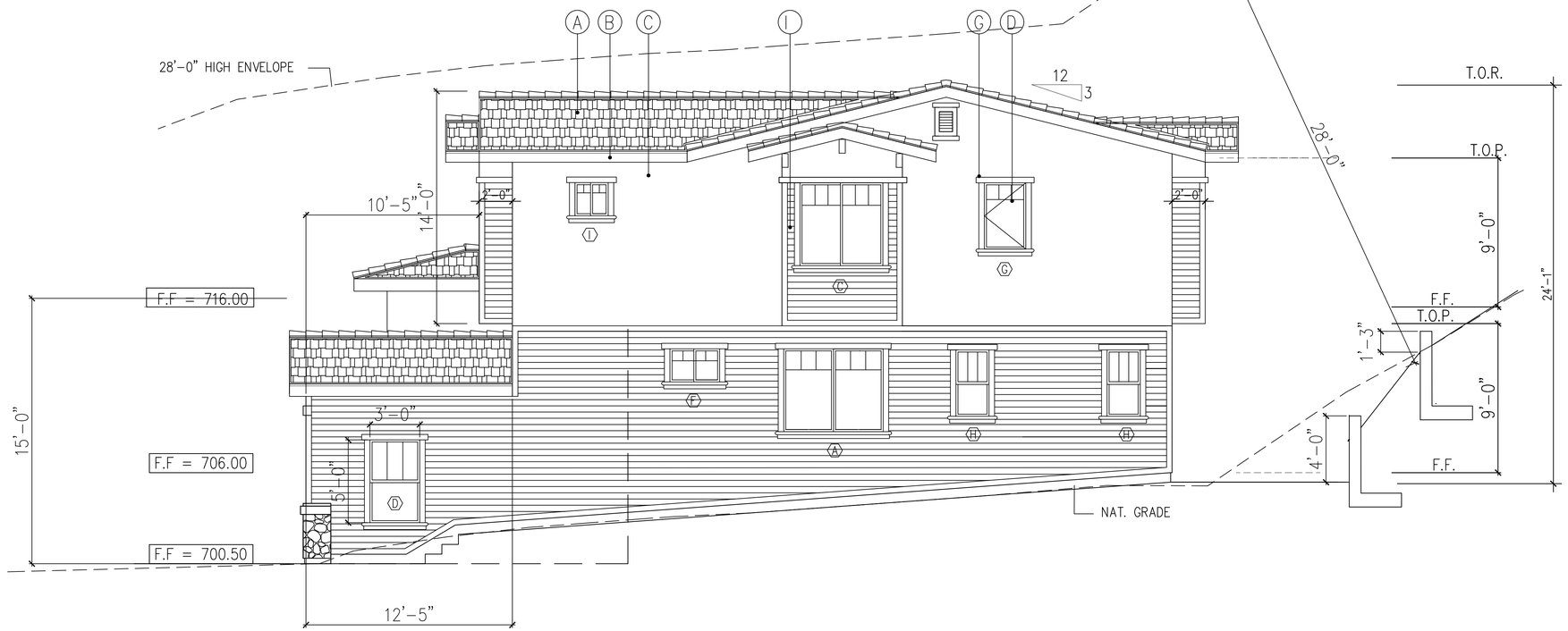
Viejo Ranch - Viejo Blend

CRAFTSMAN STYLE



WEST ELEVATION

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



SOUTH ELEVATION

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

REVISIONS

04-24-25
06-10-26
11-03-26

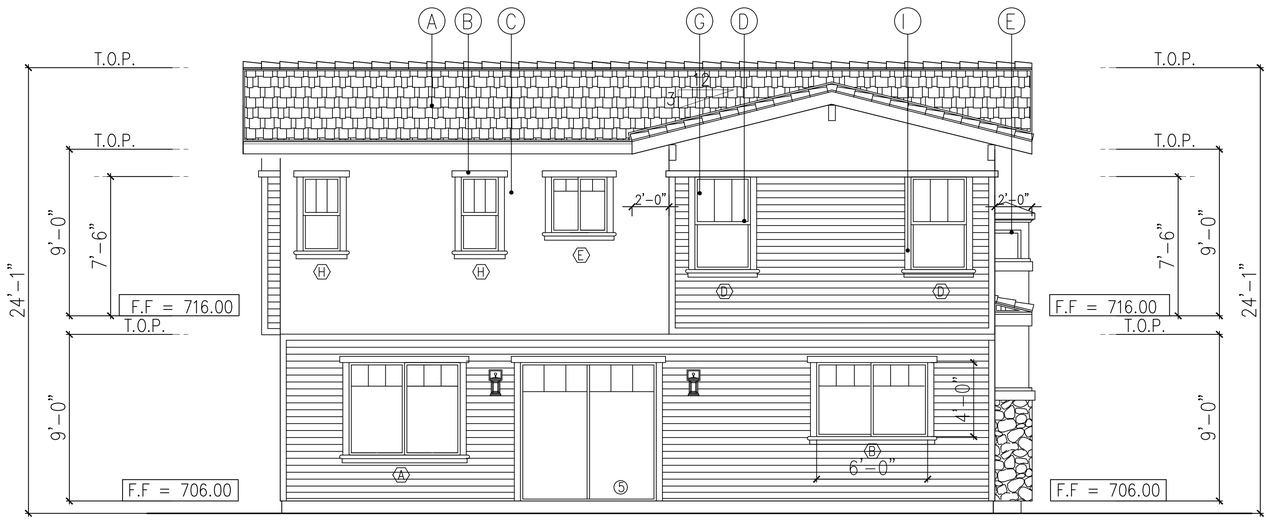
ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

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1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
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PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

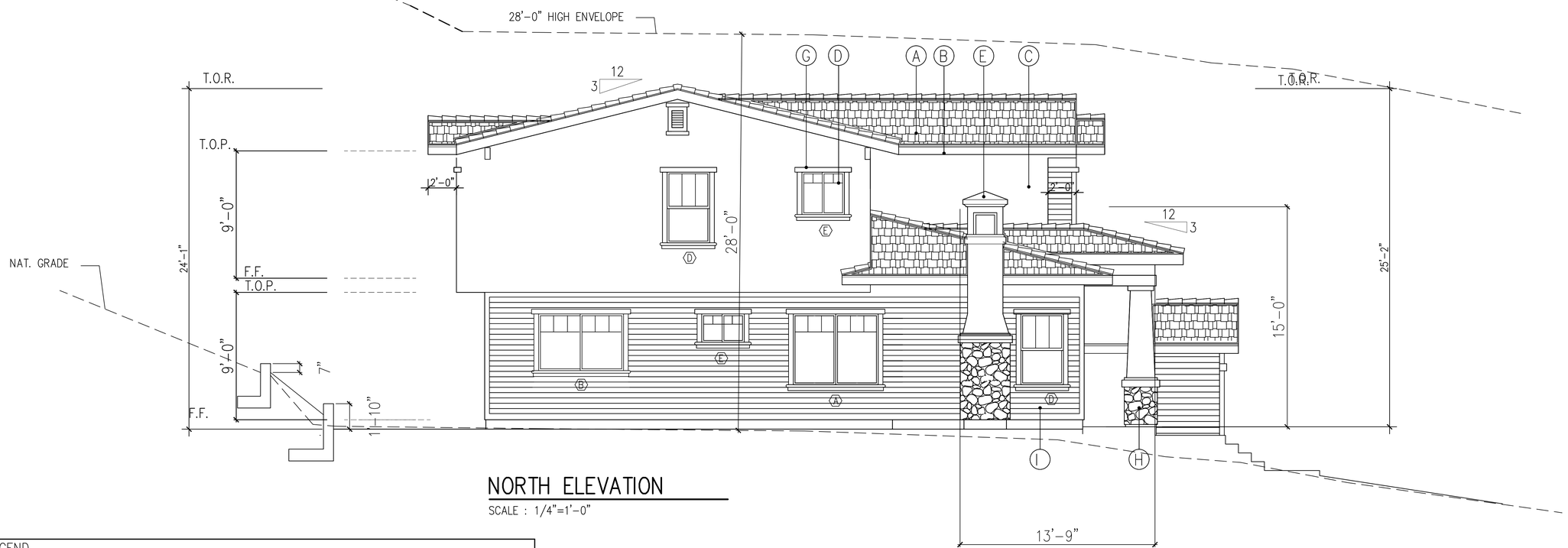
DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-4
OF SHEETS



EAST ELEVATION

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



NORTH ELEVATION

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

ELEVATION LEGEND		
	DESCRIPTION	COLOR & NOTES
(A)	ASPHALT SHINGLE , CLASS A , FIRE RETARDANT	SLATE COLOR BY : GAF OR TIMBERLINE
(B)	PAINTED WOOD FASCIA	ULTRA PURE WHITE BY BEHR OR EQUAL APPROVED
(C)	EXTERIOR STUCCO & COLUMN	MESA VERDE 215 (48) BY LA HABRA STUCCO
(D)	VINYL. FRAMED WINDOW TYP.	WHITE BY MILGARD
(E)	DECORATION CHIMNEY	MATCH W/ EXTERIOR STUCCO COLOR
(F)	METAL PAINTED GARAGE DOOR	DARK CRIMSON M140-7 BY BEHR OR EQUAL APPROVED
(G)	STUCCO TRIMS	ULTRA PURE WHITE BY BEHR
(H)	CULTURED STONE VENEER	VIEJO RANCH VIEJO BLEND BY CORONADO STONE PRODUCTS
(I)	HARDIE-PLANK, SMOOTH LAP SIDE 6" EXPOSED BY : JAMES HARDIE	MOUNTAIN SAGE

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06-10-26
11-03-26

ENGINEER :

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LICENSE : C76425 EXP. 12-31-26
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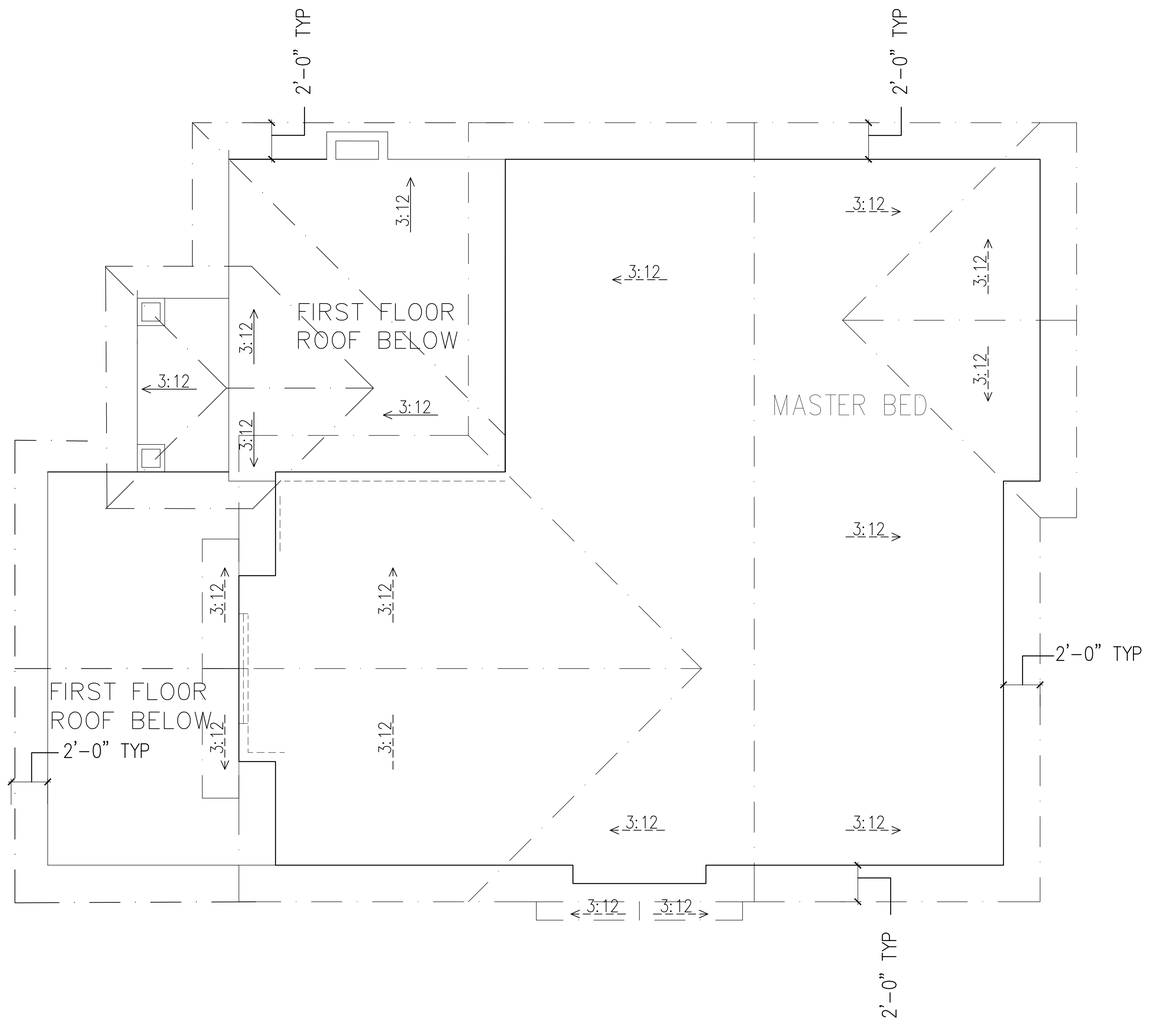
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PHONE : (626) 674-3014

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SOUTH PASADENA, CALIFORNIA

DATE:
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JOB NO.

SHEET
A-5
OF SHEETS



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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

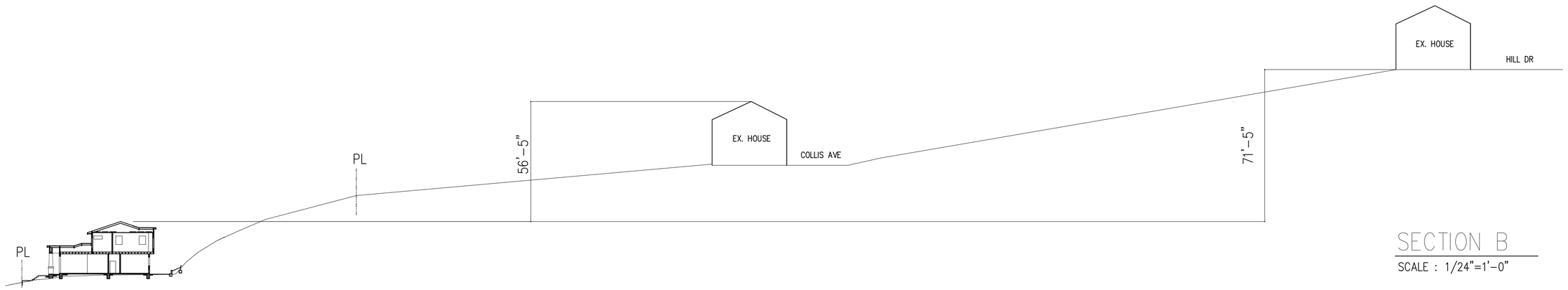
LN DESIGN LLC
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PHONE : (626) 674-3014

PROJECT :

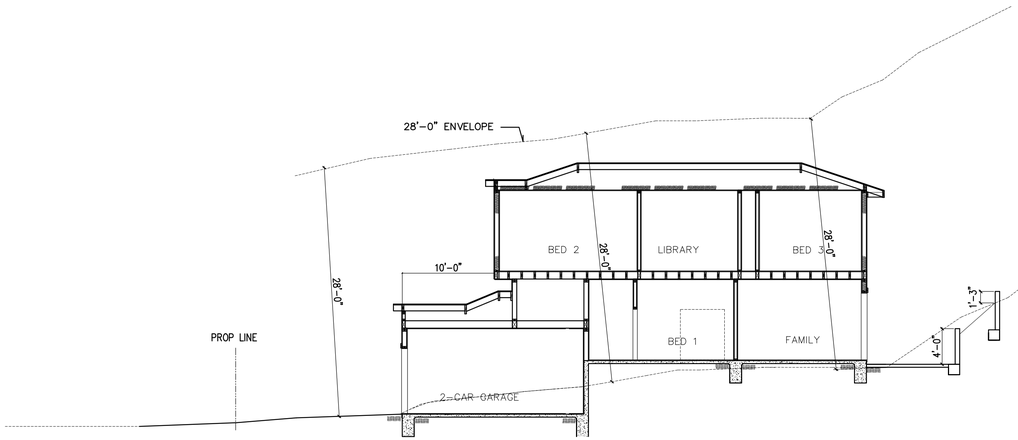
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
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DRAWN: LN
JOB NO.

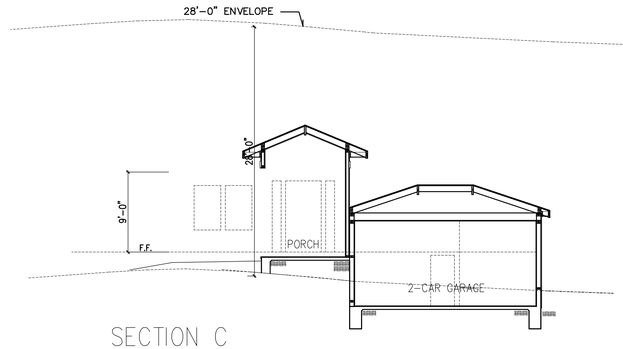
SHEET
A-6
OF SHEETS



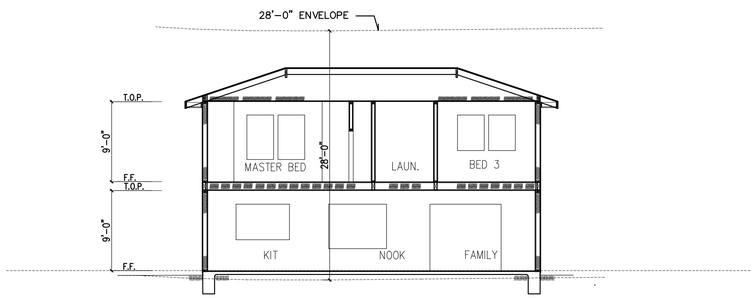
SECTION B
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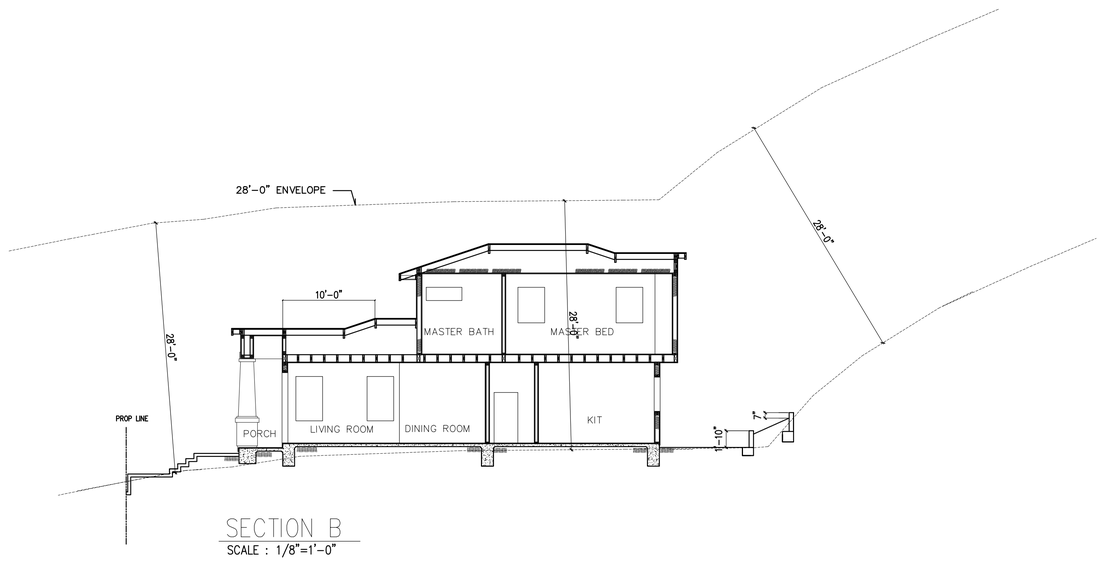
SECTION A
SCALE : 1/8"=1'-0"



SECTION C
SCALE : 1/8"=1'-0"



SECTION D
SCALE : 1/8"=1'-0"



SECTION B
SCALE : 1/8"=1'-0"

REVISIONS

04-24-25
06-10-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
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PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-7
OF SHEETS

LAMPS PLUS.

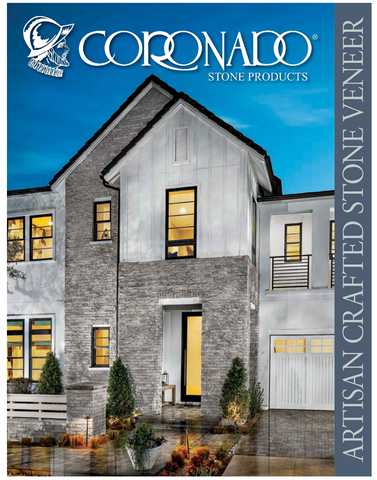
/ Outdoor Lighting / 11 - 15 In. High / Black / Style # 1714D

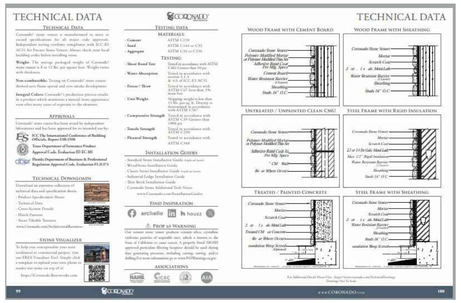


Kichler Beacon Square 12" Textured Black Outdoor Lantern Wall Light

Kichler Beacon Square Black Collection

WALL LIGHT







Viejo Ranch

STONE VENEER

GAF
Roofing Materials

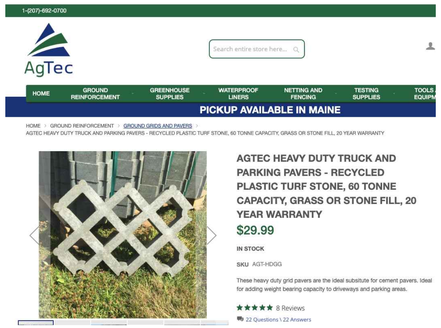
Roofing Materials › Residential Roofing Materials › Shingles › Class 4 Shingles › Timberline UHDZ® with...

Timberline UHDZ® with UltraMat™

Timberline UHDZ® shingles offer a combination of beauty and benefits that go beyond any other GAF shingle. UltraMat® high-performance fiberglass mat technology enhances the shingle at its core and achieves UL 2218 Class 4 impact-resistance rating.



ROOFING



AGTEC HEAVY DUTY TRUCK AND PARKING PAVERS - RECYCLED PLASTIC TURF STONE, 60 TONNE CAPACITY, GRASS OR STONE FILL, 20 YEAR WARRANTY

$29.99

IN STOCK

SKU AGT-HDGG

These heavy duty grid pavers are the ideal substitute for cement pavers. Ideal for adding weight bearing capacity to driveways and parking areas.

★★★★★ 8 Reviews

22 Questions \ 22 Answers



Feature	AgTec Driveway Grid
Dimensions:	23 ¾" x 15 ¾" x 3 ⅜"
Weight:	19.8lbs (single person)
On a Pallet:	135 units (2,673lbs)
Full Load Allowance (44,500lbs):	2,160 pieces (5,573sf per load)
Typical Shipping Costs:	1/2 of Concrete
Breakages in Transit:	None
Breakage in Heavy Use:	None
Freeze-Thaw Susceptibility:	None
Established Use:	Over 20 years & increasing share
Grass Coverage:	45%
Speed of Installation:	Quick (single installer)
Environmentally Friendly:	Yes
Recycled Materials Used:	Yes (100%)
End of Life Recycling:	Yes
Warranty:	20 Years

TURP BLOCK

JamesHardie



Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture

All samples are shipped in Hardie® Plank Select Cedarmill® texture.



Smooth



MOUNTAIN SAGE 1



EXTERIOR SIDING

MILGARD® STYLE LINE V250
VINYL WINDOWS

MILGARD® WINDOWS and DOORS®



SINGLE HUNG WINDOW
Craftsman 3-over-1 SDL Pattern



CRAFTSMAN 3-OVER-1 SDL PATTERN
Simulated Divided Lite (SDL) Exterior grille with interior spacer bar between glass for easy cleaning.

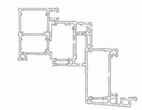


AVAILABLE COLORS

White Tan

FEATURES
- Durable vinyl construction
- Low-maintenance
- Energy efficient Low-E glass
- Fusion welded frames and sashes
- Limited Lifetime Warranty

PROFILE DETAIL





SLIDING WINDOW
Craftsman 3-over-1 SDL Pattern



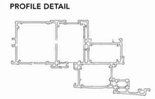
CRAFTSMAN 3-OVER-1 SDL PATTERN
Simulated Divided Lite (SDL) Exterior grille with interior spacer bar between glass for easy cleaning.



AVAILABLE COLORS

FEATURES
- Smooth gliding operation
- Durable vinyl construction
- Energy efficient Low-E glass
- Fusion welded frame and sash
- Limited Lifetime Warranty

PROFILE DETAIL



WINDOW SPECIFICATIONS

SERIES	STYLE	PATTERN / GRILLE	MATERIAL	FRAME COLOR	GLASS	FEATURES
Tuscany® Series	Single Hung	Craftsman 3-over-1 SDL (Front Elevation)	Vinyl	White or Tan	Low-E® Insulated Dual Pane	Simulated Divided Lite (SDL) Interior spacer bar
Tuscany® Series	Sliding Window	Craftsman 3-over-1 SDL (Front Elevation)	Vinyl	White or Tan	Low-E® Insulated Dual Pane	Dual pane slider For clear view and ventilation

GENERAL NOTES
- Windows to be Milgard Tuscany Series vinyl windows or approved equal.
- Front elevation windows to have Craftsman 3-over-1 SDL pattern as shown.
- Side and rear elevation windows shall be without grilles unless noted otherwise.
- All glazing to comply with California Energy Code.

EXTERIOR WINDOW AND DOOR

REVISIONS

04-24-25
06-10-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC INTERIOR
DESIGN PLANNING
1043 S. GLENDORA AVE. SUITE D. WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
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JOB NO.

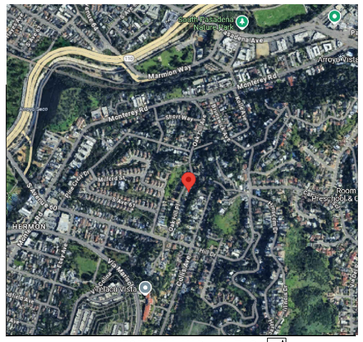
SHEET
MAT
OF SHEETS

LANDSCAPE WATER EFFICIENCY PLAN

1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

UNDERGROUND SERVICE ALERT
CALL : TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

- STREET TREES WITHIN PUBLIC–RIGHT–OF–WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLANS
- TREE CANOPIES ARE SHOWN IN FULL MATURITY
- ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS, AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT
- THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE
- CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES
- FUEL MODIFICATION PLAN IS NOT REQUIRED
- ALL IMPROVEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNER



VICINITY MAP N.T.S

SHEET INDEX

L–1 : PROJECT INFORMATION
SHEET INDEX SITE PLAN
L–2 : SITE PLAN PARCEL
L–3 : IRRIGATION PLAN PARCEL
L–4 : IRRIGATION DETAILS

TOTAL NEW LANDSCAPE AREA
1142 SQFT.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE _____ DATE 7-5-26

LANDSCAPE AND IRRIGATION MAINTENANCE

1. MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITONAL. TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
2. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT, CONTROL, CLEANUP, ETC.
3. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ON GOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4. WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEED AREA AND CONTINUE GROWTH OF THE PLANTS AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6. CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS . EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
8. PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATION.
9. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGE, DEAD, OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
11. PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
12. OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPETE SET OF OPERATING INSTRUCTIONS.
13. SITE MAINTENANCE: THE CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
14. GUARANTEE: THE ENTIRE IRRIGATION SYSTEM INCLUDING ALL WORK DONE UNDER THIS THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT IN WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL ALL MATERIALS USE SHALL CARRY A MANUFACTURE GUARANTEED OF MINIMUM ONE YEAR. ANY SETTLINGS OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER, INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTINGS, PAVINGS OR OTHER IMPROVEMENTS OF ANY KIND.

WATER AUDIT NOTE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR. AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.
THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID–POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. ATER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE REQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK

1.	CONTROLLER CABINET: OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.	QUARTERLY
2.	IRRIGATION SCHEDULE: ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.	MONTHLY
3.	POC: VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEED.	QUARTERLY
4.	REMOTE CONTROL VALVES: ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS, REPAIR OR ADJUST AS NEEDED.	QUARTERLY
5.	MAINLINE AND LATERALS: VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6.	SPRINKLERS: VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.	WEEKLY
7.	FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENT. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED SURVEYOR AND APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

REVISIONS	BY
8/25/25	OV
7/5/26	OV

OZ LANDSCAPE
7413 TOLL DRIVE
ROSEMEAD, CA. 91770
626–818–2981
LIC#1146088 C–27

OZ LANDSCAPE

TITLE SHEET

NEW LANDSCAPE
1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

LANDSCAPE CONTRACTOR–STATE OF CALIFORNIA
OSMOND VAN
C–27
EXP.11/30/27
No. 1146088

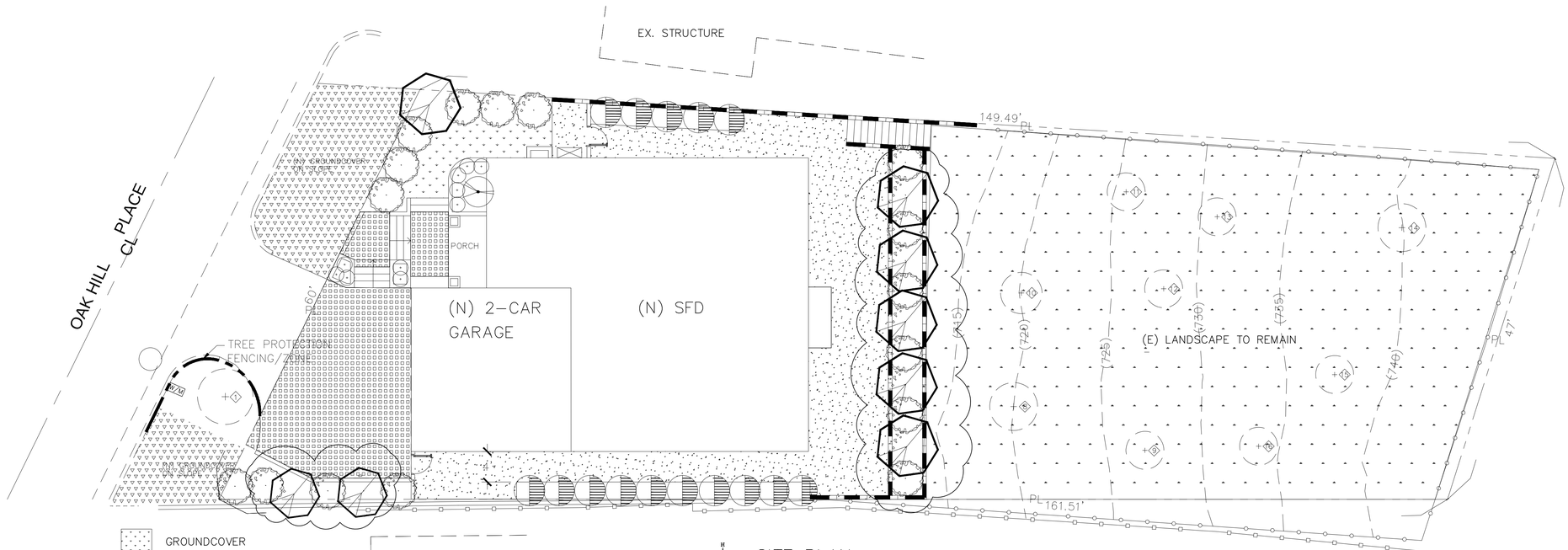
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CHECKED	
DATE	7/17/25
SCALE	
JOB NO.	
SHEET	L-1
OF	SHEETS

PLANTING NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF EXISTING UTILITIES. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. CONFLICTS BETWEEN THE OWNER AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
3. THE CONTRACTOR SHALL RECEIVE SITE GRADED WITHIN 0.10 FOOT OF FINISH GRADE. COMMENCEMENT OF WORK INDICATES CONTRACTOR'S ACCEPTANCE OF EXISTING GRADES AND CONDITIONS. FINAL GRADES SHALL BE ADJUSTED BY CONTRACTOR AS DIRECTED BY OWNER'S REPRESENTATIVE. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATION.
4. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, VINES, SEEDED/SODDED TURF, HYDROMULCHES, AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR AND PAY FOR PLANTING, STAKING, AND GUARANTEE OF ALL PLANT MATERIALS. SEE PLANTING DETAILS FOR PLANTING AND STAKING/GUYING REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
6. FERTILIZER FOR ALL LAWN AREAS SHALL BE A SLOW-RELEASE, HIGH-NITROGEN FERTILIZER INCORPORATED INTO THE SOIL DURING PLANTING.
7. FOR AREAS TO BE LANDSCAPED AND IRRIGATED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY
8. THE PLANTING PITS FOR TREES SHALL BE DUG TWICE THE DIAMETER OF THE ROOT BALL AND TWO INCHES SHALLOWER THAN THE ROOTBALL. PLANTING PITS FOR SHRUBS AND PERENNIALS SHALL BE DUG TWICE THE ORIGINAL ROOT BALL WIDTH, AND THE SAME DEPTH AS THE ROOTBALL. PLANTING PITS FOR GROUNDCOVERS SHALL BE DUG ONE-AND-A-HALF TIMES THE ORIGINAL ROOT BALL SIZE IN ALL DIRECTIONS.
9. PROVIDE ROOT BARRIERS TO ALL NEW TREES PLANTED WITHIN FIVE(5) FEET OF PAVED AREAS. THE ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS. FOR TREES PLANTED IN SQUARE OR CIRCULAR TREE WELLS; THE ROOT BARRIER SHALL BE INSTALL AROUND ENTIRE PERIMETER EDGE OF THE WELL PLANTER.
10. PROVIDE JUTE NETTING ON ALL SLOPES 4:1 OR GREATER.
11. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS SHOWN ON THE PLANS, INCLUDING (BUT NOT LIMITED TO) WATERING,PRUNING, EDGING, AND MOWING, FOR A PERIOD OF THIRTY (30) DAYS AFTER COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER.
12. THE LANDSCAPE CONTRACTOR SHALL WARRANTY AND REPLACE ANY PLANT MATERIAL THAT SHOWS SIGNS OF LACK OF VIGOR OR OTHERUNHEALTHFUL APPEARANCE WITHIN NINETY (90) DAYS OF COMPLETION OF CONTRACT. TREES THAT HAVE BEEN TOPPED OR OTHERWISEIMPROPERLY PRUNED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

PLANT LEGEND

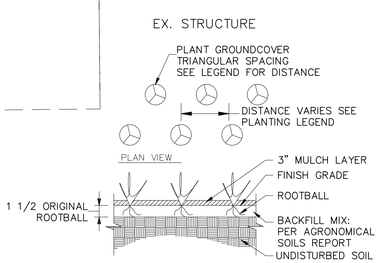
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS FACTOR	REMARKS	QTY.
	TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	STANDARD TRUNK	8
	EXISTING TREES TO REMAIN	REFER TO ARBORIST REPORT				
	SHRUBS					
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW		15
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GAL	MODERATE		24
	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	LOW		2
	PERENNIALS					
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	LOW		10
	GROUNDCOVER					
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS	LOW	PLANT @ 12" O.C.	7
	DYMONDIA MARGARETAE	DYMONDIA	FLATS	LOW	PLANT @ 12" O.C.	2



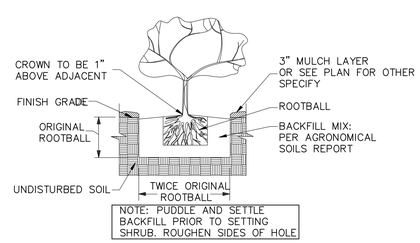
SITE PLAN
SCALE : 1/8"=1'-0"

MULCH INSTALLATION

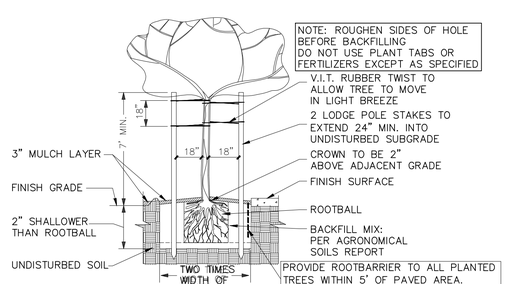
AFTER ALL PLANTING AND IRRIGATION OPERATIONS ARE COMPLETE, COVER ALL EXPOSED LANDSCAPE AREAS WITH 3" LAYER OF SPEC MULCH AS MADE BY RECYCLED WOOD PRODUCTS (877-476-9797), OR EQUAL



3 GROUNDCOVER PLANTING DETAIL
SECTION VIEW N.T.S



2 SHRUB PLANTING DETAIL
SECTION VIEW N.T.S



1 TREE PLANTING DETAIL
SECTION VIEW N.T.S

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

0' 8' 16' 20' 24'

N

REVISIONS	BY
8/25/25	OV
7/5/26	OV
10/9/26	

OZ LANDSCAPE
7413 TOLL DRIVE
ROSEMEAD, CA 91770
626-818-2981
LIC#1146088 C-27

OZ LANDSCAPE

LANDSCAPE CONTRACTOR-STATE OF CALIFORNIA
OSMOND VAN
C-27
EXP:11/30/27
No. 1146088

SITE PLAN

NEW LANDSCAPE
1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

DRAWN O.V.
CHECKED
DATE 7/17/25
SCALE SEE PLANS
JOB NO.
SHEET L-2
OF 4 SHEETS

Point of Connection # 1

Maximum Applied Water Allowance (MAWA)
Total MAWA = (ETo x 0.55 x LA x 0.62) + (ETo x 1.0 x SLA x 0.62) = Gallons per year for LA+SLA

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration **Appendix C** (inches per year)
0.55 = Evapotranspiration Adjustment Factor (ETAF) residential
0.45 = Evapotranspiration Adjustment Factor (ETAF) non-residential
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscaped Area (square feet)

MAWA Calculation:

	ETo		ETAF		LA or SLA (ft2)		Conversion		MAWA (Gallons Per Year)
MAWA for LA=	52.3	x	0.55	x	1142	x	0.62	=	20,366.77
Total MAWA =					1142			=	20,366.77 Gal./ Year

Estimated Applied Water Use
EAWU = ETo x K_L x LA x 0.62 ÷ IE = Gallons per year

where:
EAWU = Estimated Applied Water Use (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
KL = Landscape Coefficient
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
IE = Irrigation Efficiency = IME x DU (See definition in Appendix E for example IE percentages)

IME = Irrigation Management Efficiency (90%)
DU = Distribution Uniformity of irrigation head

KL = Ks x Kd x Kmc
Ks = species factor (range = 0.1-0.9) (see WUCOLS list for values)
Kd = density factor (range = 0.5-1.3) (see WUCOLS for density value ranges)
Kmc = microclimate factor (range = 0.5-1.4) (see WUCOLS)

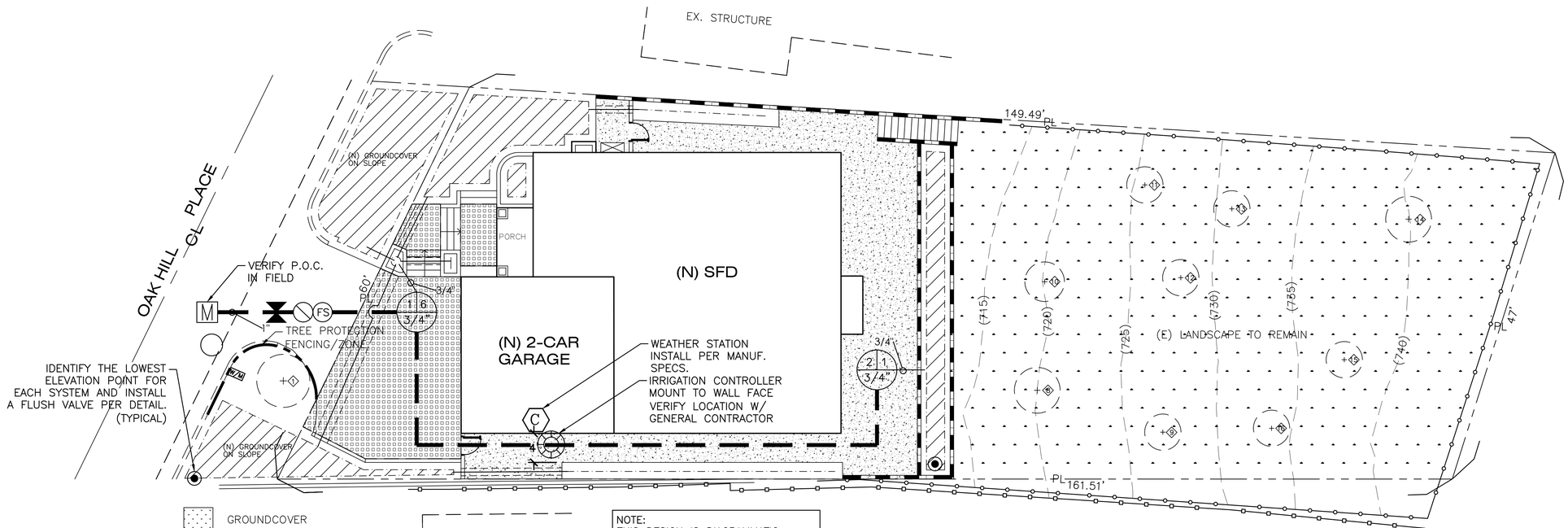
EAWU Calculation

	ETo		K_L		LA		Conversion		IE		EAWU (Gallons per year)
Low Water Using Shrub	52.3	x	0.3	x	1142	x	0.62	÷	0.81	=	13,715.00
Total EAWU =					1142					=	13,715.00 Gal./Year

IRRIGATION LEGEND

	SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
		NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
	C	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
		HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUFACTURE SPECS. VERIFY LOCATION W/ G.C.					F
		ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
		ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
		ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
		NETAFIM	TECHLINE CV, TLCV6-12 LINES LAYOUT @ 18" O.C.	0.60 GPH	40			H
DRIP IRRIGATION		HUNTER	MODEL: PGV-ASV, SIZE AS PER PLAN INSTALL A SENNINGER PR-40 PRESSURE REGULATOR & NETAFIM FILTER MDL# DF075-140					J
		NIBCO	BRASS BALL VALVE, MODEL: T-FP600A LINE SIZE					K
MASTER VALVE		HUNTER	BRASS INLINE VALVE, MODEL: IBV-151G-FS, SIZE= 1.5" NORMALLY OPEN, USE 10" VALVE BOX PERMANENTLY BRANDED FOR IDENTIFICATION AS MASTER VALVE.					M
FLOW SENSOR	FS	HUNTER	FLOW-CLICK SENSOR, SIZE: 1.5"- IN VALVE BOX INSTALL PER MANUFACTURE SPECIFICATIONS. SET AT 5-FPS MAXIUM FOR SHUT-OFF AFTER 2-MINUTES					S

VALVE No. | GPM
VALVE SIZE



NOTE:
THIS DESIGN IS DIAGRAMMATIC FOR CLARIFICATION. THE LOCATION OF MAINLINES, LATERALS, VALVES, AND OTHER IRRIGATION COMPONENTS SHALL BE LOCATED INSIDE PLANTER AREAS AS MUCH AS POSSIBLE. VERIFY WITH GENERAL CONTRACTOR.

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

NOTE: SEE SHEET L-6 FOR IRRIGATION DETAILS

0' 8' 16' 20' 24'

N

REVISIONS	BY
8/25/25	OV
7/5/26	OV

OZ LANDSCAPE
7413 TOLL DRIVE
ROSEMEAD, CA. 91770
626-818-2981
LIC#1146088 C-27

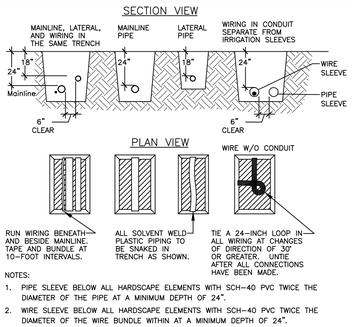
OZ LANDSCAPE

LANDSCAPE CONTRACTOR-STATE OF CALIFORNIA
OSMOND VAN
C-27
EXP.11/30/27
No. 1146088

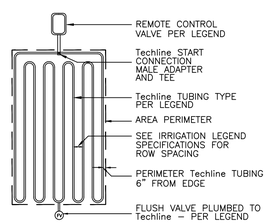
IRRIGATION PLAN

NEW LANDSCAPE
1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

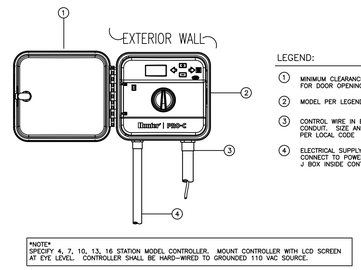
DRAWN O.V.
CHECKED
DATE 7/17/25
SCALE SEE PLANS
JOB NO.
SHEET L-3
OF SHEETS



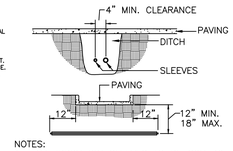
T PIPE & WIRE TRENCHING
TYPICAL DETAIL N.T.S



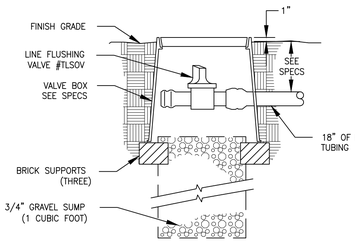
H TECHLINE CV END FEED LAYOUT
ON-SURFACE INSTALLATION N.T.S



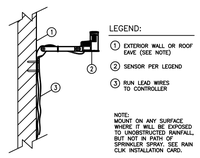
F PRO-C HUNTER IRRIGATION CONTROLLER
N.T.S



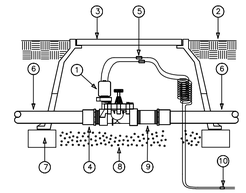
G SLEEVES
N.T.S



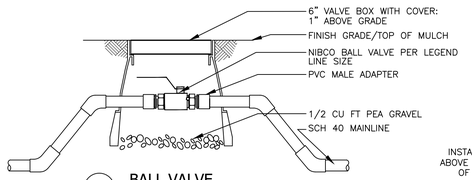
C MANUAL LINE FLUSHING VALVE TLSOV
(PLUMBED TO POLY) N.T.S



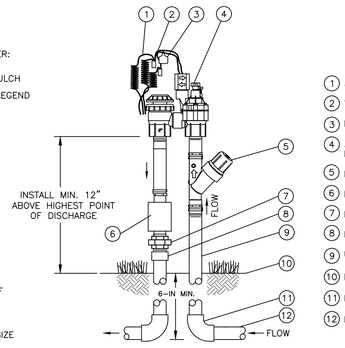
F WEATHER SENSOR
N.T.S



M R/C MASTER VALVE
N.T.S

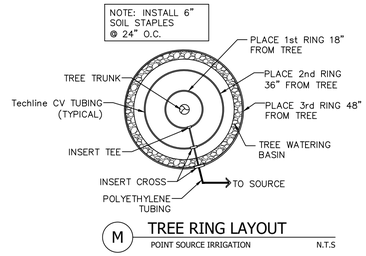


K BALL VALVE
N.T.S

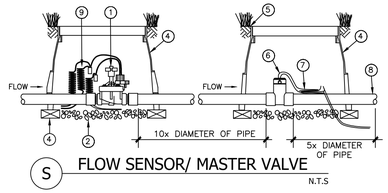


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. ANTI-SIPHON VALVE: PER LEGEND
5. FILTER - PER LEGEND
6. PRESSURE REGULATING - PER LEGEND
7. PVC SCH 80 UNION
8. PVC SCH 40 MALE ADAPTER
9. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
10. FINISH GRADE/TOP OF MULCH
11. PVC SCH 40 ELL (1 OF 2)
12. PVC LATERAL PIPE (1 OF 2)

J ANTI-SIPHON VALVE
DRIP IRRIGATION SYSTEM N.T.S



M TREE RING LAYOUT
POINT SOURCE IRRIGATION N.T.S



S FLOW SENSOR/ MASTER VALVE
N.T.S

1. MASTER VALVE PER LEGEND
2. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
3. BRICK (1 OF 4)
4. VALVE BOX WITH COVER - SIZE AS REQUIRED
5. FINISH GRADE
6. FLOW SENSOR PER LEGEND
7. LENGTH OF COILED PE-CABLE AS REQUIRED
8. FIRST FITTING
9. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL - TOLL FREE
811
811
811

Attachment 3



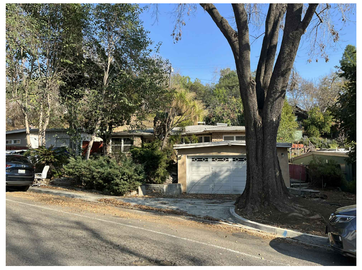
1 FRONT VIEW 1 (EXISTING HOUSE)



2 FRONT VIEW 2 (EXISTING HOUSE)



3 GARAGE VIEW (EXISTING HOUSE)



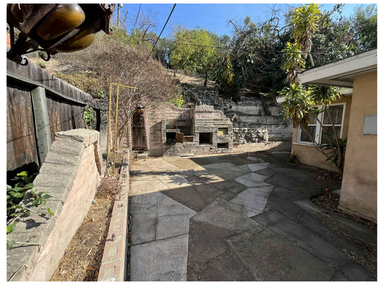
4 DRIVEWAY APPROACH (EXISTING HOUSE)



5 LEFT SIDE VIEW 1 (EXISTING HOUSE)



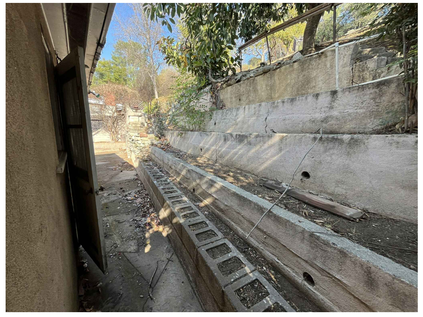
6 LEFT SIDE VIEW 2 (EXISTING HOUSE)



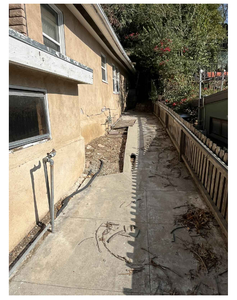
7 REAR VIEW 1 (EXISTING HOUSE)



8 REAR VIEW 2 (EXISTING HOUSE)



9 REAR VIEW 3 (EXISTING HOUSE)



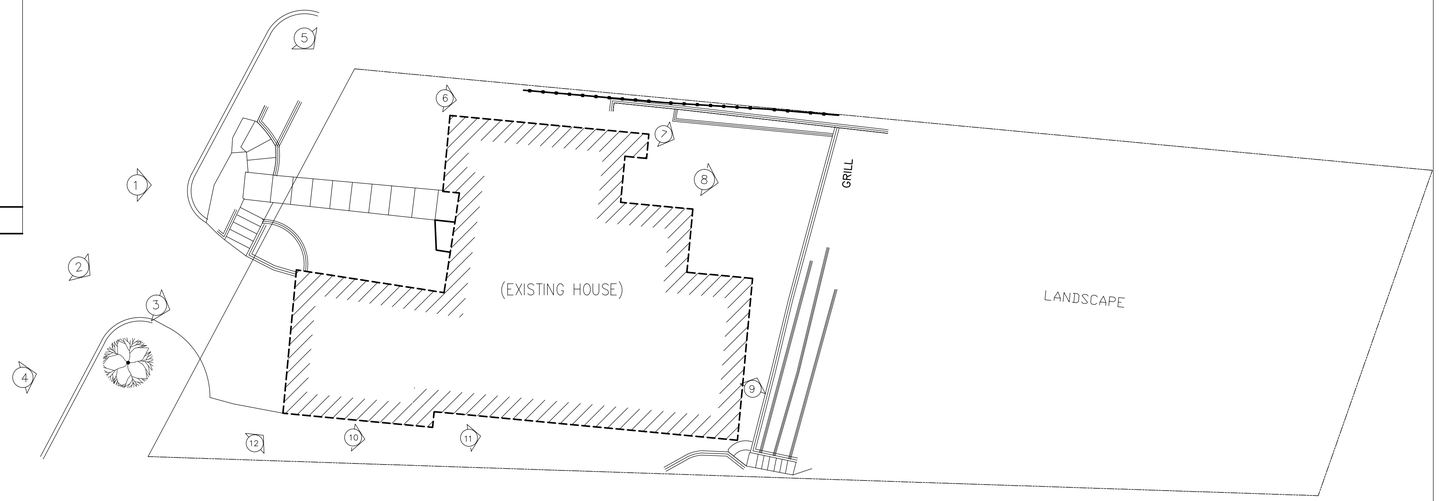
10 RIGHT SIDE 1 (EXISTING HOUSE)



11 RIGHT SIDE VIEW 2 (EXISTING HOUSE)



12 GARAGE AND RIGHT SIDE VIEW



KEY MAP OF EXISTING HOUSE

REVISIONS

04-24-25

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN INTERIOR
PLANNING
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

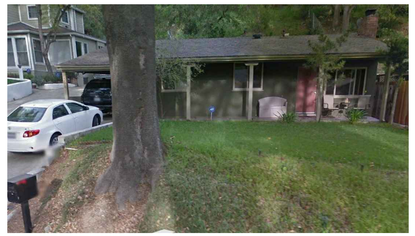
PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

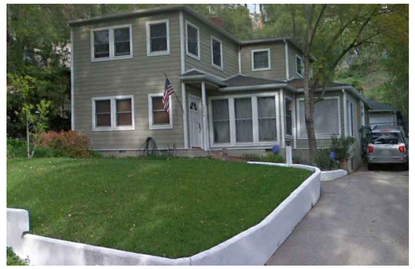
SHEET P-2 OF SHEETS



1 1314 OAK HILL



2 1308 OAK HILL



3 1304 OAK HILL



4 1302 OAK HILL



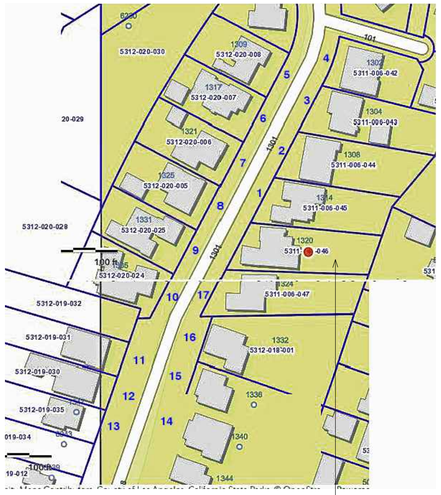
5 1309 OAK HILL



6 1317 OAK HILL



7 1321 OAK HILL



PROJECT LOCATION
1320 OAK HILL

KEY MAP



8 1325 OAK HILL



9 1331 OAK HILL



10 1335 OAK HILL



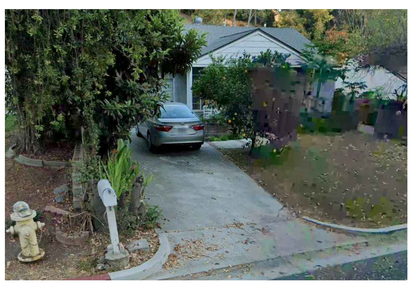
11 1339 OAK HILL



12 1343 OAK HILL



13 1347 OAK HILL



14 1340 OAK HILL



15 1336 OAK HILL



16 1332 OAK HILL



17 1324 OAK HILL

REVISIONS

04-24-25

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

L N D E S I G N L L C
D E S I G N P L A N N I N G I N T E R I O R
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
P-1
OF SHEETS

1320 Oak Hill Pl. South Pasadena, CA 91030

Prepared for:

Lap Nguyen
LN Design LLC.
1043 S Glendora Ave Suite D
West Covina, CA 91791

July 14, 2025

Prepared by:

Javier Cabral Consulting Arborist
International Society of Arborists # WE- 8116A

1390 El Sereno Ave
Pasadena, California 91103
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Summary

Mr. Nguyen,

You have retained my consulting arborist services to provide a tree inventory and protection plan for the property described as 1320 Oak Hill Pl. South Pasadena, CA 91030. You are in the planning process of demolishing the existing single family home and redeveloping the property with a new single family home.

The proposed demolition and construction is expected to have minimal to no impact to the protected trees that will remain due to the distance of excavations, trenches, and footings to the tree trunks. A complete tree protection plan will be included to protect above and below ground tree parts from physical damage, soil compaction, and chemical damage.

Background and assignment

Mr. Nguyen has requested that I provide the following arboricultural services.

1) Identify all trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Nguyen.
2) Evaluate the current health of the trees and possible impacts of the proposed construction based on the provided site plan and make recommendations.
3) Provide a tree protection plan that will help ensure the short and long term health of the protected trees that will remain during and after construction activities are completed.

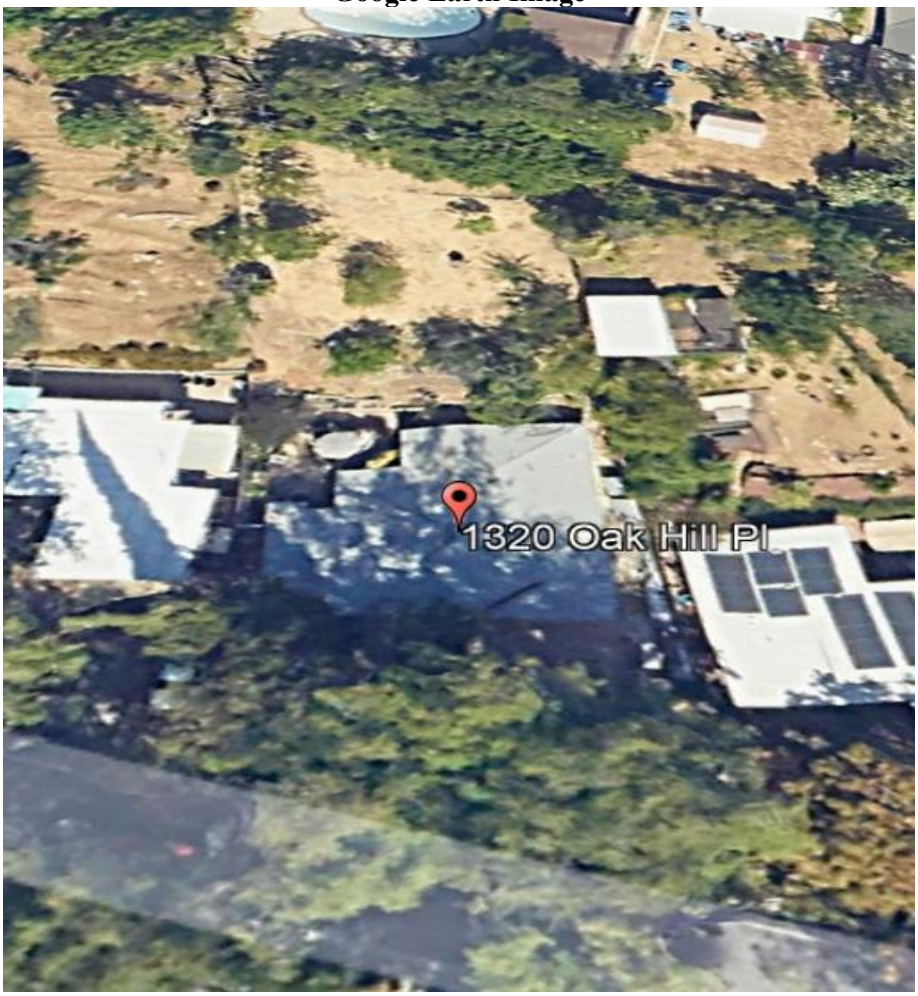
The following report is based on my site visit on July 6, 2025 and my analysis of the trees, site plan, and surrounding landscape. For the purpose of this report, I will address these trees as **Trees # 1 thru 16.**

Site conditions

A one story single family home currently exists on this property located 1320 Oak Hill Pl. South Pasadena, CA 91030.

1) There are 16 total trees on the project property including two city owned trees that are protected by the City of South Pasadena Tree Ordinance.
2) There are six trees proposed to be removed for this project.

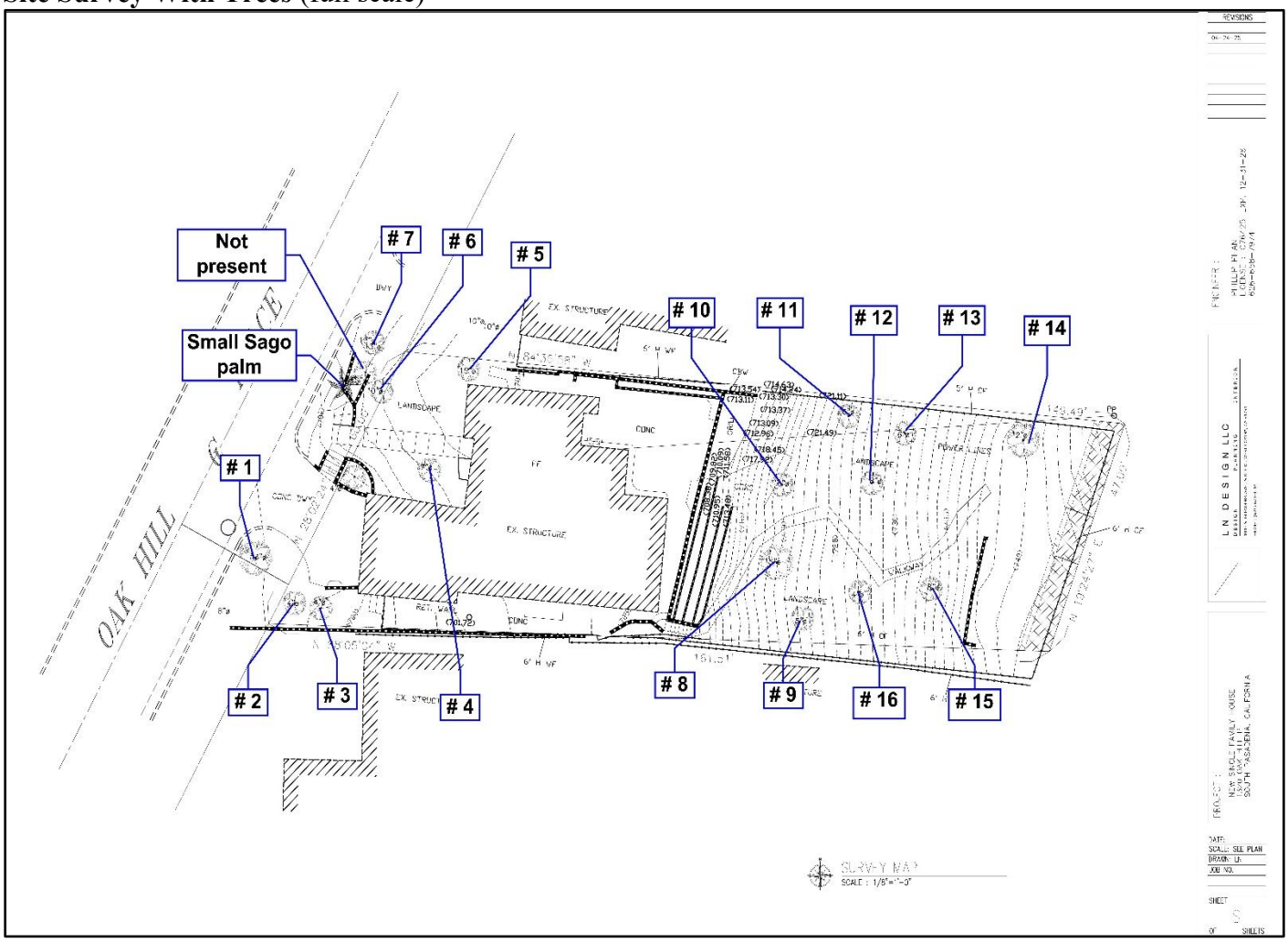
Google Earth Image



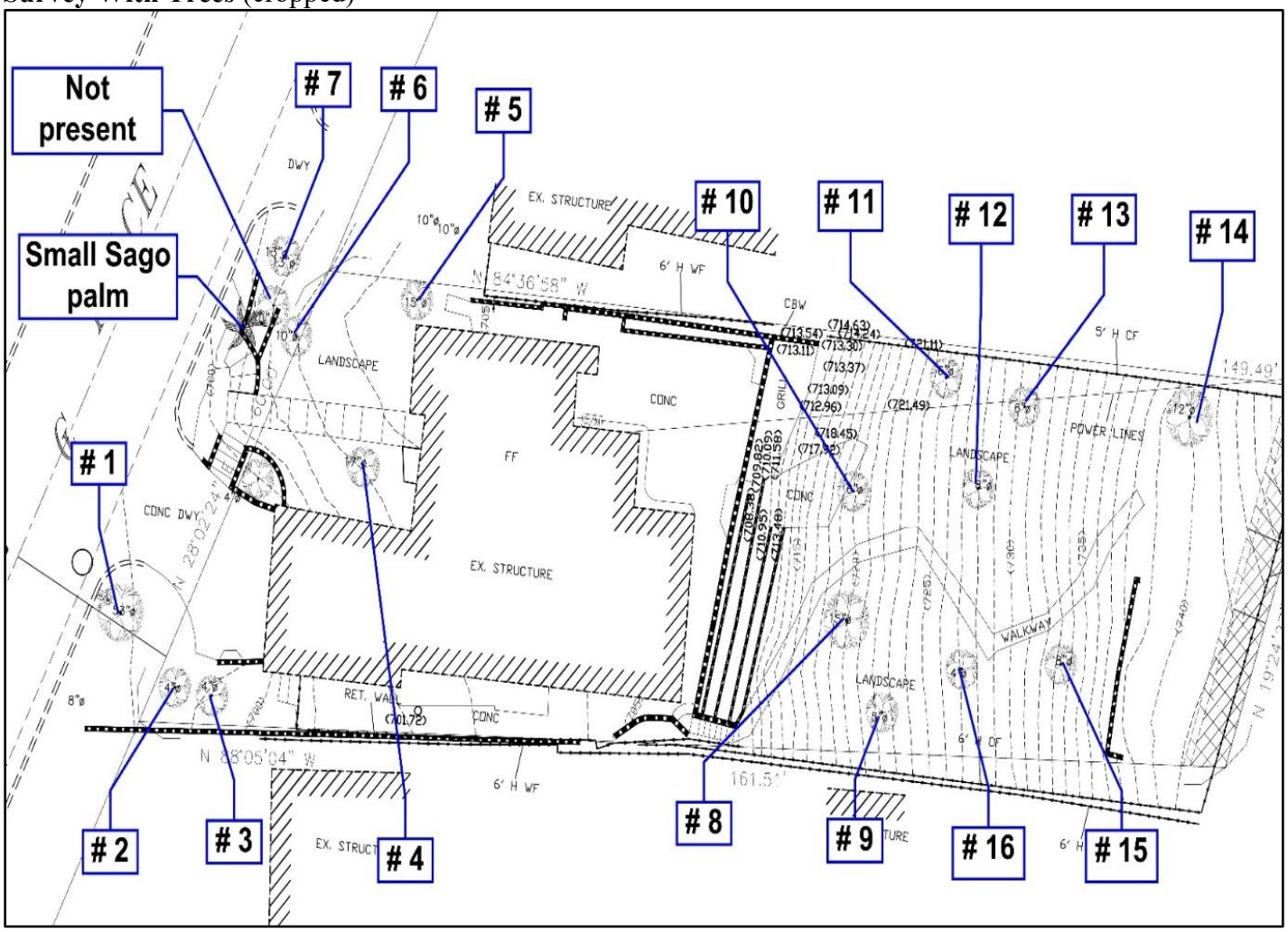
List Inventory pg. 1

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or PRESERVE	Comments
1	Shamel ash	Fraxinus uhdei	45	100	40	Good	Yes as city tree	PRESERVE	Trunk minor girdled by driveway
2	Loquat	Erobotrya japonica	1+3+3+3 +3	20	15	Good	No	**REMOVE**	
3	Loquat	Erobotrya japonica	2+3	16	10	Good	No	**REMOVE**	
4	Elephant foot	*Beaucarnea recurvata*	11	20	10	Good	No	**REMOVE**	
5	Italian cypress	*Cupressus sempervirens*	15	25	20	Good	Yes	**REMOVE**	
6	Hong kong orchid	*Bauhinia blakeana*	8	35	16	Good	No	**REMOVE**	Severely topped in past
7	Hong kong orchid	*Bauhinia blakeana*	5+6+7	35	16	Good	No	**REMOVE**	Private own
8	Avocado	*Persea americana*	12	21	20	Poor	Yes	PRESERVE	
9	Lemon	*Citrus limon*	1+6	18	15	Good	No	PRESERVE	
10	Lemon	*Citrus limon*	2+2+3+3	11	10	Good	No	PRESERVE	
11	Orange	*Citrus sinensis*	1+2+3+3	12	11	Good	No	PRESERVE	
12	Orange	*Citrus sinensis*	6	10	9	Poor	No	PRESERVE	Dying
13	Persimmon	*Diospyros maki*	3+3+3+3 +5	20	16	Good	Yes	PRESERVE	
14	Mandarin	*Citrus reticulata*	2+3+4+4 +4	15	10	Good	Yes	PRESERVE	
15	Shamel ash	*Fraxinus uhdei*	1+1+2+2 +2	16	9	Poor	No	PRESERVE	Stump sprout
16	Chinese elm	*Ulmus parviflora*	3	16	11	Good	No	PRESERVE	

Site Survey With Trees (full scale)



Survey With Trees (cropped)



Tree # 1 (facing southeast)



Trees # 1 thru 3 (facing southeast)



Trees # 4 & 5 (facing east)



Trees # 6 & 7 (facing south)



Trees # 8 thru 10 (facing west)



Trees # 11 thru 13 (facing north)



Tree # 14 (facing east)



Trees # 15 & 16 (facing south)



General Tree Protection Guidelines

1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone "TPZ" which is the same as the area within the Tree Protection Fencing "TPF." Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.

2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6-inch layer of mulch in the TPZ, and the area shall be aerated and fertilized at the conclusion of construction.

3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.

4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.

5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.

6) **Avoid cutting tree roots whenever possible**. This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible, all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.

7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards. If any work is required within the TPZ the Arborist shall be consulted previous to the work. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

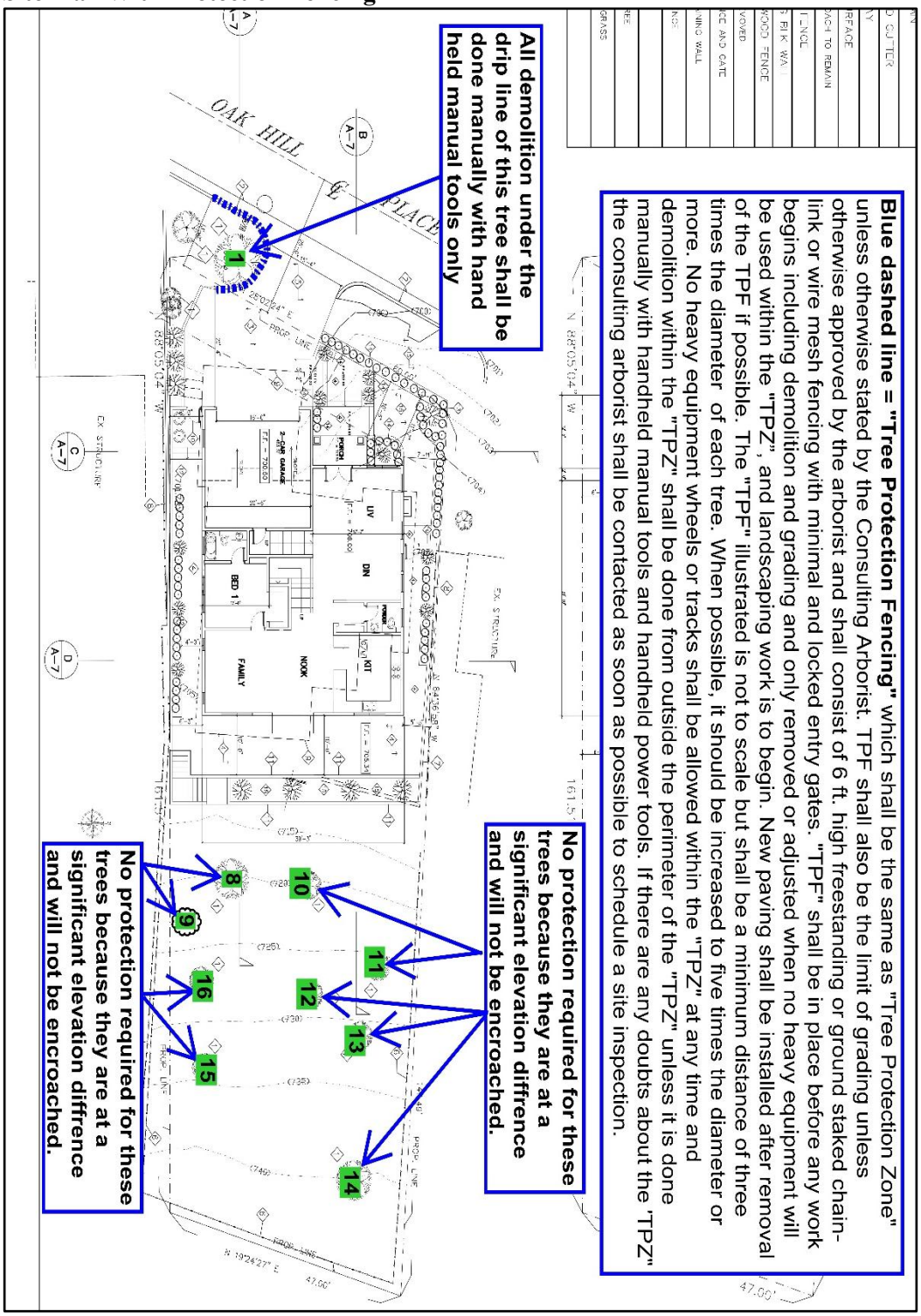
8) **Place a protective barrier** or temporary fencing as directed by the consulting arborist in the diagram below. The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required. Fencing can be adjusted, or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.

9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.

10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of them during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.

11) **All protected trees shall be watered** before, during, and after construction as needed to prevent drought stress and tree death until sprinklers have been installed and are functional.

Site Plan With Protection Fencing



Certificate of Performance & Arborists Disclosure Statement

I Javier Cabral certify the following:

- No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects, and assume no responsibility for the correction of defects or tree related problems.

- The owner and client of the trees may choose to accept or disregard the recommendations of the Arborist or seek additional advice if the owner decides not to accept the Arborists findings or recommendations.

- The Arborist has no past, present or future interest in the removal or preservation of any tree. The opinions contained in the Arborist report are independent and objective judgements of the Arborist.

- The findings, opinions, and recommendations of the Arborist are based on based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.

- The Arborist shall not be required to provide testimony, provide site monitoring, provide further documentation for changes beyond the control of the Arborist, be deposed, or to attend any meeting without contractual arrangements for additional fees to the Arborist.

- The Arborist assumes no responsibility for verification of ownership or location of property lines, or for any recommendations based on inaccurate information.

- This Arborist report may not be reproduced without the expressed written permission or the Arborist and the client to whom the report was provided to. Any changes or alteration of this report invalidates the entire report.

- Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, make recommendations to prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

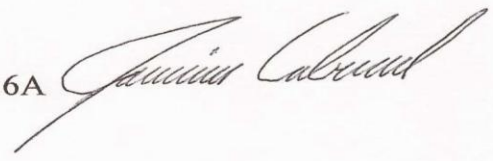
- Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

- Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Thank you and feel free to contact me if you have any questions or concerns.

Yours truly,

Javier Cabral / Consulting arborist
1390 El Sereno Ave Pasadena, Ca 91103
International Society of Arboriculture # WE 8116A



Cal Land Engineering & Associates, Inc.

Land Surveying, Geotechnical, Environmental, and Civil Engineering

June 30, 2025

Unison Construction & Development Co, Inc.
159 E. Live Oak, Suite 159
Arcadia, CA 91006

Attention: Steven Tran

Subject: Report of Geotechnical Engineering Investigation, Proposed Residential Development, 1320 Oak Hill Place, Lot 7, Tract No.: 12943, APN: 5311-006-046, South Pasadena, California. Project No.: 24-019-075EG

Gentlemen,

In accordance with your request, CalLand Engineering (CLE) is pleased to submit this Geotechnical Engineering Report for the subject site. The purpose of this report was to evaluate the subsurface conditions and provide recommendations for foundation designs and other relevant parameters of the proposed construction.

Based on the findings and observations during our investigation, the proposed construction of the subject site for the intended use is considered feasible from the geotechnical engineering viewpoints, provided that specific recommendations set forth herein are followed.

This opportunity to be of service is sincerely appreciated. If you have any questions pertaining to this report, please call the undersigned.

Respectfully submitted,
Cal Land Engineering & Associates, Inc. (CLE)

Jack C. Lee, GE 2153
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
2153
Exp. 3-31-27
GEOTECHNICAL
STATE OF CALIFORNIA

Hoang P. Nguyen
Project Engineer

Reviewed by:

Fred Aflakian, CEG 2051
Engineering Geologist

PROFESSIONAL GEOLOGIST
FRED AFLAKIAN
No. 2051
Certified
Engineering
Geologist
STATE OF CALIFORNIA

Dist: (2) Addressee

REPORT OF GEOTECHNICAL ENGINEERING INVESTIGATION

Proposed Residential Development

At

1320 Oak Hill Place
Lot 7, Tract 12943
APN: 5311-006-046
South Pasadena, California

Prepared by
CAL LAND ENGINEERING (CLE)
Project No.: 24-019-075EG
June 30, 2025

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FIGURE 2 – Seismic Hazard Map

FIGURE 3 – Historical Highest Groundwater Level Map

FIGURE 4 – Regional Geology Map

FIGURE 5 – Regioanl Topographic Map

PLATE 1 – Site Plan

PLATE 2 – Cross Section A-A

APPENDIX A – FIELD INVESTIGATION

BORING LOG AND TEST PIT LOG

APPENDIX B – LABORATORY TESTING

FIGURE 6 – Direct Shear Test Results

FIGURE 7 – Direct Shear Test Results

FIGURE 8 – Direct Shear Test Results

FIGURE 9 – Consolidation Test Results

FIGURE 10 – Consolidation Test Results

1.0 INTRODUCTION

1.1 Purpose

This report presents a summary of our preliminary geotechnical engineering investigation for the proposed construction at the subject site. The purposes of this investigation were to evaluate the subsurface conditions at the area of proposed construction and to provide recommendations pertinent to grading, foundation design and other relevant parameters of the development.

1.2 Scope of Services

Our scope of services included:

- Review of available soil engineering data of the area.
- Subsurface exploration consisting of excavating, logging and sampling of one hand auger boring and one hand-dug test pit to a maximum depth of 10.5 feet below the existing grade at the subject site. The exploration was logged by an engineering geologist. The boring log and test pit log are presented in the enclosed Appendix A.
- Laboratory testing of representative samples to establish engineering characteristics of the on-site soil. The laboratory test results are presented in the enclosed Appendices A and B.
- Engineering analyses of the geotechnical data obtained from our background studies, field investigation, and laboratory testing.
- Preparation of this report presenting our findings, conclusions, and recommendations for the proposed construction.

1.3 Proposed Construction

It is our understanding that the proposed development includes the demolition of the existing residence and the construction of a new single-family residence along with associated improvements. The new residence is expected to be a two-story wood-frame structure built on a slab-on-grade foundation.

Due to the site condition, the proposed garage will be situated on the lower pad area. The elevation difference between the upper and lower pads is approximately 5 to 6 feet. A restrained retaining wall will be constructed to support the upper pad. Additionally, the existing retaining wall, located at the southeast corner of the pad will be reconstructed to ensure adequate setback of the new residence from the adjacent slope. Column loads are unknown at this time, but are expected to be light to medium.

1.4 Site Location

The project site is located on the east side of Oak Hill Place, a relatively short distance north of Hill Drive, within a residential neighborhood in the City of South Pasadena, California. The approximate location of the subject site is presented in the enclosed Site Location Map (Figure 1).

The subject site is bordered by existing residential developments to the northeast and south. The subject site consists of a level pad, currently occupied by a single family residence. This pad sits approximately 3 to 4 feet above the adjacent street grade and is supported by a retaining wall adjacent to the westerly property line, which provides the necessary grade separation. Site access to the site is provided via a paved driveway.

The rear portion of the site features an easterly ascending slope with a gradient of approximately 2 to 1 (horizontal to vertical) or flatter. The total relief of this slope is approximately 41 feet, with around 32 feet of that rise occurring within the property limits. No major surface erosions were observed during our field investigation. Detailed configuration of the site is presented in the attached Site Plan (Plate 1).

2.0 SUBSURFACE EXPLORATION AND LABORATORY TESTING

2.1 Subsurface Exploration

Our subsurface exploration consisted of the excavating, logging, and sampling of one hand auger boring and one hand-dug test pit to a maximum depth of 10.5 feet below the existing grade. The approximate locations of the boring and test pit are shown on the enclosed Site Plan (Plate 1). The excavation of the boring and test pit were supervised and logged by an engineering geologist. Relatively undisturbed and bulk samples were collected for laboratory testing. The boring log and test pit log are presented in the enclosed Appendix A.

2.2 Laboratory Testing

Representative samples were tested for the following parameters: in-situ moisture content and density, consolidation, percent of fines, shear strength, expansion and corrosion potential. The results of our laboratory testing along with a summary of the testing procedures are presented in the enclosed Appendix B. The in-situ moisture and density test results are provided on the boring log and test pit log in the enclosed Appendix A.

3.0 SUMMARY OF GEOTECHNICAL CONDITIONS

3.1 Site Geology

The earth materials encountered at the subject site include previously placed fill, colluvium, alluvium and bedrock of Monterey Formation. Description of the subsurface materials is provided as follows:

3.1.1 Fill (Map Symbol, Af)

Based on our field investigation, previously placed fill was encountered in boring B-1. The fill comprised of dark brown sandy clay (CL). The encountered fill is 3.5 feet and exists in moist to very moist, stiff to very stiff, and rooted.

3.1.2 Colluvium (Qc):

Colluvium (Qc) was encountered in test pit TP-1, extending up to 3 feet below the existing grade. It primarily consists of brown to dark brown sandy clay (CL). In general, the colluvium is moist to very moist, moderately stiff to stiff conditions with slightly rooted and porous.

3.1.3 Alluvium (Qal):

Below of the fill, alluvium was encountered in boring B-1. It consists of dark brown sandy clay, which is generally very moist and very stiff, with caliche veins and traces of bedrock fragments. The alluvium becomes more moist and denser with increasing of depth. Based on our field and laboratory testing the alluvial soils appear to be suitable for structural support.

3.1.4 Bedrock of Monterey Formation (Map Symbol, Tmsl)

The site is underlain by bedrock of Monterey Formation. Based on our review of the “Geologic map of the Los Angeles quadrangle, Los Angeles County, California” by Thomas W. Dibblee, shown on the enclosed Regional Geology Map (Figure 4), and our subsurface investigation, the encountered siltstone (Tmsl).

The bedrock consists of moderately hard to hard siltstone. The bedrock is light brown, moist to very moist, slightly rooted, slightly fractured and moderately weathered.

3.2 Geologic Structures

Based on our subsurface investigation, the bedrock generally strikes north-south and dips towards the northeasterly at moderate angles, which is considered favorable or neutral with respect to the site's global stability. No evidence of any site instability, such as landslides or faults was observed during our field investigation.

3.3 Groundwater

No groundwater or seepage was encountered in the borings to the maximum depths explored (10.5 feet below the existing grade), during our subsurface investigation. Based on our review of the "Historically Highest Ground Water Contours and Borehole Log Data Locations, Los Angeles Quadrangle", by California Geological Survey, CGS, shown in the enclosed Historical Highest Groundwater Level Map (Figure 3), it is estimated that the highest historical ground water level is approximately between 20 to 100 feet below the existing grade.

It should be noted that the CGS ground water map is obtained by evaluating technical publications, geotechnical borehole data, and water-well logs dating back to the "turn-of-the-century". No specific date was provided pertaining to the historically highest ground water level.

4.0 SEISMICITY

4.1 Faulting

The subject site is not included within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act (CGS, 2018). Our review of geologic literature pertaining to the site area indicates that there are no known active or potentially active faults located within or immediately adjacent to the subject property. As indicated in Table 1, the nearest known active regional fault is the Raymond Fault Zone located 0.9 miles from the subject site.

4.2 Seismicity

The subject site, like the rest of Southern California, is located within a seismically active region. The type and magnitude of seismic hazards affecting the site depend on the distance to causative faults, the intensity, and the magnitude of the seismic event. Table 1 indicates the distance of the fault zones and the associated maximum magnitude earthquake that can be produced by nearby seismic events.

As indicated in Table 1, the Raymond Fault Zone is considered to have the most significant effect to the site from a design standpoint.

TABLE 1

Characteristics and Estimated Earthquakes for Regional Faults

Fault Name	Approximate Distance to Site (mile)	Maximum Magnitude Earthquake (Mw)
Raymond	0.9	6.80
Verdugo	2.1	6.90
Elysian Park (Upper)	2.8	6.70
Hollywood	3.2	6.70
Santa Monica Connected alt 2	6.1	7.40
Sierra Madre	6.8	7.20
Sierra Madre Connected	6.8	7.30
Puente Hills (LA)	9.2	7.00
Elsinore;W+GI	10.6	7.27
Elsinore;W	10.6	7.03
Elsinore;W+GI+T+J+CM	10.6	7.79
Elsinore;W+GI+T+J	10.6	7.72
Elsinore;W+GI+T	10.6	7.48
Clamshell-Sawpit	11.3	6.70
Newport Inglewood Connected alt 2	12.7	7.50

Reference: 2008 National Seismic Hazard Maps - Source Parameters

4.3 Estimated Earthquake Ground Motions

In order to estimate the seismic ground motions at the subject site, CLE has utilized the seismic hazard map published by California Geological Survey. According to this report, the peak ground Alluvium acceleration at the subject site for a 2% and 10% probability of exceedance in 50 years is about 0.909g and 0.513g respectively (2014 USGS Interactive Deaggregation). Site modified peak ground acceleration (PGA_M), corresponding to USGS Design Map Summary Report, ASCE 7-22 Standard, is 0.98g.

4.4 Seismic Design Criteria

Based on our studies on seismicity, the site is not located within the Alquist-Prilolo Fault zone. However, the subject site is located in Southern California, which is a tectonically active area.

Based on the ASCE 7-22 Standard, CBC 2022, the following seismic related values may be used:

Seismic Parameters (Latitude: 34.105991, Longitude: -118.1773561)	Site Class "Default"
Mapped 0.2 Sec Period Spectral Acceleration, **S_S**	2.38g
Mapped 1.0 Sec Period Spectral Acceleration, **S_1**	0.77g
Maximum Considered Earthquake Spectral Response Acceleration Parameter for short periods, **S_{MS}**	2.49g
Maximum Considered Earthquake Spectral Response Acceleration Parameter at 1.0 Second, **S_{M1}**	1.75g
Design Spectral Response Acceleration Parameters for short periods, **S_{DS}**	1.66g
Design Spectral Response Acceleration Parameters for 1.0 Sec, **S_{D1}**	1.17g

The Project Structural Engineer should be aware of the information provided above to determine if any additional structural strengthening is warranted.

5.0 CONCLUSIONS

Based on our subsurface investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint, provided the recommendations contained herein are incorporated in the design and construction. The following is a summary of the geotechnical design and construction factors that may affect the development of the site:

5.1 Seismicity

Based on our studies on seismicity, there are no known active faults crossing the property. However, the site is located in a seismically active region and is subject to seismically induced ground shaking from nearby and distant faults, which is a characteristic of all Southern California.

5.2 Seismic Induced Hazards

Based on our review of the "Earthquake Zones of Required Investigation" by California Geological Survey (CGS), shown on the enclosed Seismic Hazard Map (Figure 2), it is concluded that the site is not located in the mapped potential liquefaction or seismic induced landslide areas.

5.3 Excavatability

Based on our subsurface investigation, excavation of the subsurface materials should be able to be accomplished with conventional earthwork equipment.

5.4 Groundwater

Groundwater was not encountered to the depths explored (10.5 feet below existing grade). In our opinion, groundwater will not be a problem during the near surface construction.

5.5 Other Secondary Hazard

5.5.1 Fault Rupture

There are no known active faults crossing the property and the property is not located within the Alquist-Priolo Earthquake Fault Zone. The nearest fault zone is the Raymond Fault Zone which is located approximately 0.9 miles from the property. Therefore, the likelihood of a fault surface rupture is considered low.

5.5.2 Seiches and Tsunamis

Seiches are large waves generated in enclosed bodies of water as the results of major ground shaking. The site is located within the residential area in the City of South Pasadena, California. No water retaining structures are located immediately adjacent to site. Earthquake induced flooding, tsunamis and seiches are considered unlikely at the site.

5.5.3 Oil Field and Historical Oil Wells

Based on our review of the Munger Map Book of the California Oil and Gas Field, no oil wells are located on the subject property or any adjacent properties. It is our opinion that the potential of the presence of the methane zone at the site is considered low. However, should it be determined that the methane study is required; a qualified consultant should be retained for the study.

5.5.4 Subsidence

Land subsidence occurs when large amounts of groundwater, oil or gas have been withdrawn from fine-grained soils. It is our understanding that large scale extraction of groundwater, oil or gas is not planned at the site. The land subsidence at site appears to be unlikely.

5.5.5 Expansive Soils

Soil expansion is the tendency of the soil to expand when the soil contacts with water. Based on our laboratory test of the onsite soils, it is concluded that the onsite soils have high expansion potential. Foundation design and construction should be designed in accordance with the current building code to reduce the potential for any adverse effect as result of soil expansion.

6.0 RECOMMENDATIONS

Based on the subsurface conditions exposed during field investigation and laboratory testing program, it is recommended that the following recommendations be incorporated in the design and construction phases of the project.

6.1 Grading

6.1.1 Site Preparation

Prior to initiating grading operations, any existing vegetation, trash, debris, over-sized materials (greater than 8 inches), and other deleterious materials within construction areas should be removed from the subject site.

6.1.2 Surficial Soil Removals

Site grading for the proposed residence should include removal of the existing soils to a depth exposing competent alluvium or two foot below the bottom of the footing, whichever is deeper. The removal limits should extended at least 4 feet beyond building lines, then replaced with compacted fill to design grade.

For the proposed retaining wall located along the eastern side the on the residence at the toe of the existing easterly ascending slope, it is recommended that the existing surficial soils be excavated to expose competent bedrock. The excavation should be extended as necessary to achieve suitable support, and the area should subsequently be backfilled with compacted fill to the design grade.

To provide a uniform support for the exterior concrete flatworks, the existing soils should be removed to a minimum depth of 18 inches below the final grade, then backfill with compacted fill to design grade under the direction of the project geotechnical conultant.

Locally deeper removals may be necessary to expose competent natural ground. The actual removal depths should be determined in the field as conditions are exposed. Visual inspection and/or testing may be used to define removal requirements.

6.1.3 Treatment of Removal Bottoms

Soils exposed within areas approved for fill placement should be scarified to a depth of 6 inches, conditioned to near optimum moisture content, then compacted in-place to minimum project standards.

6.1.4 Structural Backfill

The onsite soils may be used as compacted fill provided, they are free of organic materials and debris. Fills should be placed in relatively thin lifts (6 to 8 inches), brought to near optimum moisture content, and then compacted to at least 90 percent relative compaction based on laboratory standard ASTM D-1557-12.

6.1.5 Temporary Construction Excavation

Should the space be available at the site, the required excavation may be made with sloping banks. Based on materials encountered in the borings, it is our opinion that temporary excavation may be cut vertically up to 5 feet then slope back at the slope ratio of 1 to 1 (horizontal to vertical) above 5 feet. Flatter slope cuts may be required if loose soils encountered during excavation.

No heavy construction vehicles, equipment, nor surcharge loading should be permitted at the top of the slope. A representative of this office should inspect the temporary excavation to make any necessary modifications or recommendations.

6.2 Shallow Foundation Design

6.2.1 Bearing Value – Proposed Residence

An allowable bearing value of 2,000 pounds per square foot (psf) may be used for design of continuous and pad footings with a minimum of 12 and 24 inches in width, respectively. All residential footings should be a minimum of 30 inches deep and found on compacted fill. The allowable bearing value may be increased by one third (1/3) when considering short duration seismic or wind loads.

6.2.2 Building Setback

The residential structures should be setback from the adjacent ascending slope face per current City's building code (i.e. H/2 but not to exceed 15 horizontal feet).

6.2.3 Settlement

Settlement of the footings placed as recommended, and subject to no more than allowable loads is not anticipated to exceed 3/4 inch. Differential settlement between adjacent columns is not anticipated to exceed 1/2 inch for the adjacent column spaced at a distance of about 30 feet.

6.2.4 Lateral Pressures

The active earth pressure to be utilized for cantilever retaining wall designs may be computed as an equivalent fluid having a density of 50 pounds per cubic foot (pcf) when the slope of the backfill behind the wall is level. Where the slope is sloping backfill, an equivalent fluid pressure of 75 pcf may be used. Restrained retaining wall may be designed with an equivalent fluid pressure of 70 pcf. These values assume free-draining condition.

The effect of surcharge, such as adjacent building loads, and etc. within a 1 to 1 projection from the inner edge of the foundation should be included in the design of the retaining walls.

Resistance to lateral loads will be provided by passive earth pressure and base friction for the portion of the foundation embedded within compacted fill. Passive earth pressure may be computed as an equivalent fluid pressure of 300 pcf, with a maximum earth pressure of 2,000 psf. An allowable coefficient of friction between the soil and concrete of 0.3 may be used with dead load forced. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third (1/3).

6.2.5 Bearing Value – Retaining Wall

It is expected that the foundation of the proposed retaining wall located along the eastern side the on the residence at the toe of the existing easterly ascending slope will be founded on onsite bedrock. An allowable bearing value of 3,000 psf may be used for design of continuous footings with a minimum of 18 inches in width. Wall footings should be a minimum of 24 inches deep and at least 12 inches into competent bedrock. The allowable bearing value may be increased by one third (1/3) when considering short duration seismic or wind loads.

Resistance to lateral loads will be provided by passive earth pressure and base friction for the portion of the foundation embedded within competent bedrock. Passive earth pressure may be computed as an equivalent fluid pressure of 400 pcf, with a maximum earth pressure of 3,000 psf. An allowable coefficient of friction between the soil and concrete of 0.3 may be used with dead load forced. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third (1/3).

6.2.6 Wall Seismic Loading

Earthquake earth pressure distribution on retaining walls retaining more than 6 feet of soils when the slope of the backfill behind the wall is level is 34 pcf at the base, earthquake earth pressure with sloping backfill behind the wall is 56 pcf. Restrained retaining wall may be design with an equivalent fluid pressure of 55 pcf. (County of Los Angeles Guidelines S004.0 Rev. January 3, 2024). The point of application of dynamic load is at 1/3H, where H is the retained height. The earthquake-induced pressure should be added to the static active earth pressure.

PGA = S_{DS} / 2.5 = 1.66g/2.5 = 0.664g

Cantilever (unrestrained) walls with level backfill	P_{ae} = ½ *γ*H^2*(0.42*PGA/g), EFP say 34
Cantilever (unrestrained) walls with sloping backfill	P_{ae}= ½ *γ*H^2*(0.70*PGA/g), EFP say 56
Restrained walls with level backfill	P_{ae} = ½ *γ*H^2*(0.68*PGA/g), EFP say 55

6.3 Foundation Construction

It is anticipated that the entire structure will be underlain by onsite soils of high expansion potential (EI= 92). In accordance with Section 1808.6.4 of the 2022 California Building Code the soil should be stabilized by pre-saturation and all footings and slabs should be constructed as follows:

All footings of proposed residence should be founded at a minimum depth of 30 inches below the lowest adjacent grade and founded on compacted fill.

Footing of propose retaining wall on the east of the residence should be founded at a minimum depth of 24 inches below the lowest adjacent grade and founded at a minimum depth of 12 inches into competent bedrock.

All continuous footings should have at least two No. 5 reinforcing bars placed within four inches of the top of the footing and two No. 5 bars shall be placed between 3 inches and 4 inches of the bottom of the footing.

Foundations for exterior walls and interior bearing walls shall be tied to the floor slabs by reinforcing bars (dowels) having a diameter of not less than 5/8 inch (No. 5 bar) reinforcing bars and spaced at intervals not exceeding 16 inches on center. The reinforcing bars extend at least 40 bar diameters into the footings and the slabs.

Presaturation of soils is recommended for concrete slab areas. The moisture condition of each slab area should be 130 percent or greater of optimum moisture content to a depth of 24 inches below slab grade prior to pouring of slabs. Presaturation may be facilitated by maintaining the water content prior to foundation construction by periodic spraying and by slowly adding additional water after foundations are in.

6.4 Concrete Slab

Concrete slabs should be a minimum of 5 inches thick and reinforced with a minimum of No. 4 reinforcing bar spaced 12-inch each way or its equivalent. All slab reinforcement should be supported to ensure proper positioning during placement of concrete.

In order to comply with the requirements of the 2022 CalGreen Section 4.505.2.1 within the moisture sensitive concrete slabs, a minimum of 4-inch-thick base of ½ inch or larger clean aggregate should be provided with a vapor barrier in direct contact with concrete. A 10-mil Polyethylene vapor retarder, with joints lapped not less than 6 inches, should be placed above the aggregate and in direct contact with the concrete slab.

As an alternate method, 3 inches of sand then 10-mil polyethylene membrane and another 3 inches of sand over the membrane and under the concrete may be used, provided this request for an alternative method is approved by City Building Officials.

Control joints should be provided in all concrete slabs and flatworks at a minimum spacing of 36 times the concrete actual thickness (i.e. 15 feet maximum on center, each way) as recommended by American Concrete Institute (ACI). All control joints may form square patterns to reduce the potential for contraction cracks. Construction joints in exterior flatworks should be sealed.

6.5 Retaining Wall Drainage and Backfill

A free drainage, select backfill (SE of 30 or greater), should be used against the retaining wall. The upper 18 inches of backfill should consist of native soils. All backfill should be compacted to at least 90 percent minimum relative compaction of 90 percent of ASTM D-1557-12. Any proposed retaining walls retaining more than 3 feet of soils should be provided with backdrains to reduce the potential for the buildup of hydrostatic pressure.

Backdrains should consist of 4-inch (minimum) diameter perforated PVC pipe surrounded by a minimum of 1 cubic foot per lineal foot of clean coarse gravel wrapped in filter fabric (Mirafi 140 or the equivalent) placed at the base of the wall. The drain should be covered by no less than 18 inches (vertical) of compacted wall backfill soils. The backdrain should outlet through non-perforated PVC pipe or weepholes. Alternatively, commercially available drainage fabric (i.e., J-drain) could be used. The fabric manufacturer's recommendations should be followed in the installation of the drainage fabric backdrain.

If there is not enough room for placing the above-mentioned drainage systems, an alternative system such as pre-fabricated drainage system AQUADRAIN 100 BD with a 3-inch drain pipe set in gravel behind the wall, to prevent the buildup of hydrostatic pressure. This drain pipe may be connected to a 3-inch drain collector pipe connected to a sump pump

6.6 Temporary Excavation and Backfill

All trench excavations should conform to CAL-OSHA and local safety codes. All utility trenches backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of ASTM D-1557-12. All temporary excavations should be observed by a field engineer of this office so as to evaluate the suitability of the excavation to the exposed soil conditions.

7.0 CORROSION POTENTIAL

Chemical laboratory tests were conducted on the existing onsite near surface materials sampled during CLE's field investigation to aid in evaluation of soil corrosion potential and the attack on concrete by sulfate soils. The testing results are presented in the attached Appendix B.

According to 2022 CBC and ACI 318-19 (Reapproved 22), Section 19.3, Table 19.3.1.1, exposure category is Sulfate (S) and exposure class is (S0). A negligible exposure to sulfate can be expected for concrete placed in contact with the onsite soils. Therefore, Type II cement or its equivalent may be used for this project. The concrete should have a minimum compressive strength of 2,500 psi.

Based on the resistivity test results, it is estimated that the subsurface soils are moderately corrosive to buried metal pipe. It is recommended that any underground steel utilities be blasted and given protective coating. Should additional protective measures be warranted, a corrosion specialist should be consulted.

8.0 INSPECTION

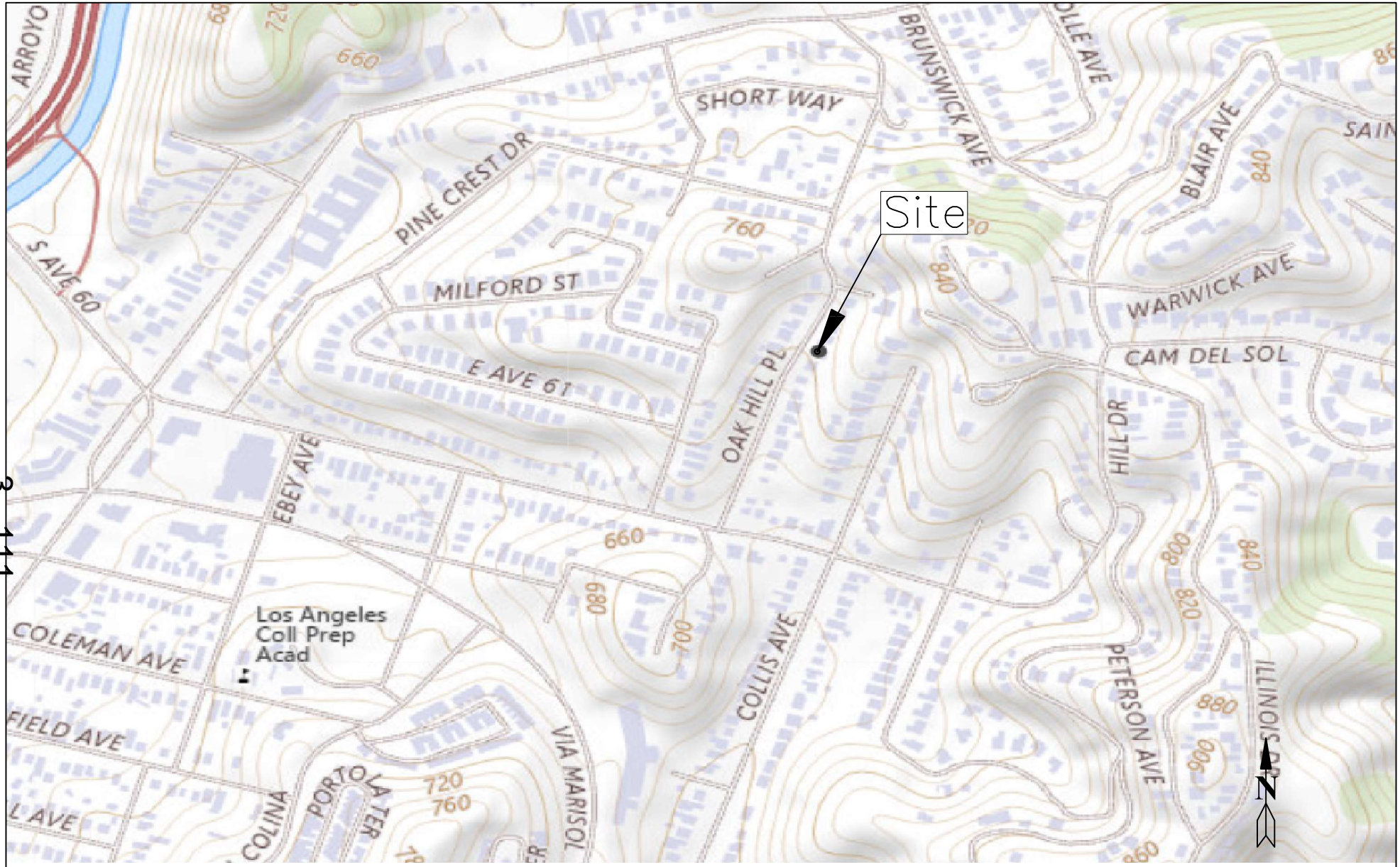
As a necessary requisite to the use of this report, the following inspection is recommended:

- Inspection of all removal bottoms.
- Observation and testing of all fill placements.
- Preparation of Rough Grading Compaction report.
- Inspection of retaining wall sub-drainage system.
- Inspection and testing of all utility trenches backfill.
- Pre-saturation of the concrete slab subgrade.
- Observation and testing of subgrade for hardscape areas.

The geotechnical engineer should be notified at least 2 days in advance of the start of construction. A joint meeting between the client, the contractor, and the geotechnical engineer is recommended prior to the start of construction to discuss specific procedures and scheduling.

9.0 REMARKS

The conclusions and recommendations contained herein are based on the findings and observations at the exploratory locations. However, soil materials may vary in characteristics between locations of the exploratory locations. If conditions are encountered during construction, which appear to be different from those disclosed by the exploratory work, this office should be notified so as to recommend the need for modifications. This report has been prepared in accordance with generally accepted professional engineering principles and practice. No warranty is expressed or implied. This report is subject to review by controlling public agencies having jurisdiction.



Map modified from "National Map" by United States Geological Survey

NOT TO SCALE

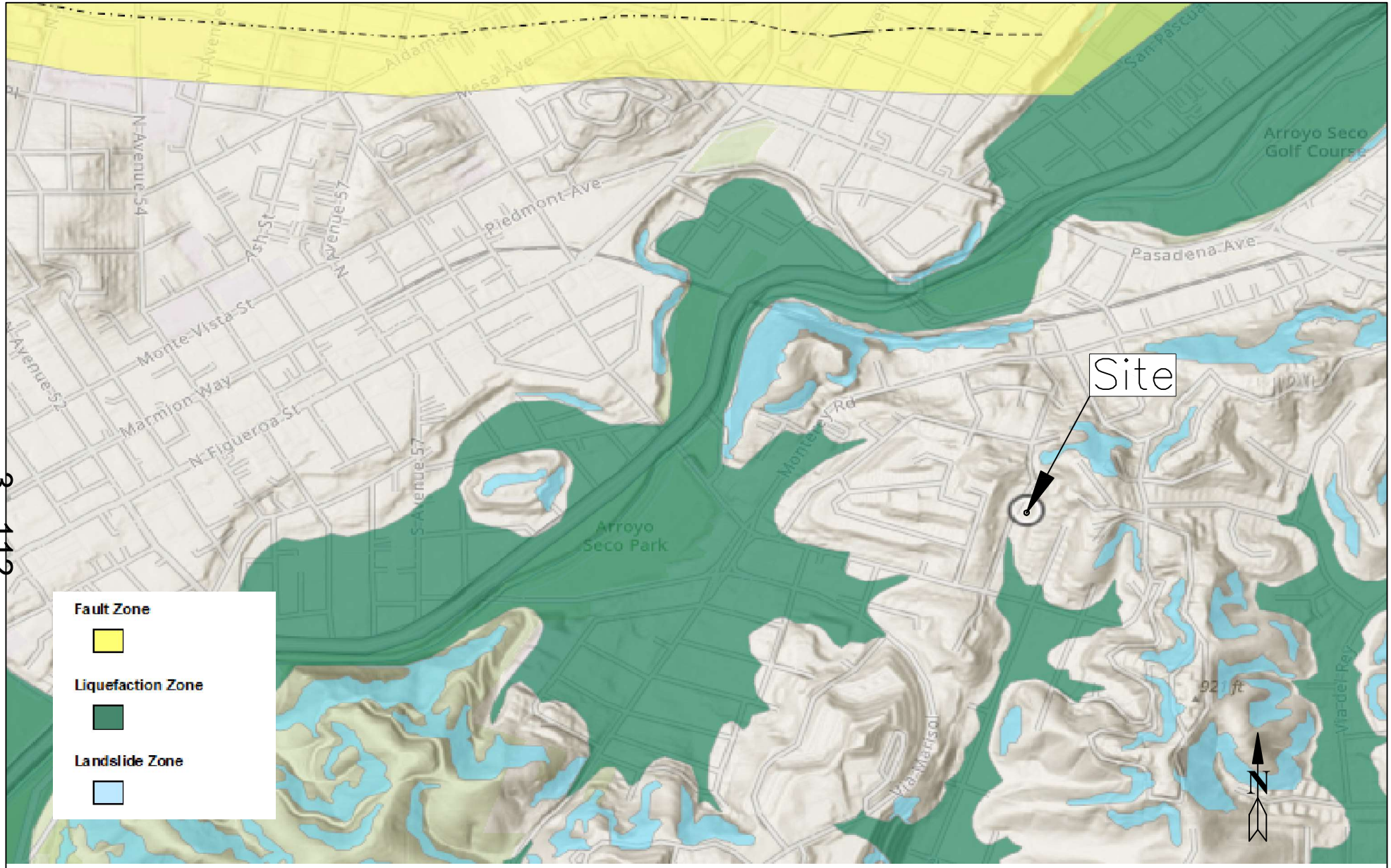
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Site Location Map

1320 Oak Hill Place, South Pasadena, California

Project No.: 24-019-075EG

FIGURE 1



Map modified from "Seismic Hazard Zone" by California Geological Survey

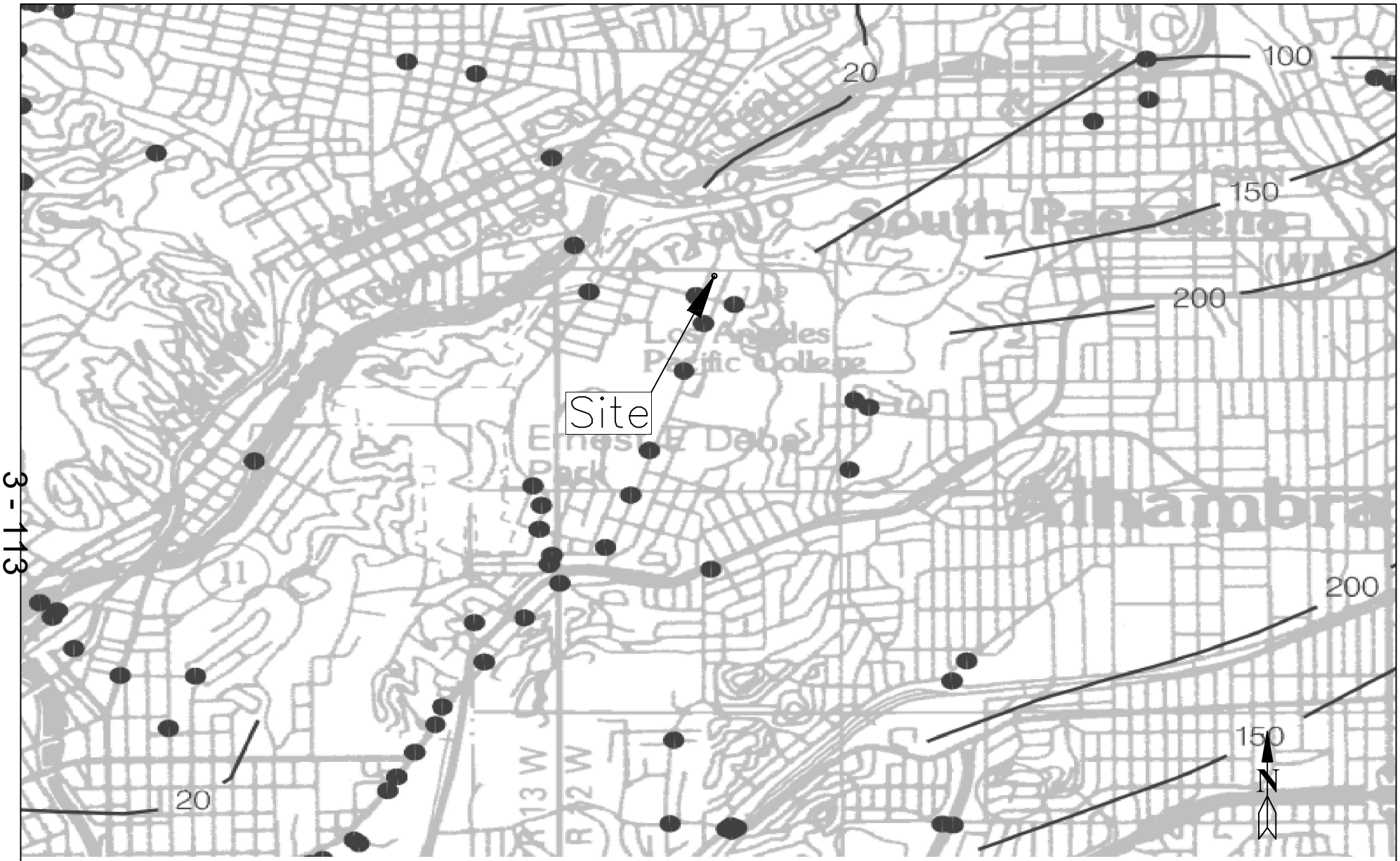
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Seismic Hazard Map

1320 Oak Hill Place, South Pasadena, California

Project No.: 24-019-075EG

FIGURE 2



3 - 113

NOT TO SCALE

Map modified from "Historically Highest Ground Water Contours and Borehole Log Data Locations, Los Angeles 7.5–minute Quadrangle" by CGS

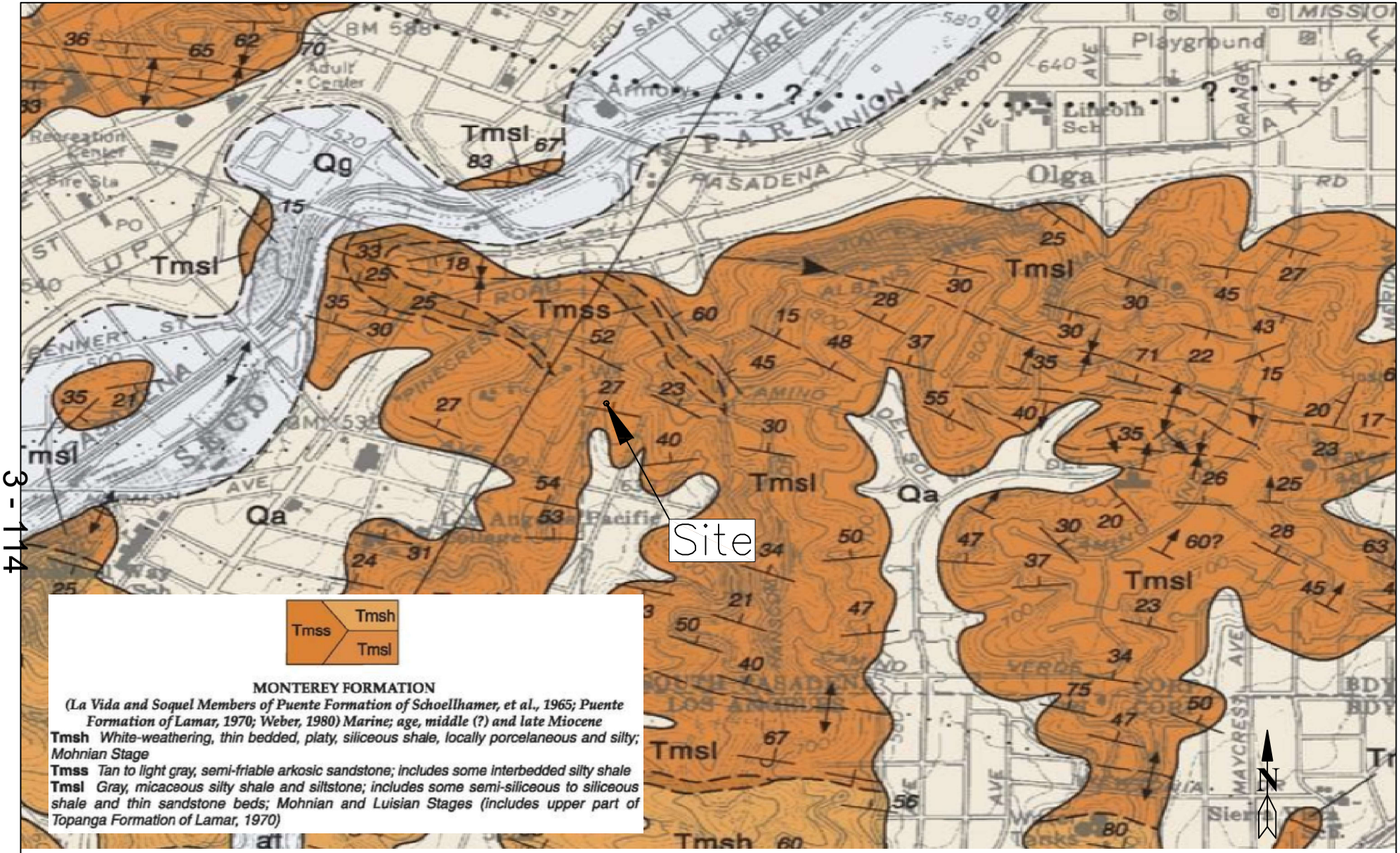
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Historical Highest Groundwater Level Map

1320 Oak Hill Place, South Pasadena, California

Project No.: 24–019–075EG

FIGURE 3



3 - 114

Map modified from "Geologic map of the Los Angeles quadrangle, Los Angeles County, California" by Thomas W. Dibblee, Jr., 1999

NOT TO SCALE

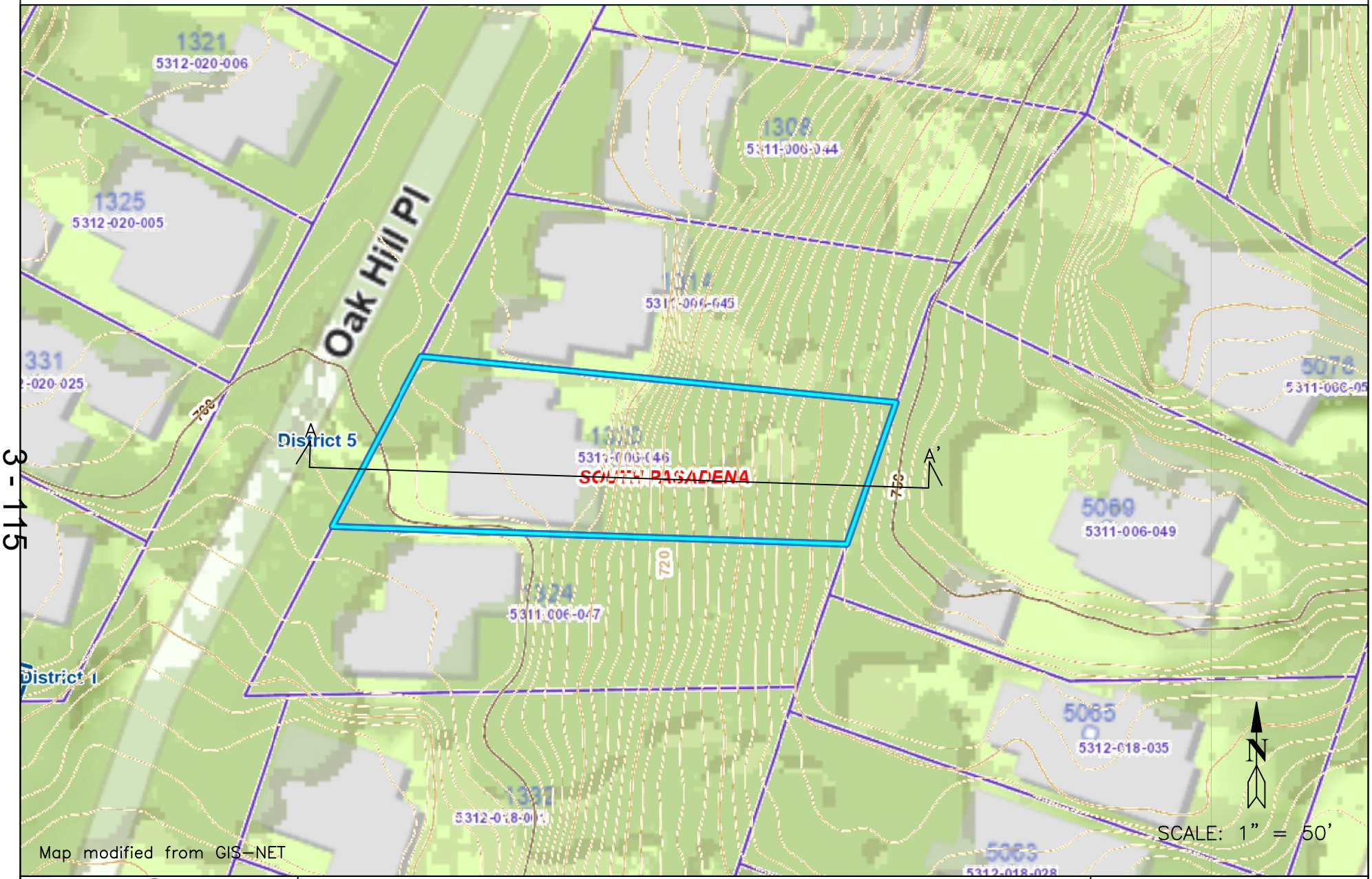
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Regional Geology Map

1320 Oak Hill Place, South Pasadena, California

Project No.: 24-019-075EG

FIGURE 4



3 - 115

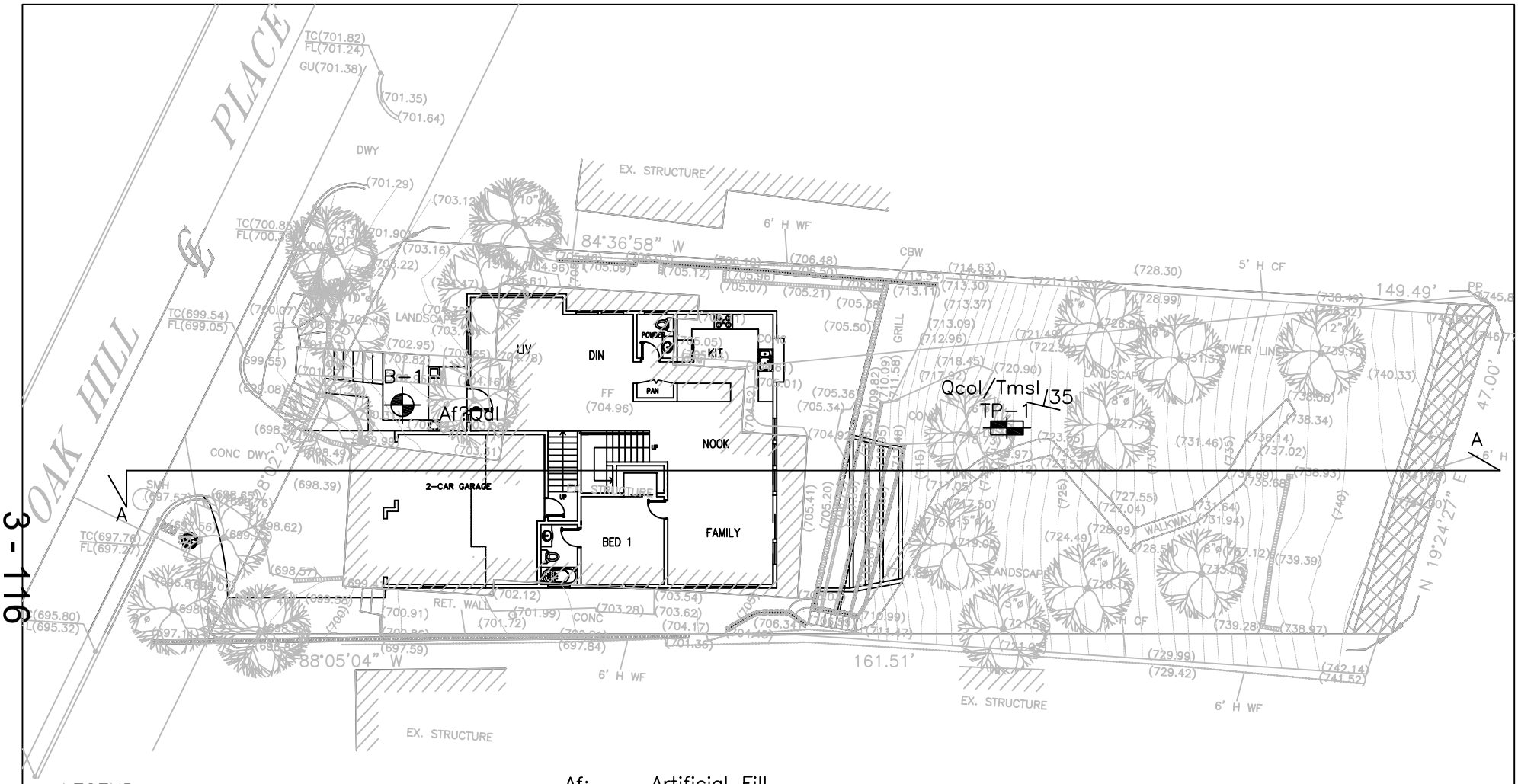
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Regional Topographic Map

1320 Oak Hill Place, South Pasadena, California

Project No.: 24-019-075EG

FIGURE 5



3 - 116

LEGEND

B-1 — Approximate Boring Location

TP-1 — Approximate Test Pit Location

Af: Artificial Fill
Qal: Alluvium
Qc: Colluvium
Tmsl: Bedrock of Monterey Formation

34 — Strike and Dip of Bedding

A A — Cross Section

N

SCALE: 1" = 20'

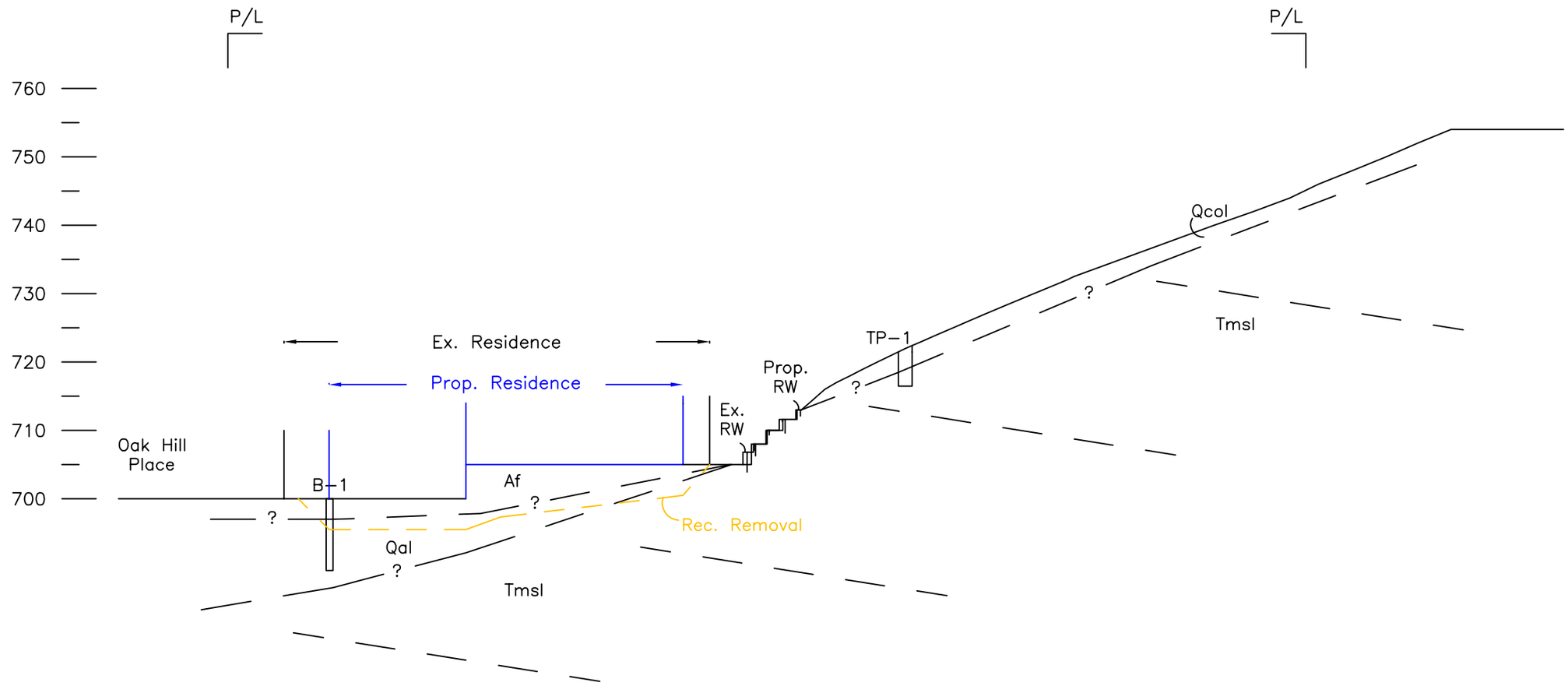
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Site Plan

1320 Oak Hill Place, South Pasadena, California

Project No.: 24-019-075EG

PLATE 1



Note: The Location of Boring Is Projected
True Dip of Bedding: 35 Degree
Apparent Dip of Bedding: 9 Degree

SCALE 1" = 20'

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Cross Section A–A

1320 Oak Hill Place, South Pasadena, California

Project No.: 24-019-075EG

PLATE 2

APPENDIX A
FIELD INVESTIGATION

Our subsurface investigation consisted of the excavating, logging, and sampling of one hand auger boring and one hand-dug test pit to a maximum depth of 10.5 feet below the existing grade. The approximate locations of the boring and test pit are shown on the enclosed Site Plan (Plate 1). Upon completion of excavation, the boring and test pit were backfilled with onsite soils that were removed from the excavations.

The drilling and excavation of the boring and test pit were supervised by a CLE engineering geologist, who continuously logged the boring and test pit and visually classified the soils in accordance with the Unified Soil Classification System (USCS). Ring samples were taken at frequent intervals. The samples were obtained by driving a sampler.

Representative undisturbed samples of the subsurface soils were retained in a series of brass rings, each having an inside diameter of 2.42 inches and a height of 1.00 inch. All ring samples were transported to our laboratory. Bulk surface soil samples were also collected for additional classification and testing.

CalLand Engineering and Associates, Inc.

BORING LOG B-1

PROJECT LOCATION: 1320 Oak Hill Place, South Pasadena, California
PROJECT NO.: 24-019-075EG

DATE DRILLED: 1/10/2025
SAMPLE METHOD: Hand Auger
ELEVATION: N/A
LOGGED BY: FA

B: Bulk Bag
S: Standard Penetration Test
R: Ring Sample

Depth (ft)	Sample: Bulk	Sample: Undisturbed	Sample: Blows/12"	USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
0	B			CL		13.1	**@ 0' - 3.5', Fill (Af):** Sandy clay, dark brown to mottled brown, moist, stiff to very stiff, rooted
2		R		CL	93.8	16.4	Percent of fine: 67.7
							@3.5', Alluvium (Qal):
5		R		CL	101.3	13.0	Sandy clay, dark brown, moist to very moist, very stiff, trace of bedrock fragments
		R		CL	107.6	16.9	@ 8', Sandy clay, reddlsh brown, moist, very stiff
		R		CL	99.3	22.2	@ 9', Trace of caliche veins, very moist, very stiff to hard.
10							
15							Total Depth: 10.5 feet No Groundwater Hole Backfilled
20							
25							
30							
35							

PLATE A-1

CalLand Engineering and Associates, Inc.

TEST PIT LOG TP-1

PROJECT LOCATION: 1320 Oak Hill Place, South Pasadena, California
PROJECT NO.: 24-019-075EG

DATE DRILLED: 1/10/2025
SAMPLE METHOD: Hand Dug Pit
ELEVATION: N/A
LOGGED BY: FA

B: Bulk Bag
S: Standard Penetration Test
R: Ring Sample

Depth (ft)	Sample: Bulk	Sample: Undisturbed	Sample: Blows/12"	USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
0		R		ML	90.1	17.1	**@0' - 3', Collivum (Qcol):** Sandy clay, brown to dark brown, moist to very moist, moderately stiff to stiff, slightly rooted, porous.
5		R			93.3	18.4	**@3', Bedrock of Monterey Formation (Tmsl):** Siltstone, light brown, moist to very moist, moderately hard to hard, slightly rooted, slightly fractured, weathered. (B): N75W, 25NE
15							Total Depth: 5.0 feet No Groundwater Pit Backfilled

PLATE A-2

APPENDIX B
LABORATORY TESTING

During the subsurface exploration, CLE personnel collected relatively undisturbed ring samples and bulk samples. The following tests were performed on selected soil samples:

Moisture-Density

The moisture content and dry unit weight were determined for each relatively undisturbed soil sample obtained in the test borings in accordance with ASTM D2937 standard. The results of these tests are shown on the boring logs in the enclosed Appendix A.

Shear Tests

Shear tests were performed in a direct shear machine of strain-control type in accordance with ASTM D3080 standard. The rate of deformation was 0.010 inch per minute. Selected samples were sheared under varying confining loads in order to determine the Mohr-Coulomb shear strength parameters: internal friction angle and cohesion. The shear test results are presented in the enclosed Figures.

Consolidation Tests

Consolidation tests were performed on selected undisturbed soil samples in accordance with ASTM D2435 standard. The consolidation apparatus is designed for a one-inch high soil filled brass ring. Loads are applied in several increments in a geometric progression and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore fluid. The samples were inundated with water at a load of two kilo-pounds (kips) per square foot and the test results are shown on the attached Figures.

Expansion Index

Expansion Index tests were conducted on the existing onsite near surface materials sampled during CLE's field investigation. These tests are performed in accordance with ASTM D4829. The testing results are presented below:

Sample Location	Expansion Index	Expansion Potential
B-1 @ 0' – 3'	92	High

Percent Passing the #200 Sieve

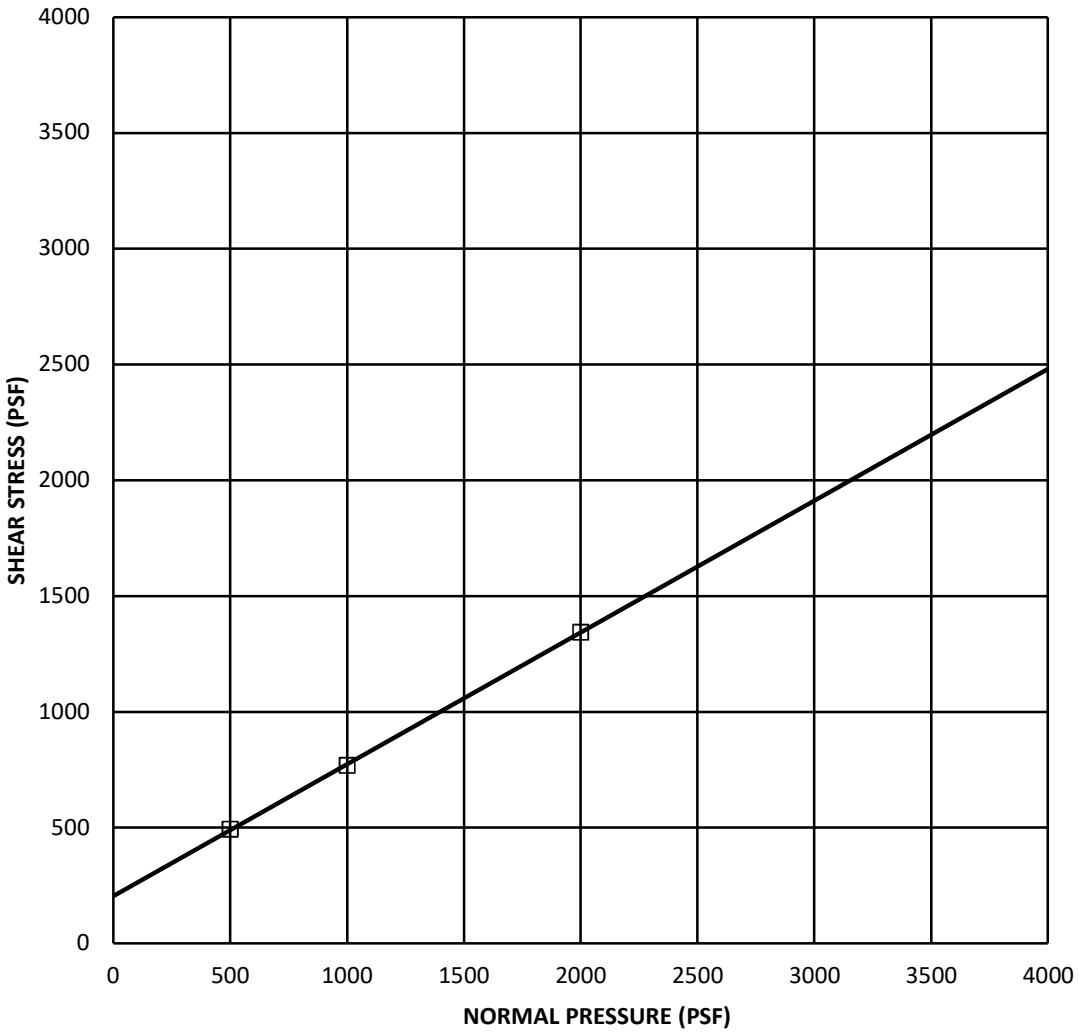
Percent of soil passing the #200 sieve was determined for selected soil samples in accordance with ASTM D1140 standard. The test results are presented in the following table:

Sample Location	% Passing #200
B-1 @ 0' – 3'	67.7

Corrosion Potential

Chemical laboratory tests were conducted on the existing onsite near surface materials sampled during CLE's field investigation to aid in evaluation of soil corrosion potential and the attack on concrete by sulfate soils. These tests are performed in accordance with California Test Method 417, 422, 532, and 643. The testing results are presented below:

Sample Location	pH	Chloride (ppm)	Sulfate (% by weight)	Min. Resistivity (ohm-cm)
TP-1 @ 0' - 3'	8.12	130	0.0020	1,200



SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SAMPLE TYPE	SOIL TYPE	COHESION (PSF)	FRICTION ANGLE (DEG)
□	B-1	N/A	2.0	RING	CL	200	29

Vertical Loads (PSF)	Moisture Content Before Test (%)	Moisture Content After Test (%)
500	16.4	29.2
1000	16.4	28.8
2000	16.4	28.5

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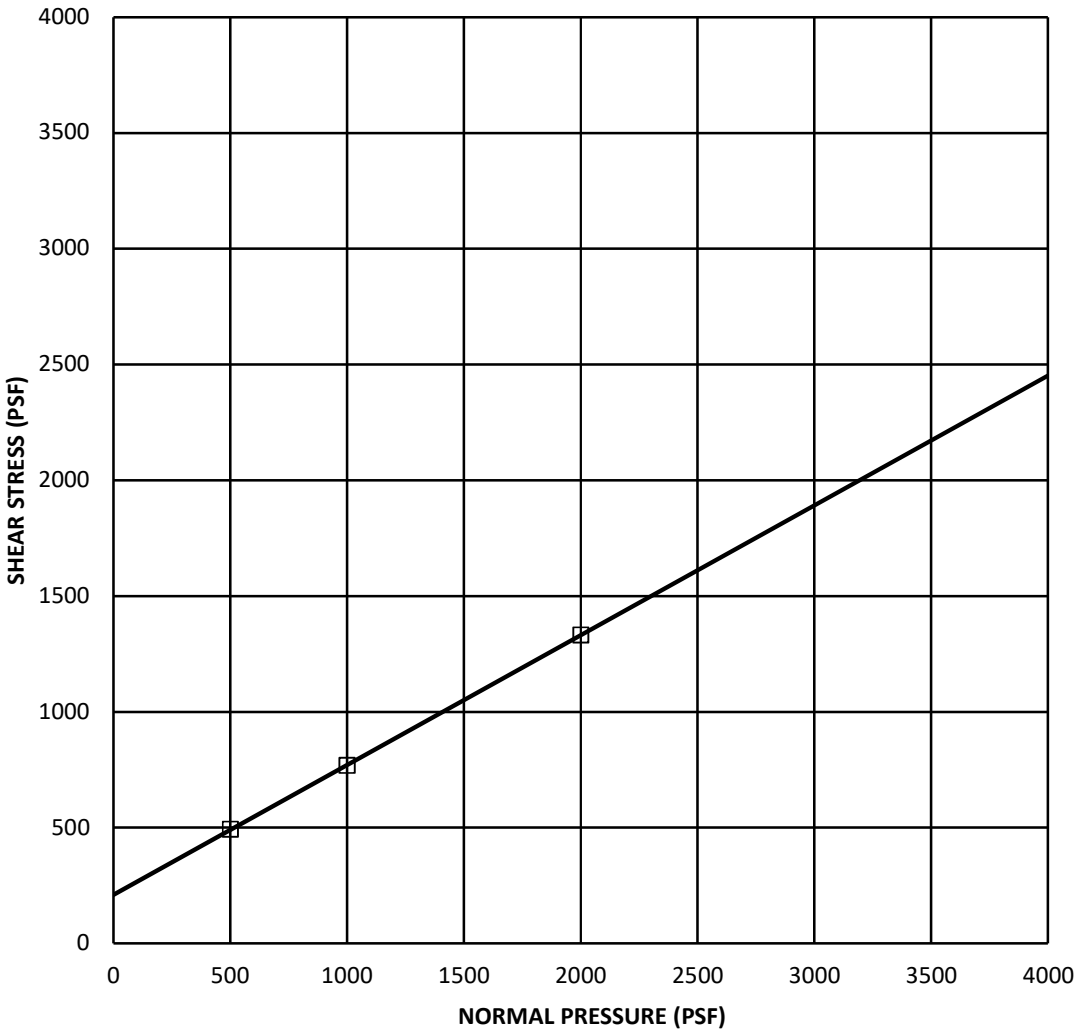
Project Address:
APN: 5311-006-046
1320 Oak Hill Place
South Pasadena, California

DIRECT SHEAR

(ASTM D3080)

6/25

FIGURE 6



SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SAMPLE TYPE	SOIL TYPE	COHESION (PSF)	FRICTION ANGLE (DEG)
□	TP-1	N/A	2.0	RING	CL	210	29

Vertical Loads (PSF)	Moisture Content Before Test (%)	Moisture Content After Test (%)
500	17.1	32.0
1000	17.1	31.7
2000	17.1	31.2

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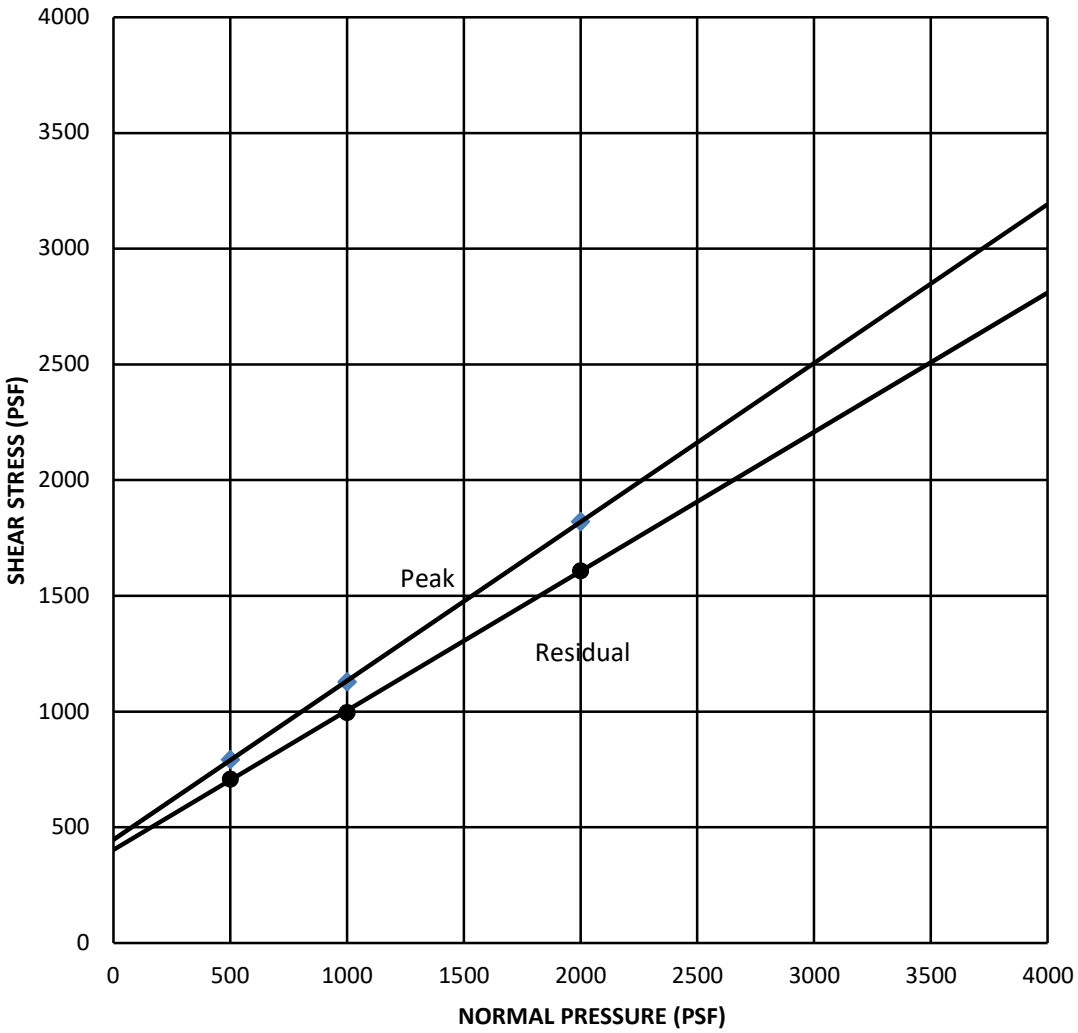
Project Address:
APN: 5311-006-046
1320 Oak Hill Place
South Pasadena, California

DIRECT SHEAR

(ASTM D3080)

6/25

FIGURE 7



SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SAMPLE TYPE	SOIL TYPE	COHESION (PSF)	FRICTION ANGLE (DEG)
□	TP-1	N/A	4.5	RING	Bedrock Tmsl	450	34
●						400	31

Vertical Loads (PSF)	Moisture Content Before Test (%)	Moisture Content After Test (%)
500	18.4	30.3
1000	18.4	29.7
2000	18.4	29.1

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Land Surveying, Geotechnical, Environmental & Civil Engineering

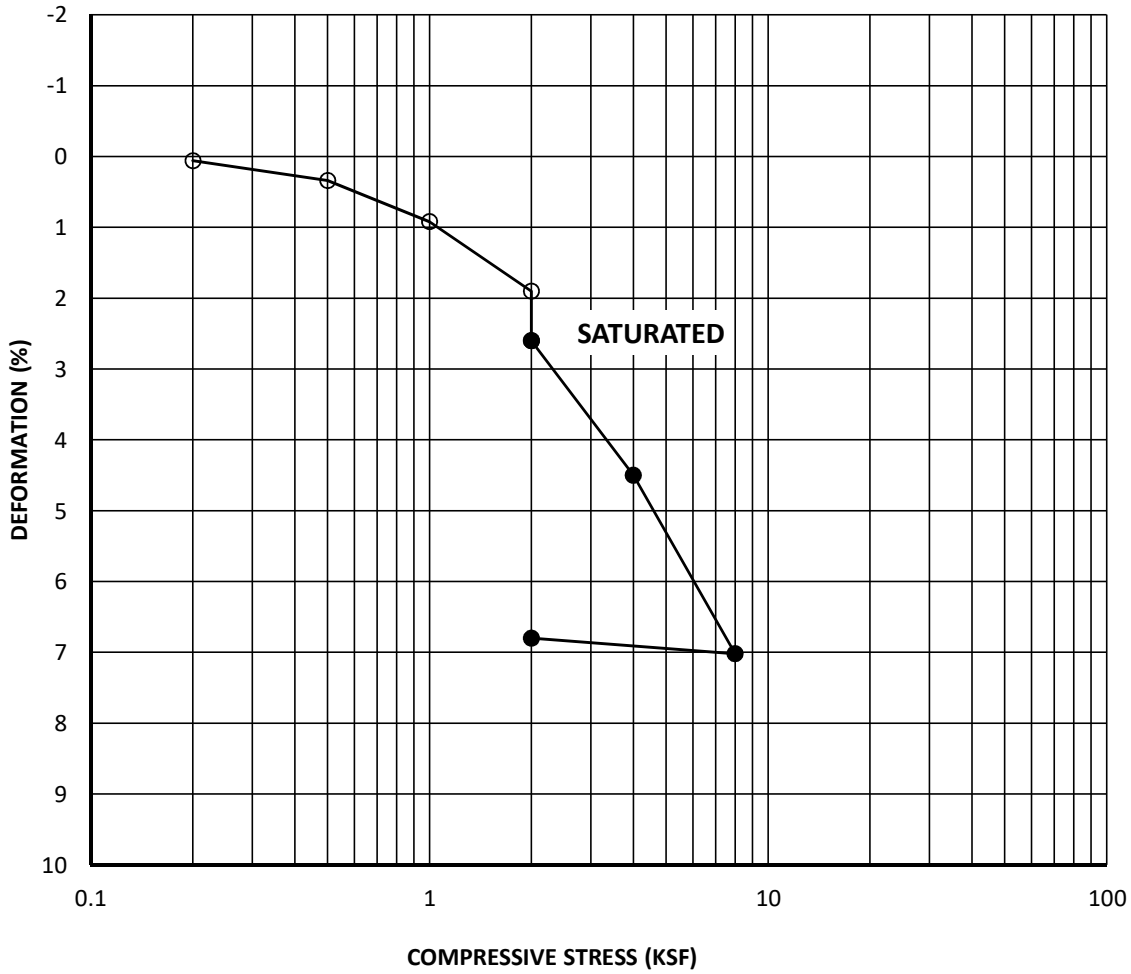
Project Address:
APN: 5311-006-046
1320 Oak Hill Place
South Pasadena, California

DIRECT SHEAR

(ASTM D3080)

6/25

FIGURE 8



SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-1	N/A	5	CL	13.0	101.3	0.663

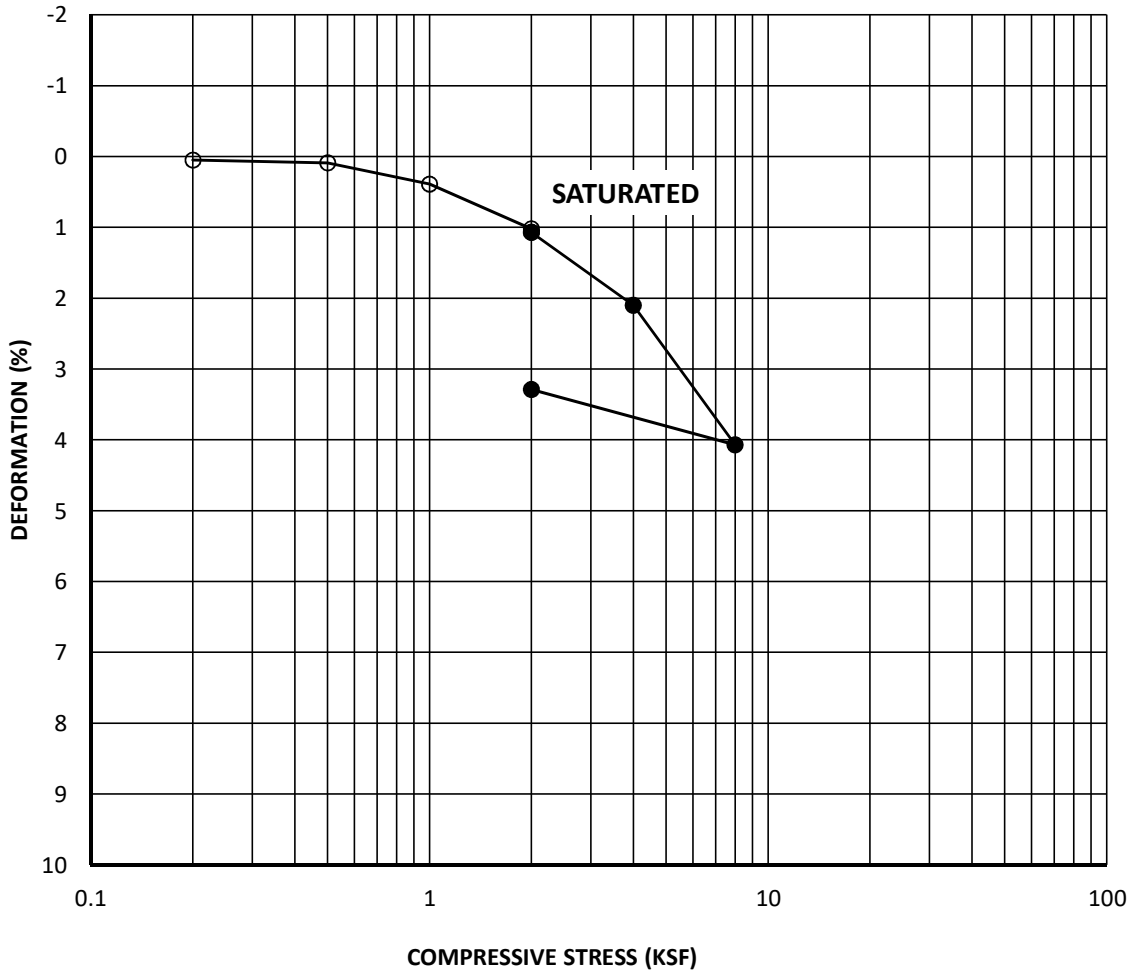
CalLand Engineering and Associates, Inc. Land Surveying, Geotechnical, Environmental & Civil Engineering	Project Address: APN: 5311-006-046 1320 Oak Hill Place South Pasadena, California

CONSOLIDATION

(ASTM D2435)

6/25

FIGURE 9



SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-1	N/A	10	CL	22.2	99.3	0.697

CalLand Engineering and Associates, Inc. Land Surveying, Geotechnical, Environmental & Civil Engineering	Project Address: APN: 5311-006-046 1320 Oak Hill Place South Pasadena, California

CONSOLIDATION

(ASTM D2435)

6/25

FIGURE 10

Community Development Department

Memo

DATE: August 13, 2026

TO: Project No. PLR26-0003 (1320 Oak Hill Place)

FROM: Erika Ramirez, Community Development Director

RE: Director's Determination to Waive Biological Constraints Analysis

Purpose

This memorandum documents the Community Development Director's determination to waive preparation of a biological constraints analysis pursuant to South Pasadena Municipal Code (SPMC) Sections 36.340.030(C) and 36.380.030.

Code Authority

SPMC Section 36.340.030(C) requires a qualified professional approved by the Director to prepare a site constraints analysis, in compliance with SPMC Section 36.380.030, when a property contains sensitive environmental resources, including endangered plants or animals, or a wildlife corridor designated by the City. The analysis must include proposed mitigation measures to protect identified biological features.

SPMC Section 36.380.030 authorizes the Director to waive the analysis when the Director determines that the project, because of its size, location, or design, would not have a significant impact on the resource, or when sufficient information already exists and further analysis is unnecessary.

Findings

1. **Existing technical information.** A geotechnical report has been provided that evaluates the site and includes construction recommendations. This report provides relevant site-specific information for review of the proposed project.

2. No designated wildlife corridor or known endangered wildlife. The site is not designated as a wildlife corridor by the City or the General Plan. Based on the information available to staff, no endangered animal species are known to occur on the site.

3. Urbanized infill location and limited development footprint. The property is located in an urbanized area between developed infill sites. The proposed single-family dwelling would be located generally within the footprint of the existing single-family dwelling proposed for demolition.

4. Further analysis is unnecessary. Given the site's urbanized setting, the absence of a designated wildlife corridor or known endangered animal species, the proposed development footprint, and the existing technical information, preparation of an additional biological constraints analysis is not necessary.

Determination

Based on the findings above, the Community Development Director determines that sufficient information exists and that the project, due to its location and design, would not have a significant impact on a sensitive biological resource. Preparation of a biological constraints analysis is therefore waived pursuant to SPMC Section 36.380.030.

Erika Ramirez
Community Development Director

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

BUILDING PERMIT APPLICATION

SITE ADDRESS: 1320 OAKHILL PL
ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: LUTHER B. WHATLEY
STREET ADDRESS: 1320 OAKHILL PL.
CITY: SOUTH PASADENA | STATE: CA | ZIP CODE: 91030
PHONE NUMBER: (213)255-1319
PRINCIPAL DESIGNER'S NAME | LICENSE NO
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER

CONTACT PERSON: JAVIER ASCARRUNZ
PHONE NUMBER: (818) 701-5037
CONTRACTOR'S NAME: A-QUALITY ROOFING CO.
STREET ADDRESS: 8617 YOLANDA AVE
CITY: ~~SOUTH~~ NORTHRIDGE | STATE: CA | ZIP CODE: 91324
LICENSE CLASS: C-39 | LICENSE NUMBER: 639330 | EXPIRATION DATE: 3/31/2000
PHONE NUMBER: (818) 701 5037
WORKER'S COMPENSATION INSURANCE COMPANY NAME: STATE FUND
WORKER'S COMP. INSURANCE POLICY NUMBER: 1505310-98 | EXPIRATION DATE: 1-1-99

FINAL
BUILDING AND SAFETY

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: [signature] Date: 7/21/98

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: [signature] Date: 7/21/98

PAID

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: JAVIER ASCARRUNZ
Signature: [signature] Date: 7/21/98

3 - 130

DESCRIPTION OF WORK: TEAR OFF, INSTALL CLASS C COMP SHINGLES.

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS ☐ YES ☐ NO	CODE IN EFFECT

STATISTICAL CLASSIFICATION NO.: UNITS: | PLANNING FILE NO.

$ 4000 00 INITIAL VALUATION | $ _____ REVISED VALUATION

PLAN CHECK FEE $ _____
ADDITIONAL PLAN CHECK FEE $ _____

PLAN CHECK NUMBER	INITIALS	DATE

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE

☐ SCHOOL FEES PAID ☐ SCAQMD
☐ SANITATION DIST. PAID ☐ INDUSTRIAL WASTE APPROVAL
☐ HEALTH DEPT. APPROVAL ☐ OSHA PERMIT OBTAINED
☐ FIRE DEPT. APPROVAL ☐ PUBLIC WORKS FEES PAID

101-5200-004 BUILDING PERMIT FEE	$ 97.25
ISSUANCE FEE	$ 23.50
SMIP FEE	$ _____
PLAN MAINTENANCE FEE	$ _____
_____	$ _____
_____	$ _____
TOTAL	$ 120.75

PERMIT NUMBER	INITIALS	DATE
001723	[initials]	7/22/98

DATE OF FINAL: 12-30-98 | FINAL BY: [initials]

City of South Pasadena

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

BUILDING PERMIT APPLICATION

SITE ADDRESS: 1320 OAK HILL PLACE
ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: LUTHER B. WHATLEY
STREET ADDRESS: 1320 OAK HILL PLACE
CITY: S. PASADENA | STATE: CA | ZIP CODE: 91030
PHONE NUMBER: 323 255-1319

PRINCIPAL DESIGNER'S NAME | LICENSE NO.
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER

CONTACT PERSON
PHONE NUMBER

CONTRACTOR'S NAME: OWNER BUILDER
STREET ADDRESS
CITY | STATE | ZIP CODE
LICENSE CLASS | LICENSE NUMBER | EXPIRATION DATE
PHONE NUMBER

WORKER'S COMPENSATION INSURANCE COMPANY NAME
WORKER'S COMP. INSURANCE POLICY NUMBER | EXPIRATION DATE

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: X Luther B. Whatley Date: 8/20/04

LICENSED CONTRACTOR'S DECLARATION

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

Signature: _____ Date: _____

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: X Luther B. Whatley Date: 8/20/04

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: Luther B. Whatley
Signature: X Luther B. Whatley Date: 8/20/04

DESCRIPTION OF WORK: REMODEL GARAGE

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
U	V	
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS ☐ YES ☐ NO	CODE IN EFFECT

STATISTICAL CLASSIFICATION NO.: 015R UNITS: | PLANNING FILE NO.

$ 12,000 (est) INITIAL VALUATION | $ _____ REVISED VALUATION

PLAN CHECK FEE: 1/2 HR ~~$35.50~~ $ 35.50

ADDITIONAL PLAN CHECK FEE: $ _____

PLAN CHECK NUMBER	INITIALS	DATE
012257 REC#37787	MR	8/20/04

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE

☐ SCHOOL FEES PAID ☐ SCAQMD
☐ SANITATION DIST. PAID ☐ INDUSTRIAL WASTE APPROVAL
☐ HEALTH DEPT. APPROVAL ☐ OSHA PERMIT OBTAINED
☐ FIRE DEPT. APPROVAL ☐ PUBLIC WORKS FEES PAID

BUILDING PERMIT FEE	$ 381.73
ISSUANCE FEE	$ 26.00
SMIP FEE	$ 2.20
PLAN MAINTENANCE FEE	$ _____
_____	$ _____
_____	$ _____
TOTAL	$ 407.73

PERMIT NUMBER	INITIALS	DATE
012258 REC#37787	MR	8/20/04

DATE OF FINAL | FINAL BY

NUMBER & STREET 1320 OAK HILL PLACE

APPLICATION FOR A
BUILDING PERMIT
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

CONTRACTOR OWNER	ST. LIC. NO.
MAIL ADDRESS	PHONE
ARCHITECT ENGINEER	ST. LIC. NO.
MAIL ADDRESS	PHONE
OWNER L.B. WHATLEY	PHONE 255-131
MAIL ADDRESS ABOVE	

DESCRIPTION OF WORK

NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
			X	

FLOOR AREA (SQ. FT.)	NO. OF STORIES	NO. OF DWELLING UNITS
PRESENT BLDG. USE	PROPOSED BLDG. USE	

DESCRIBE WORK TO BE DONE REPLACE BROKEN PLASTER @ B.R
REMOVE & REPLACE DAMAGED SECTION OF SLAB @ B.R'S. STABILIZE EXISTING FOOTING

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL	ROOFING MATERIAL

LOT WIDTH	LOT DEPTH	LOT AREA

VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. $ 500.00 X

PLAN CHECK FEE & VALIDATION

BUILDING DEPARTMENT USE, ONLY

LOT	BLOCK	TRACT		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL		ZONING APPROVAL		
PERMIT FEE 5.00				
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL		

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

34283 2 E -5.00 00

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

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

3 - 132

PERMANENT BUSINESS SYSTEMS

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1320 Oak Hill Place DATE: 5/23/62

OWNER: L. W. Whatley

CONTRACTOR: Owner

PERMIT NUMBER: 49273 VALUE: 800.00 FEE: 6.00

JOB: Remodel front elevation & add fireplace

ROUGH INSPECTION

FIREPLACE FTGS 5-28-62
SKINNER
7-24-62
Frame o/c - JRN.

FINAL INSPECTION 3-4-63

INSPECTOR: Lombard

FORM 753 2M 9-61 MOCK

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1320 Oak Hill Place DATE: 5/23/62

OWNER: L. W. Whatley

CONTRACTOR: Owner

PERMIT NUMBER: 49273 VALUE: FEE: Plmb. 4.00

JOB: 1 gas pipe

ROUGH INSPECTION

7-24-62 Nelson

FINAL INSPECTION 9

INSPECTOR: Lombard

FORM 753 2M 9-61 MOCK

BUILDING & PROPERTY INFORMATION

ADDRESS: 1320 Oak Hill Place 8-7-63

Legal	Lot 7, Tr. 12943
Zone	R-1
Fire Zone	III
Occupancy	H + T
Type Const.	V
Stories	1 Height: 18'
Build. Area	2060□ incl. 400□ Gar.
Build. Separation	0
Lot Size	60' x 150' ± = 9000□ ±
Lot Coverage	23% Max. Allow. 40%
Front Yard	8' Req.—14' VARIANCE (GRANT)
Side Yard N.	5' Req.— 5'
Side Yard S.	5'9" Req.— 5'
Rear Yard	OPEN Req.— 25'
Acc. Struct.	ATT 2 CAR GARAGE
Sewer	TO STREET
Parking	2 & 1 Req. 2 & 1
Variance	PLANNING COMMISSION 7-63
P.C. Review	NONE
C.C. Review	NONE

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION 1320 Oak Hill Place

LOT 7 BLOCK TRACT 12943

OWNER Luther B. Whatley

DESCRIPTION Convert exist/garage to bedroom & 3/4 bath; a
#1401 2 car garage $ 3700.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERM FEE
8/5/63	52567	PLAN CHECKING	Owner	7
9/4/63	52782	BUILDING	Owner	15
9/4/63	52782	PLUMBING	Owner	12
		ELEC. WIRING		
9/4/63	52782	SEWER	Owner	5
		EXCAVATION		
		FURNACE		
		AIR COND.		
12/18/63	53528	DRIVEWAY	Owner	5
7/15/63		Variance		40

FORM 502 1M 9-61 MOCK

CITY OF SOUTH PASADENA — BUILDING PERMIT

JOB ADDRESS 1320 Oak Hill Pl
USE convert garage to bdroom & 3/4 bath + 2-car garage
VALUATION 3700.00

OWNER Luther B. Whatley
ADDRESS on lot
CITY PH.

GEN. CONT. Owner PH. PER. # 52782 9/4/63
ELEC. CONT. owner PH. Elec BLANKET → PER. # 51891
PLUMB CONT. Owner PH. PER. # 52782 9/4/63

1401

ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
FOUNDATION & SETBACK (over)	10-21-63	Lombard	GAS TEST	10-7-64	Lombard
REINFORCING & CELLS	7-11-63	Lombard	FINAL PLUMBING	11-9-65	Smith
GROUND LINES & SUB. FR.	4-28-64	Lombard H.S.	FINAL ELECTRICAL	9-28-65	Smith
FURNACE & VENTS	—		FINAL BUILDING (over)	11-9-65	Smith
RGH PLMG & SHOWER PAN	4-28-64	Lombard	PARKING & ZONING		
ROUGH ELECTRIC	10-2-64	Craven	FIRE DEPT		
FRAMING at Garage at bedroom area in R200	11-12-63	Lombard	SUB. LIST		
EXTERIOR LATH	10-6-64 H.S.	Lombard	EDISON NOTIFIED		
INTERIOR LATH Shower only, 10-6-64 / Bal. 10-27-64		Smith	GAS CO. NOTIFIED		
SEWER #52782 Bal / 12-9-63		Lombard	Variance	11-9-65	Smith

Pressure regulator req.

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1320 Oakhill Place DATE: 5/23/62
OWNER: L. W. Whatley
CONTRACTOR: Owner
PERMIT NUMBER: 49273 VALUE: FEE: 2.50 BLANKET ELECTRIC
JOB: 51891 60¢
2 switches; 2 recept; 2 lt. fix.

ROUGH INSPECTION
3 lts. 2 Sw. 2 Recpt. } Ro ok. 7-24-62 JRN.

9-24-62 DC NR.
1-8-63 DC NHLN
Be ready 3 weeks. 1-9-63
3-7-63 NHLN.
3-27-63 Not Ready. DC
5-6-63 Fin elect. OK When permit is in. DC

FINAL INSPECTION 5-8-63
INSPECTOR: Craven

FORM 753 2M 9-61 MOCK

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1320 Oak Hill Place DATE: 9/4/63
OWNER: Luther B. Whatley
CONTRACTOR: Owner
PERMIT NUMBER: 52782 VALUE: FEE: 5.00 Sewer p
JOB: connect added fixtures to existing lateral on property

ROUGH INSPECTION
House drain from Garage to lateral.

FINAL INSPECTION 11-9-65
INSPECTOR: HE Smith

FORM 753 2M 10-62 MOCK

CITY OF SOUTH PASADENA 3-2-59 BUILDING DEPARTMENT

JOB CARD

Address: 1320 Oakhill Date: Nov. 19, 1958
Owner: L. B. Whatley
Contractor: Owner
Permit Number: 40699 Value: Fee: Plmb. 3.50 elec. 260
Job: 1 garbage disposal - 1 s.w. outlet

Rough Inspection
Inspector

Final Inspection 3-2-59
J. Gregonis
Inspector

FORM 753 2M 9-58 MOCK

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 1320 Oakhill Place

LOT BLOCK TRACT

OWNER L. B. Wheeley

DESCRIPTION Adding Bedroom + Bath

$ 800.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PE
		PLAN CHECKING		
8-14-53	29689	BUILDING	Owner	
		TEMP POWER		
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

FORM 502 2M 9-49 MOCK PTG.

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 1320 Oakhill Pl.

LOT 7 BLOCK TRACT 12943

OWNER Luther Whatley

DESCRIPTION 5rm 5F res/w att. garage

$ 8700

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PE
1-2-52	26665	PLAN CHECKING	Robt. E. Bryant	
1-8-52	26709	BUILDING	Robt. E. Bryant	2
		TEMP POWER		
3-5-52	26974	ELEC. WIRING	E. Mc Roberts	
		ELEC. FIXTURES		
2-5-52	26810	PLUMBING	Baxter & Son	
4-11-52	27146	SEWER	Owner	
		EXCAV HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

FORM 502 2M 9-49 MOCK PTG.

Excerpts from the Minutes of:

PLANNING COMMISSION July 15, 1963

CITY COUNCIL _____

PUBLIC HEARING
LUTHER B. WHATLEY
REQUEST FOR VARIANCE
1320 OAK HILL PLACE

At 8:00 P. M. public hearing was called on the application of Luther B. Whatley requesting variance under Sec. 36.35 to allow the construction of a 2-car garage to be built to within 8' of the front property line in conjunction with the conversion of an existing 1-car garage to a bedroom and 3/4-bath for the property located at 1320 Oak Hill Place. Notice of the public hearing had been given by posting the property and publication in the July 3, 1963 issue of the South Pasadena Review.

Photographs of the property were submitted and the plan on file was reviewed. The application called attention to the fact that city property extends some thirteen feet back of the street curb, requesting relief from the requirement of a third uncovered parking space due to the lack of depth for this space. The building site for the dwelling was originally leveled at the base of the hill and does not provide sufficient area to make an alternate plan for the addition feasible. The additional bedroom is an urgent and immediate need. Since parking is now allowed only on the east side of the street, a second off-street parking space is desirable. By excavating and lowering the proposed 2-car garage addition to street, level, the roof or walking deck will extend above grade from 2' to 4' 8" which the applicant feels will not be objectionable since it will not obstruct anyone's view. In discussing his plan with the commission, Mr. Whatley explained that by excavating and lowering will give the garage a subterranean effect. There will be sufficient room to park two cars in the driveway by parking partially on City property. It was established that other residences in the area have approximately the same setback. Mr. Whatley plans to remove the former approach and landscape the existing driveway area.

Moved by Mr. Knowles, seconded by Mr. Peters, and unanimously carried that the request by Luther B. Whatley for variance under Sec. 36.35 to allow the construction of a 2-car garage to be built to within 8' of the front property line in conjunction with the conversion of an existing 1-car garage to a bedroom and 3/4-bath for the property located at 1320 Oak Hill Place be granted, in accordance with plot plan City date stamped May 29, 1963, for the reason that the addition of the garage will not be detrimental to this or adjacent properties.

Vote: All Commissioners voted Aye.

CITY of SOUTH PASADENA

Office of the Planning Commission
South Pasadena, California

City Engineer
City Hall
South Pasadena, California

Subject: PUBLIC HEARING
Luther B. Whatley
Request for Variance
1320 Oak Hill Place

Action of the Planning Commission at its meeting of July 15, 1963.

Moved by Mr. Knowles, seconded by Mr. Peters, and unanimously carried that the request by Luther B. Whatley for variance under Sec. 36.35 to allow the construction of a 2-car garage to be built to within 8' of the front property line in conjunction with the conversion of an existing 1-car garage to a bedroom and 3/4-bath for the property located at 1320 Oak Hill Place be granted, in accordance with plot plan City date stamped May 29, 1963, for the reason that the addition of the garage will not be detrimental to this or adjacent properties.

Vote: All Commissioners voted Aye.

PLEASE INITIAL & PASS ON	
DATE:	
LANE	
SPEER	
MOCALIS	
SKINNER	
NELSON	
CRAVEN	
LOMBARD	
SCHNEBLY	
ROSS	
Old Dept	

File →

RECEIVED
JUL 16 1963
THE ENGINEERING DEPARTMENT
City of South Pasadena

(Mrs.) Charlotte McGaughey
Chairman

cc: City Clerk

Date July 16, 1963

Docusign Envelope ID: 7F69A3E8-434D-853A-82DE-2D9475B5184A

CITY OF SOUTH PASADENA

1414 MISSION, SOUTH PASADENA, CA 91030
TEL: 626.403.7210 ▪ FAX: 626.403-7211
WWW.SOUTHPASADENACA.GOV

October 26, 2026

Lap Nguyen
1320 Oak Hill Place
South Pasadena, CA 91030

Re: Tentative Tree Removal Approval – 1320 Oak Hill Place

After reviewing the tree removal application, City Arborist recommendation, development plans, and replacement tree plan, the City of South Pasadena Public Works Director tentatively approves the removal of significant trees associated with the proposed development: one elephant-foot tree, one Italian cypress (Cupressus sempervirens), and one multi-stem Hong Kong orchid tree. The City Arborist approved the three removals as related to construction under SPMC §34.6(c)(2), which applies when a tree's location within the proposed building footprint precludes its retention during development.

Pursuant to SPMC §34.6(d)(2), the Public Works director has discretion to waive the mailing of the comment period notices, if a notice associated with the development is being sent by the planning review authority and such notice specifically identifies the removal of protected or significant trees as described in the application submitted by the applicant. In this case, the Public Works Director provides only his recommendation for approval or denial and the reasons therefore to the planning review authority.

This tentative recommendation for approval is subject to the following conditions:

1. The tree removal permit may be issued only after approval of the associated building permit and payment of all applicable tree removal permit fees and replacement deposits. The tree removal permit must be obtained before any removal work begins. This tentative approval applies only to the tree removal request and does not constitute approval of the development project.

2. Eight replacement trees are required for the removal of the three significant trees identified above. The replacement plan, including the proposed species, minimum 24-inch box size, and planting locations, must be reviewed and approved by the City. Any changes to the approved species or locations require prior City approval.

Docusign Envelope ID: 7F69A3E8-434D-853A-82DE-2D9475B5184A

3. Each replacement tree shall be a minimum 24-inch box size and shall be installed at the approved locations with adequate clearance from structures, paving, utilities, and neighboring trees. Any change in species or location requires prior City approval.

4. The eight replacement trees shall be planted before issuance of the certificate of occupancy for the ADU. A final City inspection is required to verify compliance before the replacement deposit may be released.

Sincerely,

DocuSigned by:
Julian Lee
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Julian Lee
Director of Public Works

cc: Michael Vartanians, City Engineer

Planning Commission Agenda Report

ITEM NO. 4

DATE: November 10, 2026

FROM: Erika Ramirez, Community Development Director

SUBJECT: Project No. 2579- CUP-MOD- Consideration of City-Initiated modification to Conditional Use Permit (CUP) No. 2579-CUP to modify the operation of the existing bar (Sid's Bar) as an additional primary use with limited live entertainment permitted to operate daily from 5:00pm to 1:30am at an existing permitted live entertainment concert venue (Sid the Cat) with on-site consumption and sale of alcoholic beverages (Type-90 ABC license), located at 1020 El Centro Street (APN: 5315-008-049 formerly APN: 5315-008-047); and to make a determination of exemption under the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities).

APPLICANT: City

Recommendation

It is recommended that the Planning Commission conduct a public hearing and adopt a Resolution:

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301 Class 1 (Existing Facilities); and
2. Approving Project No. 2579-CUP-MOD, subject to the conditions of approval.

Executive Summary

The proposed modification to Conditional Use Permit (CUP) No. 2579-CUP would allow the existing bar at Sid the Cat, located at 1020 El Centro Street, to operate independently of auditorium events and offer limited live entertainment within the bar. The original approval authorized bar service as ancillary to auditorium events and the bar could be used in conjunction with private events closed to the general public. No expansion of the building or bar floor area is proposed.

Staff recommends approval subject to revised conditions allowing daily bar operations and alcohol service from 5:00 p.m. to 1:30 a.m., limited live entertainment in the bar, and a required acoustical evaluation. The conditions would retain the 12:30 a.m. cutoff for music and amplified sound and prohibitions on outdoor entertainment and amplified sound.

Background

- August 18, 2022: Cultural Heritage Commission held a duly noticed public hearing and approved a Certificate of Appropriateness for the rehabilitation and adapted reuse of the existing building and recommendations to the Planning Commission for Project No. 2441/COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP, a mixed-use development for commercial uses that included a conditional use permit, design review, sign program and residential uses that included a density bonus review, affordable housing review, tentative tract map, and tree removal permit.
- September 13, 2022: Planning Commission held a duly noticed public hearing and approved Project No. 2441/COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP.
- May 16, 2023: Application for a Conditional Use Permit (CUP) to allow live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type-90 ABC License- sale of beer, wine, spirits at retail for consumption of the premises in a music entertainment facility), and for extended hours of operation was submitted.
- February 13, 2024: Planning Commission held a duly noticed public hearing and adopted Resolution No. 24-03, approving CUP 2579-CUP, permitting a concert venue known as Sid the Cat.
- October 30, 2026, a Temporary Certificate of Occupancy was issued.
- December 4, 2026, Sid the Cat held its first event.
- February 9, 2026, a Notice of Noncompliance was issued related to the operation of the bar independently from the auditorium events.

As this was the first of its kind business in the downtown area, when Sid the Cat initially opened, the City received an initial noise complaint in December and subsequently thereafter. Between the months of December 2025 and September 2025, Code Enforcement received a total of 52 complaints from three sources. These complaints were related to patron behavior, parking, and noise. Initially, complaints primarily concerned bar-related noise, however, such complaints have declined to approximately an average of two per month from May through September. In August and September, only one noise complaint was received in each month. Code Enforcement inspections did not confirm a noise violation. Separately, the Police Department responded to 12 calls for service related to noise between December 2025 and May 2026.

It was during the investigation related to the noise complaint that staff learned that the bar was functioning independently when the bar was approved as an ancillary use in conjunction with events in the auditorium. Essentially, the bar was not approved to be used independently with entertainment only in the bar. Therefore, Staff issued a Notice of Noncompliance on February 9, 2026, addressing independent bar operations and has worked with the operator on compliance and operational concerns since that time.

Analysis

Pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060(D), the Planning Commission may grant a Conditional Use Permit (CUP) for any use listed in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) of Chapter 36 (zoning) as requiring a CUP. A CUP is a discretionary entitlement intended to evaluate proposed uses that, while generally compatible with the applicable zoning district, may

have the potential to create impacts that warrant additional review. The CUP process allows the City to assess the appropriateness, design, and operation of a proposed use in relation to its surroundings, and to ensure that it is consistent with the General Plan, Zoning Code, and applicable specific plans. Through this process, the Planning Commission may impose conditions of approval to mitigate potential impacts and ensure that the use operates in a manner that protects the public health, safety, and welfare and maintains the character and integrity of the community. SPMC 36.410.060 outlines 6 Findings that the Planning Commission must make to approve a CUP.

The purpose of a modification to a Conditional Use Permit (CUP) is to allow changes to a previously approved use, site plan, or conditions of approval. A modification may address changes in business operations, hours of operation, site improvements, or other aspects of the original approval. The review provides an opportunity to evaluate the proposed changes, assess potential impacts, and update conditions of approval as appropriate only to the proposed changes. In this case that proposed change is solely related to the previously approved use of the bar. The purpose of the modification is to allow the bar to operate independently as an additional primary use with limited live entertainment in addition to its current approved use in conjunction with live entertainment occurring in the auditorium.

Project Description

The site is within the Downtown Specific Plan area, formerly governed by the Mission Street Specific Plan. The original property, APN 5315-008-047, contained an approximately 11,435-square-foot former school building and auditorium with a surface parking lot. The property has since been subdivided into APN 5315-008-049, approximately 28,122 square feet (0.65 acre), surrounding the school building, and APN 5315-008-048, approximately 56,634 square feet (1.3 acres), consisting primarily of the former surface parking area. The venue retains the address of 1020 El Centro Street.

The school building was constructed in 1928, and the auditorium was constructed in 1931. SPUSD used the property for administrative offices beginning in 1980 and relocated in 2021. The Romanesque Revival property is listed in the City's Inventory of Historic Resources and contributes to the National Register Mission West Historic District. Character-defining features include its brick façade, decorative arches, articulated columns, and belt course between stories.

The 2022 approvals authorized rehabilitation and adaptive reuse, including window restoration, removal of rooftop mechanical equipment, installation of a tile roof, removal of interior partitions, repairs, and Building and Fire Code upgrades. Any acoustical improvements associated with this modification would require applicable permits and historic preservation review for consistency with the Secretary of the Interior's Standards.

2579-CUP Approval

On February 13, 2024, the Planning Commission adopted Resolution No. 24-03, approving CUP 2579-CUP, subject to conditions of approval. CUP 2579-CUP permitted the use of live entertainment, the on-site sale and consumption of alcohol, and extended hours of operation for a concert venue (known or referred to as the auditorium) located in the east wing of the former South Pasadena Unified School District (SPUSD) school site. The total building area is 5,484 square feet; the permitted use includes a 770 square foot-attached outdoor patio that was proposed to be enclosed. The intended use was to

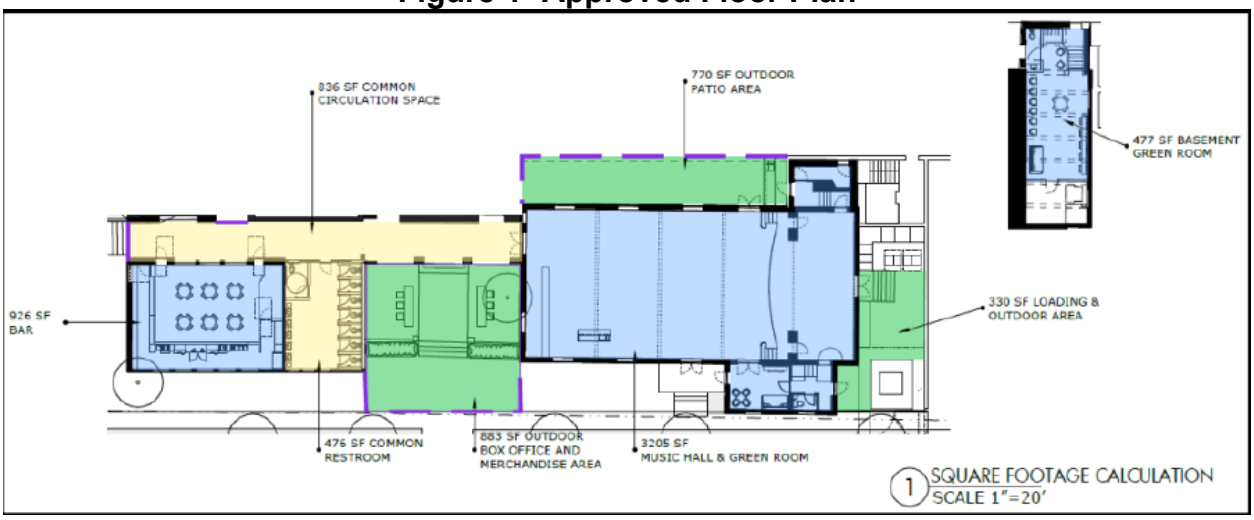
operate the facility as the administrative office for Sid the Cat during the daytime, and schedule evening music-oriented shows that focus primarily on signer songwriters and indie rock. The live music performances were permitted to occur in the auditorium, and the adjacent southeast classroom was permitted to be converted into a bar for use when the live shows were occurring in the auditorium, and an outdoor patio area adjacent to the auditorium was permitted to be connected for the use of the concert venue as a space for patrons as well as a bar.

Conditions P9 through P12 established the following operating limits:

- Daily hours for live entertainment: 7:00 pm to 12:30 am
- Daily hours of alcohol service concurrent with events: 5:00 pm to 1:30 am (2 hours before show, one hour after)
- The facility shall shut down all music and amplified sound at the concert venue, no later than 12:30 am daily.
- Only staff, security guards, and performers are allowed to remain in the facility after closing hours, for loading and clen-up, not to exceed 2:00 am.

The approved floor plan is illustrated in Figure 1 below.

Figure 1- Approved Floor Plan



Sid the Cat Operations

The Community Development Department's Code Enforcement Division received 52 complaints from three sources related to Sid the Cat between December 22, 2025, and September 2026. Of these, 48 were submitted by one source. Complaints were received primarily in February and March and concerned noise, patron behavior, and parking, with bar-related noise reported most frequently, followed by patron noise. Five complaints specifically concerned the auditorium. Complaint volume declined by 50 percent from March to April and averaged approximately two per month from May through September. Code Enforcement inspections did not confirm a noise violation.

The Police Department also logged and responded to 12 calls for service between December 2025 and May 2026, averaging approximately two per month. Receipt of a complaint or a call for service does not, by itself, establish a violation.

Because of the complaints received, staff reviewed the conditions of approval and administrative record and determined, with concurrence from the City Attorney's Office, that the bar was authorized as an ancillary use to auditorium events, and could be used in conjunction with private events closed to the general public. The February 9, 2026 Notice of Noncompliance was sent to address the independent bar operations. Staff has since monitored operations and worked with the operator to address compliance and operational concerns. This is evident in the drastic reduction of complaints received.

The bar known as "Sid's Bar" is openly nightly at 5:00 pm Tuesday through Sunday. Closing time is 10:30 pm on Sundays, Tuesdays and Wednesdays, 11:30 pm Thursdays, and 12:00 am on Fridays and Saturdays. These hours are consistent with the current conditions related to the hours for alcohol service. Sid's Bar is closed on Mondays, unless there is a scheduled event. The proposed modification would establish these hours as a permitted schedule, subject to the adopted conditions and applicable ABC authorization.

The City has been in communication with the operators since receiving complaints to provide the opportunity to address concerns from residents. Since that time the operators have independently taken proactive measures to reduce the noise levels, redirect patrons from parking and loitering in the residential area south of the project site. Additionally, a temporary vinyl sound wall and interior sound monitoring equipment that allows remote adjustment of speaker volume has been installed. No outstanding noise or nuisance violations are identified; the scope of permitted bar operations remains the subject of this modification. No other aspects of the operations is under review.

Proposed Modification

Staff reviewed the 2024 staff report, resolution, conditions, approved plans, business plan, acoustical study, and hearing record, together with the relevant 2022 CHC record. Staff's review identified the following:

- The staff report described performances in the auditorium, and the plans identified separate auditorium and bar areas.
- The acoustical study evaluated the auditorium rather than entertainment in the bar.
- Planning Commission testimony described performances as limited to the auditorium.
- The conditions state that the primary purpose of the facility was to operate as a concert/music venue and that operation of the bar during non-event hours was not permitted unless modified.
- The conditions treated bar service as ancillary to the concert venue, and the bar could also be used in conjunction with private events closed to the general public.

The proposed modification would allow the existing bar to operate independently of live entertainment in the auditorium and would authorize limited live entertainment within the bar. These changes would occur within the existing approved spaces, with no expansion of floor area. The modification would also revise the operating conditions to distinguish between the auditorium and bar uses and establish requirements for independent bar operations, entertainment, and acoustical review.

Proposed Conditions of Approval

Staff recommends amending the existing conditions of approval as described below to implement the proposed modification and clarify the operating requirements for the auditorium and bar. The proposed conditions define the areas associated with each use,

address alcohol service and entertainment, retain restrictions on outdoor activities, and require an acoustical evaluation of the bar in order to assess the need, if any, for acoustical improvements related to the bar area. The revised project description and proposed condition changes are presented below.

The revised project description would read: “Modification of Conditional Use Permit No. 2579-CUP to allow live entertainment for a Music Venue, the operation of a bar with on-site consumption and sale of alcoholic beverages (Type-90 ABC license), and extended hours of operation located at the east wing of the previous school district building.at 1020 El Centro Street. The Music Venue shall include the 2,809 SF area identified as “Auditorium” and “Stage”; and the Bar shall include the 926 SF area identified as “Bar” on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024.”

It should be noted that conditions were renumerated beginning with P18.

New Conditions
The following conditions have been added.

P17. The Music Venue is the 2,809 SF area identified as the “Auditorium” and “Stage” on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024 as illustrated Figure 1 below.

P18. The Bar is the 926 SF area identified as the “Bar” on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024 as illustrated on Figure 1 below.

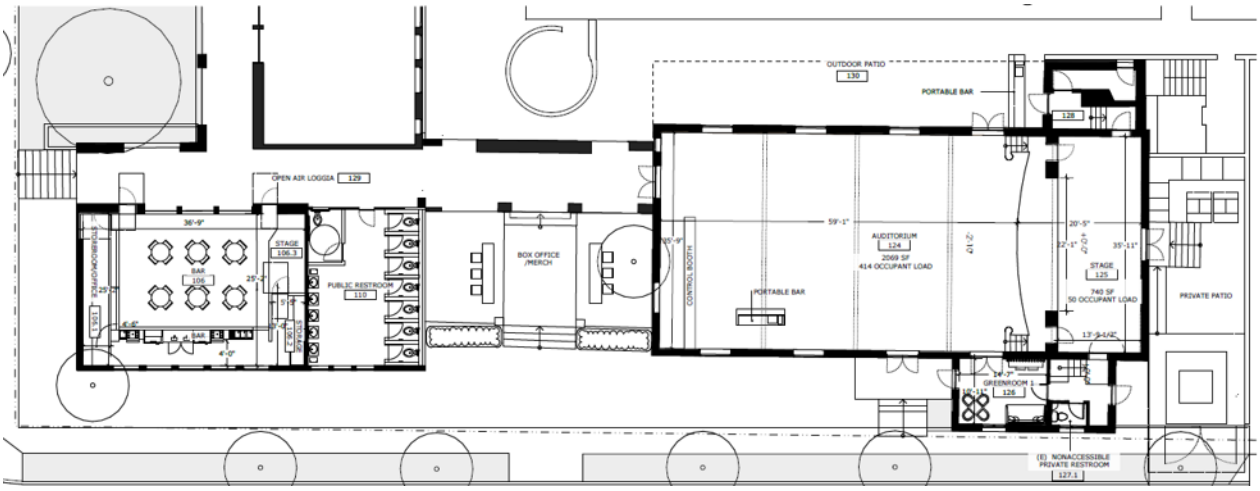


Figure 1: Floor Plan

P20. Live entertainment in the Bar shall be limited to single or up to a trio of people for musical performances, DJ performances, and nonmusical forms of artistic interpretation.

P24. An acoustical testing and recommendations report by an INCE certified technical for the Bar shall be prepared and provided to the Community Development Department for review and approval within 60 days from the date of approval of the CUP Modification by the Planning Commission. The report shall include acoustical conditions of the Bar area to include the measurement of sound isolation performance of the existing area and an extended period environmental noise study. This information should be used to determine

the need for acoustical improvements of the existing building in order to reduce noise impacts to the neighborhood. Soundproofing methods must be reviewed and approved by the Planning and Building Divisions and installed with appropriate permits.

P49. Operators website, advertisement and promotional materials shall include information on public parking locations, ride share drop off on Mission Street, discourage parking south of the site and information that all patrons should exit towards Mission Street.

Revised Conditions
The red font underlined words have been added and the red font strikethrough have been deleted.

P10. Daily hours of alcohol service concurrent with ~~events~~ live entertainment:

i. 5:00pm to 1:30am. These hours of alcohol service include ~~(~~2 hours before ~~show~~ live entertainment occurring in the Auditorium/Stage and/or Bar and one hour after the end of the live entertainment.~~)~~

P11. The facility shall shut down all music and amplified sound ~~at the concert venue in~~ the Auditorium/Stage and in the Bar, no later than 12:30 am daily.

P14. All entertainment shall be conducted within a wholly enclosed building. There shall be no live entertainment in any of the outdoor areas including the outdoor patio area.

P15. There shall be no amplified sound permitted in any of the outdoor areas, including the outdoor patio area.

P16. The facility's primary purpose shall be to operate as a Music Venue and Bar.

P19. Operation of the ~~bar~~ Bar ~~(Hours of Alcohol Service) during non-event hours~~ shall be ~~prohibited~~ permitted as follows:

(1) During the hours of 5:00 pm to 1:30 am daily in conjunction with live entertainment occurring in the Bar;
(2) In conjunction with live entertainment occurring in the Auditorium/Stage as condition in P10;
(3) During private events or functions that are not open to the general public and within the permitted hours of alcohol sales allowed and with or without live entertainment.

P~~38~~45. Exterior Noise levels recorded from any property line shall not exceed the maximum allowed 15 dBA above the ambient as measured, as required by the South Pasadena Noise Ord. 1582 ("Noise Ordinance"). Notwithstanding, if the City's Noise Ordinance is subsequently amended, then the exterior noise level shall comply with the amended ordinance then in effect.

~~P44~~P46. Interior noise levels in the Auditorium/Stage area shall not exceed 100 dBA, as it was the sound level used to conduct the noise study and provide recommendations for sound mitigations.

PC2. Patrons leaving the ~~concert~~ Music ~~v~~Venue (including the Bar) shall be directed towards Mission Street with appropriate signage and staff directing pedestrian flow away from El Centro. Signage shall be temporarily posted, during event hours. Proposed signage shall be submitted to Community Development for final review and approval.

Deleted Conditions
The following conditions has been deleted and incorporated into other revised conditions.

P13. A "No Alcohol beyond this this point" shall be posted at the concert venue exits. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.
This was incorporated into revised Condition P29.

P18. In addition to the concert venue, the ancillary bar service is permitted during private events or functions that are not open to the general public and within the permitted hours allowed bar service as conditioned, with or without live entertainment.
This was incorporated into revised Condition P19 incorporates the authorization.

All conditions not expressly modified would remain in effect, including the 7:00 p.m. start time for entertainment under P9 and the 2:00 a.m. deadline for staff loading and cleanup under P12.

Noise and Neighborhood Compatibility
The modification would allow bar operations on days without auditorium events in a space not evaluated by the original acoustical study. These changes warrant review of noise. The absence of a confirmed noise violation during one inspection does not establish that all proposed operations will comply with applicable standards.

The proposed acoustical report would help evaluate the bar's sound isolation and identify appropriate improvements absent the temporary vinyl sound wall, if necessary.

In summary, the proposed modification would allow the previously approved bar to operate independently of auditorium events while retaining conditions governing operating hours, alcohol service, noise, and outdoor activities. The modification would clarify the relationship between the two approved uses and establish consistent requirements for their operation.

Environmental Analysis
The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities). The modification would allow an existing, previously approved bar to operate independently of live entertainment in the auditorium. The bar use would be maintained within its approved area, with no expansion of the building or bar floor area. The modification therefore involves a negligible expansion of the existing use. Any associated physical improvements would be minor and subject to applicable City review and permits to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Public Notification of Agenda Item

A public notice for this Public Hearing was published in the South Pasadena Review on October 30, 2026. The public was also made aware of the regularly scheduled Public Hearing on November 05, 2026, through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City's website.

Attachment:

1. Resolution No. 26-16, including Exhibit A
2. Redlined Exhibit A
3. Planning Commission staff report dated 2/13/2024
4. Executed Resolution No. 24-03, including Exhibit "A" Conditions of Approval
5. Approved Architectural Plans dated 2/13/2024
6. Public Comments Received as of 11/5/2026

P.C. RESOLUTION NO. 26-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT NO. 2579-CUP FOR INDEPENDENT OPERATION OF THE EXISTING SID'S BAR WITH LIMITED LIVE ENTERTAINMENT AT 1020 EL CENTRO STREET (APN 5315-008-049) AND FINDING THE MODIFICATION CATEGORICALLY EXEMPT FROM CEQA UNDER GUIDELINES SECTION 15301, CLASS 1 (EXISTING FACILITIES).

WHEREAS, on February 13, 2024, the Planning Commission adopted Resolution No. 24-03, approving Conditional Use Permit (CUP) No. 2579-CUP for the Sid the Cat Music Venue, on-site sale and consumption of alcoholic beverages subject to a Type 90 license, and extended hours of operation at 1020 El Centro Street. The original conditions authorized bar service only in conjunction with live entertainment events in the auditorium and for qualifying private functions closed to the general public; and

WHEREAS, the City initiated Project No. 2579-CUP-MOD to allow the existing bar, which is a 926 sq. ft. area identified as "Bar" on sheet A1.10 of the plans approved by Resolution No. 24-03 ("Bar") to operate as an additional primary use independent of live entertainment events in the auditorium and to authorize limited live entertainment in the Bar, subject to the revised conditions of approval ("Modification"). The proposed Modification is confined to operations within the approved premises; and

WHEREAS, on November 10, 2026, the Planning Commission held a duly noticed public hearing and considered the staff report, revised conditions and all testimony and written materials received on the proposed Modification.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

SECTION 1. ACKNOWLEDGMENTS

The foregoing recitals are incorporated into this resolution.

SECTION 2. ENVIRONMENTAL REVIEW FINDING

The Planning Commission finds the modification categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities). The action changes when and how the existing 926-square-foot Bar may operate and allows limited indoor entertainment. The Modification involves negligible expansion of use within an existing facility, with no increase in building or Bar floor area and no demolition. The building is a contributor to the Mission West Historic District. The operational change does not alter its character-defining features. Any associated minor acoustical work is subject to applicable City permits and historic preservation review for consistency with the Secretary of the Interior's Standards. Based on the record, the Commission finds that no exception under

CEQA Guidelines Section 15300.2 applies.

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Based on the record before it, the Planning Commission makes the following findings under South Pasadena Municipal Code Section 36.410.060(F) for the Modification as conditioned.

1. **Allowable use and zoning compliance.**
   The site is in the Downtown Specific Plan Mixed-Use Core, which accommodates entertainment and beverage-service uses subject to applicable approvals. The Modification adjusts the operating terms of the existing CUP for use of the existing approved Bar shown on Sheet A1.10 independently from its use in conjunction with live entertainment in the approved Auditorium. Exhibit A regulates hours, on-site alcohol service, indoor entertainment and noise. Alcohol service is subject to applicable California Department of Alcoholic Beverage Control (ABC) authorization.

2. **General Plan and Downtown Specific Plan consistency.**
   Independent operation of the existing Bar with limited indoor entertainment supports General Plan Policies P2.1 and P2.7 by providing a venue for local arts programming and supporting downtown food and beverage activity. The Modification continues the adaptive reuse of a historic building in the Mixed-Use Core and confines the operational change to existing floor area.

3. **Health, safety and welfare of persons in the neighborhood.**
   The conditions limit the scale and hours of Bar entertainment, require all music and amplified sound to end by 12:30 a.m., and prohibit outdoor live entertainment and amplified sound. Because the original acoustical study evaluated only the auditorium, Condition P24 requires a Bar-specific report within 60 days of approval to evaluate the acoustical conditions of the Bar area to inform the need for acoustical improvements of the existing building in order to reduce noise impacts to the neighborhood. The modified operations remain subject to applicable noise standards, then in effect. As conditioned, the Modification would not be detrimental to persons living or working nearby.

4. **Neighborhood property and the general welfare of the City.**
The Modification stays within the approved building footprint as the Bar is already existing and has been in use since the opening of the Music Venue. Conditions governing patron conduct, alcohol service and circulation address potential effects on nearby properties. Conditions P49 and PC2 direct patrons toward Mission Street and away from the residential area south of the site. With those controls, the Modification

would not be injurious to neighboring property or improvements or detrimental to the general welfare of the City. Moreover, the Bar has been operating in the same manner as proposed by this Modification.

5. **Site and access adequacy.**
   The existing 926-square-foot Bar can accommodate the conditioned operation within the approved premises. Existing streets and access points serve the site. The Modification does not require roadway changes. The conditions direct patrons to public parking and Mission Street rideshare drop-off, and direct departing patrons toward Mission Street. The site and its existing access are adequate for the conditioned operation.

6. **Compatibility with surrounding land uses.**
   The limited indoor entertainment fits within the scale and character of the existing downtown venue. Indoor-only entertainment, performer limits, the sound cutoff, acoustical testing and patron routing address the effects of Bar activity on nearby commercial and residential uses. As conditioned, the Bar's modified operations are compatible with existing and future surrounding uses. Moreover, the Bar has been operating in the same manner as proposed by this Modification.

SECTION 4. RECORD OF PROCEEDINGS

The documents and other materials that constitute the record of proceedings are on file with the City of Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The City Clerk is the custodian of the record.

SECTION 5. DETERMINATION

The Planning Commission hereby approves Project No. 2579-CUP-MOD, modifying CUP No. 2579-CUP to authorize independent operation of the existing 926-square-foot Bar with limited live entertainment, subject to the revised conditions of approval in Exhibit A, incorporated herein. Under Condition P19, the Bar may operate from 5:00 p.m. to 1:30 a.m. in conjunction with limited live entertainment in the Bar, in conjunction with live entertainment in the Auditorium/Stage, or during qualifying private events within permitted alcohol service hours. Conditions P9 through P12 and P20 govern entertainment, alcohol service, amplified sound and closing activities.

This action amends Resolution No. 24-03 solely as to the Modification described herein and the corresponding changes in Exhibit A. The original approval and all conditions except as expressly amended, deleted or renumbered in Exhibit A remain in effect. This approval is subject to applicable ABC license requirements.

SECTION 6. APPEALS

An eligible appellant may appeal this decision to the City Council by filing a written appeal with the City Clerk and paying the applicable fee within 15 calendar days after the decision, in accordance with South Pasadena Municipal Code Division 36.610.

SECTION 7. CERTIFICATION OF THE RESOLUTION

The Secretary shall certify the adoption of this resolution by the Planning Commission of the City of South Pasadena.

PASSED, APPROVED, AND ADOPTED on November 10, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Amitabh Barthakur
Planning Commission Chair

ATTEST:

_____
Erika Ramirez
Community Development Director

EXHIBIT "A"
CONDITIONS OF APPROVAL
PROJECT NO. 2579-CUP MOD
1020 El Centro Street (APN: 5315-008-049)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on February 13, 2024; further modified by the Planning Commission on November 18, 2026:

1. **Modification of Conditional Use Permit (CUP) No. 2579-CUP** to allow live entertainment for a Music Venue, the operation of a bar with on-site consumption and sale of alcoholic beverages (Type-90 ABC license), and extended hours of operation located at the east wing of the previous school district building at 1020 El Centro Street. The Music Venue shall include the 2,809 SF area identified as "Auditorium" and "Stage"; and the Bar shall include the 926 SF area identified as "Bar" on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024.

Note: As a convenience to the applicant, the development requirements from applicable Departments/ Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.

PLANNING DIVISION:

P1. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the project.

P2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.

P3. The on-site ABC license (Type-90 ABC License) shall be acquired from the California Department of Alcoholic Beverage Control (ABC), otherwise the alcohol entitlement shall terminate within twelve (12) months from the effective date of the approval.

P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, ABC, and any other government entity shall be complied with.

P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.

P6. The applicant and each successor in interest to the property which is the subject of this project approval (collectively referred to herein as the "applicant"), 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.

P7. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

P8. 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, unless conditionally modified by this CUP.

P9. Daily hours for live entertainment are:

i. 7pm to 12:30am

P10. Daily hours of alcohol service concurrent with live entertainment:

i. 5:00pm to 1:30am. These hours of alcohol service include 2 hours before live entertainment occurring in the Auditorium/Stage and/or Bar and one hour after the end of the live entertainment.

P11. The facility shall shut down all music and amplified sound in the Auditorium/Stage and in the Bar, no later than 12:30 am daily.

P12. Only staff, security guards, and performers are allowed to remain in the facility after closing hours, for loading and clean-up, not to exceed 2:00 am.

P13. Modification of hours of operation shall require review and approval from the Planning Commission.

P14. All entertainment shall be conducted within a wholly enclosed building. There shall be no live entertainment in any of the outdoor areas, including the outdoor patio area.

P15. There shall be no amplified sound permitted in any of the outdoor areas, including the outdoor patio area.

P16. The facility's primary purpose shall be to operate as a Music Venue and Bar.

P17. The Music Venue is the 2,809 SF area identified as the “Auditorium” and “Stage” on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024 as illustrated Figure 1 below.

P18. The Bar is the 926 SF area identified as the “Bar” on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024 as illustrated on Figure 1 below.

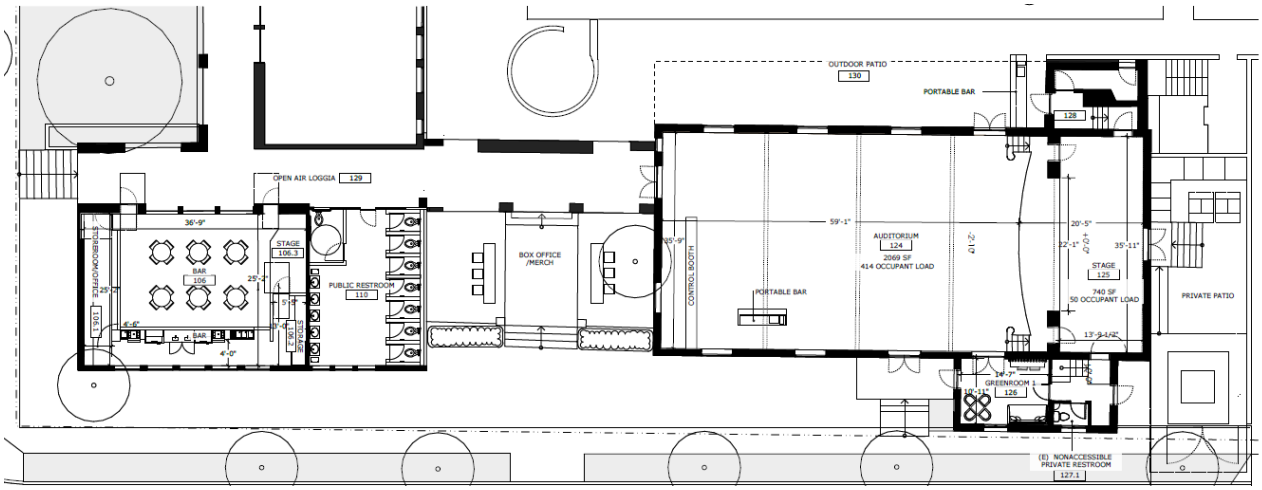


Figure 1: Floor Plan

P19. Operation of the Bar shall be permitted as follows:

(1) During the hours of 5:00 pm to 1:30 am in conjunction with limited live entertainment

occurring in the Bar;

(2) In conjunction with live entertainment occurring in the Auditorium/Stage; or

(3) During private events or functions that are not open to the general public and within the permitted hours of alcohol sales allowed and with or without live entertainment.

P20. Live entertainment in the Bar shall be limited to single or up to a trio of people for musical performances, DJ performances, and nonmusical forms of artistic interpretation.

P21. The business shall not be an adult business as defined by the SPMC Section 36.350.030.

P22. A minimum of one (1) sign shall be placed per exit, cautioning patrons to be considerate of neighbors once leaving the establishment. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.

P23. The applicant shall install sound reducing measures per acoustical report prepared by Newson & Brown Acoustics LLC dated December 6, 2023. Soundproofing methods must be reviewed and approved by the Planning and Building Divisions and installed with appropriate permits. Failure to satisfy this condition will result in the re-review of this CUP before the Planning Commission hearing to consider revocation of the CUP approval.

P24. An acoustical testing and recommendations report by an INCE certified technical for the Bar shall be prepared and provided to the Community Development Department for review and approval within 60 days from the date of approval of the CUP Modification by the Planning Commission. The report shall include acoustical conditions of the Bar area to include the measurement of sound isolation performance of the existing area and an extended period environmental noise study. This information should be used to determine the need for acoustical improvements of the existing building in order to reduce noise impacts to the neighborhood. Soundproofing methods must be reviewed and approved by the Planning and Building Divisions and installed with appropriate permits.

P25. The minimum required number of on-site parking spaces shall be determined by the number of employees per event, in compliance with State law Assembly Bill (AB) 2097.

P26. Any proposed signage shall be submitted for review and approval by the Community Development Department prior to installation.

P27. Alcohol shall be opened or served for the customer at the time of purchase to prevent off- site consumption. Sale of alcohol for off-site consumption shall be prohibited.

P28. Drinking alcoholic beverages shall not be permitted in the loading area or public right-of- way. The management or business operators shall be responsible for posting appropriate signage.

P29. The consumption of alcohol shall be permitted only within the Auditorium, Greenroom, Basement of Greenroom, Bar, the outdoor walkway west of the Bar connecting to the Auditorium, and the 770 sq. ft. Outdoor Patio Area west of the Auditorium, as outlined in red in Figure 2 below. A "No Alcohol beyond this point" shall be posted. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.

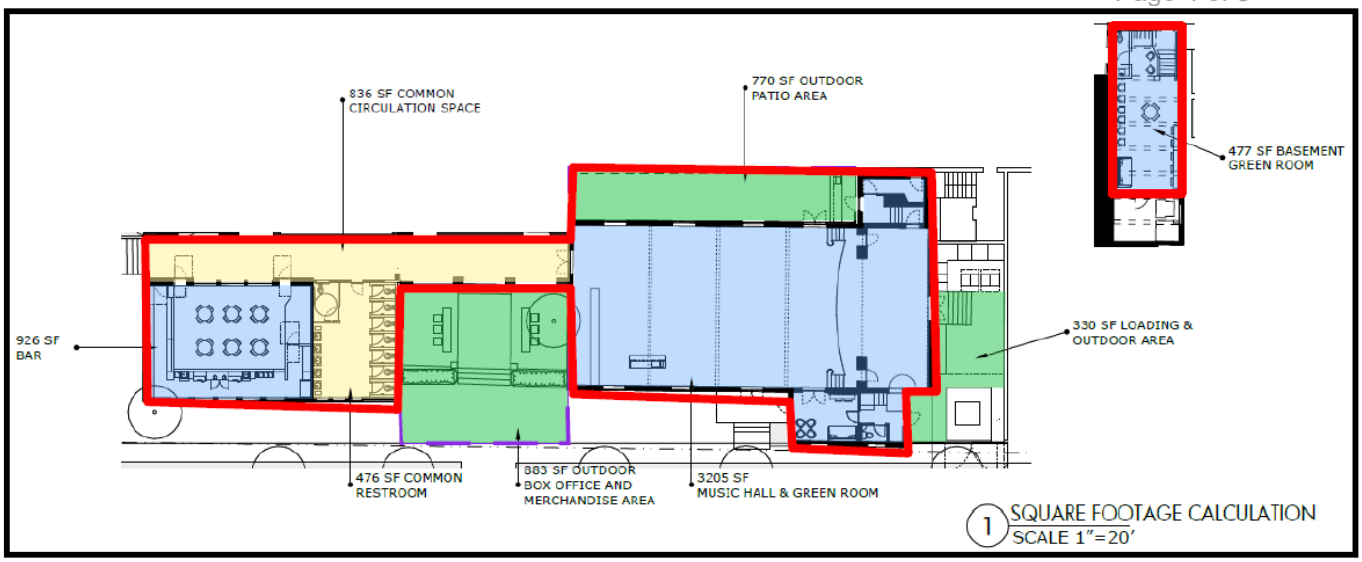


Figure 2: Music Venue Floor Plan

P30. In compliance with ABC requirements, the business shall install the necessary stanchions prior to the serving of alcohol.

P31. As required by the ABC Department to maintain the Type-90 license, a music venue license holder must keep records at the licensed premises to show compliance with the Business and Professional Code Division 9, Chapter 3, Article 7 Section 23552(c)(2)(B). These records shall be made available at any time at the request of the City Manager or Chief of Police.

P32. No advertising for alcoholic beverages may be displayed in store windows or exterior of building.

P33. All alcohol cases/displays shall be located in such a manner to prevent "grab-and-run" thefts. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.

P34. Employees who will be engaged in the sale of alcohol must complete the California Department of Alcoholic Beverage Control's mandated training, as well as the store's internal training on the sale of alcoholic beverages

P35. As described in the security plan, a minimum of four (4) security guards shall be present one (1) hour before the show begins, during the show hours, and one (1) hour after the show ends.

P36. Installation of security cameras shall comply with the approved security plan. A system

shall be installed and operating at all times to monitor the interior, entrances, exits, and exterior areas, in front and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the South Pasadena Police Department.

P37. The new installation of mechanical equipment shall be screened from the public right-of- way in accordance with 36.300.080 for Mechanical Equipment.

P38. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

P39. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:

a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.

b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and

d. Visible dust beyond the property fine emanating from the project shall be prevented to the maximum extent feasible.

P40. The construction plan shall show that all fighting on the site will be directed downward and shielded to prevent off-lighting on adjacent properties.

P41. The new installation of new exterior fighting shall be in accordance with 36.300.090 for Outdoor Lighting.

P42. A construction sign with contact information for the contractor shall be clearly posted on- site during construction.

P43. Any proposed revision to the approved plans shall require review and approval by the Community Development Department prior to construction. The Community Development Department may refer the proposed revision to the Planning Commission, Cultural Heritage Commission, Planning Commission Chair, or Cultural Heritage Commission Chair for approval.

P44. Any individuals discovered loitering on the property shall immediately be informed to leave the premises by the property owner, applicant/tenant (Sid The Cat), or on-site security guards. Should the owner/tenant/security guards fail to abate the problems, the South Pasadena Police Department and/or other enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol licenses may be subject to revocation.

P45. Exterior Noise levels recorded from any property line shall not exceed the maximum allowed 15 dBA above the ambient as measured, as required by the South Pasadena Noise Ord. 1582 (“Noise Ordinance). Notwithstanding if the City’s Noise Ordinance is subsequently amended, then the exterior noise level shall comply with the amended ordinance then in effect.

P46. Interior noise levels in the Auditorium/Stage area shall not exceed 100 dBA, as it was the sound level used to conduct the noise study and provide recommendations for sound mitigations.

P47. Doors and windows shall be closed during live performances for sounds mitigations.

P48. Subsequent sound report and sound reduction measures may be required by the City, if the proposed use creates a noise nuisance, as determined by South Pasadena Municipal Code, Chapter 19.

P49. Operator's website, advertisement and promotional materials shall include information on public parking locations, ride share drop off on Mission Street, discourage parking south of the site and information that all patrons should exit towards Mission Street.

PLANNING COMMISSION:

PC1. The applicant shall submit a circulation and ride share program to Community Development for review and approval prior to the issuance of a certificate of occupancy. The program shall include the required signage that directs everyone to the drop-off and pick-up services towards Mission Street.

PC2. Patrons leaving the Music Venue (including the Bar) shall be directed towards Mission Street with appropriate signage and staff directing pedestrian flow away from El Centro. Signage shall be temporarily posted, during event hours. Proposed signage shall be submitted to Community Development for final review and approval.

PC3. The applicant shall establish a venue Hotline for nearby residents and property owners to contact the operators with concerns related to the venue operations. Physical advertisement of the Hotline information shall be provided by mailing notices to residents within 300 ft., as conditioned by the Planning Commission.

POLICE DEPARTMENT:

PD1. Signage prohibiting smoking shall be posted throughout the event space and adjacent public right-of-way.

PD2. The business owners and patrons shall comply with the City's smoking ordinance regulations of the SPMC, Article V. Smoking - Prohibited. Sections 17.50 through 17.58-8.

PD3. All security guards hired for the venue shall be licensed through the California Department of Consumers Affairs, Bureau of Security and Investigative Services.

PD4. The city shall require the review of the conditional use permit (CUP) with the Planning Commission when six (6) verified calls for service are made with the Police Department. A verified call shall be a call for services that result with a verified report of the business operating outside of the conditions of approval or the SPMC, disruption the peace, or proof of poor business practices.

BUILDING DIVISION:

B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

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B3. Plans prepared in compliance with the current Building Code shall be submitted to the Building Division for review prior to permit issuance.

B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

B5. The proposed alteration shall be designed and constructed to comply with the current California Building Code with Los Angeles County Amendments. The provisions of the California Historical Building Code may be used in specific design elements for the purposes of preserving the integrity of the qualified historical buildings or properties.

B6. Seismic retrofit of existing unreinforced masonry (URM) building shall comply with Chapter A1 of the CEBC. Structural retrofitting of non-URM elements shall comply with Chapter 8-7 of CHBC.

B7. When new non-historical lighting and space conditioning system components, devices, appliances and equipment are installed, they shall comply with the requirements in the California Energy Code, except where the historical significance or charter-defining features are threatened.

B8. The provisions of the California Energy Code shall not apply to qualified historical buildings. Lighting in qualified historic buildings shall comply with the applicable requirements in section 140.6(a)3Q.

B9. A separate address required. An application to assign address and unit numbers shall be filed with the Public Works Department prior to plan check submittal.

B10. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

B11. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

B12. All State of California disability access regulations for accessibility shall be complied with.

B13. 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=O .

B14. Approval is required from the Los Angeles County Health Department for food handling and/or storage.

B15. Separate application and plan review is required for Electrical plans.

B16. Separate application and plan review is required for Mechanical plans.

B17. Separate application and plan review is required for Plumbing plans.

B18. Proposed conversion of the existing Auditorium with chairs into a music hall withstanding spaces and repurposing the utility basement for stage production will increase the total occupant load of the building per Table 1004.5 and Section 1004.2 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained.

B19. Proposed conversion of the existing interior and exterior courtyard/patio into an occupiable space for use of retail, bar, or other related purposes will increase the total occupant load of the building per Section 1004.7 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained. New elements like bar counters or other similar fixtures shall not be installed to obstruct or reduce the required clearance for egress.

B20. Any increase of occupant load will also trigger the analysis for determining m1mmum quantities of plumbing fixtures set forth in Chapter 4 of the California Plumbing Code (CPC). In addition, accessible plumbing fixtures shall be provided. Directional signs are required to direct occupants to accessible toilet facilities if not all toilet facilities are accessible per Section 11B-216.8 of the Building Code.

B21. Where a circulation path directly connects a performance area to an assembly seating area, an accessible route shall directly connect the assembly seating area with the performance area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers unless exempted by Section 11B-206.2.3 Exceptions 1 through 7 of the Building Code.

B22. The proposed ticket office, retail space, bars or similar spaces in the exterior area shall be connected to an accessible route per Section 11B-206.2.4 of the Building Code.

B23. Project shall comply with the Cal Green Non-Residential mandatory requirements.

B24. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

B25. A separate permit is required for Fire Sprinklers.

FIRE DEPARTMENT:

FD1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.

FD2. Shall comply with all current 2022 adopted California Building Code, California Fire Code, NFPA's and South Pasadena Municipal Code. Requirements are based on occupancy classification.

FD3. The applicant shall provide the occupancy type and list all deferred applicable submittals on the plans.

FD4. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

FD5. 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.

FD6. Water Supply Test. The fire code official shall be notified prior to the water supply test. The water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system.

FD7. Fire Alarm required. Submit plans to the City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided.

FD8. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3 of NFPA 72.

FD9. Exit. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.

FD10. Fire Lanes shall be identified and provided on the plans at time of submittal.

FD11. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

FD12. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location (506.1 CFC).

FD13. Portable Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 of the California Fire Code and sized for not less than ordinary hazard as follows:

a. At each stairway on all floor levels, where combustible materials have accumulated.
b. In every storage and construction shed.
c. Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids. (3315.1 CFC).

FD14. Where required. Portables fire extinguishers shall be installed in all the following locations: In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S Occupancies.

FD15. Fire Alarm and Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures.

FD16. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

EXHIBIT "A"
CONDITIONS OF APPROVAL
PROJECT NO. 2579-CUP MOD
1020 El Centro Street (APN: 5315-008-047~~7~~9)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on February 13, 2024; further modified by the Planning Commission on November 10, 2026:

1. **Conditional Use Permit (CUP)** to allow live entertainment for a Music Venue ~~concert venue~~, the operation of a bar with on-site consumption and sale of alcoholic beverages (Type-90 ABC license), and extended hours of operation located at the east wing of the previous school district building at 1020 El Centro Street. The Music Venue shall include the 2,809 SF area identified as "Auditorium" and "Stage"; and the Bar shall include the 926 SF area identified as "Bar" on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024.

Note: As a convenience to the applicant, the development requirements from applicable Departments/ Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.

PLANNING DIVISION:

P1. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the project.

P2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.

P3. The on-site ABC license (Type-90 ABC License) shall be acquired from the California Department of Alcoholic Beverage Control (ABC), otherwise the alcohol entitlement shall terminate within twelve (12) months from the effective date of the approval.

P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, ABC, and any other government entity shall be complied with.

P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.

P6. The applicant and each successor in interest to the property which is the subject of this project approval (collectively referred to herein as the "applicant"), 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.

P7. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

P8. 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, unless conditionally modified by this CUP.

P9. Daily hours for live entertainment are:

i. 7pm to 12:30am

P10. Daily hours of alcohol service concurrent with live entertainment:

i. 5:00pm to 1:30am. These hours of alcohol service include ~~(~~2 hours before live entertainment occurring ~~at~~ in the Auditorium/Stage and/or in the Bar and one hour after~~)~~the end of the live entertainment.

P11. The facility shall shut down all music and amplified sound at the Auditorium/Stage ~~concert venue~~ and in the Bar, no later than 12:30 am daily.

P12. Only staff, security guards, and performers are allowed to remain in the facility after closing hours, for loading and clean-up, not to exceed 2:00 am.

P13. Modification of hours of operation shall require review and approval from the Planning Commission.

P14. All entertainment shall be conducted within a wholly enclosed building. There shall be no live entertainment in any of the outdoor areas including the outdoor patio area.

P15. There shall be no amplified sound permitted in any of the outdoor areas including the patio area.

P16. The facility's primary purpose shall be to operate as a ~~Concert/~~Music Venue and Bar.

P17. The Music Venue is the 2,809 SF area identified as the "Auditorium" and "Stage" on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024 as illustrated Figure 1 below.

P18. The Bar is the 926 SF area identified as the "Bar" on sheet A1.10 of the plan set approved by Planning Commission on February 13, 2024 as illustrated on Figure 1 below.

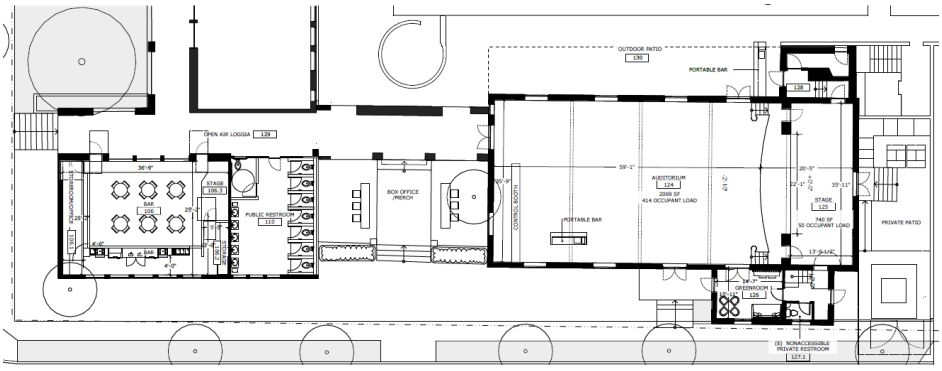


Figure 1: Floor Plan

P~~18~~19. Operation of the ~~b~~Bar ~~(Hours of Alcohol Service) during non-event hours shall be prohibited, unless modified herein.~~ shall be permitted as follows:

(1) During the hours of 5:00 pm to 1:30 am in conjunction with limited live entertainment occurring in the Bar;

(2) In conjunction with live entertainment occurring in the Auditorium/Stage; or

(3) During private events or functions that are not open to the general public and within the permitted hours of alcohol sales allowed and with or without live entertainment.

~~P18. In addition to the concert venue, the ancillary bar service is permitted during private events or functions that are not open to the general public and within the permitted hours of allowed bar service as conditioned, with or without live performances.~~

P20. Live entertainment in the Bar shall be limited to single or up to a trio of people for musical performances, DJ performances, and nonmusical forms of artistic interpretation.

~~P19~~P21. The business shall not be an adult business as defined by the SPMC Section 36.350.030.

~~P20~~P22. A minimum of one (1) sign shall be placed per exit, cautioning patrons to be considerate of neighbors once leaving the establishment. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.

~~P21. A "No Alcohol beyond this point" shall be posted at the concert venue and bar exits. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.~~

~~P22~~P23. The applicant shall install sound reducing measures per acoustical report prepared by Newson & Brown Acoustics LLC dated December 6, 2023. Soundproofing methods must be reviewed and approved by the Planning and Building Divisions and installed with appropriate permits. Failure to satisfy this condition will result in the re-review of this CUP before the Planning Commission hearing to consider revocation of the CUP approval.

P24. An acoustical testing and recommendations report by an INCE certified technical for the Bar shall be prepared and provided to the Community Development Department for review and approval within 60 days from the date of approval of the CUP Modification by the Planning Commission. The report shall include acoustical conditions of the Bar area to include the measurement of sound isolation performance of the existing area and an extended period environmental noise study. This information should be used to determine the need for acoustical improvements of the existing building in order to reduce noise impacts to the neighborhood. Soundproofing methods must be reviewed and approved by the Planning and Building Divisions and installed with appropriate permits.

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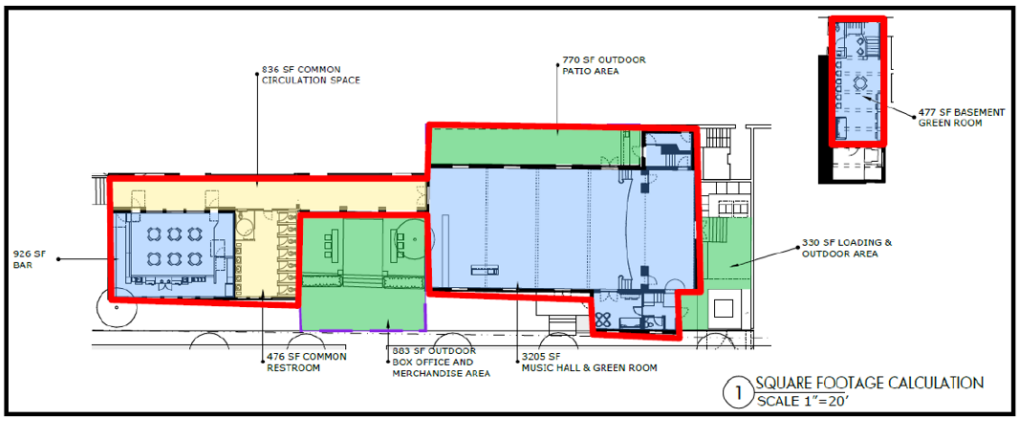
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Figure ~~2~~1: ~~Concert~~ Music Venue Floor Plan

~~P28~~P30. In compliance with ABC requirements, the business shall install the necessary stanchions prior to the serving of alcohol.

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shall be installed and operating at all times to monitor the interior, entrances, exits, and exterior areas, in front and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the South Pasadena Police Department.

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~~P36~~P38. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

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P49. Operators website, advertisement and promotional materials shall include information on public parking locations, ride share drop off on Mission Street, discourage parking south of the site and information that all patrons should exit towards Mission Street.

PLANNING COMMISSION:

PC1. The applicant shall submit a circulation and ride share program to Community Development for review and approval prior to the issuance of a certificate of occupancy. The program shall include the required signage that directs everyone to the drop-off and pick-up services towards Mission Street.

PC2. Patrons leaving the concert venue and bar shall be directed towards Mission Street with appropriate signage and staff directing pedestrian flow away from El Centro. Signage shall be temporarily posted, during event hours. Proposed signage shall be submitted to Community Development for final review and approval.

PC3. The applicant shall establish a venue Hotline for nearby residents and property owners to contact the operators with concerns related to the venue operations. Physical advertisement of the Hotline information shall be provided by mailing notices to residents within 300 ft., as conditioned by the Planning Commission.

POLICE DEPARTMENT:

PD1. Signage prohibiting smoking shall be posted throughout the event space and adjacent public right-of-way.

PD2. The business owners and patrons shall comply with the City's smoking ordinance regulations of the SPMC, Article V. Smoking - Prohibited. Sections 17.50 through 17.58-8.

PD3. All security guards hired for the venue shall be licensed through the California Department of Consumers Affairs, Bureau of Security and Investigative Services.

PD4. The city shall require the review of the conditional use permit (CUP) with the Planning Commission when six (6) verified calls for service are made with the Police Department. A verified call shall be a call for services that result with a verified report of the business operating outside of the conditions of approval or the SPMC, disruption the peace, or proof of poor business practices.

BUILDING DIVISION:

B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

B2. The second sheet of building plans is to list au conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

B3. Plans prepared in compliance with the current Building Code shall be submitted to the Building Division for review prior to permit issuance.

B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

B5. The proposed alteration shall be designed and constructed to comply with the current California Building Code with Los Angeles County Amendments. The provisions of the California Historical Building Code may be used in specific design elements for the purposes of preserving the integrity of the qualified historical buildings or properties.

B6. Seismic retrofit of existing unreinforced masonry (URM) building shall comply with Chapter A1 of the CEBC. Structural retrofitting of non-URM elements shall comply with Chapter 8-7 of CHBC.

B7. When new non-historical lighting and space conditioning system components, devices, appliances and equipment are installed, they shall comply with the requirements in the California Energy Code, except where the historical significance or charter-defining features are threatened.

B8. The provisions of the California Energy Code shall not apply to qualified historical buildings. Lighting in qualified historic buildings shall comply with the applicable requirements in section 140.6(a)3Q.

B9. A separate address required. An application to assign address and unit numbers shall be filed with the Public Works Department prior to plan check submittal.

B10. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

B11. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

B12. All State of California disability access regulations for accessibility shall be complied with.

B13. 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=O .

B14. Approval is required from the Los Angeles County Health Department for food handling and/or storage.

B15. Separate application and plan review is required for Electrical plans.

B16. Separate application and plan review is required for Mechanical plans.

B17. Separate application and plan review is required for Plumbing plans.

B18. Proposed conversion of the existing auditorium with chairs into a music hall withstanding spaces and repurposing the utility basement for stage production will increase the total occupant load of the building per Table 1004.5 and Section 1004.2 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained.

B19. Proposed conversion of the existing interior and exterior courtyard/patio into an occupiable space for use of retail, bar, or other related purposes will increase the total occupant load of the building per Section 1004.7 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained. New elements like bar counters or other similar fixtures shall not be installed to obstruct or reduce the required clearance for egress.

B20. Any increase of occupant load will also trigger the analysis for determining m1mmum quantities of plumbing fixtures set forth in Chapter 4 of the California Plumbing Code (CPC). In addition, accessible plumbing fixtures shall be provided. Directional signs are required to direct occupants to accessible toilet facilities if not all toilet facilities are accessible per Section 11B-216.8 of the Building Code.

B21. Where a circulation path directly connects a performance area to an assembly seating area, an accessible route shall directly connect the assembly seating area with the performance area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers unless exempted by Section 11B-206.2.3 Exceptions 1 through 7 of the Building Code.

B22. The proposed ticket office, retail space, bars or similar spaces in the exterior area shall be connected to an accessible route per Section 11B-206.2.4 of the Building Code.

B23. Project shall comply with the Cal Green Non-Residential mandatory requirements.

B24. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

B25. A separate permit is required for Fire Sprinklers.

FIRE DEPARTMENT:

FD1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.

FD2. Shall comply with all current 2022 adopted California Building Code, California Fire Code, NFPA's and South Pasadena Municipal Code. Requirements are based on occupancy classification.

FD3. The applicant shall provide the occupancy type and list all deferred applicable submittals on the plans.

FD4. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

FD5. 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.

FD6. Water Supply Test. The fire code official shall be notified prior to the water supply test. The water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system.

FD7. Fire Alarm required. Submit plans to the City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided.

FD8. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3 of NFPA 72.

FD9. Exit. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.

FD10. Fire Lanes shall be identified and provided on the plans at time of submittal.

FD11. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

FD12. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location (506.1 CFC).

FD13. Portable Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 of the California Fire Code and sized for not less than ordinary hazard as follows:

a. At each stairway on all floor levels, where combustible materials have accumulated.
b. In every storage and construction shed.
c. Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids. (3315.1 CFC).

FD14. Where required. Portables fire extinguishers shall be installed in all the following locations: In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S Occupancies.

FD15. Fire Alarm and Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures.

FD16. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

Planning Commission Agenda Report

ITEM NO. 13

DATE: February 13, 2024

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

PREPARED BY: Braulio M. Madrid, Associate Planner

SUBJECT: **Project No. 2579-CUP – A request for a Conditional Use Permit (CUP) for live entertainment for a concert venue, on-site sale and consumption of alcoholic beverages (Type-90 ABC license), and extended hours of operation at the east wing of the former school district building located at 1020 El Centro Street (APN: 5315-008-047). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 and Section 15331, Class 31.**

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 (Class 1) and Section 15331 (Class 31).

2. Approving Project No. 2579-CUP (Conditional Use Permit) for live entertainment for a concert venue, on-site sale and consumption of alcoholic beverages (Type-90 ABC license), and extended hours of operation for property located at 1020 El Centro Street, subject to the recommended conditions of approval. **(Attachment 1)**

Background

Constructed in 1928, the subject site at 1020 El Centro Street is developed with a former school building and an auditorium, which was built after the original construction of the school. The building measures approximately 11,435 square feet with a surface parking lot. The site is comprised of a single parcel measuring approximately 82,762 square feet (approx. 1.9 acres). The subject site is a rectangular lot located on the northerly side of El Centro Street, southerly side of Mission Street, between Diamond Avenue and Fairview Avenue. The property is surrounded by commercial buildings to the north, the South Pasadena Public Library to the south, vacant commercial building and South Pasadena Unified School District (SPUSD) office to the east, and commercial and apartment buildings to the west.

The property is located within the Downtown Specific Plan (DTSP) area previously known as the Mission Street Specific Plan (MSSP) area. The subject site, specifically the former school building, is included in the City's Inventory of Historic Resources list as a cultural resource. Additionally, the property is a contributor to the National Register Mission West Historic District. The structures are built in the Romanesque Revival style. This style is identified by a variety of architectural features including, the monochromatic brick façade, articulated columns, decorative arches, semi-circular arches for window and doors, and belt course between stories.

City permit records are very limited, identifying the construction of the school in 1928 under the address of 1030 El Centro Avenue, for the construction of the auditorium in 1931, and some additional permits in the 1940's/50's for classrooms.

On September 13, 2022, the subject site obtained approvals from the Planning Commission for Project No.2441/COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP, a mixed-use development using State density bonus law for 108 residential condominiums, of which 19 will be affordable units; approximately 22,032 square feet of food service and retail uses, and the adaptive reuse of the SPUSD former district office building for commercial uses. The scope of work for the subject building includes restoration of windows, removal of roof top mechanical equipment, installation of tile roof, removal of interior partition walls, necessary repairs, and building modifications in accordance with the current Building and Fire Department applicable codes.

Project Timeline

On May 16, 2023, the applicant, Sid The Cat, applied for a Conditional Use Permit (CUP) to allow live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type 90 ABC License, sale of beer, wine, spirits at retail for consumption on the premises in a music entertainment facility), and for extended hours of operation.

On October 30, 2023, the newly adopted General Plan and Downtown Specific Plan (DTSP) became effective and rezoned certain properties in the City, including the subject property from Mission Street Specific Plan (MSSP) zoning district to DTSP.

On January 11, 2024, the CUP application was deemed complete after the applicant submitted the required supplemental information such as the noise study, business plan, and security plan. As such, the application has been reviewed in conformance with the DTSP and current General Plan.

On February 1, 2024, required noticing was sent out to properties within 300 ft. of the subject site and a Public Hearing Notice was published on February 2, 2024, in the *South Pasadena Review*.

Project Description

The applicant is requesting approval for a Conditional Use Permit (CUP) to allow the use of live entertainment, the on-site sale and consumption of alcohol, and extended hours of operation for a concert venue. The applicant is requesting to occupy a total of 5,484 sq. ft. (east wing) of the

former SPUSD building area and a 770 sq. ft. attached outdoor patio that will be enclosed per the ABC requirements **(Attachment 2 – Project Plans)**. The applicant proposes to operate the facility as their administrative office during the daytime, while scheduling daily evening music-oriented shows that are focusing primarily on singer songwriters and indie rock. The applicant proposes to contain the live music performances in the auditorium, convert the adjacent southeast classroom into a bar, and connect the patio area adjacent to the auditorium for the use of the concert venue. At its peak, they anticipate to host over 350 shows per year, 7 days a week.

The applicant's requested hours of operation are as followed **(Attachment 3 – Business Plan)**:

- Weekly Office Hours: 7 am – 3 pm
- Load In & Soundchecks: 3 pm – 7 pm
- Show: 7 pm - 12:30 am
- Load Out: 12:30 am - 2 am
- Bar closes at 1:30 am
- Building closed at 2 am

The project site is located north of El Centro Street **(Attachment 4 – Site Photographs)**. The building on the subject site has remained vacant.

Surrounding Land Use Characteristics

Direction	General Plan	Zoning	Existing Land Use
Subject Site	Mixed-use Core	DTSP – Mixed Use Core	Vacant Building
North	Mixed-use Core	DTSP – Mixed Use Core	Commercial Buildings
South	Civic	DTSP - Civic	South Pasadena Public Library
East	Mixed-use Core	DTSP – Mixed Use Core	Vacant Commercial Building and SPUSD Office
West	Mixed-use Core	DTSP – Mixed Use Core	Commercial and Apartment Buildings

An aerial image showing the location of the project site is provided in **Figure 1**. The proposed use is located at the east wing of 1020 El Centro Street (outlined in red). In **Figure 2**, it shows the floor plan with the designated area for the venue and bar.

Figure 1: Aerial View of Project Site

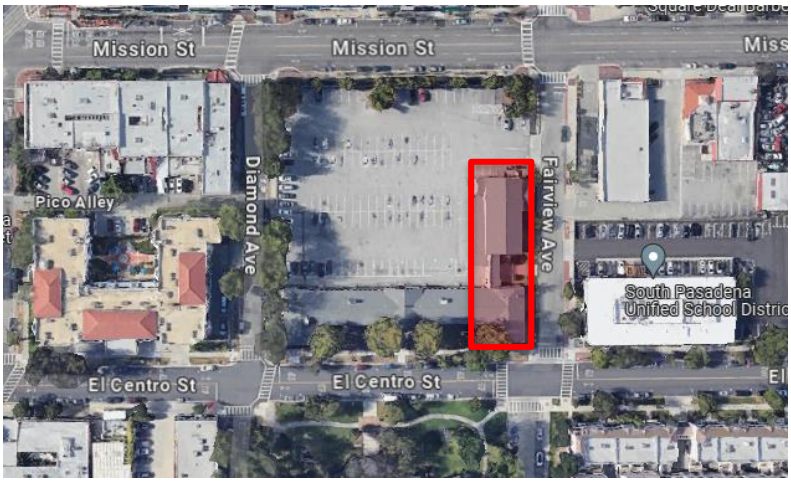
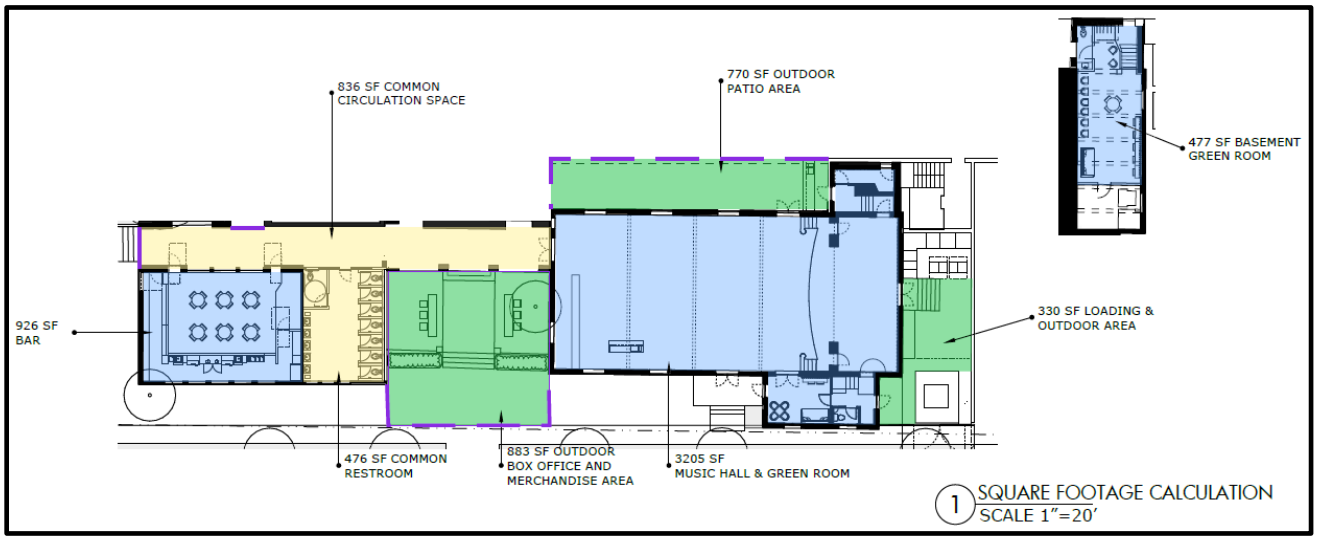


Figure 2: Tenant Space



Project Analysis

General Plan Consistency

The current General Plan land use designation of the site is Mixed-use Core. As such, review of the project will be considered under the General Plan (2023) and DTSP/ Mixed-Use Core zoning district. With that said, the proposed project is consistent with the following General Plan goals and policies:

2. Our Prosperous Community

Attract and retain high value, high-wage jobs within the creative sector, and diversify the local economy.

P2.1: Promote the establishment of a creative industry cluster in the City.

- *A2.1a - Build on existing presence of arts, cultural and entertainment clusters, and attract small- and medium-scale production/post-production studios (i.e. sound, film, and TV), architecture, graphic design, industrial design and multi-media firms, the likes of which some residents currently commute out of the City for.*
- *A2.1b - Brand and market South Pasadena as a hub of creative businesses.*
- *A2.1c - Engage with real estate brokers, landlords, property owners and developers to communicate South Pasadena's value proposition to the creative section and encourage marketing to creative business section tenants.*
- *A2.1d - Attract creative professional organizations related to the arts, media, design, or architecture to locate in the City to serve as professional network hubs and destinations.*

Understanding that South Pasadena is a largely built-out City, opportunities to increase the local tax base will rely on the strategic development of a few select sites and expanding South Pasadena's shopping and dining offerings to residents, workers, and visitors. Additionally, the City can use creative value capture tools to leverage new private development to help fund public investments.

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

- *A2.7a - Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places through targeted branding and engagement with desired businesses.*
- *A2.7c - Build on the City's cultural organizations to generate foot traffic on main corridors through regular programming, events, and branding.*

The proposed project supports the goals, policies, and actions of the General Plan by diversifying the local economy with a specialized commercial business, attract creative arts or media businesses, and encourage potential foot traffic on main corridor, Mission Street, through regular programming.

Zoning Code Compliance

The zoning for the site is DTSP/ Mixed-Use Core, which was intended for *a wide range of ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, or housing uses.* The proposed uses of live entertainment, on-site sale and consumption of alcohol, and the extended hours of operation conforms to the allowable uses within the Mixed-use Core Zone through the process of a Conditional Use Permit and is consistent with the applicable sections of the General Plan.

Conditional Use Permits 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.

A CUP is required to authorize the proposed activity identified by the DTSP, Table C3.1 (Land Use Table) as being allowable in the applicable zoning district subject to the approval of a Conditional Use Permit.

In addition to the submitted business plan, the applicant has submitted a security plan that includes proposed installations of security cameras, security guards, and stanchions that will be used during scheduled events. **(Attachment 5 – Security Plan)**

Conditional Use Permit

Pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060(D), the Planning Commission may grant a Conditional Use Permit (CUP) for any use listed in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) of Chapter 36 (Zoning) as requiring a CUP. Live entertainment, a Type-90 ABC license for the on-site sale and consumption of alcohol, and extended hours of operation are all subject to a CUP pursuant to the DTSP Table C3.1 (Land Use Table) and 36.230.030 Table 2-4, therefore, the request would require an approval from the Planning Commission.

Pursuant to Sections 36.350.040 and 36.410.060 of the SPMC, the following findings and considerations are required to be reviewed for a CUP and/or alcohol sale:

36.350.040 (Considerations for approval of a CUP for alcoholic beverage establishments)

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.

36.410.060 (Findings for CUP approval)

1. The proposed use is allowed with Conditional Use Permit or Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code.
2. The proposed use is consistent with the General Plan and any applicable specific 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.
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.
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.
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.

1. Distance of Other Uses

As mentioned previously, one of the considerations for reviewing a CUP application is the distance between the subject property and certain uses such as residential, religious facilities, schools, libraries, public parks and playgrounds, and other similar uses as well as other establishments dispensing alcoholic beverages. The concentration of establishments dispensing alcoholic beverages will be discussed section 4. **Table 1** below shows the distance between the subject property and the aforementioned uses.

Table 1: Distance Between Subject Property and Other Uses

Use/Business	Address	Approximate Distance
Multi-family Residential	1131 El Centro Street	100 feet
Religious Facility – Grace Brethren Church	920 Fremont Avenue	720 feet
SPUSD Office Building	1100 El Centro Street	70 feet
South Pasadena Library and Community Room	1100 Oxley Street and 1115 El Centro Street	150 feet
Orange Grove Park	815 Mission Street	1,330 feet
Colonial House Preschool	1124 Mission Street	420 feet
Multi-family Residential – Golden Oaks Apartments	1000 El Centro Street	280 feet

As shown in the Table above, the closest uses to the proposed business is the SPUSD office building with approximately 70 feet and a multi-family development located at 1131 El Centro Street approximately 100 feet away from the subject building, respectively.

The Municipal Code does not idenfiy a minimum distance requirement between these uses, just that they are considered when reviewing the CUP applications. Additionally, it is important to note that the serving of alcohol will take place entirely within the designated east wing area of the site, inlcuding the enclosed patio area, as illustrated in the attached development plans. The live performances will be kept within the auditorium, and sound mitigation measures as

described in the noise study will alleviate any concerning issues regarding the live entertainment. Conditions of approval have been imposed to ensure the operation of the concert venue and the serving of alcohol remain in compliance with all applicable local and state codes. Thus, the approval of this CUP with the recommended conditions of approval will not create any undue hardship on the neighboring uses.

2. Parking

The subject property is approximately 600 feet from the Metro A Line Mission/Meridian Station. Per State law Assembly Bill (AB) 2097, a California law limits public agencies from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop, the applicant is required to only provide parking spaces equivalent to the number of employees per event. The applicant expects to have a maximum of 20 employees attending per event. On-site parking for the attendees is not required, however the operators will encourage their patrons to utilize public transit or ride share services when attending their events. Street parking and public parking will also be available.

In consideration of the future adjacent mixed-use project, the applicant has provided a table in their business plan, section 9, listing the available parking for the proposed use; before, during, and after the construction of the new mixed-use project. The property currently has 123 on-site parking spaces and plans to rent underutilized parking spaces (Mission Meridian Parking Structure) during the construction phases. As conditioned, the business will always maintain a minimum of one parking space per employee, in compliance with AB 2097.

3. Noise

The proposed use and potential noise levels have been tested through an acoustical testing and recommendations report prepared by Newson Brown Acoustics / RWDI USA LLC, a consultant retained by the applicant. (**Attachment 6 – Noise Study)**

As determined by the acoustic report dated December 6, 2023, the proposed use will require mitigation efforts to maintain the noise level under the maximum allowed dBA as determined by the City's General Plan. The noise study recommends the appropriate modifications to the existing building, including, but not limited to, replacements of doors, modification of the existing windows with the addition of a second pane of glass, and seal airtight any existing leaks or any gaps in the existing construction or abandoned openings like roof eaves, high level air vents, and all openings in the building envelope.

According to the recently adopted General Plan, Chapter 6: Our Healthy Community, noise levels such as the proposed use of a music venue (Auditoriums, Concert Hall, Amphitheater), is listed as Conditionally Acceptable within 70 dBA in Table B6.5.

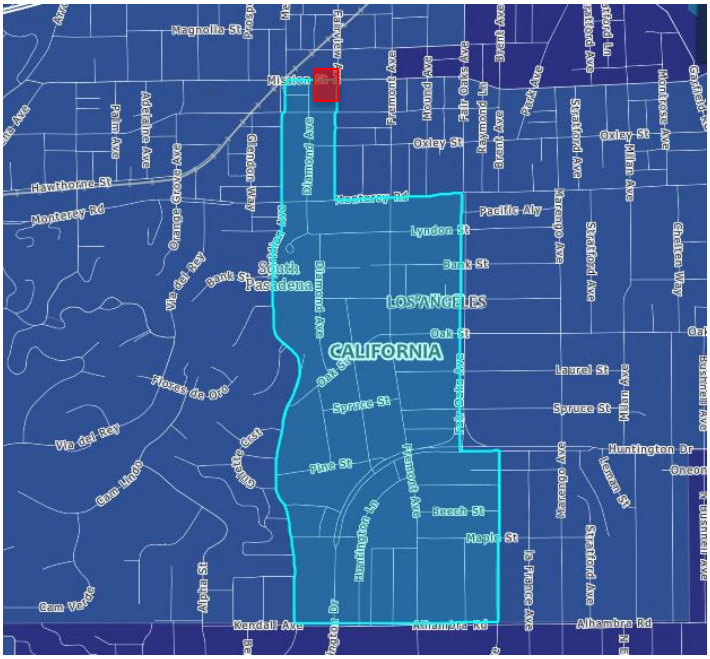
With the imposed conditions of approval, the applicant will be required to assess and implement all the listed sound mitigation measures in the report to ensure compliance with the General Plan, SPMC, Downtown Specific Plan, building code, and fire code, prior to the operation of the concert venue. The implementation of these sound reduction measures, and other

recommended conditions of approval will minimize the potential noise impact to nearby residential uses.

4. Undue Concentration

The California Department of Alcoholic Beverage Control (ABC) puts a limit on the number of on-site and off-site licenses it issues, based on the population of people within a given census tract. The proposed use is located within census tract 4807.04, as illustrated in **Figure 3**. The location of the concert venue within Census Tract 4807.04 is shown in Figure 3 in the red box.

Figure 3: Census - Tract 4807.04 Boundary



According to the ABC Licensing Reports, Census Tract 4807.04 currently holds five (5) active on-site licenses. **Table 2** lists businesses with an active alcohol license, derived from the ABC Licensing Report for the Census Tract 4807.04. However, as shown in the table below, the majority of them are Type-47 licenses (on-site sale and consumption of beer, wine, and spirits) which are ancillary licenses for restaurants.

Table 2: Active Alcohol Licenses in Census Tract 4807.04

Type	Business Name	Address
86 – Instructional Tasting License	Pavilions	1213 Fair Oaks Ave
47 – On-Sale General Eating Place	Griffins of Kinsale	1007 Mission Street
47 – On-Sale General Eating Place	Barkley Restaurant and Bar	1400 Huntington Drive

47 – On-Sale General Eating Place	ARO	1019 El Centro Street
58 – Caterer's Permit	ARO	1019 El Centro Street
41 –On-Sale Beer and Wine – Eating Place	Communal	1009 El Centro Street
47 – On-Sale General Eating Place	Oak Tree Inn	1315 Fair Oaks Avenue
TOTAL:	Seven (7) On-Sale License Types	

That said, ABC authorizes a certain number of licenses to each census tract for both on-sale and off-sale licenses. In the case of Census Tract 4807.04, **Table 3** shows the number of on-sale and off-sale licenses authorized by ABC.

Table 3: Authorized Licenses by ABC in Census Tract 4807.04

Census Tract Population	On-sale Licenses Authorized	Off-sale Liceses Authorized
4,843	5	3

As shown in **Tables 2 & 3**, Census Tract 4807.04 has already the maximum concentration of on-site licenses. On-site licenses authorized in the subject census tract are five (5), and the number of active on-site licenses are five (5). ABC treats the proposed Type-90 On-Site General (Music Venue) license similar to a Type 20 – Off-sale Beer & wine, Type 21 – Off-sale General, Type 42 – On-sale Beer & Wine (Public Premises), and Type 48 – On-sale General (Public Premises). In the case of Types 20, 21, 42, 48, and 90, ABC requires that the local agency determine a public convenience or necessity (PCN) is established if the applicant's premises is 1) located in a "high crime" area based on local crime statistics and/or 2) if the number of similar license types exceeds the limit set forth by state law (overconcentration)[1].

As such, the South Pasadena Police Department has reviewed the proposed use, and supports the issuance of the Type-90 ABC license with no objections. Conditions of approval from PD has been included to mitigate any potential issues and if approved, a PCN letter will be provided by the City.

5. Recommended Hours of Operation

Although the applicant has requested to operate the concert venue daily with proposed hours of operation as described in the business plan, staff has researched other alcohol related businesses in the immediate vicinity, such as Griffins of Kinsale and Aro Latin restaurants, who also have obtained a CUP for live entertainment and an ABC license. Griffins is allowed live music until 9:30 pm Sunday through Wednesday, and 11:30 am to 12:00 am Thursdays through Sundays. Aro Latin was permitted live music from 7:30 pm to 9:00 pm Wednesdays through Thurdsdays, and 10:00 pm to 12:00 am Fridays and Saturdays. Alcohol services are allowed

[1] Taken from Section 7 from ABC's website here: https://www.abc.ca.gov/abc-520/

until closing due to the primary use of the restaurants.

Staff also took into consideration any sensitive and residential uses in the immediate area. Although the DTSP does not address limitations on hours of operation, the Zoning Code requires special consideration through the CUP process for businesses operating between 11:00 pm – 6:00 am. Thus, staff is recommending that the Commission should consider the revised hours of operation below:

a. Hours for live entertainment are:
    i. Sunday – Thursday 7:00 pm - 11:00 pm
    ii. Friday and Saturday 7:00 pm – 12:00 am

b. Hours of Alcoholic Beverage Services:
    i. Sales are limited from 6:00 pm to one hour before the end of the show.

c. The facility shall shut down all music and associated sound associated with the concert venue no later than:
    i. 11:00 pm on Sundays – Thursday and,
    ii. 12:00 am on Fridays and Saturdays.

d. Only staff, security guards, and performers are allowed to remain in the facility after the end of the show, as conditioned, for loading or clean-up, not to exceed 2:00 am.

The staff's recommended hours of operation are included in the attached conditions of approval for Commission's consideration. The recommended hours will allow the applicant's reasonable use of the property while reducing potential negative impact to nearby residential areas.

6. Community Outreach

The applicant has conducted community outreach to obtain neighborhood support. The applicant had conversations with the South Pasadena residents, prominent business owners, and the Chamber of Commerce's Economic Development Committee (EDC). As a result, the applicant has received over 50 letters of support. A more detailed description of the applicant's outreach is described in the applicant's Neighborhood Outreach Efforts. **(Attachment 7 – Outreach Correspondence)**

7. Signage

A master sign program was approved as part of Project No. 2441 in September 2022. A master sign program is required for a new non-residential project with three (3) or more tenants. The Master Sigh Program was required to ensure consistency for all new proposed commercial tenants. The proposed signage for this use will be submitted and reviewed by the Community Development Director. Any proposed signage inconsistent with the approved master sign program shall require the process of amending the existing sign program.

8. Departmental Review

The proposed CUP to establish a concert/music venue with live entertainment, on-site sale and consumption of alcohol (Type-90 license), and extended hours of operation are allowed uses in the land use tables through the application of the CUP process. The proposed project, a commercial use, is compatible with other existing commercial land uses within the vicinity, including restaurant and bars with live entertainment, and retail uses in the DTSP. No major alterations are proposed to the exterior of the building as a part of this Conditional Use Permit. Minor interior alterations will be required to mitigate any potential noise disruption and to be in compliance with building and fire codes. With the imposed conditions of approval, 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, and scale. Additionally, no alterations to the public right-of-way have been proposed as part of this application.

The applicant has submitted a business plan showing that adequate parking is provided for employees per event, in accordance with State law AB 2097 in addition to the attached security plan. The existing project site is adequate in size and has sufficient access to existing streets to accommodate the proposed use.

The South Pasadena Police Department, Fire Department, and Community Development Department Building Division have reviewed the proposed CUP submittal and have no objections to the proposed project. The recommended conditions of approval have been included for each department/division. Conditions of approval are included for appropriate sound mitigations, prohibiting loitering or smoking on the property, restricted hours of operation, and required training for employees who will serve alcohol to ensure that the on-site sale and consumption of alcohol would not be detrimental to the community.

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. And Section 15331, Class 31 – Historical Resource Restoration/ Rehabilitation, consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI standards). The minor repairs and alterations necessary to accommodate the proposed use shall and will remain in compliance with SOI standards.

The project also does not involve any expansion or alteration to the size of the commercial building, and no significant environmental effects would result from this project. Thus, the use of the categorical exemptions is appropriate.

Staff Recommendation

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

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 and Section 15331, Class 31.
2. Approving Project No. 2579-CUP (Conditional Use Permit) for live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type-90 ABC License), and extended hours of operation located at 1020 El Centro Street, subject to the conditions of approval.

Alternatives to Consider

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

1. The Planning Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or

2. The Planning Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or

3. The Planning Commission can Deny the project if it finds that the project does not meet the City's CUP requirements.

Public Notification of Agenda Item

A Public Hearing Notice was published on February 2, 2024, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on February 1, 2024. 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. PC Resolution with Exhibit "A" - Conditions of Approval
2. Project Plans
3. Business Plan
4. Site Photographs
5. Security Plan
6. Noise Study
7. Outreach Correspondence
8. Letters of Support

P.C. RESOLUTION NO. 24 - 03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA CONDITIONALLY APPROVING PROJECT NO. 2579-CUP FOR A CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT FOR A CONCERT VENUE, ON-SITE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE-90 ABC LICENSE), AND EXTENDED HOURS OF OPERATION AT THE EAST WING OF THE FORMER SCHOOL DISTRICT BUILDING LOCATED AT 1020 EL CENTRO STREET (APN: 5315-008-047). IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES) AND SECTION 15331, CLASS 31 (HISTORICAL RESOURCE RESTORATION/ REHABILITATION).

WHEREAS, on May 16, 2023, Sid The Cat (applicant), submitted a Conditional Use Permit (CUP) application requesting live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type 90 ABC License, sale of beer, wine, spirits at retail for consumption on the premises in a music entertainment facility), and extended hours of operation located at 1020 El Centro Street (Assessor's Parcel Number: 5315-008-047); and

WHEREAS, on October 30, 2023, the newly adopted General Plan and Downtown Specific Plan (DTSP) became effective, including rezoning the subject property from Mission Street Specific Plan (MSSP) zoning district to DTSP; and

WHEREAS, on January 11, 2024, the CUP application was deemed complete after the applicant submitted required supplemental information such as noise study, business plan, and security plan. The application has been reviewed in conformance to the DTSP and current General Plan; and

WHEREAS, the Planning Division evaluated the project for consistency with the City's General Plan, South Pasadena Municipal Code, Downtown Specific Plan, and all other applicable state and local regulations; and

WHEREAS, on February 1, 2024, 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 February 13, 2024; and

WHEREAS, on February 2, 2024, 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. 2579-CUP; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on February 13, 2024, 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. 2579-CUP and considered the proposed live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type 90 ABC License), and extended hours of operation.

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 has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under two sections of the California Guidelines for Implementation of CEQA. Section 15301, Class 1 - Existing Facilities, consists of 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 use. The project does not involve any expansion or demolition of the existing building or the surrounding public right-of-way. As such, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate. Section 15331, Class 31 – Historical Resource Restoration/ Rehabilitation, consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI standards). The minor repairs and alterations necessary to accommodate the proposed use shall and will remain in compliance with SOI standards.

SECTION 3: CONDITIONAL USE PERMIT FINDINGS

Based upon the entire record made available at the February 13, 2024 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 pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060, as follows:

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

   The zoning for the site is DTSP/ Mixed-Use Core, which was intended for a wide range of ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, or housing uses. The proposed uses of live entertainment, on-site sale and consumption of alcoholic beverages, and the extended hours of operation conforms to the allowable uses within the Mixed-use Core Zone through the process of a Conditional Use Permit and is consistent with the Mixed-use Core land use designation in the General Plan.

   Conditional Use Permits 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. Upon such a review, the proposed project remains in compliance with the applicable zoning district and applicable provisions of the zoning code. As such, the approval of the Conditional Use Permit and the condition of approval to allow a new concert venue will promote the reuse of a vacant site with minimal impacts and alterations for the conversion of the existing auditorium. The necessary alterations will be limited to those requirements for noise mitigation and maintaining compliance with the Building and Fire code. The required minor alterations to accommodate the proposed use shall remain in compliance with the SOI Standards and will respect the integrity, configuration, and location of the existing site.

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. As such, review of the project was considered under the General Plan (2023) and DTSP/ Mixed-Use Core zoning district. The proposed project is consistent with the following, applicable General Plan goals and policies:

   Chapter 2. Our Prospering Community

   > Goal: Attract and retain high value, high-wage jobs within the creative sector, diversify the local economy, promote and support local businesses, and build the City's fiscal capacity to create and sustain public amenities and services, while maintaining South Pasadena's small-town character and quality of life.
   >
   > Policy: P2.1: Promote the establishment of a creative industry cluster in the city.
   >
   > 1. A2.1a - Build on existing presence of arts, cultural and entertainment clusters, and attract small- and medium-scale production/post-production studios (i.e. sound, film, and TV), architecture, graphic design, industrial design and multi-media

firms, the likes of which some residents currently commute out of the City for.
2. A2.1b - Brand and market South Pasadena as a hub of creative businesses.
3. A2.1c – Engage with real estate brokers, landlords, property owners, and developers to communicate South Pasadena's value proposition to the creative section and encourage marketing to creative business section tenants.
4. A2.1d - Attract creative professional organizations related to the arts, media, design, or architecture to locate in the City to serve as professional network hubs and destinations.

Goal: Understanding that South Pasadena is a largely built-out City, opportunities to increase the local tax base will rely on the strategic development of a few select sites and expanding South Pasadena's shopping and dining offerings to residents, workers, and visitors. Additionally, the City can use creative value capture tools to leverage new private development to help fund public investments.

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

1. A2.7a Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places through targeted branding and engagement with desired businesses.
2. A2.7c Build on the City's cultural organizations to generate foot traffic on main corridors through regular programming, events, and branding.

The proposed CUP supports the goals and policies of the General Plan by allowing the east wing of the building, previously used as the South Pasadena Unified School District (SPUSD) office, to be converted from an auditorium to a concert venue. The CUP is requesting to have live entertainment, a Type-90 ABC license for the sale and consumption of alcohol, and extended hours of operation, which would allow for the growth of local economic activity. The addition of an ABC license or extended hours for the concert venue will not substantially change the primary nature of the business, but will however, provide a new amenity to the surrounding community as it is the first time South Pasadena will consider a proposed concert venue.

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 adopted DTSP identified Mixed-use Core Zone for buildings general use that are ground floor retail, cultural entertainment, and office activity. As conditioned, the on-site sale and consumption of alcohol and extended hours of operation will be ancillary to the primary use of the concert venue/ live entertainment. The hours of

operation and conditions of approval are also imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public. Conditions of approval are included for appropriate sound mitigations, prohibiting loitering or smoking on the property, restricted hours of operation, and required training for employees who will serve alcohol to ensure that the sale and consumption of alcohol would not be detrimental to the community. Additionally, the South Pasadena Police Department, Fire Department, and Community Development Department have reviewed the proposed CUP and had no objections to the proposed uses. The conditions of approval are included to ensure the project meets all applicable local and state regulations and the project would not have a detrimental impact to the neighborhood.

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, 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 for appropriate sound mitigations, prohibiting loitering, or smoking on the property, and required training for employees who will serve alcohol to ensure that the on-site sale and consumption of alcohol would not be detrimental to the community. Additionally, the applicant and operator have provided a business and security plan to further regulate the proposed activity and ensure the general welfare of the City. No addition or expansion to the existing building has been proposed as part of the CUP application. 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 live entertainment, on-site sale and consumption of alcohol (Type-90 license), and extended hours of operation does not involve any expansion to the size of the existing building or any roadway modifications. The applicant has submitted a business plan showing that adequate parking is provided for employees per event, in accordance with State law AB 2097. Therefore, the project site is adequate in size and has sufficient access to existing streets to accommodate the proposed 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 Conditional Use Permit to establish a concert venue and associated operations is an allowed use in the land use table through the application of the CUP process. The proposed project, a commercial use, is compatible with other existing commercial land uses within the vicinity, including restaurant and bars with live entertainment, and retail uses in the DTSP. No alterations are proposed to the exterior of the building as a part of this Conditional Use Permit. Minor interior alterations will be required to mitigate any potential noise disruption and to be in compliance with building and fire codes. With the imposed conditions of approval, 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, and scale.

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, 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 through 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby conditionally approves Project No. 2579-CUP for live entertainment for a concert venue, the on-site sale and consumption of alcoholic beverages (Type 90 ABC License), and extended hours of operation for a building located at 1020 El Centro Street, subject to the Conditions of Approval attached hereto as Exhibit "A."

SECTION 6: APPEALS

Any interested person may appeal against 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 an 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 13th day of February 2024.

PASSED, APPROVED, AND ADOPTED this 13th day of February 2024 by the following vote:

AYES: **Lisa Padilla, Mark Gallatin, Amitabh Barthakur, Jason Claypool**

NOES:

ABSENT:

ABSTAIN: **Laura Dahl**

Lisa Padilla, Planning Commission Chair

ATTEST:

Mark S. Gallatin, Secretary to the Planning Commission

EXHIBIT "A"

CONDITIONS OF APPROVAL

PROJECT NO. 2579-CUP
1020 El Centro Street (APN: 5315-008-047)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on February 13, 2024:

1. **Conditional Use Permit (CUP)** to allow live entertainment for a concert venue, on-site consumption and sale of alcoholic beverages (Type-90 ABC license), and extended hours of operation located at the east wing of the previous school district building at 1020 El Centro Street.

Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.

PLANNING DIVISION:

P1. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the project.

P2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.

P3. The on-site ABC license (Type-90 ABC License) shall be acquired from the California Department of Alcoholic Beverage Control (ABC), otherwise the alcohol entitlement shall terminate within twelve (12) months from the effective date of the approval.

P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, ABC, and any other government entity shall be complied with.

P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.

P6. The applicant and each successor in interest to the property which is the subject of this project approval (collectively referred to herein as the "applicant"), 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.

P7. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

P8. 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, unless conditionally modified by this CUP.

P9. Daily hours for live entertainment are:

i. 7pm to 12:30am

P10. Daily hours of alcohol service concurrent with events:

i. 5:00pm to 1:30am (2 hours before show, one hour after)

P11. The facility shall shut down all music and amplified sound at the concert venue, no later than 12:30 am daily.

P12. Only staff, security guards, and performers are allowed to remain in the facility after closing hours, for loading and clean-up, not to exceed 2:00 am.

P13. Modification of hours of operation shall require review and approval from the Planning Commission.

P14. All entertainment shall be conducted within a wholly enclosed building. There shall be no live entertainment in the outdoor patio area.

P15. There shall be no amplified sound permitted in the patio area.

P16. The facility's primary purpose shall be to operate as a Concert/Music Venue.

P17. Operation of the bar (Hours of Alcohol Service) during non-event hours shall be prohibited, unless modified herein.

P18. In addition to the concert venue, the ancillary bar service is permitted during private events or functions that are not open to the general public and within the permitted hours of allowed bar service as conditioned, with or without live performances.

P19. The business shall not be an adult business as defined by the SPMC Section 36.350.030.

P20. A minimum of one (1) sign shall be placed per exit, cautioning patrons to be considerate of neighbors once leaving the establishment. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.

P21. A "No Alcohol beyond this point" shall be posted at the concert venue exits. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.

P22. The applicant shall install sound reducing measures per acoustical report prepared by Newson & Brown Acoustics LLC dated December 6, 2023. Soundproofing methods must be reviewed and approved by the Planning and Building Divisions and installed with appropriate permits. Failure to satisfy this condition will result in the re-review of this CUP before the Planning Commission hearing to consider revocation of the CUP approval.

P23. The minimum required number of on-site parking spaces shall be determined by the number of employees per event, in compliance with State law Assembly Bill (AB) 2097.

P24. Any proposed signage shall be submitted for review and approval by the Community Development Department prior to installation.

P25. Alcohol shall be opened or served for the customer at the time of purchase to prevent off-site consumption. Sale of alcohol for off-site consumption shall be prohibited.

P26. Drinking alcoholic beverages shall not be permitted in the loading area or public right-of-way. The management or business operators shall be responsible for posting appropriate signage.

P27. The consumption of alcohol shall be permitted only within the venue and the 770 sq. ft. associated patio area, west of the auditorium, as outlined in red in Figure 1 below.

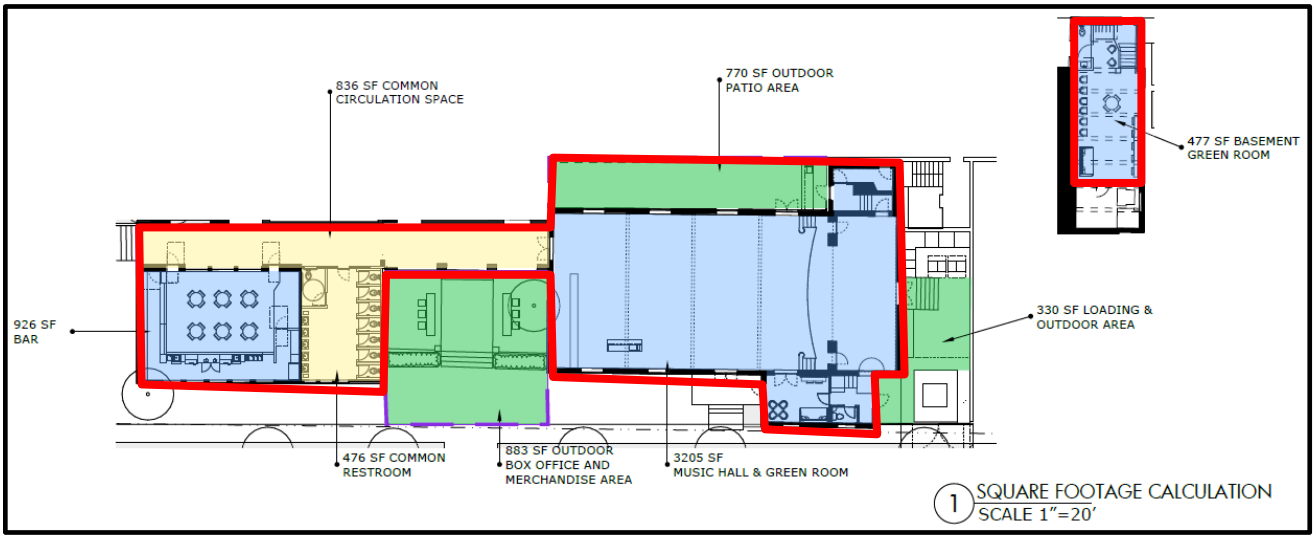


Figure 1: Concert Venue Floor Plan

P28. In compliance with ABC requirements, the business shall install the necessary stanchions prior to the serving of alcohol.

P29. As required by the ABC Department to maintain the Type-90 license, a music venue license holder must keep records at the licensed premises to show compliance with the Business and Professional Code Division 9, Chapter 3, Article 7 Section 23552(c)(2)(B). These records shall be made available at any time at the request of the City Manager or Chief of Police.

P30. No advertising for alcoholic beverages may be displayed in store windows or exterior of building.

P31. All alcohol cases/displays shall be located in such a manner to prevent "grab-and-run" thefts. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.

P32. Employees who will be engaged in the sale of alcohol must complete the California Department of Alcoholic Beverage Control's mandated training, as well as the store's internal training on the sale of alcoholic beverages.

P33. As described in the security plan, a minimum of four (4) security guards shall be present one (1) hour before the show begins, during the show hours, and one (1) hour after the show ends.

P34. Installation of security cameras shall comply with the approved security plan. A system

shall be installed and operating at all times to monitor the interior, entrances, exits, and exterior areas, in front and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the South Pasadena Police Department.

P35. The new installation of mechanical equipment shall be screened from the public right-of-way in accordance with 36.300.080 for Mechanical Equipment.

P36. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

P37. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:

a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.

b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and

d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

P38. The construction plan shall show that all lighting on the site will be directed downward and shielded to prevent off-lighting on adjacent properties.

P39. The new installation of new exterior lighting shall be in accordance with 36.300.090 for Outdoor Lighting.

P40. A construction sign with contact information for the contractor shall be clearly posted on-site during construction.

P41. Any proposed revision to the approved plans shall require review and approval by the Community Development Department prior to construction. The Community Development Department may refer the proposed revision to the Planning Commission, Cultural Heritage Commission, Planning Commission Chair, or Cultural Heritage Commission Chair for approval.

P42. Any individuals discovered loitering on the property shall immediately be informed to leave the premises by the property owner, applicant/tenant (Sid The Cat), or on-site security guards. Should the owner/tenant/security guards fail to abate the problems, the South Pasadena Police Department and/or other enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol licenses may be subject to revocation.

P43. Exterior Noise levels recorded from any property line shall not exceed the maximum allowed 15 dBA above the ambient as measured, as required by the South Pasadena Noise Ord. 1582.

P44. Interior noise levels shall not exceed 100 dBA, as it was the sound level used to conduct the noise study and provide recommendations for sound mitigations.

P45. Doors and windows shall be closed during live performances for sounds mitigations.

P46. Subsequent sound report and sound reduction measures may be required by the City, if the proposed use creates a noise nuisance, as determined by South Pasadena Municipal Code, Chapter 19.

PLANNING COMMISSION:

PC1. The applicant shall submit a circulation and ride share program to Community Development for review and approval prior to the issuance of a certificate of occupancy. The program shall include the required signage that directs everyone to the drop-off and pick-up services towards Mission Street.

PC2. Patrons leaving the concert venue shall be directed towards Mission Street with appropriate signage. Signage shall be temporarily posted, during event hours. Proposed signage shall be submitted to Community Development for final review and approval.

PC3. The applicant shall establish a venue Hotline for nearby residents and property owners to contact the operators with concerns related to the venue operations. Physical advertisement of the Hotline information shall be provided by mailing notices to residents within 300 ft., as conditioned by the Planning Commission.

POLICE DEPARTMENT:

PD1. Signage prohibiting smoking shall be posted throughout the event space and adjacent public right-of way.

PD2. The business owners and patrons shall comply with the City's smoking ordinance regulations of the SPMC, Article V. Smoking - Prohibited. Sections 17.50 through 17.58-8.

PD3. All security guards hired for the venue shall be licensed through the California Department of Consumers Affairs, Bureau of Security and Investigative Services.

PD4. The city shall require the review of the conditional use permit (CUP) with the Planning Commission when six (6) verified calls for service are made with the Police Department. A verified call shall be a call for services that result with a verified report of the business operating outside of the conditions of approval or the SPMC, disruption the peace, or proof of poor business practices.

BUILDING DIVISION:

B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

B2. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

B3. Plans prepared in compliance with the current Building Code shall be submitted to the Building Division for review prior to permit issuance.

B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

B5. The proposed alteration shall be designed and constructed to comply with the current California Building Code with Los Angeles County Amendments. The provisions of the California Historical Building Code may be used in specific design elements for the purposes of preserving the integrity of the qualified historical buildings or properties.

B6. Seismic retrofit of existing unreinforced masonry (URM) building shall comply with Chapter A1 of the CEBC. Structural retrofitting of non-URM elements shall comply with Chapter 8-7 of CHBC.

B7. When new non-historical lighting and space conditioning system components, devices, appliances and equipment are installed, they shall comply with the requirements in the California Energy Code, except where the historical significance or charter-defining features are threatened.

B8. The provisions of the California Energy Code shall not apply to qualified historical buildings. Lighting in qualified historic buildings shall comply with the applicable requirements in section 140.6(a)3Q.

B9. A separate address required. An application to assign address and unit numbers shall be filed with the Public Works Department prior to plan check submittal.

B10. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

B11. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

B12. All State of California disability access regulations for accessibility shall be complied with.

B13. 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

B14. Approval is required from the Los Angeles County Health Department for food handling and/or storage.

B15. Separate application and plan review is required for Electrical plans.

B16. Separate application and plan review is required for Mechanical plans.

B17. Separate application and plan review is required for Plumbing plans.

B18. Proposed conversion of the existing auditorium with chairs into a music hall withstanding spaces and repurposing the utility basement for stage production will increase the total occupant load of the building per Table 1004.5 and Section 1004.2 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained.

B19. Proposed conversion of the existing interior and exterior courtyard/patio into an occupiable space for use of retail, bar, or other related purposes will increase the total occupant load of the building per Section 1004.7 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained. New elements like bar counters or other similar fixtures shall not be installed to obstruct or reduce the required clearance for egress.

B20. Any increase of occupant load will also trigger the analysis for determining minimum quantities of plumbing fixtures set forth in Chapter 4 of the California Plumbing Code (CPC). In addition, accessible plumbing fixtures shall be provided. Directional signs are required to direct occupants to accessible toilet facilities if not all toilet facilities are accessible per Section 11B-216.8 of the Building Code.

B21. Where a circulation path directly connects a performance area to an assembly seating area, an accessible route shall directly connect the assembly seating area with the performance area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers unless exempted by Section 11B-206.2.3 Exceptions 1 through 7 of the Building Code.

B22. The proposed ticket office, retail space, bars or similar spaces in the exterior area shall be connected to an accessible route per Section 11B-206.2.4 of the Building Code.

B23. Project shall comply with the Cal Green Non-Residential mandatory requirements.

B24. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

B25. A separate permit is required for Fire Sprinklers.

FIRE DEPARTMENT:

FD1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.

FD2. Shall comply with all current 2022 adopted California Building Code, California Fire Code, NFPA's and South Pasadena Municipal Code. Requirements are based on occupancy classification.

FD3. The applicant shall provide the occupancy type and list all deferred applicable submittals on the plans.

FD4. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

FD5. 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.

FD6. Water Supply Test. The fire code official shall be notified prior to the water supply test. The water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system.

FD7. Fire Alarm required. Submit plans to the City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided.

FD8. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3. of NFPA 72.

FD9. Exit. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.

FD10. Fire Lanes shall be identified and provided on the plans at time of submittal.

FD11. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

FD12. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location (506.1 CFC).

FD13. Portable Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 of the California Fire Code and sized for not less than ordinary hazard as follows:

a. At each stairway on all floor levels, where combustible materials have accumulated.

b. In every storage and construction shed.

c. Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids. (3315.1 CFC)

FD14. Where required. Portables fire extinguishers shall be installed in all the following locations: In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S Occupancies.

FD15. Fire Alarm and Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures.

FD16. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

ABBREVIATIONS

&	AND
<	ANGLE
@	AT
C L	CENTERLINE
ø	DIAMETER
#	NUMBER
(E)	EXISTING
ACOUS	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BR	BEDROOM
CAB.	CABINET
C.B.	CATCH BASIN
C.B.O.	CHOSEN BY OWNER
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CRZ.	CRITICAL ROOT ZONE
CTSK.	COUNTERSUNK
CNTR.	COUNTER
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG	DRAWING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
E.C.P.	EXTERIOR CEMENT PLASTER
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN. FL.	FINISH FLOOR
F.G	FINISH GRADE
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT
I.D.	INSIDE DIAMETER (DIM.)
INSUL.	INSULATION
INT.	INTERIOR
Jan.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
LTWT.	LIGHTWEIGHT
MAX.	MAXIMUM
M.C.	MEDICINE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PRCST.	PRE-CAST
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD	PLYWOOD
PR.	PAIR
PT.	POINT
P.T.D	PAPER TOWEL DISPENSER
P.T.D/R	COMBINATION PAPER TOWEL
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.R.	QUARRY TILE RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYS.	SYMMETRICAL
T	TEMPERED GLAZING
TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
T. & G.	TONGUE AND GROOVE
THK.	THICK
T.I.	TENANT IMPROVEMENT
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.S.	TOP OF SHEATHING
T.V.	TELEVISION
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT

SHEET SCHEDULE

ARCHITECTURAL

A0.00	TITLE PAGE
A1.00	EXISTING PLAN
A1.10	PROPOSED PLAN
A1.20	PROPOSED AUDITORIUM PLAN
A1.30	PROPOSED BAR PLAN

Scope of Work

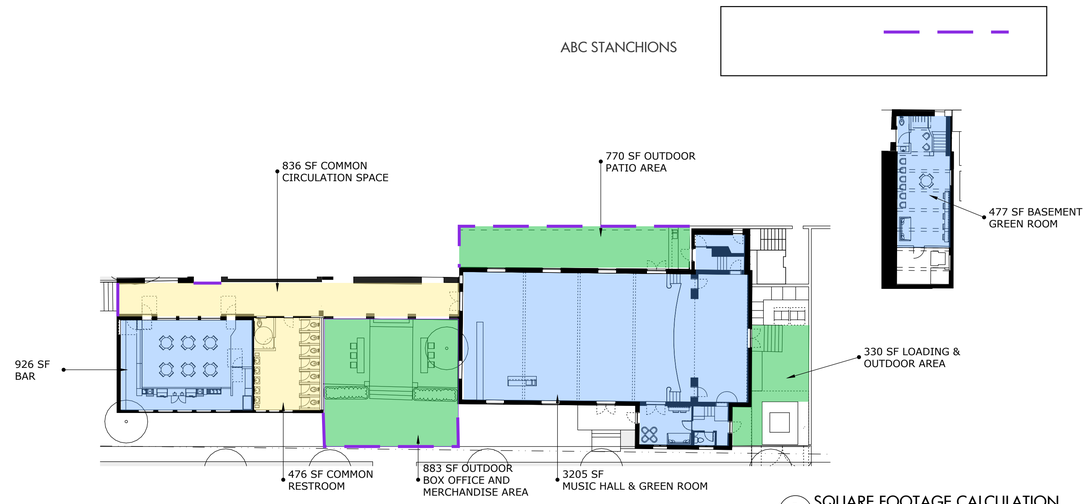
Sid The Cat's project is the conversion of a classroom and auditorium in the historic 1020 El Centro school building into a bar and live music venue. Tenant improvements include new flooring, finishes, and interior lighting throughout, as well, as the renovation of the auditorium basement to become a green room. A load in ramp for equipment is being added at the rear of the auditorium stage. The auditorium will have new acoustic paneling and curtains, lighting and sound equipment. Both spaces will have updated HVAC systems.

GANGI architects

229 EAST PALM AVENUE, BURBANK
CALIFORNIA 91502
T: 818.845.3170 F: 818.247.7259
ARCHITECTS@GANGIARCHITECTS.COM

PROJECT INFO

ABC STANCHIONS

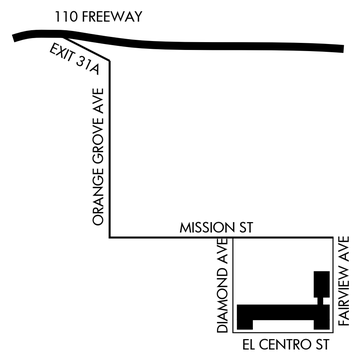


1 SQUARE FOOTAGE CALCULATION
SCALE 1"=20'

CONTRACTOR'S NOTES

1. CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING PROPOSAL. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE INTEGRITY AND WORKING ORDER OF ALL PREEXISTING INSTALLED MEP AND ARCHITECTURAL SYSTEMS AS PART OF THEIR CONTRACT.

2. FOR REFERENCE ONLY INDICATES WORK THAT HAS BEEN COMPLETED UNDER A SEPARATE PERMIT. IT IS INCLUDED IN THIS SET OF DRAWINGS FOR INFORMATIONAL AND REFERENTIAL PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY ALL EXISTING, PRE-INSTALLED WORK THAT RELATES TO NEW SCOPE OF WORK.



1 VICINITY MAP
NOT TO SCALE

REVISION DATE

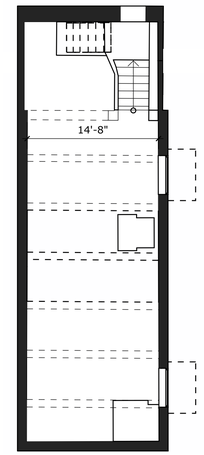
Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030

SCALE
2.13.24 Resolution NO. 26-16

ISSUE DATE

PLOT DATE

A
0.00



2 EXISTING BASEMENT PLAN

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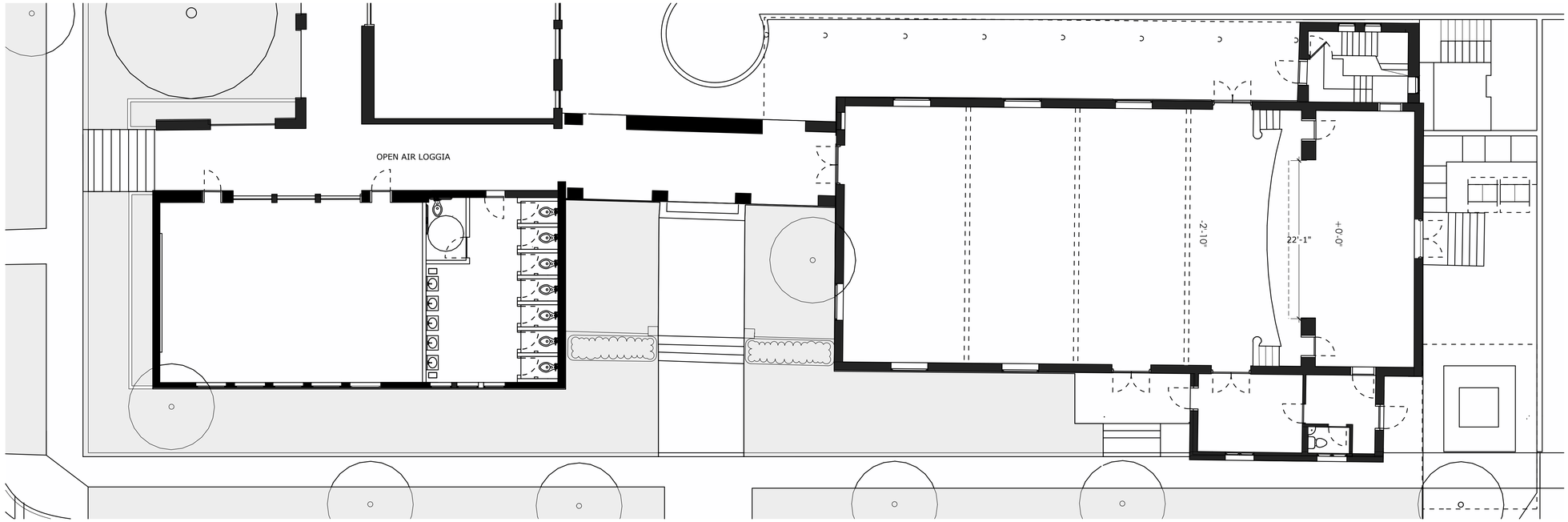
EXISTING WALL
PROPOSED WALL
REMOVED WALL
ABOVE

EXISTING PLAN

REVISION DATE

**Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030**

EL CENTRO ST.



FAIRVIEW AVE.

1 EXISTING PLAN

1/8" = 1'-0"
SCALE

ISSUE DATE

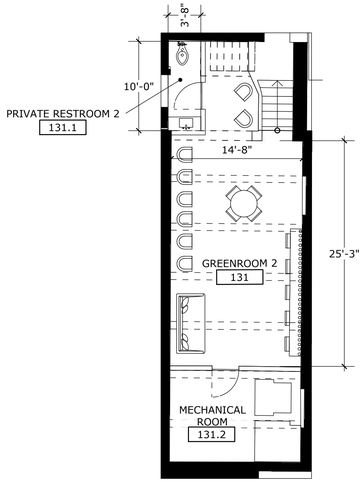
PLOT DATE

A
1.00

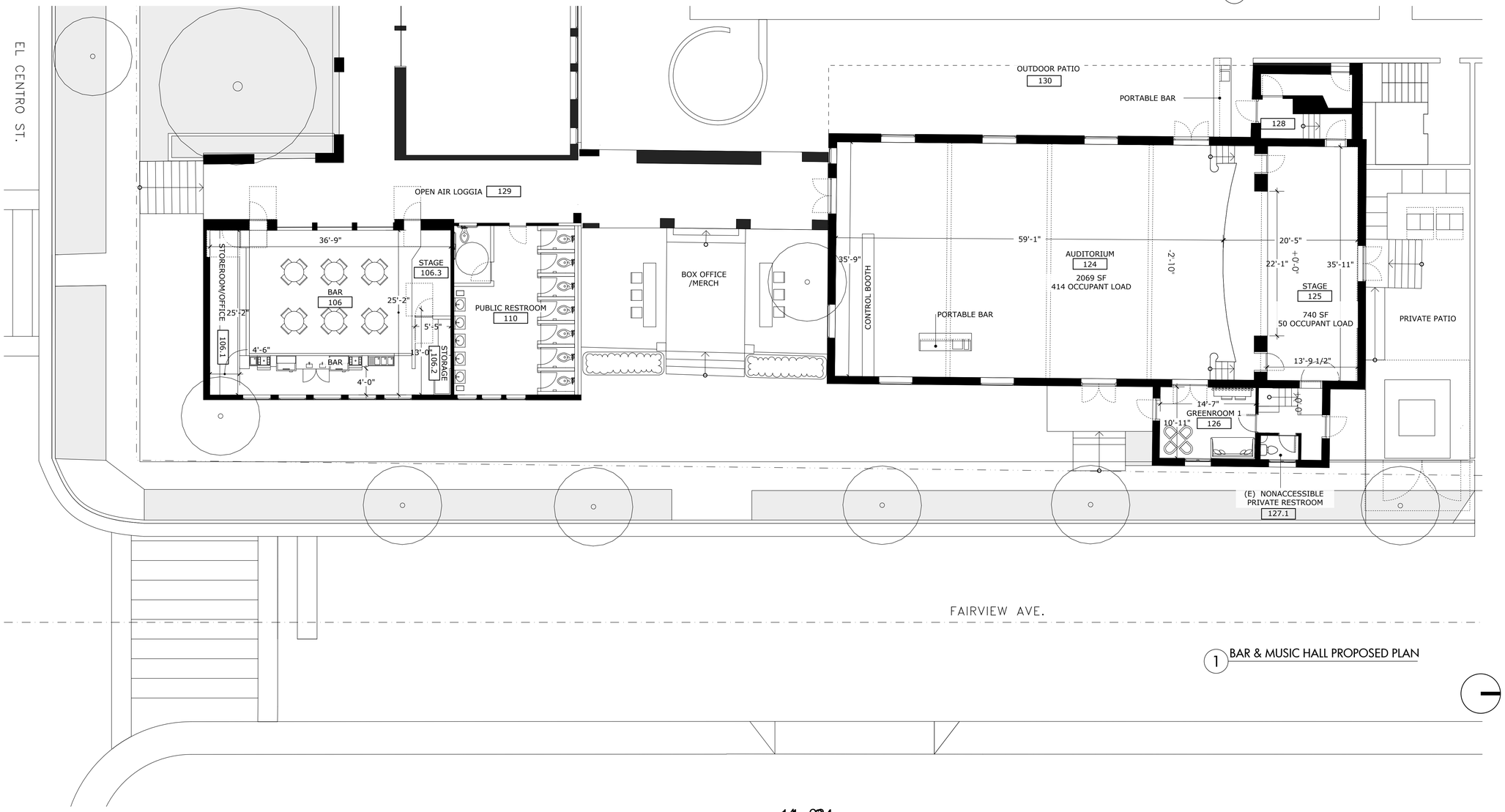
Scope of Work

Sid The Cat's project is the conversion of a classroom and auditorium in the historic 1020 El Centro school building into a bar and live music venue. Tenant improvements include new flooring, finishes, and interior lighting throughout, as well, as the renovation of the auditorium basement to become a green room. A load in ramp for equipment is being added at the rear of the auditorium stage. The auditorium will have new acoustic paneling and curtains, lighting and sound equipment. Both spaces will have updated HVAC systems.

Note: All exterior lighting to be permitted seperately under School Hall shell.



2 BASESMENT GREEN ROOM PROPOSED PLAN



1 BAR & MUSIC HALL PROPOSED PLAN

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EXISTING WALL
PROPOSED WALL
REMOVED WALL
ABOVE

PROPOSED PLAN

REVISION DATE

**Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030**

1/8" = 1'-0"
SCALE

ISSUE DATE

PLOT DATE

A
1.10

GANGI
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ARCHITECTS@GANGIARCHITECTS.COM

EXISTING WALL
PROPOSED WALL
REMOVED WALL
ABOVE

MUSIC HALL & BASEMENT GREEN ROOM PLAN - PROPOSED

REVISION DATE

**Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030**

OUTDOOR PATIO
130

PORTABLE BAR

128

AUDITORIUM
124
2069 SF
414 OCCUPANT LOAD

STAGE
125
740 SF
50 OCCUPANT LOAD

ARTIST LOAD IN AREA

PRIVATE PATIO

PORTABLE BAR

GREENROOM 1
126

127

(E) NONACCESSIBLE
PRIVATE RESTROOM
127.1

1 BAR & MUSIC HALL PROPOSED PLAN

PRIVATE RESTROOM 2
131.1

GREEN ROOM 2
131

MECHANICAL
ROOM
131.2

2 BASESMENT GREEN ROOM PROPOSED PLAN

1/4" = 1'-0"
SCALE

ISSUE DATE

PLOT DATE

**A
1.20**

1 BAR PROPOSED PLAN

A1.30

PLOT DATE

ISSUE DATE

SCALE
1/4" = 1'-0"

REVISION DATE

Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030

BAR PLAN -
PROPOSED

ABOVE . . . . . .

REMOVED WALL - - - - - - - - -

PROPOSED WALL

EXISTING WALL

GANGI
architects
229 EAST PALM AVENUE, BURBANK
CALIFORNIA 91502
T: 818.845.3170 F: 818.247.7259
ARCHITECTS@GANGIARCHITECTS.COM

From: Dave Cory
To: PlanningComments
Subject: Sid the Cat
Date: Thursday, November 5, 2026 2:19:37 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners,

South Pasadena needs places where people can enjoy themselves, meet their neighbors, and feel connected to the city. Sid the Cat has become one of those places.

I'm a South Pasadena homeowner and a Crony Club member, and I've had many good nights there. What stands out to me is not only the music, but the mix of people the venue brings together. It gives us something distinctive in our own city and adds life to the surrounding business district.

I would hate to see South Pasadena make it unnecessarily difficult for a successful local venue to continue serving its patrons. The City and Sid the Cat should be working together to address concerns while preserving what makes the venue valuable.

Please take a constructive approach and support its future in South Pasadena. I believe our city is better with Sid the Cat in it.

Thank you for considering my perspective.

Sincerely,
Dave Cory

From: Rob Clyde
To: PlanningComments
Subject: I support Sid the Cat.
Date: Thursday, November 5, 2026 12:27:21 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear South Pasadena Planning Commission:

I am writing to express my strong support for Sid the Cat and the positive role it has played in our community. Since opening, the venue has become a valued part of South Pasadena, bringing people together and contributing to our local business district.

As a South Pasadena homeowner and active community member, I have consistently heard positive feedback about Sid the Cat. Personally, I am a “Crony Member”. I have enjoyed many evenings there and have seen firsthand the sense of community it fosters. It has become a gathering place that many residents appreciate and support. I know many other South Pasadenans who agree with me.

My concern is that continued challenges to its operations could unintentionally discourage a business that is clearly serving the community well. South Pasadena benefits from businesses that attract residents, create activity, and contribute to the city's economic vitality. Sid the Cat has demonstrated its ability to do all of those things while becoming a successful and well-loved local establishment.

I respectfully urge the City to support Sid the Cat's continued operation and to work collaboratively toward solutions that allow it to remain a thriving part of South Pasadena.

—rob clyde

—
Rob Clyde

From: Malinda Vargas
To: PlanningComments
Subject: In Support of Sid the Cat
Date: Thursday, November 5, 2026 12:09:07 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a resident of South Pasadena for over 16 years. I was attracted this city due to its exceptional schools and tight-knit community. I've enjoyed watching South Pasadena grow over the years and have come to appreciate all of the things that make it special.

When Sid the Cat opened, I was excited to see a new and vital business join our community. In order for South Pasadena to continue flourishing, we need to encourage businesses to stay and help them succeed, rather than putting up obstacles that making doing business challenging.

Therefore, I am writing to express my strong support for Sid the Cat and the positive role it has played in our community. Since opening, the venue has become a valued part of South Pasadena, bringing people together and contributing to our local business district.

As a South Pasadena homeowner and active community member, I have consistently heard positive feedback about Sid the Cat. Personally, I have enjoyed many evenings there and have seen firsthand the sense of community it fosters. It has become a gathering place that many residents appreciate and support.

My concern is that continued challenges to its operations could unintentionally discourage a business that is clearly serving the community well. South Pasadena benefits from businesses that attract residents, create activity, and contribute to the city's economic vitality. Sid the Cat has demonstrated its ability to do all of those things while becoming a successful and well-loved local establishment.

I respectfully urge the City to support Sid the Cat's continued operation and to work collaboratively toward solutions that allow it to remain a thriving part of South Pasadena.

Sincerely,
Malinda Vargas
1412 Oak Crest Ave.

From: Sadie Stockdale Jefferson
To: PlanningComments
Subject: Sid the Cat
Date: Thursday, November 5, 2026 11:53:00 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing to express my strong support for Sid the Cat and the positive role it has played in our community. Since opening, the venue has become a valued part of South Pasadena, bringing people together and contributing to our local business district.

As a South Pasadena homeowner and active community member, I have consistently heard positive feedback about Sid the Cat. Personally, I have enjoyed many evenings there and have seen firsthand the sense of community it fosters. It has become a gathering place that many residents appreciate and support.

My concern is that continued challenges to its operations could unintentionally discourage a business that is clearly serving the community well. South Pasadena benefits from businesses that attract residents, create activity, and contribute to the city's economic vitality. Sid the Cat has demonstrated its ability to do all of those things while becoming a successful and well-loved local establishment.

I respectfully urge the City to support Sid the Cat's continued operation and to work collaboratively toward solutions that allow it to remain a thriving part of South Pasadena.

From: Tatiana Simonian
To: PlanningComments
Subject: Re. Sid the Cat
Date: Thursday, November 5, 2026 11:34:55 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

New businesses particularly those in the arts have an incredibly difficult time in Los Angeles and nearby cities like South Pasadena. There have been less than five new music venues opened in the past decade.

We need more arts and culture in our community. We need to support more small businesses. We need to support those of us like myself, who are native angelenos, and trying to keep the economy stimulated as more and more people are leaving because this is an untenable area for creatives.

I don’t want another private-equity owned chain restaurant. South Pasadena is known for its beauty and its culture, let’s keep it that way.
I implore you to leave their permit as it is and make it easier for people to open small businesses, not harder.

Tatiana Simonian

From:	maria sturges
To:	PlanningComments
Subject:	Sid the Cat Public Hearing
Date:	Thursday, November 5, 2026 9:38:12 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of South Pasadena,

I am writing to express my strong support for Sid the Cat and the positive role it has played in our community. Since opening, the venue has become a valued part of South Pasadena, bringing people together and contributing to our local business district.

As a South Pasadena homeowner and active community member, I have consistently heard positive feedback about Sid the Cat. Personally, I have enjoyed many evenings there and have seen firsthand the sense of community it fosters. It has become a gathering place that many residents appreciate and support.

My concern is that continued challenges to its operations could unintentionally discourage a business that is clearly serving the community well. South Pasadena benefits from businesses that attract residents, create activity, and contribute to the city's economic vitality. Sid the Cat has demonstrated its ability to do all of those things while becoming a successful and well-loved local establishment.

I respectfully urge the City to support Sid the Cat's continued operation and to work collaboratively toward solutions that allow it to remain a thriving part of South Pasadena.

Sincerely,
Maria Sturges

From: Molly Green
To: PlanningComments
Subject: Project 2579-CUP-MOD
Date: Wednesday, November 4, 2026 4:20:36 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I'm a resident of South Pasadena on Grand Ave and I'm writing in support of Sid the Cat Auditorium. It's a huge boost for my quality of life to have a music venue that brings world-renowned acts here to South Pasadena. In the several times I've attended shows there, Sid the Cat has always seemed to operate respectfully and with the community in mind. I've heard that the city wants to reexamine their operating permit. Which is fine -- but it concerns me that the city might do anything that would inhibit Sid the Cat from operating here in South Pasadena.

This is a venue that has massively raised our profile within the L.A. arts scene. On a daily basis, I'll see folks out and about on Mission Street having dinner or drinks before a show. It is keeping our city thriving in a tangible way, bringing tourism and artistry, not to mention a community space for us all. Considering Sid the Cat anything other than a huge value-add to our city is a mistake. And making it harder for institutions like this to operate would only create an emptier, sadder core of town. If we can't foster a good business climate for a venue like this, then I'm sure they'll move and be successful elsewhere. And it would be our loss -- a blow to South Pas financially, and a stain on our reputation as business and arts-friendly.

Please let us have nice things.

Molly Green

From: Cassandra Kaldor
To: PlanningComments
Subject: Project 2579-CUP-MOD
Date: Wednesday, November 4, 2026 3:43:28 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I've lived in South Pasadena for 15 years and I'm writing in support of our music venue Sid the Cat, which has brought a much needed breath of fresh air to the local scene.

I have met retirees who live down the block from the venue and brag about having so many event options just outside their doorstep.

I understand change isn't always well received, but a vibrant, thriving, WALKABLE night life that includes bars, music and restaurants is a boost to the city's economy. Mouldering antique stores and unleased properties? Not so much …

Let's move forward, not backward, and do right by Sid the Cat.

Thank you,
Cassandra Kaldor

From: Devin Kerr
To: PlanningComments
Subject: Project 2579-CUP-MOD
Date: Wednesday, November 4, 2026 3:34:44 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I view Sid the Cat as one of the most important businesses for the future of South Pasadena. They provide a place to experience world-class musicians and artists right here in South Pas, and they bring thousands of visitors here to patronize our other businesses.

In a world where in-person connection is scarce, we need to protect places like Sid the Cat where humans get to do what humans have always done: share stories, play songs, and experience something collectively.

Thank you,
Devin Kerr
South Pasadena resident