



**CITY OF SOUTH PASADENA  
DESIGN REVIEW BOARD**

**AGENDA  
REGULAR MEETING  
THURSDAY, MARCH 6, 2025  
5:30 P.M.**

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

**South Pasadena Design Review Board 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 Design Review Board 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 – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/89814060953> **Meeting ID: 898 1406 0953**

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

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link: <https://us02web.zoom.us/j/89814060953>

**CALL TO ORDER:** Chair Brian Nichols

**ROLL CALL:** Chair Brian Nichols  
Vice-Chair Melissa Hon Tsai  
Board Member Samantha Hill  
Board Member James Martin  
Board Member Kay Younger

**COUNCIL LIAISON:** Councilmember Michael Cacciotti

**APPROVAL OF AGENDA**

Majority vote of the Board to proceed with Board business.

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

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

**PUBLIC COMMENT GUIDELINES** ([Public Comments are limited to 3 minutes](#)) The Design Review Board welcomes public input. If you would like to comment on an agenda item, members of the public may participate by means of one of the following options:

Option 1:

Participate in-person at the City Council Chambers, 1424 Mission Street, South Pasadena, CA 91030.

Option 2:

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

Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov).

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

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

NOTE: Pursuant to State law, the Design Review Board may not discuss or take action on issues not on the meeting agenda, except that members of the Design Review Board 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)****BUSINESS ITEM(S)****2. Design Review Board Reorganization****Recommendation**

Select Chair and Vice-Chair

**DISCUSSION****3. Receive and file: Staff update regarding the proposed Zoning Text Amendment reforming the design review process and dissolving the Design Review Board (DRB)****PUBLIC HEARING**

- 4. PROJECT NO. DRX24-0015** – A request for a 3,909 square foot first-floor addition to an existing 1,826 square-foot one-story, single-family dwelling located at 2019 Via Del Rey (Assessor's Parcel Number: 5308-005-029) located in the Altos De Monterey (AM) zone. The proposal also includes the removal of five trees. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 (Existing Facilities).

**Recommendation:**

Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Class 1, Existing Facilities, and approve Project No. DRX24-0015, subject to the recommended conditions of approval.

**ADMINISTRATION**

- 5. Comments from City Council Liaison**
- 6. Comments from Board Members**
- 7. Comments from Subcommittees**
- 8. Comments from Staff**

**ADJOURNMENT**

9. **Adjourn to the Regular Design Review Board meeting scheduled for April 3, 2025 at 5:30 p.m.**

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

Design Review Board meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/Your-Government/Boards-Commissions/Design-Review-Board>

Agenda related documents provided to the Design Review Board are available for public review on the City's website. Additional documents, when presented to Design Review Board, will also be uploaded and available on the City's website.

**AGENDA NOTIFICATION SUBSCRIPTION**

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing [CityClerk@southpasadenaca.gov](mailto: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.*

2/27/2025

Date

Robert (Dean) Flores, Acting Planning Manager



## Design Review Board Agenda Report

---

**DATE:** March 6, 2025

**FROM:** Alison Becker, Acting Community Development Director  
Elizabeth Bar-El, Interim Community Development Deputy Director

**PREPARED BY:** Robert (Dean) Flores, Acting Planning Manager

**SUBJECT:** **Receive and file: Staff update regarding the proposed Zoning Text Amendment reforming the design review process and dissolving the Design Review Board (DRB)**

---

### RECOMMENDATION

Receive and file a presentation regarding the proposed Zoning Text Amendment to reform the design review process, dissolving the Design Review Board and reassigning design review authority.

### BACKGROUND/DISCUSSION

On July 17, 2024, the City Council adopted a Resolution of Intention (ROI) to update the South Pasadena Municipal Code (SPMC) aiming to streamline development reviews, simplify language, align with recent state law changes, and maintain the SPMC's relevance to the City's structure and community needs. Later, on December 18, 2024, another ROI was adopted to dissolve the Design Review Board (DRB) and reassign its approval authority.

On January 28, 2025, the Commission held a study session and provided comments on draft Code changes. The Commission discussed the design review process at length, and suggested a ministerial review level that would include commissioner input.

On February 25, 2025, the Planning Commission considered draft ordinance provisions and recommended that the City Council adopt the proposed amendments, inclusive of a number of revisions added by the Commission. The Council hearing is scheduled to be held on March 19.

As the final draft moves forward to Council, staff is making this presentation to the DRB to summarize the proposed new design review process and get feedback from Board members. DRB comments will be transmitted in the Council staff report.



# Design Review Board Agenda Report

ITEM NO. 4

**DATE:** March 6, 2025

**FROM:** Alison Becker, Acting Community Development Director  
Elizabeth Bar-El, Interim Community Development Deputy Director

**PREPARED BY:** Tatianna Marin, Assistant Planner

**SUBJECT:** **Project No. DRX24-0019 – A request for a 3,909 square foot first-floor addition to an existing 1,826 square-foot one-story, single-family dwelling located at 2019 Via Del Rey (Assessor's Parcel Number: 5308-005-029) located in the Altos De Monterey (AM) zone. The proposal also includes the removal of five trees. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 (Existing Facilities).**

---

## Recommendation

Staff recommends that the Design Review Board:

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 (Existing Facilities).
2. Approve Project No. DRX24-0019, subject to the recommended conditions of approval. **(Attachment 1 – Conditions of Approval)**

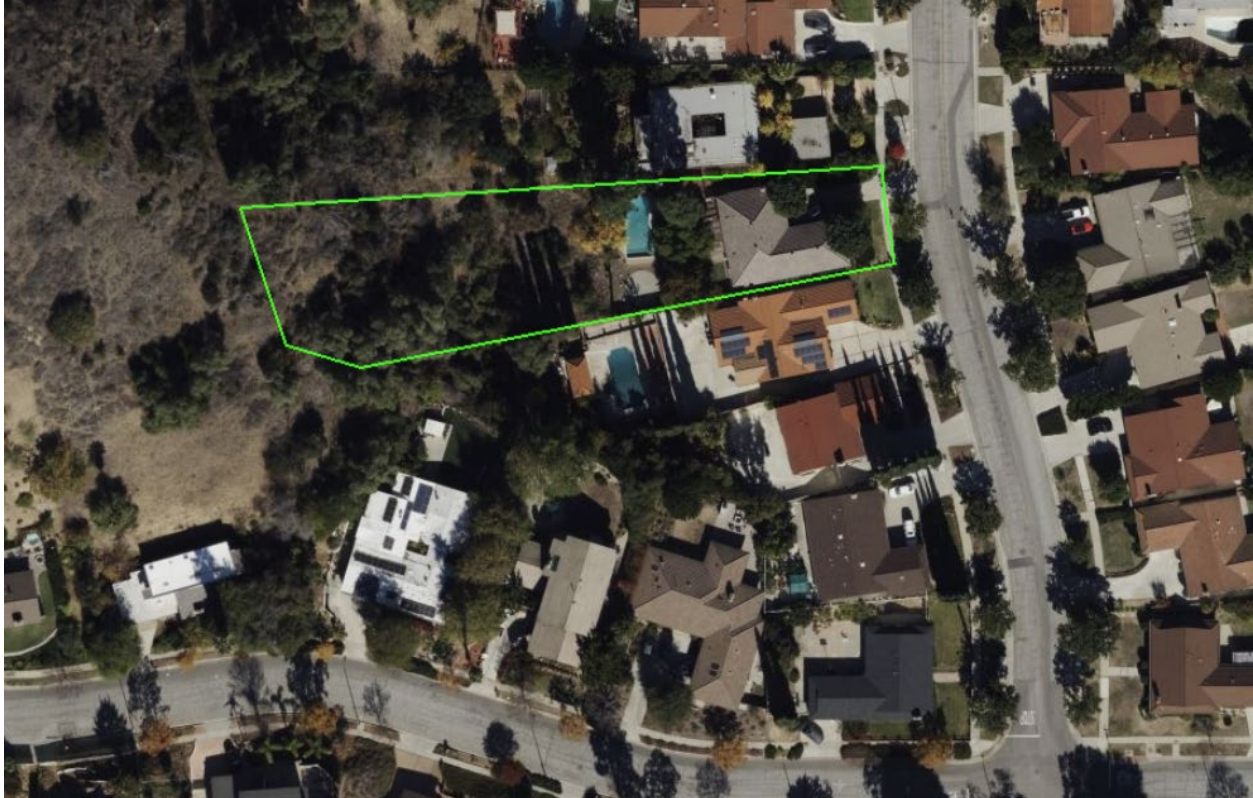
## Background

The subject site is a rectangular-shaped 28,729-square-foot lot located on the south side of Via Del Rey within the Altos de Monterey overlay district (see **Image 1** on the following page to view the aerial). The property was originally developed in 1966 with an 1,826-square-foot single-family residence and an attached two-car garage. The subject property has not undergone substantial renovations, as the only other building permit on record is for a patio cover that was issued in 1969.

The site is within the Altos de Monterey (AM) zoning district and is surrounded by single-family residential uses to the north, east, and west with a mix of architectural styles,

including the proposed style of a modern style (**Attachment 3 - Neighborhood Images.**) Figure 1 provides an aerial image of the subject property and the surrounding neighborhood, with the project site outlined in green.

**Image 1: Aerial Image**



## **Project Description**

The applicant, Sam Chan, is requesting approval of a Design Review Permit (DRX) for a 3,909 square-foot first floor addition to include a partial demolition of the existing 1,826-square-foot single-family residence. The total existing floor area, including the attached garage, is 2,297 square feet and approximately 881 square feet is proposed to be demolished. The remaining square footage will be 1,416 square feet for a total floor area of 5,326 square feet with the proposed addition. As proposed, demolition does not exceed over 50% of exterior walls being removed. As part of the proposed demolition, the existing attached garage will become a 700 square foot detached garage with the addition of a mudroom to the rear. The proposal also includes demolishing the existing pitched roof for a flat roof and renovating the existing architectural style into a modern style. (**Attachment 2 – Project Plans**)

The proposed floor plan includes four bedrooms, four and a half bathrooms, a living room, kitchen/dining room space, office, a lounge/ den area and a laundry room. The proposed floor plan will also include an atrium above the lounge area. In addition to the expanded

floor plan, the proposal includes a partial demolition of the existing attached garage to create a detached two-car garage. The detached garage will maintain its existing walls and building footprint, but will be expanded on the west side, facing the interior of the property, to create a mudroom.

The proposed architectural style is a modern style with a flat roof and a completely new palette of materials compared to the existing home, which is currently comprised of brick veneer and stucco siding, aluminum windows and a brick chimney. The proposed roof will include a black metal fascia trim around the home and will have a gravel roof material. The exterior elevations will consist of various types of building materials, including, but not limited to: wood siding, gravel roof with a black metal trim, aluminum clad windows and aluminum sliding doors, and a metal garage door. The project proposal also includes a detached ADU to the rear of the primary dwelling, which is not subject to the review of the Design Review Board. **(Attachment 2 – Project Plans)**

### **Project Analysis**

#### *Design Review*

The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City's adopted design standards and guidelines. The Design Guidelines list various guidelines that a project should consider when proposing enhancement to older properties.

The applicant is proposing a design that is compatible with the surrounding neighborhood as it is keeping its existing single-story massing. The neighborhood is comprised of a variety of one and two-story residences that vary in size and architectural styles. The new structure is proposed to be a different architectural style; however, the extended massing of the home will not be visible from the public right of way and will generally maintain similar front and side yard setbacks. The change of architectural style will be the most apparent change from the right of way; however, the adjacent property also has a modern architectural style with a flat roof. Because of the low scale, the proposed modern style will be compatible with the neighborhood. The project complies with all applicable setbacks and height limitations of the Altos De Monterey (AM) zone, and with the City's adopted design standards and guidelines.



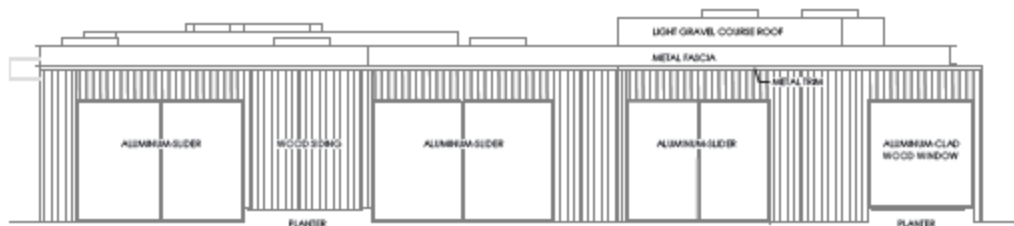
**Image 2: Proposed Contextual Rendering**



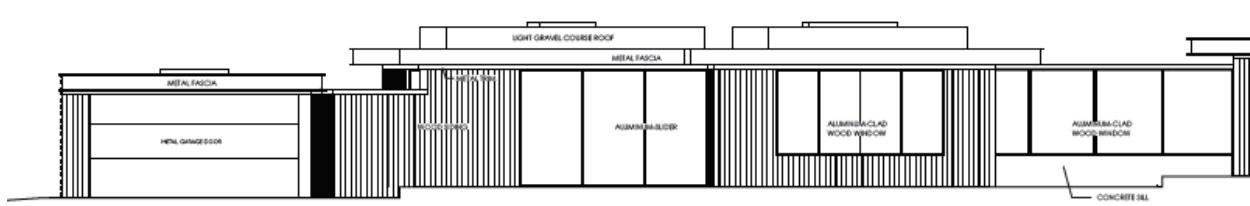
**Image 3: Proposed East (Front) Elevation**



**Image 4: Proposed West (Rear) Elevation**

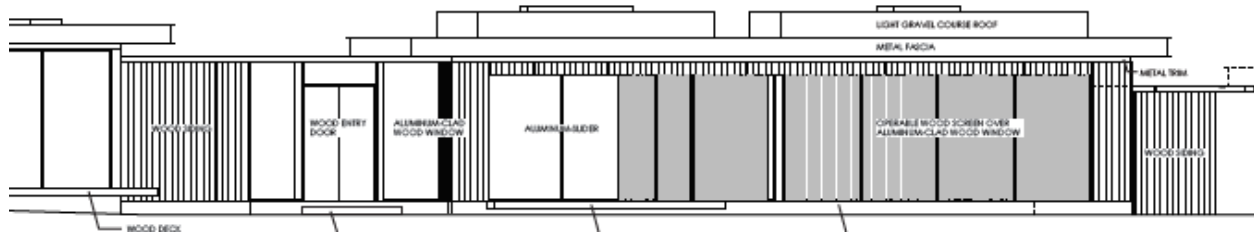


**Image 5: Proposed North Elevation**





**Image 6: Proposed South Elevation**



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

#### *General Plan Consistency*

The General Plan (2040) land use designation of the project is Very Low-Density Neighborhood, which allows detached single-family units. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan.

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

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

The proposed project is consistent with Goal 3 and Policy 3.4 above, because the proposal preserves and enhances the surrounding neighborhood by ensuring that the structure's massing, design and orientation is consistent with the existing neighborhood as the neighborhood is surrounded by one and two-story residences varying in architectural styles. The proposed design does not feature elements or treatments that are inconsistent with the overall neighborhood. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and the *City of South Pasadena's Design Guidelines for Enhancing Existing Non-Historic Residences* ("The Design Guidelines").

#### *Zoning Code Compliance & Development Standards*

The subject property is located within the Altos De Monterey (AM) zoning district overlay, which permits development of detached, single-family homes. The purpose of Residential Zoning District AM Development Standards (SPMC, Section 36.250.030) is to ensure existing architectural character and neighborhood environment are maintained. In

addition, a specific set of development standards were established to ensure any long-term residential use of these properties maintains the existing character of the neighborhood. **Table 1** below lists the project's conformance with applicable development standards.

**Table 1: Altos De Monterey (AM) Overlay District Development Standards  
Compliance for Lot 130 (2019 Via Del Rey)**

Standard	Requirement	Existing	Proposed
<b>Lot Coverage</b>	40% (11,491 SF max allowed)	8% 2,298 SF	22% 6,026 SF
<b>Floor Area Ratio (FAR)</b>	35% (10,055 SF max allowed)	6.3% 1,826 SF	18% 5,326 SF
<b>Building Height</b>	25' max.	16' 7"	16' 6"
<b>Off-Street Parking</b>	Two-Covered Spaces, one uncovered	Two-covered spaces within a garage	Two-covered spaces within a garage, one uncovered
<b>Front Setback</b>	25'	25'	25'
<b>South Side Setback</b>	5'	5'	Unchanged
<b>North Side Setback</b>	5'	9'3"	5'
<b>Rear Setback</b>	25'	266'	166'

**Findings:**

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

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

The General Plan (2040) land use designation of the project is Very Low-Density Neighborhood, which allows detached single-family units. The proposed project

does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan.

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

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

The proposed project is consistent with Goal 3 and Policy 3.4 above, because the proposal preserves and enhances the surrounding neighborhood by ensuring that the structure's massing, design and orientation are consistent with the neighborhood's one and two-story residences varying in architectural styles. The proposed design does not feature elements or treatments that are inconsistent with the overall neighborhood. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and the *City of South Pasadena's Design Guidelines for Enhancing Existing Non-Historic Residences* ("The Design Guidelines").

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

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

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

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

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

The proposed project has been designed with the consideration of its occupants and provides adequate indoor and outdoor space that can be found in a single-family residence. The proposed project uses a variety of materials, colors, and building setbacks, to enhance the architectural style and should remain appealing with a reasonable level of maintenance.

### **Alternatives to Consider**

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

1. Approve as is or with modified/ added condition(s); or
2. Approve the project with the recommendation of a Chair Review for minor modifications to the proposal; or
3. Continue the project to address comments discussed; or
4. Deny the project.

### **Environmental Analysis**

This item is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

### **Public Noticing**

A Public Hearing Notice was published on February 24, 2025 in the Pasadena Star News. Hearing notices were sent to all properties within a 300-foot radius on February 19, 2025. The public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website

### **Next Steps**

If the Design Review Board 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 Planning Commission. 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. Conditions of Approval
2. Project Plans

# **ATTACHMENT 1**

## **Conditions of Approval**

## CONDITIONS OF APPROVAL

### Design Review Permit

**PROJECT NO. DRX24-0015**  
**2019 Via Del Rey (APN: 5308-005-029)**

---

**The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Design Review Board on March 6, 2025:**

**Design Review** for a 3,909 square foot first-floor addition to an existing 1,826 square-foot one-story, single-family dwelling located at 2019 Via Del Rey (Assessor's Parcel Number: 5308-005-029) located in the Altos De Monterey (AM) zone. The proposal also includes the removal of five trees.

*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 Design Review Board 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 Design Review.
- P2. This approval and all right hereunder shall terminate within 12 months of the effective date of approval by the Design Review Board 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. 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.
- P4. 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.
- P5. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission/Board concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P6. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include, but is not limited to: the accumulation of debris, garbage,

lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

- P7. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.

**BUILDING DIVISION:**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Design Review Board decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
- B3. 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 report review shall be copied and pasted on the first sheet of building and grading plans.
- B4. School Development Fees shall be paid to the School District prior to the issuance of the building permit.
- B5. Park Impact Fee to be paid at the time of permit issuance.
- B6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B7. 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 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.
- B8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
- B9. 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.



- B10. 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=zc7tu632u2staheexj6vqvxxvg&dl=0>
- B11. Exterior walls of a structure shall be setback with minimum clearance from an ascending slope with ratio steeper than 1:3 (vertical to horizontal to vertical) per Section 1808.7.1 of the County Building Code.
- B12. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B13. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- B14. Foundation inspection will not be made until setback of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B15. Project shall comply with the CalGreen Residential mandatory requirements.
- B16. 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.
- B17. Separate permit is required for Fire Sprinklers

**PUBLIC WORKS DEPARTMENT:**

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. 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 submitting plans for review.
- PW3. The applicant shall identify all existing on-site easements. Any conflict with and/or presence of existing easements must be addressed. The applicant shall provide a Title Report, with effective date within the last 60 days, to verify the presence of easements.
- PW4. Via Del Rey shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street 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.
- PW5. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW6. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3.

- PW7. The applicant shall submit the proposed sewage flow calculations to the City. The proposed sewage flow from the property will be used to create a Hydraulic Analysis Report to determine if the sewer outlet has adequate capacity for the proposed sewage flow from the property. The developer shall be responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow. The applicant shall pay for the cost to create a Hydraulic Analysis Report.
- PW8. The applicant shall provide a new sewer connection to the ADU. The proposed sewer lateral shall be a four-inch (4") diameter vitrified clay pipe (VCP) that connects to the City sewer main within the public right-of-way.
- PW9. The applicant shall provide a copy of a will-serve letter and receipt for the sewer connection fee from the Los Angeles County Sanitation District (LACSD). A copy of the receipt for any fees to be paid must be submitted before permit issuance.
- PW10. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW11. The applicant shall provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project.
- PW12. All utility service lines servicing the property shall be installed underground. Improvement plans shall be prepared for all underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easement that will be owned and maintained by other entities 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.
- PW13. The applicant shall bring the existing parkway on Via Del Rey up to current standards per SPMC Section 31.48. The applicant shall submit a parkway landscape plan for review and the landscape design shall conform to the Model Water Efficient Landscape Ordinance (MWELO) as stipulated in SPMC Chapter 35, Article III.
- PW14. The applicant shall provide a detailed drainage and grading plan signed and stamped by a CA licensed civil engineer for improvements within the public right-of-way. Drainage from property shall drain through conveyance pipe onto Via Del Rey.
- PW15. The applicant shall provide an erosion control plan for improvements within the public right-of-way, showing dust control techniques to be implemented during project construction which shall include, but not be limited to, use of appropriate BMPs, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
- PW16. If applicable, the applicant shall provide a copy of the Notice of Intent (NOI), a Waste Discharge Identification Number (WDID), and a Storm Water Pollution Prevention Plan (SWPPP) developed by a certified Qualified SWPPP Developer (QSD) per SPMC Section 23.12(b). Provide a copy of the approved plan from the Building & Safety Department. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent with

the State Water Quality Control Board. A Waste Discharge Identification Number (WDID#) must be obtained prior to any construction work onsite.

- PW17. Provide an arborist report and clear site plan of all trees on site. The arborist report shall make note of any trees that are to be removed and shall include methods to protect trees and roots of trees that remain on site during and after construction. Arborist report shall measure diameter and condition of all trees on site. 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.
- PW18. Provide a preconstruction survey for nesting birds performed 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 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.
- PW19. Prepare a tree removal and replacement plan to show all existing, proposed to be removed, and proposed to be planted trees, including size and species, and indicate their disposition. If any trees are to be removed, 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 methods of protecting existing trees during construction. These notes shall be per the applicants arborist report.
- PW20. The applicant shall provide a Construction Management Plan to the Public Works Department for review and approval prior to issuance of permits. The Construction Management Plan shall include, but not be limited to, types of proposed construction activities, an on-site staging plan, haul route, construction schedule for major activities (i.e. demolition, grading, material delivery, etc.), and shall indicate a contractor parking location.
- PW21. If applicable, the applicant shall apply for a change of address permit for the proposed ADU development before issuance of a certificate of occupancy.
- PW22. The applicant shall include the following information on the plans:
- a. On the title sheet, 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.
  - b. 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.
  - c. 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).
  - d. 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.
  - e. A trench restoration detail per City standards for proposed utility connections.
  - f. All utility poles adjacent to the properties and note to “PROTECT-IN-PLACE”.

PW23. The applicant shall prepare separate improvement plans prepared by a CA licensed civil engineer which will include:

- a. The proposed Street improvement plans for Via Del Rey which shall include:
  - i. Asphalt paving along the property frontage from curb face to centerline.
- b. Removal and replacement of damaged curb and gutter, sidewalk and driveway approaches, and if applicable paint all curb markings along the frontage of the property to the satisfaction of the City Engineer. 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).
  - i. 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).
  - ii. The applicant shall construct a driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Community Development Department and the actual limits of concrete removal with the Public Works Department.
  - iii. The applicant shall install 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 applicant shall verify the actual limits of concrete removal with the Public Works Department.
- c. The applicant shall repave the existing asphalt street fronting the property from curb face to centerline. Asphalt that will be repaved shall be grinded to a minimum of 2-inches. The applicant shall verify the actual limits of paving with the Public Works Department depending on the condition of the existing pavement adjacent to the property asphalt shall be C2 PG 64-10 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). Any pre-existing pavement markings and traffic striping shall be restored in accordance to the latest editions of the California Manual on Uniform Traffic Control Devices (CA MUTCD), Caltrans standards, and to the satisfaction of the City Engineer. All manholes and/or utility covers shall be adjusted within the limits of paving and to grade after paving has been completed.
- d. The proposed building structure shall not be constructed within critical root zone area of any trees. For native species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native, use the tree's DBH (X3) as the minimum critical root mass.
- e. 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 to 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.
- f. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
  - g. Temporary bins (low boy), if used, shall be “roll off” style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
  - h. 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.
  - i. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

**FIRE DEPARTMENT:**

- F1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA Standards.
- F2. Fire Sprinklers are required. Submit a separate plan to City for approval.
- F3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- F4. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- F5. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- F6. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- F7. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- F8. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- F9. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

- F10.903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
- a. An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
- F11. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintained.
- F12. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- F13. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).
- F14. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- a. An On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - b. In each room used for sleeping purposes.
  - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- F15. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3)
- F16. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped

with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

F17. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:

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

F18. For any questions regarding water meter, please contact Public Works Department at 626-403 7240.

F19. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.



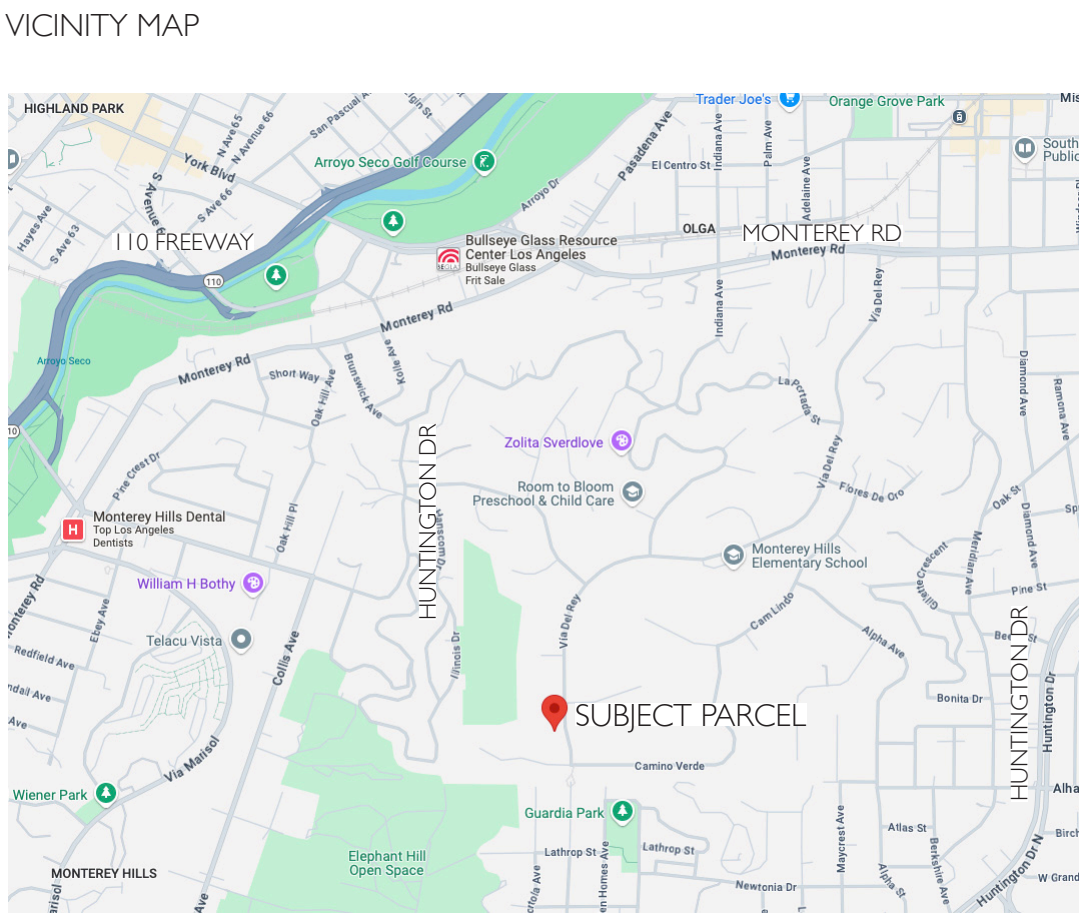
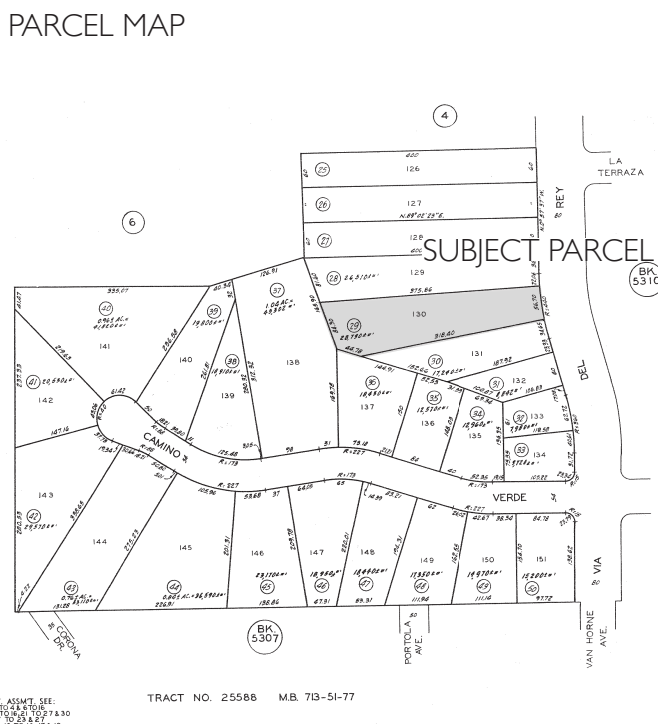
## **ATTACHMENT 2**

### **Project Plans**





2019 via del rey  
DESIGN REVIEW APPLICATION



AREA CALC	
LOT SIZE:	0.66 ACRES 28,750 SF
ALLOWABLE FAR:	0.35
EXISTING FAR:	0.06 ( 1,798 SF / 28,750 SF)
PROPOSED FAR:	0.20 ( 5,326 SF / 28,750 SF )
ALLOWABLE LOT COVERAGE:	0.40
EXISTING LOT COVERAGE:	0.08 ( 2,298 SF / 28,750 SF)
PROPOSED LOT COVERAGE:	0.19 ( 6,026 SF / 28,750 SF)
ALLOWABLE FOOR AREA:	10,063 SF
EXISTING FLOOR AREA:	1,798 SF (2,298 - 500 GARAGE)
EXISTING FLOOR AREA TO REMAIN:	1,417 SF
ADDITION AREA:	3,909 SF
PROPOSED ADDITION FLOOR AREA:	5,326 SF (MAIN HOUSE, GARAGE -500)
DETACHED GARAGE FLOOR AREA:	700 SF
DETACHED ADU AREA:	475 SF

PROJECT INFO	
PROJECT ADDRESS:	2019 VIA DEL REY
vTRACT NO:	25588 LOT 130
ZONING:	ALTOS DE MONTEREY RESIDENTIAL AM-R
LOT AREA:	0.66 ACRES 28,750 SF
PROJECT DESCRIPTION	1 STORY, SINGLE FAMILY RESIDENCE, PARTIAL DEMO, REMODEL AND ADDITION, DETACHED GARAGE AND ADU
CONSTRUCTION TYPE:	TYPE-V-B
SPRINKLERED:	FULLY SPRINKLERED
HEIGHT ALLOWED:	25' - 0" (PRIMARY) 15' - 0" (ACCESSORY) 16' - 6" (PRIMARY) 12' - 0" (ACCESSORY)
HEIGHT PROPOSED:	10,063 SF
BUILDING AREA ALLOWED	5,886 SF (GARAGE AND HOUSE)
BUILDING AREA PROPOSED:	475 SF (ADU UNDER SEPERATE APP)
PARKING PROPOSED:	NO CHANGE 2 COVERED 1 OPEN

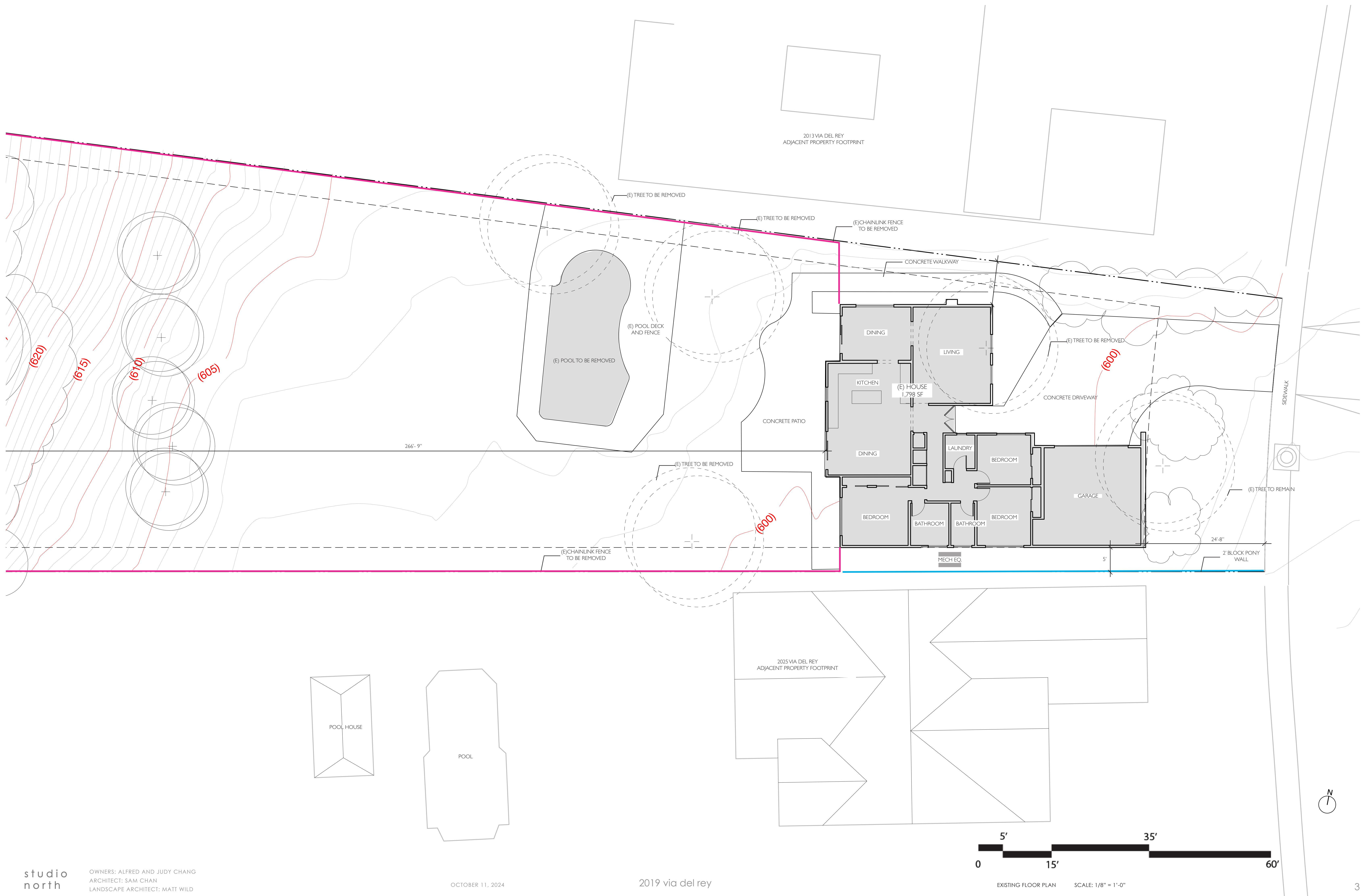
PROJECT DESCRIPTION NARRATIVE:
The project involves a comprehensive renovation and addition to an existing home to enhance its sustainability and connection to the landscape. Partial demolition of the existing home to create a detached garage, existing garge to remain. Relocating the swimming pool. A single story addition (4,088 sf) to the existing home and new petite ADU. A grand south-facing garden featuring a pool, complemented by a west-facing rear yard planted with numerous native trees and planting.
The architectural style is modern, emphasizing natural materials and a seamless indoor-outdoor connection through extensive glazing and multiple garden areas. The home will feature a flat roof with metal-trimmed overhangs and large sliding doors to optimize natural light and ventilation. A central focus of the design is the creation of expansive outdoor living spaces.
Sustainable materials and practices will be prioritized throughout the project. The renovation will involve the removal of outdated elements and their replacement with modern, energy-efficient systems and finishes. The exterior will be refreshed with new wood siding and strategically placed windows to maximize daylighting. The ADU is designed to discretely complement the main house.

INDEX	
PAGE.01	COVER - PROJECT DESCRIPTION, INDEX
PAGE.02	SITE PLAN
PAGE.03	EXISTING FLOOR PLAN
PAGE.04	EXISTING ROOF PLAN
PAGE.05	EXISTING BLDG
PAGE.06	EXISTING REARYARD
PAGE.07	DEMO PLAN - CALCS
PAGE.08-10	EXISTING AND PROPOSED ELEVATIONS
PAGE.11	PROPOSED FLOOR PLAN
PAGE.08	PROPOSED ROOF PLAN
PAGE.13-15	PROPOSED ILLUSTRATIVE ELEVATIONS, MAIN HOUSE
PAGE.16	PROPOSED ILLUSTRATIVE ELEVATIONS, DETACHED GARAGE
PAGE.17	PROPOSED SECTIONS
PAGE.18	PROPOSED AXONOMETRIC
PAGE.19-21	PROPOSED RENDERINGS
PAGE.22	EXISTING STREET VIEW AND RENDERED STREET VIEW
PAGE.23	MATERIALS BOARD
PAGE.24	MATERIALS AND FINISH DATA SHEETS
PAGE.25	WINDOW DOOR SCHEDULES
PAGE.26	LANDSCAPE PLAN
PAGE.27	PLANTING PLAN
PAGE.28	TREE AND HYDROZONE PLAN
PAGE.29	NEIGHBORHOOD PHOTOGRAPH

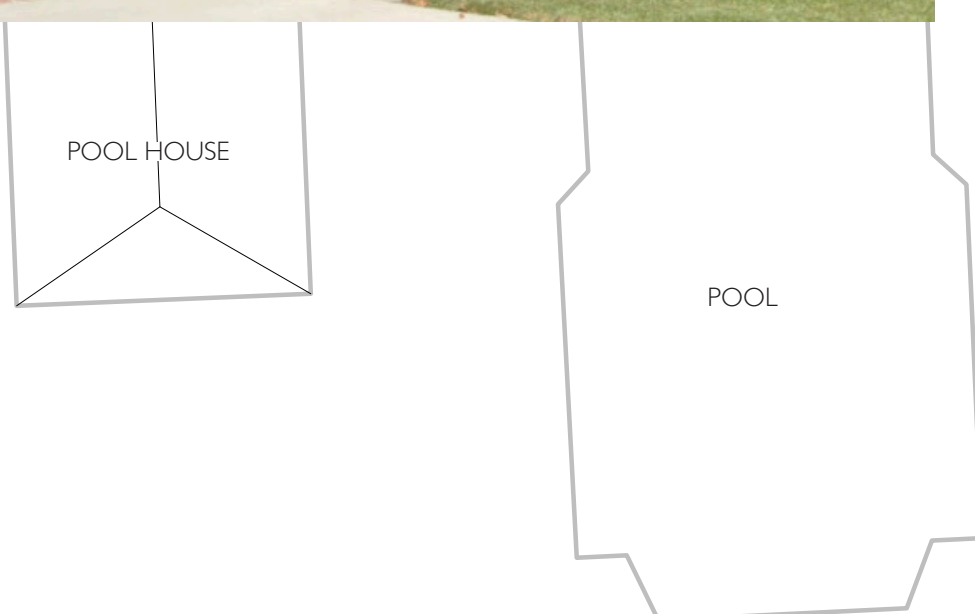
















1



2



3



4



5



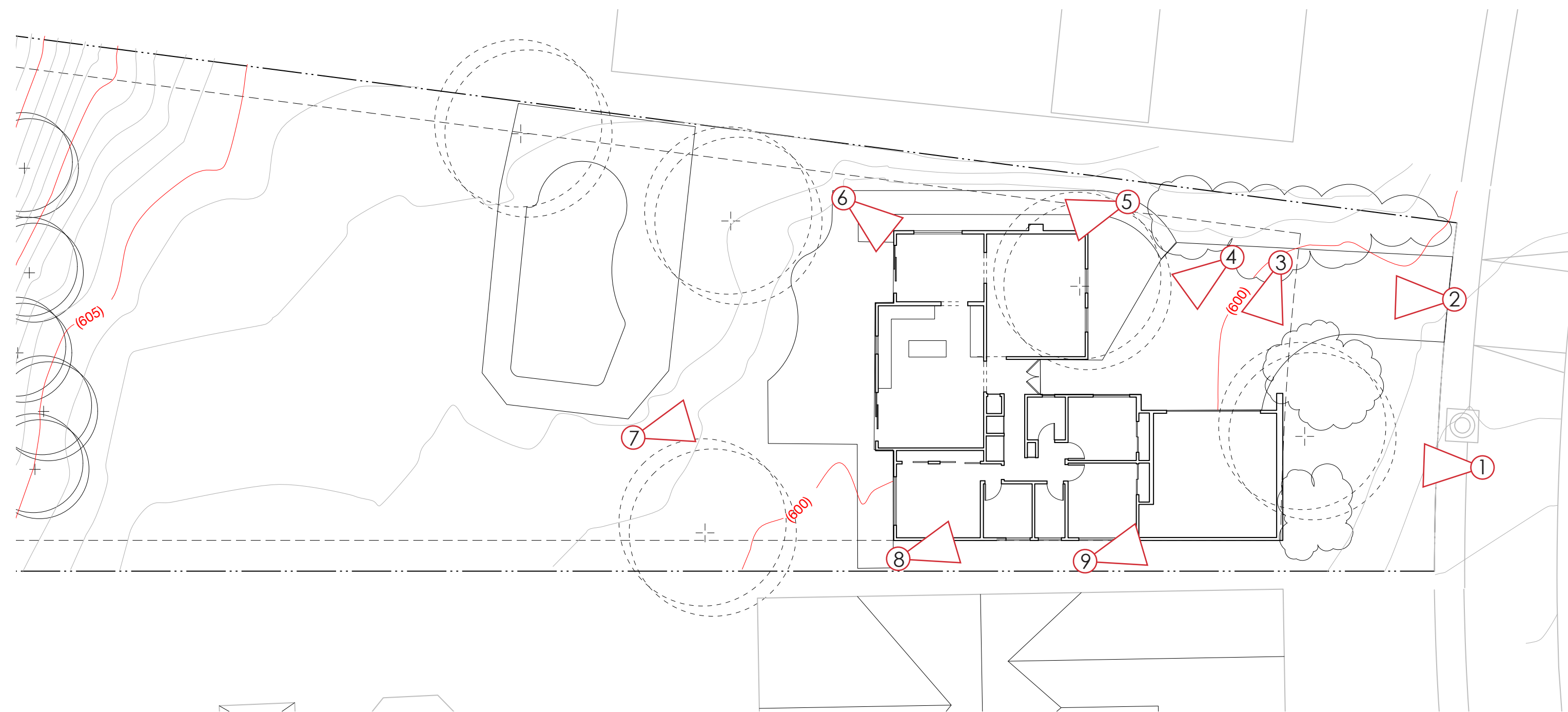
6



7



8



EXISTING CONDITION KEY MAP



9





1



2



3



4



5



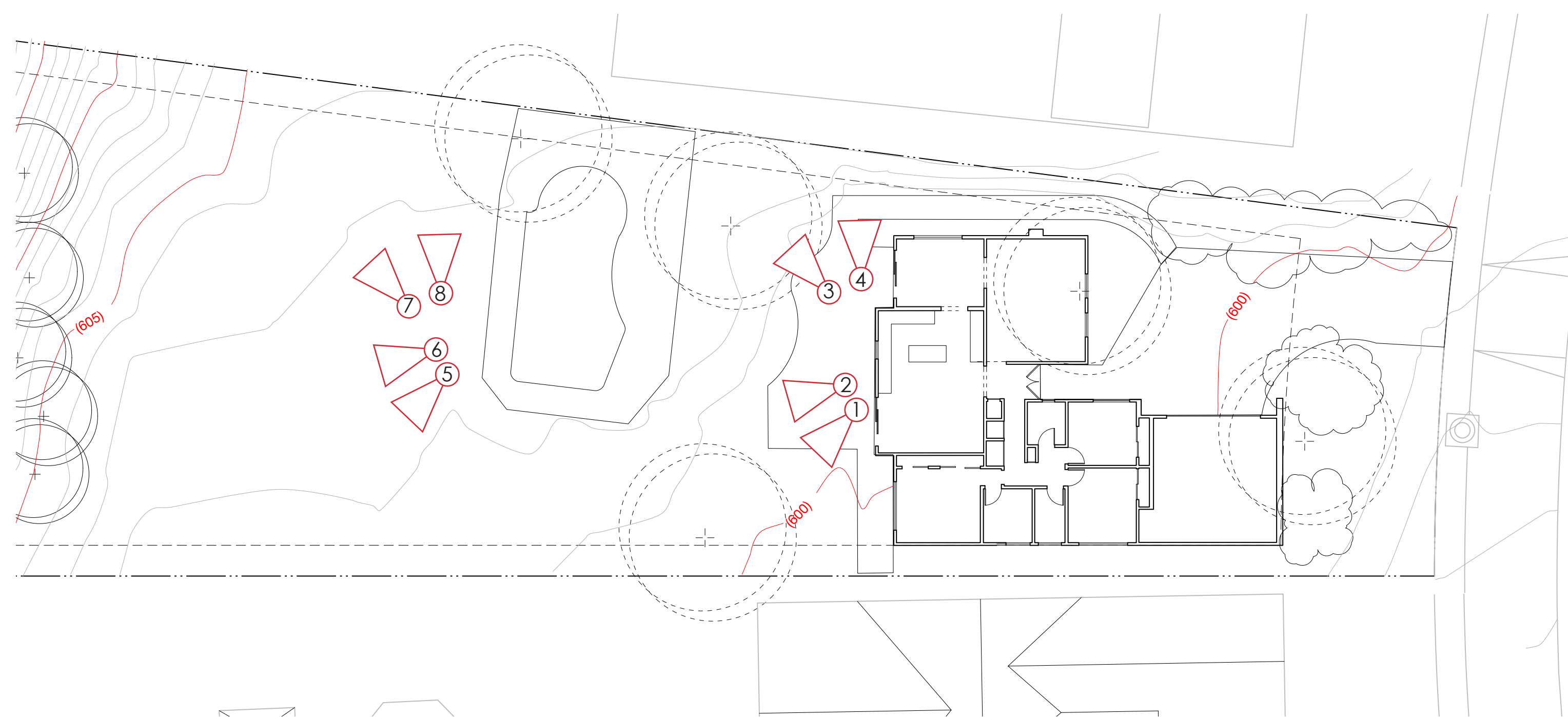
6



7

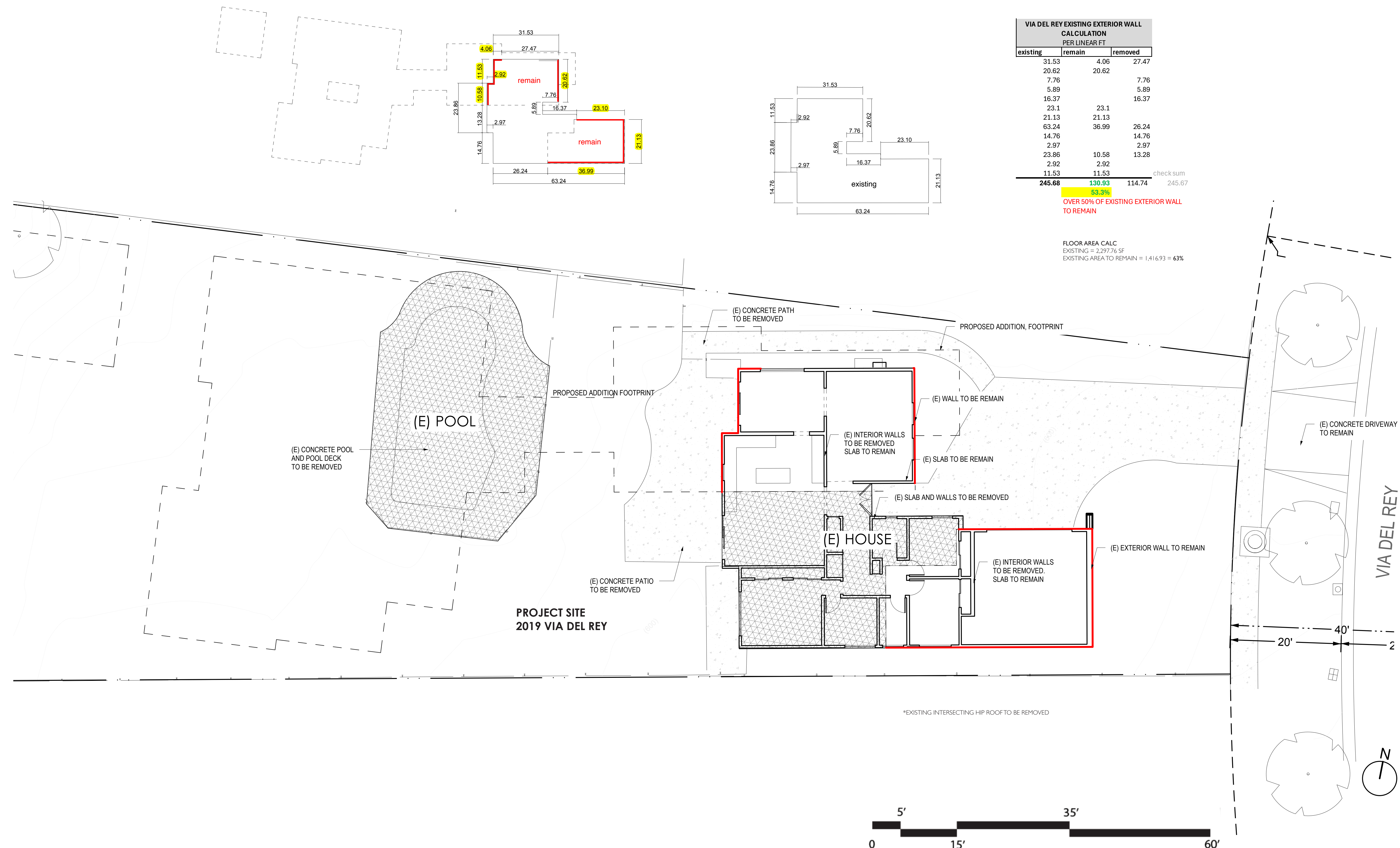


8



EXISTING CONDITION KEY MAP





VIA DEL REY EXISTING EXTERIOR WALL CALCULATION PER LINEAR FT			
existing	remain	removed	
31.53	4.06	27.47	
20.62	20.62		
7.76		7.76	
5.89		5.89	
16.37		16.37	
23.1	23.1		
21.13	21.13		
63.24	36.99	26.24	
14.76		14.76	
2.97		2.97	
23.86	10.58	13.28	
2.92	2.92		
11.53	11.53		check sum
245.68	130.93	114.74	245.67

53.3%  
OVER 50% OF EXISTING EXTERIOR WALL TO REMAIN

FLOOR AREA CALC  
EXISTING = 2,297.76 SF  
EXISTING AREA TO REMAIN = 1,416.93 = 63%

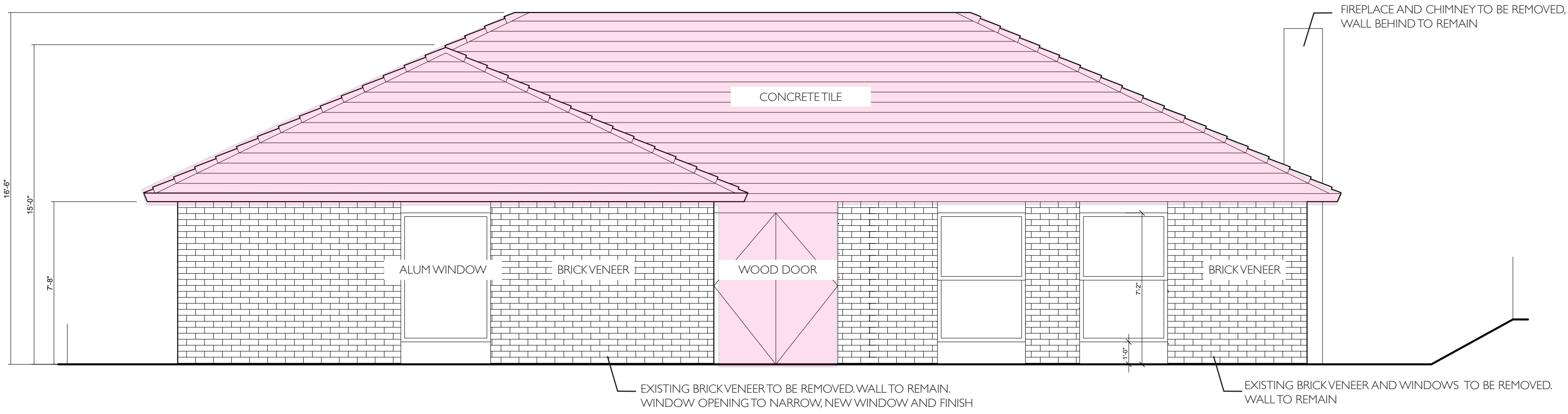
DEMOLITION NOTES:

1. DEMOLITION PERMITS MUST BE OBTAINED BY A LICENSED WRECKING CONTRACTOR (CLASS C-21) OR BY A LICENSED GENERAL CONTRACTOR (CLASS B-1) WHO IS ALSO THE CONTRACTOR FOR A NEW BUILDING TO BE ERECTED ON THE SAME SITE. A-LICENSE CONTRACTORS MAY DEMOLISH STRUCTURES THAT REQUIRES SPECIAL ENGINEERING KNOWLEDGE AND SKILL. PRIOR TO THE ISSUANCE OF A PERMIT, THE CONTRACTOR SHALL PROVIDE:
  - a) WORKERS COMPENSATION CERTIFICATE WITH THE STATE CONTRACTORS BOARD AS POLICY HOLDER.
  - b) CITY OF SOUTH PASADENA BUSINESS TAX REGISTRATION CERTIFICATE.
  - c) CONTRACTOR'S LICENSE NUMBER AND CLASS AND EXPIRATION DATE.

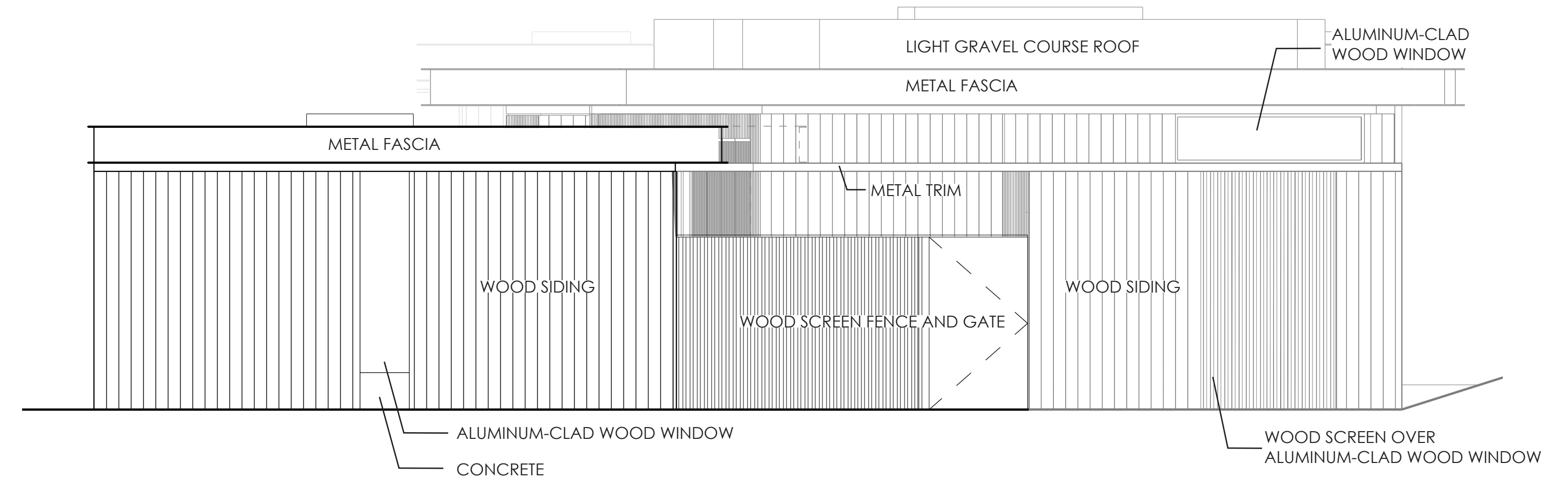
2. THE PROPERTY OWNER MAY OBTAIN A DEMOLITION PERMIT FOR ONE OR TWO-STORY WOOD FRAME BUILDINGS WHERE THE MAXIMUM SPAN DOES NOT EXCEED 25 FEET.
  - a) ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
  - b) NO STRUCTURAL MEMBER ON ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
  - c) THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL OF A HEIGHT MORE THAN 25FT.
  - d) CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
  - e) APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMO.
  - f) ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
  - g) STORAGE OF MATERIALS OF FLOORS SHALL NOT EXCEED 30LBS. PSF LIVE LOAD.
  - h) AN 8FT HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.

TYPICAL SYMBOLS:

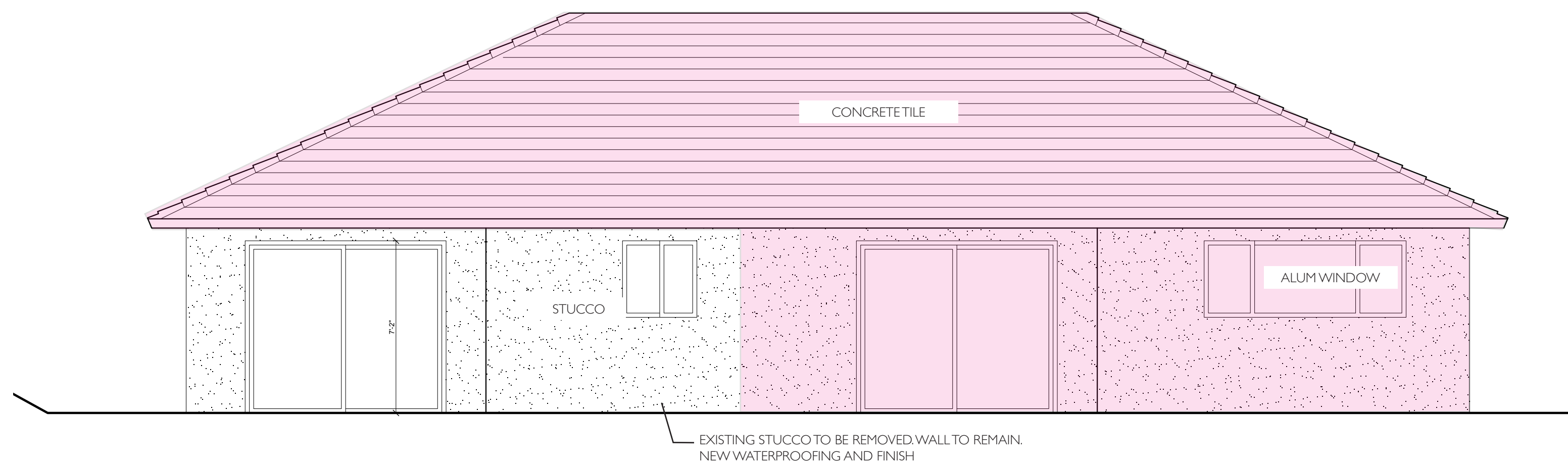
- (E) STRUCTURE TO BE DEMOLISHED
- (E) STRUCTURE TO REMAIN



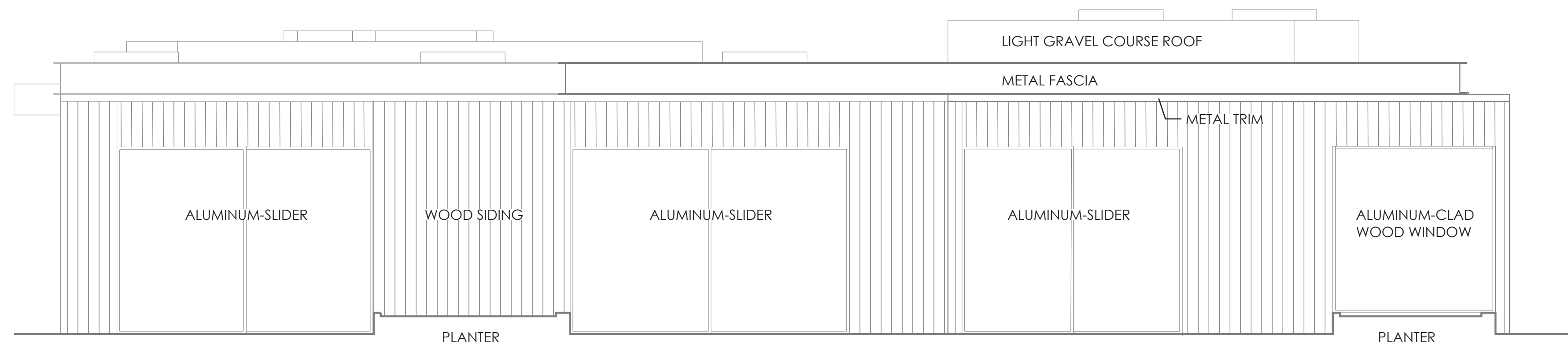
EXISTING HOUSE - EAST ELEVATION



PROPOSED HOUSE - EAST ELEVATION



EXISTING HOUSE - WEST ELEVATION

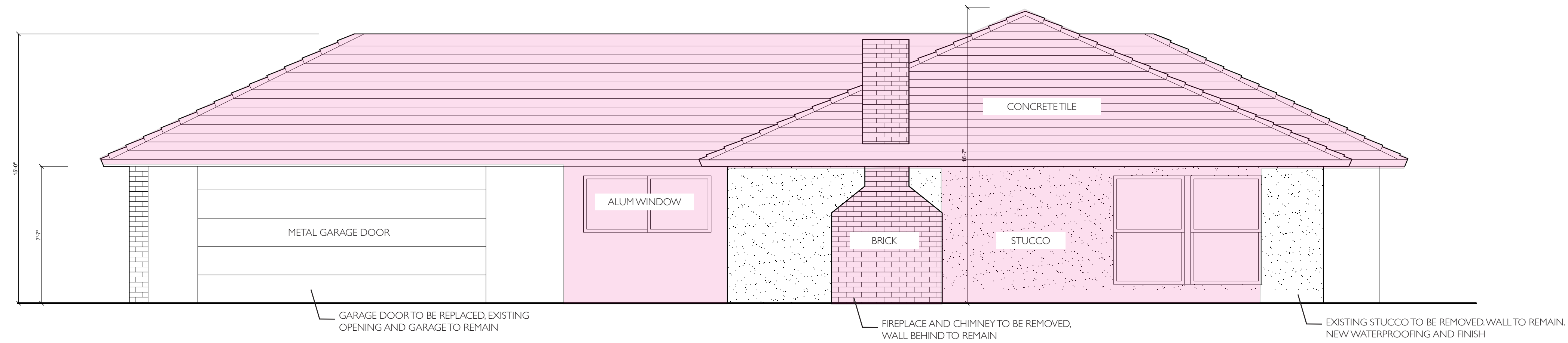


PROPOSED HOUSE - WEST ELEVATION

AREA TO BE REMOVED

\*ALL EXISTING WINDOW TO BE REPLACED, NEW SIZES AND LOCATIONS  
 \*\* SEE PAGES 13-16 FOR ILLUSTRATIVE ELEVATIONS OF PROPOSED ELEVATIONS

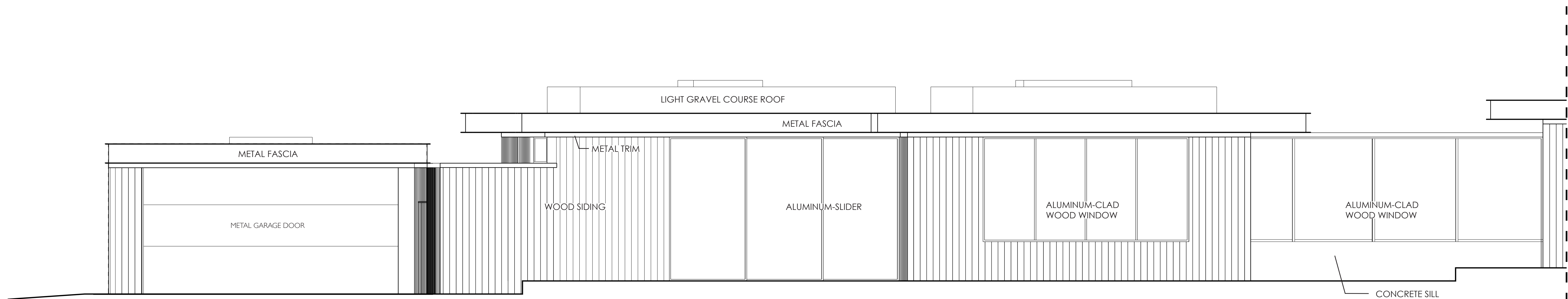




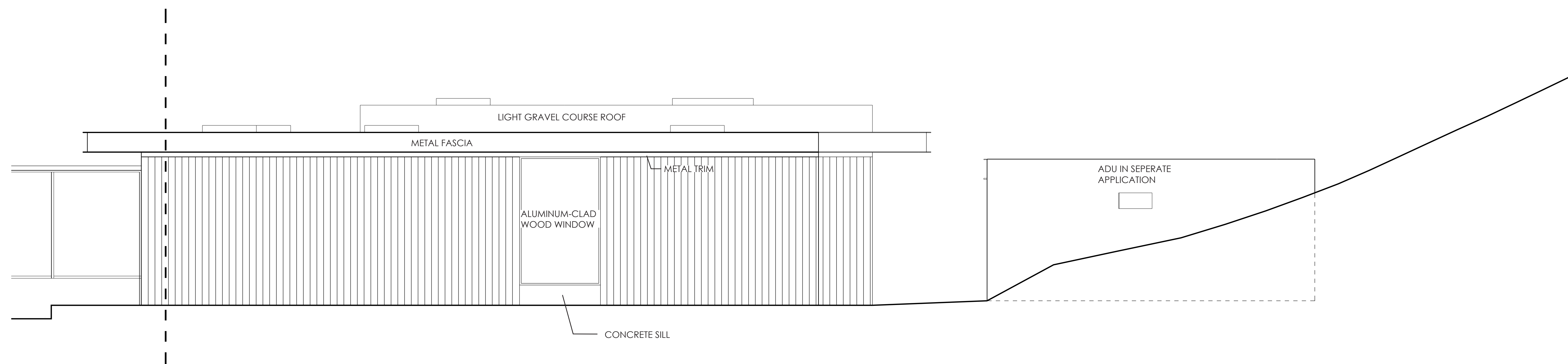
EXISTING HOUSE - NORTH ELEVATION

AREA TO BE REMOVED

\*ALL EXISTING WINDOW TO BE REPLACED, NEW SIZES AND LOCATIONS  
 \*\* SEE PAGES 13-16 FOR ILLUSTRATIVE ELEVATIONS OF PROPOSED ELEVATIONS

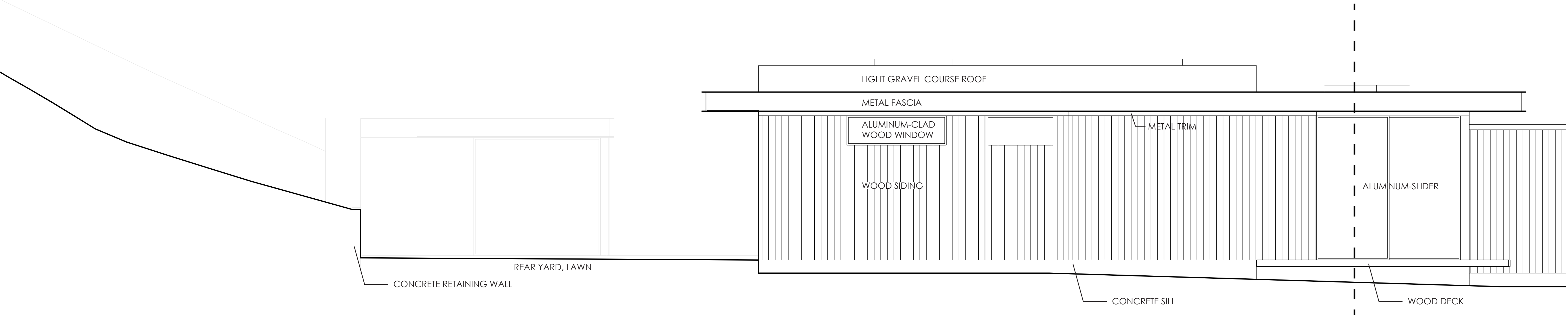
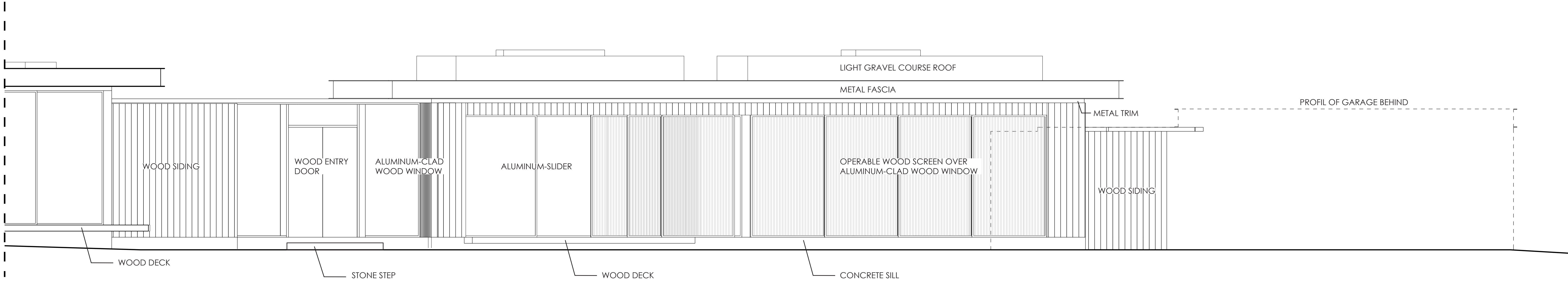
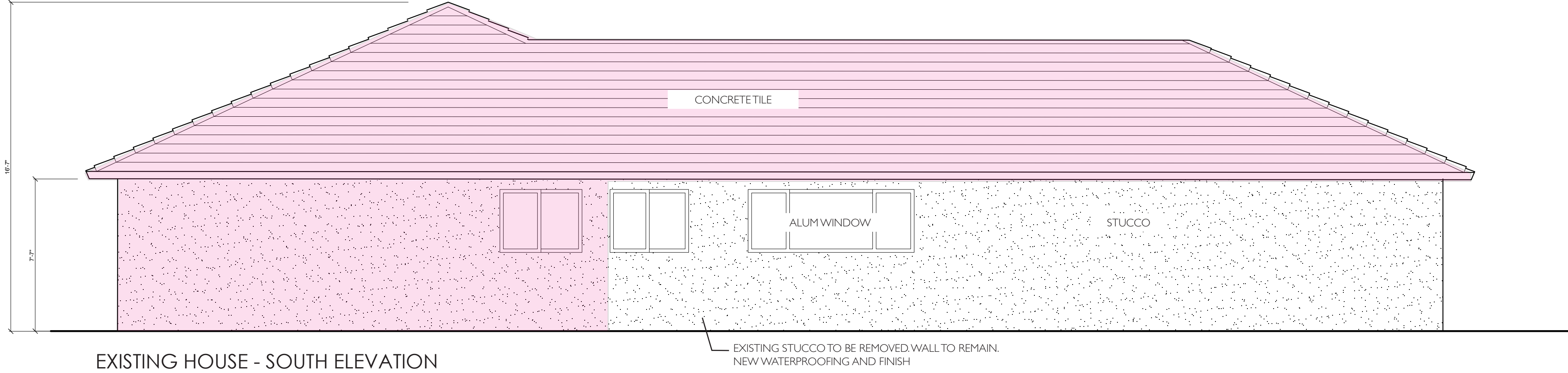


PROPOSED HOUSE - NORTH ELEVATION



AREA TO BE REMOVED

\*ALL EXISTING WINDOW TO BE REPLACED, NEW SIZES AND LOCATIONS  
\*\* SEE PAGES 13-16 FOR ILLUSTRATIVE ELEVATIONS OF PROPOSED ELEVATIONS







Legend:

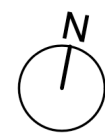
- |                 |                      |                             |              |
|-----------------|----------------------|-----------------------------|--------------|
| 1. entry        | 10. office           | 19. bar                     | 28. 1/4 bath |
| 2. water closet | 11. primary bathroom | 20. outdoor dinning terrace | 29. trash    |
| 3. garage       | 12. primary closet   | 21. storage                 | 30. bbq      |
| 4. kitchen      | 13. primary bedroom  | 22. dining room             |              |
| 5. pantry       | 14. garden           | 23. gym                     |              |
| 6. mudroom      | 15. adu              | 24. lounge / den            |              |
| 7. livingroom   | 16. terrace          | 25. reading nook            |              |
| 8. bedroom      | 17. pool             | 26. primary suite foyer     |              |
| 9. bathroom     | 18. deck             | 27. laundry                 |              |



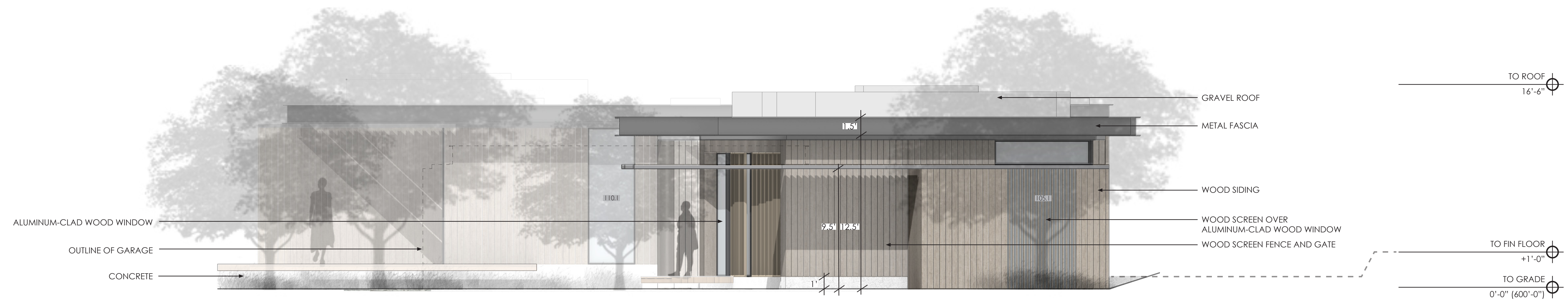
PROPOSED FLOOR PLAN SCALE: 1/8" = 1'-0"









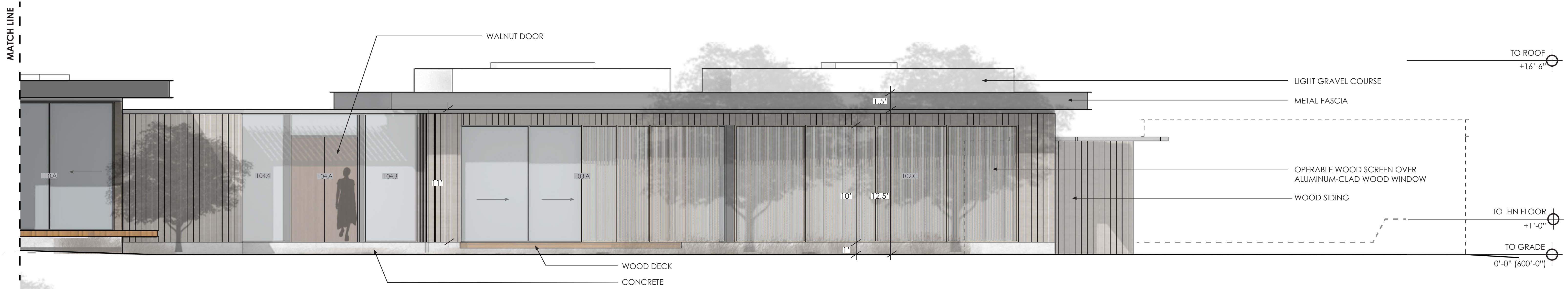


MAIN HOUSE - EAST ELEVATION



MAIN HOUSE - WEST ELEVATION





MAIN HOUSE - SOUTH ELEVATION

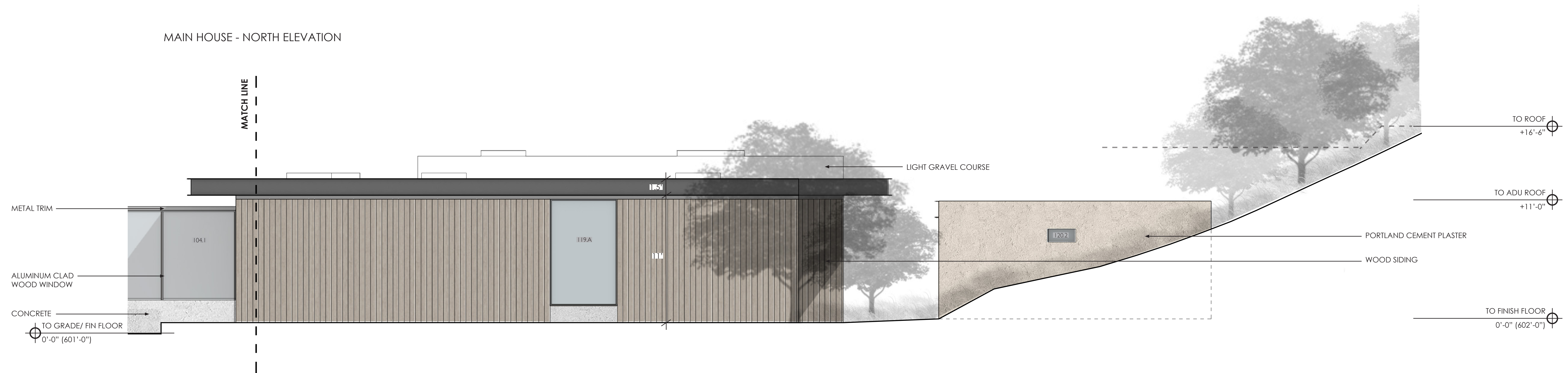


MAIN HOUSE - SOUTH ELEVATION





MAIN HOUSE - NORTH ELEVATION

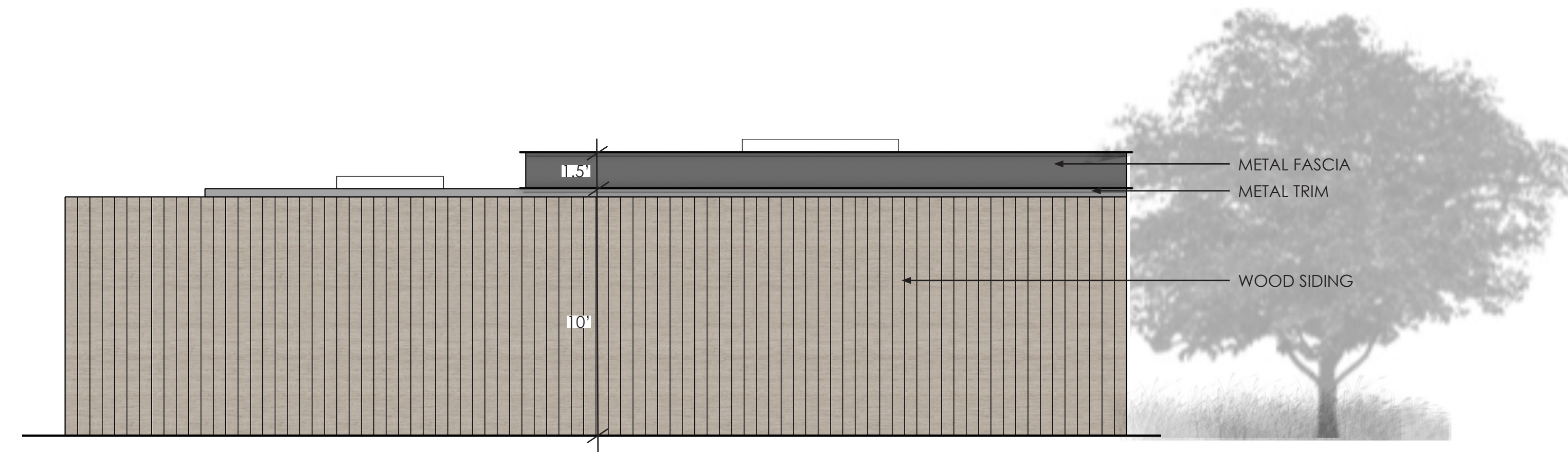


MAIN HOUSE - NORTH ELEVATION

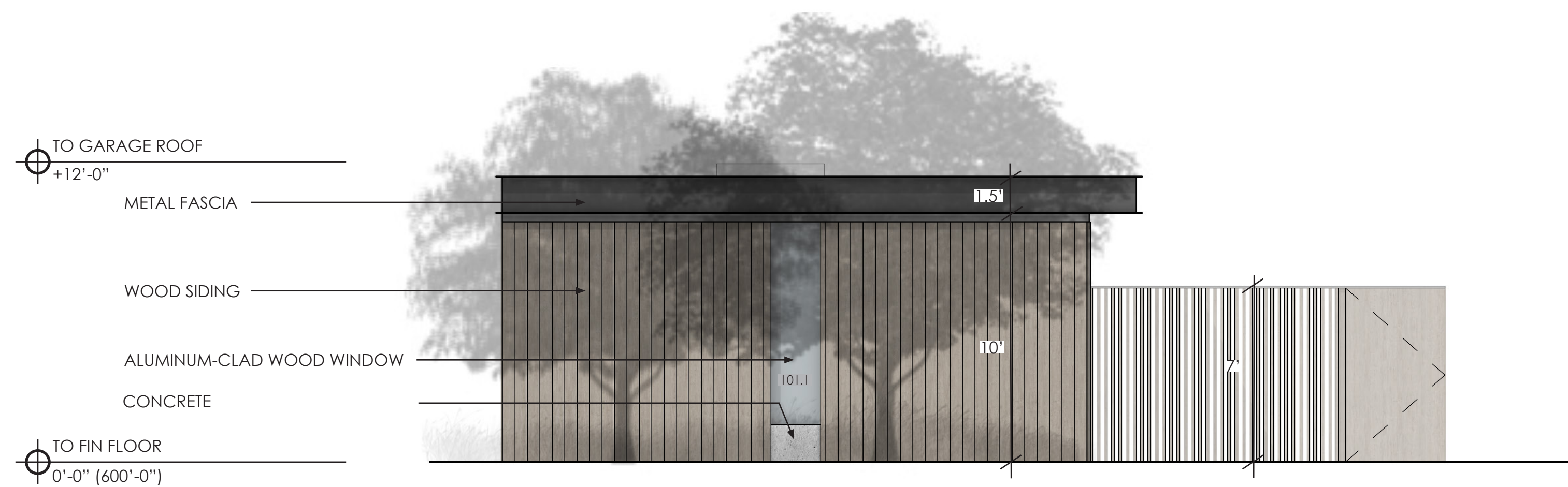




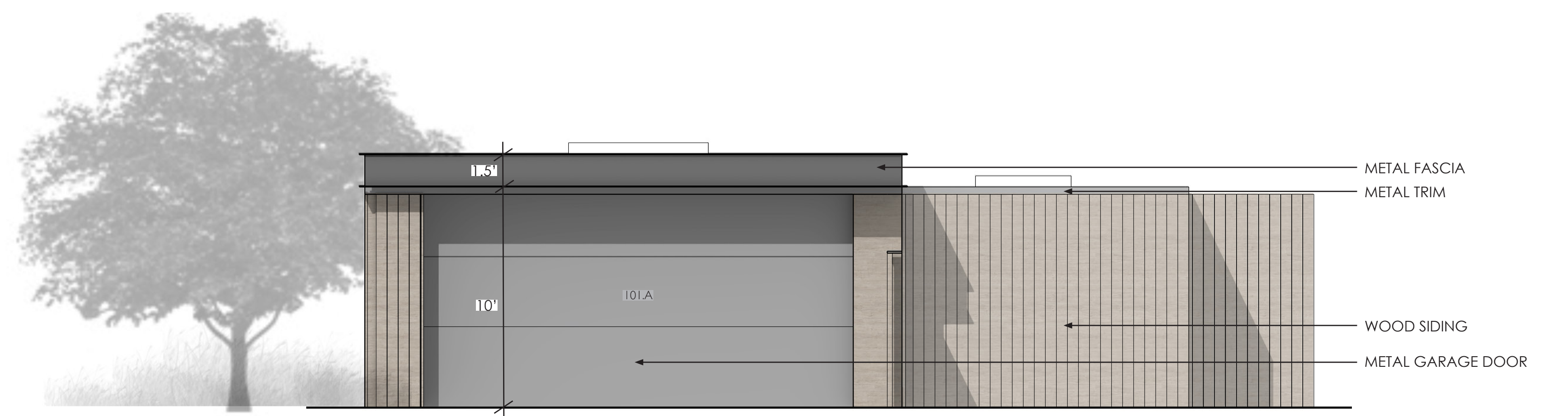
1. GARAGE - WEST ELEVATION



2. GARAGE - SOUTH ELEVATION

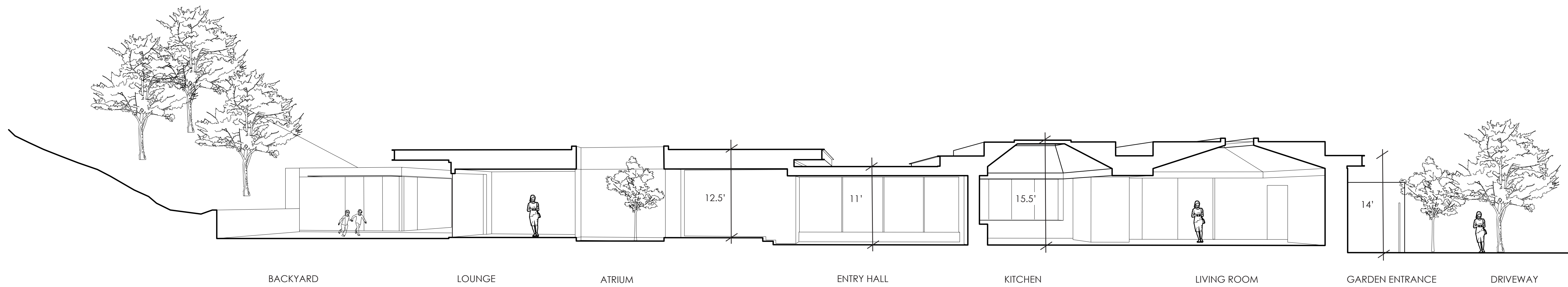


3. GARAGE - EAST ELEVATION

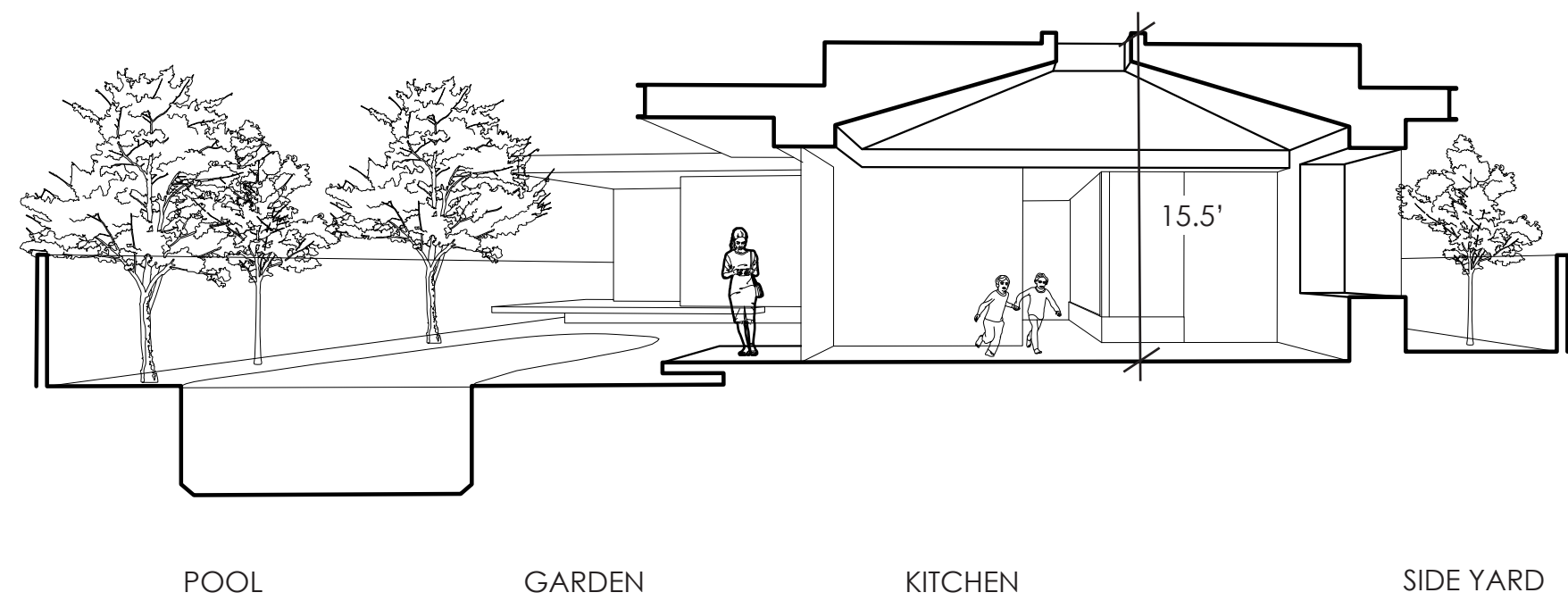


4. GARAGE - NORTH ELEVATION



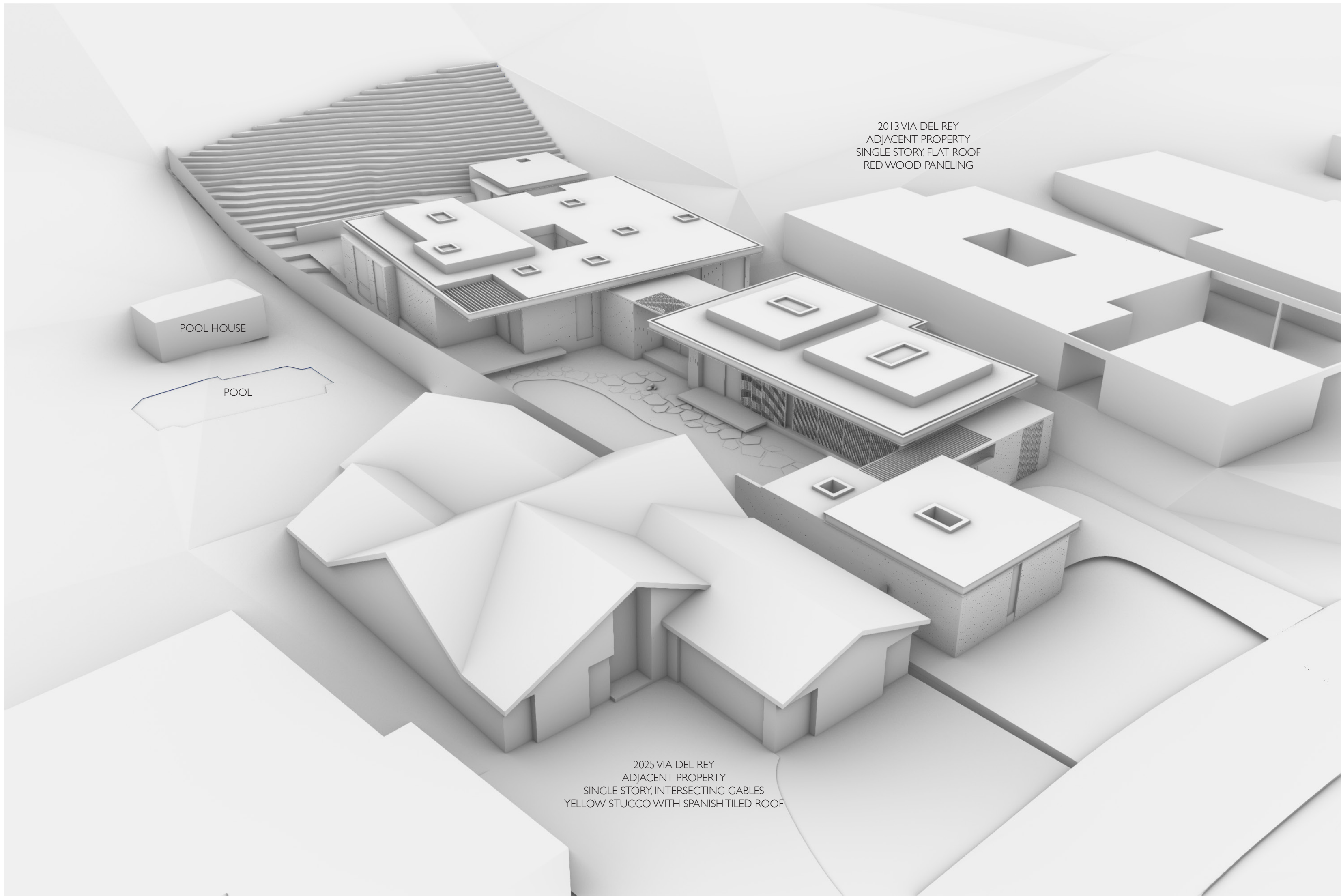


SECTION - WEST EAST

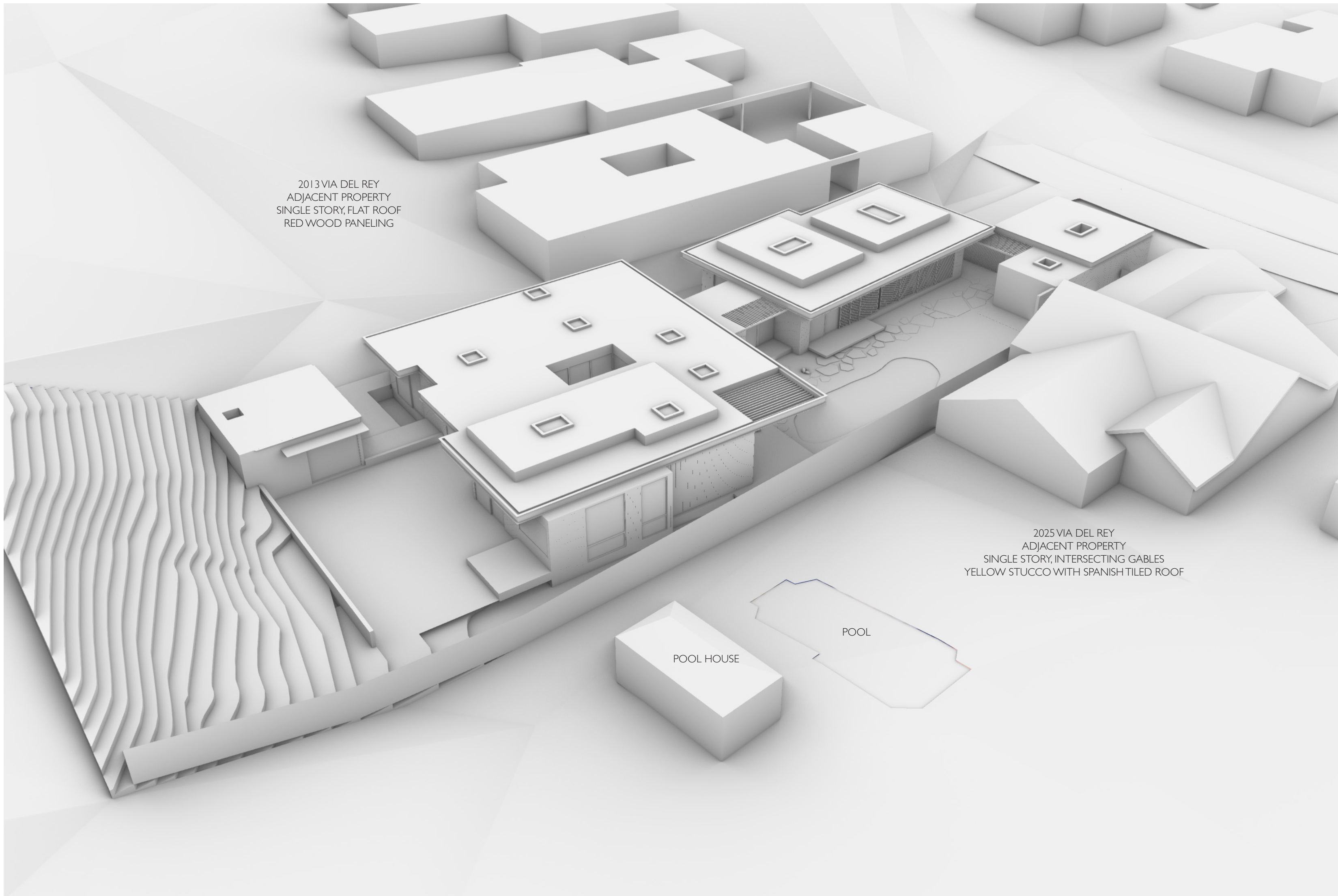


SECTION - SOUTH NORTH





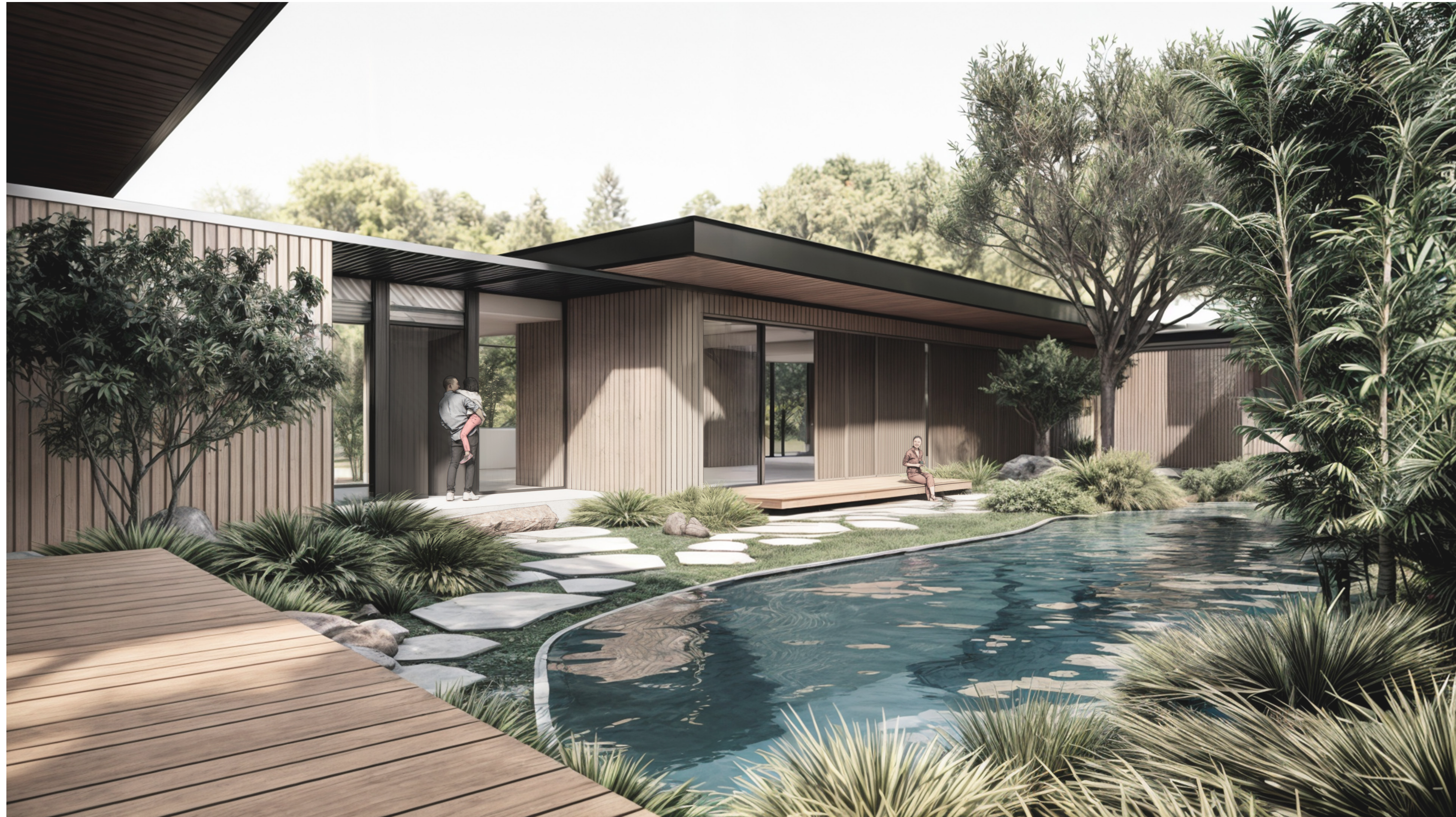
WEST VIEW FACING HILLSIDE



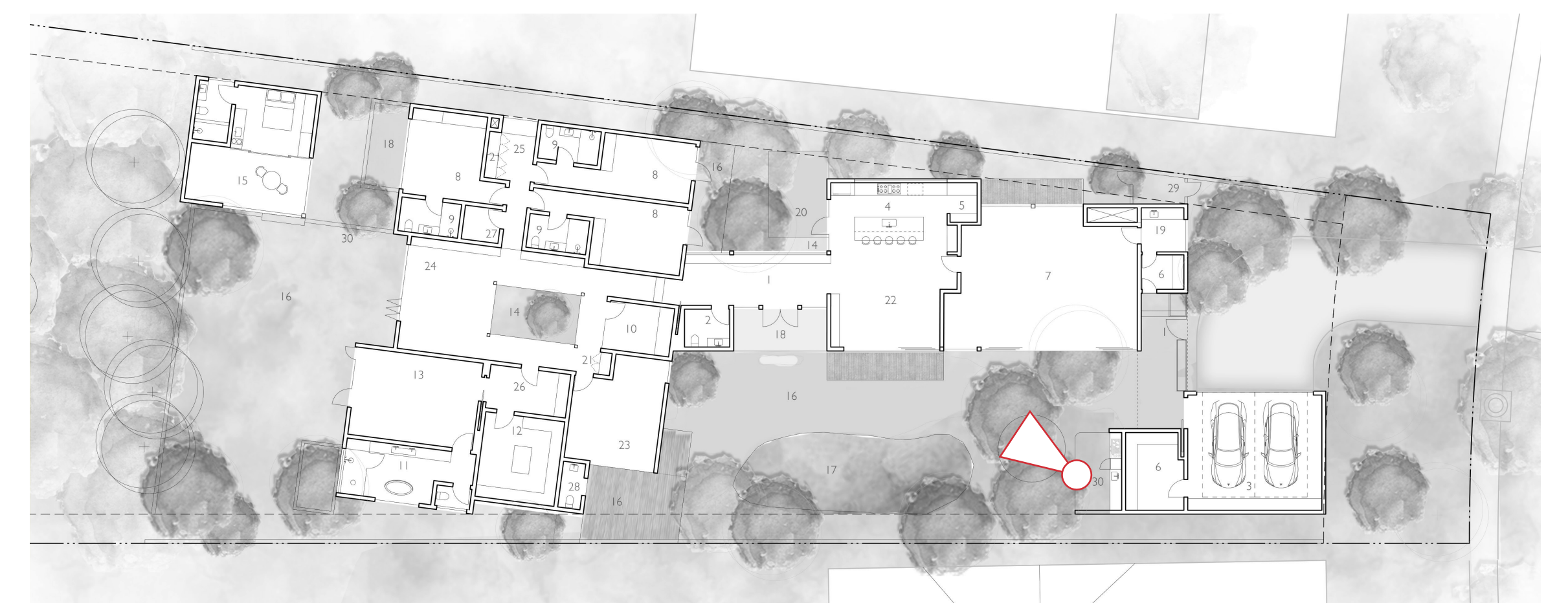
EAST VIEW FACING VIA DEL REY

\*MASSING MODEL. DIAGRAM DOES NOT INCLUDE PROPOSED LANDSCAPE. NEIGHBORING TOPOGRAPHY IS AN APPROXIMATION

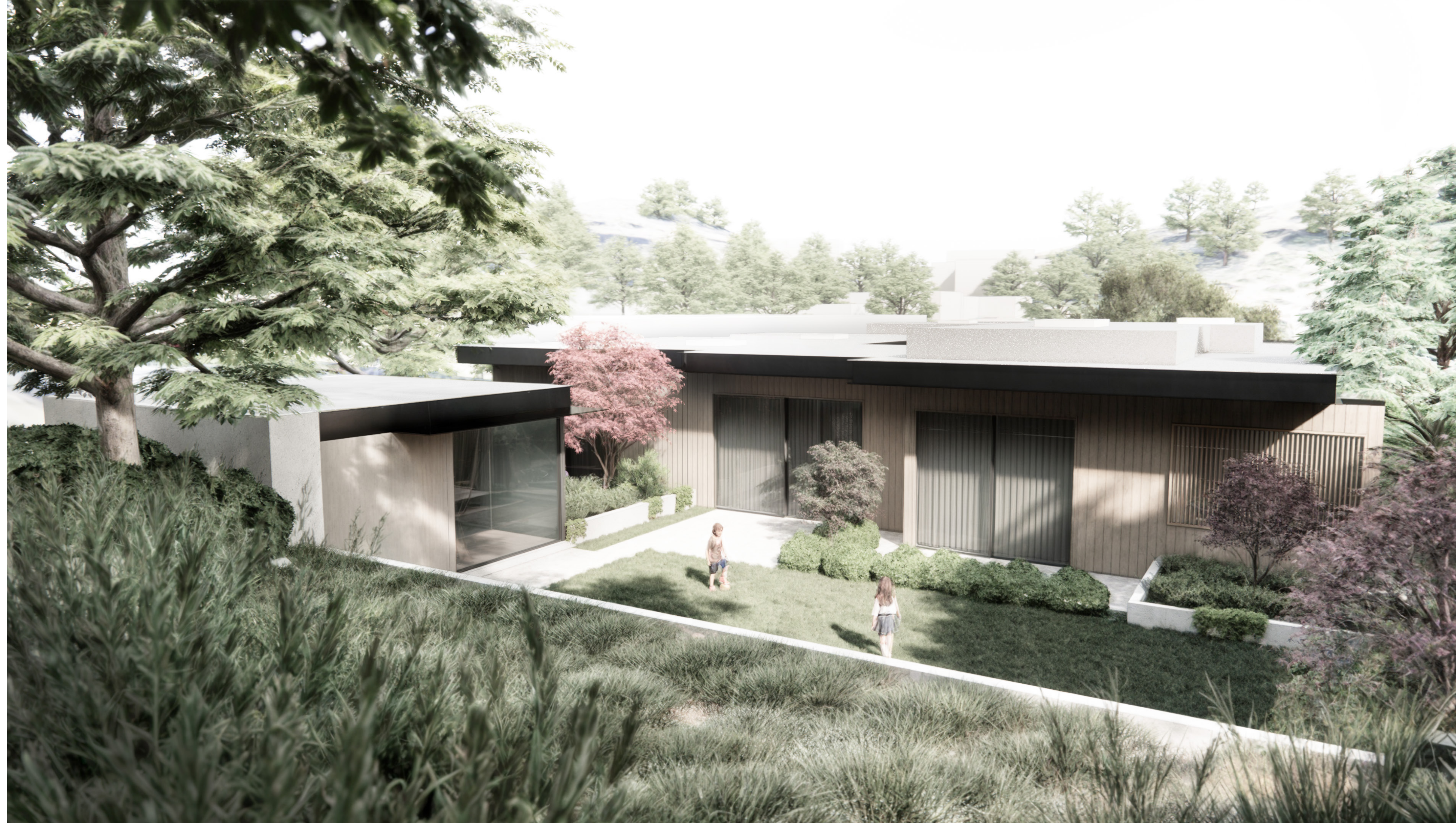
















EXISTING HOUSE - EAST ELEVATION



REMODEL HOUSE - EAST ELEVATION

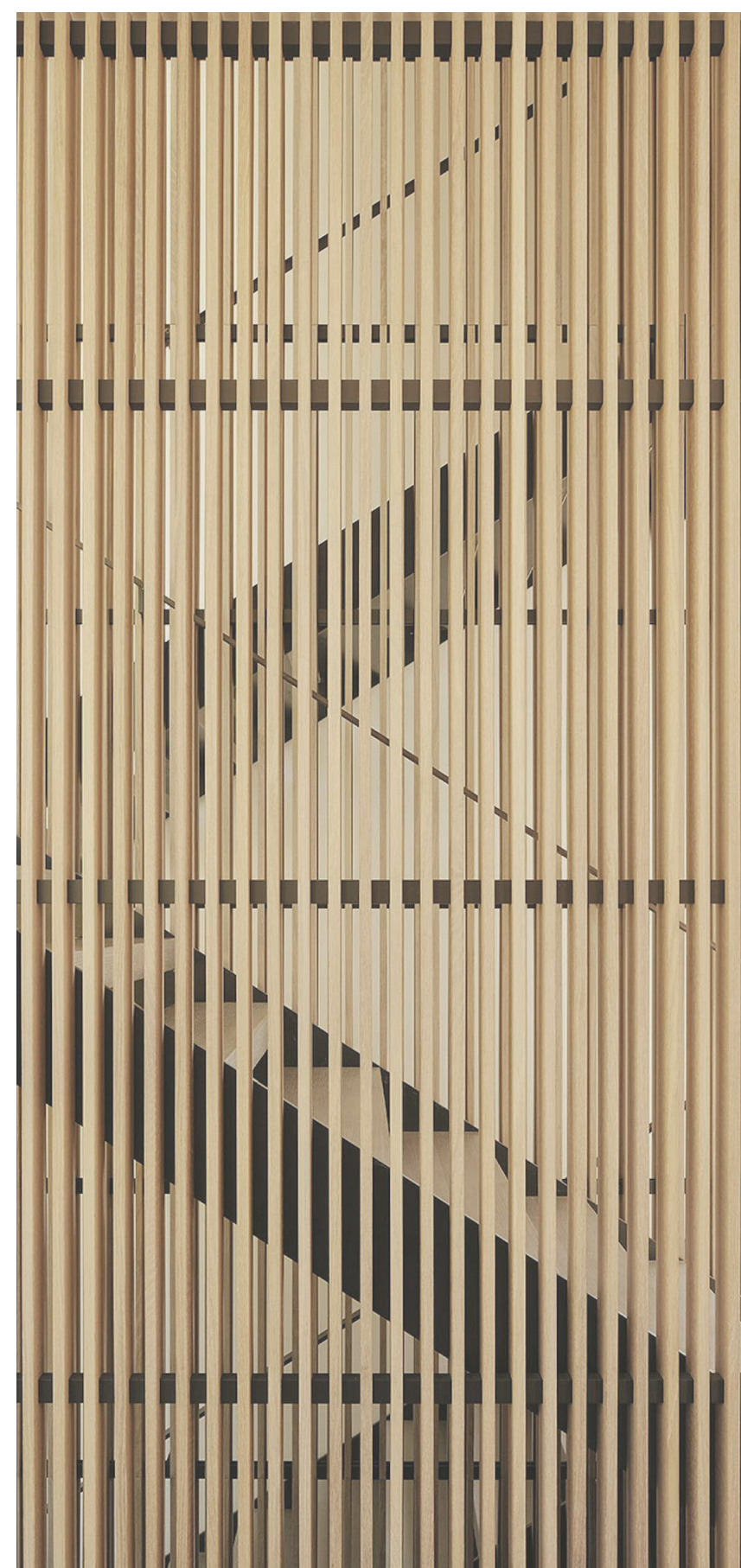




METAL FASCIA & TRIM  
BLACK OXIDE - MEDIUM AND LIGHT COAT



WOOD SIDING  
4"-5" VERTICAL BOARD, SET WITH 1/8" GAP.  
SMOOTH FINISH.  
LIGHT BROWN STAIN WITH NATURAL  
VARIATION AND MATTE FINISH COAT



WOOD SCREEN  
0.75" WIDE, 2.5" DEEP. VERTICAL WOOD SLATS  
LIGHT BROWN STAIN WITH NATURAL  
VARIATION AND MATTE FINISH COAT



ALUMINUM CLAD WOOD WINDOW  
AND DOORS  
BRONZE TONE EXTERIOR



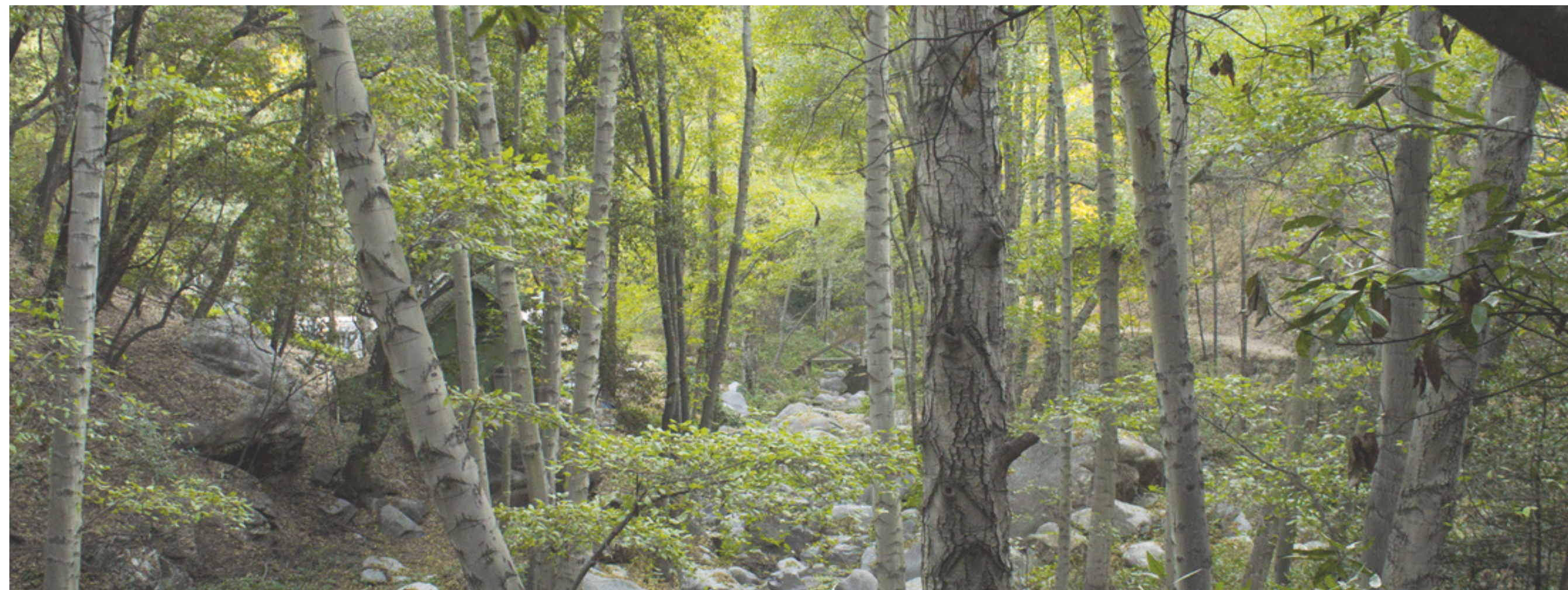
PORTLAND CEMENT PLASTER  
INTEGRAL COLOR - LIGHT GREY - BROWN  
FINE SAND FLOAT WITH HAND TROWEL  
BURNISH



CONCRETE  
UNTREATED, AS-IS COLOR.  
PANEL FORM FINISH



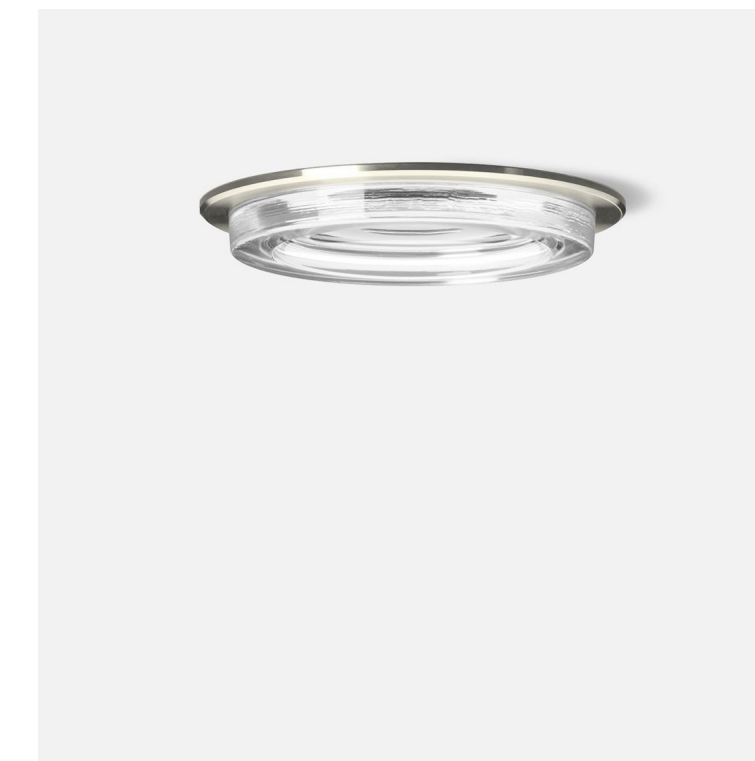
GRAVEL - ROOF  
TWO COURSE OF 1" AGGREGATE  
ADHERED ONTO ROOF MEMBRANE  
LIGHT TONE, COMPLY WITH COOL ROOF  
REQUIREMENTS



TREES, BRUSH AND GRASS  
NATIVE PLANTING SELECTION PER SCHEDULE ON LANDSCAPE PLAN



POOL  
CAST CONCRETE OR STONE EDGING



RECESSED DOWN LIGHT AT EAVES  
LOW PROFILE CRYSTAL  
WALL WASH



WALL MOUNT - METAL  
WALL WASH







EXTERIOR DOOR SCHEDULE

NUMBER	UNIT NET WIDTH	UNIT NET HEIGHT	TYPE	DOOR MATERIAL	NOTES
101.A	20	9.5	GARAGE	STEEL	
101.B	5	8.5	POCKET	WOOD	
104.A	3	8	SWING	WOOD	
102.C	26.5	10	SLIDER	GLASS	
102.A	11	10	SLIDER	GLASS	
102.B	6	10	FIXED	GLASS	
103.A	17.5	10	SLIDER	GLASS	
103.B	3	10	SWING	GLASS	STOREFRONT WIDTH 9'
104.A	6	9	DOUBLE SWING	WOOD	
105.A	3	9	SWING	GLASS	
107.A	3	9	SWING	GLASS	
110.A	11	10	FOLDING	GLASS	
113.A	12	9	SLIDER	GLASS	
114.A	3	9	SWING	GLASS	
115.A	13	9	FOLDING	GLASS	
120.A	13.5	9	SLIDER	GLASS	

\*ALL EXISTING DOORS TO BE REPLACED,  
NEW SIZES AND LOCATIONS

\*\* DUO GLAZED AND INSULATING DOOR SYSTEMS TO MEET OR EXCEED CURRENT GREEN BLDG CODE

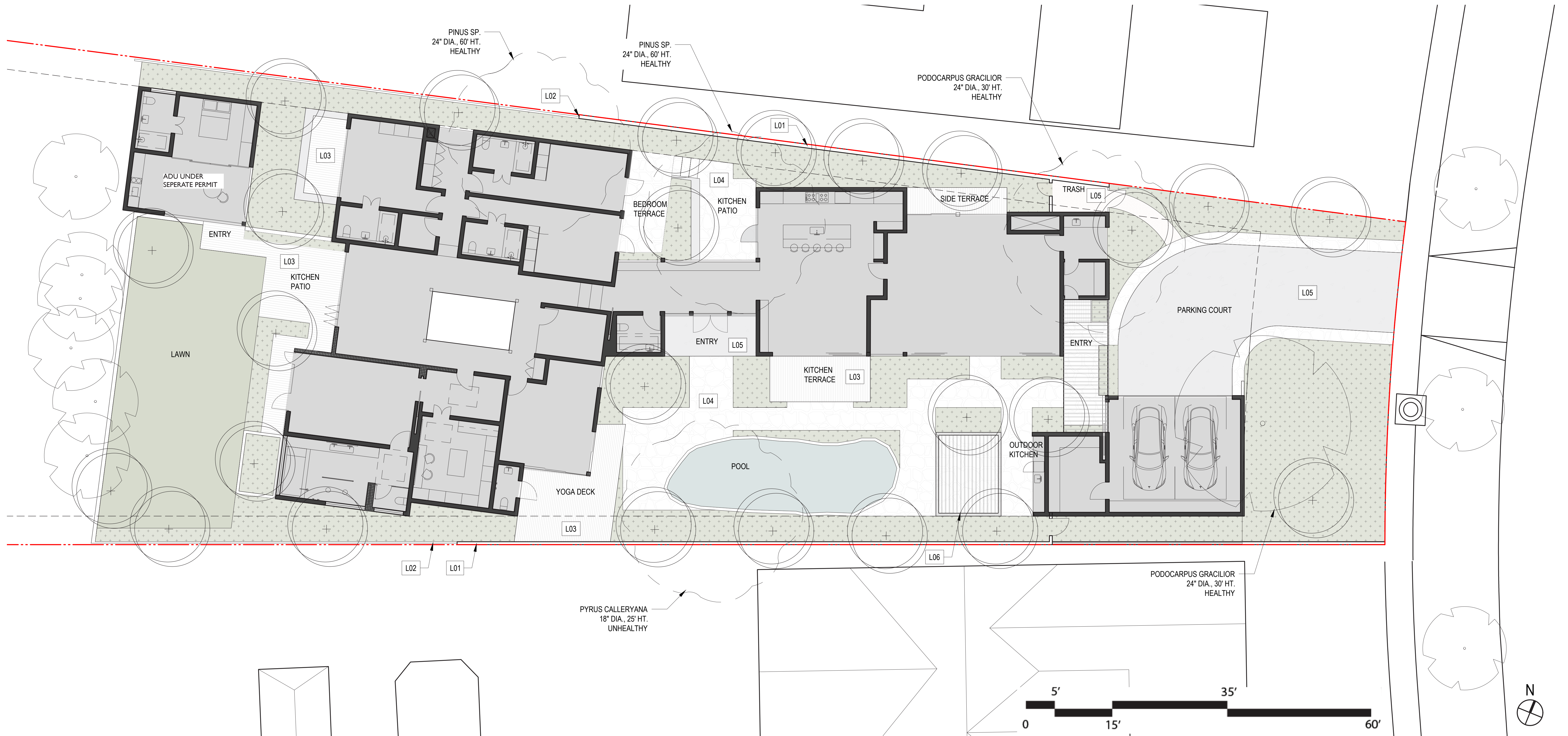
WINDOW SCHEDULE

NUMBER	UNIT NET WIDTH	UNIT NET HEIGHT	TYPE	MATERIAL	NOTES
101.1	2.5	8	FIXED	ALUM/WOOD	
105.1	6	7	FIXED	ALUM/WOOD	
103.1	16	4	FIXED	ALUM/WOOD	ALT ONE PANE SLIDING
104.1	16	6	FIXED	ALUM/WOOD	
104.2	7.5	6	FIXED	ALUM/WOOD	
104.3	4.5	8	FIXED	ALUM/WOOD	
104.4	4.5	8	FIXED	ALUM/WOOD	
113.1	5	2.5	SLIDER	ALUM/WOOD	
113.2	7.5	5	FIXED	ALUM/WOOD	PRIVACY GLASS
113.3	7.5	4	FIXED	ALUM/WOOD	PRIVACY GLASS
114.1	7	9	FIXED	ALUM/WOOD	2' CASEMENT
120.1	10	8	FIXED	ALUM/WOOD	
120.2	3	2	SLIDER	ALUM/WOOD	

\*ALL EXISTING WINDOW TO BE REPLACED,  
NEW SIZES AND LOCATIONS

\*\* DUO GLAZED AND INSULATING WINDOW SYSTEMS TO MEET OR EXCEED CURRENT GREEN BLDG CODE





LANDSCAPE PLAN  
1/8" = 1'-0"

## KEYNOTE LEGEND

- L01 CMU BLOCK WALL WITH PLASTER FINISH
- L02 WOOD FENCE
- L03 WOOD DECKING
- L04 NATURAL STONE PAVING
- L05 CAST IN PLACE CONCRETE PAVING
- L06 DECOMPOSED GRANITE
- L07 STEEL TRELLIS

## MATERIALS



## SITE PLAN LEGEND

- CAST IN PLACE CONCRETE PAVING
- DECORATIVE PAVING
- PLANTING AREA
- LAWN
- PROPERTY LINE
- SETBACK
- EXISTING TREE LOCATION
- EXISTING TREE TO BE REMOVED LOCATION
- PROPOSED TREE





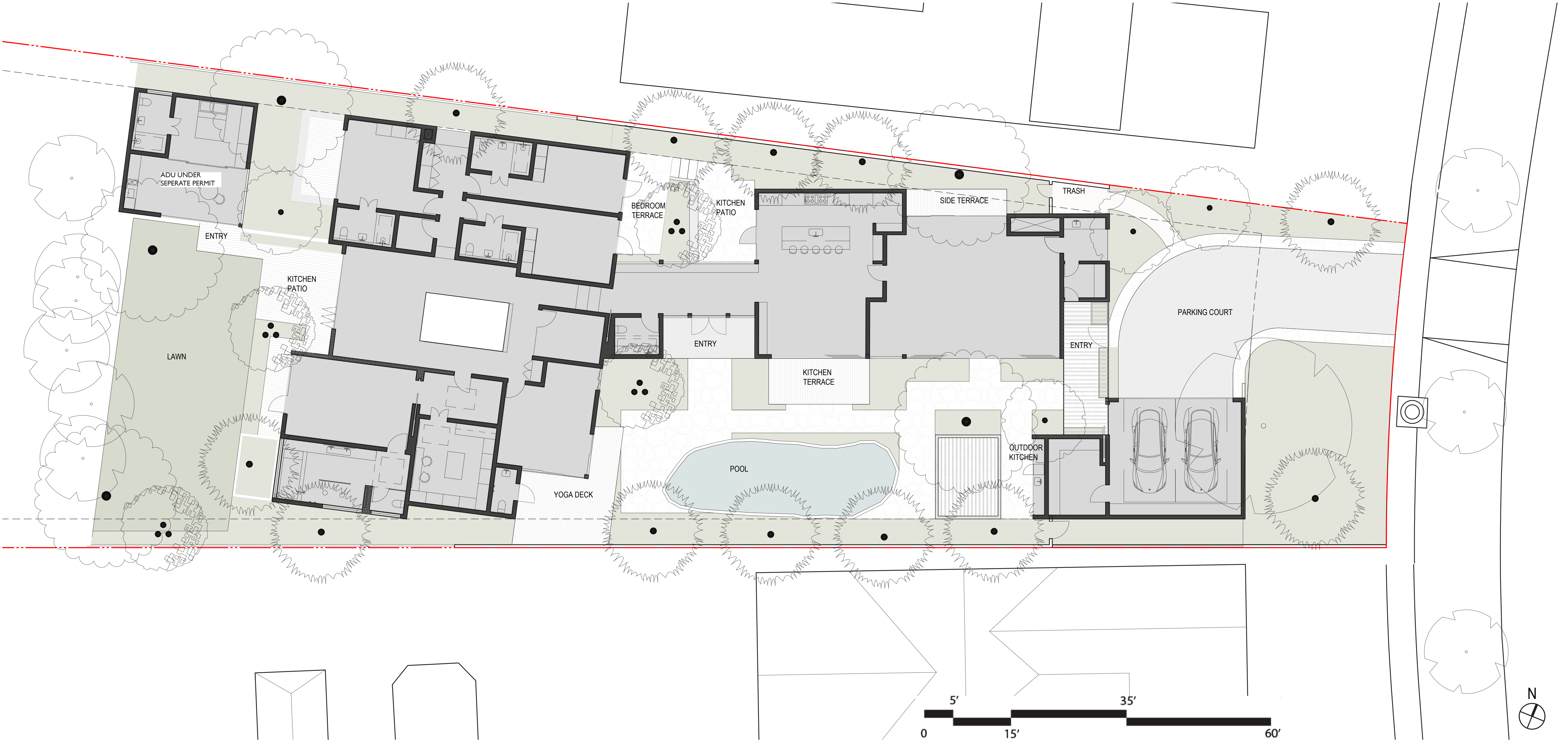
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
SHRUBS					
	ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	24" BOX	11	Low
	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	117	Very low
	ASARUM CAUDATUM	WILD GINGER	1 GAL	53	Medium - High
	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY'	SNOW FLURRY BLUEBLOSSOM	15 GAL	15	Low
	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	108	Very low - Low
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	28	Very low
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	33	Low - Medium
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	26	Low

SITE PLAN LEGEND

- CAST IN PLACE CONCRETE PAVING
- DECORATIVE PAVING
- PLANTING AREA
- LAWN
- PROPERTY LINE
- SETBACK





TREE & HYDROZONE PLAN  
1/8" = 1'-0"

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
TREES					
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	4	Medium
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	4	Very low - Medium
	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	FERNLEAF CATALINA IRONWOOD	36" BOX	12	Low
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	5	Medium

PLANTING HYDROZONE SCHEDULE

SYMBOL	DESCRIPTION	QTY	WATER USAGE
	TURF GRASS	1,200 SF	HIGH
	CALIFORNIA NATIVE WOODLAND	3,850 SF	LOW

SITE PLAN LEGEND

- CAST IN PLACE CONCRETE PAVING
- DECORATIVE PAVING
- PLANTING AREA
- LAWN
- PROPERTY LINE
- SETBACK





1. STREET ELEVATION



2. STREET ELEVATION



3. STREET ELEVATION



4. STREET ELEVATION

