Final Environmental Impact Report

for the

Mission Bell Mixed-Use Project

City of South Pasadena

(SCH No. 2019011007)

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1.0 SUMMARY

1.1 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA), specifically, CEQA Guidelines Sections 15088, 15089, and 15132, the City of South Pasadena (City) as Lead Agency has prepared this Final Environmental Impact Report (EIR) for the proposed Mission Bell Mixed-Use Project (proposed Project or Project). This document, along with the Draft EIR (incorporated by reference), make up the Final EIR as defined in CEQA Guidelines, Section 15132, which states:

The Final EIR shall consist of:

a) The Draft EIR or a revision of the Draft.

b) Comments and recommendations received on the Draft EIR either verbatim or in summary.

c) A list of persons, organizations, and public agencies commenting on the Draft EIR.

d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.

e) Any other information added by the Lead Agency.

The Final EIR is organized in the following sections:

- **Section 1 – Summary:** This Section is intended to provide a summary of the CEQA requirements, including Project Location, Setting and Description information, Alternatives to the Project, Areas of Controversy, Issues to be Resolved and a Summary of the Project Impacts and Mitigation Measures.
- **Section 2 – Corrections to the Draft EIR:** This Section indicates corrections and revisions to the Draft EIR that was circulated publicly.
- **Section 3 – Comments and Responses:** This Section includes all comments received on the Draft EIR during the document's 30-day public review period, which began on July 29, 2019 and was completed on August 27, 2019. A list of public agencies, organizations, and individuals who submitted comments on the Draft EIR is provided. Responses to comments received on the Draft EIR have been prepared and are included in this Section of this Final EIR.
- **Section 4 – Mitigation Monitoring and Reporting Program:** This Section includes a list of all mitigation measures for the project and identifies the timing associated with, and entity responsible for, implementing each mitigation measure in a table format. Space is provided within the table for tracking mitigation implementation and effectiveness.

1.2 USES OF THE FINAL EIR

The Final EIR allows the decision makers, and the public, the opportunity to review comments on the Draft EIR and responses to those comments, as well as any revisions to the Draft EIR and other components, such as the Mitigation Monitoring and Reporting Program, prior to approval of the project.

After completing the Final EIR, and before approving the project, the Lead Agency must make the following three certifications as required by Section 15090 of the CEQA Guidelines:

- That the Final EIR has been completed in compliance with CEQA;
- That the Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the project; and
- That the Final EIR reflects the Lead Agency's independent judgment and analysis.

1.3 PROJECT LOCATION AND SETTING

The Project site is located along Mission Street, a major City corridor developed with residential, commercial, mixed use, and public/quasi-public uses. The Project site is identified by two parcels, Assessor's Parcel Numbers (APNs) 5315-008-045 and 5315-008-043.The Project site is zoned MSSP Core Area District A, which is intended to be a pedestrian-orientated shopping street with continuous storefronts along the sidewalks, with housing and offices located above and, in some cases, behind the storefronts.

The Project site is located within the central portion of the City, approximately 0.24 miles south of State Route 110 (SR 110). The City is located within the central portion of the County of Los Angeles and is bordered by the City of Pasadena to the north; the City of Los Angeles to the west; the City of Alhambra to the south; and the City of San Marino to the east. Vehicular access to the Project site is provided by Mission Street to the north, and Fairview Avenue to the west.

The Project site is approximately 762 feet east of a stop on the Los Angeles County Metropolitan Authority (Metro) Gold Rail Line. The Project area is also served by Metro's 176 and 260 bus lines, with stops located at Mission Street and Fremont Avenue and Mission Street and Fair Oaks Avenue, respectively.

Surrounding land uses include one- and two-story commercial buildings along Mission Street, many of which are historic, ground-floor storefronts and dining patios facing the sidewalk: Le Car, a one-story foreign and domestic auto dealer and a one-story Chamber of Commerce building with commercial retail shops are to the east of the Project site; one- and two-story commercial buildings are located across Mission Street directly north of the Project site, Collins Collins Muir + Stewart LLC, a two-story law firm is

located to the south of the Project site; and the one story South Pasadena Unified School District and parking lot is located to the west of the Project site.

1.4 PROJECT OBJECTIVES

The underlying purpose of the Project is to redevelop the site with residential and commercial uses and achieve the following objectives:

- Maximize the development potential for the Project site based on the parameters of the Mission Street Specific Plan.
- Implement the Mission Street Specific Plan (MSSP) objectives for the Project site as follows:
    a) Preserve, renovate, and reuse the historic building located at 1115 Mission Street through rehabilitation of the building for new uses.
    b) Contribute to the development of the MSSP Core Area as a pedestrian oriented retail commercial area to include restaurants and specialty retail uses at the ground level and residential uses above.
    c) Provide parking adequate to serve new uses and existing commercial services.
- Create compelling public and private open space with drought resistant landscaping, well-lit and open storefronts, and outdoor seating.
- Contribute to meeting the City's Regional Housing Needs Assessment (RHNA) goals through the construction of 36 new above moderate-income housing units.

1.5 PROJECT CHARACTERISTICS

The Project Applicant, Mission Bell Properties LLC (the "Applicant") is proposing to construct a three-story mixed used building at 1101-1107 Mission Street, rehabilitate the existing historic building at 1115 Mission Street, construct a new two-story residential building behind 1115 Mission Street, and construct two levels of subterranean parking, (the proposed Project or Project) beneath the entire Project site. The Project requires approval by the City of discretionary approvals including a Conditional Use Permit, Design Review Permit, Certificate of Appropriateness, a Vesting Tentative Parcel Map; and a Variance.

The Project site currently consists of three buildings, the Project proposes demolition of two of the three existing buildings located at 1101-1107 Mission Street and construction of a new three story commercial and residential building on the site. The Project also proposes to retain and rehabilitate the two-story portion of 1115 Mission Street commercial and residential use, remove two-thirds of the existing one-story warehouse at the back of the building and replace it with a new two-story multifamily residential building on the parcel. The Proposed Project would consist of 7,394 square feet of commercial space along

the Mission Street and Fairview Avenue frontages and 36 residential units on the upper levels and in the interior of the site. The proposed Project would be no more than 40 feet in height.

Parking would be provided in two subterranean levels with a total of 109 parking spaces. Primary pedestrian access to the Project site would be provided along Mission Street facing the commercial/retail area. Some street parking is available along Mission Street. Access to the subterranean parking structure would be provided along Fairview Avenue. The residential buildings would consist of a total of 36 units within approximately 33,281 square feet of area. Residential common areas comprise 4,395 square feet. The residencies would be comprised of 24 one-bedroom units and 12 two-bedroom units. The ground floor will feature 9 units, public and private common areas, a gym, restaurant, and a dining area. The second-floor features 14 units, and the third floor contains 13 units.

Various sustainable building design and energy conservation components would be considered in the design, construction, and operation of the proposed Project facilities to meet or exceed the 2017 California Title 24 requirements. Additionally, the Project would comply with the 2017 California Green Building Code. The proposed Project provides for high-performance building design and adds energy conservation measures and alternates to meet a higher goal to enhance the residents experience and reduce the annual utility costs for the reconstructed Project site. The proposed Project includes landscaping and other outdoor improvements in connection with the development of the Project site. Drought-tolerant and ornamental landscaping with high-efficiency irrigation features would be placed throughout the Project site to provide shading opportunities and erosion control.

Construction would take approximately 27 months and would occur through a phased process of demolition, excavation and grading, and building construction. Construction would begin in 2020 and is expected to complete by mid-2022.

1.6 ALTERNATIVES TO THE PROJECT

CEQA requires that an EIR describe a range of reasonable alternatives to a proposed Project that could feasibly avoid or lessen any significant environmental impacts, while attaining the basic objectives of the Project. No significant and unavoidable impacts were identified for the proposed Project; all potentially significant impacts could be mitigated to a less than significant level. The proposed Project incorporated one noise mitigation measure to ensure the construction noise impacts would be kept to a less than significant level. However, the Draft EIR did consider two additional alternatives, the No Project Alternative, in which the Project would not occur, and a Reduced Density Project Alternative, that would result in a smaller new structure. While the No Project Alternative would avoid the impacts of the Project on the environment, it would also not achieve any of the Project's objectives. The Reduced Density Alternative would reduce the level of development and would therefore result in reduced construction

noise impacts as compared to the Project, though construction noise would still be significant and comparable mitigation measures as the Project would be implemented. Furthermore, a Reduced Density Alternative would not satisfy the Project objectives as fully as the Project.

1.9 SUMMARY OF PROJECT IMPACTS

A summary of the environmental impacts associated with implementation of the Project, mitigation measures included to avoid or lessen the severity of potentially significant impacts, and residual impacts, is provided in **Table 1.0-1: Summary of Project Impacts, Mitigation Measures, and Residual Impacts**.

Table 1.0-1
Summary of Project impacts, Mitigation Measures, and Residual Impacts

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
Air Quality		
Threshold 4.1-1: Would the project conflict with implementation of the applicable air quality plan?		
The 2016 Air Quality Management Plan (AQMP) was prepared to accommodate growth, reduce the high levels of pollutants within the areas under the South Coast Air Quality Management District's (SCAQMD's) jurisdiction, return clean air to the region, and minimize the impact on the economy. Projects that are consistent with the Southern California Association of Government (SCAG) growth projections are considered to be consistent with the AQMP. The Project would be consistent with the SCAG growth projections, the City's General Plan build out projections and the land use and zoning designations of the Project site. As such, the Project would not conflict with implementation of the AQMP, and impacts would be less than significant.	No mitigation required	Less than significant
Threshold 4.1-2: Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?		
Construction The estimated maximum daily emissions for the Project during construction are based on the expected location, size, and development of the Project. Construction activities associated with the development of the Project would not exceed regional Carbon monoxide (CO), volatile organic compounds (VOCs), nitrogen oxides (NOx), sulfur oxides (SOx), coarse inhalable particulate matter (PM10), or fine inhalable particulate matter (PM2.5) concentration thresholds. Accordingly, emissions generated during construction of the Project would result in less than significant impacts. **Operation** The level of operational emissions estimated per dwelling unit is affected by the age of the units and the assumed features incorporated into the buildings. The existing units are older and do not include current efficient features or systems, whereas the new building would comply with current code standards. As compared to the SCAQMD-established operational significance thresholds, air quality impacts during operation of the Project would be less than significant.	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
Threshold 4.1-3: Expose sensitive receptors to substantial pollutant concentrations.		
Localized Significance Threshold Analysis The construction and operation emissions analysis for the Project assumes the maximum area that would be disturbed during construction on any given day during Project buildout, and that operational emissions estimates reflect the net difference between the existing operational emissions generated by uses that would be removed from the Project site. This analysis estimates that Project-related construction and operational emissions would not exceed the localized significance thresholds for the nearest sensitive receptors. Accordingly, impacts would be less than significant.	No mitigation required	Less than significant
Threshold 4.1-4: Create objectionable odors affecting a substantial number of people.		
Construction During the Project's construction phase, activities associated with the operation of construction equipment, the application of asphalt, the application of architectural coatings and other interior and exterior finishes, and roofing may produce discernible odors typical of most construction sites. SCAQMD Rule 1113 limits the amount of VOCs in architectural coatings and solvents to further reduce the potential for odiferous emissions. Although these odors could be a source of nuisance to adjacent uses, they would be temporary and intermittent in nature, and would not affect a substantial number of people. As construction-related emissions dissipate away from the construction area, the odors associated with these emissions would also decrease and would be quickly diluted. Accordingly, impacts would be less than significant. **Operation** Land uses associated with the Project operation are not expected to be a source of persistent odors, and adjacent land uses are such that the Project would not be subjected to substantial sources of objectionable odors from any surrounding land use. Any unforeseen odors generated by the Project will be controlled in accordance with SCAQMD Rule 402 (Nuisance) which would subject any offending facility to possible fines and/or operational limitations in an approved odor control or odor abatement plan. Consequently, no significant impacts from odors are anticipated.	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
Cumulative Impacts		
SCAQMD's has indicated that the project-based emissions thresholds be used to determine if a project's contribution to regional cumulative emissions is cumulatively considerable. Construction and operation of the Project would result in daily emissions that fall below the thresholds of significance recommended by SCAQMD. Therefore, the contribution of these emissions to the air quality within the Air Basin is not considered to be cumulatively considerable, and thus cumulative impacts of the Project would be less than significant.	No mitigation required	Less than significant
Cultural Resources		
Threshold 4.2-1: Cause a substantial adverse change in the significance of a historic resources pursuant to §15064.5?		
The Project would demolish two-thirds of the warehouse portion of the property 1115 Mission Street and retain the two-story commercial and residential portion and one-third of the warehouse portion of the building. The proposed Project changes affect the appearance of the building facade and the footprint and massing of the building. The primary façade adjacent to Mission Street will have the nonoriginal first and second-story windows replaced with period-appropriate style windows. Three windows will be added to the first story of the west façade. A solid door, replacing a window, will be added to the east façade. The south façade would be altered with the removal of the existing shed structure and the construction of the new residential building. The Project would rehabilitate the portion of the building fronting Mission Street for adaptive reuse as a two-story commercial and residential building and construct a new two-story residential building located to the rear of the retained portion of 1115 Mission Street. The proposed renovation for the 1115 Mission Street building would be consistent with the Secretary of the Interior's Standards for Rehabilitation. The Project would also demolish the two existing buildings located at 1101 and 1107 Mission Street and construct a new three story commercial and residential building on the site. Accordingly, impacts would be less than significant. Additionally, a condition of approval has been included as part of the Project requiring building plan check plans to be reviewed by the City's Cultural Heritage Commission prior to issuance of permits. The additional review will ensure	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
construction drawings are consistent with the Secretary of the Interior's Standard for Rehabilitation.		
Threshold 4.2-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		
The proposed Project area has been heavily disturbed by past development and related construction activities. However, the potential exists for unknown archaeological resources to be inadvertently unearthed during earthmoving activities associated with the demolition of the existing residential buildings on the site. The demolition of these buildings would facilitate the future development of commercial and multifamily mixed-use buildings. During any future construction, if subsurface artifacts are unearthed, the Applicant is required to comply with California Public Resources Code (PRC) Section 21083.2, which specifies the protocol to be followed should cultural resources be discovered during excavation, grading, or construction activities. Should that process determine that any artifacts found are tribal in origin, ground-disturbance activity shall cease, and the City shall notify the tribes known to be affiliated with the Project area to initiate development of a tribal cultural resource (TCR) monitoring plan. With compliance with these procedures, impacts would be less than significant.	No mitigation required	Less than significant
Threshold 4.2-3: Disturb any human remains, including those interred outside of formal cemeteries?		
While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the Project area, there is always a possibility that human remains can be encountered during ground-disturbing activities. Construction of the proposed Project would adhere to California Health and Safety Code Section 7050.5, which states that if human remains are encountered, no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Los Angeles County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will notify who the NAHC determines to be a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
American burials. With adherence to these regulatory requirements, impacts would be less than significant.		
Cumulative Impacts		
The proposed Project, in combination with cumulative development, could contribute to the disturbance of land, which could potentially contain archaeological and paleontological resources. Determinations regarding the significance of impacts of the related projects on archaeological and paleontological resources would be made on a case-by-case basis and, if necessary, the applicants of the related projects would be required to adhere to applicable with federal, State, and local requirements and/or implement appropriate mitigation measures. The proposed Project's potential impacts to archaeological and paleontological resources would be less than significant with adherence to regulatory requirements and implementation of the recommended mitigation measures. Therefore, the proposed Project would not contribute to any potential cumulative impacts on archaeological and paleontological resources. Impacts would not be cumulatively considerable.	No mitigation required	Less than significant
Energy		
Threshold 4.3-1: Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?		
Construction Construction of the proposed Project would consume energy from off-road construction equipment and on-road vehicular travel from vendor trucks, haul trucks, and construction employee commuting. Additionally, electricity would be required to deliver water to the Project site for dust control. During operation, energy would be consumed by vehicles arriving at and departing from the commercial and residential uses. Natural gas would be used for cooking, space heating, and for other equipment, such as dryers and ovens. Electricity would be used to power the building, including heating, ventilating, and air conditioning (HVAC) equipment, lights, and appliances; to supply water to the Project site; and to deliver wastewater for treatment. A total of 56,487 gallons of diesel fuel, 19,412 gallons of gasoline fuel, and 5,005.6 kWh of electricity would be consumed during construction. When compared to the worldwide oil supply in 2023 (buildout) and the SCE's 2023 estimated power demand, the oil and electricity usage during construction would be minimal. Impacts from construction would be less than significant.	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
Operation During operation of the proposed Project, energy would be consumed for a variety of purposes, including electricity consumption for lighting, appliances, HVAC equipment, water supply and delivery, and other commercial operations; natural gas consumption for cooking; and transportation fuel consumption from motor vehicles driving to and from the site. Operation of the proposed Project would result in a permanent increase in electricity and natural gas consumption, 359,847 kWh per year and 71,827 thousand British Thermal Units (kBTU) per year respectively. Additionally, the proposed Project would result in a permanent increase in annual consumption of diesel and gasoline, 4,236 and 10,926 gallons, respectively. When compared to the projected Statewide natural gas supply through 2035, SCE's 2023 estimated power demand, and projected global oil supply through 2040, the proposed Project's energy usage during operation would be minimal. The buildings would be constructed in compliance with CALGreen requirements, and they would include the sustainability components for building design and energy conservation mentioned above to minimize induced demand. By meeting these requirements, the proposed Project would not conflict with an adopted energy conservation plan. Impacts would be less than significant.		
Threshold 4.2-2: ***Result in potentially significant environmental impact due to wasteful inefficient, or unnecessary consumption or energy resources, during project construction or operation?***		
Electricity The proposed Project would use a net increase of 359,847 kWh per year of electricity, which is approximately 0.0004 percent of the 2027 forecasted demand. As mentioned previously, the buildings would be constructed in compliance with CALGreen requirements, and they would include the sustainability components for building design and energy conservation mentioned above to minimize energy consumption, including electricity. By meeting these requirements, the proposed Project's incremental percentage increase of electricity consumption compared to existing conditions would not constitute wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
Natural Gas The proposed Project would use approximately a net increase of 70,419 cf per year of natural gas, which is approximately 0.0001 percent of the 2025 forecasted demand. As mentioned previously, the buildings would be constructed in compliance with CALGreen requirements, and they would include the sustainability components for building design and energy conservation mentioned above to minimize energy consumption. By meeting these requirements, the proposed Project's incremental percentage increase of natural gas consumption compared to existing conditions would not constitute wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant. **Transportation Energy** The Project would consume a total of 11,843 gallons of gasoline and 48,884 gallons of diesel per year, or a total of 60,728 gallons of petroleum-based fuels per year. The proposed Project would result in a net increase of 19,106 gallons per year of petroleum-based fuels per year, which is an increase of approximately 31 percent over the existing site demand. However, this increase would be less than approximately 0.00001 percent of Statewide fuel consumption estimates, and ample supplies are projected through 2040. As mentioned previously, the proposed Project would be constructed in compliance with CALGreen requirements, and would include the sustainability components for alternative transportation methods mentioned above to minimize petroleum-based fuel consumption. With these provisions, the proposed Project's incremental total increase of petroleum-based fuel consumption would not constitute wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.		
Cumulative Impacts		
Electricity Buildout of the proposed Project and additional forecasted growth in the City, including the two cumulative projects (820 Mission Street and South Pasadena Downtown Revitalization Project), would increase electricity consumption within the SCE service area. As such, there would be a cumulative increase in the demand for electricity. The SCE estimates that approximately 124,287 GWh per year of electricity would be consumed within the area by 2027. The proposed Project would account for less than 0.001 percent of the forecasted demand in	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
SCE's planning area within this period. Although future development would result in the irreversible use of both renewable and nonrenewable electricity resources during Project construction and operation, the use of such resources would be consistent with growth expectations for SCE's service area. Furthermore, as with the proposed Project, all new projects would be required to comply with CALGreen building standards. As previously stated, SCE has adequate electricity supply capability to meet the needs of its future customers. Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SCE are ongoing. As described above, SCE would continue to expand delivery capacity as needed to meet demand increases within its service area. Development projects within the SCE service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Impacts with respect to electricity infrastructure would be not be cumulatively considerable. **Natural Gas** Buildout of the proposed Project and additional forecasted growth in the region, including the two related projects (820 Mission Street and South Pasadena Downtown Revitalization Project), would increase natural gas consumption within the SoCalGas service area. As such, there would be a cumulative increase in the demand for natural gas. SoCalGas estimates that 2,456 MMcf per day of natural gas would be consumed in Southern California in 2025.[1,2] The proposed Project would account for less than 0.0001 percent of the forecasted demand within SoCalGas's planning area during this period. Although a permanent increase in natural gas consumption would occur, all future projects would be built with energy conservation features, as required by the CALGreen building code. As such, there would be a net decrease in natural gas consumption. As previously stated, future supplies of natural gas are anticipated to be adequate to meet projected future demand. Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCalGas occur as needed. It is expected that SoCalGas would continue to expand delivery capacity		

1 California Gas and Electric Utilities, *2016 California Gas Report*.

2 Because the *2016 California Gas Report* does not contain specific information for the proposed Project's operational year of 2023, the following year listed, 2025, was used as a conservative analysis.

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvement, as appropriate. Impacts with respect to natural gas infrastructure would not cumulatively considerable. **Transportation Energy** Buildout of the proposed Project and additional forecasted growth in the City, including the two cumulative projects (820 Mission Street and South Pasadena Downtown Revitalization Project), would increase demand for transportation fuels. As described above, California consumed 651,133,000 barrels (27,347,586,000 gallons, or 42 gallons per barrel) of petroleum for transportation in 2015. As discussed previously, the proposed Project's anticipated annual increase in petroleum-based fuel consumption would be less than approximately 0.00001 percent of Statewide fuel consumption estimates. Although a permanent increase in petroleum-based fuel consumption would occur, all future projects would be built with energy conservation features, as required by the CALGreen building code, which include measures for means of alternative transportation, including the provision of EV parking infrastructure. Further, several regulatory measures in California are expected to decrease transportation fuel usage in the future, which would reduce future demand for gasoline. In the long term, adequate supplies are anticipated well beyond the proposed Project buildout date. Although there would be a cumulative increase in the consumption of petroleum-based fuels, future supplies would be adequate to meet projected demand as noted above. Impacts from mobile sources would not be cumulatively considerable.		
Land Use		
Threshold 4.4-1: Would the project physically divide an established community?		
The Project would be developed within the boundaries of the existing lot. No rights-of-way or other connections between other properties would be obstructed or altered. No existing uses would be separated or disrupted by the Project. As such, impacts on establish communities would be less than significant.	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
Threshold 4.4-2: ***Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?***		
The Project as proposed would be consistent with the overall intent of the City's General Plan, including the policies specific to the Mission Street Specific Plan. Likewise, the proposed project is consistent with the Mission Street Specific Plan which provides zoning regulations for the Project. The Project is also aligned with the growth policies envisioned by SCAG. As such, the proposed Project would not conflict with applicable land use plans, policies, or regulations. Impacts would be less than significant.	No mitigation required	Less than significant
Cumulative Impacts		
The proposed Project, in combination with the related projects (820 Mission Street and South Pasadena Downtown Revitalization Project), would increase development in the City. The related projects would be reviewed for consistency with the City's General Plan and Zoning Ordinance and would be required as individual projects to comply with CEQA. The Project and the related projects primarily reflect infill development consisting of retail, restaurant, office, and residential uses that would implement the growth and development forecasts of the City's General Plan. As such land use impacts would not be cumulatively considerable.	No mitigation required	Less than significant
Noise		
Threshold 4.5-1: ***Would the project expose persons to noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?***		
Construction The proposed Project would be constructed using typical construction techniques; no blasting, impact pile driving, or jackhammers would be required. As would be the case for construction of most land use development projects, construction of the proposed Project would require the use of heavy-duty equipment with the potential to generate audible noise above the ambient background noise level. Implementation of mitigation measure **MM NOI-1** would include noise reduction techniques as outlined in a construction management plan specifying that all construction equipment, fixed or mobile, be equipped with properly operating and maintained mufflers and other State-required noise-attenuation	**MM NOI-1:** Implementation of mitigation measure **MM NOI-1** would include noise reduction techniques which include submittal of a construction management plan for approval by the City specifying that all construction equipment, fixed or mobile, be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices; identifying the maximum distance between construction equipment staging areas and occupied residential areas; and requiring the use of electric air compressors and similar power tools. Temporary noise barriers can reduce noise level at a minimum of	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
devices; that the maximum distance between construction equipment staging areas and occupied residential areas be identified; and that the use of electric air compressors and similar power tools be required. Temporary noise barriers can reduce noise level at a minimum of 10 dBA, depending on the performance standard of achieving noise-level reductions. Optimal muffler systems for all equipment and the break in line of sight to a sensitive receptor would reduce construction noise levels by approximately 10 dB or more. Limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project site within 50 feet of off-site noise-sensitive receptors surrounding the site to no more than one or two pieces of heavy-duty, off-road equipment would further reduce construction noise levels by approximately 10 dBA. A sign, legible at a distance of 50 feet, shall be posted at the Project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator shall be posted on the sign. The coordinator shall be responsible for responding to any local complaints about construction noise and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. With implementation of **MM NOI-1**, construction noise levels would be reduced by a minimum 30 dBA, thus would not increase ambient noise levels by 3 dBA or noise in excess of 65 dBA in sensitive areas. Therefore, impacts would be considered less than significant with mitigation incorporated.	10 dBA, depending on the performance standard of achieving noise-level reductions. Optimal muffler systems for all equipment and the break in line of sight to a sensitive receptor would reduce construction noise levels by approximately 10 dB or more.3 Limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project site within 50 feet of off-site noise-sensitive receptors surrounding the site to no more than one or two pieces of heavy-duty, off-road equipment would further reduce construction noise levels by approximately 10 dBA. A sign, legible at a distance of 50 feet, shall be posted at the Project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator shall be posted on the sign. The coordinator shall be responsible for responding to any local complaints about construction noise and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City.	
Threshold 4.5-2: Exposure of persons to excessive groundborne vibration or groundborne noise levels?		
Air compressors are capable of producing approximately 0.193 ips PPV at 15 feet and would not generate vibration levels in excess of 0.5 ips PPV. As such, the multifamily residential units surrounding the Project site with regard to construction vibration activities would not be affected as a result of attenuation	No mitigation required	Less than significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impacts
of ground-borne vibration. Furthermore, construction activities would be restricted to daytime hours, when people are the least sensitive to vibration instructions. As such, impacts would be less than significant.		
Threshold 4.5-3: ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***		
The Project site is located in South Pasadena. The nearest airport to the Project Site is San Gabriel Airport, located approximately 7.3 miles to the east of the Project site, and it is not within range of any airport land use plan. As such, there would be no impact.	No mitigation required	No impact
Cumulative Impacts		
Noise, by definition, is a localized phenomenon and drastically reduces as distance from the source increases. As a result, only related projects and growth in the general area of the Project site would contribute to cumulative noise impacts. Cumulative construction noise impacts have the potential to occur when multiple construction projects in the local area generate noise within the same time frame and contribute to the local ambient noise environment. It is expected that, as with the proposed Project, the related projects (820 Mission Street and South Pasadena Downtown Revitalization Project) would implement best management practices, which would minimize any noise related nuisances during construction. Therefore, the combined construction noise impacts of the related projects and the Project's contribution would not cause a significant cumulative impact.	No mitigation required	Less than significant

2.0 CORRECTIONS TO THE DRAFT EIR

The following text indicates revisions to the Draft EIR. Deletions to text of the Draft EIR are shown with strikethrough and additions to the text are shown with double underline. Portions of the Draft EIR text to remain are included to provide context for the corrections and additions. In addition, the *Historical Resources Assessment and Impacts Analysis* that *was* contained in Appendix C of the Draft EIR has been revised to eliminate errors and inconsistencies. The revised report is included as an Appendix to this document.

The changes described in this section do not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects that could result from the Project. In accordance with CEQA Guidelines Section 15132 and 15088.5(b), these changes provide additional information to elaborate, clarify and supplement information presented in the Draft EIR.

Section 2.0 Project Description

Page 2.0-1

PROJECT LOCATION

The proposed Project is located on an approximately 31,113-square-foot site (Project site) within the City of South Pasadena (City). As shown in Figure 2.0-1: Regional Location Map, the Project site is within the central portion of the City, approximately 0.24 miles south of State Route 110 (SR 110), 1.4 miles south of Interstate 210 (I-210), 1.81 miles *north*~~south~~ of Interstate 710 (I-710), and 2.17 miles south of California State Route 134 (SR-134). As shown in Figure 2.0-2: Project Site Location, the Project site is bounded by Mission Street to the north, Fairview Avenue to the *west*~~east~~, El Centro Street to the south, and *Fremont*~~Freemont~~ Avenue to the *east*~~west~~.

Page 2.0-5

INTENDED USES OF THIS EIR AND PROJECT APPROVALS

This EIR will serve as the CEQA compliance document for any necessary approvals related to the proposed Project components. The Project requires approval by the City of discretionary approvals including a Conditional Use Permit, Design Review Permit, Certificate of Appropriateness, ~~and~~ a Vesting Tentative Parcel Map and a Variance.

Section 4.2 Cultural Resources

Page 4.2-5 & 4.2-6

- ~~Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.~~
- ~~Deteriorated historic features shall be repaired rather than replaced. Where the severity if deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.~~
- ~~Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.~~
- ~~Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.~~
- ~~New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.~~
- ~~New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.~~

Page 4.2-15

The Project site is in the Los Angeles Basin: a broad, level plain defined by the Pacific Ocean to the west; the Santa Monica Mountains and Puente Hills to the north; and the Santa Ana Mountains and San Joaquin Hills to the south. This extensive alluvial wash basin is filled with Quaternary alluvial sediments. It is drained by several major watercourses, including the Los Angeles, Rio Hondo, San Gabriel, and Santa Ana Rivers. The Project site is within an urbanized setting at an elevation of approximately 68 feet above mean sea level. The Project site is located approximately 0.81 miles east of the ~~Port of~~ Arroyo Seco and 6.08 miles south of the Angeles National Forest.

Page 4.2-21

1115 Mission Street was included in a list of historic structures in the 1996 Mission Street Specific Plan, in a 2003 reconnaissance-level City-wide historic survey, and in the 2015/16 City of South Pasadena Historic Resources Survey. In the 2003 survey the property was identified <u>by the code 6L which means it is</u> ~~as~~ "Not Eligible for Local Listing" but "eligible for consideration in Local

Planning." In the 2015/2016 survey it was also identified ~~as~~ by the code 6L with the revised definition of "not eligible for local listing," but "may warrant special consideration in local planning." As such, the structure at 1115 Mission Street is not clearly a historic resource under CEQA, however the City has given the property special consideration in its planning efforts with its evaluation in this EIR, consistent with its identification code of 6L.

Page 4.2-527

The proposed Project area has been heavily disturbed by past development and related construction activities. However, the potential exists for unknown archaeological resources to be inadvertently unearthed during earthmoving activities associated with the demolition of the existing ~~residential~~ buildings on the site. The demolition of these buildings would facilitate the future development of commercial and multifamily mixed-use buildings. During any future construction, if subsurface artifacts are unearthed, the Applicant is required to comply with California Public Resources Code (PRC) Section 21083.2, which specifies the protocol to be followed should cultural resources be discovered during excavation, grading, or construction activities. Should that process determine that any artifacts found are tribal in origin, ground-disturbance activity shall cease, and the City shall notify the tribes known to be affiliated with the Project area to initiate development of a tribal cultural resource (TCR) monitoring plan. With compliance with these procedures, impacts would be less than significant.

Section 4.3 Energy

Page 4.3-11

The Project site consists of approximately 0.71 acres and includes the existing historic building, a commercial fitness center, and a restaurant~~two restaurants~~, as shown in **Figure 2.0-2: Project Location Map** in **Section 2.0: Project Description.**

Page 4.3-18

During operation of the proposed Project, energy would be consumed for a variety of purposes, including electricity consumption for lighting, appliances, HVAC equipment, water supply and delivery, and other commercial operations; natural gas consumption for cooking~~, and science classes~~; and transportation fuel consumption from motor vehicles driving to and from the site.

6.0 Effects Found Not to be Significant

Page 6.0-18

The proposed Project would generate wastewater that would be conveyed via municipal sewage infrastructure to the Whitter Narrows Water Reclamation Plant (WRP) or the Los Coyotes WRP ~~maintained by the City of Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP)~~, a public facility subject to the state's wastewater treatment requirements. The proposed Project would generate wastewater similar to that generated by existing mixed-use buildings throughout the City. The proposed Project would be subject to the Water and Sewer Impact fee as detailed in the SPMC Chapter 16B. The purpose of the fee is to mitigate unfavorable impacts on the City's water and sanitary sewer systems attributed to new development.

Page 6.0-29

Trip-generation estimates for the Proposed Project were calculated using the trip generation rates contained in Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012).[17] **Table 6.0-3~~7-3~~: Trip Generation Estimates**, summarizes the trip generation rates used to arrive at the Proposed Project's trip generation estimates for the daily peak-hour periods.

Page 6.0-30

Table 6.0-3

Trip Generation Estimates

Proposed Project Subtotal	39 ~~719~~	44 ~~39~~	83 ~~44~~	39 ~~83~~	29 ~~39~~	68 ~~29~~	719 ~~68~~

Page 6.0-37

Wastewater flows from the Project site would be conveyed to the Whitter Narrows Water Reclamation Plant (WRP) or the Los Coyotes WRP ~~to the JWPCP~~ through existing sewer lines. Wastewater flows that exceed the capacity of these WRPs would be diverted to and treated at the Joint Water Pollution Control Plant (JWPCP) in the City of Carson, all operated by the Sanitation Districts of Los Angeles County (LACSD). Operation of the proposed Project would result in an increase in the amount of wastewater generated on the Project site compared to the existing conditions. The LACSD has the capacity to serve the Project's projected wastewater demand, in addition to the provider's existing commitments. As such, impacts would be less than significant.

3.0 COMMENTS AND RESPONSES TO COMMENTS

3.1 BACKGROUND

In accordance with CEQA Guidelines Section 15088, the City shall evaluate and respond to any comments received from persons who reviewed the Draft EIR. As stated in CEQA Guidelines Section 15088(c), responses shall particularly focus on any significant environmental issues raised.

3.2 COMMENT LETTERS

The City received a total six comment letters from State agencies, local agencies, environmental organizations, and the public, as listed in **Table 3.0-1**: **Comment Letters**. On the following pages each comment letter is provided with each comment with the letter indicated and numbered. Responses follow each letter with response numbered to correspond to the relevant comment.

Table 3.0-1
Comment Letters

Letter No.	Agency/Entity/Individual	Name of Commenter	Date of Comment
State Agencies			
1	Governor's Office of Planning and Research	Scott Morgan, Director	September 12, 2019
2	Department of Transportation	Frances Duong, Acting IGR/CEQA Branch Chief	August 20, 2019
3	Southern California Regional Rail Authority	Danielle Dirksen, Inter, on behalf of Ron Mathieu, Planning Manager II – Regional Coordination and Strategic Initiatives	August 26, 2019
4	Public Utilities Commission	Jose Pereyra, Utilities Engineer, Rail Crossings and Engineering Branch, Rail Safety Division	September 4, 2019
Local Agencies			
5	Sanitation Districts of Los Angeles County	Adriana Raza, Customer Service Specialist, Facilities Planning Department	August 28, 2019
Other Organizations and Individuals			
6	Attorneys for Southwest Regional Council of Carpenters	Mitchell M. Tsai	August 27, 2019

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Gavin Newsom
Governor

Kate Gordon
Director

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CITY OF SOUTH PASADENA
PLANNING AND BUILDING DEPT.

September 12, 2019

David Bergman
South Pasadena, City of
1414 Mission Street
South Pasadena, CA 91030

Subject: Mission Bell Mixed-Use Project (Project No. 2034-CUP, DRX, COA, VTPM)
SCH#: 2019011007

Dear David Bergman:

The State Clearinghouse submitted the above named EIR to selected state agencies for review. The review period closed on 9/11/2019, and the comments from the responding agency (ies) is (are) available on the CEQA database for your retrieval and use. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

1-1

Check the CEQA database for submitted comments for use in preparing your final environmental document: https://ceqanet.opr.ca.gov/2019011007/2 . Should you need more information or clarification of the comments, **we recommend that you contact the commenting agency directly.**

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov

Letter No. 1: State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit, Scott Morgan, State Clearinghouse Director, letter dated September 12, 2019.

Response 1-1: This comment indicates that the Office of Planning and Research performed its role in the distribution of the Draft EIR. This comment does not address or modify the content of the EIR, nor does it identify any new or more severe impacts. As such, no further response is required.

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
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Making Conservation a California Way of Life.

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CITY OF SOUTH PASADENA
PLANNING AND BUILDING DEPT.

August 20, 2019

Mr. David Bergman
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

RE: Mission Bell Mixed-Use Project – Draft Environmental Impact Report (DEIR)
SCH # 2019011007
GTS # 07-LA-2019-02708
Vic. LA-110/PM 30.913

Dear Mr. Bergman:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-mentioned Draft Environmental Impact Report (DEIR). The proposed project would rehabilitate the existing building at 1115 Mission Street; construct a 3-story, mixed-use building at 1101-1107 Mission Street; and construct two levels of subterranean parking beneath the entire Project Site. The project would consist of 7,335 square feet commercial space along the Mission Street and Fairview Avenue frontages, as well as 36 residential units on the upper levels and in the interior of the site.

After reviewing this project's DEIR Caltrans has the following comments:

- Caltrans suggests providing a traffic impact analysis for the SR-110 on/off ramps at Fair Oaks Avenue for review. Specifically, please include project trips, trip distribution, and, depending on the number of trips, queuing analysis. 2-1

For a traffic impact study of freeway mainline, weave, merge and diverge segments, the methodologies in Chapter 12, 13, and 14 of the Highway Capacity Manual (HCM) 6th edition are limited to under saturated flow conditions. When a freeway facility has oversaturated conditions, Chapter 10 is recommended to be used to determine a more precise density. It is acknowledged that there are limitations of the HCM methodology and it is recommended to use a traffic simulation model for the analysis.

For the intersection analysis, please use the actual traffic signal timing. Please do not use signal timing optimization as optimization does not provide accurate results.

The impact is considered to be significant, if the traffic generated by the project (a) causes one or more freeway segment's demand to exceed capacity (congested flow); or (b) when the segment is already congested, causes an increase in the demand/capacity ratio of greater than 1%.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Mr. David Bergman
August 20, 2019
Page 2 of 3

Impacts to off-ramps are considered significant if the traffic generated by the project causes queueing that: (a) exceeds 85% of the off-ramp's storage capacity; or (b) when an auxiliary lane is present, exceeds the lesser of one-half the length of auxiliary lane or 1,000 feet.
Under Senate Bill 743 (2013), CEQA review of transportation impacts of a proposed development are adapting to eliminate consideration of delay-and capacity-based metrics such as level of service (LOS) and instead focusing analysis on another metric of impact, "Vehicle Miles Traveled (VMT). Therefore, we are moving towards replacing LOS with VMT when evaluating traffic impact. For any future project we encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths and achieve a high level of non-motorized travel and transit use. 2-2

Greenhouse gas reduction by way of reduced vehicle miles traveled (VMT) is critical. The essential component of walkable communities is mixed-use zoning. Residential and appropriate commercial uses should be intertwined to increase accessibility and allow residents to utilize active transportation modes.

Caltrans encourages the Lead Agency to consider any reduction in vehicle speeds to benefit pedestrian and bicyclist safety, as there is a direct link between impact speeds and the likelihood of fatality or serious injury. These methods include the construction of physically separated facilities such as wide sidewalks, raised medians, refuge islands, and off-road paths and trails, or a reduction in crossing distances through roadway narrowing. These suggestions can reduce pedestrian and bicyclist exposure to vehicles ensuring safety by lessening the time that the user is in the likely path of a motor vehicle.

Signal timing can be adjusted to include Leading Pedestrian Intervals, giving pedestrians a seven second head start. Pedestrian and bicyclist warning signage, flashing beacons, high-visibility continental crosswalks, scramble crossings, flashing yellow turn signals, high-visibility green bike lanes, other signage and buffer striping should be used to indicate to motorists that they should expect to see and yield to pedestrians and bicyclists. 2-3

Any development should keep livability in mind by providing shade trees, native landscaping, bioswales, street furniture, bicycle parking, bus shelters and trash cans. Bus bulb-outs can reduce conflict between bicycles and buses on busy roads. Bus only lanes are encouraged to reduce travel times and make public transit more appealing to discretionary users. Any gated communities should provide pedestrian paths and doors to ensure access to transit, shopping centers, schools and main roads. Whenever possible, a grid pattern with short blocks is recommended to promote walking. Permeable paving materials should be incorporated whenever possible.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods. 2-4

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Mr. David Bergman
August 20, 2019
Page 3 of 3

Finally, storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Caltrans supports designs that discharge clean run-off water and/or incorporate green design elements that can capture storm water. Incorporating measures such as, but not limited to, permeable pavement, landscaping, and trees reduce urban water run-off and encourage a healthy, sustainable environment. 2-5

We look forward to reviewing this project's future Final EIR and will provide additional comments at that time, if warranted. If you have any questions, please contact Reece Allen, the project coordinator, at reece.allen@dot.ca.gov, and refer to GTS # 07-LA-2019-02708

Sincerely,

FRANCES DUONG
ACTING IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

Letter No. 2: Department of Transportation, District 7-Office of Regional Planning, Frances Duong, Acting IGR/CEQA Branch Chief, letter dated August 20, 2019

Response 2-1: As shown in **Figure 7: Project-Only Peak Hour and Average Daily Traffic Volumes** of the Traffic Study included as **Appendix G** of the DEIR, the number of trips associated with the Project that would travel on Fair Oaks from Mission Street toward or from the on ramp of the SR-110 is fewer than 10 during the peak hour. Furthermore, it is unlikely that all of those trips are destined for SR-110. As such, the expected number of Project-related trips utilizing SR-110 ramps is not sufficient to warrant queuing analysis nor would result in a discernable difference in the capacity of SR-110. As such, no further response is required.

Response 2-2: The City has not yet adopted the Vehicle Miles Traveled (VMT) metric of analysis. As stated on page 6.0-33 of the DEIR, CEQA Guidelines Section 15064.3 (b) (1) states that "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact." The Project is located approximately 0.14 miles from the Metro Gold Line South Pasadena Station and is within a mixed-use area. As such, it is not expected that the Project would result in an increase in average vehicle miles traveled, and impacts would be less than significant. As such, no further response is required.

Response 2-3: The sidewalks bordering the Project along Mission Street are designed to accommodate pedestrian movement as well as landscaping features that would establish a physical barrier from the street. As such, pedestrian exposure to vehicles is limited to ensure safety by lessening the time that the user is in the likely path of a motor vehicle. The comment does not identify new or more severe impacts associated with the Project. As such, no further response is required.

Response 2-4: The comment does not identify new or more severe impacts associated with the Project and no further response is needed.

Response 2-5: As discussed in **Section 2.0: Project Description** and shown in **Figure 2.0-13: Landscaping Plan**, the Project will incorporate drought-tolerant ornamental landscaping with high-efficiency irrigation features to provide shading opportunities and erosion control and run-off mitigation. The comment does not raise significant environmental issues associated with the Project. As such, no further response is required.

From: Dirksen, Danielle <DirksenD@scrra.net>
Sent: Monday, August 26, 2019 11:11 AM
To: David Bergman <dbergman@southpasadenaca.gov>
Cc: Mathieu, Ron <MATHIEUR@scrra.net>
Subject: RE: Notice of Availability of a DEIR for Mission Bell Mixed-Use Project

Hello Mr. Bergman,

On behalf of Ron Mathieu, Southern California Regional Rail Authority (SCRRA) has received and reviewed the NOA of the DEIR for the Mission Bell Mixed-Use Project. As background information, SCRRA is a five-county Joint Powers Authority (JPA) that operates the regional commuter rail system known as Metrolink. The JPA consists of the Los Angeles County Metropolitan Transportation Authority (METRO), San Bernardino County Transportation Authority (SBCTA), Orange County Transportation Authority (OCTA), Riverside County Transportation Commission (RCTC) and Ventura County Transportation Commission (VCTC).

3-1

The nearest Metrolink station in relation to the Mission Bell Project is Cal State L.A. Station, which is over 5 miles from the project site. As such, SCRRA has no relevance to this project. However, LA Metro's Gold Line does serve Pasadena directly. We recommend directing further communications regarding South Pasadena projects to LA Metro rather than to SCRRA's Metrolink, unless the project directly involves SCRRA.

Sincerely,

Danielle Dirksen

DANIELLE DIRKSEN
Intern

Letter No. 3: Southern California Regional Rail Authority (SCRRA), Danielle Dirksen, Intern, on behave of Ron Mathieu, Planning Manager II – Regional Coordination and Strategic Initiatives, dated August 26, 2019

Response 3-1: The comment accurately states that the Project is over 5 miles from the nearest Metrolink station, Cal State L.A. Station. This comment does not raise any significant environmental issues no change any analysis or impact conclusion of the EIR. Therefore, no further response is needed.

STATE OF CALIFORNIA GAVIN NEWSOM, *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

September 4, 2019

David Bergman
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

Re: Mission Bell Mixed-Use Project (Project No.2034-CUP, DRX, COA, VTPM)
SCH 2019011007 - Notice of Completion and Draft Environmental Impact Report

Dear Mr. Bergman:

The California Public Utilities Commission (Commission/CPUC) has jurisdiction over rail crossings (crossings) in California. CPUC ensures that crossings are safely designed, constructed, and maintained. The Commission's Rail Crossings Engineering Branch (RCEB) is in receipt of the Draft Environmental Impact Report (DEIR) for the proposed Mission Bell Mixed-Use Project (Project). City of South Pasadena is the lead agency (City).

The project entails rehabilitation of an existing building at 1115 Mission Street. To construct a 3-story, mixed-use building at 1101-1107 Mission Street, and construct two levels of subterranean parking beneath the entire Project Site. The project would consist of 7,335 square feet commercial space along the Mission Street and Fairview Avenue frontages, as well as 36 residential units on the upper levels and in the interior of the site.

Located in the vicinity of the Project is the Mission Street & Meridian Avenue crossing (CPUC No. 084P-07.13, DOT No. 026289R). RCEB reviewed your DEIR and notes that your analysis determined the Project does not demonstrate significant traffic impacts to the nearby roadway intersections, including the Mission Street & Meridian Avenue intersection and crossing. Should the scope of the Project change, RCEB recommends a reevaluation of potential traffic impacts to the nearby Mission Street & Meridian Avenue crossing and roadway intersections. Any potential mitigations affecting the crossing should be discussed with RCEB. 4-1

In addition, construction or modification of public crossings requires authorization from the Commission. RCEB representatives are available to discuss any potential safety impacts or concerns at crossings. Please continue to keep RCEB informed of the project's development. More information can be found at: http://www.cpuc.ca.gov/crossings. 4-2

If you have any questions, please contact Jose Pereyra at (213) 576-7083, or JFP@cpuc.ca.gov.

Sincerely,

Jose Pereyra
Utilities Engineer
Rail Crossings and Engineering Branch
Rail Safety Division

CC: State Clearinghouse, state.clearinghouse@opr.ca.gov
LACMTA, Vijay Khawani, KhawaniV@metro.net
LACMTA, Eddie Boghossiane, Boghossiane@metro.net

Letter No. 4: Public Utilities Commission, Jose Pereyra, Utilities Engineer, Rail Crossings and Engineering Branch, Rail Safety Division, letter dated September 4, 2019

Response 4-1: This comment agrees with the analysis that the Project would not result in significant traffic impacts to the nearby roadway intersections, including the Mission Street and Meridian Avenue intersection and crossing This comment does not raise any significant environmental issues no change any analysis or impact conclusion of the EIR. Therefore, no further response is needed.

Response 4-2: The Project would not require construction or modification of public crossings. As such, this comment does not raise any significant environmental issues or change any analysis or impact conclusion of the EIR. Therefore, no further response is needed.

SANITATION DISTRICTS OF LOS ANGELES COUNTY

Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

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SEP 10 2019
CITY OF SOUTH PASADENA
PLANNING AND BUILDING DEPT.

August 28, 2019

Ref. DOC 5249287

Mr. David Bergman, Interim Director
Planning and Building Department
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

Dear Mr. Bergman:

DEIR Response for the Mission Bell Mixed-Use Project

The Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report (DEIR) for the subject project on July 29, 2019. The proposed project is located within the jurisdictional boundaries of District No. 16. Previous comments submitted by the Districts in correspondence dated January 29, 2019 (copy enclosed) still apply to the subject project with the following comments and updated information: 5-1

1. **HYDROLOGY AND WATER QUALITY**, *page 6.0-18*, second paragraph of Operation Impacts – As noted in item no. 2 of the enclosed copy, the wastewater generated by the proposed project will be treated at the Whittier Narrows Water Reclamation Plant (WRP) or the Los Coyotes WRP. 5-2

2. **UTILITIES AND SERVICE SYSTEMS**, *page 6.0-35*, last paragraph of page – The Joint Water Pollution Control Plant currently produces an average flow of 261.1 million gallons per day (mgd).

3. **TABLE 6.0-7**, *page 6.0-36*, Estimated Sewage Generation – According to the Districts' records, there are several structures existing on the project site which generate an estimated average wastewater flow of 5,771 gallons per day (gpd). The proposed project is described in the document as 36 residential units and 7.394 square feet of commercial retail space. Utilizing the Districts' average wastewater generation factors for District No. 16 and applying demolition credit for the existing structures will decrease the expected increase in average wastewater flow from the project to 2,248 gpd. 5-3

4. **UTILITIES AND SERVICE SYSTEMS**, *page 6.0-37*, first Threshold: paragraph – As stated in item no. 2 of the enclosed copy, the wastewater generated by the proposed project will be treated at the Whittier Narrows Water Reclamation Plant (WRP) or at the Los Coyotes WRP. All biosolids

DOC 5286346.D16

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Mr. David Bergman -2- August 28, 2019

and wastewater flows that exceed the capacity of these WRPs are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.

All other information concerning Districts' facilities and sewerage service contained in the document is current. If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Enclosure

DOC 5286346.D16

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

January 29, 2019

Ref. Doc. No.: 4880234

Mr. David Bergman, Interim Director
Planning and Building Department
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

Dear Mr. Bergman:

NOP Response for the Mission Bell Mixed-Use Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on January 7, 2019. The proposed project is located within the jurisdictional boundaries of District No. 16. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall B Unit 6H Relief Trunk Sewer, located in Marengo Avenue at Huntington Drive. The Districts' 15-inch diameter trunk sewer has a capacity of 4 million gallons per day (mgd) and conveyed a peak flow of 1 mgd when last measured in 2018. 5-4

2. The wastewater generated by the proposed project will be treated at the Whittier Narrows Water Reclamation Plant (WRP) located near the City of South El Monte, which has a capacity of 15 mgd and currently produces an average recycled water flow of 7 mgd, or at the Los Coyotes WRP located in the City of Cerritos, which has a capacity of 37.5 mgd and currently produces an average recycled water flow of 20.8 mgd. 5-5

3. The expected increase in average wastewater flow from the project, described in the notice as 7,335 square feet of commercial space and 36 residential units, is 2,229 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link. 5-6

4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more 5-7

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information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities. 5-8

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DOC 4902279.D16

Letter No. 5: Sanitation Districts of Los Angeles County, Adriana Raza, Customer Service Specialist, Facilities Planning Department, letter dated August 28, 2019

Response 5-1: Attached to the comments sent on August 28, 2019, are the comments that were originally sent as a NOP response on January 29, 2019. These comments are addressed and discussed in responses 4,5,6,7, and 8. No further response is required.

Response 5-2: The commenter pointed out that the wastewater generated by the Project would be treated at the Whitter Narrows Water Reclamation Plant (WRP) or the Los Coyotes WRP. The EIR inadvertently referenced to incorrect treatment plant. The correction is noted. This correction clarifies and makes insignificant modification to the EIR and does not identify new or more significant impacts. No further response is required.

Response 5-3: The comment notes that the JWPCP produces an average flow of 261.1 million gallons per day (mgd); the DEIR referred approximately 260 mgd. The comment stated that the project would result in wastewater flow of 2,248 gpd; the DEIR estimated that the project would result in 7,696 gpd. Finally, the comment pointed out that the wastewater generated by the Project would be treated at the Whitter Narrows Water Reclamation Plant (WRP) or the Los Coyotes WRP.

This comment clarifies and make insignificant modification to the information contained in the EIR but do not identify new or more significant impacts. The EIR inadvertently referenced the incorrect treatment plant. The EIR included a higher estimated wastewater flow than the Sanitation District has provided in the comment letter. This is the result of a smaller deduction used in the EIR for the removal of existing uses. As a result, the EIR contains a more conservative calculation. No further response is required.

Response 5-4: This comment clarifies the information in the EIR and does not identify new or more significant impacts. As such, no further response is required.

Response 5-5: As discussed previously, the commenter pointed out that the wastewater generated by the Project would be treated at the Whitter Narrows Water Reclamation Plant (WRP) or the Los Coyotes WRP. The EIR inadvertently referenced to incorrect treatment plant. The correction is noted. This correction clarifies and makes insignificant modification to the EIR and does not identify new or more significant impacts. As such, no further response is required.

Response 5-6: As discussed previously, the comment estimated that the project would result in a decrease in wastewater flow of 2,248 gpd; the DEIR estimated that the project would result in 7,696 gpd. The EIR included a higher estimated wastewater flow than the Sanitation District has provided in the comment letter. This is the result of a smaller deduction used in the EIR for the removal of existing uses. As a result, the EIR contains a more conservative calculation. No further response is required.

Response 5-7: This comment notes that the County Sanitation Districts of Los Angeles County requires a connection fee payment before the issuance of a permit. The Project would comply with all applicable fees and requirements. This has been noted and does not modify the EIR, nor does it result in new or significant impacts. As such, no further response is required.

Response 5-8: This comment discusses necessitating Project consistency with the Southern California Association of Governments (SCAG) regional growth forecasts as well as the appropriate Air Quality Management District (AQMD) requirements. As discussed in **Section 4.1: Air Quality** on page 4.1-25, the Project would be both consistent with SCAG and AQMD requirements and forecasts. This has been noted and does not modify the EIR, nor does it result in new or significant impacts. As such, no further response is required.

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155 South El Molino Avenue
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VIA E-MAIL & U.S. MAIL

August 27, 2019

RECEIVED
SEP 10 2019
CITY OF SOUTH PASADENA
PLANNING AND BUILDING DEPT.

Mr. David Bergman, Interim Director
Planning and Building Dept.
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

Email Delivery to: dbergman@southpasadenaca.gov

RE: Comments to Draft Environmental Impact Report (SCH No. 2019011007) for the Mission Bell Mixed-Use Project (Project No. 2034-CUP, DRX, COA, VTPM)

Dear Mr. Bergman,

On behalf of Southwest Regional Council of Carpenters ("**Commenter**" or "**Southwest Carpenters**"), my Office is submitting these comments on the City of Santa Ana's ("**City**" or "**Lead Agency**") Draft Environmental Impact Report (SCH NO. 2019011007) for the Mission Bell Mixed-Use Project (Project No. 2034-CUP, DRX, COA, VTPM), located at 1101, 1107, and 1115 Mission Street comprising of approximately 0.7 acres of land which is currently being used for commercial purposes and as a parking lot ("**Project**"). The Project site is generally bound by Mission Street to the north, commercial uses to the east and south, and Fairview Avenue to the west.

The Project Applicant, Mission Bell Properties LLC ("**Applicant**"), is proposing to construct a two- and three-story mixed-use development at 1101-1107 Mission Street, rehabilitate the existing historic building at 1115 Mission Street for adaptive reuse as missed use, demolish a portion of the historic building at 1115 Mission Street to construct a two-story residential building, and construct two levels of subterranean parking beneath the Project site. DEIR, 2.0-4. 6-1

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states, including in southern California, and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work, and recreate in the City of South Pasadena and surrounding communities and would be directly affected by the Project's environmental impacts. Commenter expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenter incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 CA4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

I. THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. Background Concerning the California Environmental Quality Act

CEQA has two basic purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. 14 California Code of Regulations ("**CCR**" or "**CEQA Guidelines**") § 15002(a)(1). "Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made. Thus, the EIR 'protects not only the environment but also informed self-government.' [Citation.]" *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564. The EIR has been described as "an environmental 'alarm bell' whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological

6-2

points of no return." *Berkeley Keep Jets Over the Bay v. Bd. of Port Comm'rs.* (2001) 91 Cal. App. 4th 1344, 1354 ("*Berkeley Jets*"); *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810.

Second, CEQA directs public agencies to avoid or reduce environmental damage when possible by requiring alternatives or mitigation measures. CEQA Guidelines § 15002(a)(2) and (3). *See also, Berkeley Jets,* 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1988) 47 Cal.3d 376, 400. The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to "identify ways that environmental damage can be avoided or significantly reduced." CEQA Guidelines § 15002(a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns" specified in CEQA section 21081. CEQA Guidelines § 15092(b)(2)(A–B).

While the courts review an EIR using an "abuse of discretion" standard, "the reviewing court is not to 'uncritically rely on every study or analysis presented by a project proponent in support of its position.' A 'clearly inadequate or unsupported study is entitled to no judicial deference.'" *Berkeley Jets*, 91 Cal.App.4th 1344, 1355 (emphasis added) (quoting *Laurel Heights,* 47 Cal.3d at 391, 409 fn. 12). Drawing this line and determining whether the EIR complies with CEQA's information disclosure requirements presents a question of law subject to independent review by the courts. (*Sierra Club v. Cnty. of Fresno* (2018) 6 Cal.5th 502, 515; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal.App.4th 48, 102, 131.)As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

> A prejudicial abuse of discretion occurs "if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process.

The preparation and circulation of an EIR is more than a set of technical hurdles for agencies and developers to overcome. The EIR's function is to ensure that government officials who decide to build or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. For the EIR to serve these

goals it must present information so that the foreseeable impacts of pursuing the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. *Communities for a Better Environment v. Richmond* (2010) 184 Cal.App.4th 70, 80 (quoting *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 449–450)

B. CEQA Requires Revision and Recirculation of an Environmental Impact Report When Substantial Changes or New Information Comes to Light

Section 21092.1 of the California Public Resources Code requires that "[w]hen significant new information is added to an environmental impact report after notice has been given pursuant to Section 21092 … but prior to certification, the public agency shall give notice again pursuant to Section 21092, and consult again pursuant to Sections 21104 and 21153 before certifying the environmental impact report" in order to give the public a chance to review and comment upon the information. CEQA Guidelines § 15088.5.

Significant new information includes "changes in the project or environmental setting as well as additional data or other information" that "deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative)." CEQA Guidelines § 15088.5(a). Examples of significant new information requiring recirculation include "new significant environmental impacts from the project or from a new mitigation measure," "substantial increase in the severity of an environmental impact," "feasible project alternative or mitigation measure considerably different from others previously analyzed" as well as when "the draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded." *Id.* 6-3

An agency has an obligation to recirculate an environmental impact report for public notice and comment due to "significant new information" regardless of whether the agency opts to include it in a project's environmental impact report. *Cadiz Land Co. v. Rail Cycle* (2000) 83 Cal.App.4th 74, 95 [finding that in light of a new expert report disclosing potentially significant impacts to groundwater supply "the EIR should have been revised and recirculated for purposes of informing the public and governmental agencies of the volume of groundwater at risk and to allow the public and governmental agencies to respond to such information."]. If significant new

information was brought to the attention of an agency prior to certification, an agency is required to revise and recirculate that information as part of the environmental impact report.

C. The City Failed to Adequately Describe the Project

It is well-established that "[a]n accurate, stable and finite project description is the sine qua non of an informative and legally sufficient EIR." *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193. "A curtailed, enigmatic or unstable project description draws a red herring across the path of public input." *Id.* at p. 198.

The Project proposes 36 residential units along with the commercial retail component. However, the DEIR does not specify whether the 36 residential units will be condominiums or apartment units. Moreover, the DEIR does not specify what the approximate rent and/or sale price for the residential units will be. In light of one of the Project Objectives to "[c]ontribute to meeting the City's Regional Housing Needs Assessment (RHNA) goals through the construction of 36 new above moderate-income housing units," it is important for the DEIR to adequately describe the Project in a way to ensure whether such objective and other objectives would indeed be met. DEIR, 2.0-1. Moreover, as discussed below, knowing whether the proposed residential units would be rentals or condominiums is crucial in determining whether the Project should incorporate affordable housing units to meet the General Plan goals. 6-4

Based on the inadequate project description set forth in the DEIR, it is impossible to determine whether Project Objectives and applicable General Plan goals and policies could be met here. The DEIR must be revised to provide an adequate project description.

D. The DEIR Inaccurately and Improperly Concluded that the Project Will Not Have Significant Impacts to Historical Resources

The DEIR admits that one of the buildings located on the Project Site is a historically protected resource. The Project Site encompasses addresses of 1101, 1107 and 1115 Mission Street. The Project Site is designated by the City's General Plan as Mission Street Specific Plan (MSSP), and is zoned MSSP Core Area, District A. DEIR, 3.0-1 6-5

In particular, the two-story commercial and residential structure located at 1115 Mission Street (hereinafter referred to as "1115 Mission St.") was built in 1921 that has been included in a list of historic structures in the 1996 Mission Street Specific

Plan, a 2003 reconnaissance level City-wide historic survey, and the 2015/16 City of South Pasadena Historic Resources Survey. DEIR, 4.2-23.

According to the City's MSSP, Mission Street is South Pasadena's historic core and without its historic resources, Mission Street could not retain its unique small town atmosphere and sense of identity. MSSP, p. 4. Therefore, the existing historical resources are critical to help maintain the City's unique atmosphere and identity and must be protected. 6-6

Despite the recognized historical significance of 1115 Mission St., the Project proposes to make significant material alterations to the building by (1) "rehabilitating" the two-story commercial and residential portion (which accounts for one third of the entire building and (2) demolishing the rear two-thirds portion of the building the DEIR refers to as the "warehouse." DEIR 4.2-23.

The DEIR admits that "[t]he proposed Project changes affect the appearance of the building façade and the footprint and massing of the building." DEIR 4.2-24. The windows on the façade facing Mission Street will be replaced, windows will be added to the first story of the west façade, a solid door will replace a window and be added to the east façade, the south façade will be altered by the removal of the existing back building (and will be replaced with the construction of the new residential building). See *id.* Most critically, two-thirds of the building will be removed/demolished. 6-7

The DEIR inaccurately concludes that the Project is consistent with the Secretary of the Interior's Standards ("the Standards") and concludes that the Project's direct impacts to historical resources would be less than significant. DEIR 4.2-24~25. In fact, the Project will cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5 as a result of the direct impacts pursuant to the Standards. DEIR, 4.2-24, 25. 6-8

The problems with the DEIR's consistency analysis for each of the relevant Standards will be provided in the table below:

	Standard's Requirements	**DEIR's consistency analysis**	**Problems with DEIR's consistency analysis**
Standard 1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials,	Consistent. The property would be redeveloped as a commercial and residential use and would retain the commercial façade along Mission Street.	This is not a minimal change – the façade including massing will be affected (admitted by DEIR) and two-thirds of the building will be removed.

6-9

City of South Pasadena – Mission Bell Mixed-use Project
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	features, spaces, and spatial relationships.		The Applicant's own consultant, ESA, recommended that the entire building be retained and to retain window openings on the eastern façade of the building. ESA concluded that the entire building including the warehouse is a primary character defining feature. Moreover, the 3-story building of the Project will alter the spatial relationships in the historic core of Mission Street.
Standard 2	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent. Although the property is not eligible for designation as a local landmark or inclusion in a historic district, the Project proposes to retain some of the building's original features. These features include: the enameled brick of the main façade; the decorative brick course between the first and second stories; recessed sign area; the cornice; frieze; and angled window sills. The distinctive materials and features of the store front would be retained. A new structure would be attached at the rear which would be architecturally consistent with the character of the retained front of the building.	There is no question that this is a historically significant building. The Project will have significant, material change affecting the façade including massing will be affected (admitted by DEIR) and two-thirds of the building will be removed. The Applicant's own consultant, ESA, recommended that the entire building be retained and to retain window openings on the eastern façade of the building. ESA concluded that the entire building including the warehouse is a primary character defining feature.
Standard 9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale,	Consistent. The proposed new construction would be differentiated from the existing portion of the building fronting Mission Street. The new building to be attached at the rear will be a two story residential building designed at a scale	The "rehabilitation" and partial demolition will "destroy historic materials" that are primary and contributing character defining features. The proposed partial demolition

6-10

6-11

	and architectural features to protect the historic integrity of the property and its environment.	and mass similar to the existing being retained and renovated.	will also destroy the historic integrity of the building.
Standard 10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent. The Project would remove the single-story warehouse from the rear façade and a new two-story residential structure would be constructed in its place. The new construction, if removed at some later time, would not impair the essential form and integrity of the retained portion of the building fronting Mission Street.	The "rehabilitation" and partial demolition of a historical resource and building a large 3-story modern structure in a historical core will alter the integrity of the historic property and its environment.

6-12

As shown in the Table above, the Project's proposed rehabilitation and removal of two-thirds of the building at 1115 Mission St. are not consistent with the Standards.

Most suspiciously, the DEIR fails to reflect the Applicant's own consultant's (ESA) recommendations hidden in Appendix C and F that (1) the entire building including the warehouse portion of the building should be retained as it is a "primary" character defining feature of the building and (2) the replacement of two windows on the eastern façade should not be undertaken as the windows are "contributing" character defining features of the building. See Appendix F recommendations. The DEIR not only ignored its consultant's recommendations and characterization of the historical features of the building but also cleverly hid these recommendations out of the main DEIR document.

6-13

According to Appendix C's "Historical Resource Assessment" by ESA on p. 39:

> Primary character-defining features are by definition the most important and should be considered for retention in order to preserve and protect the eligibility of the Subject Property. Alteration or removal of these features should be avoided.
>
> Contributing character-defining features add to the character of a historic property and should be retained to the greatest extent feasible and rehabilitated as appropriate….

6-14

Consistent with the goal to preserve and protect primary and contributing character-defining features of the building and ESA's recommendations, the entirety of 1115 Mission St. must be retained and its primary and contributing character-defining features must be preserved.

Moreover, 1115 Mission St.'s (Parcel No. 5315-008-043) parcel information shows that there is one continuous, connected building on the property. See DEIR Appendix C, Figure 2. Moreover, the entirety of the existing structure existed at least from 1927. See DEIR Appendix C, Figures 5, 6, 7, 8 (shown in 1927, 1930, 1951, 1971 respectively). Figures 9 and 10 show that there is no division between "front" and "back" buildings and that there is just one building. DEIR Appendix C, Figures 9 and 10. 6-15

The MSSP's Table 9 of Historic Resources lists the entirety of 1115 Mission St., also referred to as "Luttrell's Building," as a historical resource. There is no indication that only a portion of that building is considered historically significant. Moreover, the DEIR does not provide any information indicating that 1115 Mission St.'s building is severable and that the historical significance is only applicable to a portion of the building. As such, it is amply established that the entirety of the structure at 1115 Mission St. is a historical resource that must be protected. 6-16

Finally, the proposed rehabilitation and demolition of the majority of 1115 Mission St. does not meet one of the Project Objectives to implement the MSSP, which includes "a. Preserve, renovate, and reuse the historic building located at 1115 Mission Street through rehabilitation of the building for new uses" since the Project proposes to remove primary character defining features of the building by demolishing two-thirds of it. See DEIR at ES-1. 6-17

In conclusion, the DEIR erroneously concluded that the proposed rehabilitation and partial demolition of 1115 Mission St. would have an insignificant impact to cultural resources.

II. THE PROJECT IS INCONSISTENT WITH THE GENERAL PLAN

The DEIR analyzes whether the Project is consistent with applicable land use plan, policy or regulation. However, the DEIR inaccurately analyzes the Project's consistencies with the General Plan and also fails to analyze the Project's consistency with the Housing Element Update of the General Plan.

A. The Project is Inconsistent with the Goals and Policies Pertaining to Preserving Historic Resources of the General Plan

Goal 7 of the General Plan requires the City "[t]o preserve South Pasadena's historic character, scale, and 'small town' atmosphere." Goal 9 of the General Plan requires the City "[t]o conserve and preserve the historic "built" environment of the city by identifying the architectural and cultural resources of the city, by encouraging their maintenance and/or adaptive reuse, and by developing guidelines for new and infill development assuring design compatibility."

6-18

The DEIR erroneously concluded that the Project is consistent with Goal 7 and Goal 9 since demolishing a large portion of a historically significant building like 1115 Mission St. and changing important historical characteristics of such a building would run afoul of the goals of preserving historic character of the City. Especially based on the Applicant's own consultant's recommendation to retain the entire building at 1115 Mission St. and to not remove two windows from the eastern façade, the Project is inconsistent with Goals 7 and 9 of the General Plan.

B. The Project is Inconsistent with the Housing Element Update of the General Plan

One of the Project's Objectives is to "[c]ontribute to meeting the City's Regional Housing Needs Assessment (RHNA) goals through the construction of 36 new above moderate-income housing units." DEIR 2.0-1. However, the DEIR does not explain how the City's RNHA goals could be met. The DEIR does not describe whether the Project's residential units will be rental apartments or condominiums and how much the rent or the sale price would be. Moreover, the DEIR completely ignores whether there indeed is a housing need for the above moderate income group that has not already been satisfied by recent mixed-use projects in the area. 2014 Housing Element Update, Table VI – 25, p. 33 (showing 25 new units needed for above moderate income group for years 2014-2021 as compared with 48 new units needed for very low income to moderate income groups). Therefore, the DEIR's conclusion that the Project Objective relating to contributing to meeting the City's RHNA's goal is unsupported by any evidence.

6-19

Moreover, the DEIR fails to analyze the Project's consistency with Goal 3, Policy 3.1 of the General Plan Housing Element Update. Goal 3 of the General Plan Housing Element Update requires the City to provide for adequate residential sites. More

6-20

specifically, Policy 3.1 requires the City to "[p]romote mixed-use developments by continuing to allow development of residential uses above commercial uses in the GC zoning district and the MSSP zoning district and encourage the development of affordable housing within the residential component of mixed use projects through the use of affordable housing incentives and planned development permits as provided for in the City's Zoning Code. Conduct early consultations with developers of mixed-use projects to encourage the development of affordable housing units in these projects."

The DEIR fails to analyze whether the City promoted that the Project's inclusion of affordable housing in the residential component of the Project. As a result, the Project is not consistent with Goal 3 and Policy 3.1 of the General Plan Housing Element Update.

C. The Project's Inconsistency with the General Plan Also Violates CEQA

Under the CEQA Guidelines, an environmental impact report (EIR) must discuss "any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans." CEQA Guidelines §15125(d). By failing to analyze the Project's inconsistencies with the Housing Element of the General Plan, the Project also violates CEQA. 6-21

III. CONCLUSION

Commenters request that the City revise and recirculate the Project's environmental impact report to address the aforementioned concerns. If the City has any questions or concerns, feel free to contact my Office.

Sincerely,

Mitchell M. Tsai
Attorneys for Southwest Regional Council of Carpenters

Letter No. 6: Mitchell M. Tsai, Attorneys for Southwest Regional Council of Carpenters, Letter dated August 27, 2019

Response 6-1: This comment introduces the Southwest Regional Council of Carpenters and provides background information on the Project. This has been noted and does not address or modify the content of the EIR, nor does it identify any new or more severe impacts. As such, no further response is required.

Response 6-2: This comment provides information regarding the intent and purposes of the California Environmental Quality Act (CEQA). This has been noted and does not address or modify the content of the EIR, nor does it identify any new or more severe impacts. As such, no further response is required.

Response 6-3: This comment provides information regarding Section 21092.1 of the California Public Resources Code regarding recirculation of an EIR. This has been noted and does not address or modify the content of the EIR, nor does it identify any new or more severe impacts. As such, no further response is required.

Response 6-4: Economic issues are not normally within the purview of CEQA.[4] Whether the residential units are rentals or condominiums is not connected to a physical change in the environment. The rent or sale price of the proposed units is not known at this time; though the Applicant has indicated the intent to develop above-moderate income units. Additionally, the referenced Project objective is not specific to whether the units would be rental or condominium. The provision of new housing in the City will contribute to meeting the City's Regional Housing Needs Assessment (RHNA) goals by increasing the housing supply in the City. As such, the Project Description and the Project Objectives are adequate for the purposes of CEQA.

Response 6-5: This comment inaccurately describes 1115 Mission Street as a historically protected resource. As described in **Section 4.2: Cultural Resources**, on page 4.2-23, 1115 Mission Street is a two-story commercial and residential structure built in 1921 that has been included in a list of historic structures in the 1996 Mission Street Specific Plan, a 2003 reconnaissance-level City-wide historic survey, and the 2015/16 City of South Pasadena Historic Resources Survey. In the 2003 survey the property was identified as "Not Eligible for Local Listing" but "eligible for consideration in Local Planning." In the 2015/2016 survey it was also identified as "not eligible for local listing, but as, the property warrants

4 CEQA Section 21080(e)(2) and CEQA Guideline, § 15064(e).

special consideration in local planning." As such, the structure at 1115 Mission Street is not clearly a historic resource under CEQA.

Although the property is not eligible for designation as a local landmark or inclusion in a historic district, the Project proposes to retain some of the building's original features. These features include: the enameled brick of the main façade; the decorative brick course between the first and second stories; recessed sign area; the cornice; frieze; and angled windowsills. The distinctive materials and features of the store front would be retained. The overall primary distinctive features include the rectangular-shaped footprint; massing; flat roof; brick material; and commercial facade. Key features of the commercial façade include the brick surface, storefront windows, the single door opening, decorative brick course between the first and second stories, recessed sign area, the cornice, frieze, and angled sills. The features of the original 1921 design shown in historic photographs of the storefront are different than what is seen today. As stated in the report prepared by ESA and included as Appendix C to the EIR, "After project completion Subject Property will continue to retain its status as a historic resource in the Mission Street Specific Plan, and would continue to retain its current 6L CHR status code." As such, the Project would not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5. No further response is required.

Response 6-6: This comment addresses the Mission Street Specific Plan's identity as a historic core. As described in **Section 4.2: Cultural Resources**, page 4.2-26, of the DEIR, construction and operation of the Project would not alter any of the physical characteristics of nearby historic resources. Additionally, construction and operation of the Project would not alter the historic context of the Mission West Historic Business District and other commercial areas fronting Mission Street. Though the new component of the Project would be two and three-stories in height and the historic resources of the Mission West Historic Business District (District) are predominantly two-story in height, the design of the new construction features upper level setbacks and building volumes defined by differing material and color finishes. As such, the massing of the new construction would be compatible with the development pattern of the surrounding area. Therefore, the Project would not adversely alter the character or feeling associated with the District or other commercial areas fronting Mission Street, and the historical significance and eligibility of existing resources would not be impaired. Therefore, indirect impacts would be less than significant. As such, no further response is required.

Response 6-7: The comment inaccurately states that "two-thirds of the building would be removed/demolished." As stated on page 4.2-23 of the DEIR, "The Project would demolish two-thirds *of the warehouse portion* of the property 1115 Mission Street and retain the two-story commercial and residential portion and one-third of the warehouse portion of the building."

Response 6-8: The comment claims that the Project is not consistent with the Secretary of Interior Standards ("the Standards") and would cause a substantial adverse change in the significance of the building. The Standards are discussed individually in Responses 5-9 through 5-12. As noted in Response 6-5, the building has been classified as "Not Eligible for Local Listing." As shown in the following responses, the Project would not cause a substantial change in this classification.

Response 6-9: Standard 1 of the Secretary of the Interior's Standards (Standards) states, "a property will be used as it was historically or given a new use that required minimal change to its distinctive materials, features, spaces, and spatial relationships." As stated on page 47 and page 48 of the Historic Resource Assessment, included as **Appendix C** of the EIR, the Project would retain the street-facing exterior of the Subject Property, while removing the southern two-thirds of the warehouse. The store will retain its original retail use that will require minimal change it its distinctive materials, features, spaces, and spatial relationships of the storefront. The spatial relationship between the warehouse and the store will be retained. However, alterations to the warehouse are required to adapt it to its proposed new use. The southern two-thirds of the warehouse will be removed. However, one-third of the warehouse will be preserved and will retain its character-defining wood-truss roof. Because the majority of the building's character will be preserved, this is considered a minimal change required for adaptive reuse. Therefore, the Project would conform to Standard 1. As such, no further response is required.

Response 6-10: Standard 2 states, "the historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided." As stated on page 48 of the Historic Resource Assessment, included as **Appendix C** of the Draft EIR, the Project would retain the historic character of the Subject Property. The distinctive materials and features of the store will be retained or repaired and the spatial relationship between the two-story store and one-story warehouse's remaining section will be maintained. New construction will be placed at twenty feet to the west of the store, so that it retains its massing and design. This separation will maintain the spatial relationship that defines the street façade of 1115

Mission Street. The removal of distinctive materials, spaces, and spatial relationships that characterize the building's significant facades is largely avoided for the street-facing façade. However, underground parking will be accessed by a staircase behind the remaining part of the warehouse. The historic spatial relationship to the street will be altered by entry from behind the warehouse into a landscaped courtyard and alley. However, these are minor changes required for the Project that will not adversely affect the historic character of the Subject Property. Therefore, the Project would conform to Standard 2. As such, no further response is required.

Response 6-11: Standard 3 states, "each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken." As stated on page 48 of the Historic Resource Assessment, included as **Appendix C** of the Draft EIR, the overall design does not create a false sense of historical development and does not add conjectural features form other historic properties to the building. Therefore, the Project would conform to Standard 3. As such, no further response is required.

Response 6-12: The essential form and integrity of the building at 1115 Mission Street would be unchanged by the Project. Specifically, the development of the adjacent structure to the west and the adjacent structure to the south would not impair the form or integrity of 1115 Mission Street; nor would removal of those structures, if it were to occur in the future. No evidence to the contrary is presented in the comment.

Response 6-13: The EIR represents conclusions of the City and not the conclusions of the Applicant. The ESA report included as Appendix C was provided by the Applicant and contained information relied upon in the DEIR. However, the report was not prepared by the City. Thus, it is incorrect to refer to "the DEIR not only ignored its consultant's recommendations."

Response 6-14: As stated in the report prepared by ESA and included as Appendix C to the Draft EIR, "After project completion Subject Property will continue to retain its status as a historic resource in the Mission Street Specific Plan, and would continue to retain its current 6L CHR status code." As such, the Project would not result in a significant impact as defined in CEQA Guidelines §15064.5(b)(2).

Response 6-15: The design of the structure, particularly the difference in roof and truss system, as well as the difference in function of the space, indicates a differentiation between the two story mass at the street and the one-story mass behind.

Response 6-16: Previous surveys of 1115 Mission Street have indicated that it is not eligible for listing as a historic resource. Nonetheless, the DEIR evaluates what are character defining features of the structure and determined that a portion of the rear of the building could be removed without compromising the defining character of the building. As stated in the report prepared by ESA and included as Appendix C to the Draft EIR, "After project completion Subject Property will continue to retain its status as a historic resource in the Mission Street Specific Plan, and would continue to retain its current 6L CHR status code."

Response 6-17: The DEIR evaluated what are character defining features of the structure and determined that a portion of the rear of the building could be removed without compromising the defining character of the building. As stated in the report prepared by ESA and included as Appendix C to the Draft EIR, "After project completion Subject Property will continue to retain its status as a historic resource in the Mission Street Specific Plan, and would continue to retain its current 6L CHR status code."

Response 6-18: As stated previously, contrary to what is stated in the comment, the portion of 1115 Mission Street that would be removed is not large compared to the overall structure. The evaluation conducted by ESA and documented in the report included as Appendix to this Final EIR concluded that the portion of the rear of the building could be removed without compromising the defining character of the building. The Project adaptively reuses 1115 Mission Street in a way that maintains its historic character and scale. As stated in the report prepared by ESA and included as Appendix C to the Draft EIR, "After project completion Subject Property will continue to retain its status as a historic resource in the Mission Street Specific Plan, and would continue to retain its current 6L CHR status code." As such, it is consistent with Goals 7 and 9 of the General Plan.

Response 6-19: As stated previously, an Objective of the Project is to "contribute" to the City's effort to meet its RHNA goals. By itself the Project is not expected meet the RHNA goals, nor does that EIR claim it would. The 6th Cycle of RHNA goals for 2021-2029 is currently being developed and South Pasadena's new RHNA targets are not specifically known; however it is expected that additional above-moderate units would be needed.

Response 6-20: Goal 3 of the General Plan Housing Element is to provide adequate residential sites. The Project proposes to use the site for residential uses. Thus, the Project supports Goal 3.

Policy 3.1 states that the City should (1) "Promote mixed-use developments by continuing to allow development of residential uses above commercial uses in the GC zoning district and the MSSP zoning district," (2) "encourage the development of affordable housing within the residential component of mixed use projects through the use of affordable housing incentives and planned development permits as provided for in the City's Zoning Code," and (3) "Conduct early consultations with developers of mixed- use projects to encourage the development of affordable housing units in these projects." This policy is directed at City actions - to promote, encourage and consult. As such, the characteristics of the Project itself are not a measure of policy consistency. The Project is a mixed-use development that includes residential uses above commercial uses, therefore it is supportive of the first part of Policy 3.1. While the City does encourage the development of affordable housing through incentives and did conduct consultation with the Applicant, the Applicant chose not to utilize the incentives for affordable housing.

Response 6-21: As shown in the EIR and in responses 18-20, the Project is not inconsistent with the General Plan.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The City is the agency responsible for implementation of the mitigation measures identified in the EIR. Public Resources Code, Section 21081.6 requires that mitigation measures identified in environmental review documents prepared in accordance with CEQA are implemented after a project is approved. Therefore, the Mitigation Monitoring and Reporting Program presented on the next page has been prepared to assist the City in implementing the adopted mitigation measure.

Table 4.0-1
Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Party	Monitoring Period	Monitoring Agency	Verification of Compliance		
				Initial	Date	Remark
MM NOI-1: Construction Management Plan Implementation of mitigation measure **MM NOI-1** would include noise reduction techniques which include submittal of a construction management plan for approval by the City specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise-attenuation devices; identifying the maximum distance between construction equipment staging areas and occupied residential areas; and requiring the use of electric air compressors and similar power tools. Temporary noise barriers can reduce noise level at a minimum of 10 dBA, depending on the performance standard of achieving noise-level reductions. Optimal muffler systems for all equipment and the break in line of sight to a sensitive receptor would reduce construction noise levels by approximately 10 dB or more. Limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project site within 50 feet of off-site noise-sensitive receptors surrounding the site to no more than one or two pieces of heavy-duty, off-road equipment would further reduce construction noise levels by approximately 10 dBA. A sign, legible at a distance of 50 feet, shall be posted at the Project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator shall be posted on the sign. The coordinator shall be responsible for responding to any local complaints about construction noise and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City.	Construction Contractor	During Construction	Building Division, Planning & Building Department			

APPENDIX A

Revised Historic Resources Assessment and Impacts Analysis

1101-1115 MISSION STREET
SOUTH PASADENA, CALIFORNIA

Historic Resources Assessment and Impacts Analysis

CFT NV Developments LLC
Family Trust Office
Panda Restaurant Group, Inc.
1683 Walnut Grove Avenue
Rosemead, CA 91770

ESA

1101-1115 MISSION STREET
SOUTH PASADENA, CALIFORNIA

Historic Resources Assessment and Impacts Analysis

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Cherng Family Trust Office
Panda Restaurant Group, Inc.
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Rosemead, CA 91770

ESA

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public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA
assessor with the California Climate Action Registry, a Climate Leader,
founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision

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1115 MISSION STREET

Historic Resources Assessment

Introduction

Executive Summary

Environmental Science Associates (ESA) was retained by Charlie Shen on behalf of CFT NV Developments LLC/Mission Bell Properties, LLC (Client) to prepare this Historical Resources Assessment Report (Report). The purpose of this Report is to identify and evaluate potential historical resources located within the Project Site for the proposed Mission Bell Project located at 1105-1115 Mission Street. Both 1101 and 1107 Mission Street were constructed in 1978 and are under 50 years in age, therefore, only 1115 Mission Street constructed in 1925, was evaluated for this report. The Subject Property, 1115 Mission Street, is located in South Pasadena (City), California, on assessor parcel number (APN) 5315-008-043 (-Subject Property). This Report, completed by ESA, was prepared to assess the existing commercial/industrial building, for eligibility as a historic resource for listing in the National Register of Historic Places (National Register or NR), California Register of Historical Resources (California Register or CR), and for local designation as a City of South Pasadena Landmark. The Report includes a discussion of the survey methods used, a brief overview of the history of the property and surrounding area, and the identification and evaluation of the Subject Property.

The Subject Property is situated in within the Raabs Subdivision and is improved with a two-story tall commercial building that was formerly an industrial building. It was constructed in 1925 in the vernacular commercial style, and the contractor was D. Saylor. ESA's architectural historian Margarita Jerabek, Ph.D. conducted a site survey of the Subject Property on January 5, 2016, and October 22, 2016, and completed an evaluation report on July 13, 2017. This survey documented the existing conditions of the property and surrounding vicinity. During the survey the Subject Property was documented with digital photography and recorded in California Department of Parks and Recreation (DPR) forms. ESA also conducted research on the Subject Property's construction and occupancy history within the development of the Raab's Subdivision.

This assessment report incorporates the results of the 2016 survey and evaluates the Subject Property under the following contexts: 1920s Commercial and Industrial Development (1920-1929) and Early 20th Century Commercial Vernacular (1900-1950). ESA reaffirms our 2017 findings and concurs with the previous 2003 survey findings as "6L" ineligible for local listing or designation, may warrant special consideration in local planning." ESA's previous evaluation completed on July 13,2017 stated that the building should have a status code of 6L, and GPA Consulting concurred in their peer review written in January 22, 2019 (a copy of the GPA letter is

provided in **Appendix H**). Although the building's storefront is substantially alt ered and the brick on the side elevations is in poor condition, the buildings footprint, massing, enameled brick masonry primary (front) elevation, parapet, segmental arched openings on the east elevation, and wood-truss warehouse roof are characteristic components of the style. The integrity of the building has not changed since it was surveyed in 2003.

ESA also conducted an impacts analysis of the proposed project that would take place at the Subject Property. The Project site currently consists of three buildings, 1101, 1107, and 1115 Mission Street. Both 1101 and 1107 Mission Street were constructed in 1978 and since they are under 50 years in age, they do not qualify as historical resources. The Project proposes demolition of two of the buildings located at 1101-1107 Mission Street and construction of a new three story commercial and residential building on the site. The Project also proposes to retain and rehabilitate the two-story portion of 1115 Mission Street commercial and residential use, remove two-thirds of the existing one-story warehouse to the rear of 1115 Mission Street and construct a new two-story multi-family residential building on the parcel.

ESA found the proposed Project would have a less than significant impact on historical resources pursuant to CEQA 15064.5 (b). The Mission Bell Project would retain and rehabilitate the two-story brick commercial building at 1115 Mission Street that although ineligible as a historical resource, retains enough residual character as a 1920s vernacular commercial building to warrant consideration in local planning. ESA reviewed the plans for the proposed Project and found that the current remaining historic character of 1115 Mission Street would be retained and the proposed Project would conform with the Secretary of the Interior's Standards for Rehabilitation (Standards). Furthermore, ESA concludes that the proposed Project would result in a less than significant impact on historical resources both within the Project Site for the Mission Bell Project and within the surrounding vicinity. While the proposed project would have larger massing than buildings in the surrounding neighborhood, it will not adversely impact the character or eligibility of the surrounding historical resources.

Project Location

The Subject Property evaluated in this assessment report is located on an approximately 31,113 square-foot site located at 1115 Mission Street in the City of South Pasadena on APN: 5315-008-043, shown on **Figure 1**, *Regional and Property Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Subject Property*. The Subject Property is within the central portion of the City, approximately 0.24 miles south of State Route 110 (SR 110), 1.4 miles south of Interstate 210 (I-210), 1.81 miles north of Interstate 710 (I-710), and 2.17 miles south of California State Route 134 (SR-134). The Subject Property is improved with a two-story commercial building, and is bounded by Mission Street to the north, Fairview Avenue to the west, El Centro Street to the south, and Fremont Avenue to the east. The Subject Property is located in a neighborhood developed largely with industrial/commercial buildings and multi-family residences.

Figure 1 Regional and Subject Property Vicinity Map

Figure 2 Aerial Photograph of Subject Property and Vicinity

Research and Field Methodology

This Report was prepared by ESA's architectural historians, including Margarita Jerabek, Ph.D., Director of Historical Resources and Hanna Winzenried, M.Sc. both of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**. The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP) and the City of South Pasadena's historic resources inventory to identify any previously recorded properties within or near the Subject Property. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and vicinity. In addition, the following tasks were performed for the study:

- Conducted field inspections of the Subject Property and utilized the survey methodology of the State OHP.
- Photographed the Subject Property and associated landscape features, and examined other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn Fire Insurance Maps (Sanborn Maps), City directories, historical photographs, Online Archive of California, Calisphere, University of Southern California (USC) Digital Collections, historical Los Angeles Times, and other published sources.
- Conducted archival records search through the California Historical Resources Information System at the South Central Coastal Information Center (SCCIC), at California State University, Fullerton.
- Conducted research at the City's Building and Safety and Planning departments as well as the Los Angeles County Office of the Assessor (Assessor).
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of South Pasadena Cultural Heritage Ordinance.

Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

Federal Eligibility Criteria and Integrity Aspects

National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[1] The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

D. Yields, or may be likely to yield, information important in prehistory or history.[2]

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria *and* retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.[3]

1 36 CFR Section 60.2.

2 "Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

3 National Register Bulletin 15, p. 19.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.[4]

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.[5] Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.[6] For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."[7] In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."[8]

State Register and Eligibility Criteria

California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

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4 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

5 The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

6 National Register Bulletin 15, p. 44.

7 "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

8 "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[9] The criteria for eligibility for the California Register are based upon National Register criteria.[10]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register; [11]
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.[12]

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local LAHCMs, or designated under any local ordinance, such as an HPOZ.[13]

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

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

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or

[9] PRC Section 5024.1(a).
[10] PRC Section 5024.1(b).
[11] PRC Section 5024.1(d).
[12] PRC Section 5024.1(d).
[13] PRC Section 5024.1(e)

appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.[14]

Local Cultural Heritage Ordinance and Eligibility Criteria

City of South Pasadena

The City's Cultural Heritage Ordinance as defined in the South Pasadena Municipal Code, Chapter 2, Article IVH, establishes criteria and processes for designating improvements, sites, or natural features (historic resources) as local landmarks or historic districts. South Pasadena adopted the Cultural Heritage Ordinance in 1971 that established the Cultural Heritage Commission (CHC) to advise the City Council on all preservation issues (Ord. No. 2187, § 2, 2009.) The CHC is charged with the ongoing responsibility for adopting specific criteria and recommendations for the designation of Landmarks and Historic Districts, subject to approval by the City Council, and is also authorized to develop standards and criteria for determination of appropriateness in reviewing applications for permits to construct, enhance, alter, modify, remodel, remove, demolish or affect any inventoried property, Landmark or Historic District. As well, the CHC can review and advise the City upon the conduct of land use, housing, redevelopment, municipal improvement and other types of planning programs undertaken by any agency of the City, County or State, as they relate to Landmarks and Historic Districts in the community.[15] In 2008, the City initiated a project to review and revise the current ordinance, and the CHC subsequently recommended the City Council adopt a new ordinance in June 2017 to better achieve the City's preservation goals.[16]

Designation Criteria for Landmarks and Historic Districts (Ordinance No. 2315, adopted July 19, 2017).

Criteria and standards for the designation of Landmarks and Historic Districts shall include any or all of the following, as applicable:

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

[14] Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov

[15] City of South Pasadena General Plan, Chapter V, Historic Preservation Element, page V-8 (http://www.ci.south-pasadena.ca.us/modules/showdocument.aspx?documentid=216, accessed, 2/5/14).

[16] Ordinance No. 2315, July 19, 2017.

2. Its location as a Site of a significant historic event;

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

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

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

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

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

8. It's being a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;

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

10. Its potential of yielding information of archaeological interest; or

11. In designating a Historic District, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.[17]

No building or structure which is listed on the cultural heritage inventory or within a historic district shall be demolished, removed, relocated or altered without first obtaining a certificate of appropriateness from the CHC in accordance with the provisions of Section 2.65 Alteration and Demolition of the Cultural Heritage Ordinance.[18]

The CHC is responsible for the Design Review of proposed projects for properties within a designated historic district, and shall take action first on the Certification of Appropriateness and may provide the Planning Commission with recommendations on the subject zoning approval (South Pasadena Municipal Code 36.410.040 Design Review, D. Review Authority, 2. Cultural Heritage Commission (CHC) review). The CHC has the power and duty to approve or disapprove in whole or in part an application for a certificate of appropriateness regarding the demolition, alteration or removal of a landmark or an improvement or natural feature within a historic district or a structure or building listed on the cultural heritage inventory (Ord. No. 2187, § 2, 2009.)

The City of South Pasadena Design Guidelines (Design Guidelines) serve as the basis for decisions by the Design Review Board, CHC and City staff. Part II of the Design Guidelines, the Design Guidelines for Commercial Areas, are intended to aid developers, property and business

[17] Ordinance No. 2315, pages 15-16.
[18] Ordinance No. 2315, page 20 ff.

owners seeking to construct new commercial developments or alterations to existing projects, in the early stages of their projects. The guidelines are not intended to limit creative design solutions, but to provide a framework for solutions consistent with the stated goals. The Land Use and Community Design Element of South Pasadena's General Plan, adopted in October 1998, states that the goal of urban design in commercial areas is to preserve South Pasadena's historic character, scale and "small town" atmosphere. (This document can be found on the City of South Pasadena website at http://www.ci.southpasadena.ca.us.) Goal 7.2 encourages use of specific plans wherever possible. A Specific Plan was adopted for the Mission Street area in 1996. This plan calls for the preservation and adaptive reuse of the historic structures on Mission Street in accordance with the *Secretary of the Interior's Standards*.[19]

Environmental Setting

South Pasadena

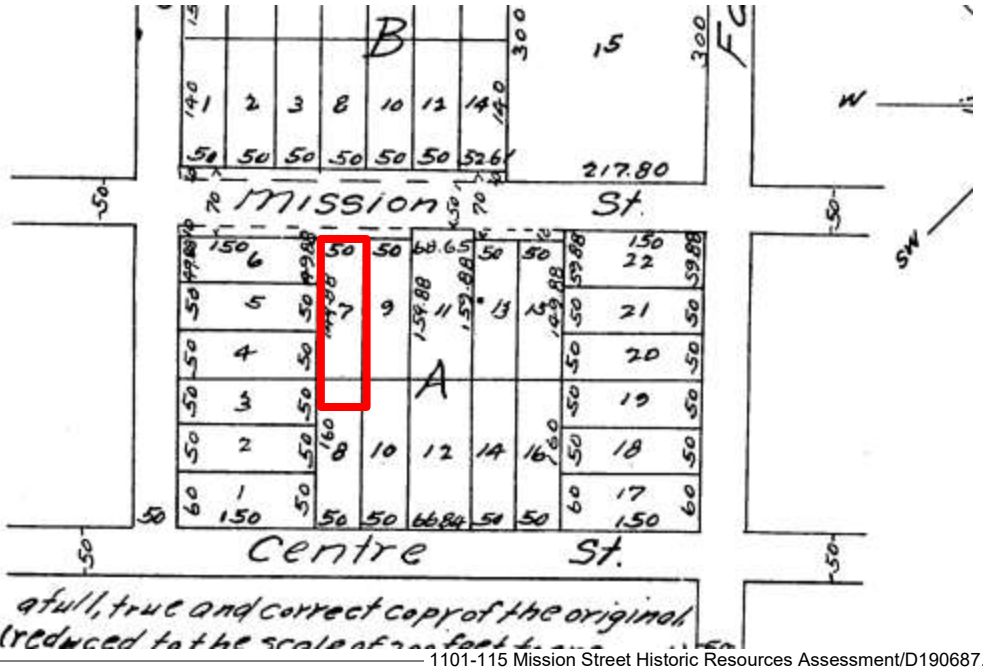
By the 1920s, South Pasadena was a thriving residential suburb of Los Angeles. In the tradition of the early suburbs, commercial and industrial development was very minimal in South Pasadena for most of its early history. In the 1920s, that began to change and the residential neighborhood that pervaded South Pasadena began to shift in some places as development of multi-family residences and non-residential architecture began to increase.[20] This change was made possible by a couple of different factors. In 1920 water bonds passed increasing access to water in South Pasadena.[21] Shortly thereafter in 1923 a new zoning ordinance was passed by the City of South Pasadena which allowed for the extension of the business district and loosened other zoning restrictions. The 1920s was also a time of great interest in civic improvements to South Pasadena. Land was purchased by the city for the creation of public parks, including 100 acres of the Arroyo Seco to the west of the city. The purchase of this section of the Arroyo Seco in 1922 allowed the city to make improvements to the area and encouraged development in the largely unoccupied section of South Pasadena between Orange Grove Avenue and the Arroyo Seco. This stretch of land was one of the last areas of the city that was not already developed or subdivided.[22]

Raab's Subdivision (1887)

The Subject Property is lot 7 and the ten north feet of lot 8 of Raab's Subdivision. Raab's Subdivision is a portion of the Rancho San Pascual and a correction of a former survey by Jones C. Willard. It was surveyed in March 1887 by J. Norton C.E. (a portion of the subdivision is shown below in **Figure 3** and included in whole in **Appendix B**). As shown in Sanborns from 1910, the block where the Subject Property is located was mainly developed with single-family residences with a few empty lots including the Subject Property. The South Pasadena Methodist Church was located southwest of the Subject Property **(Figure 4)**. By 1927, the Subject Property was developed but the block was still mainly developed with single-family residences **(Figure 5)**. In 1930, there was a gas and oil station an auto sales store, and a dying and cleaning and iron works building east of the Subject Property and a gas and oil station west of the Subject Property.

[19] Mission Street Specific Plan, City of South Pasadena, April 1996, page 64.
[20] Historic Resources Group, "City of South Pasadena Citywide Historic Context Statement," May 11, 2014.
[21] Jane Apostle, South Pasadena: A Centennial History (South Pasadena: South Pasadena Public Library, 2008), 87.
[22] Historic Resources Group, "City of South Pasadena Citywide Historic Context Statement," May 11, 2014.

There were also two multi-family residences along with the existing single-family residences on the block **(Figure 6)**. In 1951, there was also an electrical shop and a piano repair shop on the same block **(Figure 7)**. By 1971, all of the residences on the block were demolished as was the Methodist church and it was then primarily developed as a commercial and industrial block **(Figure 8)**.



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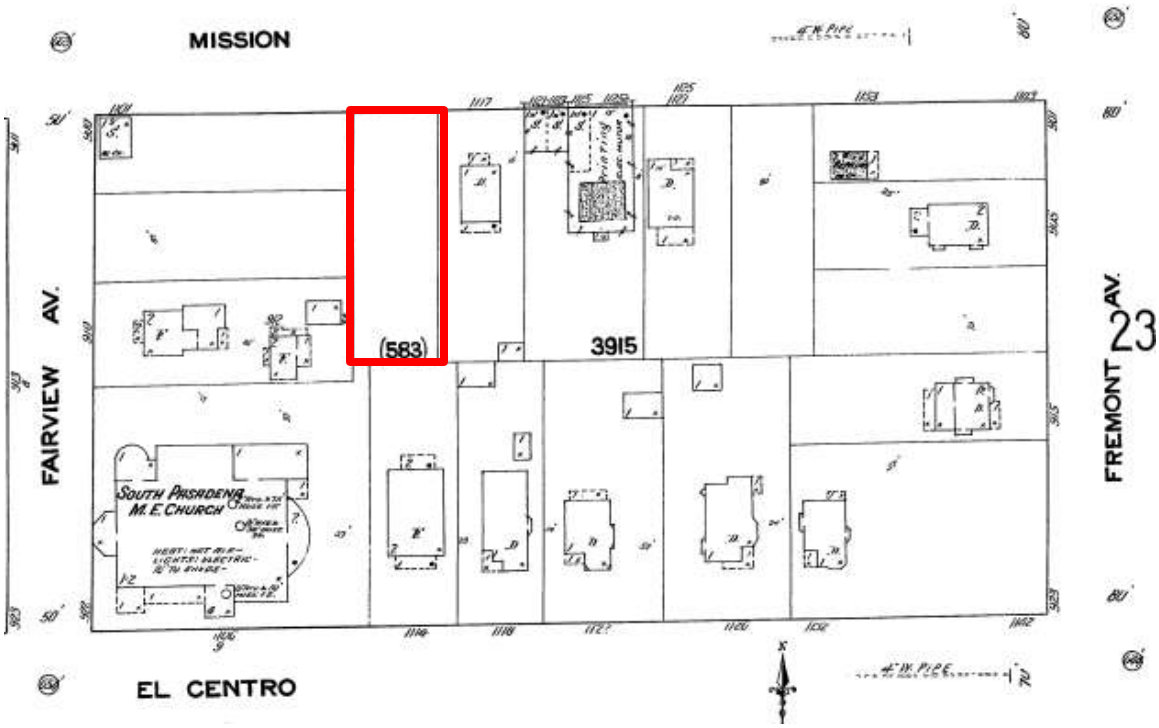
SOURCE: Los Angeles County Department of Public Works

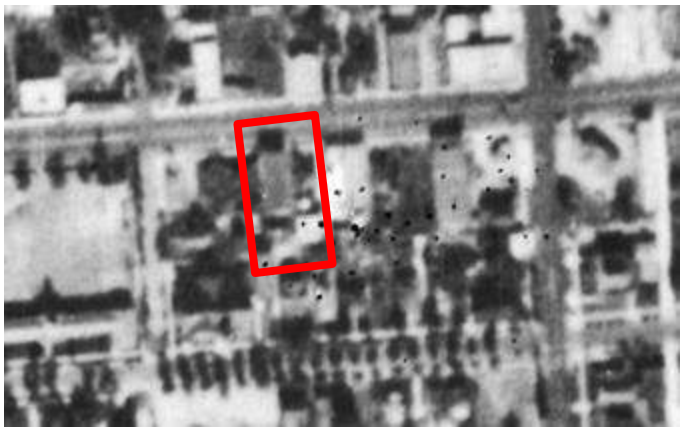
Figure 3
Excerpt of the Raab's Subdivision, the Subject Property is outlined in red



1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: Los Angeles Public Library

Figure 4
Excerpt of the 1910 Sanborn with the Subject Property outlined in red



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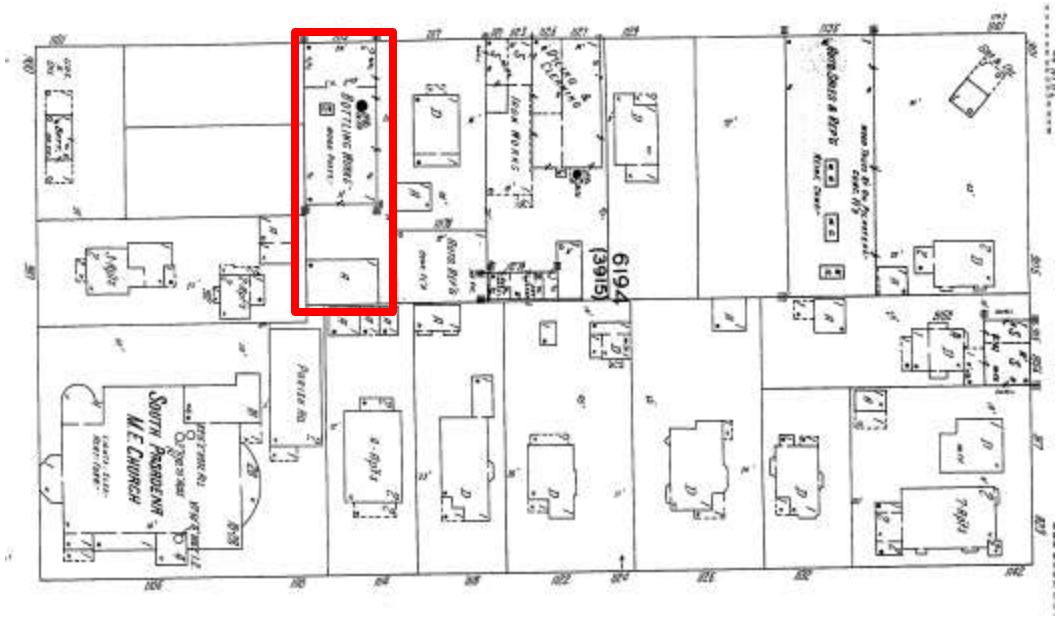
SOURCE: University of Southern California, Santa Barbara Library

Figure 5
Excerpt of Aerial of the tract, 1927 (Subject Property outlined in red)

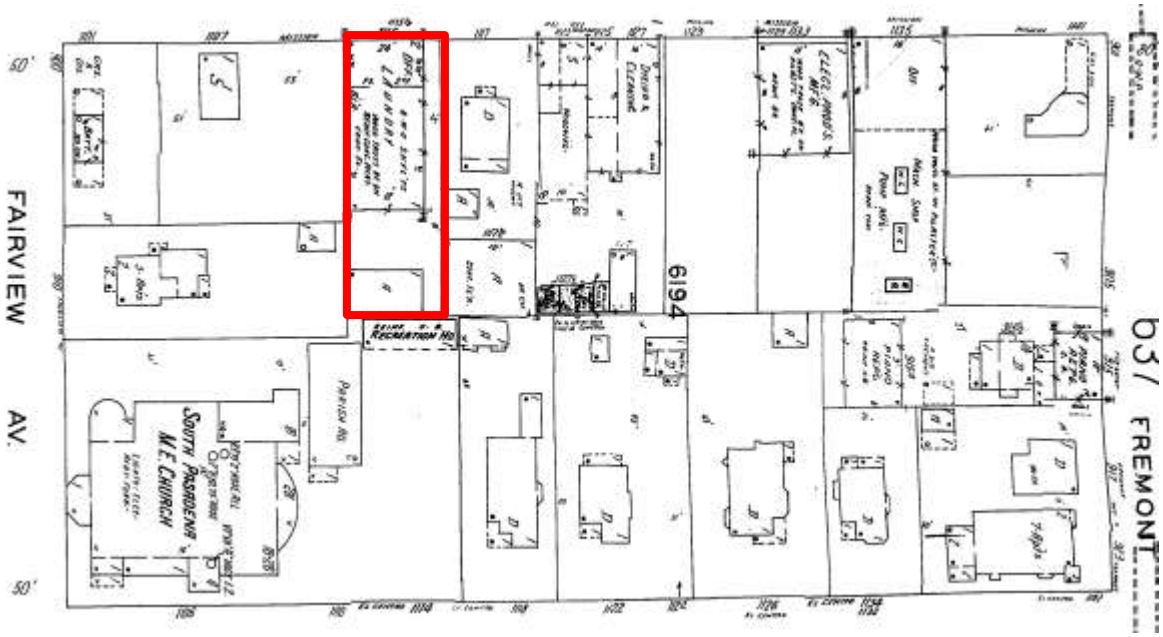


1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: Los Angeles Public Library

Figure 6

Excerpt of the 1930 Sanborn with the Subject Property outlined in red



1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: Los Angeles Public Library

Figure 7

Excerpt of the 1951 Sanborn with the Subject Property outlined in red

1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: University of Southern California, Santa Barbara Library

Figure 8
Excerpt of Aerial of the tract, 1971 (Subject Property outlined in red)

History of the Subject Property

Construction and Occupancy History of 1115 Mission Street

Construction History

The first building permit on file for the subject building was issued on May 1, 1921 for the construction of a new house valued at $9,000 built by D. Saylor and owned by James McCluer (Building Permits are included in **Appendix D**). A business building announcement was published in *Southwest Builder and Contractor* for a "brick building at 1115 Mission St." in March 25, 1921 The Los Angeles County Assessor record from January 31, 1934 states that the building was completed in 1925 and was constructed as a store with a concrete foundation, plaster and brick front façade, a composition roof, and was of good construction. Assessor records are provided in **Appendix E.** A 1927 photograph from the Huntington Library shows the Whistle Bottling Company store, which was located there at the time, with a different storefront than what is seen today. The storefront featured a large projecting window with marble bulkhead, plate glass window, and wood entrance ceiling. Another 1927 photograph showed a large plate glass window with one mullion down the middle. The walls appeared to be unglazed brick and concrete. The building was repaired in 1933 and plastered for a three-room apartment. Another remodel in 1978 reported by the County Assessor raised the effective age to 1943.23 This history is summarized below in **Table 1.**

[23] Los Angeles County Assessor, Record for 1115 Mission Street, 1934-1978.

TABLE 1
1115 MISSION STREET, SOUTH PASADENA
SOUTH PASADENA DEPARTMENT OF PLANNING AND BUILDING PERMITS[24]

Issued	Permit#	Owner	Architect/ Engineer	Contractor	Valuation	Description
03/01/1921	2644	James McCluer		D. Saylor	$9.000	"New house"
12/09/1933	1264	Mrs. Mc Cluer		Harry A. Lewis	$1,400	"Repairs"
01/02/1948	17500	A.E. Turner		John W. Lytle Roofing	$196	"Reroof"
11/19/1954	32279	E.M. Turner (A.E. Turner?)		Fairfield Construction Company	$250	"Parapet wall correction"
09/27/1960	44607	A.E. Turner (Superior Shirt Laundry)		Owner	$100	"Cover walls & ceiling w/ plywood on existing store"
11/10/1961	47903	A.E. Turner		Virgin Roof Co.	$120	"Reroof garage"
01/25/1966	59791	Larry Halvarson		Pasadena Awning Co.	$260	"Install 2 canvas pull-up awnings; 16' x 30" extension"

Occupancy and Ownership History

Los Angeles-area directories and phone books, City of South Pasadena building permits on file with the City's Building Division, as well as U. S. Census data and other records were reviewed to determine if the Subject Property has any significant associations with the productive lives of historic personages.

The original owner was James H. McCluer. According to the South Pasadena and San Marino City Directory (1926, 1928, 1929), he was an employee at the Water Department (1926) and lived with his wife Kate at 1117 Mission Street, immediately east of the Subject Property. According to an advertisement in the *San Bernardino Sun* (March 25, 1925), the headquarters for a nationally known bottled beverage, the Whistle Bottling Company, operated from 1115 Mission Street in 1925. In 1926, the city directory listed A.E. Myers as president of the Whistle Bottling Company. In 1928-9, J.R. Irvine was the President. By 1932, the Whistle Bottling Company was not mentioned in the city directory. Building permits show that E. M. and A.E. Turner were the owners of the Subject Property in 1954. In 1960, A.E. Turner started Superior Shirt Laundry at the Subject Property and the business was operated at the building from 1960 to at least 1971. In 1965, the city directory listed Superior Shirt Laundry and Edwin B. Strong under the address. In 1974, Thomas A. Urton was the owner. In 1982, the owner was Luttrell's Upholstery. In 1992, the owner was Andrew Cherng.

[24] Documentation exists for all permits and certificates of occupancy listed in this table.

Architectural Description

The Subject Property is located at the south side of Mission Street between Fairview and Fremont Avenues. Its primary (north) facade fronts Mission Street with two secondary facades (west and east) visible from the street. The rear (south) facade faces onto a surface parking for twelve automobiles, one car deep, with access from Fairview Avenue and a service alley. The southern parcel boundary is lined by a low hedge and a thin line of tall trees. The main (north) facade of the building is constructed to the parcel line at the sidewalk. It is a rectangular-plan, two-story two-part commercial block in a Commercial Vernacular style constructed of brick and is covered by a flat composition sheet roof **(Figure 9)**. A one-story warehouse is attached at the rear. The primary facade is covered in white enameled brick laid in a running bond with a black speckled finish. The first-story glazed storefront (non-original replacement) is asymmetrically organized with a smaller eastern window, door and a larger western storefront window. The entrance is off-center as a part of the eastern window. The storefront windows have upper bands of divided sash and angled brick sills on top of raised concrete footings. A large rectangular masonry recess above the storefront is a place for the store's sign. There is a raised brick belt course between the first and the second levels. Two symmetrical window openings are on the second floor. The window openings (altered) are filled with incompatible non-original metal sash (two double-hung sash window on the east and a tripartite fixed window on the west). Above the second-story windows there is a decorative brick frieze of projecting angled brick. The building is crowned by a brick parapet and molded brick cornice.

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SOURCE: ESA, 2016

Figure 9
North Façade, view to southwest

The secondary (east) facade features a stepped brick transition between the two-story storefront and the one-story warehouse **(Figure 10)**. The stepped parapet hides a stairway between the two roof levels. Light fixtures and electrical tubing are attached to the wall and tie rods from the seismic retrofit of the building are visible. At the transition between the two and one-story sections, there are two arched window openings with non-original vinyl double-hung sash windows surmounted by lintels consisting of two courses of brick. At the southern portion of the facade is an original segmental-arched and recessed door opening with a non-original screen (alteration) and metal screen single door (alteration).

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SOURCE: ESA, 2016

Figure 10
Secondary (east) facade, view to northwest; detail views of windows and door

The other secondary (west) facade (altered) is two-story in the front and also one-story at the rear and has tie rods and a concrete sheer wall from its seismic retrofit visible **(Figure 11)**. It has also been altered by the construction of the restaurant to the west which is attached to the concrete sheer wall abutted to the west wall of the Subject Property.

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SOURCE: ESA, 2016

Figure 11
Secondary (west) façade, view to southeast

The rear (south) facade has a garage door opening (altered) that has been infilled and a non-original single metal door **(Figure 12)**.

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SOURCE: ESA, 2016

Figure 12
Secondary (south) façade of one-story warehouse, view north

The interior of the store **(Figure 13)** includes unpainted brick walls and exposed floor joists on the ceiling. The interior of the warehouse **(Figures 14 and 15)** includes a vaulted ceiling, wood-framed truss, concrete wall piers, and a rectangular skylight. The truss is a variation of the fan and double fink system with intersecting cross ties along the center.

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SOURCE: ESA, 2016

Figure 13
Store, unpainted brick of eastern perimeter wall

1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: ESA, 2016

Figure 14
Warehouse, vaulted ceiling supported by wood-framed truss

1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: ESA, 2016

Figure 15
Detail, back wall brick and concrete pier of warehouse

Historic Context

The historic context developed below presents the background necessary to evaluate the historic and architectural significance of the Subject Property, including the history of its construction and alterations. The preliminary period of significance associated with the Subject Property is 1925, the original year of construction of the Subject Property. ESA evaluated the Subject Property under the following historical and architectural themes associated with the Subject Property: 1920s Commercial and Industrial Development (1920-1929) and Early 20th Century Commercial Vernacular.

1920s Commercial and Industrial Development (1920-1929) [25]

1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: ESA, 2016

Figure 16
Warehouse Security Trust & Savings, 1922, 824 Fair Oaks Avenue

1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: ESA, 2016

Figure 17
Detail, back wall brick and concrete pier of warehouse

The business center of South Pasadena was redefined during the 1920s as a result of two key factors: the adoption of the zoning ordinance, and the growing popularity of the Red Car Line. A portion of the zoning ordinance adopted in 1923 addressed the extension of commercial zoning along Fair Oaks Avenue. At the time, Fair Oaks Avenue was only zoned for commercial use as far south as El Centro Street, which bolstered development around the Fair Oaks Avenue and Mission Street intersection. The new ordinance extended commercial zoning southward along

[25] Excerpt from Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, prepared for the City of South Pasadena Planning & Building, December 16, 2014,155-158.

Fair Oaks Avenue to Monterey Road. A notable extant example of this southern expansion is the first building constructed south of El Centro Street following the adoption of the ordinance: the former Record Publishing Company (1922, 1108 Fair Oaks Avenue).[26]

The zoning expansion allowed for a longer commercial corridor along the path of the Pasadena Short Line, and businesses could now take advantage of the pedestrian activity around secondary trolley stops further south. Customer-oriented businesses continued to develop along Fair Oaks Avenue throughout this period; it is likely that at least part of this trend can be attributed to an effort to capitalize on the pedestrian activity generated by the proximity of the trolley line.

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SOURCE: South Pasadena Public Library

Figure 18
Rialto Theatre: The Rialto Theatre is located at 1019 Fair Oaks Avenue; it is listed in the National Register and South Pasadena Landmark #25.

A notable addition to the Fair Oaks district during this period was the opening of the Rialto Theatre at 1023 Fair Oaks Avenue (listed in the National Register and South Pasadena Landmark #25). Designed by architect Lewis A. Smith, the Moorish-style theatre was built to showcase both film and vaudeville acts and featured a Wurlitzer organ. It opened on October 17, 1925, with the world premiere of the silent film What Happened to Jones? The theatre later showed its first "talkie" in 1929.

Commercial activity also continued to develop along Mission Street, following the course of the connecting trolley line. Businesses in this area were a mix of primarily service and trade

[26] Jane Apostol cites this building as the first to be completed following the adoption of the ordinance in 1923. However, construction on the building began in 1922, before the adoption of the ordinance. See Apostol, 89.

establishments, as well as light manufacturing operations. Automobile-related businesses now comprised a significant portion of the commercial activity in this area, reflecting the popularity of the car as the transportation method of choice. Brick continued to be the most common method of construction for commercial buildings; most were one story in height; only eleven structures were two stories tall.

1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: Huntington Digital Library

Figure 19
Gas Station at Mission and Los Robles, 1930**.**

While most commercial buildings along this corridor represent modest vernacular examples, two high-style, artistic front commercial buildings remain extant. Baranger Studios, designed by architect G. A. Howard, opened in 1925 at 729 Mission Street (South Pasadena Landmark #27). The one-story brick Gothic Revival storefront was built for Arch and Hazel Baranger, who operated a successful wholesale business supplying motion displays to downtown jewelry stores. The animated Baranger displays were designed to stop traffic along busy sidewalks and were often leased by stores, who would recycle them on a regular basis to freshen their window displays.[27] The Lewis-Markey Building at 634-646 Mission Street, opposite the Baranger Studios, also exhibits a similar Gothic Revival style. Completed in 1928, the building housed an antique shop run by Anna and Ormond Lewis; its design was inspired by architecture Mrs. Lewis had admired while traveling in England.[28]

[27] Rick Thomas, *Images of America: South Pasadena* (Charleston, SC: Arcadia Publishing, 2007), 106.

[28] Jane Apostol, South Pasadena: A Centennial History (South Pasadena, CA: South Pasadena Public Library, 1987), 99.

1101-115 Mission Street Historic Resources Assessment/D190687.00

SOURCE: HRG, 2014

Figure 20
Baranger Studios, completed in 1925. located at 729 Mission Street; it is designated South Pasadena Landmark #27.

Manufacturing operations continued to grow around the intersection of Mission Street and Meridian Avenue and included a food processing plant, bottling services, a print shop, and metal works. Large-scale operations such as the Patten & Davies Lumber Company, located on the former site of the South Pasadena Lumber Company, and the Violet Ray Ice Company were situated along the rail line and expanded the manufacturing district south to El Centro Street.

As the 1920s drew to a close, South Pasadena marked the loss of a significant business in the community. In 1928, the Edward H. Rust Nursery moved to Pasadena after forty-two years of business in the City. Located east of Fair Oaks Avenue, the Rust nursery was one of the earliest commercial operations established in South Pasadena, having been founded in 1884 by Edward Rust and his father, Horatio Nelson Rust. Many of the citrus groves in South Pasadena and San Marino had been started with Rust stock, and the nursery supplied trees and plants for many of the area's most prominent estates. Rust also supplied trees for the San Diego and San Francisco Expositions as well as William Wrigley's development of Catalina Island. The closure of the nursery marked the beginning of difficult times to come as the City moved towards the Great Depression.

1920s Commercial and Industrial Development (1920-1929): Property Types & Registration Requirements[29]

Property Types: Commercial building, including one- and two-story commercial buildings, and commercial blocks; Industrial building

Examples of commercial buildings from this period may include hotels, theaters, retail stores, banks, restaurants, commercial storefront buildings, and commercial blocks. Corresponding with

[29] Excerpt from Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, prepared for the City of South Pasadena Planning & Building, December 16, 2014,159-161.

the significant population growth and prosperity of the era, South Pasadena experienced a great deal of commercial development during the 1920s. Commercial development during this period extended outside of the original commercial core along Fair Oaks Avenue, reflecting the increasing importance of the automobile. Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **commercial** or **industrial property** from this period may be significant:

Criteria	Reason
A/1/B (Event)	As an excellent example of 1920s commercial development representing a significant period of commercial growth in the City. Extant commercial properties from this represent the most significant period of commercial growth in the City's history, and reflect the expansion of commercial enterprise outside of the original commercial core. Commercial and industrial properties from this period may reflect transportation advances, including the influence of the railroad and the automobile industries.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.
A/1/L (Event)	A collection of commercial or industrial properties from this period that are linked geographically may be eligible as a historic district. Commercial or industrial properties from this period may also contribute to historic districts that are significant under other contexts and themes. Historic districts are evaluated locally under Criterion L (significant as a distinguishable neighborhood or area whose components may lack individual distinction).
A/1/B (Event)	Commercial properties from this period eligible under Criterion A/1/B (Event) should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to reflect the important association with the City's commercial development during this period. Replacement of original storefronts is a common and acceptable alteration.
District	A collection of commercial or industrial properties from this period that are linked geographically may be eligible as a historic district. Eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. In general, historic districts in South Pasadena have had some degree of change over time. In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to

	individual buildings, such as replacement of storefronts and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of the district, major alterations such as alterations to storefront openings, entrance openings, and replacement of all windows with incompatible replacements should be avoided.

1920s Commercial and Industrial Development (1920-1929): Registration Requirements

To be eligible under the 1920s Commercial and Industrial Development (1920-1929) theme, a property must:

- date from the period of significance;
- reflect important commercial development patterns and trends from the period, including the continued growth and migration of the original commercial center, associations with the tourism industry, and advances in transportation;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.
- To be eligible under the 1920s Commercial and Industrial Development (1920-1929) theme, a historic district must:
- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period; and
- retain the essential aspects of integrity.

Context: Architecture & Design[30]

South Pasadena has a rich collection of buildings from each period of development representing high style examples of significant architectural styles. The City is particularly rich in early 20th century styles and has a strong association with the local Arts and Crafts movement. Buildings that are significant for the embodiment of the distinguishing features of an architectural style and/or as a significant work of a master architect or designer will be evaluated under this context. Designed landscapes or landscape features may also be significant under this context.

A property that is eligible for designation as an excellent example of its architectural style retains most - though not necessarily all - of the character defining features of the style, and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be

[30] Excerpt from Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, prepared for the City of South Pasadena Planning & Building, December 16, 2014, 251-252.

eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. For guidance on the proper treatment of historic resources and appropriate alterations to specific architectural styles, refer to The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. In general, acceptable alterations to historic resources of all architectural styles may include:

- Replacement roofing, when necessary, that matches the original as closely as possible in material, profile, color, and pattern.
- Structural reinforcement or infrastructure upgrades that are compatible and do not result in the loss of distinctive materials or features that characterize the property.
- Repair, rather than replacement, of deteriorated historic features.
- Replacement of severely deteriorated or missing features with new that match the old in design, color, texture, and where possible, material.
- New additions that are compatible with, differentiated from, and subordinate to the original and do not damage or destroy historic materials, features, and spatial relationships that characterize the property.

Properties significant as an excellent or rare example of an architectural style are eligible under the following criteria:

• National/California Register Criterion C/3 (embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values)

- Examples that are eligible locally for architectural merit are evaluated under:
  - Criterion D (exemplifies a particular architectural style or era of history)
  - Criterion E (best remaining architectural type in a neighborhood)
  - Criterion F (work of a person whose work has influenced the heritage of the city)
  - Criterion G (embodies elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship)

There may be properties that are eligible under this context that have not reached 50 years of age, which is the generally accepted threshold for assessing historic significance. A property that is less than 50 years old can be listed in the National Register of Historic Places if it meets Criteria Consideration G which states that "a property which has achieved significance within the past 50 years is eligible if it is of exceptional importance." The California Register does not have a

specific criteria consideration, but the guidelines state that significant time must have passed for the development of a scholarly perspective on the potential resource.

Sub-Theme: Early 20th Century Commercial Vernacular (1900-1950)

In the citywide Historic Context Statement for the City of South Pasadena it says of the commercial vernacular:

> *Although not an officially recognized style, "commercial vernacular" describes simple commercial structures with little decorative ornamentation, common in American cities and towns of the late 19th and early 20th centuries. They are typically brick in construction, with minimal decorative detailing.*[31]

Character-defining features include simple square rectangular form, flat roof with a flat or stepped parapet, brick façade, storefronts on the first story with a continuous transom window above, wood double hung windows on the second story, segmental arch windows and door openings on the secondary facades, and if there are any decorative features, they include cornices, friezes, quoins, and string courses. Acceptable alterations include the replacement of rooftop materials with compatible new roofing, minor additions that are not visible from the public right-of-way, replacements of the storefront in historic storefront openings, and the replacement of signage.[32]

The advent of the 20th century saw a marked change in how commercial buildings were constructed. In the 19th century, commercial structures typically went up in small groups with related architectural elements employed across several buildings, or were built as infill with designs that drew on architectural elements from existing buildings to create visual cohesion. However, the new century brought with it a heightened sense of individualism, and the owners of commercial buildings now sought to have their buildings stand out from the surrounding built environment. The goal of this change was to draw in customers through the architecture of the building itself and lead to several general design changes in commercial buildings. Storefront configurations were changed to maximize design space and interior light, and ornamentation and color were designed to attract the eye. These overarching changes in the philosophy of commercial architecture encouraged window shopping. The rise of plate glass, which allowed for larger, unobstructed display windows, facilitated the changes in storefront design. American vernacular commercial buildings took a variety of forms, including single-front, false-front, iron-front, and brick-front types. In some cases, elements from high-style architecture such as the Romanesque, Italianate, or Modern styles were incorporated into the design of the front façade. Brick-front was the most popular type of commercial vernacular architecture. These were typically one to three stories tall and tended to be narrow and deep, rarely more than four bays wide. Storage space or apartments usually occupied the upper floor or floors. A transom light

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31 Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, prepared for the City of South Pasadena Planning & Building, December 16, 2014, 266.

32 Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, prepared for the City of South Pasadena Planning & Building, December 16, 2014, 266.

typically extended over the door and display windows. This type usually employed one major cornice and other additional decorative elements to break up the brick front.[33]

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SOURCE: Gottfried and Jennings, *American Vernacular Buildings and Interiors*, 242

Figure 21
Corner brick commercial building in Winters, California, built circa 1906

Planning Districts

In addition to the identification of potential historic districts, the 2017 Citywide survey identified a number of potential planning districts. In general, these potential planning districts do not retain sufficient historic integrity for designation as a historic district. However, they represent geographically contiguous areas that are united historically or aesthetically by plan or physical development, and they have qualities that may warrant special consideration or approaches to development. In the evaluation of a planning district, individual contributors and non-contributors are not identified; instead the overall character of the neighborhood and any important planning features are documented for future consideration. A planning district may have:

- distinctive or cohesive building features, such as period of construction, style, size, scale, detailing, or massing; or
- period streetscape features, such as light fixtures, signage, benches, or curb markers; or
- site planning or natural features, such as lot platting, distinctive street patterns, setbacks, alleyways, sidewalks, or landscape features.

For clarity for both the public and City staff, all properties that are located within the boundaries of a potential planning district are included in the Inventory, with the status code of 6L ("may warrant special consideration in local planning").[34]

[33] Herbert Gottfried and Jan Jennings, American Vernacular Buildings and Interiors, 1870-1960 (New York: W.W. Norton & Company, Inc., 2009), 233-264.

[34] Historic Resources Group, *City of South Pasadena Citywide Historic Resources Survey*, January 12, 2017, prepared for City of South Pasadena, pages 16-17.

Evaluation

Previous Evaluations of the Subject Property

An archival records search was conducted to identify all known resources within the public right-of-way and the Project vicinity, which may have views of the Project Site for the purpose of analyzing potential indirect impacts. The archival records search involved review of the National Register of Historic Places (National Register); California Register of Historical Resources (California Register); California Historic Resources Inventory (HRI); the Mission Street Specific Plan, 1996; and the City's Historic Resources Surveys, 2003 and 2015, to identify previously identified historical resources within the Project vicinity. A brief discussion of records search findings is provided below.

The Study Area was surveyed in 1991–94 by Leslie Heumann and Associates and the Luttrell's Building at 1115 Mission Street was listed as a historic resource in the 1996 Mission Street Specific Plan.. The Luttrell's Building at 1115 Mission Street was subsequently included in the 2003–04 reconnaissance-level City-wide survey completed by PCR Services Corporation and included in the City of South Pasadena's Inventory of Historic Resources with an assigned California Historical Resources (CHR) Status Code (old system) of "5S3," which at the time of the 2003 evaluation was described as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning". The CHR Status Codes were revised effective August 2003, and the corresponding status code (new system) is currently 6L, or "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The 2017 survey used the current definition of 5S3 and not the pre-August 2003 definition meaning that it "appears to be individually eligible for local listing or designation through survey evaluation." However, ESA's evaluation done on July 13,2017 states that the building should have a status code of 6L, and GPA Consulting concurred in their peer review written in January 22, 2019. The DPR Forms are provided in **Appendix I.** The Luttrell's Building at 1115 Mission Street is not a contributor to a designated or potential historic district.

Significance Evaluation

The Subject Property was evaluated under the following historical and architectural themes: 1920s Commercial and Industrial Development (1920-1929) and Early 20th Century Commercial Vernacular. ESA also conducted research on the Subject Property's construction and occupancy history, provided above. ESA evaluated the Subject Property against the criteria for listing in the National Register and California Register below, and under the criteria for listing in the South Pasadena Register following below.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Subject Property was evaluated under the theme 1920s Commercial and Industrial Development (1920-1929). The subject building was constructed on Mission Street where commercial activity was developing following the connecting trolley line from Fair Oaks. Mission street was mainly comprised of service and trade businesses with some manufacturing operations. The Subject Property, built in 1925, was originally built as the headquarters for the nationally known bottled beverage, the Whistle Bottling Company, fitting with the trend of some manufacturing operations along Mission Street. Along with the rest of the commercial and industrial development in the area at that time, the Subject Property was built with brick, the most common construction material for commercial buildings. However, most of the buildings were constructed as one story tall with only eleven structures, including the Subject Property, being two stories tall. And like most of the buildings along the business corridor, it was built in a modest vernacular style. While the Subject Property does follow the patterns of commercial and industrial development of South Pasadena in the 1920s, it is not a particularly excellent example. It has a very modest design and does not stylistically stand out with other buildings from the same period of development such as the Baranger Studios or the Rialto Theatre. The only occupant of note was the Whistle Bottling company from 1926 until ca. 1931, however, material evidence of its association with the building has been erased by the many changes of use and tenant improvements that have altered the building. While the building retains integrity of location, it has lost its integrity of setting, design, workmanship, feeling and association due to the alterations of the storefront, side and rear elevations and interior since the time of its construction.

As a result, 1115 Mission Street does not appear to meet the significance requirements as an individual resource under National Register Criterion A, or California Register Criterion 1 as it is not a particularly excellent example of the commercial and industrial development of South Pasadena.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.

The occupancy and ownership history for the Subject Property was researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. The original owner was James H. McCluer. According to the South Pasadena and San Marino City Directory (1926, 1928, 1929), he was an employee at the Water Department (1926) and lived with his wife Kate at 1117 Mission Street, immediately east of the Subject Property. According

an advertisement in the *San Bernardino Sun* (March 25, 1925), the headquarters for a nationally known bottled beverage, the Whistle Bottling Company, operated from 1115 Mission Street in 1925. In 1926, the city directory listed A.E. Myers as president of the Whistle Bottling Company. In 1928-9, J.R. Irvine was the President. By 1932, the Whistle Bottling Company was not mentioned in the city directory. Building permits show that E. M. and A.E. Turner were the owners of the Subject Property in 1954. In 1960, A.E. Turner started Superior Shirt Laundry at the Subject Property, and the business was operated at the building from 1960 to at least 1971. In 1965, the city directory listed Superior Shirt Laundry and Edwin B. Strong under the address. In 1974, Thomas A. Urton was the owner. In 1982, the owner was Luttrell's Upholstery. In 1992, the owner was Andrew Cherng. The only occupant of note in the subject building was the Whistle Bottling company which was a locally important business, not a person.

Therefore, 1115 Mission Street does not meet the requirements under National Register Criterion B, or California Register Criterion 2.

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The Subject Property was evaluated under Criteria C/3 under the theme of Commercial Vernacular, that is defined by characteristic features including little decorative ornamentation, typical brick construction with a square or rectangular form, flat roof, a parapet, and storefronts on the first floor with two sash windows on the second floor. Allowable alterations to Vernacular commercial buildings include the replacement of rooftop materials and the replacement of the storefront. The Subject Property has an altered storefront on the first floor, altered windows and openings on the second floor, window and door alterations on the side and rear elevations, and the west elevation has been entirely altered with a concrete sheer wall and attached commercial building. It is an extremely modest and substantially altered example of a vernacular commercial building, and there are many better examples in South Pasadena, specifically located within the Mission West Historic Business District. These include 958 Mission Street, 1002 Mission Street, 1010 Mission Street, 1012 Mission Street, 1014 Mission Street, 1019 Mission Street, 1020 Mission Street, and 1030 Mission Street.

Therefore, ESA finds that 1115 Mission Street does not meet the significance requirements as an individual resource under National Register Criterion C, or California Register Criterion 3.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the Subject Property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, 1115 Mission Street does not meet the significance requirements under National Register Criterion D and California Register Criterion 4.

South Pasadena Criteria

(A) Its character, interest or value as a part of the heritage of the community;

1115 Mission Street is associated with the commercial growth that took place in South Pasadena in the 1920s, especially the commercial and industrial spread west from Fair Oaks Avenue onto Mission Street. It was one of many Commercial Vernacular buildings constructed in South Pasadena at that time. However, it is not a particularly notable example, nor did it effect the growth patterns of the city as a whole. The Whistle Bottling company occupied the building from 1926 until ca. 1931, however, material evidence of its association with the building has been erased by the many changes of use and tenant improvements that have altered the building. While the building retains integrity of location, it has lost its integrity of setting, design, workmanship, feeling and association due to the alterations of the storefront, side and rear elevations and interior since the time of its construction. Therefore, it is not significant under this criterion.

(B) Its location as a site of a significant historic event;

It is not the site of a significant historic event.

(C) Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;

It's most important association is with the Whistle Bottling Company. However, the company was only associated with the Subject Property for a few years and did not appear to be influential on local commercial and industrial activity in the city. Therefore, it is not significant under this criterion.

(D) Its exemplification of a particular architectural style of an era of history of the city;

The subject building is an altered example of a commercial and industrial vernacular building, as discussed above. Many similar examples of that style were constructed along Mission Street in the 1920s. Commercial and industrial businesses were developed west from Fair Oaks Avenue to Mission Street at that time. However, the Subject Property is not a particularly notable example, nor did it effect the growth patterns of the city as a whole. Therefore, it is not significant under this criterion.

(E) Its exemplification of the best remaining architectural type in a neighborhood;

It is an extremely modest and substantially altered example of a vernacular commercial building, and there are many better examples in South Pasadena, specifically located within the Mission West Historic Business District. These include 958 Mission Street, 1002 Mission Street, 1010 Mission Street, 1012 Mission Street, 1014 Mission Street, 1019 Mission Street, 1020 Mission Street, and 1030 Mission Street. Therefore, it is not significant under this criterion.

(F) Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;

It is not an example of work done by any architect let alone done by a locally important architect. The contractor was identified in the original permits as D. Saylor who was not a person whose work has influenced the heritage of the city, the state or the United States.

(G) Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;

It is a very modest example of a vernacular commercial building with little to no architectural ornamentation. Therefore, it is not significant under this criterion.

(H) Its being a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;

The Subject Property is located outside and east of the Mission West Historic Business District. It is one of many commercial and industrial buildings that were constructed along Mission Street in the 1920s. However, the subject building is not located within the historic district. While it is an altered, ineligible historical resource, the building does retain some residual architectural character as a commercial/industrial structure from the 1920s.

(I) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

It is not located in a unique location nor does it have a unique singular physical characteristic representing an established and familiar visual feature of a neighborhood.

(J) Its potential of yielding information of archaeological interest;

It has no potential of yielding information of archaeological interest.

(K) Its integrity as a natural feature or environment that strongly contributes to the well-being of the people of the city;

Its integrity as a natural feature does not strongly contribute to the well-being of the people of South Pasadena.

(L) Its significance as a distinguishable neighborhood or area whose components may lack individual distinction;

The Subject Property is located outside and east of the Mission West Historic Business District. It is one of many commercial and industrial buildings were constructed along Mission Street during the 1920s. However, the subject building is not located within the historic district.

Conclusion

The Subject Property at 1115 Mission Street does not appear to be eligible as a historical resource under any of the National Register or California Register criteria and also does not appear to meet any of the South Pasadena criteria for local listing. The Subject Property is a substantially altered and very modest example of a brick vernacular commercial building and has been assigned a California Historical Resource Status Code of "6L", "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."[35]

Historic Character

The following list of features is a summary of the visual character of the exterior and interior front and back rooms of the Subject Property, including the site plan and landscape features. According to the National Park Service:

> *character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. The purpose [is to] identify those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.*[36]

Included in **Appendix F** is a detailed analysis of the primary and contributing character-defining features for the building's current appearance. The features of the original 1921 design shown in historic photographs of the storefront in 1927 are different than what is seen today. According to the Assessor, the exterior material in 1934 was still good pressed brick and not the enameled brick seen today. Building permits do not show what alterations were done on the storefront. Primary character-defining features are by definition the most important and should be considered for retention in order to preserve and protect the eligibility of the Subject Property. Alteration or removal of these features should be avoided. Contributing character-defining features add to the

[35] Peer Review, GPA Consulting, January 22, 2019.

[36] Lee H. Nelson, Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character, National Park Service, September 1988, http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm, accessed June 4, 2015.

character of a historic property and should be retained to the greatest extent feasible and rehabilitated as appropriate; however, more flexibility is given to these features as alterations to some contributing features may not adversely impact the Subject Property's potential eligibility as a historical resource. The greatest flexibility is afforded to non-contributing features; their complete removal does not usually adversely impact the significance of the Subject Property. Non-contributing features were not identified; if a feature is not listed below as significant or contributing, it can be assumed that the facade or feature is non-contributing. However, non-contributing alterations to significant or contributing character-defining features are noted in italics.

The overall primary features include the Subject Property's rectangular-shaped footprint; two-part massing with one-story at the rear, two-stories at the front; flat roof; and brick material. The commercial block features would be considered primary including the glazed brick wall surface at the front facade, storefront windows, the single-door opening, and the decorative brick course between the first and second stories. Additional primary elements include the second-story windows, the recessed sign area, the cornice, frieze, and angled sills. The majority of these features, other than the massing, are concentrated on the primary (north) façade. On the secondary (east) facade, the brick exterior, door opening, two window openings, and the stepped brick transition between the two and one-story sections are primary character-defining features. On the interior, the partition wall separating front and back rooms and the back room's vaulted ceiling and piers are primary features.

CEQA Impacts Analysis

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City Landmark would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.

Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a local register would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.

CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a "substantial adverse change" in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
  - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
  - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations [CFR] Section 67.7).

Analysis of Project Impacts

1. Project Description

The Project Applicant, Mission Bell Properties LLC (the "Applicant") is proposing to construct a three-story mixed used building at 1101-1107 Mission Street, rehabilitate the existing historic building at 1115 Mission Street for adaptive reuse as mixed use, demolish a portion of the building at 1115 Mission and construct a two story residential building, and construct two levels of subterranean parking, (the proposed Project or Project) beneath the entire Project site. The Proposed Project would consist of 7,394 square feet of commercial space along the Mission Street and Fairview Avenue frontages and 36 residential units on the upper levels and in the interior of the site.

The Project site currently consists of three buildings. The Project proposes demolition of two of the three existing buildings located at 1101-1107 Mission Street and construction of a new three story commercial and residential building on the site. The Project also proposes to retain and rehabilitate the two-story portion of 1115 Mission Street commercial and residential use, remove two-thirds of the existing one-story warehouse to the rear of 1115 Mission Street and construct a

new two-story multi-family residential building on the parcel. 1115 Mission Street will be preserved, renovated, and reused through rehabilitation of the building for new uses. The historical building will consist of 1,441 square feet of commercial retail. The proposed Project would add an additional 5,953 square feet of new commercial space along Mission Street designated for a restaurant or retail uses. In total, the commercial area for the Project will be 7,394 square feet.

Parking would be provided in two subterranean levels with a total of 109 parking spaces. Primary pedestrian access to the Project site would be provided along Mission Street facing the commercial/retail area. Some street parking is available along Mission Street. Access to the subterranean parking structure would be provided along Fairview Avenue. The residential buildings would consist of a total of 36 units within approximately 33,281 square feet of area. Residential common areas comprise 4,395 square feet. The residences would be comprised of 24 one-bedroom units and 12 two-bedroom units. The ground floor will feature 9 units, private common areas, a gym, restaurant, and a dining area. The second-floor features 14 units. The third floor contains 13 units. The proposed Project would be no more than 40 feet in height.

The proposed Project includes landscaping and other outdoor improvements in connection with the development of the Project site. Drought-tolerant and ornamental landscaping with high-efficiency irrigation features would be placed throughout the Project site to provide shading opportunities and erosion control. The proposed Project would include public and resident courtyards, as well as private balconies for select units. Project drawings, including proposed demolition plans and new facades of the Subject Property by architect Dwight S. Bond of Workshop Design Collective, Inc., are included in **Appendix G**.

2. Direct Impacts

The Project will retain the subject building at 1115 Mission Street, which has been determined ineligible as a historical resource, and would not have a significant adverse impact to any historical resources on the Project Site. The Project will preserve and rehabilitate the primary façade, enhancing its historic character by replacement of the existing non-original first and second-story windows with period-appropriate new windows. Three compatible period-appropriate windows will be added to the first story of the existing west façade. A solid door, replacing a window, will be added to the east facade. As currently proposed, the Project retains the majority of the building's character-defining features. The proposed changes primarily affect the footprint and massing of the building by removal of two-thirds of the rear warehouse wing. However, the portion of the warehouse being retained will include examples of its brick construction, wall buttresses and roof truss. The Project will maintain the current street-facing façade and important character-defining features of the building. The Project has undergone Preservation Design Consultation between the project applicant and ESA's qualified architectural historians for conformance with the Secretary of the Interior's Rehabilitation Standards to comply with CEQA and has received special consideration as the Project that would maintain its main façade and preserve its historic appearance. Therefore, the Project will not have a significant impact on a historical resource pursuant to CEQA. After project completion, the Subject Property will continue to retain its status as a historic resource in the Mission Street Specific Plan, and would continue to retain its current 6L CHR status code.

ESA recommends the following mitigation measure as stated by GPA Consulting:

> As the drawings evolve beyond the schematic level, compliance with the Standards shall be reviewed, monitored, and carried out to the satisfaction of the South Pasadena Cultural Heritage Commission (CHC). The permit set shall be submitted to the CHC for review and approval, prior to the issuance of building permits.[37]

3. Indirect Impacts

A total of eighteen (18) historic resources are located within the vicinity of the Subject Property. Sixteen (16) of those resources would have direct streetscape views along Mission Street of the Project Site. Two (2) resources would have indirect views of the Project Site from nearby streets. Fifteen (15) of the resources are also historical resources under CEQA, while the other three buildings are eligible for special consideration in local planning. The 1100 block of Mission Street, the same block as the Subject Property, features four historic resources that would have streetscape views along Mission Street of the Project Site. The historic resources at 1108 and 1121-1127 Mission Street were evaluated as eligible for special consideration in local planning in 2003. The historic resource at 1128-1132 Mission Street was evaluated in 2003 as eligible for the California Register and the local register as an individual property. The 2003 survey also identified 1133 Mission Street as eligible for the local register as an individual property.

- 1108 Mission Street, Vernacular style commercial building constructed in 1926
- 1121-1127 Mission Street, the Schmiedeberg Building, Vernacular style commercial building constructed in 1927
- 1128-1132 Mission Street, the Jacobs Block, Vernacular style commercial building constructed in 1910
- 1133 Mission Street, the Day Ray Building, a 1947 Streamline/Regency style commercial building constructed in 1947

Eleven (11) of the historic resources are on the 1000 block of Mission Street, which is located to the west, across, and on the same side of Mission Street as the Subject Property, and would have streetscape views along Mission Street of the Project Site. All of these resources are contributors to the Mission West Historic Business District. The contributing buildings were constructed in the 1880s to 1920s. The Mission West Historic Business District is listed on the National Register and on the California Register. The Herlihy Block at 1020-1024 Mission Street was listed as a non-contributing building in the National Register nomination and is located within the vicinity. The contributors are described further in the following bullet points with status codes in parentheses:

- 950-966 Mission Street, Vernacular style Mission Arroyo Hotel Building constructed in 1923. Contributor to the Mission West Historic Business District listed in the National and

[37] GPA Consulting, "Mission Bell Mixed-Use Project, 1105-15 Mission Street, South Pasadena," prepared for Tony Loccacciato, Partner, Meridian Consultants, January 22, 2019, 3.

California Registers (1D) and local landmark #26. Approximately 0.16 miles (819 feet) northwest of the Project Site. Direct view of the Project Site.

- 1001-1007 Mission Street, Renaissance Revival style Alexander Block constructed in 1906. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D). Approximately 0.14 miles (735 feet) west of the Project Site. Direct view of the Project Site.

- 1002-1006 Mission Street, Vernacular style Shapiro Block, constructed in 1915. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D). Approximately 0.13 miles (680 feet) northwest of the Project Site. Direct view of the Project Site.

- 1008-1010 Mission Street, Vernacular style Edwards & Faw Building constructed in 1933. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D), though not listed in the City of South Pasadena's Inventory of Historic Resources. Approximately 0.03 miles (133 feet) northwest of the Project Site. Direct view of the Project Site.

- 1011-1017 Mission Street, Renaissance Revival influenced style Graham Block, constructed in 1908. Approximately 0.12 miles (615 feet) west of the Project Site. Direct view of the Project Site.

- 1012 Mission Street, Vernacular style Ashton Block, constructed in 1924. Approximately 0.11 miles (600 feet) northwest of the Project Site. Direct view of the Project Site.

- 1014-1018 Mission Street, Vernacular style commercial building constructed in 1924. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D). Approximately 0.10 miles (552 feet) northwest of the Project Site. Direct View of the Project Site.

- 1019 Mission Street, Vernacular style building constructed 1907. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D). Approximately 0.10 miles (531 feet) west of the Project Site. Direct view of the Project Site.

- 1028-1032 Mission Street, Vernacular style commercial building constructed 1906. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D). Approximately 0.07 miles (348 feet) northwest of the Project Site. Direct view of the Project Site.

- 1034 Mission Street, Vernacular style B. Anderson Building constructed 1906. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D). Approximately 0.06 miles (314 feet) northwest of the Project Site. Direct view of the Project Site.

- 1040 Mission Street, Spanish Colonial Revival style El Centro Market/Central Market constructed in the 1920s. Appears to be a contributor to the Mission West Historic Business District (addition) listed in the National and California Registers (3D) and determined individually eligible by the Keeper of the National Register and listed in the California Register (2S). Approximately 0.05 miles (238 feet) northwest of the Project Site. Direct view of the Project Site.

One resource is on the block to the east of the Subject Property and on the same side of the street. It would have streetscape views along Mission Street of the Project Site. The building was evaluated as eligible for the California Register and local register as an individual property in 2003.

- 1415 Mission Street, Spanish Colonial Revival-style Telephone Building constructed in 1931. Approximately 0.11 miles (576 feet) east of the Project Site. Direct view of the Project Site.

One resource is on the block to the west, and is on the same side of Mission Street as the Subject Property, and would be visible from its main facade on El Centro Street to the rear of the Project Site. The Project Site would not affect the streetscape of El Centro Street directly, but would indirectly affect the setting of the resource. It is a contributor to the Mission West Historic Business District.

- 1020 El Centro Street, Mediterranean Revival style El Centro School constructed in 1928. Contributor to the Mission West Historic Business District listed in the National and California Registers (1D). Approximately 0.04 miles (231 feet) southwest of the Project Site. Indirect view of the Project Site.

One resource is on the same block as the Subject Property, but at the southeast corner. It is located at the northwest corner of El Centro Street and Fremont Avenue and would be visible from its main facade on Fremont Avenue to the rear of the Project Site. The Project Site would not affect the streetscape of Fremont Avenue directly, but would indirectly affect the setting of the resource. The building was evaluated as eligible for special consideration in local planning in 2003.

- 923 Fremont Avenue, Craftsman style multi-family residence constructed in 1912. Approximately 0.06 miles (326 feet) southeast of the Project Site. Indirect view of the Project Site.

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of the resources and their immediate surroundings that would detract from the significance of historical resources within the previously defined vicinity of the Project. In the Project vicinity there are 18 previously identified historic resources. Fifteen (15) of the resources are also historical resources under CEQA, while the other three buildings are eligible for special consideration in local planning.

Of the fifteen (15) historical resources identified in the Project vicinity, fourteen (14) have a direct view of the Project Site from Mission Street. One will have an indirect view of the Project's south and west facades. The Project will conform to the Standards discussed in the section below.

The vicinity includes a variety of historical resources: a commercial district, a former school, and a telephone exchange building. The Project, however, would alter Mission Street's original setting and feeling. The massing of the Project will change the feeling and setting of the low-rise commercial block of one and two-stories to a slightly higher three-story mass and a four-story elevator tower. It will also create a three-story anchor building at the corner of Mission Street

and Fairview Avenue that will stand out from the consistent two-story streetscape. However, the Project does conform to the design guidelines provided in the Mission Street Specific Plan, would preserve the primary facade of the Subject Property, and would not physically impact or materially impair the eligibility of any historical resources in the surrounding setting. For more details, see the Table 2 below.

TABLE 2
HISTORIC RESOURCES WITH VIEWS OF THE PROJECT SITE

Historic Resource	Status Code	Feet from Project	View	Impacts
1108 Mission Street, Vernacular style commercial building constructed in 1926	5S3	87 feet north	Direct view	• The historical resource would still remain eligible despite the Project. Therefore, the Project to enlarge and alter the Subject Property would not have significant adverse impact on the historical resource.
1121-1127 Mission Street, the Schmiedeberg Building, Vernacular style commercial building constructed in 1927	5S3	60 feet east	Streetscape view along Mission Street of the Project Site	• The historical resource would still remain eligible despite the Project. Therefore, the Project to enlarge and alter the Subject Property would not have significant adverse impact on the historical resource.
1128-1132 Mission Street, the Jacobs Block, Vernacular style commercial building constructed in 1910	5S1 (5S3)	178.85 feet northeast	Direct view	• The historical resource would still remain eligible despite the Project. Therefore, the Project to enlarge and alter the Subject Property would not have significant adverse impact on the historical resource.
1133 Mission Street, the Day Ray Building, a 1947 Streamline/Regency style commercial building constructed in 1947	5S3	174 feet east	Streetscape view along Mission Street of the Project Site	• The historical resource would still remain eligible despite the Project. Therefore, the Project to enlarge and alter the Subject Property would not have significant adverse impact on the historical resource.
The Mission West Historic Business District	1S: listed on the National Register and on the California Register	174 Feet west	Direct view	• The Project Site would not affect the streetscape of El Centro Street directly, but would indirectly affect the setting of the resource. • The massing of the Project will change the feeling and setting of the low-rise commercial block of one and two-stories to a slightly higher three-story mass and a four-story elevator tower. It will also create a three-story anchor building at the corner of Mission Street and Fairview Avenue that will stand out from the consistent two-story streetscape. However, the Project does conform to the design guidelines provided in the Mission Street Specific Plan, would preserve the primary facade of the Subject Property, and would not physically impact or materially impair the eligibility of any historical resources in the surrounding setting. • The historical resources would still remain eligible despite the Project. Therefore, the Project to enlarge and alter the Subject Property would not

Historic Resource	Status Code	Feet from Project	View	Impacts
				have significant adverse impact on the historical resources.
1415 Mission Street, Spanish Colonial Revival-style Telephone Building constructed in 1931.	5S1 (5S3)	576 feet east of the Project Site.	Direct view.	• The historical resource would still remain eligible despite the Project. Therefore, the Project to enlarge and alter the Subject Property would not have significant adverse impact on the historical resource.
923 Fremont Avenue, Craftsman style multi-family residence constructed in 1912	5S3	326 feet southeast of the Project Site	Indirect view	• The Project Site would not affect the streetscape of Fremont Avenue directly, but would indirectly affect the setting of the resource. • The historical resource would still remain eligible despite the Project. Therefore, the Project to enlarge and alter the Subject Property would not have significant adverse impact on the historical resource.

The historical resources in the vicinity would still remain eligible with construction of the Project. Therefore, the Project would not have significant adverse impact on the historical resources in the vicinity.

Secretary of the Interior's Standards Reviews

As mentioned above, under CEQA, a project that follows *the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.[38] The rehabilitation of the Subject Property was analyzed for conformance with the Standards, as discussed below. New construction adjacent to or in the vicinity of other historical resources is considered "related new construction" and numbers nine and ten of the Standards also apply to this Project.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Project would retain the street-facing exterior of the Subject Property, while removing the southern two-thirds of the warehouse. The store will retain its original retail use that will require minimal change to its distinctive materials, features, spaces, and spatial relationships of the storefront. The spatial relationship between the warehouse and the store will be retained. However, alterations to the warehouse are required to adapt it to its proposed new use. The southern two-thirds of the warehouse will be removed. However, one-third of the warehouse will be preserved and will retain its character-defining wood-truss roof. Because the majority of the

[38] *California Environmental Quality Act, 15064.5 (3).*

building's character will be preserved, this is considered a minimal change required for adaptive-reuse. Therefore, the Project would conform to Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The Project would retain the historic character of the Subject Property. The distinctive materials and features of the store will be retained or repaired, and the spatial relationship between the two-story store and one-story warehouse's remaining section will be maintained. New construction will be placed twenty feet to the west of the store so that it retains its massing and design. The removal of distinctive materials, spaces, and spatial relationships that characterize the building's significant facades is largely avoided for the street-facing façade. However, underground parking will be accessed by a staircase behind the remaining part of the warehouse. The historic spatial relationship to the street will be altered by entry to the garage from behind the warehouse into a landscaped courtyard and alley. However, these are minor changes required for the Project that will not adversely affect the historic character of the Subject Property. Therefore, the Project would conform to Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The overall design does not create a false sense of historical development and does not add conjectural features from other historic properties to the building. Therefore, the Project would conform to Standard 3.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There have been no changes to the Subject Property that have acquired historic significance in their own right. Therefore, the Project would conform to Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The enameled brick of the store's main facade is a distinctive material and the Project will retain the material. The brick construction on the side facade will be preserved. The proposed Project meets Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Any deteriorated brick features will be repaired first and if not possible to be repaired, will be replaced in kind. The deteriorated brick features on the side facades that are pulverizing due to paint will be repaired or replaced. Therefore, the proposed Project meets Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments will be used in the Project. Therefore, the Project would conform to Standard 7.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Archaeological Resources were not considered as part of this study and are addressed separately in the EIR for the Mission Bell Project.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New construction would be differentiated from the Subject Property and will be compatible with the Subject Property's massing, size, scale, and architectural features. While the new building adjacent to the Subject Property's west facade will be one and two stories higher than the Subject Property, it will be set back from the Subject Property. The new addition to the rear of the Subject Property extends the existing rectangular footprint, and would not be visible from the street front. Although the roofline would be raised by the Project, the raised portion of the roof does not exceed the Subject Property's current height and is set back from the primary facade, maintaining the original massing along the street front (north) façade. The Project would not destroy historic materials that characterize the Subject Property, as discussed above, and is compatible with the massing, scale and architectural features of the Subject Property. Therefore, the Project would conform to Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As previously described, the Project would remove two-thirds of the warehouse and create new openings on the side facades. These alterations would not detract from the character of the Subject Property that would retain the majority of its defining features after Project completion. Therefore, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. New construction would be physically separated from the Subject Property, therefore if removed in the future, the essential form and integrity of the Subject Property and of other historical resources and district in the Project vicinity would be unimpaired. The proposed Project conforms to Standard 10.

Conclusion

The Project Site is improved with a commercial and warehouse building constructed in 1925, which has been previously evaluated and assigned a CHR Status Code of 6L, indicating that it is ineligible for listing at the national, state, and local level but may warrant special consideration in local planning. The proposed Project would retain the original store, including the primary (north) facade, and demolish two-thirds of the warehouse. It would replace the demolished portion of the one-story warehouse with a two-story multi-family residential building. Three period appropriate windows and an outdoor dining alley will be added to the west façade, and a door will be added to the east facade. New underground parking will be accessed by a staircase behind the remaining part of the warehouse. The Project will retain the important primary features of the Subject Property, and the proposed alterations to the building would meet the overall spirit of the Standards for Rehabilitation: "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Further, the historic building will maintain its current street-facing façade and important primary character-defining features. The Project has undergone Preservation Design Consultation and has received special consideration in maintaining the historic building's main façade, improving its historic appearance and making necessary repairs so that the building will be preserved and continue in use. A mitigation measure is recommended above to further ensure the project complies with the Standards. Therefore, the Project will not have a significant impact on a historical resource pursuant to CEQA. After project completion, with mitigation incorporated, the Subject Property will continue to retain its status as a historic resource in the Mission Street Specific Plan, and would continue to retain its current 6L CHR status code.

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of the resources and their immediate surroundings that would detract from the significance of historical resources within a defined vicinity of the Project. The Project would not materially impair any historical resources in the vicinity, and these historical resources would remain eligible as a result of the Project. Therefore, the Project would not have significant adverse impact on any historical resources in the vicinity.

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Appendix A
Professional Qualifications

ESA

Margarita Jerabek, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History, University of California, Los Angeles

M.A., Architectural History, School of Architecture, University of Virginia

Certificate of Historic Preservation, School of Architecture, University of Virginia

B.A., Art History, Oberlin College

30 YEARS EXPERIENCE

AWARDS

2014 Preservation Award, The Dunbar Hotel, L.A. Conservancy

2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum

2014Design Award: Tongva Park & Ken Genser Square, Westside Urban Forum

Preservation Design Awards, RMS Queen Mary Conservation Plan 2012; and Restoration and Exhibit Design for Home Savings, Montebello,2016, California Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Society of Architectural Historians, Life Member

American Institute of Architects (AIA), National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.

Hanna Winzenried

Architectural Historian

Hanna is an architectural historian with academic and professional building conservation, historic research, conducting plan reviews for conformance with local regulations and . Prior to joining ESA, s 1.5 years of experience Los Angeles, Department of Planning, in the Office of Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad given her a wide set of interdisciplinary skills, including strong technical and research skills.

Relevant Experience

9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Aca , . . Historic Resources Assessment modernist educational building at 9120 W. Olympic . The purpose of the s to identify and evaluate potential historic resources. The subject ty was built in 1963 as the largest Jewish day school. It was built in the architectural style by the renowned architect Sydney Eisenshtate. The llment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna

ilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA. ESA prepared an Environmental Impacts Report including Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. ed research and assisted in the preparation of the report.

361 Myrtle Street Peer Review Letter for the residence at 361 Myrtle Street, ESA prepared a peer review letter to conduct a peer review of previous historic resource evaluations and analyze potential cumulative impacts of the demolition for the property at 361 Myrtle Street. evaluations and the impact of demolishing the residence were reviewed and analyzed. Hanna perform research and assist the preparation of the

Nestor Way Affordable Housing Project Historical Resources Technical Report, San Diego, CA. ESA prepared a Historical Resources Technical Report for 1120 and 1130 Nestor Way on behalf of the Federal Housing inistration. The site is improved with a Methodist church built in 1896 in the Gothic Revival architectural style and multiple ancillary buildings. The City of San

Diego is planning on constructing permanent supportive housing containing 100 -family affordable housing for formerly homeless seniors 55 years of age and older. Hanna performed research and assisted with the preparation of the reports.

Nelles School Site Redevelopment, Whittier, CA.
documentation and architectural salvage of the Fred C. Nelles School. Brookfield Residential plans on redeveloping the whole site into a residential neighborhood while maintaining four historically significant structures. Hanna helped draft a documentation and architectural features salvage plan according to the character defining features list and oversaw the deconstruction of the other school buildings to ensure the architectural features were salvaged correctly.

Riverside Cement Company, Crestmore Plant HAER, Jurupa Valley, CA.
ESA prepared two Historic American Engineering Records for the Crestmore Plant for the White Cement Mill and for the Stock House. The Riverside , Crestmore Plant was a former cement plant constructed in 1909, although went through multiple periods of alteration. Developers proposed an industrial and open space development at the facility. Hanna helped drafts as a mitigating measure for of the historically eligible buildings, the White Cement Mill and the .

Previous Work Experience

Department of City Planning, City of Los Angeles. *Student, Professional Worker.*
Hanna assisted HPOZ staff with client walk-ins, which included conducting design review, drafting casework letters/certificates, and performing public outreach/presentations regarding adoption of HPOZs. She conducted field surveys of several HPOZs, using photography and making note of historical elements. She corrected technical elements on databases of HPOZ properties and research historical patterns of neighborhood growth. Hanna also communicated with project applicants to improve their projects' conformance with preservation

Museum of Peoples and Cultures, Brigham Young University.
Hanna made an itinerary of the entire Brigham Young University (BYU) ethnographic collection. Hanna designed and implemented a social media marketing campaign. She took pictures of 400 objects for the dig
She helped develop a new way to house kachina dolls and Polynesian necklaces. She cataloged 25 objects in a collection and housed them for storage.

History Department, Brigham Young University. As part of her duties as anna cataloged and transcribed historic letters to and from Senator Bancroft found in the BYU digital collections. Hanna also created a marketing plan to raise campus awareness for "Europe in a Nutshell" and helped to inaugurate the international event with prominent world leaders.

Publications and Presentations

"Knobs and Knockers: The Conservation of Arts and Crafts Metal Fixtures and Fittings," Oxford Brookes University (2015).

Appendix B
Raab's Subdivision

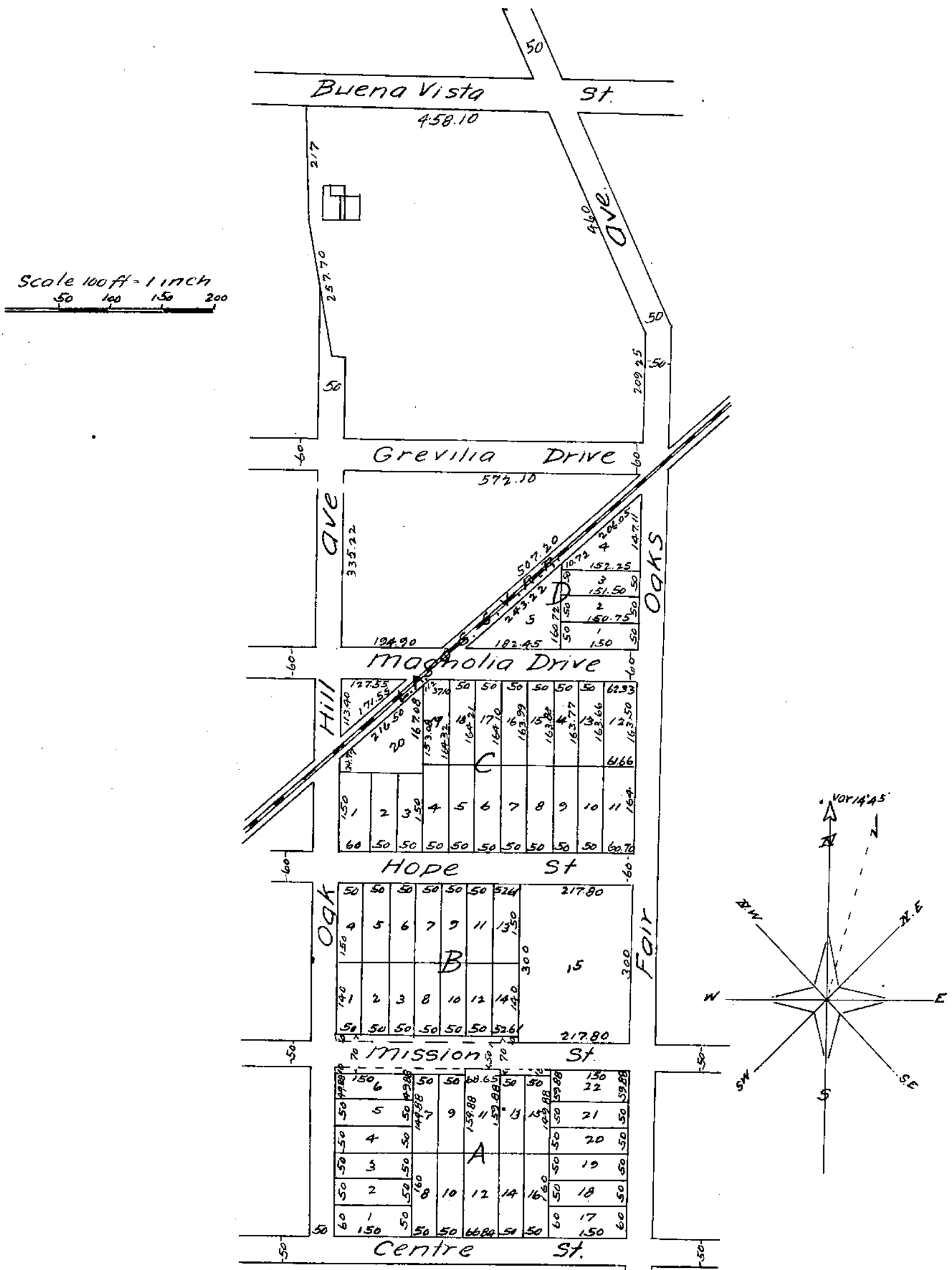
ESA

+15+81

MAP
OF
Raab's Subdivision

South Pasadena Los Angeles Co. California.

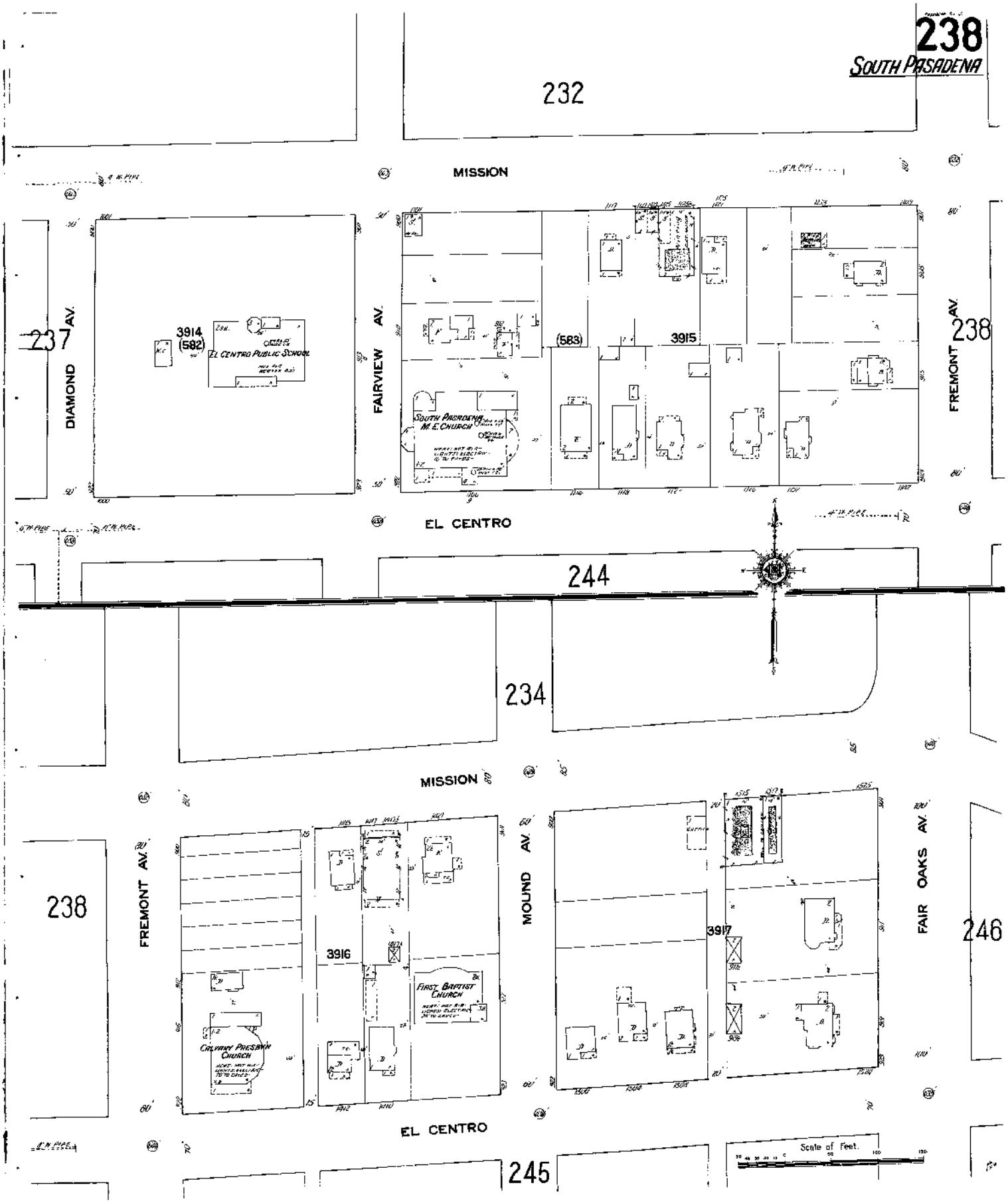
Being a part of the Rancho San Pascual
and a correction of a former survey by Jones & Willard.
Surveyed Mar 1887 by J. Norton C. E.



a full, true and correct copy of the original
(reduced to the scale of 200 feet to one inch)
recorded April 8, 1887 at 26 min past 12 M.
at request of D. Raab.
Frank A. Gibson County Recorder.
By Geo Bugbee Deputy.

Appendix C
Sanborn Map

ESA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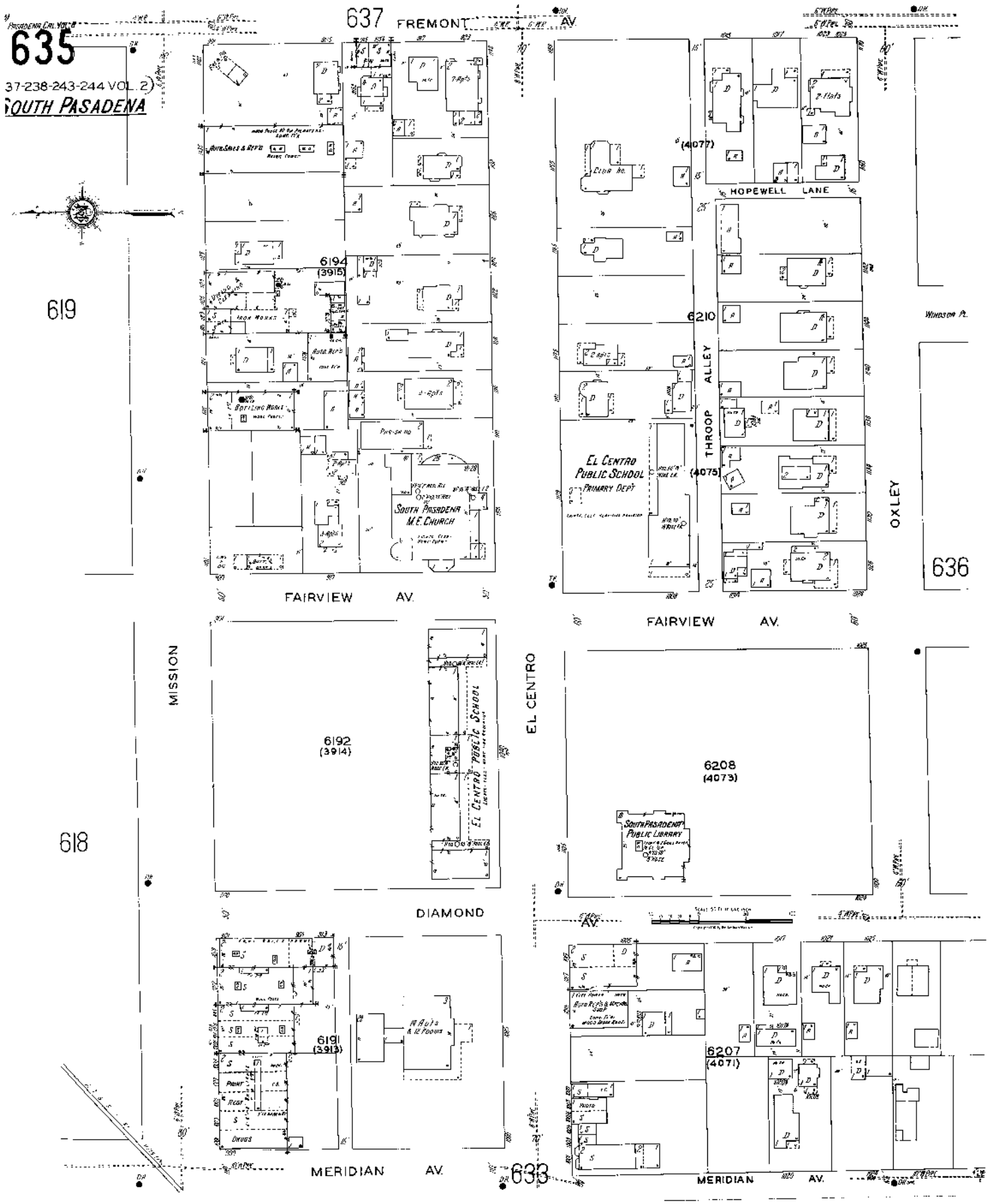
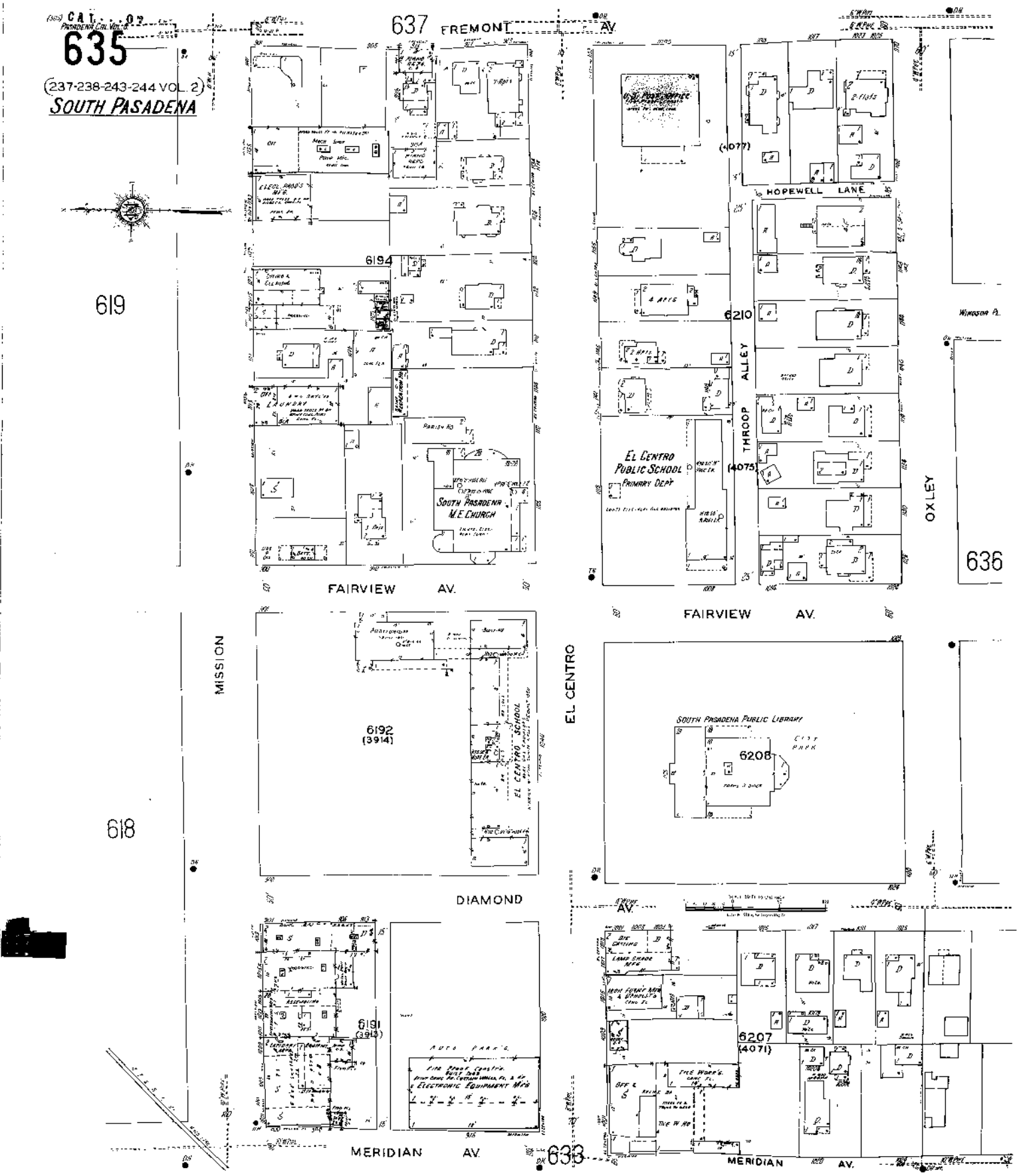
SOUTH PASADENA
232
MISSION
237
DIAMOND AV.
3914
(582)
EL CENTRO PUBLIC SCHOOL
FAIRVIEW AV.
(583)
3915
SOUTH PASADENA M. E. CHURCH
FREMONT AV.
238
EL CENTRO
244
234
MISSION
238
FREMONT AV.
3916
CALVARY PRESBYTERIAN CHURCH
FIRST BAPTIST CHURCH
MOUND AV.
3917
FAIR OAKS AV.
246
EL CENTRO
245
Scale of Feet.


PASADENA CAL. VOL. 2
635
37-238-243-244 VOL. 2
SOUTH PASADENA
637
FREMONT
AV.
619
6194
(3915)
IRON WORKS
BOTTLING WORKS
SOUTH PASADENA M.E. CHURCH
FAIRVIEW AV.
(4077)
HOPEWELL LANE
6210
THROOP ALLEY
EL CENTRO PUBLIC SCHOOL
PRIMARY DEPT
(4075)
WINDSOR PL.
OXLEY
636
FAIRVIEW AV.
MISSION
6192
(3914)
EL CENTRO PUBLIC SCHOOL
EL CENTRO
6208
(4073)
SOUTH PASADENA PUBLIC LIBRARY
618
DIAMOND
AV.
6191
(3913)
18 FLATS & 12 ROOMS
DRUGS
6207
(4071)
MERIDIAN AV.
633
MERIDIAN AV.



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(237-238-243-244 VOL. 2)
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(4075)
HOPEWELL LANE
THROOP ALLEY
OXLEY
WINDSOR PL.
EL CENTRO PUBLIC SCHOOL
PRIMARY DEPT
SOUTH PASADENA M.E. CHURCH
LAUNDRY
FAIRVIEW AV.
636
MISSION
EL CENTRO
6192
(3914)
EL CENTRO SCHOOL
SOUTH PASADENA PUBLIC LIBRARY
6208
DIAMOND AV.
6191
(3913)
6207
(4071)
ELECTRONIC EQUIPMENT MFG
MERIDIAN AV.
633

Appendix D
Building Permits

ESA

.115 Mission Street

ot 7, Block A, Raab Subdivision

1115

Lot 7

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission Street DATE: 2/10/64

OWNER: Superior Shirt Laundry

CONTRACTOR: Torr Electric

PERMIT NUMBER: 53856 VALUE: FEE: 3.50

JOB: 1 2HP motor; 1 5HP motor

ROUGH INSPECTION

FINAL INSPECTION 2-11-64

INSPECTOR: [signature]

FORM 755 2M 9-63 MOCK

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission Street DATE: 2/13/64

OWNER: Superior Shirt Laundry

CONTRACTOR: Morrow & Holman

PERMIT NUMBER: 53881 VALUE: FEE: 4.00

JOB: 1 water pipe

ROUGH INSPECTION

Replacement of commercial washing machine — discharges into indirect drain —

FINAL INSPECTION 2-14-64

INSPECTOR: [illegible]

FORM 753 2M 9-63 MOCK

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission DATE: June 25, 65

OWNER: Superior Shirt Laundry

CONTRACTOR: Torr Elect.

PERMIT NUMBER: 58225 VALUE: FEE: $2.20

JOB: 2 receptacles

ROUGH INSPECTION 6-28-65

FINAL INSPECTION 6-28-65

INSPECTOR: [illegible]

FORM 753 500 11-64 KOCK

ADDRESS 1115 Mission St. DATE 1/25/66

OWNER Larry Halvarson

CONTRACTOR Pasadena Awning Co. Sy 3-6602

PERMIT NUMBER 59791 VALUE $260.00 FEE $3.00

JOB Install 2 canvas pull-up awnings
16'x30" extension

Rough-Inspection

Work Not Started 2-4-66 Tyer

2-8-66 Tyer

Work Not Started 2-10-66 Tyer

Final Inspection 2-25-66

Inspector [illegible]

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission Street DATE: 9/30/63

OWNER: Superior Shirt Laundry

CONTRACTOR: Torr Electric

PERMIT NUMBER: 52959 VALUE: FEE: 3.00

JOB: 120V Boiler control

ROUGH INSPECTION	
	FINAL INSPECTION 10-1-63
	INSPECTOR: Craven

FORM 759 2M 10-62 MPCR

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission Street DATE: 9/23/63

OWNER: Superior Shirt Laundry

CONTRACTOR: Morrow & Holman

PERMIT NUMBER: 52892 VALUE: FEE: 6.00

JOB: 1 water heater; 1 gas pipe

ROUGH INSPECTION

9-20-63 - Gas test ok SRN.

9-23-63 - Sledge Gas line - Sewer Vent Pipe Section

OK When Elect. ok

FINAL INSPECTION

INSPECTOR:

FORM 753 2M 10-62 MOCK

AG#.—

200m BTU.—

115V - Safty. Breaid.

200° Safty limit on line from Boiler to Storage —

No popoff on Boiler —

Popoff on Storage tank.—

No Water line permit.

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission Street DATE: 5/13/63

OWNER: Superior Shirt Laundry

CONTRACTOR: Torr Electric

PERMIT NUMBER: 51911 VALUE: FEE: 2.50

JOB: 1-3/4HP motor (fan)

ROUGH INSPECTION	
	FINAL INSPECTION 5-14-63
	INSPECTOR: [illegible]

FORM 788 2M 10-62 MOCK

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission Street DATE: 5/29/62

OWNER: Superior Shirt Laundry

CONTRACTOR: Morrow & Holman

PERMIT NUMBER: 49318 VALUE: FEE: 4.00

JOB: gas pipe

ROUGH INSPECTION

FINAL INSPECTION 5-29-62

INSPECTOR:

FORM 783 2M 9-61 MOCK

PARKER BOILER
2035 E. 37TH L.A. 58?
A.D. 38263.

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 1115 Mission Street DATE: June 8, 1962

OWNER: Superior Market

CONTRACTOR: Sid E. Parker Boiler Mfg. Co.

PERMIT NUMBER: 49384 VALUE: FEE: 3.00

JOB: Steam Boiler

ROUGH INSPECTION	
	FINAL INSPECTION 6-1-62.
	INSPECTOR: SKINNER

FORM 753 2M 9-61 MOCK

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

JOB CARD

Address: 1115 Mission Streeet Date: Nov. 10, 1961

Owner: A. E. Turner

Contractor: Virgin Roof Co.

Permit Number: 47903 Value: 120.00 Fee: 3.00

Job: Reroof garage

Rough Inspection

Final Inspection 11-24-61

Nelson

Inspector

Inspector

FORM 753 2M 9-60 MOCK

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

JOB CARD

Address: 1115 Mission Street Date: Oct. 31, 1960

Owner: Superior Shirt Laundry

Contractor: Torr Electric

Permit Number: 44813 Value: Fee: 3.80

Job: 2 switches; 4 receptacles; 2 light fix; 1 motor

Rough Inspection Final Inspection

Inspector Inspector

FORM 753 2M 3-40 MOCK

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

JOB CARD

Address: 1115 Mission Street Date: Oct. 11, 1960

Owner: Superior Shirt

Contractor: Torr Electric

Permit Number: 44697 Value: Fee: 2.40

Job: 1 switch, 3 light fixtures

Rough Inspection

Final Inspection 10-13-60

Inspector

Inspector

FORM 703 2M 3-60 MOCR

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

JOB CARD

Address: 1115 Mission Street Date: Sept. 27, 1960

Owner: A. E. Turner (Superior Shirt Laundry)

Contractor: Owner

Permit Number: 44607 Value: 100.00 Fee: 2.00

Job: cover walls & ceiling w/plywood on existing store front.

Rough Inspection

Inspector

Final Inspection

Inspector

FORM 789 2M 5-60 NOCK

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 1115 Mission St

LOT BLOCK TRACT

OWNER E. M. Turner

DESCRIPTION Parapet wall Correction

$ 250.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
11-19-54	32279	BUILDING	Fairchild Const Co	2 00
		TEMP POWER		
		ELEC. WIRING		
		EXCAVATION		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

FORM 502 2M 1-54 MSCX

CITY OF SOUTH PASADENA

JOB CARD

BUILDING DEPARTMENT

LOCATION 1115 Mission St E. M. Turner

BUILDING Parapet wall Correction SUBS IN

GENERAL CONTRACTOR Fairchild Const Co PERMIT NO. 32279 11/19/54

ELECTRICAL " " "

PLUMBING " "

ITEM	DATE CALLED	TIME	DATE INSPECT (1) MADE	(2)	DATE CLEARED	INSPECTOR
TRENCHES		A.M. P.M.				
SEWER CONNECTION		A.M. P.M.				
FRAME (INCLUDING VENTS & FURN.)		A.M. P.M.				
ROUGH ELECT.		A.M. P.M.				
ROUGH PLUMBING		A.M. P.M.				
LATH INSIDE OUTSIDE		A.M. P.M.				
FINAL PLUMB.		A.M. P.M.	OK			
FINAL ELECT.		A.M. P.M.	N/N		11-22-54	
FINAL BUILD.		A.M. P.M.				
CLEAN UP		A.M. P.M.				

ITEM	DATE	REMARKS

FORM 834 2M 1-54 MOC

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 1115 - MISSION ST.

LOT BLOCK TRACT

OWNER A. E. TURNER

DESCRIPTION RE ROOF

$ 196.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
1-2-48	17500	BUILDING	JOHN W. LYLE Roofg	2.00
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

FORM 802 500 11-46

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION 1115 MISSION ST.

LOT 7 BLOCK A TRACT RAAB SUB.

OWNER MRS McCLUER

REPAIRS

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

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	
12-9-33	1264	BUILDING	HARRY A. LEWIS	1400	00
12-23-33	1278	ELEC. WIRING	C.L. PEIRCE		145
		ELEC. FIXTURES			
12-13-33	1267	PLUMBING	FREEMAN & HEINS		3 00
		SEWER			
		HOUSE CONN.			

FORM 908—500 3-1-33-NOCK

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 1115 MISSION

LOT 7 BLOCK B TRACT [illegible]

OWNER JAMES McCLURE.

NEW HOUSE

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

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	
3-1-21	2644	BUILDING	D. SAYLOR	9000	00
		ELEC. WIRING			
		ELEC. FIXTURES			
		PLUMBING.			
		SEWER			
		HOUSE CONN.			

FORM 502 IM—12-15-37—MOCK

JOB ADDRESS DATE

NUMBER & STREET 1115 Mission St. 5-11-82

PUBLIC WORKS DEPARTMENT
MISCELLANEOUS FEE RECEIPT
BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101

RECEIVED FROM: Luttrell's Upholstery

MAIL ADDRESS 1115 Mission St
S.P. 91030

FOR:

☐ *PLAN CHECK FEE FOR VALUE OF $

☐ FILING FEE FOR PLANNING COMMISSION OR ZONING.

☒ C.C.O

☐

☐

☐

☐

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☐

REMARKS

AMOUNT DUE $ 100.00

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

: 212 11 100.00 A - 8

*WARNING: Plan Check Fees, where no action is taken by the applicant in Ninety (90) Days and no Building Permit is issued, are forfeited to the City.

PERMANENT

NUMBER & STREET 1115 MISSION 7/14/80

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

CONTRACTOR OWNER	STATE LIC. NO.
MAIL ADDRESS	CITY BUS. LIC.
	PHONE
ENGINEER	STATE LIC. NO.
MAIL ADDRESS	PHONE
OWNER BO CALIF PINE	PHONE 799-7167
MAIL ADDRESS 1115 MISSION	

DESCRIPTION OF WORK

28" x 30' WALL SIGN
WOOD SIGN 5/8 PLYWOOD
ONLY SIGN Permitted

GROUND SIGN ☐ TEMPORARY SIGN ☐ WALL SIGN ☒
ROOF SIGN ☐ PROJECTING SIGN ☐ COMB. SIGN ☐

VALUATION $ 125.00

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

SIGN MANUFACTURER SELF TOTAL KVA NONE

NOTE: THE U. L. APPROVAL DECAL SHALL BE EXPOSED FOR ELECTRICAL INSPECTOR AT TIME OF INSPECTION.

PLAN CHECK FEE & VALIDATION

INFORMATION PROVIDED BY BUILDING DEPARTMENT

LOT NO. 7	BLOCK NO. A	TRACT RAAB
USE ZONE CM	FIRE ZONE	
CHECKER'S APPROVAL	P. C. FEE 104.07 SMI	
	PERMIT FEE 10.07	

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

967 514 010.07 A

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.

Bernice F. Hessing
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

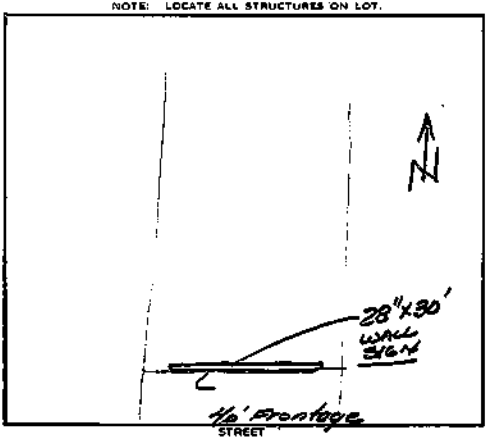
PERMANENT

INSPECTION RECORD

	DATE	APPROVED
EXCAVATION		
CONNECTION		
FRAMING		
PARTIAL OR MISC. INSPECTIONS		
FINAL	1/29/81	JP

PLOT PLAN

NOTE: LOCATE ALL STRUCTURES ON LOT.



NUMBER & STREET 1115 Mission St. $50.00

APPLICATION FOR AN
ELECTRICAL PERMIT

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

CONTRACTOR Mendleson Electric	STATE LIC. NO. 218622
MAIL ADDRESS 1012 Fair Oaks Ave.	PHONE 7997526
OWNER Superior Shirt Laundry	CITY LIC. NO. 7991
MAIL ADDRESS 1115 Mission St.	OWNER PHONE 3-992035

DESCRIPTION OF WORK

NEW BUILDING		EXISTING BUILDING		NO SERV. CHANGE		RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10@25¢ ea. Ea. Additional @ 15¢ ea.	$
RANGES	OVENS	GARB. DISP.	@1.50 ea.	$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		
WASHING MACHINES			@1.00 ea.	$
220 VOLT OUTLETS			@ .25¢ ea.	$
SIGN FIXTURES			@2.00 ea.	$
AIR HEATERS OVER 1650 W			@2.50 ea.	$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS			2.00	$
" " 200 AMPS			2.50	$
" " 400 AMPS			3.00	$
" OVER 400 AMPS			3.50	$
Motors under 2 hp @ 1.50 ea.	$		Motors 50-100 hp @ 5.00 ea.	$
1-5 hp Motors 2-8 hp @ 2.00 ea.	$ 2.00		Motors 100-500 hp @ 10.00 ea.	$
Motors 8-15 hp @ 2.50 ea.	$		Motors 500-1000 hp @ 15.00 ea.	$
Motors 15-50 hp @ 3.00 ea.	$		Motors over 1000 hp @ 20.00 ea.	$
			COLUMN TOTAL	$ 2.00
INVESTIGATION FEE				$
OTHER				$
BLANKET PERMIT			3.00	$
ELECTRICAL PERMIT			2.50	$ 2.50
TOTAL				$ 4.50

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

424815 N -4.50 EL

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

E. Mendleson

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T. P. P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	10-2-70	[illegible signature]

JOB ADDRESS DATE

NUMBER & STREET 1115 Mission

PUBLIC WORKS DEPARTMENT
MISCELLANEOUS FEE RECEIPT
BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101

RECEIVED FROM So. Caly. Pine Furniture

MAIL ADDRESS

FOR:

☐ *PLAN CHECK FEE FOR VALUE OF $

☐ FILING FEE FOR PLANNING COMMISSION OR ZONING.

☐

☐

☐ Commercial C.O.

☐

☐

☐

☐

REMARKS

AMOUNT DUE $ 100.00

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP. 172 520 100.00 A

*WARNING: Plan Check Fees, where no action is taken by the applicant in Ninety (90) Days and no Building Permit is issued, are forfeited to the City.

PERMANENT

NUMBER & STREET 1115 Mission St.

MISCELLANEOUS FEE RECEIPT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-8101 • 682-2175

RECEIVED FROM Morrow & Nolman Plbg

MAIL ADDRESS

FOR:

- ☐ *PLAN CHECK FEE FOR VALUE OF $
- ☐ FILING FEE FOR PLANNING COMMISSION OR ZONING.
- ☐
- ☐
- ☐ Commercial C.O.
- ☐
- ☐
- ☐
- ☐

REMARKS

AMOUNT DUE $ 5 00

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

*WARNING: PLAN CHECK FEES WHERE NO ACTION IS TAKEN BY APPLICANT IN NINETY (90) DAYS AND NO BUILDING PERMIT IS ISSUED, ARE FORFEITED TO THE CITY.

PERMANENT

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION 2279

PLAN CHECK APPLICATION

Building Address: 1115 Mission St. S. Pasadena

Lot No.: | Block: | Tract:

Owner: Mr. Andrew Cheung

Mailing Address: 157 S. Pasadena Av.

City: S. Pasadena | Zip: 91030 | Tel. (213) 257-3698

Arch., Engr., Designer: Ining Lu *

Address: 2500 E. Foothill Blvd #211 | Tel. 818 795-1250

City: Pasadena | Zip: 91107 | State Lic. No. S.E. 30942

Proposed Construction: Seismic Strengthening
Div. 88 Full Compliance

Sq. Ft. Size: 6204 | No. Stories: 2 | No. Dw. Units: —

New ☐ Add. ☐ Alter. ☐ Repair ☒ Demolition ☐

U.B.C. Edition: 91 | Type Const.: V | Occ. Group: B-2

Occ. Load: | F. D. Appr. Required ☐ | H. D. Appr. Required ☐

Grading Permit ☐ Obtained ☐ N.A. | Variance Required ☐ Obtained ☐ N.A.

Use Permit Required ☐ | Des. Rev. Required ☐ | APN:

No. Bedrooms: | Lot Size:

Special Conditions:

VALUATION: $ 40,000

F	PLAN CHECKING FEE		
E			
E	TOTAL #826	227	18
S	Permit No. 13727	Date 10-27-92	

*WARNING: Plan Check Fees, where no action is taken by the applicant in One Hundred Eighty (180) Days and no Building Permit is issued, are forfeited to the City.

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

Signature of Applicant: [signature] Date: 10-27-92

Mailing Address: 2500 E. Foothill Blvd #211

City, State, Zip: Pasadena, Ca. 91107

8180.—

NUMBER & STREET 1115 Mission St.

APPLICATION FOR AN
ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-0101 • 682-2175

CONTRACTOR Mendleson Electric	STATE LIC. NO. 218622
MAIL ADDRESS 1012 Fair Oaks Ave.	PHONE 7997526
OWNER Superior Short Laundry	CITY LIC. NO. 2410
MAIL ADDRESS 1115 Mission St.	OWNER PHONE S 99205

DESCRIPTION OF WORK

NEW BUILDING		EXISTING BUILDING		NO REQV. CHANGE		RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10@ 25c ea. Ea. Additional @ 15c ea.	$
RANGES	OVENS	GARB. DISP.	@1.50 ea.	$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		

WASHING MACHINES	@1.00 ea.	$
220 VOLT OUTLETS	@ .25c ea.	$
SIGN FIXTURES	@2.00 ea.	$
AIR HEATERS OVER 1650 W	@2.50 ea.	$
TEMPORARY POWER POLE	2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS	2.00	$
" " 200 AMPS	2.50	$
" " 400 AMPS	3.00	$
" OVER 400 AMPS	3.50	$

1-1/2 hp	Motors under 2 hp @ 1.50 ea.	$ 1.50	Motors 50-100 hp @ 5.00 ea.	$
	Motors 2-8 hp @ 2.00 ea.	$	Motors 100-500 hp @ 10.00 ea.	$
	Motors 8-15 hp @ 2.50 ea.	$	Motors 500-1000 hp @ 15.00 ea.	$
	Motors 15-50 hp @ 3.00 ea.	$	Motors over 1000 hp @ 20.00 ea.	$
			COLUMN TOTAL	$ 1.50

INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	3.00	$
ELECTRICAL PERMIT	2.50	$ 2.50
TOTAL		$ 4.00

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

12879 6 N -4.00 EL

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

E. Mendleson

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T-P P		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
LEFT CORRECTIONS —		
1. IDENTIFY CKTS.		
2 - ADD'L STRAPPING	4-8-71	Dlam
FINAL ELECTRICAL INSPECTION	5-13-71	Dlan

JOB ADDRESS

NUMBER & STREET 1115 MISSION ST.

PUBLIC WORKS DEPARTMENT

APPLICATION FOR A PLUMBING PERMIT

BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-8101

CONTRACTOR: MORROW & HOLMAN	ST. LIC. NO. 119485
MAIL ADDRESS: 1115 MISSION ST.	CITY LIC. NO.
SOUTH PASADENA	PHONE 799-8115
OWNER: M & H PLUMBING	PHONE
MAIL ADDRESS	

PROPOSED USE	USE ZONE

NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	1 WATER HEATERS
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@ 4.00	$ 4.00
SAND OR GREASE TRAPS	@ 5.00	$
GAS PIPE SYSTEM, 1-5 OUTLETS	5.00	$
+ EACH ADDITIONAL OUTLET	1.00	$
SOIL OR VENT PIPE ALTER OR REPAIR	4.00	$
DILUTING TANK OR WATER SOFTENER	7.00	$
BUILDING DRAIN, ALTER OR REPAIR	8.00	$
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 12.00	$
SWIM POOL	20.00	$
ADDITIONAL INSPECTION	@ 10.00	$
INVESTIGATION FEE		$
OTHER SOLAR WATER HEATING AIRPO # SP-1974		$
BLANKET PERMIT	6.00	$
PLUMBING PERMIT	5.00	$ 5.00
	TOTAL FEE	$ 9.00

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

-3 009.00 A

X [signature]

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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.

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	7/16/79	8

JOB ADDRESS

300.00

NUMBER & STREET 1115 Mission St.

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101 • 682-2175

CONTRACTOR Mendlesohn Electric	STATE LIC. NO. 318622
MAIL ADDRESS 1012 Fair Oaks Ave.	PHONE 799-7526
OWNER Superior Shirt Laundry	CITY LIC. NO. 2410
MAIL ADDRESS 1115 Mission St.	OWNER PHONE 799-2205

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO ELEC. CHANGE	✓ REQUEST OF REPAIR

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 100 @ 25c ea. Ea. Additional @ 15c ea. $
RANGES	OVENS	GARB. DISP.	@1.50 ea. $
WATER HTR.	FAN OUTLET	DISH WSHR.	
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W	
WASHING MACHINES		@1.00 ea.	$
220 VOLT OUTLETS		@ .25¢ ea.	$
SIGN FIXTURES		@2.00 ea.	$
AIR HEATERS OVER 1650 W		@2.50 ea.	$
TEMPORARY POWER POLE		2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS 100 Amp		2.00	$ 2.00
" " 200 AMPS		2.50	$
" " 400 AMPS		3.00	$
" OVER 400 AMPS		3.50	$
Motors under 2 hp @ 1.50 ea.	$	Motors 50-100 hp @ 5.00 ea.	$
Motors 2-8 hp @ 2.00 ea.	$	Motors 100-500 hp @ 10.00 ea.	$
Motors 8-15 hp @ 2.50 ea.	$	Motors 500-1000 hp @ 15.00 ea.	$
Motors 15-50 hp @ 3.00 ea.	$	Motors over 1000 hp @ 20.00 ea.	$
		COLUMN TOTAL →	$
INVESTIGATION FEE			$
OTHER			$
BLANKET PERMIT		3.00	$
ELECTRICAL PERMIT		2.50	$ 2.50
TOTAL			$ 4.50

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

176431 E -4.50

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.

E. Mendlesohn

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T. P. P.		
GROUND WORK		
ROUGH WIRING	7-27-71	[illegible]
FINISH		
FIXTURES		
EDISON NOTIFIED	7-27-71	[illegible]
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	7-27-71	[illegible]

NUMBER & STREET 1115 Mission

MISCELLANEOUS FEE RECEIPT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101 • 682-2175

RECEIVED FROM Robert R. Lurk

MAIL ADDRESS 2290 Adair

San Marino

FOR:

- ☐ *PLAN CHECK FEE FOR VALUE OF $
- ☐ FILING FEE FOR PLANNING COMMISSION OR ZONING.
- ☐
- ☐
- ☐
- ☐
- ☐ C.O.
- ☐
- ☐

REMARKS

AMOUNT DUE $ 5.

WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

713453 D -5.00 HS

*WARNING: PLAN CHECK FEES, WHERE NO ACTION IS TAKEN BY THE APPLICANT IN NINETY (90) DAYS AND NO BUILDING PERMIT IS ISSUED, ARE FORFEITED TO THE CITY.

PERMANENT

JOB ADDRESS

NUMBER & STREET 1115 Mission St. Ready.

APPLICATION FOR AN
ELECTRICAL PERMIT

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

CONTRACTOR Torr Electric	STATE LIC. NO. 171664
MAIL ADDRESS 1327 Huntington Dr.	PHONE 7995940
OWNER Superior Shirt Laundry	CITY LIC. NO.
MAIL ADDRESS	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING	*	EXISTING BUILDING	*	NO SERV. CHANGE		RECONNECT OR REPAIR

FEE COMPUTATION

FIXTURES	RECEPTACLES 1	SWITCHES 2	First 10@ 25¢ ea. Ea. Additional @ 15¢ ea.	$ .75
RANGES	OVENS	GARB. DISP.	@1.50 ea.	$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		
WASHING MACHINES			@1.00 ea.	$
220 VOLT OUTLETS			@ .25¢ ea.	$
SIGN FIXTURES			@2.00 ea.	$
AIR HEATERS OVER 1650 W			@2.50 ea.	$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS			2.00	$
" " 200 AMPS			2.50	$
" " 400 AMPS			3.00	$
" OVER 400 AMPS			3.50	$
Motors under 2 hp @ 1.50 ea.	$		Motors 50-100 hp @ 5.00 ea.	$
Motors 2-8 hp @ 2.00 ea	$		Motors 100-500 hp @ 10.00 ea.	$
Motors 8-15 hp @ 2.50 ea.	$		Motors 500-1000 hp @ 15.00 ea.	$
Motors 15-50 hp @ 3.00 ea.	$		Motors over 1000 hp @ 20.00 ea.	$
			COLUMN TOTAL	$
INVESTIGATION FEE				$
OTHER				$
BLANKET PERMIT			3.00	$
ELECTRICAL PERMIT			2.50	$ 2.50
TOTAL				$ 3.25

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

5990810 N -3.25 EL

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

George Torricelli

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T P P		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	10-14-68	[illegible signature]

NUMBER & STREET 1115 MISSION ST.

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101 • 682-2175

CONTRACTOR TORR ELECTRIC — STATE LIC. NO. 171

MAIL ADDRESS 1327 HUNTINGTON DR. — PHONE 3795946

OWNER SUPERIOR SHIRT LAUNDRY — CITY LIC. NO.

MAIL ADDRESS SAME — OWNER PHONE

DESCRIPTION OF WORK

NEW WORK ONLY	EXISTING BUILDING	X	NO SIGN. CHANGE	REPAIR OR REPAIR

FEE COMPUTATION

FIXTURES	RECEPTACLES	1	SWITCHES	First 10 25c ea. Ea. Additional @ 15c ea. $ 25
RANGES	OVENS		GARB. DISP.	@1.50 ea. $
WATER HTR.	FAN OUTLET		DISH WSHR.	
Wall Heaters Up to 1650 W			Ceiling Heaters Up to 1650 W	
WASHING MACHINES			@1.00 ea.	$
220 VOLT OUTLETS			@ 25¢ ea.	$
SIGN FIXTURES			@2.00 ea.	$
AIR HEATERS OVER 1650 W			@2.50 ea.	$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS			2.00	$
" " 200 AMPS			2.50	$
" " 400 AMPS			3.00	$
" OVER 400 AMPS			3.50	$
Motors under 2 hp @ 1.50 ea.	$ 150		Motors 50-100 hp @ 5.00 ea.	$
Motors 2-8 hp @ 2.00 ea.	$ 200		Motors 100-500 hp @ 10.00 ea.	$
Motors 8-15 hp @ 2.50 ea.	$		Motors 500-1000 hp @ 15.00 ea.	$
Motors 15-50 hp @ 3.00 ea.	$		Motors over 1000 hp @ 20.00 ea.	$
			COLUMN TOTAL →	$ 350
INVESTIGATION FEE				$
OTHER				$
BLANKET PERMIT			3.00	$
ELECTRICAL PERMIT			2.50	$ 250
TOTAL				$ 625

AIR COMP. & BOILER WMS.
- 1/2 HP
- 3 HP

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

39128 1 11 -6.25 EL

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

George Torricelli

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T. P. P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	12-8-67	Smith

NUMBER & STREET 1115 MISSION

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

CONTRACTOR none (self)	ST. LIC. NO. 119485
MAIL ADDRESS	PHONE 7993115
ARCHITECT ENGINEER none	ST. LIC. NO.
MAIL ADDRESS	PHONE
OWNER THOMAS URTON	PHONE 7993115
MAIL ADDRESS 1500 El Centro, So. Pasadena, Calif.	

DESCRIPTION OF WORK

NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH

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

DESCRIBE WORK TO BE DONE Demolish storage shed

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. $400.

PLAN CHECK FEE & VALIDATION

BUILDING DEPARTMENT USE ONLY

LOT 7	BLOCK	TRACT TROOP, GATES & CODE SUB-A	
USE ZONE C-1	FIRE ZONE I	OCC. F-2	TYPE BUILD. I
REQUIRED SET BACKS	FRONT	SIDE	SIDE / REAR
BLDG. DEPT. APPROVAL		ZONING APPROVAL	
PERMIT FEE 0			
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL	

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

7094326 D -5.00 BD

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.

X Thomas G. Urton
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS		
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME		
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
FINAL BUILDING	6-27-74	[illegible]

SETBACKS:			
FRONT	SIDE	SIDE	FRONT

PLOT PLAN

NUMBER & STREET 1115 Mission

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

CONTRACTOR Morrow & Holman	ST. LIC. NO. 119485
MAIL ADDRESS 1500 El Centro, So Pas.	PHONE SY9-3115
ARCHITECT ENGINEER	ST. LIC. NO.
MAIL ADDRESS	PHONE
OWNER Thomas A. Urton	PHONE
MAIL ADDRESS 1800 Via Ladera, La Habra	

DESCRIPTION OF WORK

NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
		X		

FLOOR AREA (SQ. FT.)		NO. OF STORIES 2	NO. OF DWELLING UNITS
PRESENT BLDG. USE Commercial		PROPOSED BLDG. USE same	

DESCRIBE WORK TO BE DONE Drop Ceiling

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. $ #450.00

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				
APPROVED W/OUT PLANS	PERMANENT PLAN		CHECKER'S APPROVAL	

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

7672320 B =5.00 NS

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.

Thomas A. Urton
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS		
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
~~FRAME~~ THE WIRES	6-24-74	[illegible]
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
FINAL BUILDING	7-26-74	[illegible]

SETBACKS:

FRONT	SIDE	SIDE	FRONT

PLOT PLAN

500 ~~

NUMBER & STREET 1115 Mission St.

APPLICATION FOR AN
ELECTRICAL PERMIT

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

CONTRACTOR Mendlesohn Electric	STATE LIC. NO. 218622
MAIL ADDRESS 1012 Fair Oaks Ave.	PHONE 7997526
OWNER Morrow & Holman Plumbing	CITY LIC. NO. 444
MAIL ADDRESS 1115 Mission St.	OWNER PHONE 293115

DESCRIPTION OF WORK

NEW BUILDING		EXISTING BUILDING		NO SERV CHANGE		RECONNECT OR RESTAB.

FEE COMPUTATION

FIXTURES 12	RECEPTACLES	SWITCHES 2	First 10@ 25¢ ea. Ea. Additional @ 15¢ ea.	$ 3.10
RANGES	OVENS	GARB. DISP.	@1.50 ea.	$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		

WASHING MACHINES	@1.00 ea.	$
220 VOLT OUTLETS	@ .25¢ ea.	$
SIGN FIXTURES	@2.00 ea.	$
AIR HEATERS OVER 1650 W	@2.50 ea.	$
TEMPORARY POWER POLE	2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS	2.00	$
" " 200 AMPS	2.50	
" " 400 AMPS	3.00	$
" OVER 400 AMPS	3.50	$

Motors under 2 hp @ 1.50 ea	$	Motors 50-100 hp @ 5.00 ea	$
Motors 2-8 hp @ 2.00 ea.	$	Motors 100-500 hp @ 10.00 ea	$
Motors 8-15 hp @ 2.50 ea	$	Motors 500-1000 hp @ 15.00 ea.	$
Motors 15-50 hp @ 3.00 ea	$	Motors over 1000 hp @ 20.00 ea	$
		COLUMN TOTAL	$

INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	3.00	$
ELECTRICAL PERMIT	2.50	$ 2.50
TOTAL		$ 5.60

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

7055318 N -5.40 EL

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

E. Mendlesohn

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T. P. P.		
GROUND WORK		
ROUGH WIRING	6-24-74	[illegible]
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	7-26-74	[illegible]

PUBLIC WORKS DEPT.
CITY OF SO. PASADENA

MAR 24 1966

PLEASE INITIAL & PASS ON
DATE
MOCALIS
ODDO
BERNARDI
CRAVEN
DEMMON
ROSS

Mr. Lawrence Halvorson
Superior Shirt Laundry
1115 Mission Street
South Pasadena, California

Dear Mr. Halvorson:

The Planning Commission wishes to extend its congratulations to you for the manner in which you have contributed to the appearance of our City by the imagination and good taste you have employed in improving the premises at 1115 Mission Street. All commissioners join me in expressing our appreciation and best wishes for your continued success.

The minutes of the Planning Commission meeting of March 21, 1966 reflect this appreciation.

Sincerely,

SOUTH PASADENA CITY
PLANNING COMMISSION

By
IVAN A. PETERS,
Chairman

IAP/d
cc: Director of Building
and Zoning

008

RECEIVED
MAR 24 1966
BUILDING DEPT.

C I T Y O F S O U T H P A S A D E N A

PLANNING AND BUILDING DIVISION

COMMERCIAL CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the COMMERCIAL BUILDING
(description of building or structure)

existing at 1115 MISSION
(number and street)

Occupancy Group B2 Type Unk Use Zone CM Fire Zone 1

OWNER TOM URTON ADDRESS 1800 VIA LADERA LA HABRA HEIGHTS, CA

OCCUPANT DELFIN A. PEREZ HOME ADDRESS 1717 MISSION

has been inspected and the occupancy and use thereof is hereby

APPROVED ☒ DENIED ☐

JOHN J. BERNARDI
Director of Public Works and City Engineer

BY: [signature] Planning & Building Div. Date 6/26/80

BY: [signature] Fire Department Date 6/27/80

. . . . . .

The following is the applicable section of the South Pasadena City Code, which states the need for a Certificate of Occupancy:

36.164(2) Other than residential. In the event of any change of occupants or tenants of any building, or portion thereof or any land, used for other than residential purposes, no new occupant or tenant shall occupy or use any such building, or portion therof or any land until a new Certificate of Occupancy has been issued by the Director of Public Works and City Engineer, with the approval of the Chief of the Fire Department.

36.164(3) Change of Use. In the event of any change of use of any building, or portion thereof, or land, no such change of use shall be instituted until a new Certificate of Occupancy shall have been issued by the Director of Public Works and City Engineer with the approval of the Chief of the Fire Department.

FEE $100.00

APPLICANT: Dianne L. Fleming

PHONE NO: 681-2697 DATE 6-26-80

PERMIT NO: 172

C I T Y O F S O U T H P A S A D E N A

PLANNING AND BUILDING DIVISION

COMMERCIAL CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the STORE FRONT (BRICK
(description of building or structure)

existing at 1115 MISSION
(number and street)

Occupancy Group B2 Type VN Use Zone CM Fire Zone _____

OWNER THOMAS VRTON ADDRESS _____

OCCUPANT B.D LUTTRELL HOME ADDRESS 1025 MILAN So. PASA

has been inspected and the occupancy and use thereof is hereby

APPROVED [X] DENIED [ ]

JOHN J. BERNARDI
Director of Public Works and City Engineer

BY: _____ Planning & Building Div. Date 5/12/82

BY: _____ Fire Department Date 5/25/82

. . . . . .

The following is the applicable section of the South Pasadena City Code, which states the need for a Certificate of Occupancy:

36.164(2) Other than residential. In the event of any change of occupants or tenants of any building, or portion thereof or any land, used for other than residential purposes, no new occupant or tenant shall occupy or use any such building, or portion therof or any land until a new Certificate of Occupancy has been issued by the Director of Public Works and City Engineer, with the approval of the Chief of the Fire Department.

36.164(3) Change of Use. In the event of any change of use of any building, or portion thereof, or land, no such change of use shall be instituted until a new Certificate of Occupancy shall have been issued by the Director of Public Works and City Engineer with the approval of the Chief of the Fire Department.

FEE $100.00

APPLICANT: B. D. Luttrell

PHONE NO: 441-4004 DATE 5/11/82

PERMIT NO: _____

NUMBER & STREET 1115 Mission St.

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 Thomas A Urton	PHONE SY9-3115
MAIL ADDRESS 1800 Via Ladera La Habra	

DESCRIPTION OF WORK

NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH

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

DESCRIBE WORK TO BE DONE NON STRUCTURAL REMODEL OF 2nd FLR APT. & ADD BATH TO WAREHOUSE AREA

NOTE! PROVIDE ROUGH PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL	ROOFING MATERIAL	
LOT WIDTH	LOT DEPTH	LOT AREA

VALUATION: NOTE! INCLUDE ALL LABOR, MAT. WIRING, PLUMB, HEAT, ETC. $ 8000.00

PLAN CHECK FEE & VALIDATION

BUILDING DEPARTMENT USE ONLY

LOT 7	BLOCK A	TRACT RAAB SUBDIVISION	
USE ZONE C-M	FIRE ZONE I	OCC. H&F-2	TYPE BUILD. III 1HR

REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR

ENG. DEPT. APPROVAL	ZONING APPROVAL

PERMIT FEE 44.00 + SMI 5.56 = 49.56 TOTAL

APPROVED W/OUT PLANS YES	PERMANENT PLAN NO	CHECKER'S APPROVAL [illegible]

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

1 042 ≋21 04456A

X Thomas A. Urton
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

I have carefully read and examined the above application and find the same to be true and correct. The 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 California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS		
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME		
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
FINAL BUILDING		

SETBACKS:

FRONT	____ SIDE	____ SIDE	FRONT

PLOT PLAN

STREET

700.—

NUMBER & STREET 1115 Mission St.

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-8101 • 682-2175

CONTRACTOR Mendlesohn Electric	STATE LIC. NO. 256150
MAIL ADDRESS 1012 Fair Oaks Ave.	PHONE 799-7526
OWNER T. Urton	CITY LIC. NO. 7418
MAIL ADDRESS 1500 El Centro St.	OWNER PHONE 799-3115

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO STAT. CHANGE	RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 25¢ ea. Ea. Addmonal @ 15¢ ea.	$
RANGES	OVENS	GARB. DISP.	@ 1.50 ea.	$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		

WASHING MACHINES	@ 1.00 ea.	$
220 VOLT OUTLETS	@ 25¢ ea.	$
SIGN FIXTURES	@ 2.00 ea	$
AIR HEATERS OVER 1650 W	@ 2.50 ea.	$
TEMPORARY POWER POLE	2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS	2.00	$
" " 200 AMPS	2.50	$
" " 400 AMPS	3.00	$
" OVER 400 AMPS	3.50	$

Motors under 2 hp @ 1.50 ea	$	Motors 50-100 hp @ 5.00 ea.	$
Motors 2-8 hp @ 2.00 ea.	$	Motors 100-500 hp @ 10.00 ea.	$
Motors 8-15 hp @ 2.50 ea	$	Motors 500-1000 hp @ 15.00 ea.	$
Motors 15-50 hp @ 3.00 ea.	$	Motors over 1000 hp @ 20.00 ea.	$
		COLUMN TOTAL	$

INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	3.00	$ 3.00
ELECTRICAL PERMIT	2.50	$ 2.50
TOTAL		$ 5.50

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

1 027 E21 005.50A

X E. Mendlesohn

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T. P. P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION		

JOB ADDRESS

NUMBER

STREET 1115 Mission Street

APPLICATION FOR A
PLUMBING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-6101 • 682-2175

CONTRACTOR Morrow & Holman Plumbing, Inc. — ST. LIC. NO. 119485

MAIL ADDRESS 1500 El Centro Avenue — CITY LIC. NO. D-6913

South Pasadena, Ca. — PHONE 799-3115

OWNER Thomas A. Urton — PHONE 799-3115

MAIL ADDRESS 1800 Via Ladera, La Habra, Ca.

PROPOSED USE — USE ZONE

NO. EACH FIXTURE		NO. EACH FIXTURE		NO. EACH FIXTURE	
	BATHTUBS		ACC. SINKS		WASHING MACHINES
1	STALL SHOWERS		FLOOR SINKS AND DRAINS	1	WATER HEATERS
3	LAVATORYS		"P" TRAPS		VENTS
3	WATER CLOSETS	1	GARBAGE DISPOSALS		WATER PIPE
1	URINALS		DISHWASHERS		SPRINKLER SYSTEM
2	KITCHEN SINKS		LAUNDRY TRAYS	1	DRINKING FOUNDAINS

TOTAL FOR ABOVE FIXTURES	@ 2.00 ea.	$ 26.00
SAND OR GREASE TRAPS	@ 2.50	$
GAS PIPE SYSTEM, 1-5 OUTLETS	2.50	$ 2.50
+ EACH ADDITIONAL OUTLET	.50	$
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	$
DILUTING TANK OR WATER SOFTENER	3.50	$
BUILDING DRAIN, ALTER OR REPAIR	4.00	$
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 6.00 ea.	$
SWIM POOL	10.00	$
ADDITIONAL INSPECTION	@ 5.00 hr.	$
INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	3.00	$ 3.00
PLUMBING PERMIT	2.50	$
	TOTAL FEE	$ 31.50

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

713 513 031504 - 1

X Thomas A. Urton

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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.

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN		
SEWER. SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION		

JOB ADDRESS

NUMBER & STREET 1115 Mission St.

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

CONTRACTOR Meadlesohn Electric	STATE LIC. NO. 296150
MAIL ADDRESS 1012 Fair Oaks Ave	PHONE 7897526
OWNER T. Urton	CITY LIC. NO. 7418
MAIL ADDRESS 1500 El Centro	OWNER PHONE 7993115

DESCRIPTION OF WORK

NEW BUILDING	✓	EXISTING BUILDING	NO SERV. CHANGE	RECORRECT OR RESEAL

FEE COMPUTATION

11 FIXTURES	RECEPTACLES 20	9 SWITCHES	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.	$ 7.00
RANGES	OVENS	1 GARB. DISP.	@ 1.50 ea.	$
WATER HTR. 1	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W	1	Ceiling Heaters Up to 1650 W		4.50

WASHING MACHINES	@ 1.00 ea.	$
220 VOLT OUTLETS	@ .25¢ ea.	$
SIGN FIXTURES	@ 2.00 ea.	$
AIR HEATERS OVER 1650 W	@ 2.50 ea.	$
TEMPORARY POWER POLE	2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS	2.00	$
" " 200 AMPS	2.50	$
" " 400 AMPS	3.00	$
" OVER 400 AMPS	3.50	$

Motors under 2 hp @ 1.50 ea.	$	Motors 50-100 hp @ 5.00 ea.	$
Motors 2-8 hp @ 2.00 ea.	$	Motors 100-500 hp @ 10.00 ea.	$
Motors 8-15 hp @ 2.50 ea.	$	Motors 500-1000 hp @ 15.00 ea.	$
Motors 15-50 hp @ 3.00 ea.	$	Motors over 1000 hp @ 20.00 ea.	$
		COLUMN TOTAL	$

INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	3.00	$
ELECTRICAL PERMIT SUPPMT. TO #027	2.50	$
TOTAL		$ 11.50

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

1 011 -12 011504 -

X E. Meadlesohn

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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.

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
T. P. P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION		

NUMBER & STREET 1115 Mission

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 Thomas A. Urton	PHONE 697-3071
MAIL ADDRESS 1800 Via Ladera, La Habra	

DESCRIPTION OF WORK

NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH

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

DESCRIBE WORK TO BE DONE install 2hr door on EAST wall

install header 4x10 header on stair case

NOTE PROVIDE FLOT 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

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 $6.00 + Smp = $5.07				
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL		

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

1 058 [illegible]-2 005.07A

X Thomas A. Urton

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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.

PERMANENT

INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS		
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME		
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
FINAL BUILDING		

SETBACKS:

FRONT	SIDE	SIDE	FRONT

PLOT PLAN

STREET

City of South Pasadena

REQUEST FOR FINAL INSPECTION

ADDRESS 1115 Mission St **DATE:** 04/26/05

TO: ☐ **Planning Department** ☐ **Public Works Department**

☑ **Fire Department** ☐ **Other** _____

DESCRIPTION OF PROJECT

☐ **ReRoof** ☐ **No Debri**

☐ **Addition to Single Family Dwelling** (_____ sq. ft.)

☐ **New Dwelling** (No. of Stories:_____ Front/Back House)

☐ **New Apartment or Condominium** (No. of Units:_____)

☐ **Addition to Commercial Building** (_____ sq. ft.)

☐ **New Commercial Building**

☑ **Commercial Tenant Improvement**

☐ **Other** _____

The applicant has requested final occupancy of the project referenced abov
With your approval and when deemed appropriate by the Building Divisio
the building permit will be finaled and where appropriate a Certificate of
Completed Construction will issued.

☒ **Final is granted**

Signature	Signature
FIRE PREVENTION	
Title	Title
MAY 27, 2005	
Date	Date

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission St. — ADDRESS
05/26/05 — DATE

TIME
D. Van Dusen — INSPECTOR'S NAME
Page 1 of 1

(1) Final Inspection on Plumbing - OK
(2) Final Inspection on Elect - OK
(3) Final Inspection on Roof - OK
(4) The Planning Department will make the Final Building walk through Before Final sign off.

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission Street — ADDRESS
04/27/05 — DATE
9:30 — TIME
INSPECTOR'S NAME
Page ____ of ____

1. OK to Cover walls in ADA Bathroom
2. Rough Plumbing OK
3. Shear Wall – OK to cover.
4. OK to Drywall Both sides of Shear Wall
5. Call for Waste Line Inspection @ ADA Bathroom.

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission St. (ADDRESS) 4/26/05 (DATE)

9:05 (TIME) D. Van Dusen (INSPECTOR'S NAME) Page 1 of 1

(1) Copy of Engineers Observation must on site During Inspection.

(2) Expose (2) sill plates so we can Inspect the corrections made by the Contractor according to Letter dated 4-19-05 — Has plan Engineers Revisions.

(3) Call For Inspection when Ready.

(4) Drywall nailing is OK at North/South wall — OK to under tape

OK to Drywall one side of Shear Wall

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission St — 4.26.5-
ADDRESS — DATE

9:11 — R. Ramirez — Page 1 of 1
TIME — INSPECTOR'S NAME

① NO ACCESS TO INSPECT SHEAR WALLS.
② CALL FOR REINSPECTION WHEN ACCESS WILL BE PROVIDED -

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 MISSION S-4 — ADDRESS
4 26 9 — DATE
9:11 — TIME
R. RAMIREZ — INSPECTOR'S NAME
Page 1 of 1

(1) NO ACCESS TO INSPECT SHEAR WALLS.
(2) CALL FOR INSPECTION WHEN ACCESS WILL BE PROVIDED.

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission St. _____
ADDRESS DATE

_____ _____ Page ____ of ____
TIME INSPECTOR'S NAME

1. Provide special Inspect. for EPOXY. HO-10A. or struct. Observ Report
2. Have spec. sheets for Handicap Bath. Approved. (All Framing)
3. All other R-Framing ok
4. Obtain Req'd Elect. & Plumb. Permits prior to work.

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 MISSION (ADDRESS) 3/23/05 (DATE)

11:15 (TIME) O. Dinn (INSPECTOR'S NAME) Page 1 of 1

= STOP WORK ORDER =

T.I. WORK W/OUT PERMIT

DEMO WORK AND CONSTRUCTION

OF PARTITION WALLS IN PROGRESS.

(DEMO CREW DID SOME OVER

DEMO, SUBMIT STRUCTURAL PLANS

TO BLDG DEPT FOR APPROVAL FOR

RESTORATION OF FRAMING WHICH

IS NOT COVERED ON PLANS PREVIOUSLY

SUBMITTED FOR PLAN CHECKING)

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission st — ADDRESS
6/10/05 — DATE
9:40 AM. — TIME
Mike M. — INSPECTOR'S NAME
Page 1 of 1

① For Reroof final; correction made final

② No BLDG Dept Require Bring Insp Card to BLDG Dept office we can sign off for final

OK 6/10/05

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission st — ADDRESS
6/9/05 — DATE
9:20 AM. — TIME
Mike M. — INSPECTOR'S NAME
Page 1 of 1

① For Recent Inspection Correction for A/C Line for Condensation to be extended to approved Drain outlet.

② Make Correction; CALL for reinspection for final when Ready.

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 Mission / 1107 Mission ? — ADDRESS
05/27/05 — DATE
TIME — D. Van Dyke — INSPECTOR'S NAME
Page 1 of 1

(1) This is two Businesses in one Building. We have finished the Business @ 1115 Mission including the Roof.

(2) 1107 Mission is next to 1115 and the Roof was Redone at the same time as 1115 Mission.

(3) I would not finish the Roof @ the 1107 Mission Address due to a large amount of Condensation water Pooled up on top of the New Roof. Contacted the Manager of 1107 He will Contact the owner of the Building.

CITY OF SOUTH PASADENA
1414 Mission Street
Inspection Request (626) 403-7226
Office Phone: (626) 403-7220
Fax: (626) 403-7221

CORRECTION NOTICE

1115 MISSION / 1107 MISSION ? — ADDRESS

05/27/05 — DATE

TIME

D. Van Duyn — INSPECTOR'S NAME

Page 1 of 1

(1) This is two Businesses in one Building. We have finaled the Business @ 1115 mission including the Roof

(2) 1107 mission is Next to 1115 and the Roof was Redone At the same time as 1115 mission

(3) I would not final the Roof @ the 1107 mission Address due to a Large Amount of Condensation water Pooled up on top of the New Roof. Contacted the manager of 1107. He will Contact the owner of the Building

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

BUILDING PERMIT

Building Address: 1115 mission st. S. Pasa.	U.B.C. Edition: 91	Type Const.: V-N	Occ. Load: —	Occ. Group: B-2
Lot No. / Tract / Tract	USE ZONE: CM	Variance Required: NO	Appr.
Owner: Panda management co. Inc.	Lot Size: —		
Mailing Address: 143 Pasadena Ave.			
City: So. Pasa. ca. / Zip: 91030 / Tel.: 259-1835 (213)	VALUATION: $ 40,000.00		
Contractor: A&L construction	FEES: BUILDING FEE	$349.50	
Address: 1310 N. Westlyn PL	S.M.I. FEE	$8.40	
City: Pasadena, ca. / Zip: 91104 / Tel.: 797-0432 (818)	PLAN CHECKING FEE		
State Lic. & Classif.: 283250-B-1 / City Lic. No.	Energy Compl. Fee		
Arch., Engr., Designer: Ining Lu	Penalty		
Address: 2500 E. foothill Suit 211 / Tel.	SPECIAL INSP.		
City: Pasadena / Zip: 91107 / State Lic. No.: S.E. 3042		$357.90	
Proposed Construction: Earthquake (Seismic) Strength [illegible] Retrofit	PERMIT NO.: 13885	WORKERS COMP. EXP.: 07/01/93	PROCESSED BY: TM. Date: 12/8/92
Sq. Ft. Size: 46[illegible] / No. Stories: [illegible] / No. #1			

PAID

BUILDING & SAFETY

New ☐ Add. ☐ Repair ☒ Demolition ☐

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 0342632-92 Company State fund

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name: None

Lender's Address _____

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

Signature of Applicant [signature] Date 12-7-92

Mailing Address 1310 N. Westlyn PL.

City, State, Zip Pasadena, ca. 91104

LICENSED CONTRACTOR'S DECLARATION

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

Exp. Date 02/28/94 Signature of Contractor [signature]

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner _____

INSPECTOR COPY

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

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

INSPECTION RECORD

Partial Correction - to come

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	12/10/92	[signature]
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.		
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.		
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.		
INSULATION: Thickness, R-Values, Piping, Sound Caulking.		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.		
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.		
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.	2/16/93	[signature]
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	2/17/93	[signature]

SWIMMING POOL/SPA

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

MISCELLANEOUS

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

INSPECTION NOTES

[signature]

5/16/92 Shear wall & Seismic Bolt

12/30/92 Det 4/56 & 6 7/6 [signature]

1/11/93 Det 4/56 [signature]

2/2/93 Parapet bolts, Straps & [illegible]

2/3/93 Rebar parapet walls [signature]

SETBACKS:

FRONT | SIDE | SIDE | FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

City of South Pasadena

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

ELECTRICAL PERMIT APPLICATION

SITE ADDRESS: 115 Mission St.

ASSESSOR PARCEL NUMBER

BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

PRINCIPAL DESIGNER'S NAME | LICENSE NO.

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

CONTACT PERSON: Rafael Shakhovy

PHONE NUMBER: 310 710-4226

CONTRACTOR'S NAME: Gil Charash

STREET ADDRESS: 13357-D Riverside Dr. #118

CITY: Sherman Oaks | STATE: CA | ZIP CODE: 91423

LICENSE CLASS: B | LICENSE NUMBER: 840724 | EXPIRATION DATE: 6-30-06

PHONE NUMBER: 323 855-4448

WORKERS' 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: _____ 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: 4-20-05

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: 4-20-05

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: Gil Charash

Signature: [signature] Date: 4-20-05

QTY.	ITEM	FEE
	New residential construction	
	Less than 3 units: _____ sq. ft.	$
	3 or more units: _____ sq. ft.	$
1	Outlet Boxes(s) for receptacles, switches, lights & similar	
	First 20	$
	21 or more	$
22	Lighting Fixture(s)	
	First 20	$ 24.80
	21 or more	$ 1.02
	Branch circuit(s) (in lieu of Outlet Box fees above)	
	First 10 branch circuits	$
	11 to 40 branch circuits	$
	Residential appliances	$
	Nonresidential appliances	$
	Power apparatus (size in HP, KW, or kVA)	
	Over 1 but not over 10	$
	Over 10 but not over 50	$
	Over 50 but not over 100	$
	Signs, outline lighting, and marquees	
	Supplied from one branch circuit	$
	Additional circuits within the same sign	$
	Service New___ Change___ Size: _____	$
	Switchboards, subpanels, motor control centers	
	0 to 399A	$
	400A to 1,000A	$
	Over 1,000A	$
	Misc. apparatus, conduit, and conductors	$
	Temporary power pole(s)	$
	Temporary distribution system	$
		$
	Subtotal	$ 27.00
	Plan Checking Fee	$
	Additional Plan Checking Fee	$
	Plan Maintenance Fee	$ 27.75
	Permit Issuance Fee	$ 55.41
	Total Permit Fee	$

PLAN CHECK NUMBER	INITIALS	DATE

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE

PERMIT NUMBER	INITIALS	DATE
13427	MR	4-20-05
RECH 65556		

DATE OF FINAL	FINAL BY

City of South Pasadena

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

SITE ADDRESS: 1115 Mission St.

ASSESSOR PARCEL NUMBER

BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

PRINCIPAL DESIGNER'S NAME | LICENSE NO.

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

CONTACT PERSON: Rafael Sbachory

PHONE NUMBER: 311 710-4226

CONTRACTOR'S NAME: Gil Charash

STREET ADDRESS: 13351-D Riverside Dr. #118

CITY: Sherman Oaks | STATE: CA | ZIP CODE: 91423

LICENSE CLASS: B | LICENSE NUMBER: 840 724 | EXPIRATION DATE: 6-31-06

PHONE NUMBER: 323 855-4448

WORKER'S COMPENSATION INSURANCE COMPANY NAME

WORKER'S COMP INSURANCE POLICY NUMBER | EXPIRATION DATE

PLUMBING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: [signature] Date: 4-20-05

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: 4-20-05

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: Gil Charash

Signature: [signature] Date: 4-20-05

QTY.	ITEM	FEE
2	Plumbing fixtures: 1 water closets ___ tubs 1 lavatories ___ sinks ___ floor drains ___ floor sinks ___ showers ___ trap primers ___ clothes washers ___ dishwashers	$ 21.50
	Repair or alteration of drainage and/or vent piping per fixture	$
	Interceptor(s), clarifier(s) and grease trap(s)	$
	Water pressure regulator(s)	$
	Water heater(s) including vent	$
	Water treatment equipment	$
	Gas piping system(s) with 5 or less outlets	$
	Additional gas outlet(s) per system	$
	Drains in a rain water system	$
	Lawn sprinkler system(s)	$
	Hose bibs (first 5)	$
	Backflow / sewer backwater valve(s)	$
	Water service: ___ 1½ inch and smaller ___ 2 inch to 3 inch ___ Over 3 inches	$
	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device	$
	Solar water heating system	$
	Connection of new sewer to existing sewer	$
	Disconnection, abandonment or repair of sewer	$
	Installation of grey water system	$
	Public or private spa	$
	Public or private swimming pool	$
		$
		$
		$
		$
		$
		$
		$
	Subtotal	$ 21.50
	Plan Checking Fee	$
	Additional Plan Checking Fee	$
	Plan Maintenance Fee	$
	Permit Issuance Fee	$ 27.75
	Total Permit Fee	$ 49.25

PLAN CHECK NUMBER	INITIALS	DATE

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE

PERMIT NUMBER	INITIALS	DATE
13428	MR	4-20-05

REC#655 56

DATE OF FINAL | FINAL BY

CITY OF SOUTH PASADENA

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

TEL 799-8889 PLANNING & BUILDING DEPARTMENT

ELECTRICAL PERMIT

department of PLANNING and BUILDING

Building Address	1115 S. MISSON
Lot No. / Tract / Tract	
Owner	PMC PROCETY
Mailing Address	899 EL CENTRO ST
City / Zip / Tel.	SOUTH PASADENA CA 91030
Contractor	KENMARCEL CONST
Address	1125 S. GARFIELD AVE
City / Zip / Tel.	ALHAMRA CA 91801
State Lic. No. & Classif.	568012
City Lic. No.	C105885

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ EXEMPT

BUILDING & SAFETY

JLM 10/24/94

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name NONE

Lender's Address _____

LICENSED CONTRACTOR'S DECLARATION

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

Exp. Date 5/31/1995 Signature of Contractor [signature]

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: *(Sec. 7031.5. Business and Professions Codes)*

- ☐ **I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.** *(Sec.7044, Business & Professions Codes).*
- ☐ **I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.** *(Sec. 7044 Business and Professions Code.)*
- ☐ **I am exempt under Sec. _____, B.&P.C. for this reason _____**

Date _____ Owner _____

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

Signature of Applicant [signature] Date 10/18/94

Mailing Address 1125 S GARFIELD

City, State, Zip ALHAMBRA CA 91801

TEL (818) 308-3910

PERMIT NO.:	WORKERS COMP. EXP.	PROCESSED BY:
16439	EXEMPT	5260 Date: 10-18-1994

DEPARTMENT OF PLANNING AND BUILDING
APPLICATION FOR AN
ELECTRICAL PERMIT
BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA

PERMITTEE TO COMPLETE:

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 50c ea. Ea. Additional @ 30c ea.	$
RANGES	OVENS	GARB. DISP.	@ 3.00 ea.	$
WATER HTR	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		
WASHING MACHINES			@ 7.50	$
220 VOLT OUTLETS—CCT			@ 5.00	$
SIGN FIXTURES—CCT			@ 10.00	$
AIR HEATERS OVER 1650 W			@ 5.00	$
TEMPORARY POWER POLE			@ 10.00	$
NEW SERVICE UP TO 100 AMPS			@ 10.00	$
NEW METER 200 AMPS			@ 12.50	$
" " 400 AMPS			@ 25.00	$
" Over 400 AMPS			@ 50.00	$
Motors under 2 hp @ $3.00 ea.	$		Motors 50-100 hp @ 10.00 ea.	$
Motors 2-8 hp @ 4.00 ea.	$		Motors 100-500 hp @ 20.00 ea.	$
Motors 8-15 hp @ 5.00 ea.	$		Motors 500-1000 hp @ 30.00 ea.	$
Motors 15-50 hp @ 6.00 ea.	$		Motors over 1000 hp @ 40.00 ea.	$
			COLUMN TOTAL	$

POOL OR SPA : $20.00	POOL & SPA : $30.00	$

VALUATION: $			
	PERMIT FEE		
	INVESTIGATION FEE		
F	PLAN CHECKING FEE		
E	ENERGY COMPL. FEE		
E	BLANKET PERMIT		
S	ELECTRICAL PERMIT	15	00
	TOTAL	27	50

CASHIER USE

INSPECTOR COPY

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

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

INSPECTION RECORD

	DATE	APPROVED
T.P.P.		
GROUND WORK		
ROUGH WIRING	10/24/94	[illegible]
FINISH		
FIXTURES		
EDISON NOTIFIED	10-24-94	AK ← 11-17-94 Follow up Call
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	10/24/94	[illegible]

INSPECTOR NOTES

Underground electrical conduit diagram

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: 1115 MISSION ST SO. PAS.

ASSESSOR PARCEL NUMBER

BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: RAFAEL SHACHORY

STREET ADDRESS: 1115 MISSION ST

CITY	STATE	ZIP CODE
SO. PAS	CA	91030

PHONE NUMBER

PRINCIPAL DESIGNER'S NAME: EDWARD DAGERMANGY | LICENSE NO. C5037

STREET ADDRESS: 1514 HUNTINGTON DR.

CITY	STATE	ZIP CODE
SO. PAS.	CA	91030

PHONE NUMBER: 626 403 4646

CONTACT PERSON

PHONE NUMBER

CONTRACTOR'S NAME: GIL CHARASH

STREET ADDRESS: 13351-D RIVERSIDE DR. #118

CITY	STATE	ZIP CODE
SHERMAN OAKS	CA	91423

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	840724	6/30/06

PHONE NUMBER: 323 855-4448

WORKER'S COMPENSATION INSURANCE COMPANY NAME: EXEMPT

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: _____ 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: 4-4-05

WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of consent [illegible] insu[illegible] workers' compensation, as provided [illegible] 37[illegible] of th[illegible] Code [illegible] the performance of [illegible] for [illegible] is[illegible]

☐ I have and [illegible] Section 3700 of [illegible] Labor Co[illegible] of the work for which this permit is issued. [illegible] workers' compensation insurance carrier and policy number are listed in the left column of this application.

☑ I certify that in the performa[illegible] this permit is issued, I shall not emp[illegible] 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: 4-4-05

FINAL
BUILDING AND SAFETY

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: GIL CHARASH

Signature: [signature] Date: 4-4-05

DESCRIPTION OF WORK: REBUILD ~~REMOVAL OF~~ PARTIAL WALLS
WALL MODIFICATIONS
HANDICAP RESTROOM

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
B-1		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS ☐ YES ☐ NO	CODE IN EFFECT

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

$ 10,500.00 INITIAL VALUATION | $ _____ REVISED VALUATION

PLAN CHECK FEE 1/2 HR $ 36.25

ADDITIONAL PLAN CHECK FEE $ _____

PLAN CHECK NUMBER	INITIALS	DATE
013241	MR	3/15/05

RECH 61750

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 $ 263.54

ISSUANCE FEE $ 27.75

SMIP FEE $ 2.31

PLAN MAINTENANCE FEE $ _____

INVESTIGATION FEE $ 263.54

$ _____

TOTAL $ 554.83

PERMIT NUMBER	INITIALS	DATE
013332	MR	4/4/05

REC'D PAID - FINANCE COMPUTER DOWN

DATE OF FINAL 05/26/05 | FINAL [signature]

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED BUILDING INSPECTIONS AND APPROVALS		
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms	04/27/05	
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection	05/27/05	
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	~~Interior Lath and~~/or Drywall	05/27/05	
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____

Lender's Address: _____

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

_____

_____

THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER.
WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

☐ OWNER ☐ AGENT

NAME: _____

SIGNATURE: _____

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide? ☐ YES ☐ NO

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school. ☐ YES ☐ NO

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines. ☐ YES ☐ NO

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

INSPECTION NOTES _____

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

ELECTRICAL PERMIT APPLICATION

SITE ADDRESS: 1115 Mission St.
ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION
OWNER'S NAME
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER
PRINCIPAL DESIGNER'S NAME | LICENSE NO.
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER
CONTACT PERSON: Rafael Shakhory
PHONE NUMBER: 310 710-4226
CONTRACTOR'S NAME: Gil Charash
STREET ADDRESS: 13357-D Riverside Dr. #118
CITY: Sherman Oaks | STATE: CA | ZIP CODE: 91423
LICENSE CLASS: B | LICENSE NUMBER: 840724 | EXPIRATION DATE: 6-30-06
PHONE NUMBER: 323 855-4448
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: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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Signature: _____ Date: 4-20-05

FINAL

BUILDING AND SAFETY

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

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

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

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

Signature: _____ Date: 4-20-05

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: Gil Charash
Signature: _____ Date: 4-20-05

QTY.	ITEM	FEE
	New residential construction	
	Less than 3 units: _____ sq. ft.	$ _____
	3 or more units: _____ sq. ft.	$ _____
1	**Outlet Boxes(s) for receptacles, switches, lights & similar**	
	First 20	$ 1.24
	21 or more	$ _____
22	**Lighting Fixture(s)**	
	First 20	$ 24.80
	21 or more	$ 16.62
	Branch circuit(s) (in lieu of Outlet Box fees above)	
	First 10 branch circuits	$ _____
	11 to 40 branch circuits	$ _____
	Residential appliances	$ _____
	Nonresidential appliances	$ _____
	Power apparatus (size in HP, KW, or kVA)	
	Over 1 but not over 10	$ _____
	Over 10 but not over 50	$ _____
	Over 50 but not over 100	$ _____
	Signs, outline lighting, and marquees	
	Supplied from one branch circuit	$ _____
	Additional circuits within the same sign	$ _____
	Service New___ Change___ Size _____	$ _____
	Switchboards, subpanels, motor control centers	
	0 to 399A	$ _____
	400A to 1,000A	$ _____
	Over 1,000A	$ _____
	Misc. apparatus, conduit, and conductors	$ _____
	Temporary power pole(s)	$ _____
	Temporary distribution system	$ _____
		$ _____
	Subtotal	$ 27.66
	Plan Checking Fee	$ _____
	Additional Plan Checking Fee	$ _____
	Plan Maintenance Fee	$ _____
	Permit Issuance Fee	$ 27.75
	Total Permit Fee	$ 55.41

PLAN CHECK NUMBER	INITIALS	DATE

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE

PERMIT NUMBER	INITIALS	DATE
013427	MR	4-20-05

RECH 05/50

DATE FINAL 05/26/05 | INITIALS

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED ELECTRICAL INSPECTIONS AND APPROVALS		
E1	Temporary Power Pole		
E2	System Ground ☐ Ground Rod ☐ UFER ☐ Water Pipe ☐ _____		
E3	Underground Electrical		
E4	Rough Wiring	04/27/05	
E5	Rough Conduit	04/27/05	
E6	Bonding Water and Gas		
E7	Service		
E8	Final Electrical Inspection		
	Utility Released		

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____

Lender's Address: _____

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

PLUMBING PERMIT APPLICATION

SITE ADDRESS: 1115 Mission St.

ASSESSOR PARCEL NUMBER

BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

PRINCIPAL DESIGNER'S NAME | LICENSE NO.

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

CONTACT PERSON: Rafael Schachory

PHONE NUMBER: 310 710-4226

CONTRACTOR'S NAME: Gil Chatrash

STREET ADDRESS: 13351-D Riverside Dr. #118

CITY: Sherman Oaks | STATE: CA | ZIP CODE: 91423

LICENSE CLASS: B | LICENSE NUMBER: 810724 | EXPIRATION DATE: 6-31-06

PHONE NUMBER: 323 855-4448

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WORKER'S COMP. INSURANCE POLICY NUMBER | EXPIRATION DATE

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Signature: _____ Date: _____

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Signature: [signature] Date: 4-20-05

WORKERS' COMPENSATION DECLARATION

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

☐ I have and will [illegible] of [illegible] to [illegible] insure for workers' compensation, as [illegible] Section 3[illegible] Labor Code, for the perform[illegible]

☐ I ha[illegible] and will [illegible] workers' compensation insurance, as required by Section [illegible] 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 [illegible]

☑ I certify [illegible] 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: 4-20-05

FINAL

BUILDING AND SAFETY

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: Gil Chatrash

Signature: [signature] Date: 4-20-05

QTY.	ITEM	FEE
1	Plumbing fixtures: 1 water closets ___ tubs 1 lavatories ___ sinks ___ floor drains ___ floor sinks ___ showers ___ trap primers ___ clothes washers ___ dishwashers	$ 21.50
	Repair or alteration of drainage and/or vent piping per fixture	$
	Interceptor(s), clarifier(s) and grease trap(s)	$
	Water pressure regulator(s)	$
	Water heater(s) including vent	$
	Water treatment equipment	$
	Gas piping system(s) with 5 or less outlets	$
	Additional gas outlet(s) per system	$
	Drains in a rain water system	$
	Lawn sprinkler system(s)	$
	Hose bibs (first 5)	$
	Backflow / sewer backwater valve(s)	$
	Water service: ___ 1½ inch and smaller ___ 2 inch to 3 inch ___ Over 3 inches	$
	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device	$
	Solar water heating system	$
	Connection of new sewer to existing sewer	$
	Disconnection, abandonment or repair of sewer	$
	Installation of grey water system	$
	Public or private spa	$
	Public or private swimming pool	$
		$
		$
		$
		$
		$
		$
		$
	Subtotal	$ 21.50
	Plan Checking Fee	$
	Additional Plan Checking Fee	$
	Plan Maintenance Fee	$
	Permit Issuance Fee	$ 27.75
	Total Permit Fee	$ 49.25

PLAN CHECK NUMBER	INITIALS	DATE

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE

PERMIT NUMBER	INITIALS	DATE
013428	MR	4-20-05

REC#65556

DATE OF FINAL: 05/26/05 | FINAL BY: [signature]

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED PLUMBING INSPECTIONS AND APPROVALS		
P1	Underground/Floor Plumbing		
P2	Water Service ☐ Plastic ☐ Metal		
P3	Rough Plumbing/~~Gas~~	04/27/05	
P4	Rough Gas System		
P5	Sewer	05/02/05	
P6	Private Sewage Disposal System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test		
P10	Gas Final		
P11	Final Plumbing Inspection	05/26/05	
	Utility Released		

INCLUDE NORTH ARROW, DISTANCE TO TWO PROPERTY LINES, AND DEPTH OF CONNECTION

SEWER MAP

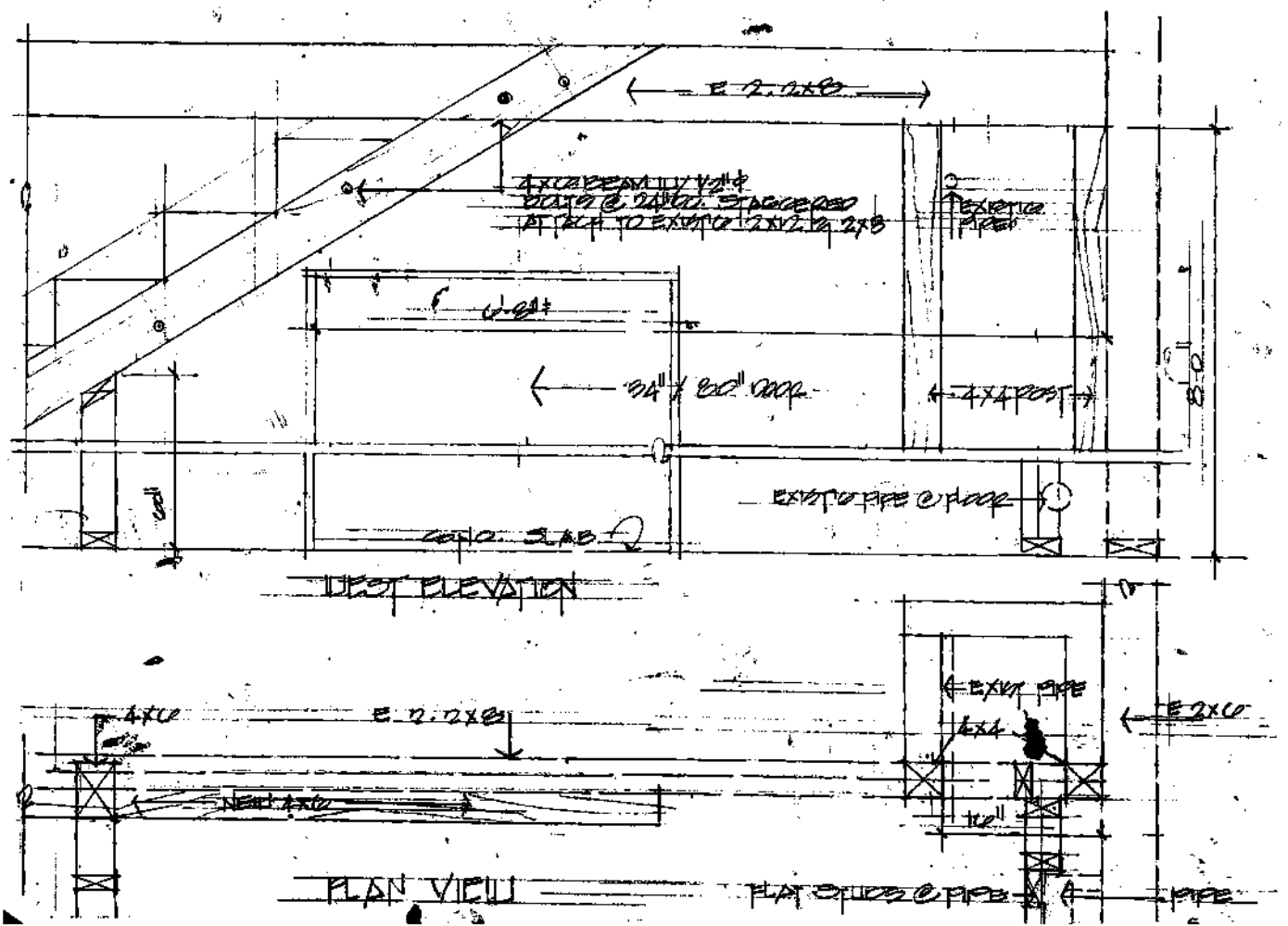
INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____

Lender's Address: _____


E 2.2x8
4x6 BEAM W/ 1/2"Φ
BOLTS @ 24" OC. STAGGERED
ATTACH TO EXISTING 2x12 & 2x8
EXISTING PIPE
34" x 80" DOOR
4x4 POST
EXISTING PIPE @ FLOOR
CONC. SLAB
WEST ELEVATION
4x6
E 2.2x8
NEW 4x6
EXIST PIPE
4x4
E 2x6
16"
PLAN VIEW
FLAT STUDS @ PIPE
PIPE

JOHN H. HAIGH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS

479 S. Marengo Ave., Suite A / Pasadena, Ca 91101
Phone: (626) 395-7451 Fax: (626) 395-7454

Building Official
City of South Pasadena
Dept of Building & Safety
1414 Mission St

4-19-05

Subject: Request for acceptance un-inspected anchor installation & Sill reinforcement clarification.

Re: Tennant Remodel
1115 Mission St.
South Pasadena, Ca.

It has been called to my attention by the Contractor on referenced site that the hold down epoxy grouted anchor rod for the new HD-10 hold down was placed without Deputy Inspection. The new Simpson hold down is located in the east west wall that separates the two story front of the building from the single story back of the building. Additionally, the contractor has related that Reggie, the inspector for the city will not allow any additional work to proceed until the non inspection issue is resolved.

I have been to the site with Edward Dagermongy, the architect of record to go over the reconstruction of the stud framing in the same east west oriented wall with the contractor prior to the placement of the epoxy setting of the all thread anchor rod. At this point in time, with the dowel already installed, there is no way to inspect the installation. The only two options are to have the anchor tested, or to move the hold down over to the other side of the post and drill a new hole and install the new rod with the required inspection.

I have been told by the contractor that the as-built installation consisted of:

1. The epoxy used was CIA GEL 7000, Manufactured by Covert Products ICC ER-4846
2. The embedment depth of the threaded rod is the 7 inch curb plus 14 inches into the existing foundation below. 14 inches is enough to develop the required strength of the hold down.

The only justification I can offer for requesting the City of South Pasadena to accept the as-built condition, without testing is that this hold down is a new one, placed at the jamb of the door, where it creates a longer length of effective shear wall than the anchor provided during the original seismic retrofit, which was buried farther back from the opening, and was approved as a part of the original retrofit. The original hold down is still there, so we have actually made the original wall more effective, by increasing the distance between the hold down and the anchorage of the other end of the wall to the exterior URM wall.

A second issue is that the code requires 3x sill plates when the shear in the shear wall exceeds 300 plf. We cannot remove the existing 2x sill, because this same east west wall is a bearing wall. What we have done in the past when similar conditions arise is to add a sill blocking plate on top of the existing plate and runs stud to stud (approximately 15 inches long face of stud to face of stud). The foundation bolts are extended up to capture both sill plates, and the edge nailing along the bottom of the shear wall is staggered between the two sill plates to prevent splitting. If the foundation bolts are not long enough to grab the top sill plate, I would suggest removing all debris from the top of the original sill plate and epoxying the interface before placing the block. The Epoxy will glue the two plates together making them act as one piece. We have used this method of laminating two pieces of wood together before and had the joints tested. The wood sheared away from the epoxy joint every time.

Hopefully this letter will be accepted and the Stop Order rescinded, so the Contractor can complete the reconstruction of the wall. Please call if you have any questions.

Sincerely

John H. Haigh

John H. Haigh S.E.

CITY OF SOUTH PASADENA

THESE PLANS WERE REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH TH[illegible] ODE(S) ONLY

☐ ZONING ☑ BLDG ☐ ELEC [illegible] ☐ GRAD ☐ _____

ALL OBSERVED NO[illegible] TO FURTHER RE[illegible] CALCULATIO[illegible] VIOLAT[illegible] [illegible] RE SUBJECT [illegible] NS AND/OR [illegible] AL OF ANY [illegible] ANCE.

ALL WO[illegible] ADOPTED [illegible] URRENTLY [illegible] RESENTED

THESE PLANS HAVE NOT BEEN [illegible] R COMPLIANCE WITH THE AMERICANS [illegible]

PL[illegible] DIVISION		BUILDING DIVISION	
INITIALS	DATE	INITIALS	DATE
			7/20/05

SEPARATE PERMITS ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY

City of South Pasadena

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

REROOF APPLICATION

SITE ADDRESS: 1115/Mission St. Could be 1109

ASSESSOR PARCEL NUMBER: BOOK / PAGE / PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION:

OWNER'S NAME: Rafael Shachory

STREET ADDRESS:

CITY: | STATE: | ZIP CODE:

PHONE NUMBER: 310) 710-4226

PRINCIPAL DESIGNER'S NAME: | LICENSE NO.:

STREET ADDRESS:

CITY: | STATE: | ZIP CODE:

PHONE NUMBER:

FINAL BUILDING AND SAFETY

CONTACT PERSON: Irene Gutierrez

PHONE NUMBER: 323)583-0745

CONTRACTOR'S NAME: A. Gutierrez Roofing Co

STREET ADDRESS: 1406 E 58th Dr.

MR

CITY: Los Angeles | STATE: CA | ZIP CODE: 90001

LICENSE CLASS: C39 | LICENSE NUMBER: 486247 | EXPIRATION DATE: 1/06

PHONE NUMBER: 323)583-0745

MR

WORKER'S COMPENSATION INSURANCE COMPANY NAME: State Fund

WORKER'S COMP INSURANCE POLICY NUMBER: 1766733 | EXPIRATION DATE: 12/05.

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: A. Gutierrez Date: 5-2-05

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: A. Gutierrez Date: 5-2-05

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: Aquileo Gutierrez

Signature: A. Gutierrez Date: 5-2-05

DESCRIPTION OF WORK

☐ Reroof Over Existing ☑ Tear-Off and Reroof

☐ New Plywood and Roof ☐ Metal Roof o/Existing

☐ Other Tear-off, reroof appl, 2 layers of 30lb Hot Map

TYPE OF STRUCTURE: ☐ RESIDENTIAL ☒ NONRESIDENTIAL

AREA: 3 SQUARES / SQ FT | CODE IN EFFECT:

$ 1500.00 INITIAL VALUATION | $ _____ REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

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

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

BUILDING PERMIT FEE	$ 60.36
ISSUANCE FEE	$ 27.75
	$
	$
	$
	$
TOTAL	$ 88.11

PERMIT NUMBER	INITIALS	DATE
013490	MR	5-2-05

RECEIVED 765

DATE OF FINAL: 6/10/05 | FINAL BY: [signature]

NO	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
R1	Preroof, Tear Off, or Sheathing	06/06/05	[illegible]
R2	Final Roof Inspection	06/10/05	[illegible]

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____

Lender's Address: _____

City of South Pasadena

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

SITE ADDRESS: 1115 Mission St.

ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: Rafael Shachory

STREET ADDRESS

CITY	STATE	ZIP CODE

PHONE NUMBER

PRINCIPAL DESIGNER'S NAME	LICENSE NO.

STREET ADDRESS

CITY	STATE	ZIP CODE

PHONE NUMBER

CONTACT PERSON

PHONE NUMBER

CONTRACTOR'S NAME: A. Gutierrez Roofing Co.

STREET ADDRESS: 1406 E. 58th Dr.

CITY	STATE	ZIP CODE
Los Angeles	Ca	90001

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
C39	486247	1/06

PHONE NUMBER: 323)583-0745

WORKER'S COMPENSATION INSURANCE COMPANY NAME: State Fund

WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE
1766733	12/05.

REROOF APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

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

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: [signature] Date: 4/12/05

FINAL
BUILDING AND SAFETY

[illegible] DECLARATION

[illegible] following declarations:

☐ I have [illegible] 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 [illegible]

☑ I have [illegible] 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: 4-12-05

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: Irene Gutierrez

Signature: [signature] Date: 4-12-05

DESCRIPTION OF WORK

☐ Reroof Over Existing ☒ Tear-Off and Reroof
☐ New Plywood and Roof ☐ Metal Roof o/Existing
☐ Other Tear-off apply one layer 28lb. One layer of 11lb. hop mop. one layer of 80lb. on tile area apply 2 layers of 30lb hot mop Then reset tiles

TYPE OF STRUCTURE
☐ RESIDENTIAL ☒ NONRESIDENTIAL

AREA	CODE IN EFFECT
65 sq. SQUARES / SQ. FT	

$ 18,500.00 INITIAL VALUATION $ _____ REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

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

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

BUILDING PERMIT FEE	$ 343.45
ISSUANCE FEE	$ 27.75
	$
	$
	$
	$
TOTAL	$ 371.20

013385
ROCK 64635

PERMIT NUMBER	INITIALS	DATE
~~[illegible]~~ MR	MR	4-12-05

DATE OF FINAL: 05/25/06 | [signature]

NO	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
R1	Preroof, Tear Off, or Sheathing	4-13-05	[illegible]
R2	Final Roof Inspection	05/22/05	[illegible]

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____

Lender's Address: _____

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: 1115 Mission St

ASSESSOR PARCEL NUMBER: BOOK / PAGE / PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION:

OWNER'S NAME: Mission Bell Prop trust

STREET ADDRESS: 1930 Walnut Grove Ave

CITY: Rosemead | STATE: CA | ZIP CODE:

PHONE NUMBER: 626.307.2261

PRINCIPAL DESIGNER'S NAME: Shanna Rockenbach | LICENSE NO.:

STREET ADDRESS: 918 S. Myrtle Ave

CITY: Monrovia | STATE: CA | ZIP CODE: 91016

PHONE NUMBER: 626.359.6643

CONTACT PERSON: Shanna Rockenbach

PHONE NUMBER: 626.359.6643

CONTRACTOR'S NAME: B & H Sign Co. / Tim Rockenbach

STREET ADDRESS: 918 S Myrtle Ave

CITY: Monrovia | STATE: CA | ZIP CODE: 91016

AR

LICENSE CLASS: C61/D42 | LICENSE NUMBER: 826102 | EXPIRATION DATE: 10/31/05

PHONE NUMBER: 626.359.6643

WORKER'S COMPENSATION INSURANCE COMPANY NAME: State Fund

WORKER'S COMP. INSURANCE POLICY NUMBER: CBP9538565 | EXPIRATION DATE: 11/05

1718214

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: Shanna Rockenbach Date: 8/25/05

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: Shanna Rockenbach Date: 8/25/05

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: Shanna Rockenbach

Signature: Shanna Rockenbach Date: 8/25/05

DESCRIPTION OF WORK:
1) 27' x 1', Redwood Sign, Non Illuminated
1) 2 ☐ DF, Blade Sign/Redwood w/aluminum bracket

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS ☐ YES ☐ NO	CODE IN EFFECT: 2002 LACBC

STATISTICAL CLASSIFICATION NO.: O/S C UNITS | PLANNING FILE NO.:

$ 2,982 INITIAL VALUATION | $ _____ REVISED VALUATION

PLAN CHECK FEE: ½ HR | $ 36.25

ADDITIONAL PLAN CHECK FEE: REC # 80404

PLAN CHECK NUMBER	INITIALS	DATE
13966	AR	8/31/05

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 $ 112.37
ISSUANCE FEE $ 27.75
SMIP FEE $ 0.13
PLAN MAINTENANCE FEE $ _____
$ _____
$ _____
REC # 80404 TOTAL $ 140.12

EXPIRED 8-31-06

PERMIT NUMBER	INITIALS	DATE
13967	AR	8/31/05

DATE OF FINAL | FINAL BY

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____

Lender's Address: _____

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

_____

_____

THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

☐ OWNER ☐ AGENT

NAME: _____

SIGNATURE: _____

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?

☐ YES ☐ NO

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

☐ YES ☐ NO

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

☐ YES ☐ NO

PEDESTRIAN PROTECTION: DATE APPROVED: _____

DATE PERMITTED TO BE REMOVED: _____

INSPECTION NOTES _____

_____

_____

_____

_____

_____

_____

_____

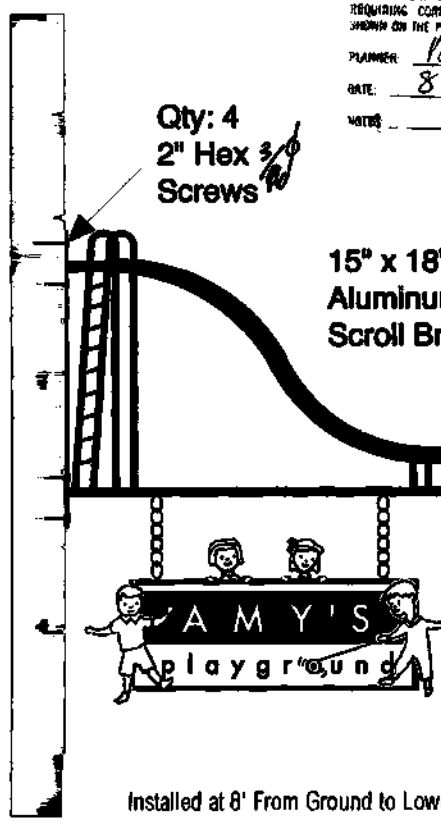
_____

THIS CERTIFIES THAT THESE PLANS HAVE BEEN CHECKED FOR SUBSTANTIAL COMPLIANCE WITH APPLICABLE CODES. PLANS ARE SUBJECT TO FURTHER REVIEW, AND CORRECTIONS. NEITHER CERTIFICATION NOR ISSUANCE OF A PERMIT SHALL BE CONSTRUED AS APPROVAL OF CODE VIOLATIONS NOR PREVENT THE BUILDING OFFICIAL FROM HEREAFTER REQUIRING CORRECTION OF CODE VIOLATIONS WHETHER SHOWN ON THE PLANS OR NOT.

PLANNER: [signature]

DATE: 8/31/05

NOTES:



Installed at 8' From Ground to Lowest Point

B&H SIGN COMPANY, INC. 916 S. Mission Ave. Rosemead, CA 91010 P: 626.569.4643 F: 626.569.0027	Job Name: Amy's Playground	Date: 8/26/05	NOTES: Exterior Building Signage Sandblasted Redwood
	Address: 1115 Mission St.	Revised:	
	City: South Pasadena		
	Drawn By: Lindsey Bradley		

The above artwork/layout is the exclusive property of B&H Sign Company, Inc. and may not be used in whole or in part by the client to obtain future bids or designs from other sign companies or to obtain city approval without the expressed written consent of B&H Sign Company, Inc. If the above artwork is used without the consent of B&H Sign Company, Inc., the "Client" is responsible for artwork labor compensation at a rate of $60.00 per hour, with a minimum of 3 hours charged.
Electrical Connections & Obstructions: B&H Sign Company, Inc. will connect electrical within 3 feet of sign. If necessary, power must be provided to sign location by others. Polarity must correct and ground wires must be complete. In the event B&H Sign Company, Inc encounters unforeseen obstructions under ground or in or behind wall price is subject to change.

WALL SIGN

CITY OF SOUTH PASADENA

THESE PLANS WERE REVIEWED FOR SUBSTANTIAL ... ONLY

COMP...

☐ ZONING ☑ BLD...

...UANCE WI...

AR

8/31/05

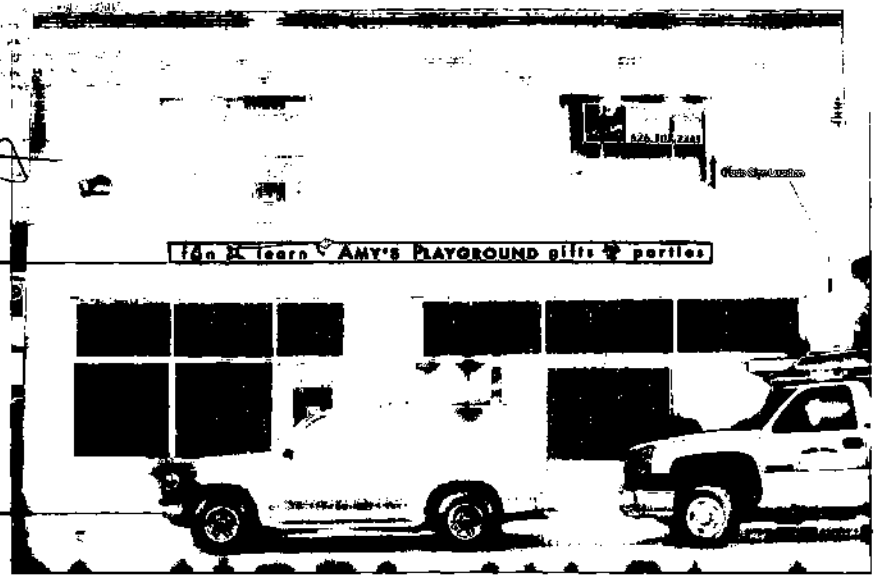
SEPARATE PERMITS ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY

Fabrication Breaks, assembled with 1/2" x 3" dowls 2 per panel

27'

12"

fun learn AMY'S PLAYGROUND gifts parties



8/31/05

From grade to bottom of sign 12.5'

Qty: 16
2-1/2" Tapcon Screws

B&H SIGN COMPANY, INC. 918 S. Myrtle Ave, Monrovia, CA 91016 Ph 626.359.6643 Fax 626.359.0027	Job Name: Amy's Playground	Date: 8/25/05	NOTES: Exterior Building Signage Sandblasted Redwood
	Address: 1715 Mission St.	Revised:	
	City: South Pasadena		
	Drawn By: Lindsay Bradley		

The above artwork/layout is the exclusive property of B&H Sign Company, Inc. and may not be used in whole or in part by the client to obtain future bids or designs from other sign companies or to obtain city approval without the expressed written consent of B&H Sign Company, Inc. If the above artwork is used without the consent of B&H Sign Company, Inc., the "Client" is responsible for artwork labor compensation at a rate of $65.00 per hour, with a minimum of 3 hours charged.

Electrical Connections & Obstructions: B&H Sign Company, Inc. will connect electrical within 3 feet of sign. If necessary, power must be provided to sign location by others. Polarity must correct and ground wires must be complete. In the event B&H Sign Company, Inc encounters unforseen obstructions under ground or in or behind wall price is subject to change.

CITY OF SOUTH PASADENA

THESE PLANS WERE REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE FOLLOWING CODE(S) ONLY

☐ ZONING ☒ BLDG ☐ ELEC ☐ MECH ☐ PLMB ☐ GRAD ☐ _____

ALL OBSERVED NONCOMPLIANCE HAS BEEN CORRECTED. THESE PLANS ARE SUBJECT TO FURTHER REVIEW AND CORRECTIONS. THE APPROVAL OF THESE PLANS AND/OR CALCULATIONS SHALL NOT BE CONSTRUED TO PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF FEDERAL OR STATE LAW, OR COUNTY OR CITY ORDINANCES.

ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES AND ORDINANCES REGARDLESS OF THE INFORMATION PRESENTED ON THESE PLANS

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

PLANNING DIVISION		BUILDING DIVISION	
INITIALS	DATE	INITIALS	DATE
		AB	8/31/05

SEPARATE PERMITS ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY

CITY OF SOUTH PASADENA

BUILDING DEPARTMENT

COMMERCIAL CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the Two story bldg (Superior Laundry)
(description of building or structure)

[illegible] at 1115 Mission
(number and street)

Occupancy Group F-2 Type UNK. Use Zone C-M Fire Zone I

OWNER MR. THOMAS URTON ADDRESS

OCCUPANT Mission Antique Market HOME ADDRESS John R Turk 2290 Adams, San Marino

has been inspected and the occupancy and use thereof is hereby

APPROVED YES DENIED

Fire Dept. Bat E Carroll Bldg. Dept. Frank Greco

Date: 7/19/74 Date: 7/19/74

The following is the applicable section of the South Pasadena City Code, which states the need for a Certificate of Occupancy:

Sec 164(3) Other than residential. In the event of any change of occupants or tenants of any building, or portion thereof or any land, used for other than residential purposes, no new occupant or tenant shall occupy or use any such building, or portion thereof or any land until a new Certificate of Occupancy has been issued by the Director of Planning & Building, with the approval of the Chief of the Fire Department.

164(3) Change of use. In the event of any change of use of any building, or portion thereof, or land, no such change of use shall be instituted until a new Certificate of Occupancy shall have been issued by the Director of Planning & Building with the approval of the Chief of the Fire Department.

FEE: $ 5.00 APPLICANT [signature]

PHONE NO. 799-7327 DATE: 7/5/74

PERMIT NO. 7134

C I T Y O F S O U T H P A S A D E N A

PLANNING AND BUILDING DIVISION

COMMERCIAL CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the COMMERCIAL BUILDING
(description of building or structure)

existing at 1115 MISSION ST
(number and street)

Occupancy Group B2 Type VN Use Zone C/M Fire Zone 1

OWNER THOMAS A URTON ADDRESS 1800 VIA LADERA, LA HABRA CA 90631

OCCUPANT J.W. BROS., INC. HOME ADDRESS 1115 MISSION ST.

has been inspected and the occupancy and use thereof is hereby

APPROVED [X] DENIED [ ]

JOHN J. BERNARDI
Director of Public Works and City Engineer

BY: _____ Planning & Building Div. Date 9/10/81

BY: _____ Fire Department Date 9/15/81

. . . . . .

The following is the applicable section of the South Pasadena City Code, which states the need for a Certificate of Occupancy:

36.164(2) Other than residential. In the event of any change of occupants or tenants of any building, or portion thereof or any land, used for other than residential purposes, no new occupant or tenant shall occupy or use any such building, or portion therof or any land until a new Certificate of Occupancy has been issued by the Director of Public Works and City Engineer, with the approval of the Chief of the Fire Department.

36.164(3) Change of Use. In the event of any change of use of any building, or portion thereof, or land, no such change of use shall be instituted until a new Certificate of Occupancy shall have been issued by the Director of Public Works and City Engineer with the approval of the Chief of the Fire Department.

FEE $100.00

APPLICANT: A V Urton

PHONE NO: _____ DATE 8/26/81

PERMIT NO: _____

CITY OF SOUTH PASADENA
PLANNING AND BUILDING DIVISION

COMMERCIAL CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY THAT THE Payke Gymnastics
(description of proposed use, activity & occupancy)

EXISTING AT 1115 Mission
(number and street

OCCUPANCY GROUP_____ TYPE_____ USE ZONE_____

OWNER Stanley Liu ADDRESS 899 El Centro PHONE 818 799-9898

OCCUPANT Parvin Peik ADDRESS 711 Mound Ave PHONE 818 799-9422
(home)

****

STAFF ROUTING

PLANNING WRC APPROVED / DENIED DATE 12/7/94

BUILDING_____ APPROVED / DENIED DATE_____

FIRE [signature] APPROVED / DENIED DATE 1-25-95

****

THIS SITE HAS BEEN INSPECTED AND THE OCCUPANCY AND USE THEREOF IS

APPROVED ✓ DENIED_____

THE FOLLOWING IS THE APPLICABLE SECTION OF THE SOUTH PASADENA CITY CODE, WHICH STATES THE NEED FOR A CERTIFICATE OF OCCUPANCY:

36.164(2) OTHER THAN RESIDENTIAL. IN THE EVENT OF ANY CHANGE OF OCCUPANTS OR TENANTS OF ANY BUILDING, OR PORTION THEREOF OR ANY LAND, USED FOR OTHER THAN RESIDENTIAL PURPOSES, NO NEW OCCUPANT OR TENANT SHALL OCCUPY OR USE ANY SUCH BUILDING, OR PORTION THEREOF OR ANY LAND UNTIUL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE DIRECTOR OF PLANNING & BUILDING, WITH THE APPROVAL OF THE CHIEF OF THE FIRE DEPARTMENT.

36.164(3) CHANGE OF USE. IN THE EVENT OF ANY CHANGE OF USE OF ANY BUILDING, OR PORTION THEREOF, OR LAND, NO SUCH CHANGE OF USE SHALL BE INSTITUTED UNTIL A NEW CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE DIRECTOR OF PLANNING & BUILDING, WITH THE APPROVAL OF THE CHIEF OF THE FIRE DEPARTMENT.

FEE 75.00 APPLICANT X Parvin M Peik

7/93 PERMIT NO._____ DATE 1/31/95

City of South Pasadena

1414 Mission Street
South Pasadena, CA 91030
Office Hrs: 7:30 am to 5:00 pm, M-F
Phone Number (818) 403-7220
Insp. Request (818) 403-7220

BUILDING PERMIT APPLICATION

SITE ADDRESS: 1115 MISSION

ASSESSOR PARCEL NUMBER

BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: MISSION BELL PROPERTIES

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER: (626) 799-9898 x 345

PRINCIPAL DESIGNER'S NAME | LICENSE NO

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

EXPIRED

CONTACT PERSON

PHONE NUMBER: JUAN A. VICENTE

CONTRACTOR'S NAME: JUAN A. VICENTE

STREET ADDRESS: 17630 MILLBURGH RD

CITY: AZUSA | STATE: CA | ZIP CODE: 91702

LICENSE CLASS: C-39 | LICENSE NUMBER: 496703 | EXPIRATION DATE: 8-31-98

PHONE NUMBER: (626) 334 2430

WORKER'S COMPENSATION INSURANCE COMPANY NAME: STATE FUND

WORKER'S COMP INSURANCE POLICY NUMBER: 285-97-000054 2 | EXPIRATION DATE: 1-1-98

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: Juan A. Vicente Date: 10-7-97

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: Juan A. Vicente Date: 10-7-97

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: Juan A. Vicente

Signature: JUAN A. VICENTE Date: 10-7-97

DESCRIPTION OF WORK: ONLY LOWER ROOF
TEAR OFF BUILT-UP ROOF
REPLACE ROTTEN WOOD IF ANY.
APPLY NEW BUILT-UP ROOF (CAP SHEET)

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES: 1	FIRE SPRINKLERS ☐ YES ☐ NO	CODE IN EFFECT

STATISTICAL CLASSIFICATION NO.: UNITS | PLANNING FILE NO.

$ 3900 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

BUILDING PERMIT FEE	$ 97.25
ISSUANCE FEE	$ 23.50
SMIP FEE	$ .50
PLAN MAINTENANCE FEE	$
	$
	$
TOTAL	$ 121.25

PERMIT NUMBER	INITIALS	DATE
000731	LGC	10/7/97

DATE OF FINAL	FINAL BY

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED BUILDING INSPECTIONS AND APPROVALS		
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms		
B4	Structural Concrete Slab On Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Building Dept. Frame Inspection		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Floor/Ceiling Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Department Approval		
B26	Fire Department Approval		
B27	Public Works Dept. Approval		
B28	Final Building Inspection		

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____

Lender's Address: _____

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

_____

THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

☐ OWNER ☐ AGENT

NAME: _____

SIGNATURE: _____

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?

☐ YES ☐ NO

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

☐ YES ☐ NO

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

☐ YES ☐ NO

PEDESTRIAN PROTECTION: DATE APPROVED: _____

DATE PERMITTED TO BE REMOVED: _____

INSPECTION NOTES Prc roof approval for 1/2 of roof only the EAST half

Prc roof & sheathing OK West half

OK to apply Built-up roofing 10/20/97

State Fire Marshal Reserves Rigm To Require Ventilated Enclosure Around Cleaning Equipment If Toxic Concentration of Vapor Develops.

STATE FIRE MARSHAL
APPROVED
3-29-71
UNDER STATUTES OF CALIFORNIA
State Fire Marshal
By
STATE OF CALIFORNIA

OUTSIDE WALL
14'

LA 8267ECP

WESTINGHOUSE BDC API

CLEANING UNIT

TERMINATE DUCT NOT LESS THAN 8 FT. FROM ANY BUILDING OPENING

RECLAIMER
MARTIN
H 30 PT.

BOILER ← EXISTING

APPROVAL IS SUBJECT TO

- [x] Local ordinances
- [x] Field Inspection and Tests
- [x] Notations hereon
- [x] Provisions of State laws and regulations

NOTE:

State fire marshal does not [redacted] for structural requirements.

SPOTTING BOARD
EXISTING

Permit letter 3-29-71

EXHAUST FAN EACH MACHINE SHALL BE IN AUTOMATIC OPERATION WHEN DOOR IS OPEN

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		

SUPERIOR SHIRT LDY

1115 MISSION SO. PASADENA

DRAWN BY	SCALE	MATERIAL
RO	1/4 - 1'	
CHK'D	DATE	DRAWING NO.
TRACED	APP'D	

FH JONES LA 222 0248

LIETZ 165 8-1/2 X 11 (1050-60)

So. Pasadena Bldg. Dept.

Superior Shirt Laundry & Cleaners
1115 Mission
So. Pasadena
Plan approved 3-29-71
File: LA 8267 E CP

So. Pasadena P.D.

STATE FIRE MARSHAL
107 SOUTH BROADWAY
ROOM 9035
LOS ANGELES, CALIF. 90012

RECEIVED
MAR 30 1971
BUILDING DEPT.

March 29, 1971

Refer to
File No.: LA 82678 CP

L. E. & G. A. Halvorson
SUPERIOR SHIRT LAUNDRY & CLEANERS
1115 Mission
South Pasadena, California

Gentlemen:

THIS COMMUNICATION IS A PERMIT FOR:

( ) establishment of
( ) construction of a building or room in
( ) additional construction in
( ) reconstruction of
( ) installation of machinery in
(X) addition of machinery in
( ) machinery rearrangement in
( ) machinery replacement in

a clothes cleaning establishment at the above address.

Your attention is called to local ordinances, rules and regulations, and restrictions by Zoning and Planning Commissions and agencies. Local requirements more stringent than those administered by this Office shall apply. This permit is not a guarantee that local authorities will sanction the proposal and you are therefore cautioned to investigate thoroughly before continuing further with this undertaking.

In areas where a local or County Building Permit is required, the enclosed plan approved March 30, 19 71, should be submitted to the building authority.

NOTE: Prior to the operation of a NEW dry cleaning plant, a license is required by the State Board of Dry Cleaners.

Certificate of Completion is contingent upon satisfactory compliance with the following:

CP-2 5-64

This approval is for the installation of:

1 WESTINGHOUSE MODEL #SDC-1 ADI DRY CLEANING MACHINE

1 MARTIN MODEL #30 PT RECLAIMER/TUMBLER.

Final approval, however, is contingent upon compliance with notations shown on plans approved March 29, 1971 and the following:

1. Every clothes cleaning establishment shall be staffed by not less than one (1) qualified person whenever the processes of cleaning and dry cleaning are being performed. The possession of a valid operator's registration certificate as defined in Sections 511(b)(3) and 511(b)(6), Article 2, Chapter 6, State Department of Professional and Vocational Standards, Title 16, California Administrative Code, Rules and Regulations of the State Board of Dry Cleaners, shall be considered prima facie evidence of personnel qualifications.

2. This office reserves the right to require the installation of a ventilated enclosure around all cleaning equipment in the event that a toxic concentration of vapor develops. Such enclosure shall conform to the requirements of Section 13401 of the Health and Safety Code.

3. All processes consisting of washing, extracting, and deodorizing solvent-cleaned articles shall take place in equipment approved for that purpose by the State Fire Marshal.

4. The equipment, its installation, operation, and maintenance shall conform with all applicable laws and regulations of any other governmental agency.

5. An approved full face piece canister type breathing device shall be provided for the protection of the operator whenever a greater than normal concentration of toxic fumes or vapors is present.

6. An approved 2½-gallon pressure operated, water type, or equivalent fire extinguisher shall be installed. Extinguisher location shall be determined at field inspection. The fire extinguisher shall be serviced and maintained in accordance with manufacturer's instructions printed on each extinguisher.

COPY

7. Piping shall be installed in a manner so that no exitway or working area is obstructed. Reclaimed solvent shall be piped to an approved solvent storage tank or to the cleaning machine proper.

8. Reference is made to the Martin Model #30 PT Reclaimer/Tumbler; the manual shutoff switch for the cylinder exhaust fan shall be eliminated from the side of the tumbler and the arrangement of exhaust fan control shall be such that whenever the loading door is open the exhaust fan will be in operation and damper open.

9. Reference is made to the Westinghouse Model #BDC-1 AD1 Dry Cleaning Machine; the arrangement of exhaust fan control shall be such that whenever the loading door is open the exhaust fan will be in operation and damper open.

10. Terminate vent ducts not less than eight feet (8') from any building opening.

11. A minimum of thirty-six inches (36") of operating clearance shall be maintained for operation of all machines. Exit passages shall not be less than thirty-six inches (36") clear width. Machinery shall be located not less than eighteen inches (18") from any walls in order to afford sufficient room for cleaning and maintenance.

12. Solvent pumps shall be designed to prevent leaking of solvent. All pumps except vacuum pumps from solvent condensers shall be equipped with a pressure release device to prohibit pressures in excess of fifty pounds per square inch.

NOTE: It is recommended that the Los Angeles County Air Pollution District be contacted prior to installation.

This permit does not encompass the question of structural stability nor abrogate any more restrictive requirements by other agencies.

Yours very truly,

ALBERT E. HOLE
State Fire Marshal

By

JOHN SHAHINIAN
Senior Deputy

HRA:el
cc So. Pasadena Fire Dept.
cc So. Pasadena Bldg. Dept., (w/plan)
cc Deputy D. A. Sims, (w/plan)
cc St. Board of Dry Cleaners, (w/C-C)

COPY

Appendix E
Assessor Records

ESA

43

DESCRIPTION OF BUILDING					COMMERCIAL	BUILDING RECORD	5315 MAP BOOK	8 PAGE	34 PARCEL	181 SUB PART
CLASS & SHAPE	NO. STYS	BLDG. NAME	MAIN IMP.	YR. BLT. 1925	L.A. CO. ASSESSOR	CITY So. Pasadena	ADDRESS 1115 Mission St			

CONSTRUCTION	STRUCTURAL	EXTERIOR	FRONT	LIGHTING	AIR COND.
Light	Frame:	F L P B	Flat	Wiring	Heating
Sub-standard	Masonry	Unfin.	Recessed	K.T. / Conduit	Forced Air
Standard	Wood	Br. Ven.	Transom:	B.X. / W.M. Cable	Gravity
Heavy	Steel	Terra Cot.		Fixtures	Space Heater
Special		Stucco	Plate Glass In	Few / Min.	Wall
	Walls:	Siding	Sheet Glass In	Avg. / Med.	Floor
FOUNDATION	Concrete		Metal / Wood	Many / Good	Steam
Concrete	" Tilt-up	Paint	Bulkhead:	Incandescent	Hot Water
Brick	Brick			Fluorescent	
Reinforced	Reinforced	ROOF	Back Trim:	Recessed	Air-B.T.U.
	Plasters	Flat			COOLING
Light / Heavy	Ct. Bond Beam		Drop Ceiling		Refrig: Ton
	Curtain Wall	Truss-Wood	Entry Floor:	PLUMBING	
FLOORS	Party Wall	Truss-Steel		Avg. / Good	Chilled Water
Concrete		Span	DOORS		2 Pipe / 3 Pipe
" Lt. Wt.	Wall " x "		Pl. Gl. In Metal	No. Fixtures:	Heat Pump
Wood		Steel Deck	Wood	Water Heater	Evap. Cooler
	PARTITIONS	Composition	Temp. Glass	Circ. Pump	Thru-Wall
Joists - Wood		Concrete	Automatic	Water Softener	Filter
" Steel			Sgl. (1) Dbl. (2)		Humid.

ROOM & FINISH DETAIL													SPECIAL FEATURES
ROOMS	FLOORS B	1	2	3	Mez.	Top	FLOOR MATER.	INTERIOR FINISH WALLS	CEILINGS				ELEVATORS:
All													Freight: No.
Store													Passenger: No.
													Make
													Capy: Lbs.
													No. Stops:
													Electric / Automatic
													Hydraulic / Manual
Lobby													
Hall													ESCALATORS
Rest Rm.													No. Tracks / Width / No. Floors
Office													
													SPRINKLERS:
													RATING (E,G,A,F,P)
													Cond. / Arch. Mtr. / Func. Plan / Con-form / Stp. Space / Wrk-ship / Qual.

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
	1210			25						37,40	40	14962							
1950	1100	CX									40	14580		RYAN	750402				
1980	1100	CX		43	UCSD					71640	53	37970		EDWARDS	780218				SS

CX 1980

(1950)

COMPUTATIONS

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
RCLND			14960	Shape Area 10440	2280	23710												
				SFG (Ins/Ft) 1040	7.10	7380												
				Wall 2542	14.20	36100												
Less Rem. Sh.	10 144			Front 40	105	4200												
4% Cap	x 16.5																	
	= 23.76																	
Dep. Vals	120.24																	
Ass. Vals	60.12																	
x 1.453 Quan =	87.35																	
Qual. x 1.10	= 96.089																	
	x4 = 384	-	3800															
Total R.C.N.			14580			71640												

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	EXTERIOR	ROOF	INTERIOR

COMPUTATIONS

MAIN AREAS	OTHER AREAS

REMARKS: 75 [illegible] Bean Stay Shell Demolished - Begun 750401
(73) m - Remodel lost starting - No Entry 29 Sep 76 & 30 Sep 76
(74) REMODEL INCLUDED PAINT, NEW FLOOR COVERING, NEW PARTIONS RAISED EFF AGE TO 43 EDGING TO 780217
(75) m ACT I NAV [illegible] 1/4/06

OWNERS NAME: BUILDERS NAME:

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT	
SP 07[illegible]4	75[illegible]	—	[illegible]	
42	760521	8000	Add ha to [illegible]	remodel 2nd Sty Apt.
SP 13332	050404	10500	Alt Rebld Partl [illegible], Handicap R	

PARCEL 5 5 ET 43

BUILDING DESCRIPTION BLANK

Form No.

Book
Index
Page

No. 115 Mission

5315
8

Tract Raab.

Lot No. E½ of 7 Block No. A

Examined by S. R. TURNER Date 1-31-34

CLASS	ROOF	HEATING	DECORATING
Garages Stores ✓ Lofts Factories Warehouses	Flat, Hip Plain Tile Tin, Shingle Gravel Composition ✓ Summerhill Tarr	Fireplaces Wood, Coal Oil or Gas Furnace Steam ✓	Ornamental Medium Cheap
	Construction	**PLUMBING**	**ELEVATOR**
FOUNDATION	Good ✓ Medium Cheap	No. of Fixtures 6	Hand, Freight Automatic Elec. Hydraulic Bronze Enclos. Iron "
Concrete ✓ Brick		Good, Medium Cheap, Sewer ✓ Cesspool	
	WALLS		**Miscellaneous**
FRONT	Brick, Tile Concrete		Fire Escapes Metal Windows Sprinkler " Basement " Entire Bldg.
Copper, Wood Plate, Sheet Gl'ss Pressed Enameled Blue, Brick ✓ Terra Cotta Stone, Tile Plaster	**Exterior Dec.**	**LIGHTING**	
	Enameled Brick Good Pressed " Cheap " " Blue or sel. com " Plaster Ornamental Medium, Cheap	Gas, Electric ✓ Good, Medium Cheap	
		INTERIOR	**CONDITION**
		Finished Unfinished ✓	Good Medium Poor

1½

OCCUPANCY	
Owner, Rented, Vacant	
Year Built	1925
Basement:	
Finished	
Unfinished	
Cement Floor	1
No. of Stories	1½

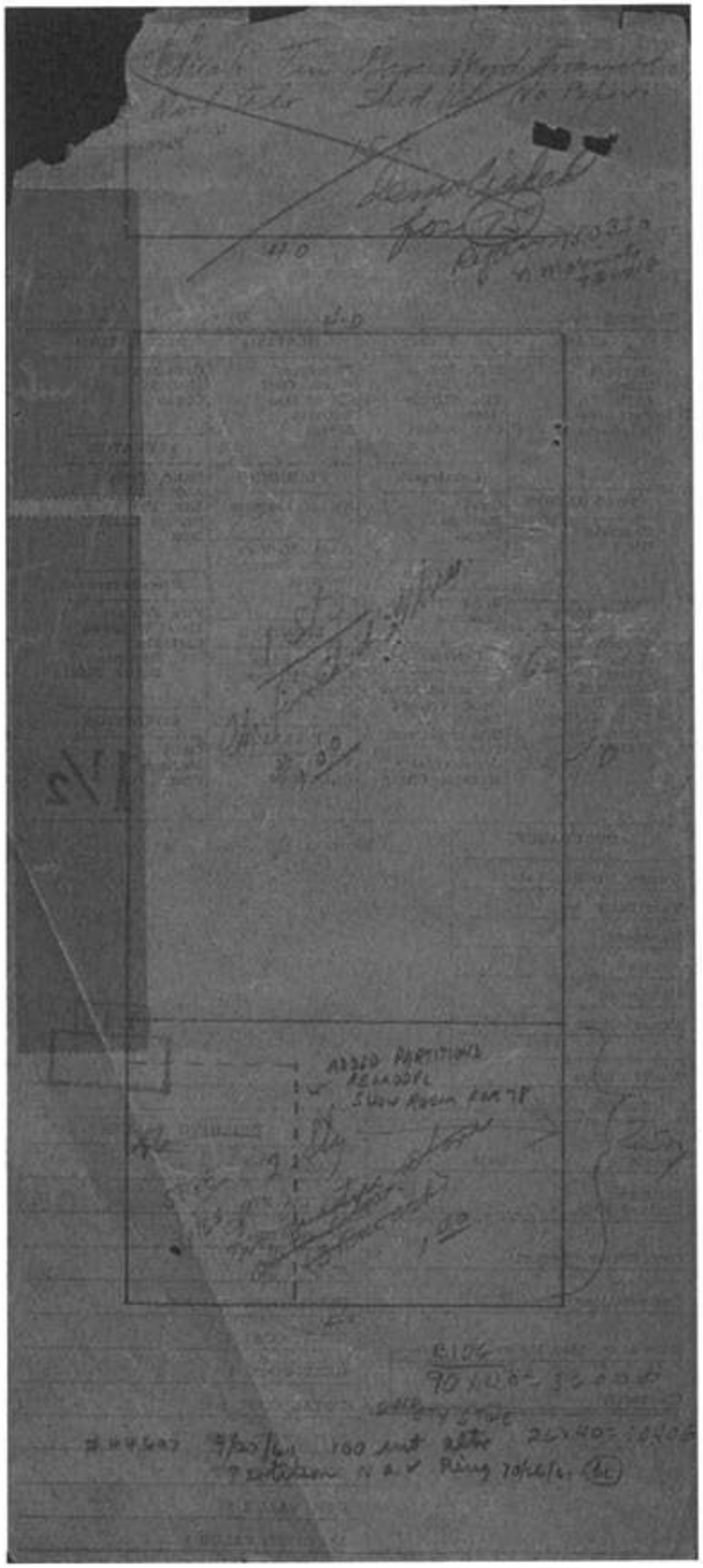
Remarks: Flat Bldg. Retrooms & old shop & Repairs & alterations Now 1 Rm & Partly Partitioned for living (3 Rm apt) entitled to Exp from 1925

1.10
3740

OWNER McClure

No. of Permit 1264	Date 12/8/33
Estimated Cost of Bldg. $ 1400 Repairs	Figure
Cost Factor Checked	
Computations " 6	
Entered on Map Book	S 605
Compared	3400

BUILDING VALUES	
CLASS	
NO. CU. FT.	
NO. SQ. FT.	7050
At $	1.40
BLDG. COST $	7917.
BSMT. COST $	2560.
HEAT COST $	144
TOTAL COST $	5616
PER CENT DEP.	13% 16.5
% UTILITY DEP.	
DEP. VALUE $	4857.
ASSESSED VALUE $	2430.

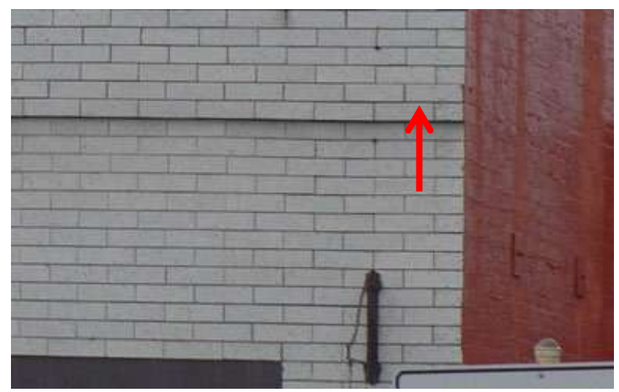

ADDED PARTITIONS
REMODEL
SHOW ROOM FOR 78
B106
90 x 40 = 3600 ft
100 int altre
Partition N.A.V. Ring

Appendix F
Character-Defining Features

ESA

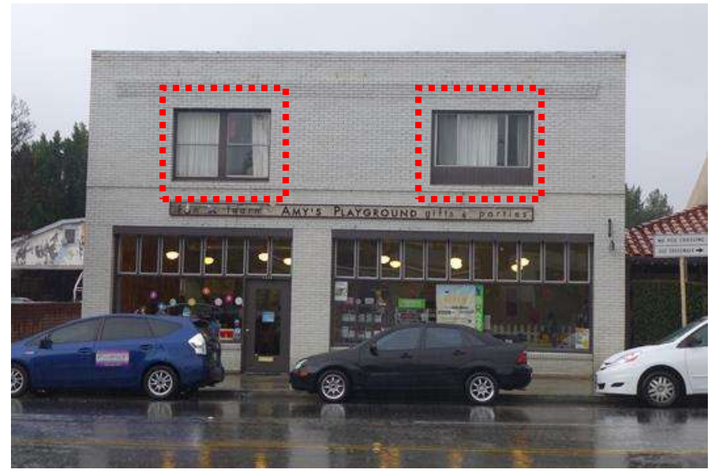
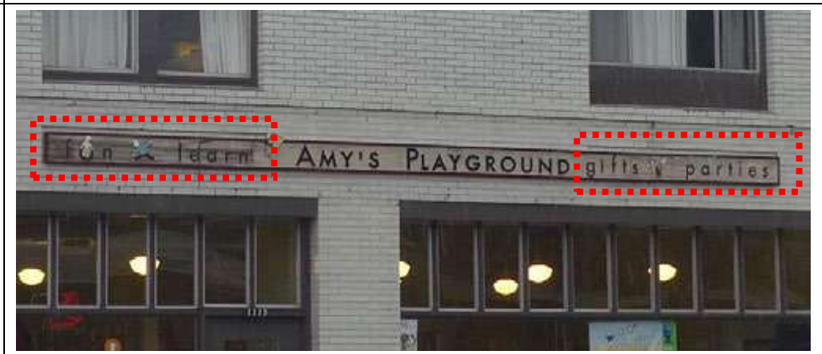
Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
Exterior (Overall)	Rectangular footprint	Source: Google Maps	Primary
	Overall rectangular massing consisting of two stories along Mission Street and one story at rear (south side)		Primary

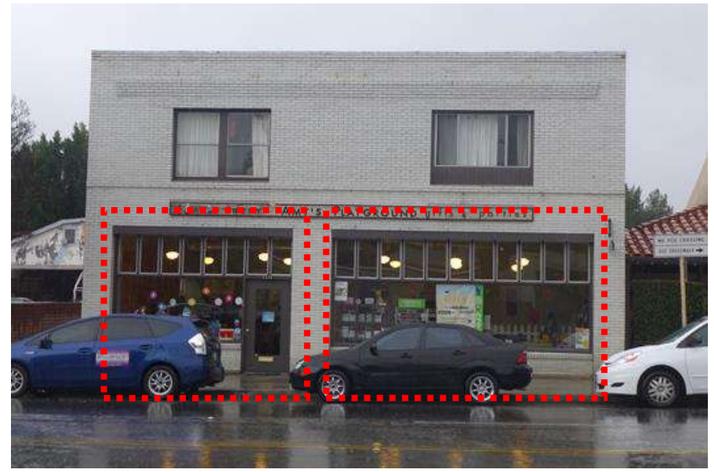
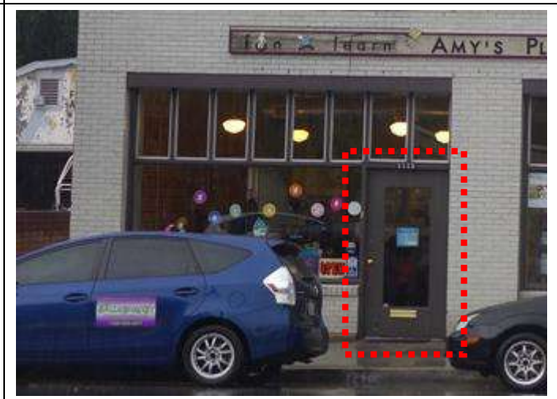
Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Roof: Two-story front (north side of subject property) section covered by flat roof surrounded on all four sides by brick parapet; one-story rear (south side of subject property) section covered by vaulted roof and enclosed by brick parapet	Source: Google Earth	Primary
North Elevation (Mission Street): Primary	Glazed brick exterior wall, running bond and speckled finish		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Projecting brick coursing, consisting of two courses of glazed brick, between first and second story	 	Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Project glazed brick band above second story windows consisting of six courses of glazed brick; four courses of angled glazed bricks surmounted by two courses of glazed brick; angled corners	 	Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Projecting glazed brick cornice, consisting of three courses of glazed brick, along parapet; top two courses of glazed brick project beyond lower course	 	Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Two rectangular window openings, fitted with wood surrounds, at second floor (windows appear to be replacements and therefore non-contributing)		Primary
	Rectangular masonry recess, five courses in height above storefronts		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Two storefront window openings fitted with wood surrounds and mullions (glazing appears to be replaced and therefore non-contributing), rectangular; opening at northeast corner of building larger than opening at northwest corner		Primary
	Single door opening fitted with wood surrounds set into northeastern storefront (door appears to be replaced and therefore non-contributing)		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Recessed glazed brick wall below storefront window openings surmounted by glazed masonry window sill; bricks comprising window sill angled		Primary
	Raised concrete footings below each storefront window opening		Contributing

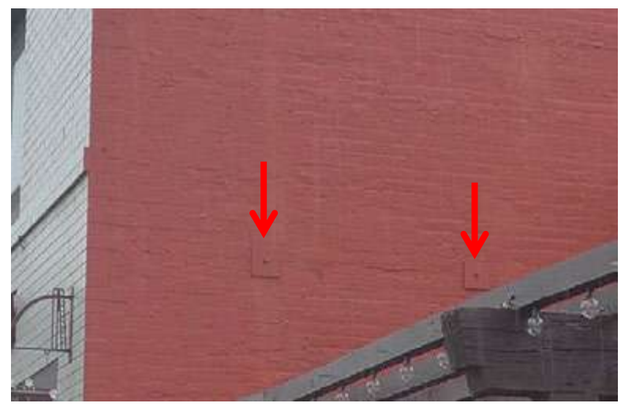
Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Projecting sign		Non-contributing
	Signage		Non-contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
East Elevation: Contributing	Two-story height at front end (north side) of subject property, with one-story height at rear (south side); stepped brick transition between two-story and one-story section		Primary
	Brick exterior wall (painted finish/water proofing non-contributing)		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Arched entryway surmounted by lintel consisting of two courses of brick (door non-contributing)		Contributing
	Two arched window openings surmounted by lintels consisting of two courses of brick (windows non-contributing)		Contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Light fixtures and electrical tubing		Non-contributing
	Plates installed as part of seismic retrofit for unreinforced masonry		Non-contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Metal mailbox		Non-Contributing
West Elevation: Contributing	Two-story height at front end (north side) of subject property, with one-story height at rear (south side)		Contributing

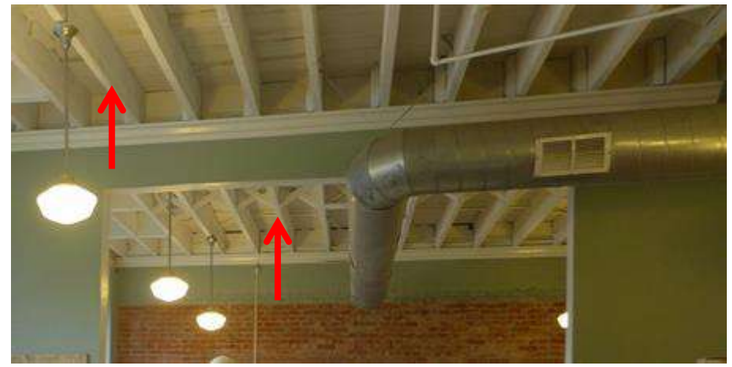
Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Brick exterior wall (painted finish/water proofing non-contributing)		Contributing
	Bolts installed as part of seismic retrofit for unreinforced masonry		Non-contributing
South Elevation (Rear): Contributing	One-story height and rectangular massing		Contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Brick exterior wall (painted finish/water proofing non-contributing)		Contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Garage door opening with projecting brick surrounds (infill panel and single metal door non-contributing)		Contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
Interior: Front (North) Room	Front Room: Red brick (laid in common bond) perimeter wall on east side of building (light green painted finish non-contributing)		Primary
	Front Room: Wood floor		Non-contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Front Room: central partition wall and eastern perimeter wall		Non-contributing

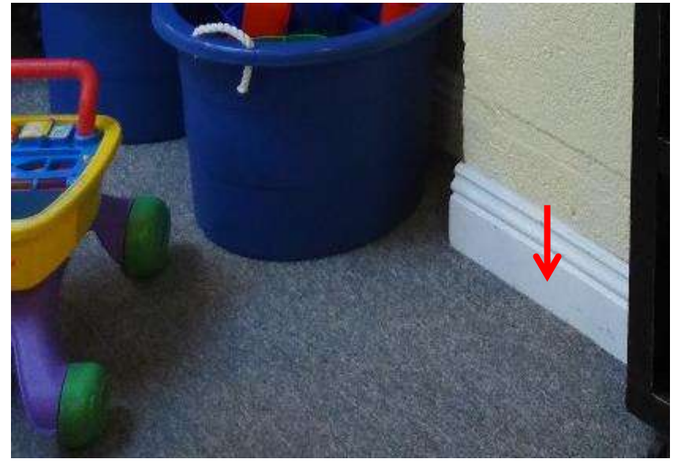
Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Front Room: Exposed floor joists		Non-contributing
	Front Room: Baseboard		Non-contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Front Room: Molding		Non-contributing
	Front Room: Lighting fixtures		Non-contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
Interior: Back (South) Room	Back Room: Red brick (laid in common bond) perimeter wall and pilasters		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Back Room: concrete piers supporting roof truss system (painted finish non-contributing)		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Back Room: vaulted ceiling supported by wood-framed truss; system; variation of fan and double fink truss systems along width of room, with intersecting cross ties along the center (ceiling material non-contributing)		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Back Room: carpet		Non-contributing
	Back Room: Baseboard, painted white		Non-contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Back Room: Lighting Fixtures		Non-contributing
	Back Room: Partition wall separating front and back rooms		Primary

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Back Room: south and east interior (painted finish non-contributing)		Non-contributing
	Back Room: Rectangular skylights symmetrically placed		Non-contributing

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)
	Back Room: Molding		Non-contributing

Appendix G
Proposed Project Plans

ESA

CFT MISSION BELL CENTER

MIXED USE COMMERCIAL AND MULTIFAMILY RESIDENTIAL

1101-1115 MISSION STREET, SOUTH PASADENA, CA

REVISED ENTITLEMENTS SUBMITTAL, 02.27.19

PROJECT DESCRIPTION:

3 STORY MIXED USE PROJECT

THE PROJECT CAN BE DESCRIBED AS A (3) STORY MIXED USE BUILDING WITH (2) STORIES OF PARKING BELOW GRADE. THE SITE ALSO CONTAINS A (2) STORY MASONRY BUILDING WHICH IS DEEMED HISTORIC TO THE CITY OF SOUTH PASADENA WHICH IS A CRITICAL PART OF THE PROJECT'S OVERALL DESIGN.

THE PROJECT PROPOSES (35) NEW RESIDENTIAL UNITS AND REFURBISHES (1) EXISTING UNIT AS 1 BEDROOM LOFTS, FLATS, AND 2 BEDROOM FLATS. THE GROUND FLOOR COMMERCIAL SPACE 7,394 SF INCLUDING THE HISTORIC BUILDING.

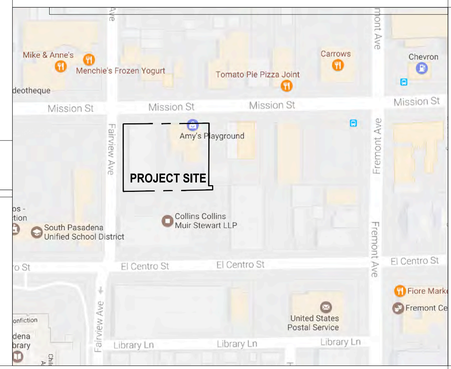
BUILDING INFORMATION:

BUILDING INFORMATION
NUMBER OF STORIES: 3
TYPE OF CONSTRUCTION: TYPE V-B OVER TYPE I PODIUM AND BASEMENT/S
USE: MULTIFAMILY USES OVER COMMERCIAL AND PARKING USES
OCCUPANCY: A2, M, R2, AND S2 OCCUPANCIES
LOT AREA: 31,113 SF
LOT COVERAGE: 69% LOT COVERAGE

APPLICABLE CODES:

PROJECT SHALL COMPLY WITH:
2017 CALIFORNIA BUILDING CODE
2017 CALIFORNIA GREEN BUILDNG CODE
2017 CALIFORNIA ELECTRICAL CODE
2017 CALIFORNIA PLUMBING CODE
2017 CALIFORNIA MECHANICAL CODE
2017 TITLE 24 ENERGY COMPLIANCE

VICINITY MAP:



PROJECT DATA:

CLIENT CONTACT
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CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
626.372.8122

PROJECT ADDRESS
1101-1115 MISSION STREET
SOUTH PASADENA, CA 91030

COMBINED LOT AREA: 31,113 S.F.

ASSESSOR PARCEL NO. (APN): 5315-008-045, 5315-008-043

PROPERTY BOUNDARY DESCRIPTION: *TR=RAABS SUBDIVISION*LOT 5 AND(EX OF ST LOT 6 BLK A AND THROOP GATES AND COOKS SUBDIVISION N 10 FT OF LOT 3 AND ALL OF LOT 4 BLK C

REGION / CLUSTER: 27 / 27614

GENERAL NOTES:

A. **GENERAL NOTES**

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.
2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER AND ARCHITECT.
3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.
4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.
6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE OF THE KIND AND QUALITY OF MATERIALS.
8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

B. **PERMITS AND REGULATIONS**

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE APPLICABLE BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.
3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. **PROTECTION OF WORK & PROPERTY**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

C. **PROTECTION OF WORK & PROPERTY (CONT.)**

2. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. **SUPERVISION**

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. **DAMAGES IN THE WORK**

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. **CLEANING BUILDING AND PREMISES**

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS. STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

G. **GUARANTEES**

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

H. **VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS**

1. WHEN APPLICABLE THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

H. **TRANSPORTATION OF EXCAVATED MATERIAL**

1. WHEN APPLICABLE, THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

ABBREVIATIONS:

&	AND	FIN	FINISH(ED)	PSF	POUNDS PER SQUARE FOOT
@	AT	FIXT	FIXTURE	PSI	POUNDS PER SQUARE INCH
d	PENNY	FL	FLOOR	PT	POINT
°	ANGLE	FLASH	FLASH(ING)	PTDF	PRESSURE TREATED DOUGLAS FIR
⊥	PERPENDICULAR	FLUOR	FLUORESCENT	Q	QUARTZ
A/C	AIR CONDITIONER / CONDITIONING	FOC	FACE OF CONCRETE	QT	QUARRY TILE
AB	ANCHOR BOLT	FOF	FACE OF FINISH	QTY	QUANTITY
ABV	ABOVE	FOM	FACE OF MASONRY	R	RISER
AC	ASPHALTIC CONCRETE	FOP	FACE OF PLYWOOD	RAD	RADIUS
AD	AREA DRAIN	FOS	FACE OF STUDS	RCP	REFLECTED CEILING PLAN
ADA	AMERICANS WITH DISABILITIES ACT	FOW	FACE OF WALL	RD	ROOF DRAIN
ADJ	ADJUSTABLE / ADJACENT	FP	FIREPROOF; FIREPLACE	REF	REFERENCE; REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	FT	FOOT OR FEET	REG	REGISTER
AFG	ABOVE FINISHED GRADE	FTG	FOOTING	REINF	REINFORCE(D)
AFS	ABOVE FINISHED SLAB	FURR	FURRING	REQ	REQUIRED
AL / ALUM	ALUMINUM	GA	GAUGE	REV	REVISE / REVISION
ALT	ALTERNATE	GALV	GALVANIZE(D)	RFL	REFLECTED
ANOD	ANODIZED	GC	GENERAL CONTRACTOR	RH	RIGHT HAND; ROUND HEAD
AP	ACCESS PANEL	GL	GLASS / GLAZING	RM	ROOM
APPROX	APPROXIMATELY	GR	GRADE	RO	ROUGH OPENING
ARCH	ARCHITECT(URAL)	GYP	GYPSUM	RWD	REDWOOD
ASPH	ASPHALT	GYP BD	GYPSUM BOARD	S	SOUTH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	HB	HOSE BIB	SCHED	SCHEDULE
AUTO	AUTOMATIC	HDR	HEADER	SD	STORM DRAIN
AVG	AVERAGE	HDWR	HARDWARE	SECT	SECTION
BD	BOARD	HOR / HORIZ	HORIZONTAL	SF	SQUARE FEET
BET	BETWEEN	HP	HIGH POINT; HORSEPOWER	SHT	SHEET
BITUM	BITUMINOUS	HR	HANDRAIL; HOUR	SHTG	SHEATHING
BLDG	BUILDING	HT	HEIGHT	SHWR	SHOWER
BLK	BLOCK	HTR	HEATER	SIM	SIMILAR
BLKG	BLOCKING	HVAC	HEATING / VENTILATION / AIR CONDITIONING	SMACNA	RE: THE ARCH SHEET METAL MANUAL
BN	BOUNDARY NAILING	HW (R)	HOT WATER (RETURN)	SOG	SLAB ON GRADE
BOT	BOTTOM	ID	INSIDE DIAMETER	SPEC	SPECIFY / SPECIFICATION
CAB	CABINET	IN	INCH / INCHES	SQ	SQUARE
CB	CATCH BASIN	INCL	INCLUDE(D) / INCLUDING	SQFT	SQUARE FEET
CF	CUBIC FOOT	INSUL	INSULATE / INSULATION	SQIN	SQUARE INCH(ES)
CI	CAST IRON;CONTRACTOR INSTALLED	INT	INTERIOR	SS	STAINLESS STEEL
CIP	CAST IN PLACE	JT	JOINT	ST	STONE
CJ	CONTROL JOINT; CEILING JOIST	LAM	LAMINATE(D)	STD	STANDARD
CL	CENTER LINE	LAV	LAVATORY	STL	STEEL
CLG	CEILING	LB	LAG BOLT	STOR	STORAGE
CLOS	CLOSET	LB(S)	POUND(S)	STRUCT	STRUCTURE / STRUCTURAL
CLR	CLEAR	LF	LINEAR FOOT (FEET)	SUSP	SUSPENDED
CMU	CONCRETE MASONRY UNIT	LH	LEFT HAND	SYM	SYMMETRICAL
CO	CLEAN/CLEAR OUT	LIB	LIBRARY	SYN	SYNTHETIC
COL	COLUMN	LP	LOW POINT	SYS	SYSTEM
CONC	CONCRETE	LT	LIGHT	T&B	TOP AND BOTTOM
CONST	CONSTRUCTION	LVR	LOUVER	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	MACH	MACHINE	TBD	TO BE DETERMINED
CORR	CORRIDOR	MAINT	MAINTENANCE	TBS	TO BE SELECTED
CSK	COUNTERSINK	MAS	MASONRY	TEL	TELEPHONE
DBL	DOUBLE	MATL	MATERIAL	TEMP	TEMPORARY / TEMPERATURE
DEMO	DEMOLISH; DEMOLITION	MAX	MAXIMUM	THK	THICK
DF	DOUGLAS FIR	MB	MACHINE BOLT	THRU	THROUGH
DIA	DIAMETER	MECH	MECHANICAL	TOC	TOP OF CONCRETE
DIAG	DIAGONAL	MEMB	MEMBRANE	TOS	TOP OF SLAB
DIM	DIMENSION	MEZZ	MEZZANINE	TOW	TOP OF WALL
DIV	DIVISION	MFR	MANUFACTURE(R)	TV	TELEVISION
DN	DOWN	MIN	MINIMUM	TYP	TYPICAL
DS	DOWNSPOUT	MISC	MISCELLANEOUS	UL	UNDERWRITER'S LABORATORY
DWG	DRAWING	MR	MOISTURE RESISTANT	UNF / UNFIN	UNFINISHED
(E)	EXISTING	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
E	EAST	(N)	NEW	UON	UNLESS OTHERWISE NOTED
EA	EACH	N	NORTH	UPS	UNINTERRUPTIBLE POWER SUPPLY
EJ	EXPANSION JOINT	NA OR N/A	NOT AVAILABLE / APPLICABLE	V	VOLT
EL	ELEVATION	NIC	NOT IN CONTRACT	VB	VAPOR BARRIER
ELEC	ELECTRICAL	NO / #	NUMBER	VERT	VERTICAL
ELEV	ELEVATOR	NOM	NOMINAL	VEST	VESTIBULE
EMER	EMERGENCY	NTS	NOT TO SCALE	VGDF	VERTICAL GRAIN DOUGLAS FIR
EN	EDGE NAIL	OC	ON CENTER	VIF	VERIFY IN FIELD
ENG	ENGINEER	OD	OUTSIDE DIAMETER	VNR	VENEER
EQ	EQUAL(LY)	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VOL	VOLUME
EQPT	EQUIPMENT	OPG / OPNG	OPENING	VTR	VENT THRU ROOF
EQUIP	EQUIPMENT	OZ	OUNCE	W	WEST
EST	ESTIMATE	P	PAINT (NUMBER - SEE SPECS)	W/	WITH
EXIST	EXISTING	PED	PEDESTAL	W/O	WITHOUT
EXP	EXPANSION	PER	PERIMETER	WC	WATER CLOSET
EXT	EXTERIOR	PERF	PERFORATED	WD	WOOD
FAST	FASTEN(ER)	PERP	PERPENDICULAR	WF	WIDE FLANGE
FAU	FORCED AIR UNIT	PL	PROPERTY LINE	WH	WATER HEATER
FBO	FURNISHED BY OWNER	PLAS	PLASTER	WI	WROUGHT IRON
FCO	FLOOR CLEAN OUT	PLYWD	PLYWOOD	WIN	WINDOW
FD	FLOOR DRAIN	POC	POINT OF CONNECTION	WP	WATERPROOF(ING)
FF	FINISHED FLOOR	PR	PAIR	WPT	WORK POINT
FG	FINISHED GRADE	PRCST	PRE-CAST	WWF	WELDED WIRE FABRIC
FH	FLAT HEAD	PREFAB	PREFABRICATED	YD	YARD
		PROP	PROPERTY		

PROJECT TEAM:

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SHEET INDEX:

	#	SHEET NAME	ENTITLEMENTS	PC SUBMITTAL	RECHECK SET	PERMIT SET	XX.XX.XX	XX.XX.XX	XX.XX.XX
			5TH SHEET ISSUE						
ARCHITECTURAL	A - 0.00	COVER SHEET	●						
	A - 0.01	PROJECT SUMMARY	●						
	A - 0.02	SYMBOLS	●						
	A - 0.03	DESIGN PROCESS	●						
	A - 0.04	SITE CONTEXT	●						
	A - 0.05	SITE DEMO	●						
	A - 0.10	3D VIEWS	●						
	A - 0.11	3D VIEWS	●						
	A - 0.12	3D VIEWS	●						
	A - 0.13	3D VIEWS	●						
	A - 0.14	3D VIEWS	●						
	A - 0.15	3D VIEWS	●						
	A - 0.16	3D VIEWS	●						
	A - 0.17	3D VIEWS	●						
	A - 1.00	CONTEXT PLAN	●						
	A - 1.01	CONTEXT ELEVATIONS	●						
	A - 1.02	SITE PLAN	●						
	A - 1.03	SURVEY	●						
	A - 1.10	HISTORIC BLDG L1 PLANS	●						
	A - 1.11	HISTORIC BLDG L2 PLANS	●						
	A - 1.12	HISTORIC BLDG ROOF PLANS	●						
	A - 1.20	HISTORIC BLDG ELEVATIONS	●						
	A - 1.21	HISTORIC BLDG ELEVATIONS	●						
	A - 1.22	HISTORIC BLDG SECTIONS	●						
	A - 2.00	B2 PLAN	●						
	A - 2.01	B1 PLAN	●						
	A - 2.10	L1 PLAN	●						
	A - 2.20	L2 PLAN	●						
	A - 2.30	L3 PLAN	●						
	A - 2.40	ROOF PLAN	●						
	A - 3.10	ELEVATIONS	●						
	A - 3.11	ELEVATIONS	●						
	A - 4.10	SECTIONS	●						
	A - 4.11	SECTIONS	●						
	A - 4.12	SECTIONS	●						
	A - 4.13	SECTIONS	●						
	A - 5.10	WALL SECTION	●						
	A - 6.10	WINDOW + DOOR SCHEDULE	●						
	A - 6.11	WINDOW + DOOR SCHEDULE	●						
	A - 6.12	WINDOW + DOOR SCHEDULE	●						
	A - 7.10	ENLARGED UNIT PLANS	●						
	A - 7.11	ENLARGED UNIT PLANS	●						
	A - 7.12	ENLARGED UNIT PLANS	●						
	A - 7.13	ENLARGED UNIT PLANS	●						
	A - 8.10	INTERIOR ELEVATIONS	●						
	A - 8.11	INTERIOR ELEVATIONS	●						
LANDSCAPE	L - 2.00	SITE PLAN	●						
	L - 2.01	HARDSCAPE PLAN	●						
	L - 8.00	PLANTING PALETTE	●						
	L - 8.01	LANDSCAPE ZONES	●						
CIVIL	TPM-1	TENTATIVE PARCEL MAP	●						
	LID-1	LID CONCEPTUAL LAYOUT	●						
	LID-2	LID DETAILS	●						

NOT FOR CONSTRUCTION

W•RKSH•P

project:
CFT Mission Bell Center
Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276
architect's stamp

consultant

revisions
file
drawn
reviewed

issued	date	by
Entitlements	07.12.2017	
Rev. Entitlements	10.23.2017	
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title
project number 16.20.00
scale as noted
date February 27, 2019

COVER SHEET INDEX

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet
A-0.00

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GRAPHIC SYMBOLS

GRAPHIC SYMBOLS:

- north — NORTH ARROW (DARK LINE INDICATES NORTH)
- MATCH LINE / SEE x/Ax.xx — MATCH LINE INDICATOR (SHADED PORTION IS SIDE OF LINE CONSIDERED)
- 2 / sd-1.08 — ELEVATION DRAWING NUMBER; SHEET NUMBER
- BUILDING ELEVATION
- 2 / sd-1.08 — SECTION DRAWING NUMBER; SHEET NUMBER
- BUILDING SECTION
- 2 / sd-1.08 — DETAIL DRAWING NUMBER; SHEET NUMBER
- DETAIL SECTION
- BUILDING COMPONENT; BUILDING COMPONENT DESCRIPTION
- EXT - LH | 4 — MATERIAL CALLOUT
- DETAIL IDENTIFICATION; X / X; SHEET NUMBER — DETAIL / ENLARGED PLAN REFERENCE
- 1 / A — GRID LINE OR COLUMN IDENTIFICATION
- DATUM POINT OR ELEVATION MARK
- HEIGHT INDICATION; 9'-0"; 1ST FLOOR; FLOOR/LEVEL INDICATION — LEVEL LINE AND CONTROL POINT INDICATOR
- (E) 62.3 — EXISTING SPOT ELEVATION
- 9'-0" — NEW FINISH ELEVATION
- 62.3 — NEW SPOT ELEVATION
- X — KEY NOTE IDENTIFICATION
- XX — FINISH MATERIAL CALL OUT
- SA / 1 | A — WALL OR PARTITION TYPE
- SCOPE OF REVISION
- A — ADDENDUM
- 1 — PLAN CHANGE (REVISION NUMBER)
- ALIGN
- SF-1 — STOREFRONT NUMBER
- X — WINDOW + DOOR NUMBER
- EL. 0'-0" — FINISH CONC. SLAB ELEVATION / FIN CEILING ELEVATION
- T — THERMOSTAT
- 102 — DOOR TYPE
- PARTITION WHERE OCCURS TYPICAL DIMENSION TO DOOR, UNLESS OTHERWISE NOTED
- OFFICE / 101 — ROOM NAME; ROOM NUMBER
- SLAB STEP IN ELEVATION
- BREAK LINE INDICATOR
- PATH OF TRAVEL FOR EXITING
- TRENCH DRAIN
- FEC — RECESSED WALL FIRE EXTINGUISHER CABINET
- FD — INTERIOR FLOOR DRAIN
- DD — EXTERIOR DECK DRAIN
- H.B. — RECESSED WALL HOSE BIB
- FHC — RECESSED WALL FIRE HOSE CABINET

SITE SYMBOLS:

- G — GAS METER, TYPICAL
- W — WATER METER, TYPICAL
- WATER BACK-FLOW PREVENTER, TYPICAL
- EXTERIOR LIGHTING BOLLARD
- 32 — PARKING SPACE COUNT
- FIRE HYDRANT (N) OR (E)
- MH — MAN HOLE COVER (N) OR (E)
- STREET LIGHT STANDARD (N) OR (E)
- PARKING LOT LIGHT STANDARD
- PROPERTY LINE
- EXITING AND PATH OF TRAVEL - BUILDING
- FIRE DEPARTMENT CONNECTION POINT
- E.T. — ON GRADE ELECTRICAL TRANSFORMER AND PAD
- HANDICAP PARKING SYMBOL
- VEHICLE DIRECTION PATH
- ADA PATH OF TRAVEL STRIPING

DISCIPLINE IDENTIFICATION INDEX:

A	ARCHITECTURAL
C	CIVIL
E	ELECTRICAL
FP	FIRE PROTECTION (DESIGN-BUILD)
L	LANDSCAPE/PLANTING/IRRIGATION
M	MECHANICAL/HVAC
P	PLUMBING
S	STRUCTURAL
SH	SHORING
VT	ELEVATOR

TEXT SYMBOLS:

&	AND
∠	ANGLE
@	AT
x	BY
℄	CENTERLINE
+/-	PLUS AND MINUS
FL	FLOW LINE
#	NUMBER, POUND
/	PER
⊥	PERPENDICULAR
◺	PITCH, SLOPE
Ø	ROUND, DIAMETER
'	FOOT
"	INCH

CEILING / WALL SYMBOLS:

- ACOUSTICAL TILE CEILING GRID
- SUPPLY DIFFUSER OR GRILLE
- EXHAUST FAN WITH LIGHT COMBO
- LINEAR DIFFUSER/ RETURN
- RETURN AIR GRILL
- LINEAR FLUORESCENT WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- CEILING MOUNT LIGHT FIXTURE
- P — DECORATIVE PENDANT LIGHT FIXTURE
- RECESSED DOWNLIGHT
- WALL-WASHER
- WALL MOUNTED LIGHT FIXTURE (i.e. SCONCE)
- TRACK LIGHTING REFER TO PLAN FOR NUMBER OF SPOT LIGHTS
- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS
- SD — SMOKE OR HEAT DETECTOR
- SPRINKLER HEAD
- AP — ACCESS PANEL
- S — SPEAKER
- F — FIRE ALARM DEVICE
- FLUORESCENT STRIP LIGHT
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- MECHANICAL DUCT THROUGH CEILING/FLOOR ASSEMBLY
- $3 — LIGHT SWITCH 3: WAY
- $ — DIMMER SWITCH
- DUPLEX RECEPTACLE OUTLET
- QUAD RECEPTACLE OUTLET
- TELE/DATA OUTLET
- TELEPHONE OUTLET
- J — WALL J-BOX
- FLOOR MOUNTED QUAD RECEPTACLE OUTLET
- FLOOR MOUNTED TELE/DATA OUTLET
- F — FLOOR MOUNTED FURNITURE POWER FEED
- J — HARDWIRE FLOOR J-BOX
- FS — WALL MOUNTED FIRE STROBE
- STAIR MOUNTED STEP LIGHT (SITE LIGHTING PLAN ONLY)
- OVER HEAD WATER CURTAIN
- DROPPED SOFFIT
- 9'-0" / A.F.F. — FINISH CEILING ELEVATION

MATERIAL INDICATIONS:

- ACOUSTICAL TILE
- ASPHALT PAVING
- BRICK
- CARPET
- CERAMIC TILE
- CONCRETE IN SECTION
- CONCRETE MASONRY UNIT
- EARTH, SOIL
- FERROUS METAL
- GLASS (SMALL SCALE)
- GLAZING
- GLASS UNIT MASONRY
- GYPSUM BOARD
- INSULATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL LATH AND PLASTER
- METAL STUD PARTITION
- PLASTER, SAND, GROUT, MORTAR, GYP BD CEILING
- PLYWOOD
- POROUS FILL (STONE, GRAVEL, ETC.)
- PRE CAST CONCRETE
- SHEET METAL
- SHIM OR BLOCKING
- STONE
- WOOD, FINISHED
- WOOD, ROUGH

NOT FOR CONSTRUCTION

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Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT — Dwight S. Bond — C-33276 — Renewal Date 09.30.2017 — STATE OF CALIFORNIA

consultant

revisions

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title

project number	16.20.00
scale	as noted
date	February 27, 2019

SYMBOLS

workshop design collective, inc.
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workshopdesigncollective@gmail.com

sheet

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B2 PLAN

scale: 1" = 30'-0" 0' 15' 30'

52 FULL SIZE SPACES
1 ADA VAN SPACE
1 ADA FULL SIZE SPACE
54 RESIDENTIAL SPACES

1 EV - ADA VAN SPACE (1 EV)
1 FULL SIZE SPACE (1 EV)
2 RESIDENTIAL EV SPACES

56 TOTAL SPACES

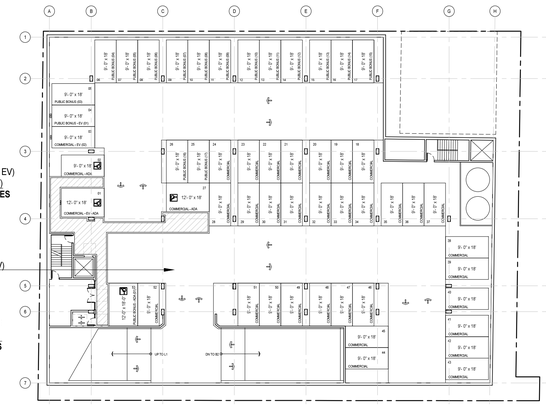
** 6 SURPLUS SPACES **

34 FULL SIZE SPACES (1 EV)
1 ADA VAN SPACE (1 EV)
1 ADA FULL SIZE SPACE
36 COMMERCIAL SPACES

16 PUBLIC BONUS SPACES
1 ADA VAN SPACE (1 EV)
17 PUBLIC BONUS SPACES

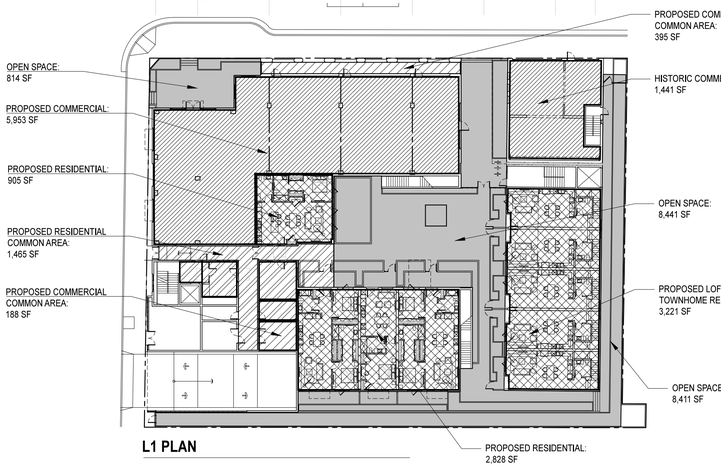
53 TOTAL SPACES

** 6 SURPLUS SPACES **



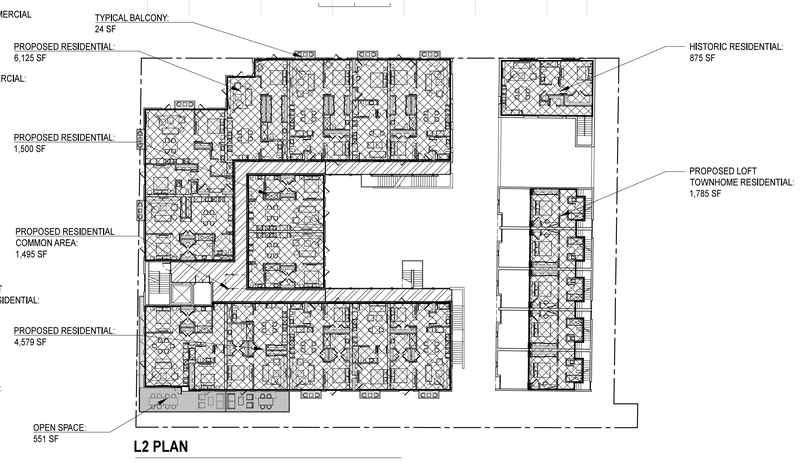
B1 PLAN

scale: 1" = 30'-0" 0' 15' 30'



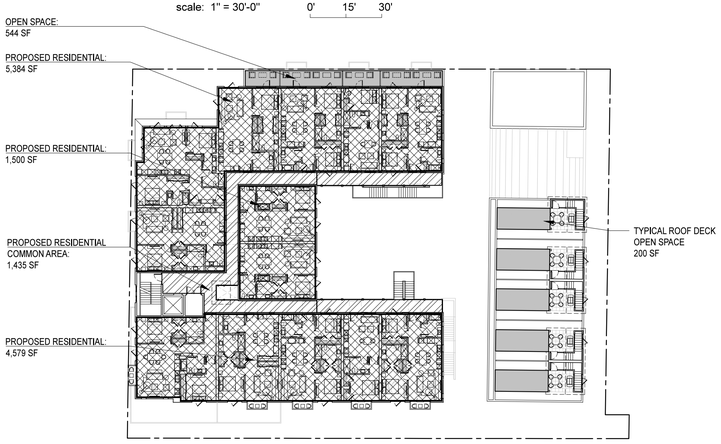
L1 PLAN

scale: 1" = 30'-0" 0' 15' 30'



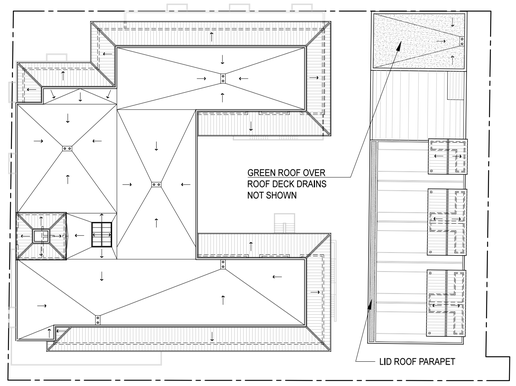
L2 PLAN

scale: 1" = 30'-0" 0' 15' 30'



L3 PLAN

scale: 1" = 30'-0" 0' 15' 30'



ROOF PLAN

scale: 1" = 30'-0" 0' 15' 30'

OPEN SPACE CALCULATION:

8,441 SF
814 SF
544 SF
24 SF X 14 BALCONIES = 336 SF
551 SF
200 SF X 5 ROOF DECKS = 1,000 SF
TOTAL OPEN SPACE: **11,686 SF**

COMMERCIAL AREA
COMMERCIAL COMMON AREA
RESIDENTIAL AREA
RESIDENTIAL COMMON AREA
OPEN SPACE

north

PROJECT SUMMARY (DEVELOPMENT STANDARDS)

HISTORIC SITE AREA PER SURVEY	7,256.5 SF
NEW PROJECT SITE AREA:	23,856.5 SF
TOTAL SITE AREA:	**31,113 SF**
HISTORIC SITE ALLOWABLE F.A.R.:	7,256.5 SF X 0.8 = **5,805.2 SF**
NEW PROJECT (BONUS SITE) F.A.R.:	23,856.5X 1.5 = **35,784.75 SF**
PROPOSED ALLOWABLE SITE F.A.R.:	**41,589.95 SF**
PROPOSED DENSITY:	35 NEW DU + 1 EXISTING DU = **36 DU** 31,113 SF / 36 DU = **1 DU / 864.25 SF**
OPEN SPACE REQUIREMENT:	275 SF OPEN SPACE / DU 9,900 SF FOR 36 DU
ALLOWABLE HEIGHT:	32 FT. FOR BY RIGHT, 2 STORIES 40 FT. FOR BONUS SITE, 3 STORIES
PARKING REQUIRED:	RETAIL - 4 / 1,000 SF RESTAURANT - 4 / 1,000 SF (PER MSSP, EXCEPTION 6.2.2.A, TABLE 8) 1 BED - 1 / DU 2 BED - 2 / DU

PROJECT SUMMARY (PROPOSED PROJECT)

TOTAL RESIDENTIAL AREA:	**33,281 SF**
TOTAL RESIDENTIAL COMMON AREA:	**4,395 SF***
TOTAL COMMERCIAL AREA:	**7,394 SF**
TOTAL COMMERCIAL COMMON AREA:	**583 SF***
TOTAL PROJECT FLOOR AREA:	**45,653 SF**

*NOT INCLUDED IN NET PROJECT FLOOR AREA.

TOTAL NET PROJECT FLOOR AREA
33,281 SF + 7,394 SF = **40,675 SF** — **40,675 SF < 41,589.95 SF ALLOWABLE FAR**

BONUS PARKING CALCULATION
35,784.75 - (23,856.5 X 0.8) = ***16,699.55 SF** — **17 PUBLIC BONUS SPACES REQD.**

TOTAL PARKING REQUIRED:	30 (RESTAURANT / RETAIL) B1 LVL 17 (BONUS) B1 LVL 50 (RESIDENTIAL) B2 LVL **97 TOTAL REQUIRED ON SITE.**
TOTAL PARKING PROVIDED:	**109 PROVIDED** (56 ON B2, 53 ON B1) 12 SURPLUS SPACES
PROPOSED RESIDENTIAL MIX:	(5) 1 BED LOFTS, (17) 1 BED, (14) 2 BED, **36 TOTAL DU**
PROPOSED COMMERCIAL MIX:	5,953 SF RESTAURANTS (24 SPACES) 1,441 SF RETAIL (6 SPACES)
OPEN SPACE PROVIDED: PRIVATE BALCONIES AND DECKS COMMUNAL COURTYARD SPACE/S	(9,900 SF REQUIRED) 1,336 SF 10,374 SF
TOTAL OPEN SPACE PROVIDED	**11,686 SF PROVIDED**

PROJECT SUMMARY (FLOOR AREA BY LEVEL)

L1: RETAIL:	5,953 SF (NEW) 1,441 SF (HISTORIC BLDG)
TOTAL L1 RETAIL:	**7,394 SF**
PARKING REQUIRED:	30 SPACES (24 REST., 6 RETAIL)
L1: RETAIL COMMON AREA:	**583 SF**
L1: RESIDENTIAL UNIT MIX:	(5) 1 BEDROOM LOFTS (2) 1 BEDROOM FLATS (2) 2 BEDROOM FLATS **9 TOTAL DU**
L1: RESIDENTIAL AREA:	3,221 SF (LOFTS) 3,733 SF (FLATS)
TOTAL L1 RESDIENTIAL AREA:	**6,954 F**
PARKING REQUIRED:	11 SPACES REQD.
L1: RESIDENTIAL COMMON AREA:	**1,465 SF**
TOTAL L1 RETAIL FLOOR AREA:	**7,977 SF**
TOTAL L1 RESIDENTIAL FLOOR AREA:	**8,419 SF**
TOTAL L1 FLOOR AREA (NEW AND HISTORIC)	**16,396 SF**
TOTAL L1 FLOOR AREA (NEW)	**14,955 SF**
L2: RESIDENTIAL UNIT MIX:	(8) 1 BEDROOM FLATS (5) 2 BEDROOM FLATS (1) 1 BEDROOM, HISTORIC FLAT **14 TOTAL DU**
L2: RESIDENTIAL AREA:	13,989 SF (FLATS - LOFTS) 875 SF (HISTORIC FLAT)
TOTAL L2 RESIDENTIAL AREA:	**14,864 SF**
PARKING REQUIRED:	19 SPACES REQD.
L2: RESIDENTIAL COMMON AREA:	**1,495 SF**
TOTAL L2 FLOOR AREA (NEW AND HISTORIC)	**16,359 SF**
TOTAL L2 FLOOR AREA (NEW)	**15,484 SF**
L3: RESIDENTIAL UNIT MIX:	(5) 1 BEDROOM FLATS (3) 1 BED + DEN FLATS (5) 2 BEDROOM FLATS **13 TOTAL DU**
L3: RESIDENTIAL AREA:	**11,463 SF** (FLATS)
PARKING REQUIRED:	18 SPACES REQD.
L3: RESIDENTIAL COMMON AREA:	**1,435 SF**
TOTAL L3 FLOOR AREA (NEW)	**12,898 SF**

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architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2019
STATE OF CALIFORNIA

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title
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sheet
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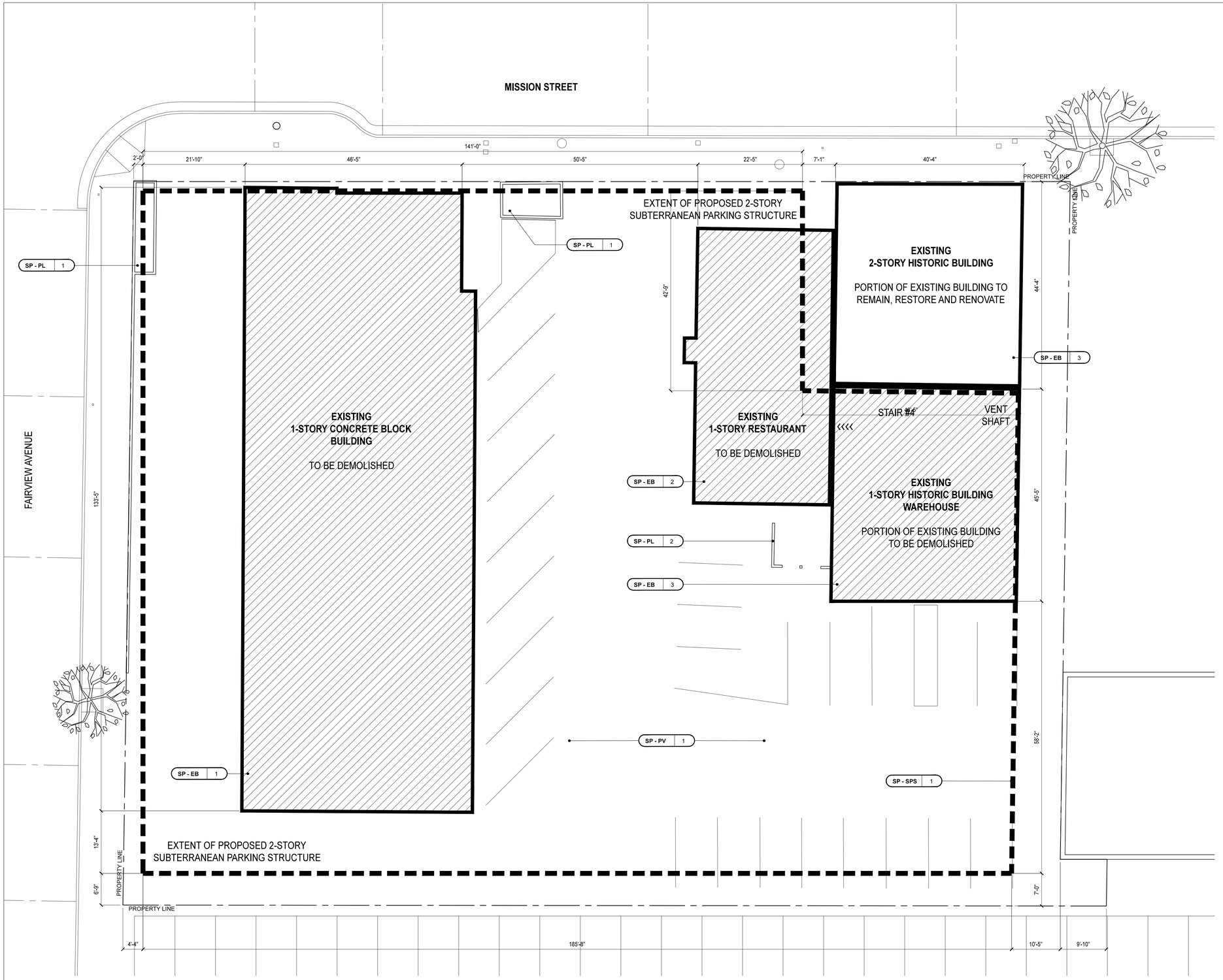


SITE PLAN

scale: 1" = 10'-0" 0' 2' 5' 10'

north

EXISTING SITE BUILDING FOOTPRINTS

HISTORIC BUILDING / WAREHOUSE:	**3,625.6 SF**
1 STORY RESTAURANT	**1,776.2 SF**
1 STORY CONCRETE BLOCK BLDG.	**6,611.9 SF**
TOTAL EXISTING SITE FOOTPRINT	**12,013.7 SF**

SITE PLAN KEYNOTES

SITE PLAN EXISTING BUILDINGS:

SP-EB
1. Demo existing concrete block Entemann's building.
2. Demo existing concrete block and plaster restaurant.
3. Partially demo existing 1115 Mission Street building. See sheets A - 1.10 to A - 1.22.

SITE PLAN PLANTERS AND TRASH ENCLOSURE:

SP-PL
1. Demo existing concrete block planters.
2. Demo existing trash enclosure.

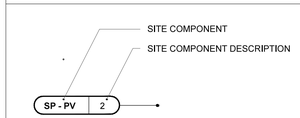
SITE PLAN ASPHALT PAVING:

SP-PV
1. Demo all existing asphalt paving.

SUBTERRANEAN PARKING STRUCTURE:

SP-SPS
1. Excavate dashed area for 2-story subterranean parking structure.

SITE PLAN SYMBOLS



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING WITH WORK.

3. REFER TO LANDSCAPE PLANS FOR TYPE AND QUANTITY OF LANDSCAPE SPECIES AND HARDSCAPE FINISH MATERIALS.

NOT FOR CONSTRUCTION

W•RKSH•P

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SITE DEMO

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workshopdesigncollective@gmail.com

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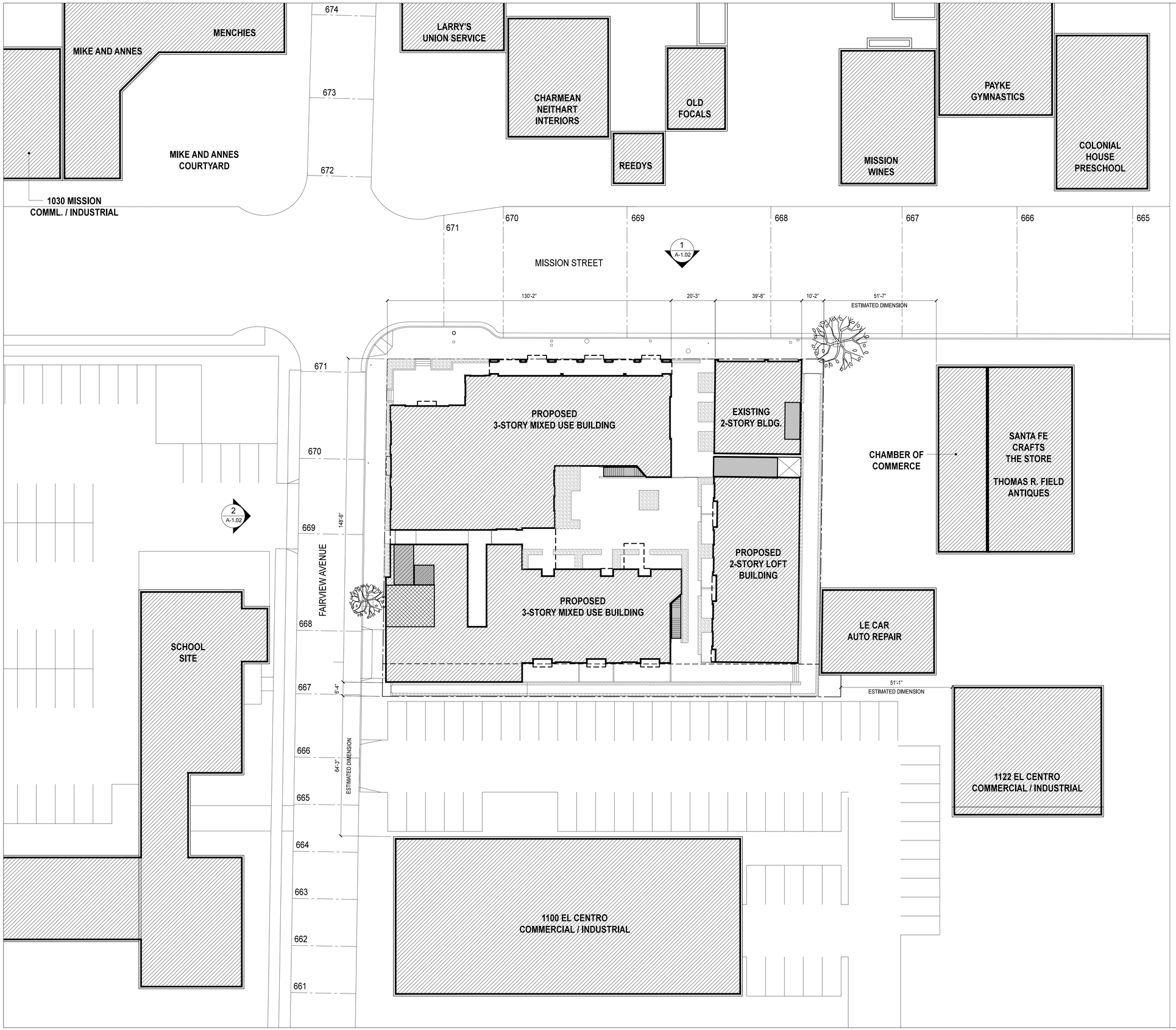

CONTEXT PLAN

scale: 1" = 20'-0" 0' 4' 10' 20'

north

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A-1.00

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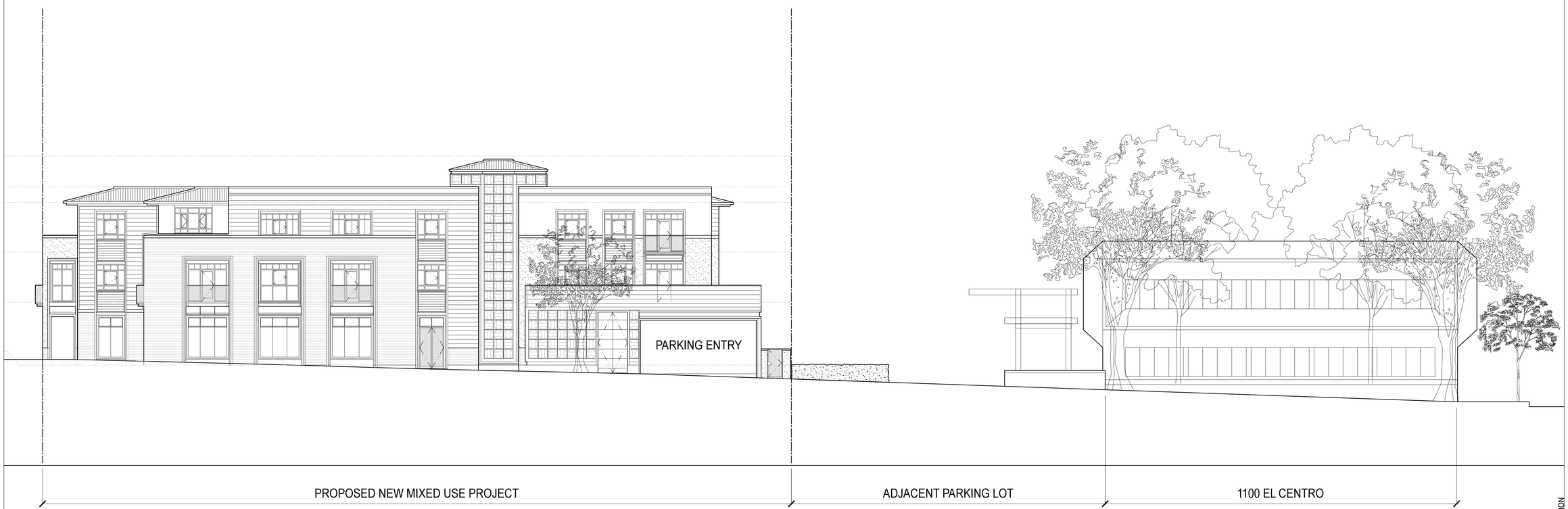
MISSION ELEVATION

scale: 1" = 10'-0" 0' 2' 5' 10'



FAIRVIEW ELEVATION

scale: 1" = 10'-0" 0' 2' 5' 10'

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:

Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
STATE OF CALIFORNIA

consultant

revisions

file		
drawn		
reviewed		

issued	date	by
Entitlements	07.12.2017	
Rev. Entitlements	10.23.2017	
Rev. Entitlements	04.06.2018	
Rev. Entitlements	09.14.2018	
Rev. Entitlements	02.27.2019	

title

project number	16.20.00
scale	as noted
date	February 27, 2019

CONTEXT ELEVATIONS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
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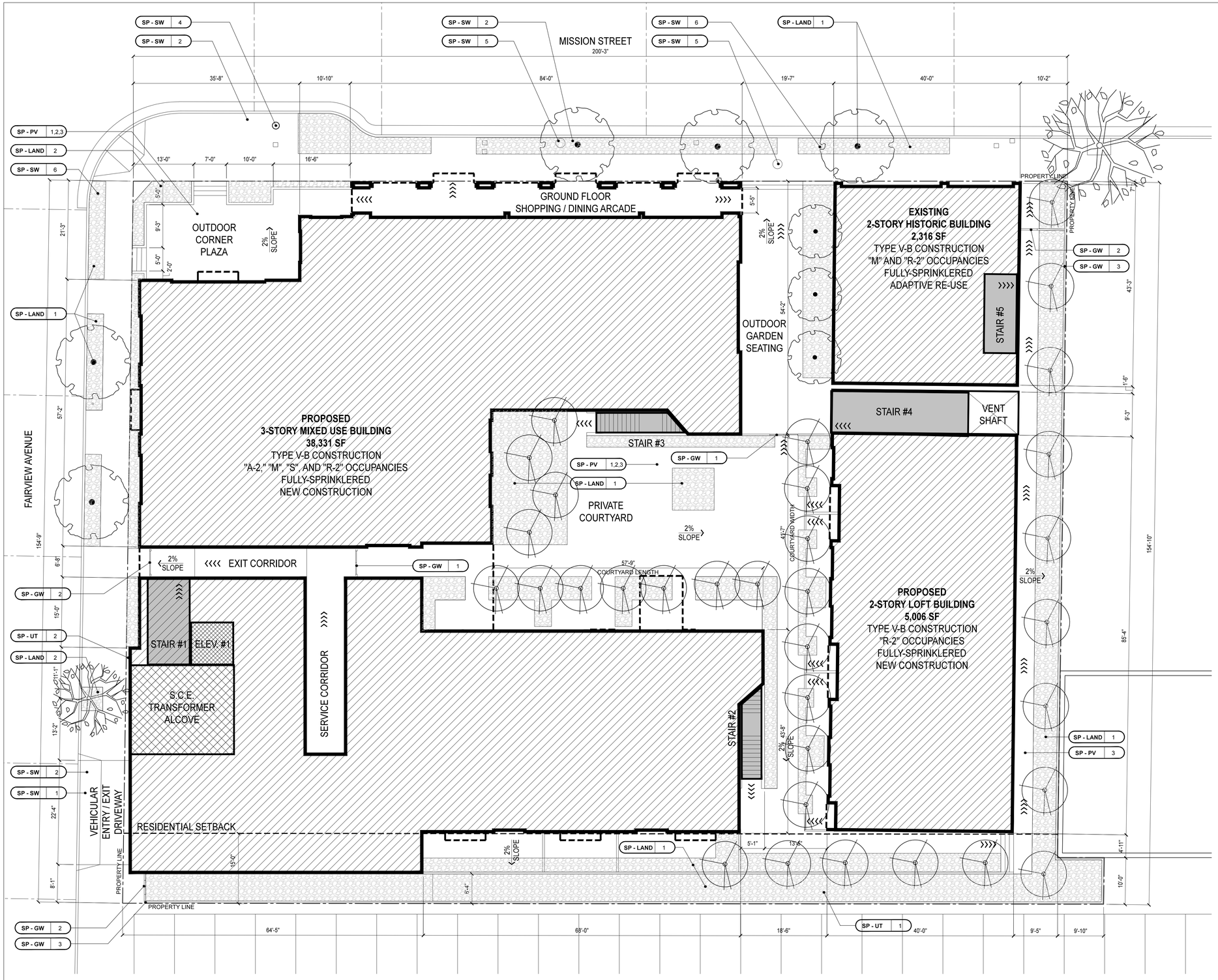


SITE PLAN

scale: 1" = 10'-0" 0' 2' 5' 10'

north

SITE PLAN KEYNOTES

SITE PLAN PAVING:

SP-PV
1. New concrete paving.
2. New concrete tile paving.
3. See sheet, L2.01.

SITE PLAN LANDSCAPE:

SP-LAND
1. New landscaping, see sheets L8.0 and L8.01.
2. Existing street tree to remain.

SITE PLAN GATES AND WALLS:

SP-GW
1. New metal gates with perforated panels.
2. New metal gates with mesh infill.
3. New painted concrete block perimeter wall with steel troweled stucco finish.

SITE PLAN FURNITURE, FIXTURES, AND EQUIPMENT:

SP-FFE
1. New flexible cafe seating, tables and chairs.
2. New common area patio lounge furniture.

SITE PLAN UTILITIES:

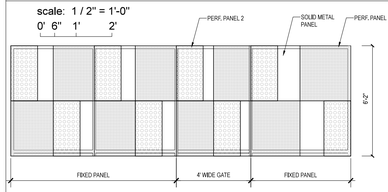
SP-UT
1. Underground existing powerpole lines.
2. Proposed location for Fire Department Connection.

SITE PLAN SIDEWALKS:

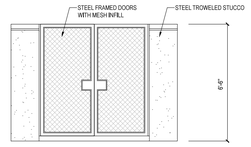
SP-SW
1. New curb cut for vehicular driveway.
2. Replace existing curb cuts with concrete curbs and gutters per South Pasadena standards.
3. New proposed parkway plantings along street edge, see sheet L2.01.
4. Existing light pole to remain.
5. Existing Manhole covers.
6. Existing street sign to remain.

PRIVACY GATE ELEVATION (SP-GW - 1)

scale: 1 / 2" = 1'-0"
0' 6" 1' 2'



SECURITY GATE ELEVATION (SP-GW - 2)



scale: 1 / 2" = 1'-0"
0' 6" 1' 2'

SITE PLAN SYMBOLS

SITE COMPONENT

SITE COMPONENT DESCRIPTION

SP - PV 2'

EXIT PATH DIRECTION

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING WITH WORK.

3. REFER TO LANDSCAPE PLANS FOR TYPE AND QUANTITY OF LANDSCAPE SPECIES AND HARDSCAPE FINISH MATERIALS.

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
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owner:
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Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
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title

project number	16.20.00
scale	as noted
date	February 27, 2019

SITE PLAN

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1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

A-1.02

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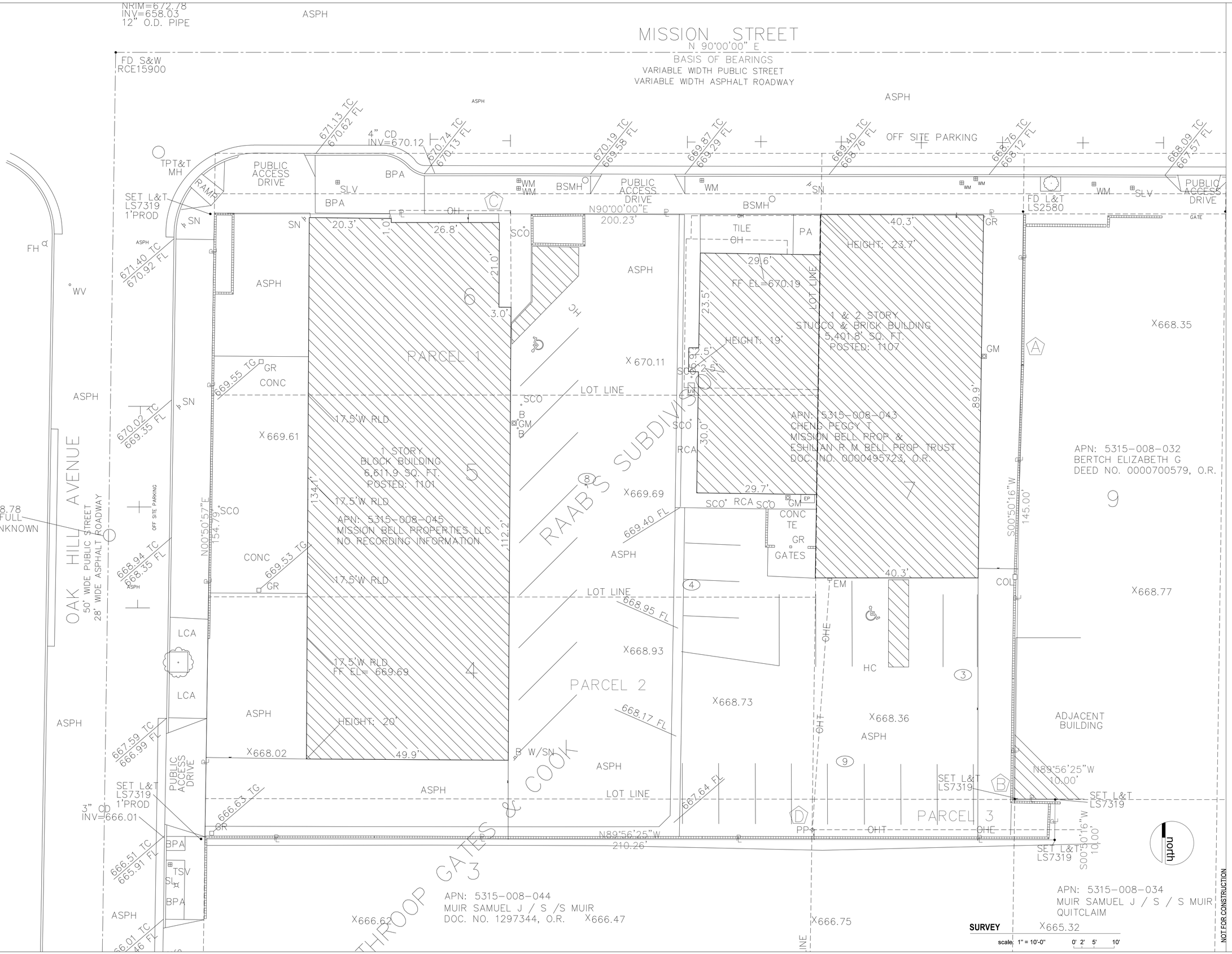

NOT FOR CONSTRUCTION

W·RKSH·P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:

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Dwight S. Bond C33276

architect's stamp

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title

project number	16.20.00
scale	as noted
date	February 27, 2019

SURVEY

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1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
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A-1.03

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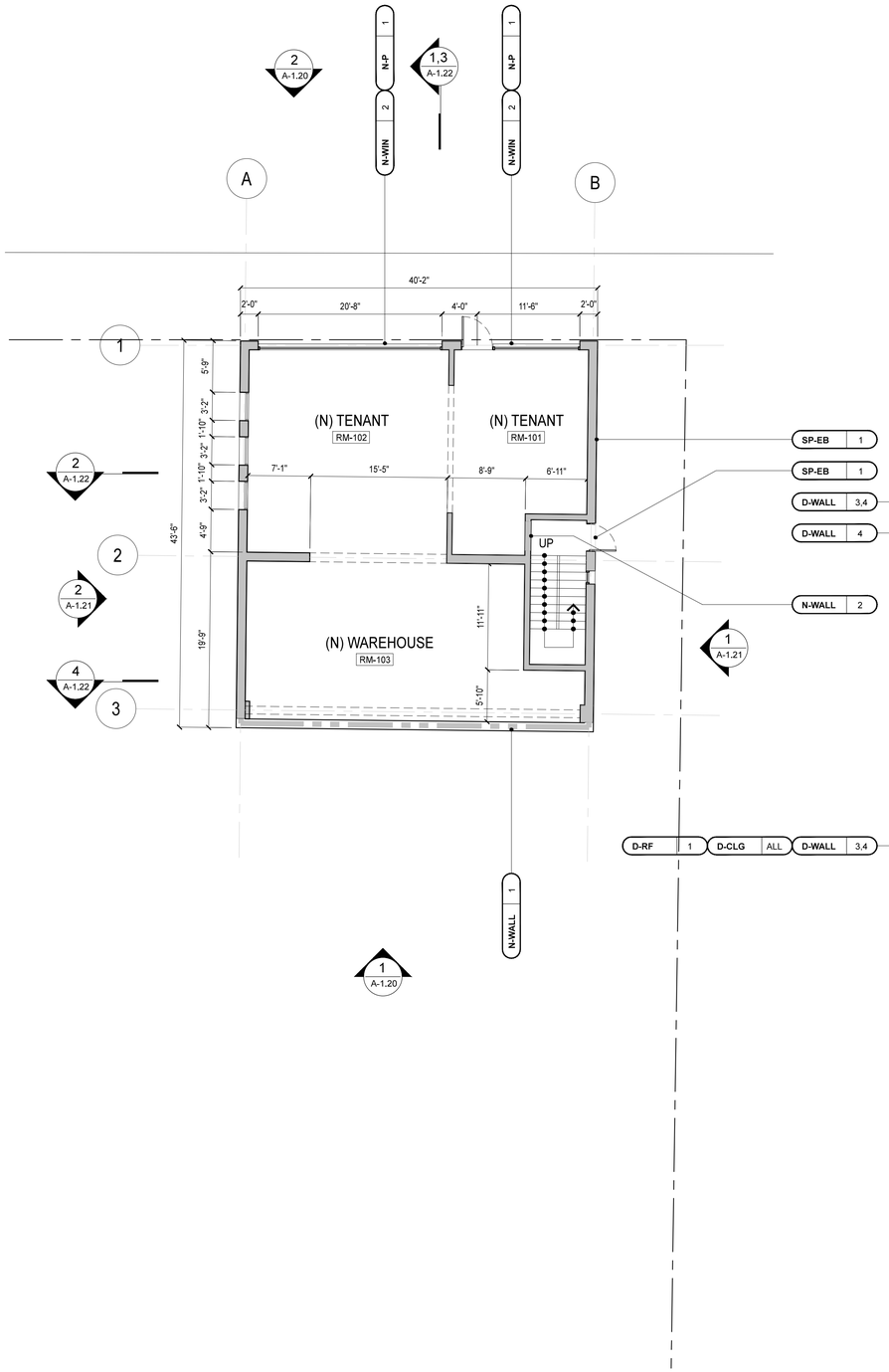
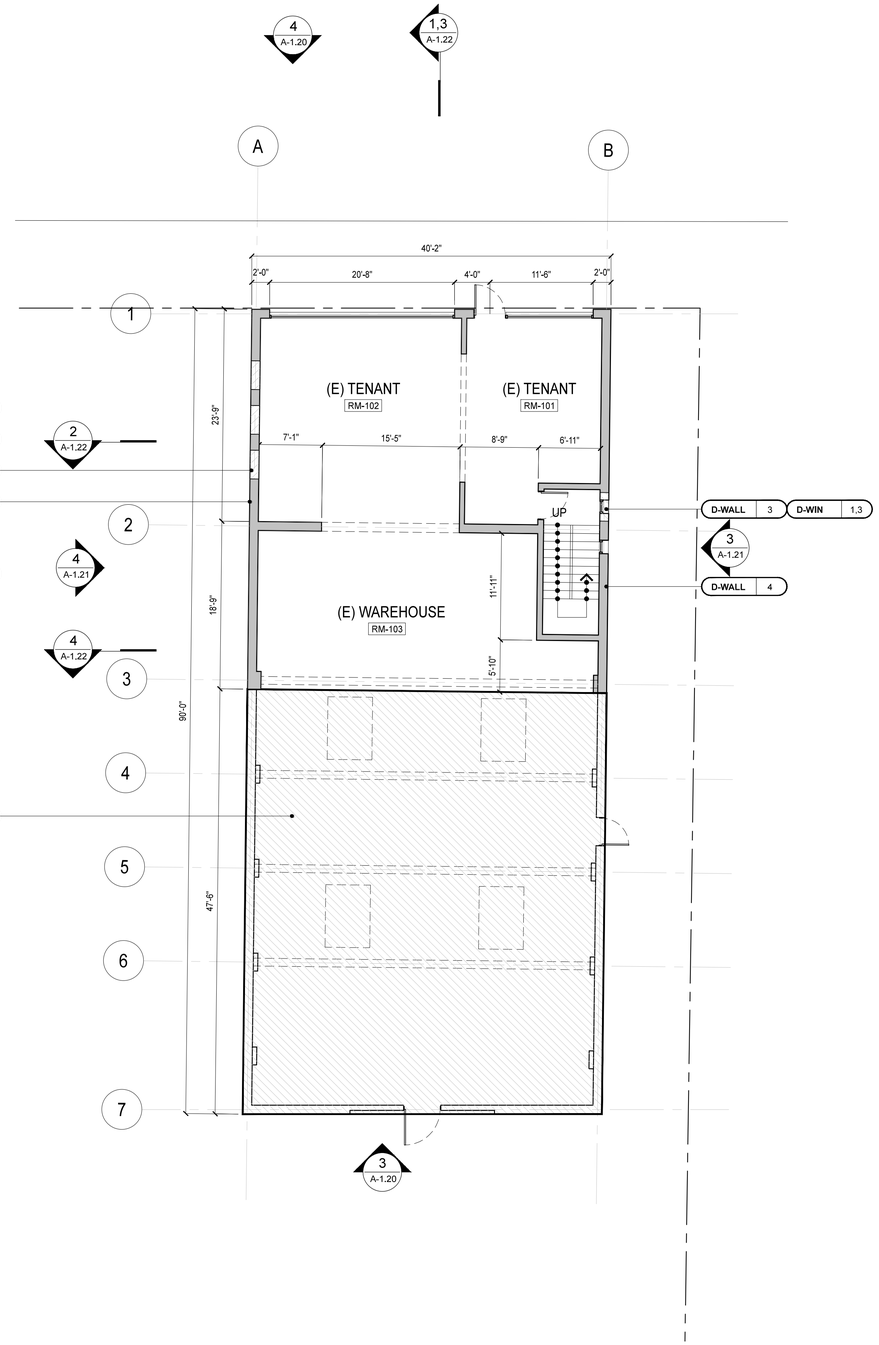


1115 MISSION BLDG - GROUND FLOOR PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



1115 MISSION BLDG - GROUND FLOOR DEMO PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

1115 MISSION DEMO AND RESTORATION KEYNOTES

DEMO WALLS:

D-WALL
1. Drywall, ceiling and floor moulding.
2. Exterior stucco.
3. Demo existing Brick walls.
4. Demo existing exterior paint; repair or replace existing brick and mortar as needed.

DEMO DOORS:

D-DOOR
1. Solid core steel doors and frame.
2. Metal doors and frame, retain for future re-use.
3. Wood hollow core interior door and frame.
4. Closers, hinges, and hardware.

DEMO WINDOWS:

D-WIN
1. Aluminum storefront.
2. Wood framed windows.
3. Single pane glazing.
4. Dual pane glazing.

DEMO INTERIOR CEILINGS:

D-CLG
1. Drywall and batt insulation.
2. Wood framed trusses, save and restore or future re-use.

DEMO ROOFING:

D-RF
1. Roofing, mechanical equipment and skylights.

DEMO EXTERIOR PAINT:

D-EP
1. Exterior paint covering existing brick facade.

NEW WALLS:

N-WALL
1. New brick wall cladding with restored existing brick and mortar to match.
2. New 2 x framing with drywall and batt insulation.

NEW DOORS:

N-DOOR
1. New solid core door with restored metal grate and hardware, PAINTED.

NEW WINDOWS:

N-WIN
1. New wood Jeldwen windows with dual glazing.
2. Restore existing storefront and glazing.

NEW PAINT:

N-P
1. D. EDWARDS - Molasses, DE 6399, Flat Finish.
2. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

DEMO PLAN - WALL TYPE SYMBOLS

EXISTING EXTERIOR AND INTERIOR WALLS TO REMAIN

NEW EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS.

EXISTING EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS TO BE DEMOLISHED.

SITE NOTE SYMBOLS

SITE COMPONENT

SITE COMPONENT DESCRIPTION

SP - PV 2

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
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Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
STATE OF CALIFORNIA

consultant

revisions

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title

project number	16.20.00
scale	as noted
date	February 27, 2019

1115 MISSION GROUND FLR. PLANS

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South Pasadena, California 91030
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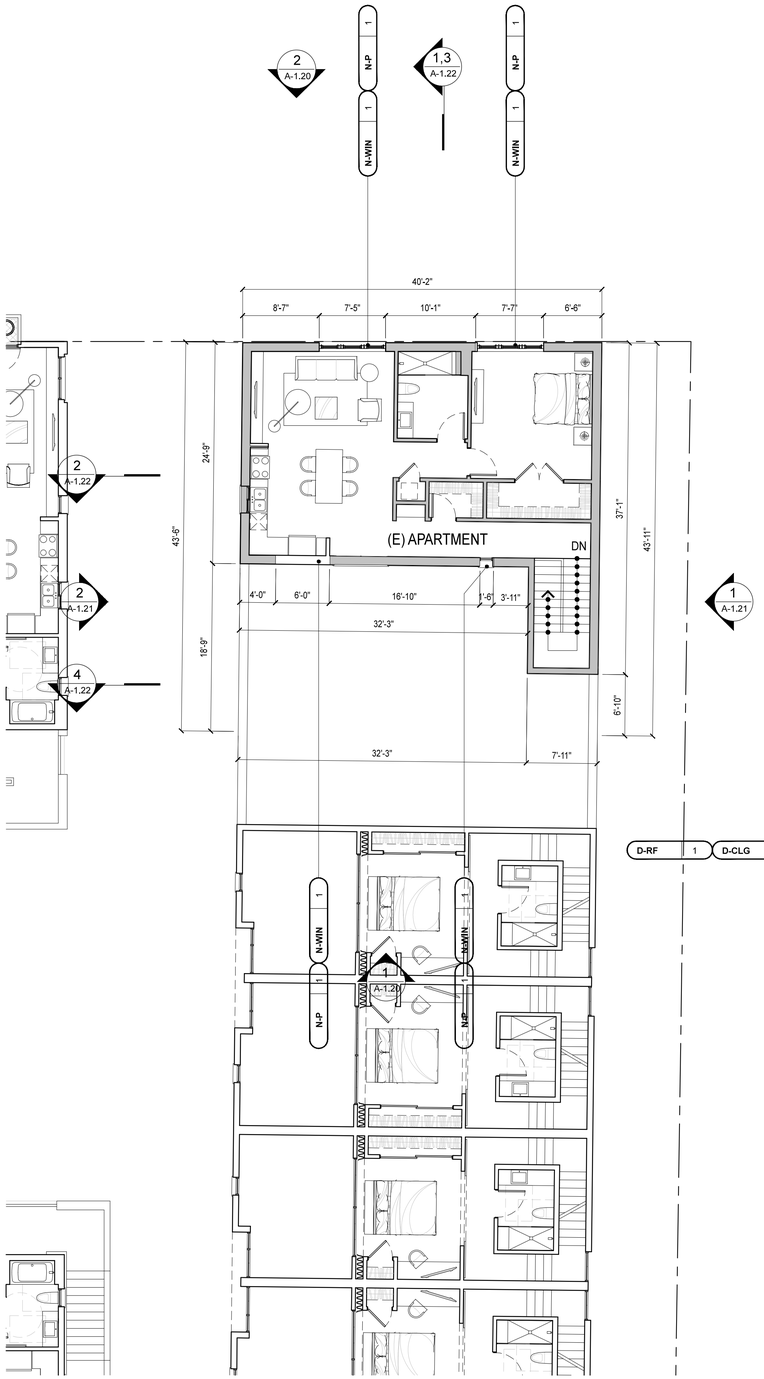
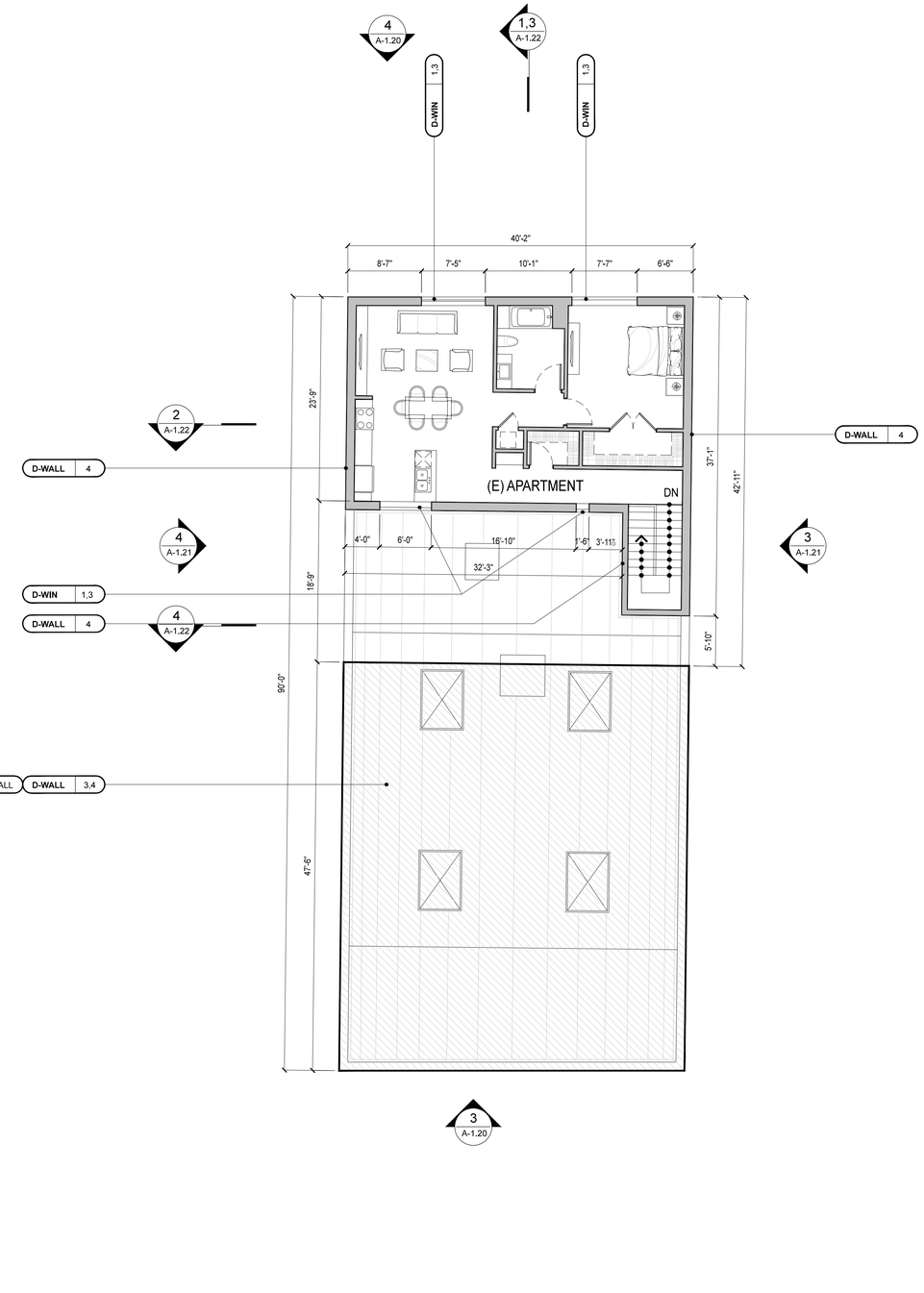


1115 MISSION BLDG - SECOND FLOOR PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



1115 MISSION BLDG - SECOND FLOOR DEMO PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

1115 MISSION DEMO AND RESTORATION KEYNOTES

DEMO WALLS:

D-WALL
1. Drywall, ceiling and floor moulding.
2. Exterior stucco.
3. Demo existing Brick walls.
4. Demo existing exterior paint; repair or replace existing brick and mortar as needed.

DEMO DOORS:

D-DOOR
1. Solid core steel doors and frame.
2. Metal doors and frame, retain for future re-use.
3. Wood hollow core interior door and frame.
4. Closers, hinges, and hardware.

DEMO WINDOWS:

D-WIN
1. Aluminum storefront.
2. Wood framed windows.
3. Single pane glazing.
4. Dual pane glazing.

DEMO INTERIOR CEILINGS:

D-CLG
1. Drywall and batt insulation.
2. Wood framed trusses, save and restore or future re-use.

DEMO ROOFING:

D-RF
1. Roofing, mechanical equipment and skylights.

DEMO EXTERIOR PAINT:

D-EP
1. Exterior paint covering existing brick facade.

NEW WALLS:

N-WALL
1. New brick wall cladding with restored existing brick and mortar to match.
2. New 2 x framing with drywall and batt insulation.

NEW DOORS:

N-DOOR
1. New solid core door with restored metal grate and hardware, PAINTED.

NEW WINDOWS:

N-WIN
1. New wood Jeldwen windows with dual glazing.
2. Restore existing storefront and glazing.

NEW PAINT:

N-P
1. D. EDWARDS - Molasses, DE 6399, Flat Finish.
2. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

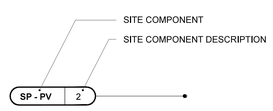
DEMO PLAN - WALL TYPE SYMBOLS

EXISTING EXTERIOR AND INTERIOR WALLS TO REMAIN

NEW EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS.

EXISTING EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS TO BE DEMOLISHED.

SITE NOTE SYMBOLS



NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

consultant

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file		
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Entitlements	07.12.2017	
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title

project number	16.20.00
scale	as noted
date	February 27, 2019

1115 MISSION SECOND FLR. PLANS

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South Pasadena, California 91030
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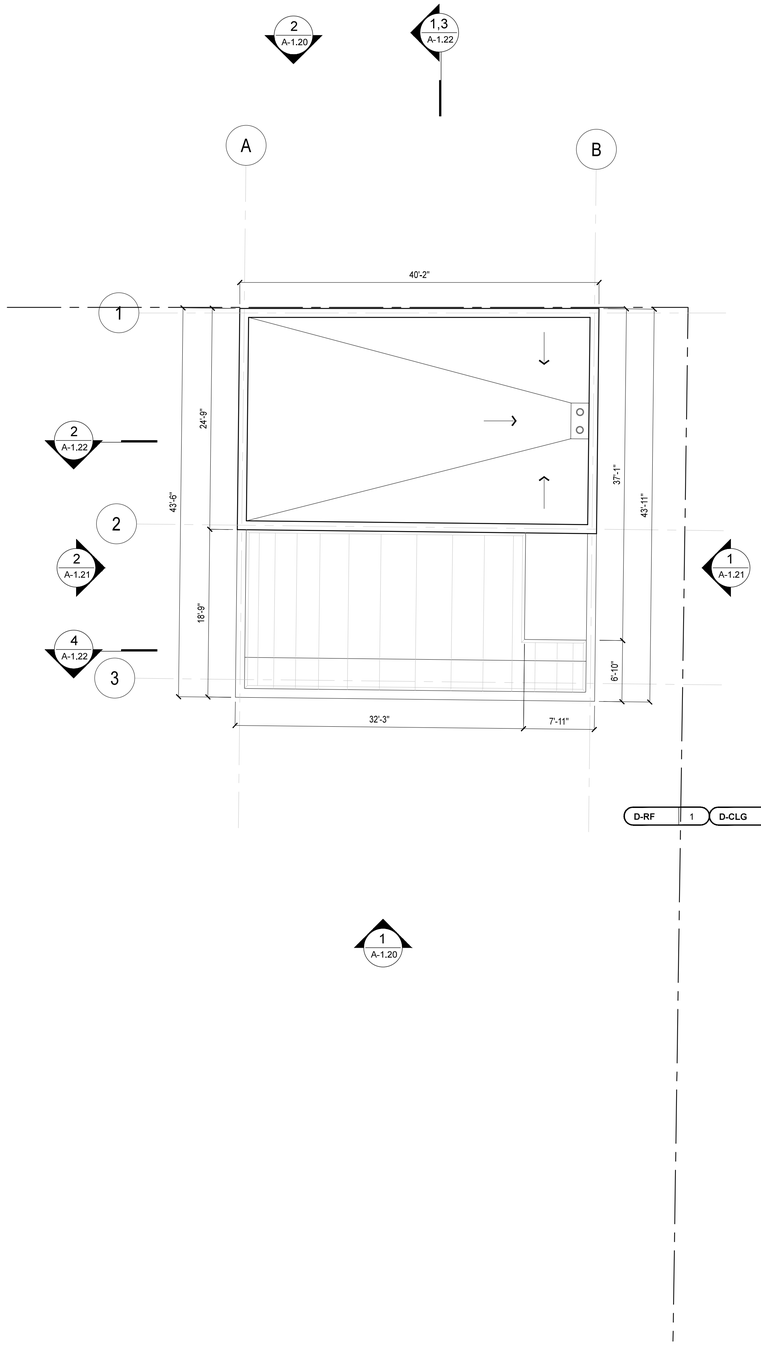
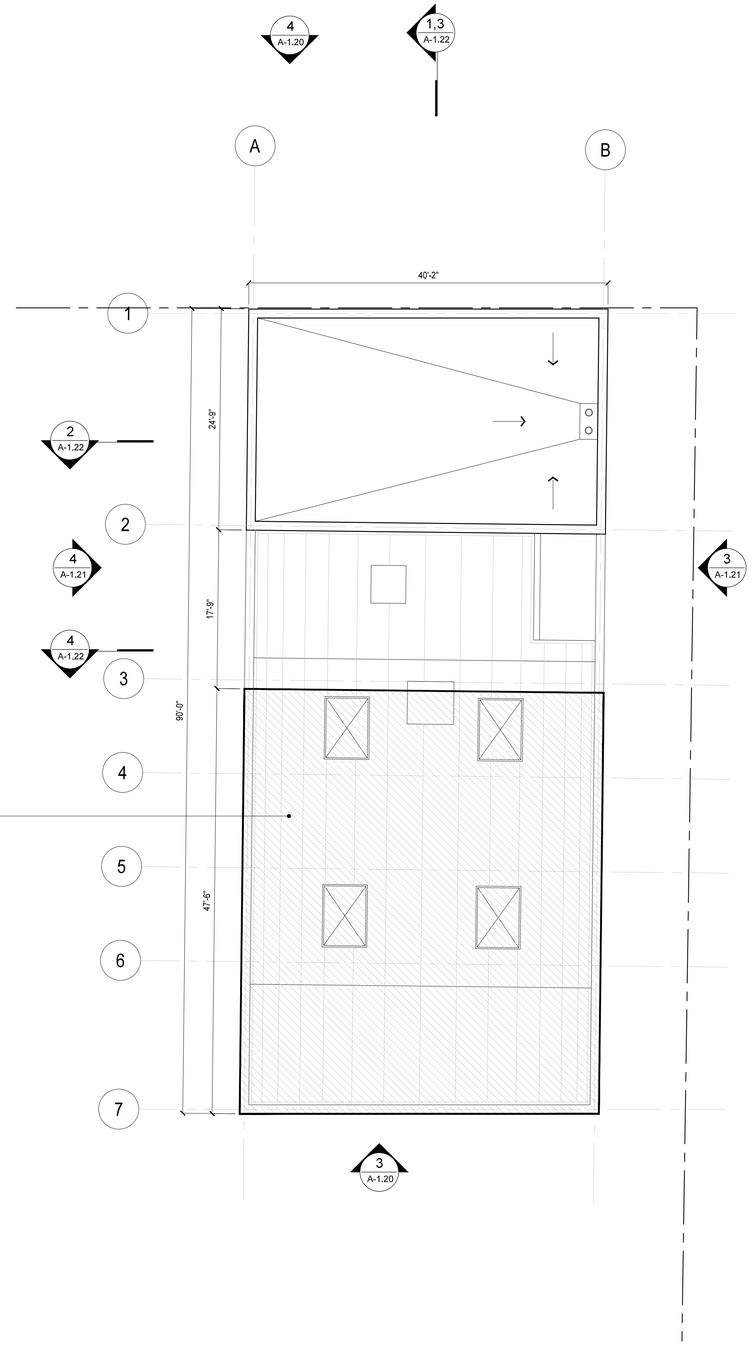


1115 MISSION BLDG - ROOF PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



1115 MISSION BLDG - ROOF DEMO PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

1115 MISSION DEMO AND RESTORATION KEYNOTES

DEMO WALLS:

D-WALL
1. Drywall, ceiling and floor moulding.
2. Exterior stucco.
3. Demo existing Brick walls.
4. Demo existing exterior paint; repair or replace existing brick and mortar as needed.

DEMO DOORS:

D-DOOR
1. Solid core steel doors and frame.
2. Metal doors and frame, retain for future re-use.
3. Wood hollow core interior door and frame.
4. Closers, hinges, and hardware.

DEMO WINDOWS:

D-WIN
1. Aluminum storefront.
2. Wood framed windows.
3. Single pane glazing.
4. Dual pane glazing.

DEMO INTERIOR CEILINGS:

D-CLG
1. Drywall and batt insulation.
2. Wood framed trusses, save and restore or future re-use.

DEMO ROOFING:

D-RF
1. Roofing, mechanical equipment and skylights.

DEMO EXTERIOR PAINT:

D-EP
1. Exterior paint covering existing brick facade.

NEW WALLS:

N-WALL
1. New brick wall cladding with restored existing brick and mortar to match.
2. New 2 x framing with drywall and batt insulation.

NEW DOORS:

N-DOOR
1. New solid core door with restored metal grate and hardware, PAINTED.

NEW WINDOWS:

N-WIN
1. New wood Jeldwen windows with dual glazing.
2. Restore existing storefront and glazing.

NEW PAINT:

N-P
1. D. EDWARDS - Molasses, DE 6399, Flat Finish.
2. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

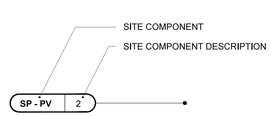
DEMO PLAN - WALL TYPE SYMBOLS

EXISTING EXTERIOR AND INTERIOR WALLS TO REMAIN

NEW EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS.

EXISTING EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS TO BE DEMOLISHED.

SITE NOTE SYMBOLS



NOT FOR CONSTRUCTION

W•RKSH•P

project:

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Dwight S. Bond C33276

architect's stamp

consultant

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title

project number	16.20.00
scale	as noted
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1115 MISSION ROOF PLANS

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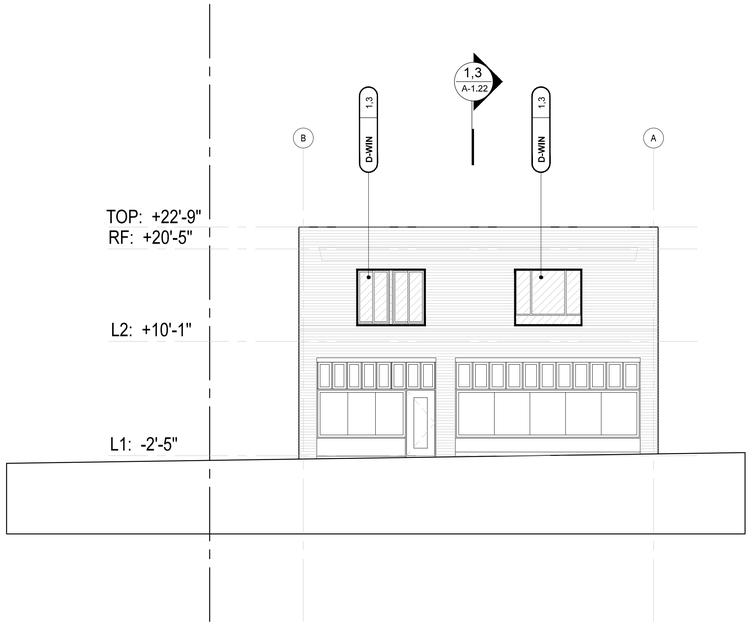
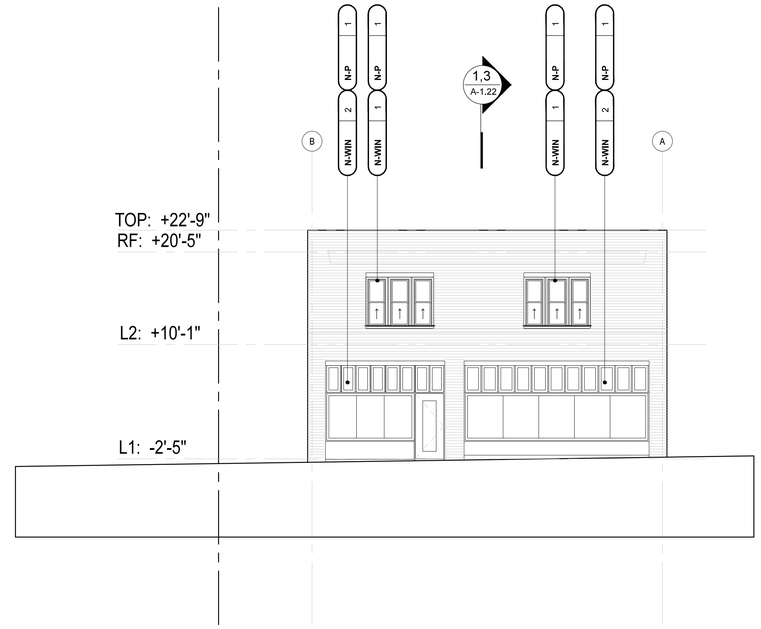


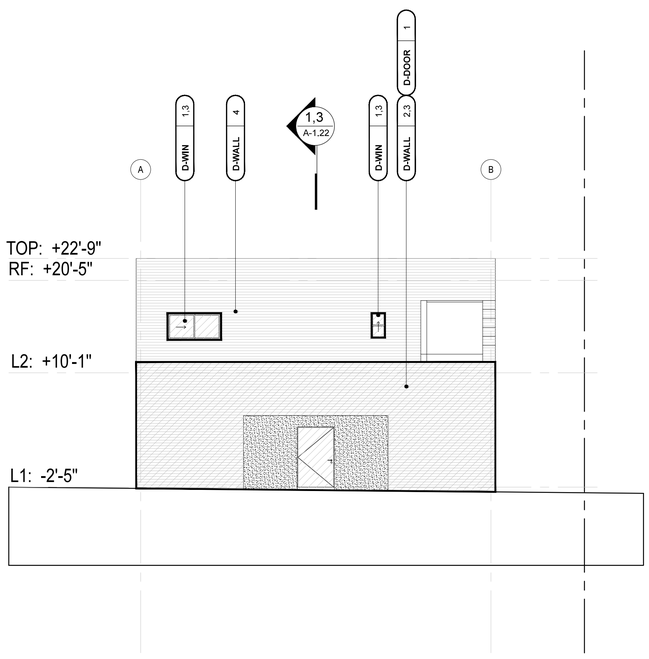
4. 1115 MISSION BLDG - EXISTING NORTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



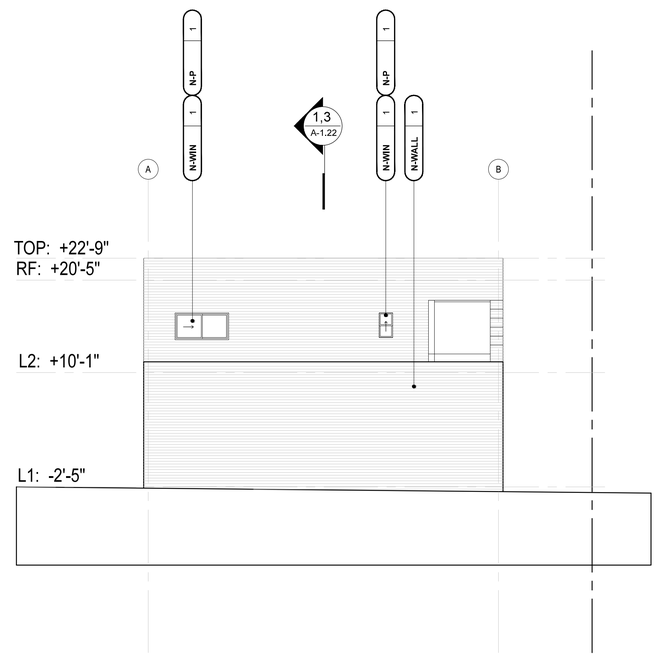
2. 1115 MISSION BLDG - PROPOSED NORTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



3. 1115 MISSION BLDG - EXISTING SOUTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



1. 1115 MISSION BLDG - PROPOSED SOUTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

1115 MISSION DEMO AND RESTORATION KEYNOTES

DEMO WALLS:

D-WALL
1. Drywall, ceiling and floor moulding.
2. Exterior stucco.
3. Demo existing Brick walls.
4. Demo existing exterior paint; repair or replace existing brick and mortar as needed.

DEMO DOORS:

D-DOOR
1. Solid core steel doors and frame.
2. Metal doors and frame, retain for future re-use.
3. Wood hollow core interior door and frame.
4. Closers, hinges, and hardware.

DEMO WINDOWS:

D-WIN
1. Aluminum storefront.
2. Wood framed windows.
3. Single pane glazing.
4. Dual pane glazing.

DEMO INTERIOR CEILINGS:

D-CLG
1. Drywall and batt insulation.
2. Wood framed trusses, save and restore or future re-use.

DEMO ROOFING:

D-RF
1. Roofing, mechanical equipment and skylights.

DEMO EXTERIOR PAINT:

D-EP
1. Exterior paint covering existing brick facade.

NEW WALLS:

N-WALL
1. New brick wall cladding with restored existing brick and mortar to match.
2. New 2 x framing with drywall and batt insulation.

NEW DOORS:

N-DOOR
1. New solid core door with restored metal grate and hardware, PAINTED.

NEW WINDOWS:

N-WIN
1. New wood Jeldwen windows with dual glazing.
2. Restore existing storefront and glazing.

NEW PAINT:

N-P
1. D. EDWARDS - Molasses, DE 6399, Flat Finish.
2. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

DEMO PLAN - WALL TYPE SYMBOLS

EXISTING EXTERIOR AND INTERIOR WALLS TO REMAIN

NEW EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS.

EXISTING EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS TO BE DEMOLISHED.

SITE NOTE SYMBOLS

SITE COMPONENT

SITE COMPONENT DESCRIPTION

SP - PV 2

NOT FOR CONSTRUCTION

W•RKSH•P

project:

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Mixed Use Project
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architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
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Renewal Date
09.30.2017
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title

project number	16.20.00
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1115 MISSION ELEVATIONS

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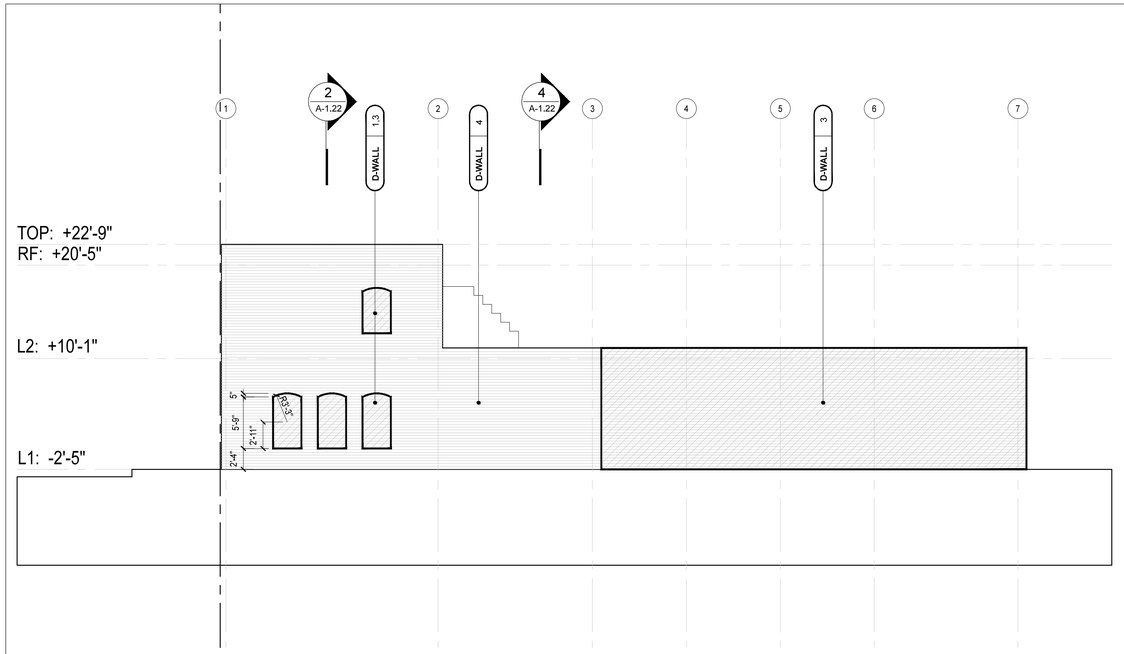
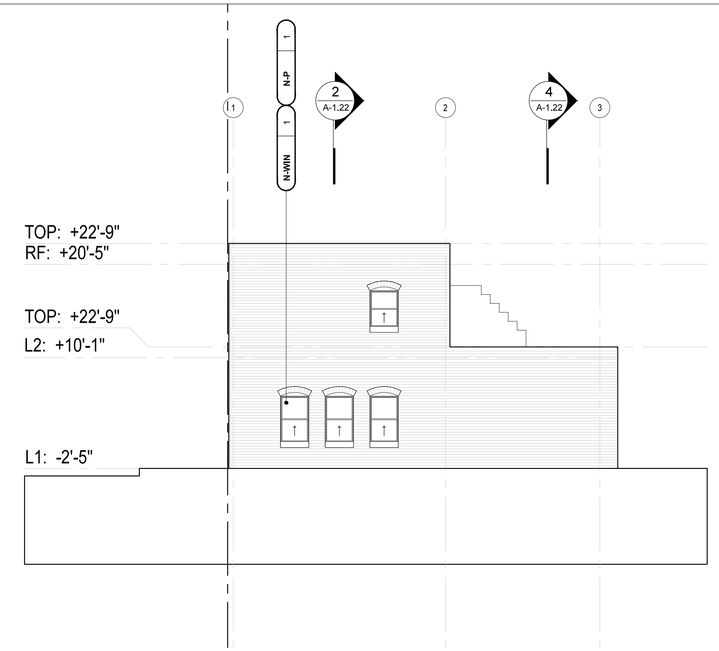


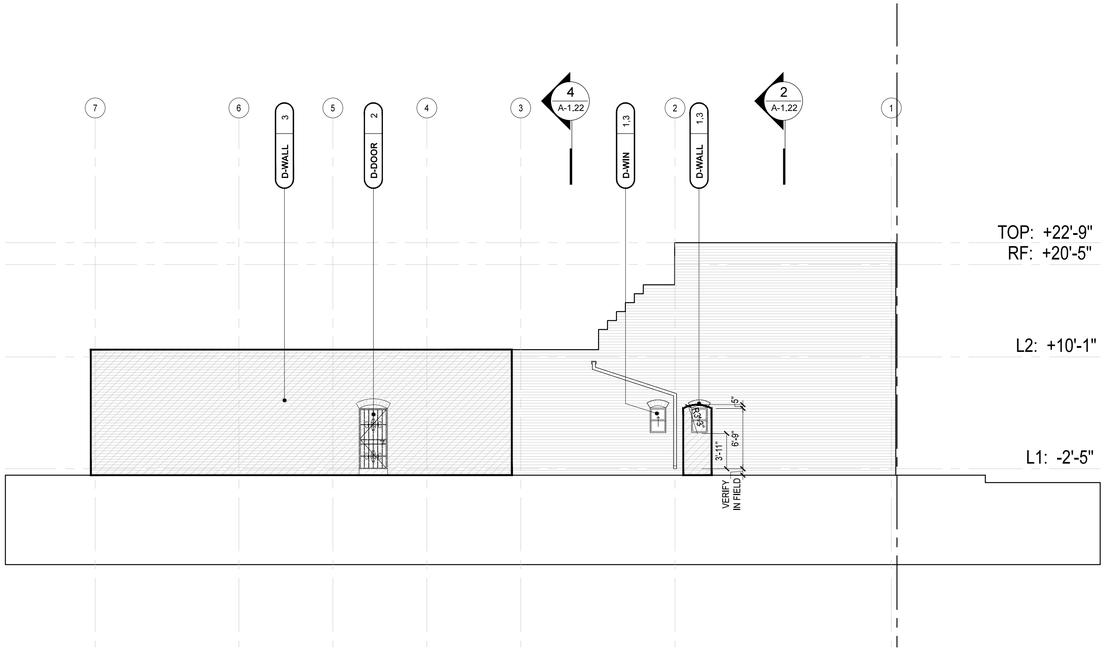
4. 1115 MISSION BLDG - EXISTING WEST ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



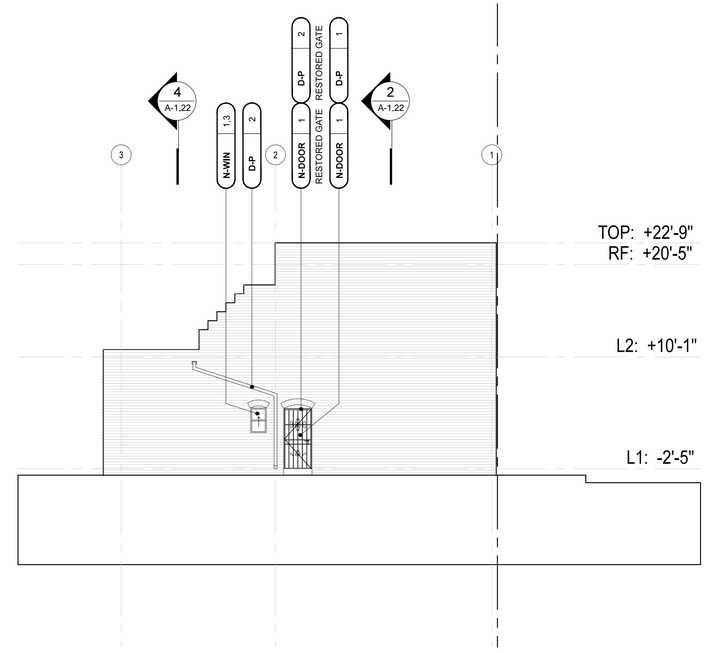
2. 1115 MISSION BLDG - PROPOSED WEST ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



3. 1115 MISSION BLDG - EXISTING EAST ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



1. 1115 MISSION BLDG - PROPOSED EAST ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

1115 MISSION DEMO AND RESTORATION KEYNOTES

DEMO WALLS:

D-WALL
1. Drywall, ceiling and floor moulding.
2. Exterior stucco.
3. Demo existing Brick walls.
4. Demo existing exterior paint; repair or replace existing brick and mortar as needed.

DEMO DOORS:

D-DOOR
1. Solid core steel doors and frame.
2. Metal doors and frame, retain for future re-use.
3. Wood hollow core interior door and frame.
4. Closers, hinges, and hardware.

DEMO WINDOWS:

D-WIN
1. Aluminum storefront.
2. Wood framed windows.
3. Single pane glazing.
4. Dual pane glazing.

DEMO INTERIOR CEILINGS:

D-CLG
1. Drywall and batt insulation.
2. Wood framed trusses, save and restore or future re-use.

DEMO ROOFING:

D-RF
1. Roofing, mechanical equipment and skylights.

DEMO EXTERIOR PAINT:

D-EP
1. Exterior paint covering existing brick facade.

NEW WALLS:

N-WALL
1. New brick wall cladding with restored existing brick and mortar to match.
2. New 2 x framing with drywall and batt insulation.

NEW DOORS:

N-DOOR
1. New solid core door with restored metal grate and hardware, PAINTED.

NEW WINDOWS:

N-WIN
1. New wood Jeldwen windows with dual glazing.
2. Restore existing storefront and glazing.

NEW PAINT:

N-P
1. D. EDWARDS - Molasses, DE 6399, Flat Finish.
2. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

DEMO PLAN - WALL TYPE SYMBOLS

EXISTING EXTERIOR AND INTERIOR WALLS TO REMAIN

NEW EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS.

EXISTING EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS TO BE DEMOLISHED.

SITE NOTE SYMBOLS

SITE COMPONENT

SITE COMPONENT DESCRIPTION

SP - PV | 2*

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
STATE OF CALIFORNIA

consultant

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reviewed		

issued	date	by
Entitlements	07.12.2017	
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Rev. Entitlements	04.06.2018	
Rev. Entitlements	09.14.2018	
Rev. Entitlements	02.27.2019	

title

project number	16.20.00
scale	as noted
date	February 27, 2019

1115 MISSION ELEVATIONS

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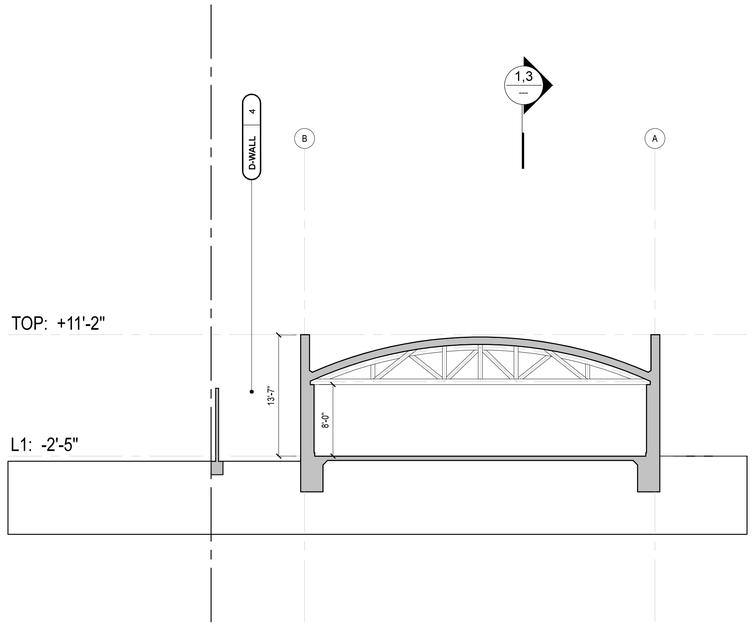
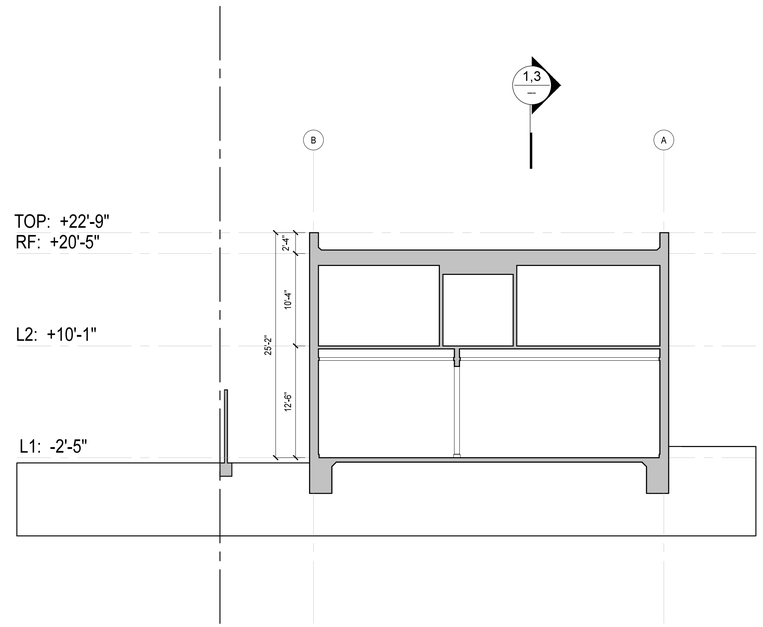


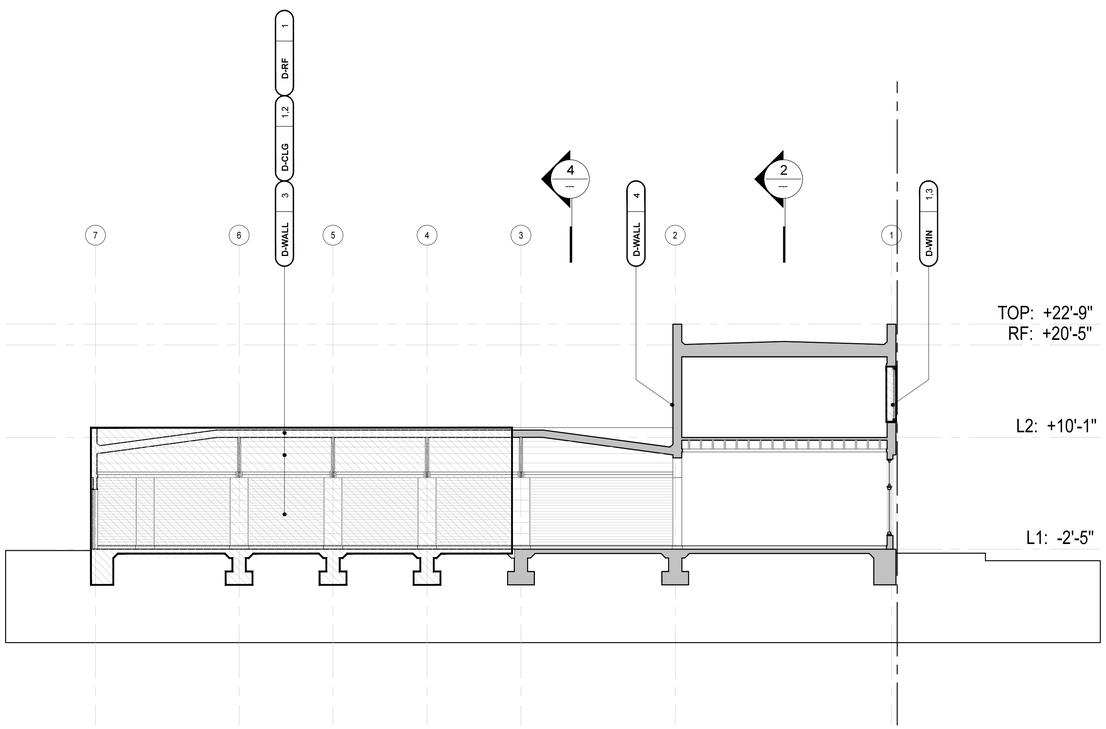
4. 1115 MISSION BLDG - BUILDING SECTION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



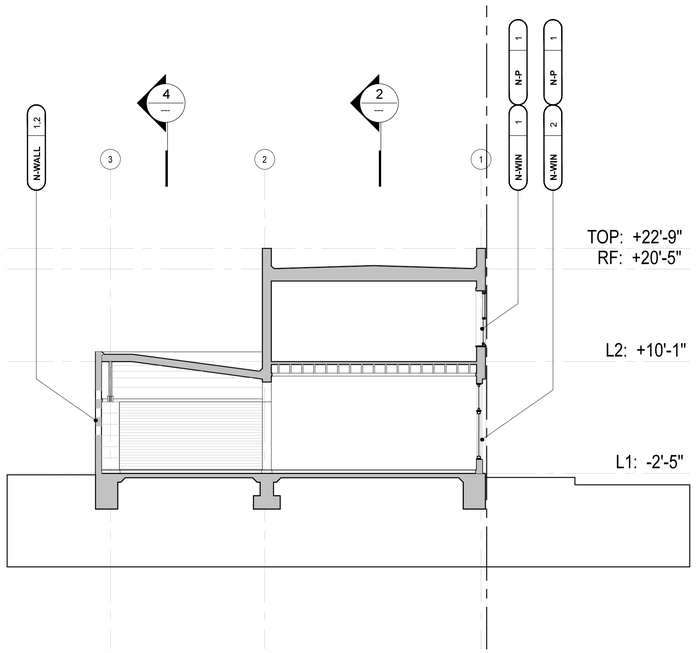
2. 1115 MISSION BLDG - BUILDING SECTION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



3. 1115 MISSION BLDG - EXISTING BUILDING SECTION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



1. 1115 MISSION BLDG - PROPOSED BUILDING SECTION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

1115 MISSION DEMO AND RESTORATION KEYNOTES

DEMO WALLS:

D-WALL
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2. Exterior stucco.
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DEMO DOORS:

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D-WIN
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2. Wood framed windows.
3. Single pane glazing.
4. Dual pane glazing.

DEMO INTERIOR CEILINGS:

D-CLG
1. Drywall and batt insulation.
2. Wood framed trusses, save and restore or future re-use.

DEMO ROOFING:

D-RF
1. Roofing, mechanical equipment and skylights.

DEMO EXTERIOR PAINT:

D-EP
1. Exterior paint covering existing brick facade.

NEW WALLS:

N-WALL
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2. New 2 x framing with drywall and batt insulation.

NEW DOORS:

N-DOOR
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NEW WINDOWS:

N-WIN
1. New wood Jeldwen windows with dual glazing.
2. Restore existing storefront and glazing.

NEW PAINT:

N-P
1. D. EDWARDS - Molasses, DE 6399, Flat Finish.
2. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

DEMO PLAN - WALL TYPE SYMBOLS

EXISTING EXTERIOR AND INTERIOR WALLS TO REMAIN

NEW EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS.

EXISTING EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS TO BE DEMOLISHED.

SITE NOTE SYMBOLS

SITE COMPONENT

SITE COMPONENT DESCRIPTION

SP - PV 2

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
Mission Bell Properties, LLC
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Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
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consultant

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1115 MISSION SECTIONS

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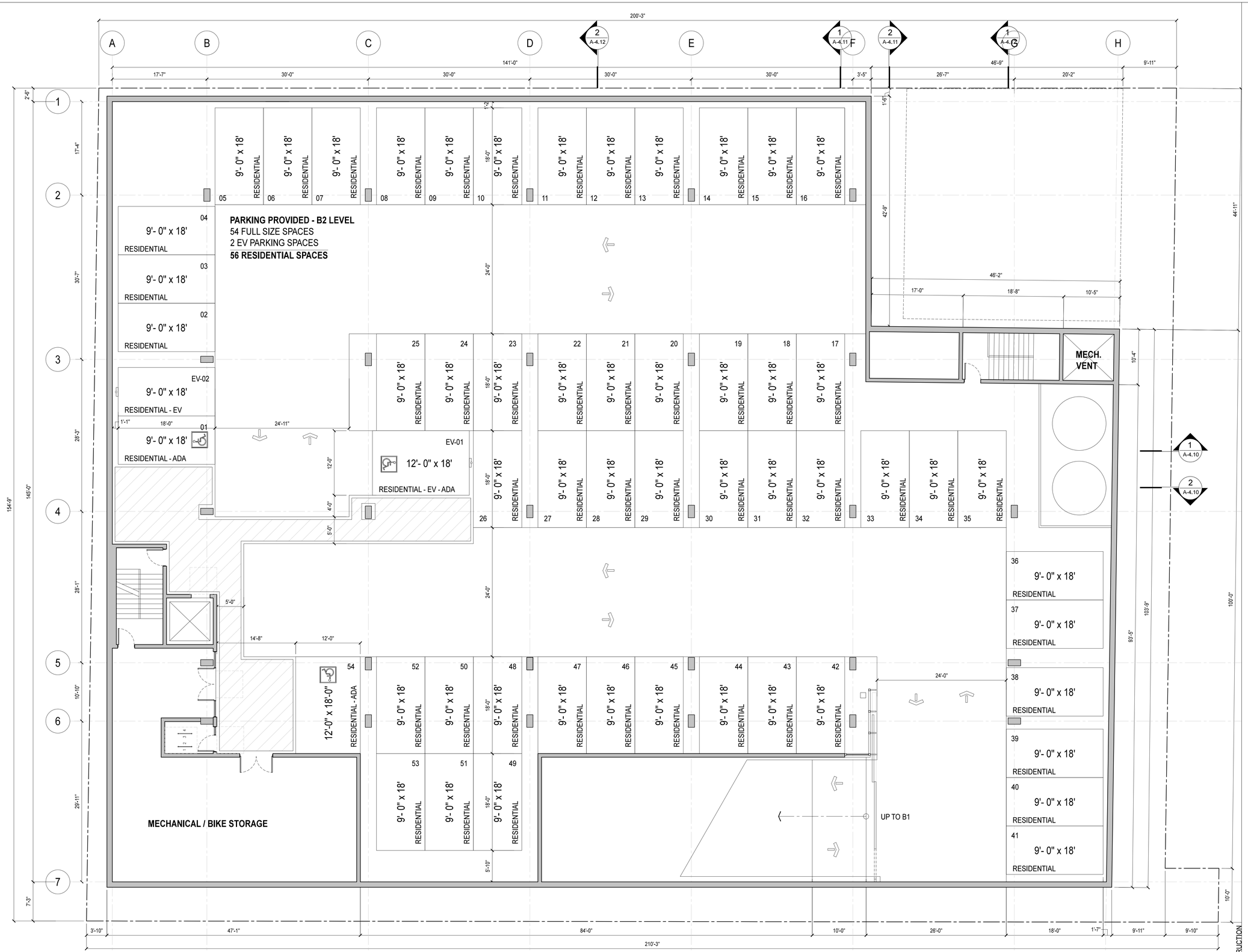

BASEMENT FLOOR - B2 PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

north

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BASEMENT B2 PLAN

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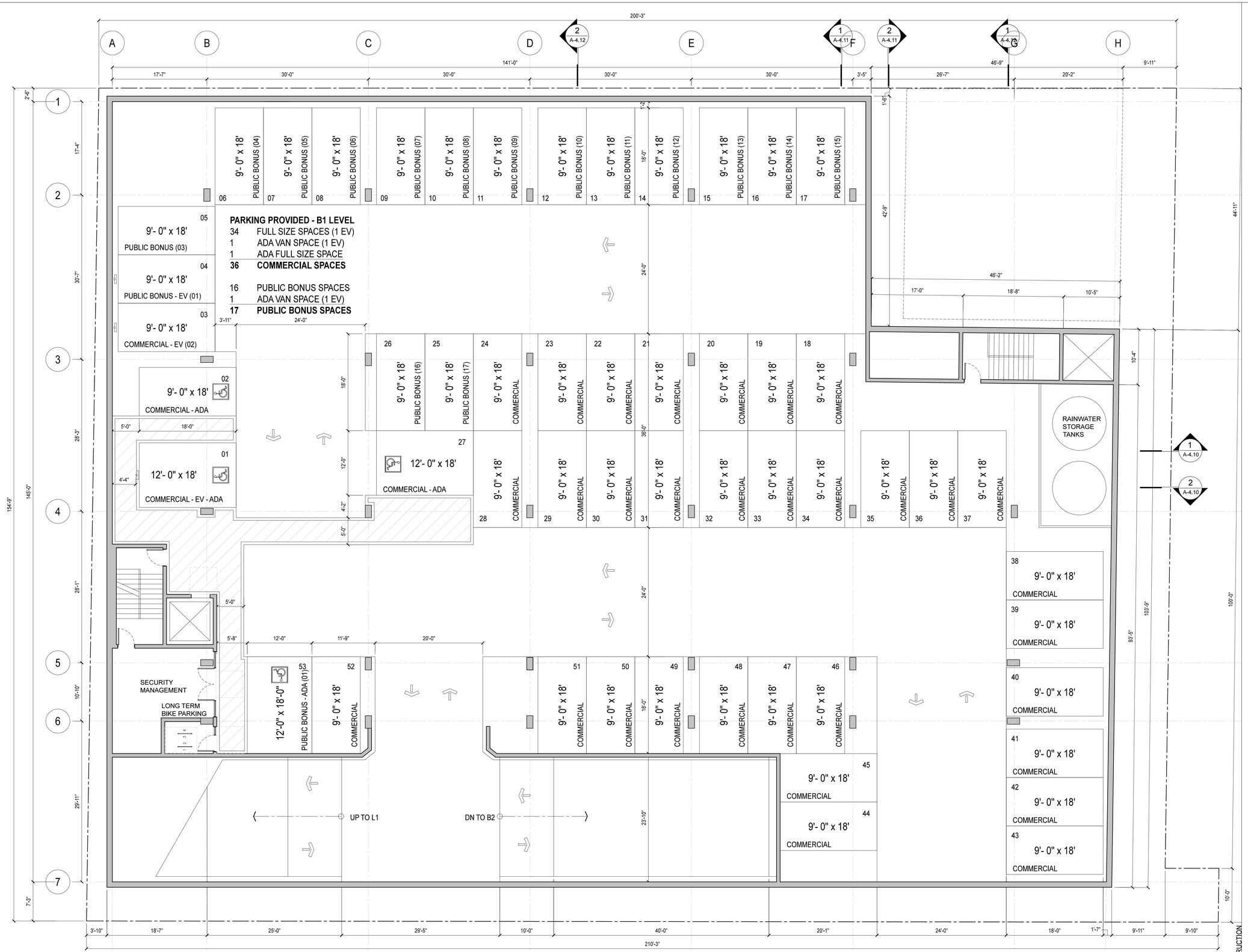

BASEMENT FLOOR - B1 PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

north

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project:

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BASEMENT B1 PLAN

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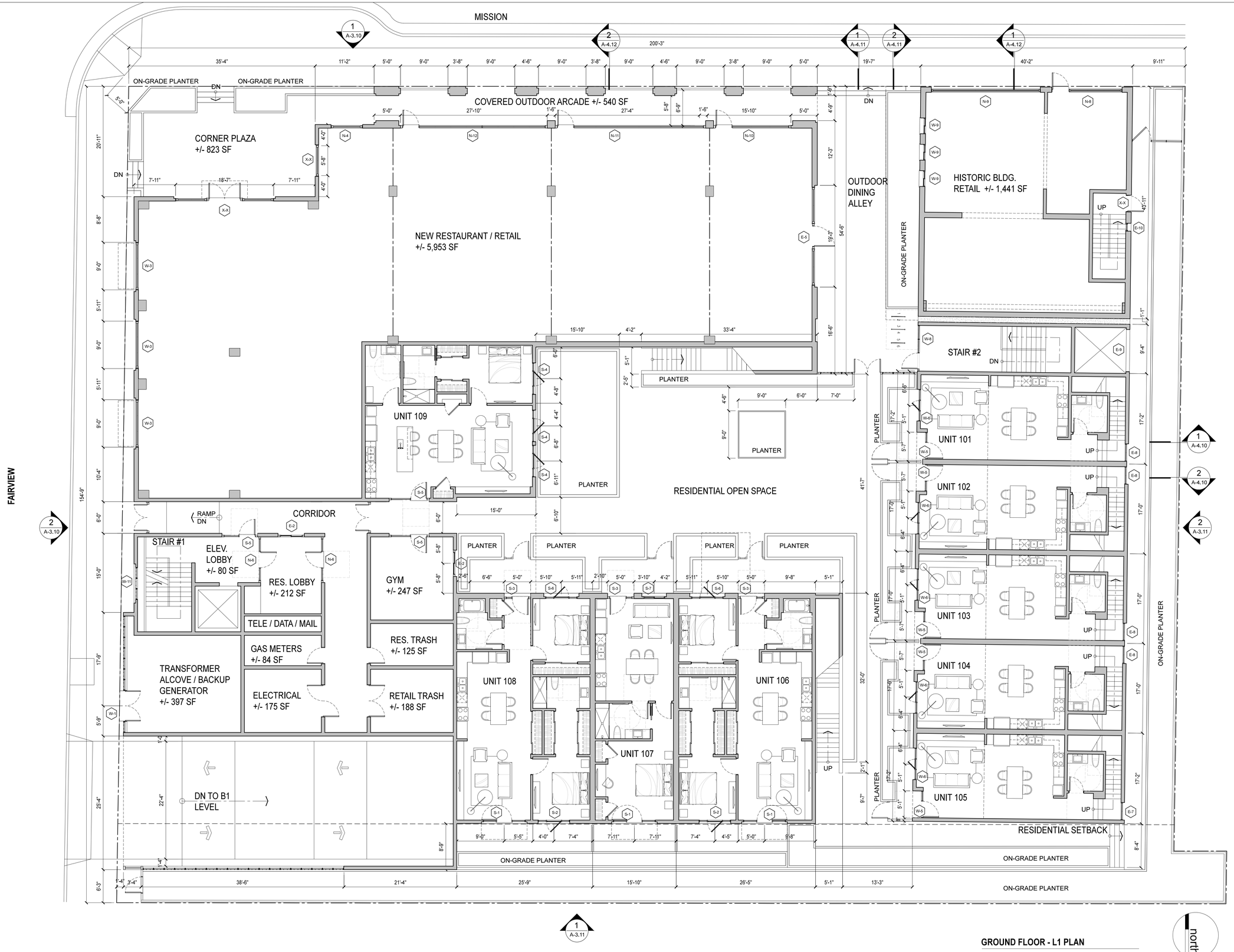

GROUND FLOOR - L1 PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

north

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Dwight S. Bond
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GROUND FLOOR PLAN

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SECOND FLOOR - L2 PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

north

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project:

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owner:

Mission Bell Properties, LLC
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SECOND FLOOR PLAN

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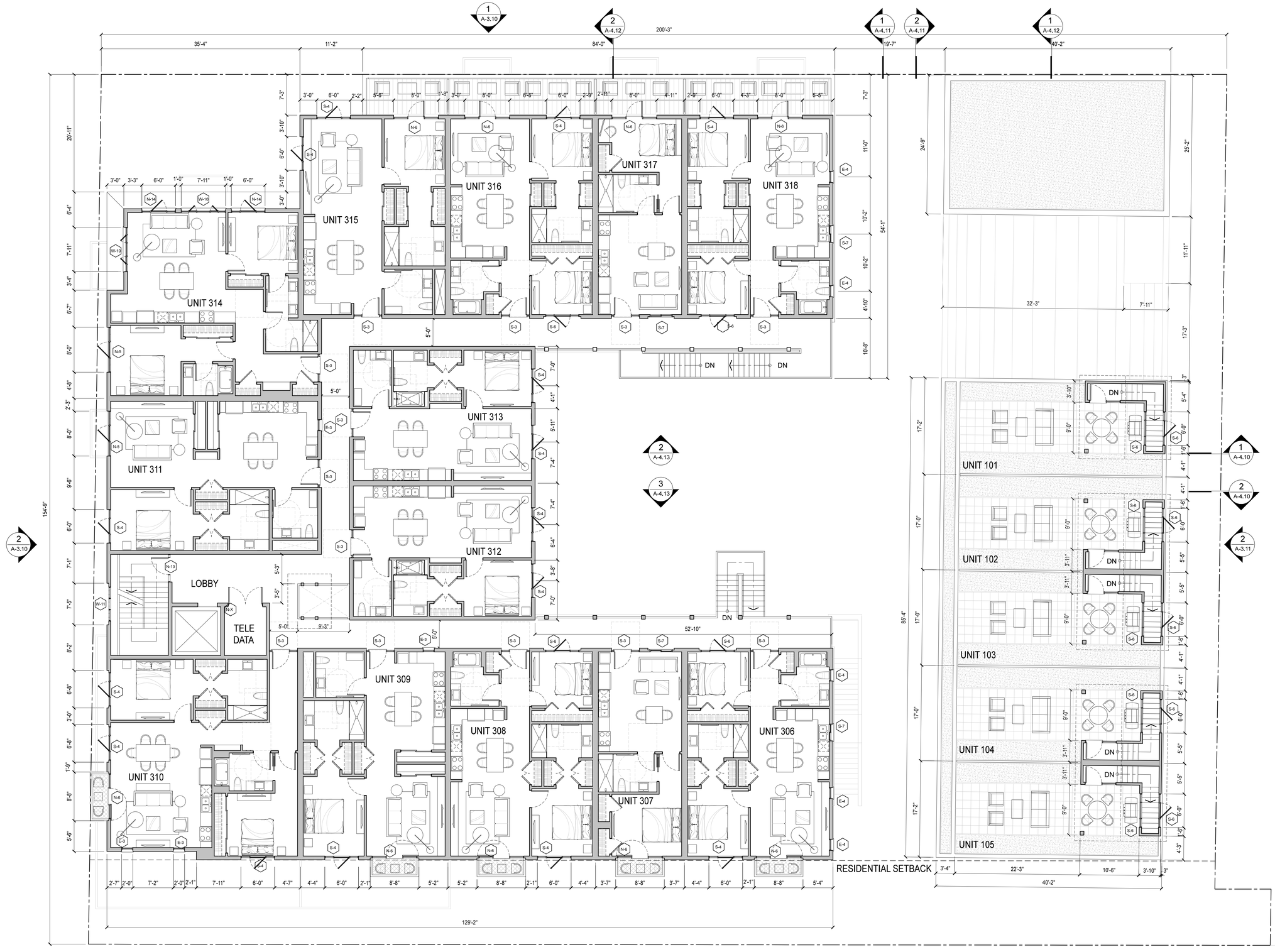

THIRD FLOOR - L3 PLAN

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

0' 2' 4' 8'

north

NOT FOR CONSTRUCTION

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project:

CFT Mission Bell Center

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South Pasadena, CA 91030

owner:

Mission Bell Properties, LLC
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Dwight S. Bond C33276

architect's stamp

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C-33276
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THIRD FLOOR PLAN

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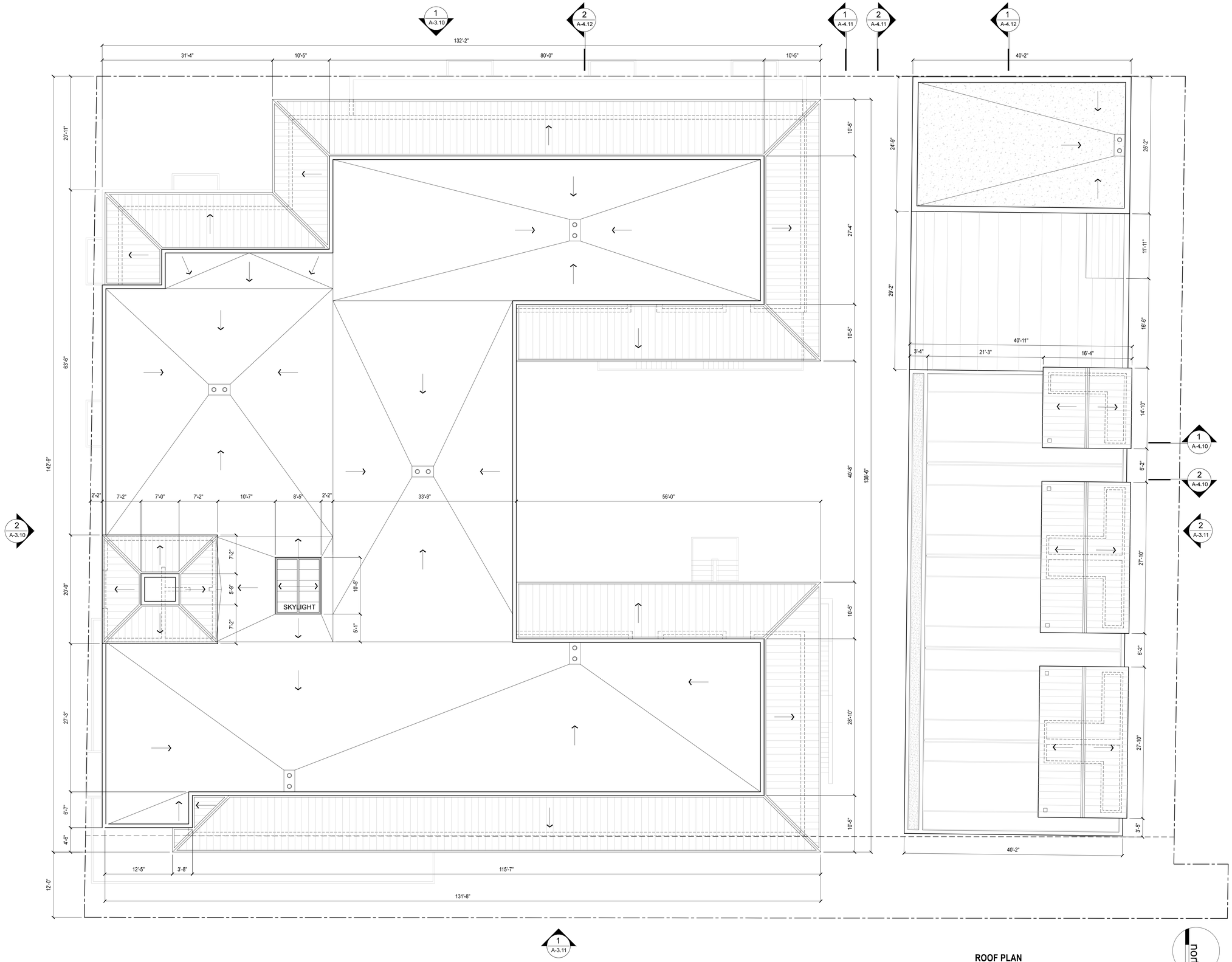

ROOF PLAN

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

NOT FOR CONSTRUCTION

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project:

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Mixed Use Project
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owner:

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Dwight S. Bond C33276

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ROOF PLAN

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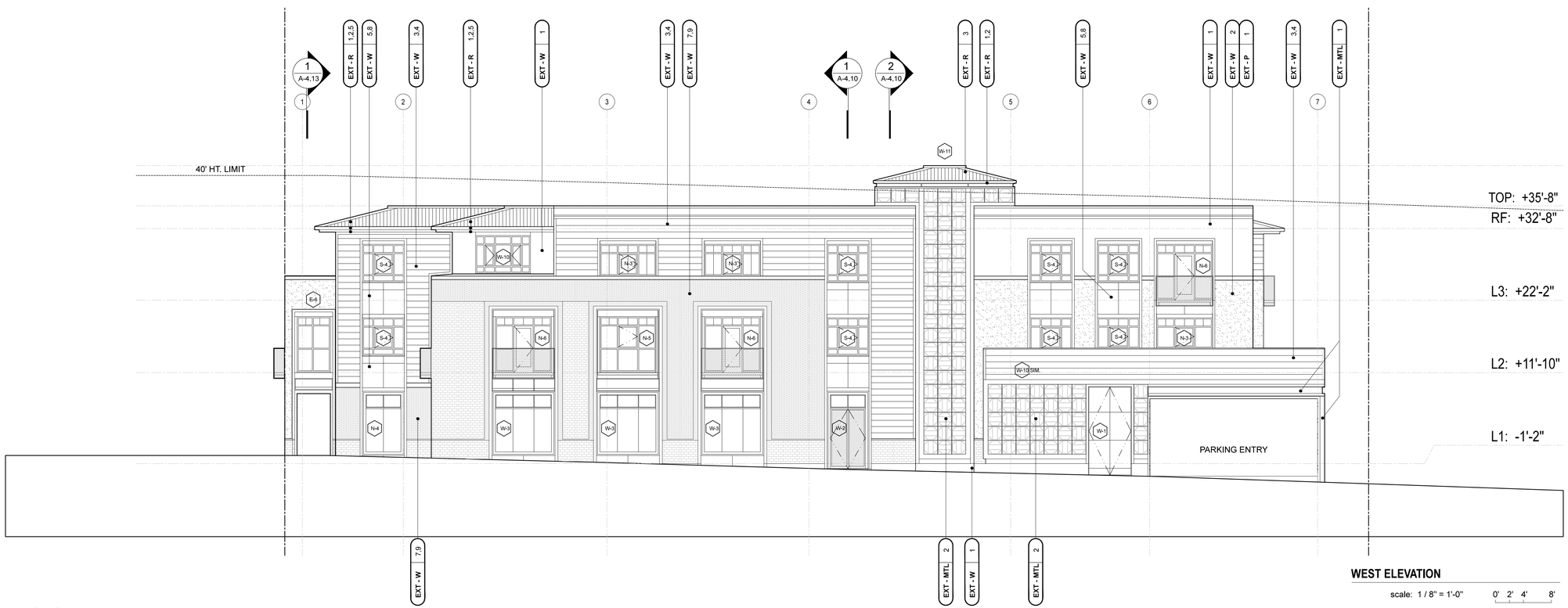
NORTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



WEST ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

EXTERIOR MATERIAL NOTES

ROOFING:

EXT-R

1. Standing seam metal roof.
2. 2 x D.F. Fascia, PAINTED.
3. 4 x exposed roof rafter framing, PAINTED.
4. 1 x IPE T&G Eave cladding.
5. Metal gutters and downspouts, PAINTED.

EXTERIOR WALLS:

EXT-W

1. Steel troweled plaster, 40 Dove Gray integral color, La Habra or other.
2. Santa Barbara troweled plaster, PAINTED.
3. James Hardie Beaded Cedarmill lap siding, Iron Gray color.
4. James Hardie Smooth trim, Iron Gray color.
5. Mission Tile West, Cement tile, 8 x 8, La Espanola.
6. Precast GFRC panels, Davis Outback 677 color.
7. Arto Antik thin brick cladding.
8. Grout, #09 Natural Gray
9. Mortar color, Davis color #MC89, to match existing mortar color from 1115 Building.
10. IPE wood storefront, SEALED.
11. Vine wire grid.

EXTERIOR METALS:

EXT-MTL

1. Metal panel cladding, BLACK.
2. Laser cut aluminum panels with aluminum fasteners, ANNODIZED and Sealed.

DECK BALCONY:

EXT-DB

1. IPE Wood top rail, Sealed.
2. Bar stock custom wrought iron railing, PAINTED.

EXTERIOR PAINT:

EXT-P

1. D. EDWARDS - Igloo, DEW 379, Flat Finish.
2. D. EDWARDS - Molasses, DE 6399, Flat Finish.
3. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

EXTERIOR GLAZING:

EXT-G

1. Aluminum dual glazed Arcadia storefront, BLACK color.
2. Jeld-Wen Wood clad dual glazed windows, DARK CHOCOLATE color.

EXTERIOR DOORS:

EXT-D

1. Wood clad aluminum door with dual glazing and muttons.
2. Custom steel framed door with laser cut infill, PAINTED.
3. Custom steel framed door with mesh infill, PAINTED.

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
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ELEVATIONS

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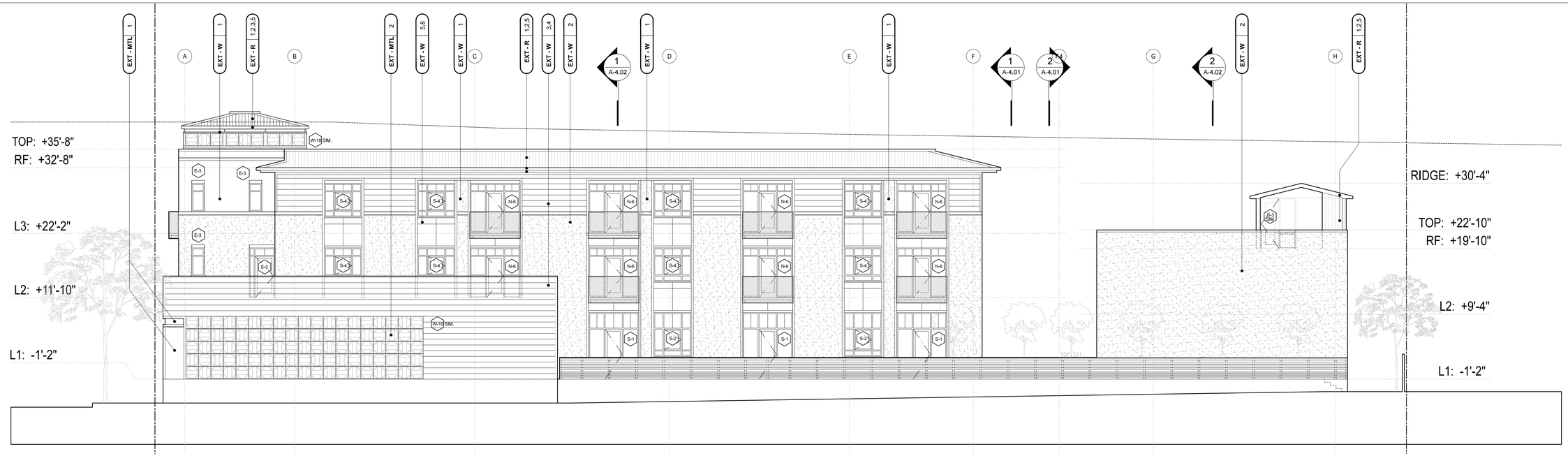
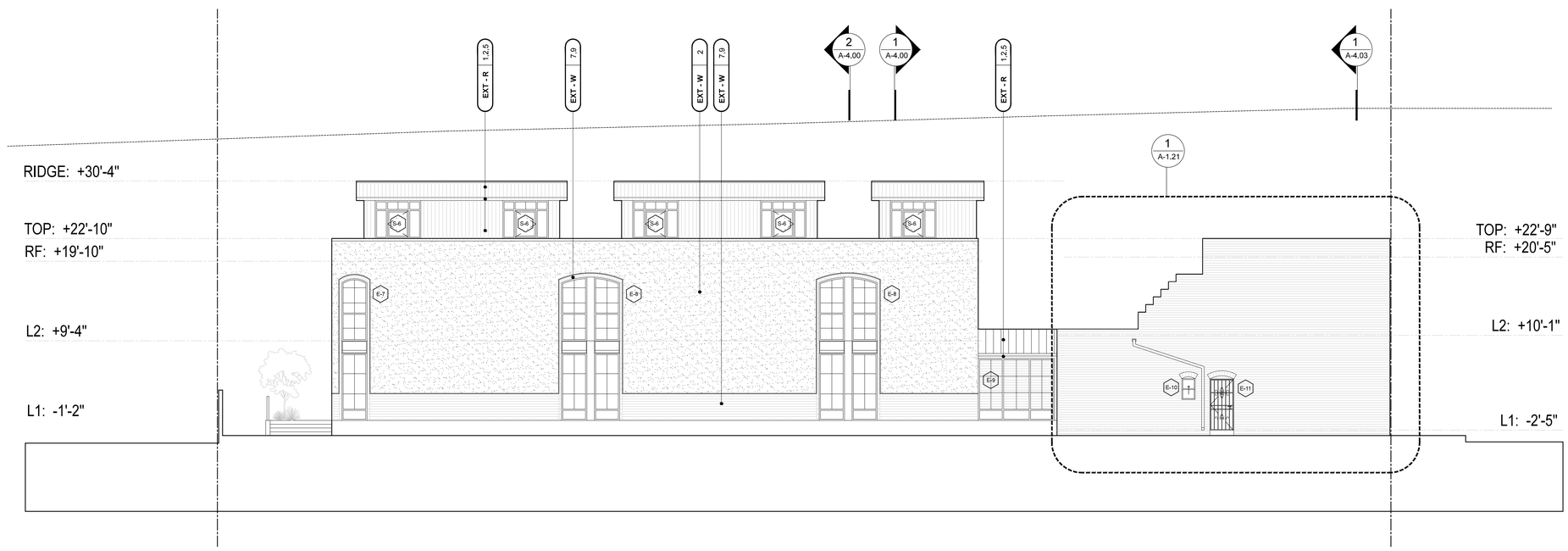


SOUTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



EAST ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

EXTERIOR MATERIAL NOTES

ROOFING:

EXT-R

1. Standing seam metal roof.
2. 2 x D.F. Fascia, PAINTED.
3. 4 x exposed roof rafter framing, PAINTED.
4. 1 x IPE T&G Eave cladding.
5. Metal gutters and downspouts, PAINTED.

EXTERIOR WALLS:

EXT-W

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4. James Hardie Smooth trim, Iron Gray color.
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6. Precast GFRC panels, Davis Outback 677 color.
7. Arto Antik thin brick cladding.
8. Grout, #09 Natural Gray
9. Mortar color, Davis color #MC89, to match existing mortar color from 1115 Building.
10. IPE wood storefront, SEALED.
11. Vine wire grid.

EXTERIOR METALS:

EXT-MTL

1. Metal panel cladding, BLACK.
2. Laser cut aluminum panels with aluminum fasteners, ANNODIZED and Sealed.

DECK BALCONY:

EXT-DB

1. IPE Wood top rail, Sealed.
2. Bar stock custom wrought iron railing, PAINTED.

EXTERIOR PAINT:

EXT-P

1. D. EDWARDS - Igloo, DEW 379, Flat Finish.
2. D. EDWARDS - Molasses, DE 6399, Flat Finish.
3. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

EXTERIOR GLAZING:

EXT-G

1. Aluminum dual glazed Arcadia storefront, BLACK color.
2. Jeld-Wen Wood clad dual glazed windows, DARK CHOCOLATE color.

EXTERIOR DOORS:

EXT-D

1. Wood clad aluminum door with dual glazing and muttons.
2. Custom steel framed door with laser cut infill, PAINTED.
3. Custom steel framed door with mesh infill, PAINTED.

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:

Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
STATE OF CALIFORNIA

consultant

revisions

file		
drawn		
reviewed		

issued	date	by
Entitlements	07.12.2017	
Rev. Entitlements	10.23.2017	
Rev. Entitlements	04.06.2018	
Rev. Entitlements	09.14.2018	
Rev. Entitlements	02.27.2019	

title

project number	16.20.00
scale	as noted
date	February 27, 2019

ELEVATIONS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

A-3.11

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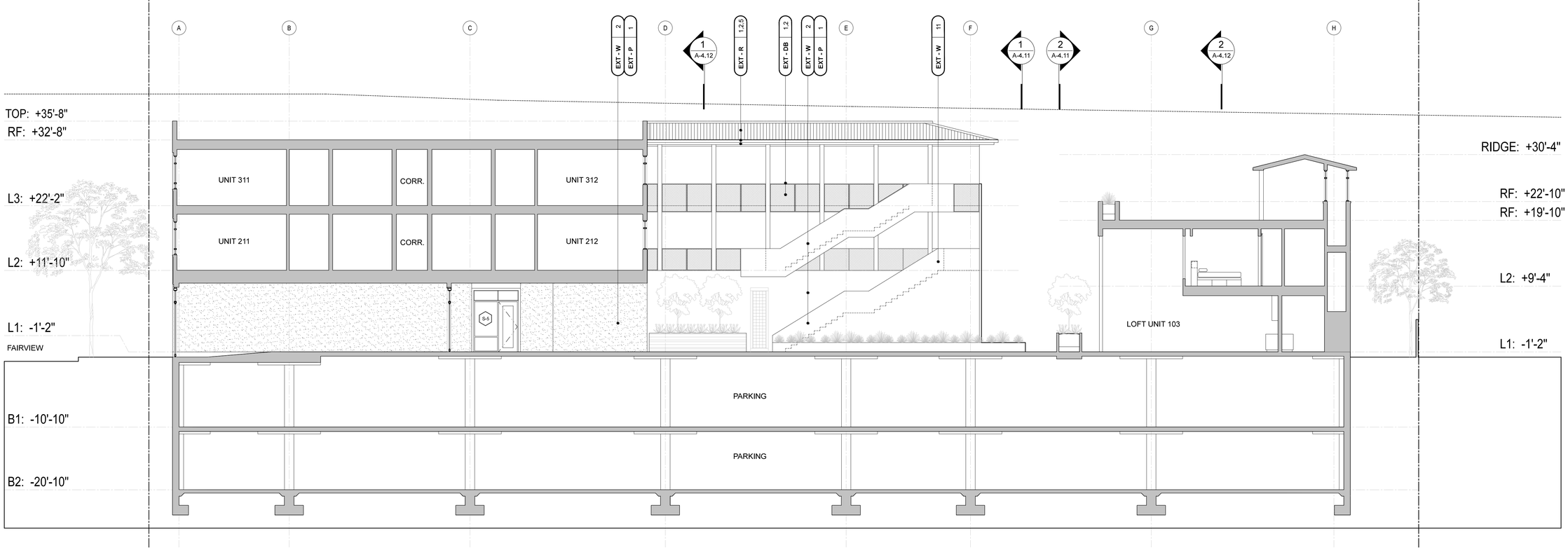
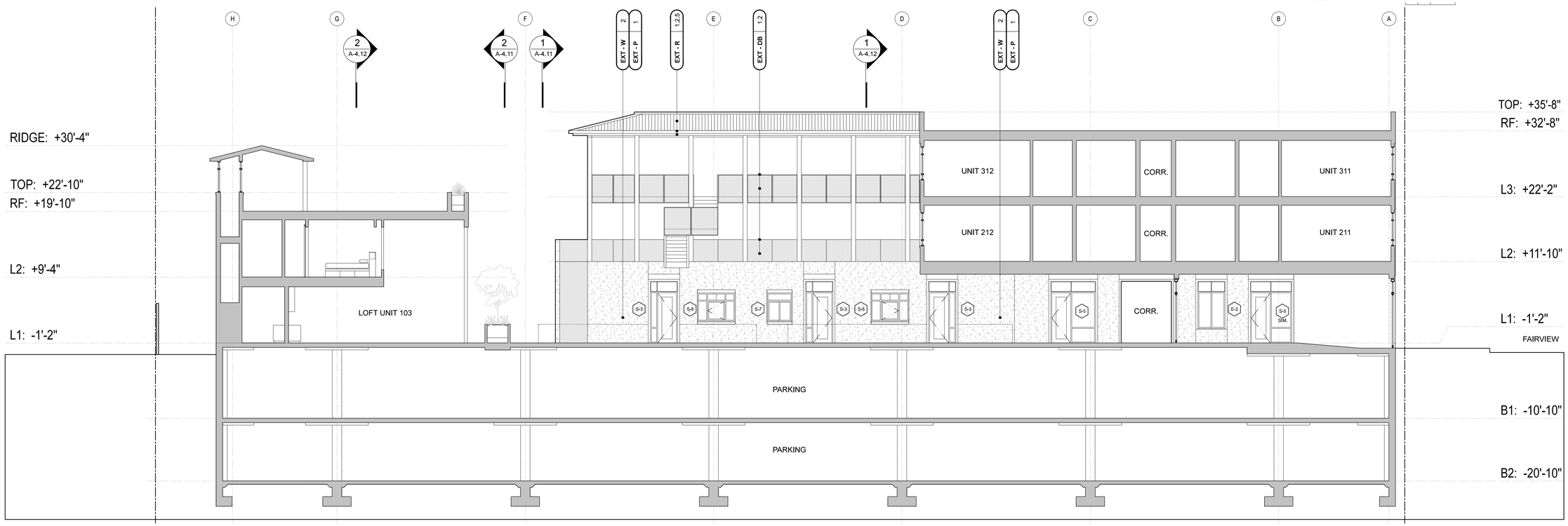


SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 1

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 2

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
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Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

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Dwight S. Bond
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Rev. Entitlements	09.14.2018	
Rev. Entitlements	02.27.2019	

title

project number	16.20.00
scale	as noted
date	February 27, 2019

SECTIONS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

A-4.10

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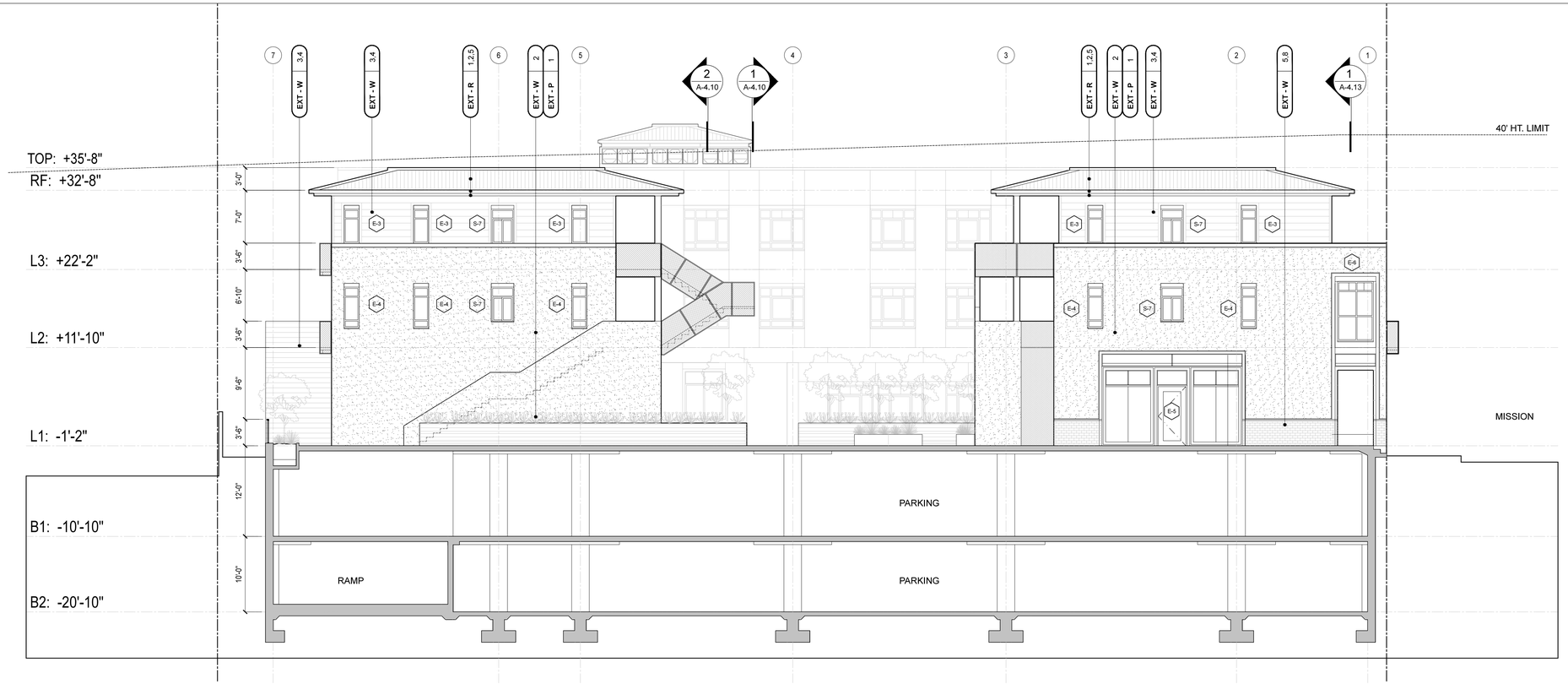
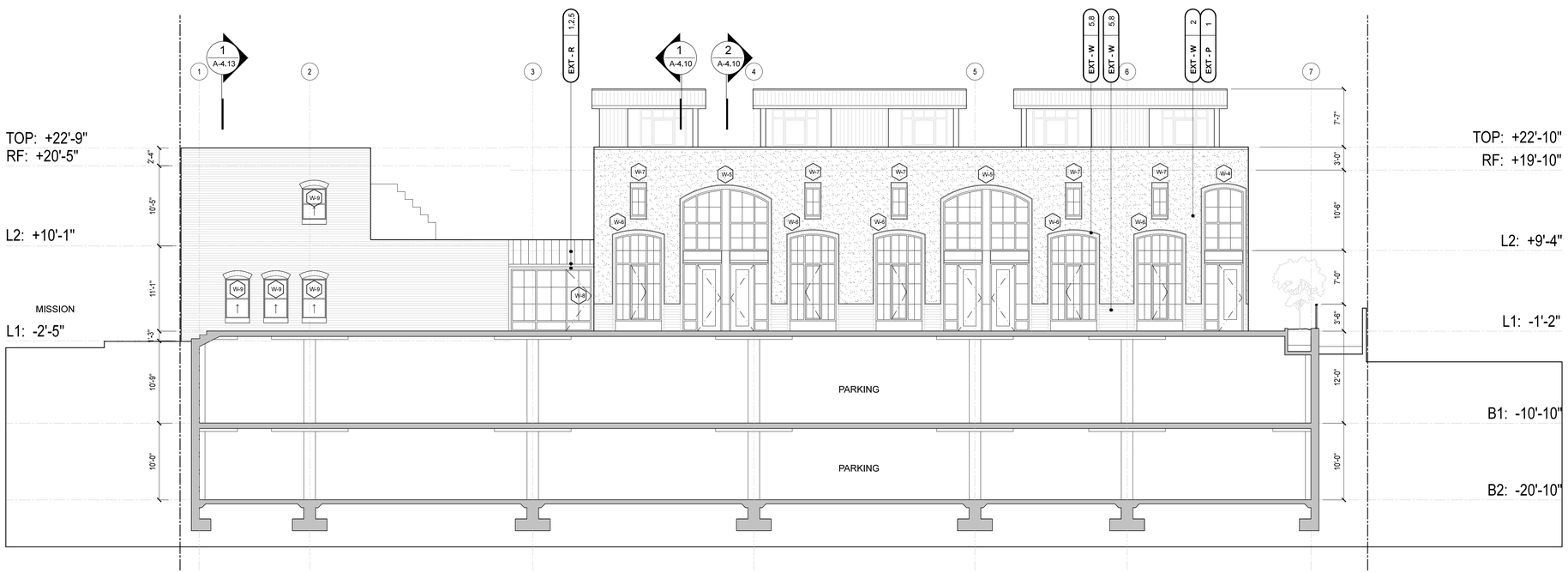


SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 1

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 2

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
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consultant

revisions

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Entitlements	07.12.2017	
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Rev. Entitlements	02.27.2019	

title

project number	16.20.00
scale	as noted
date	February 27, 2019

SECTIONS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
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sheet

A-4.11

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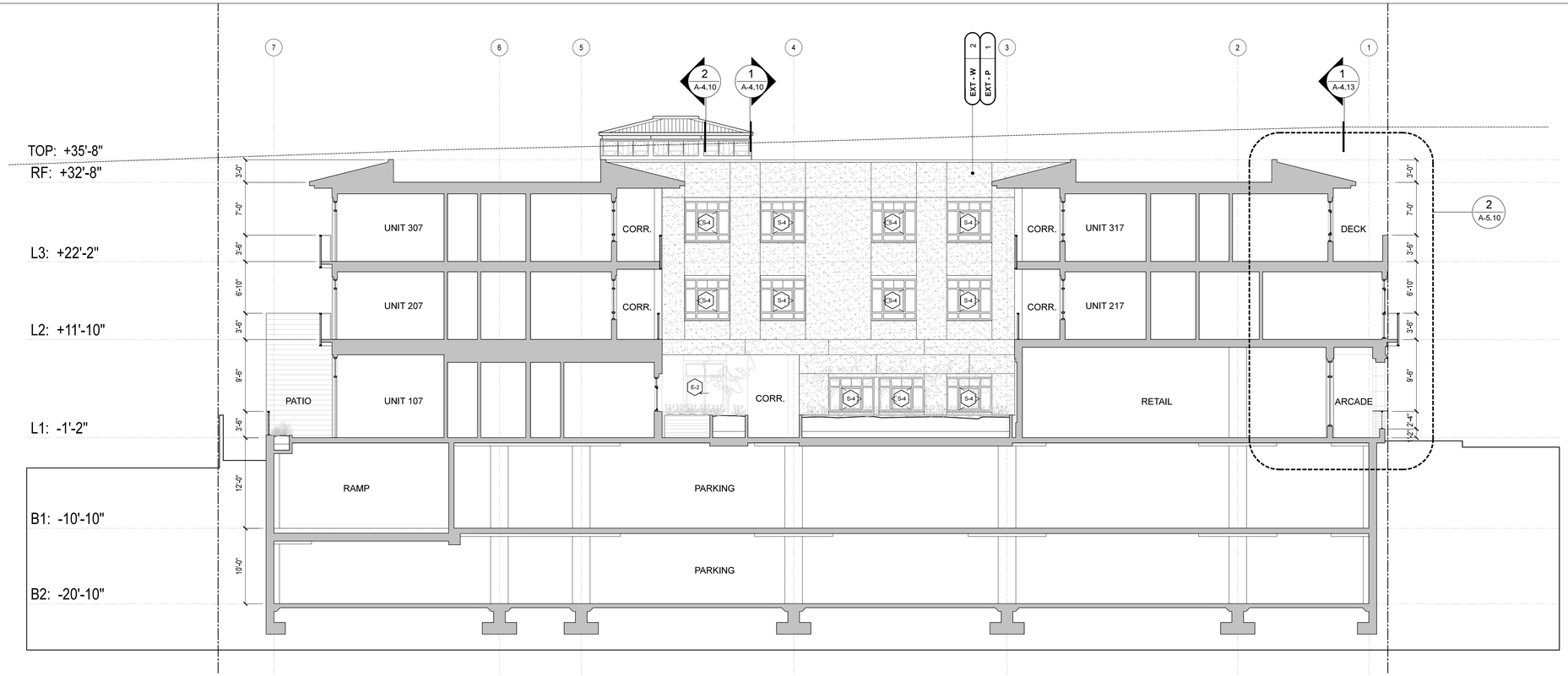
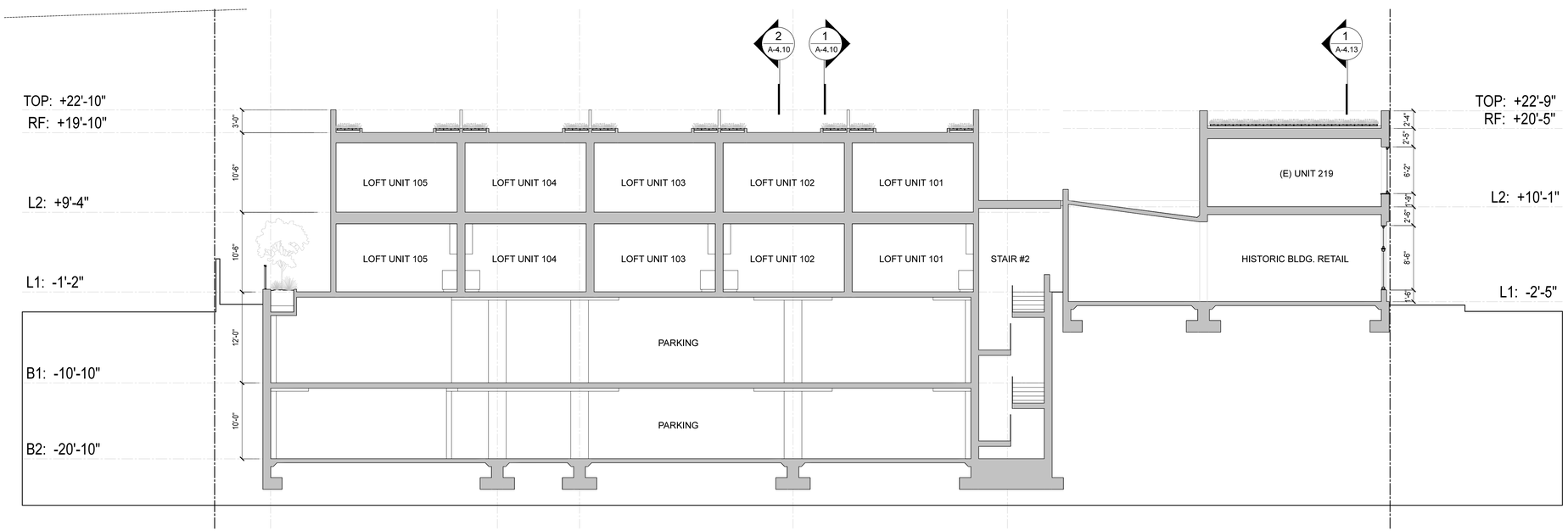


SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 1

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 2

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:

Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
STATE OF CALIFORNIA

consultant

revisions

file		
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reviewed		

issued	date	by
Entitlements	07.12.2017	
Rev. Entitlements	10.23.2017	
Rev. Entitlements	04.06.2018	
Rev. Entitlements	09.14.2018	
Rev. Entitlements	02.27.2019	

title

project number	16.20.00
scale	as noted
date	February 27, 2019

SECTIONS

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1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
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workshopdesigncollective@gmail.com

sheet

A-4.12

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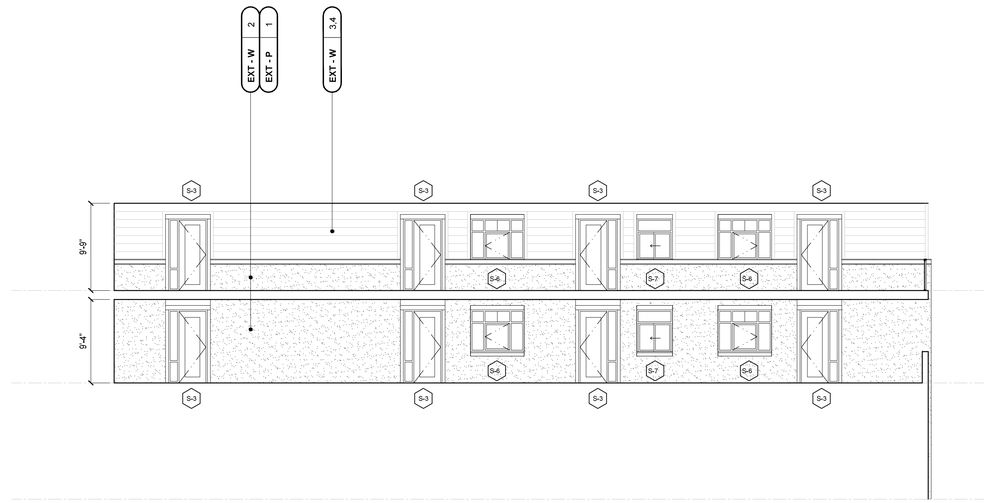
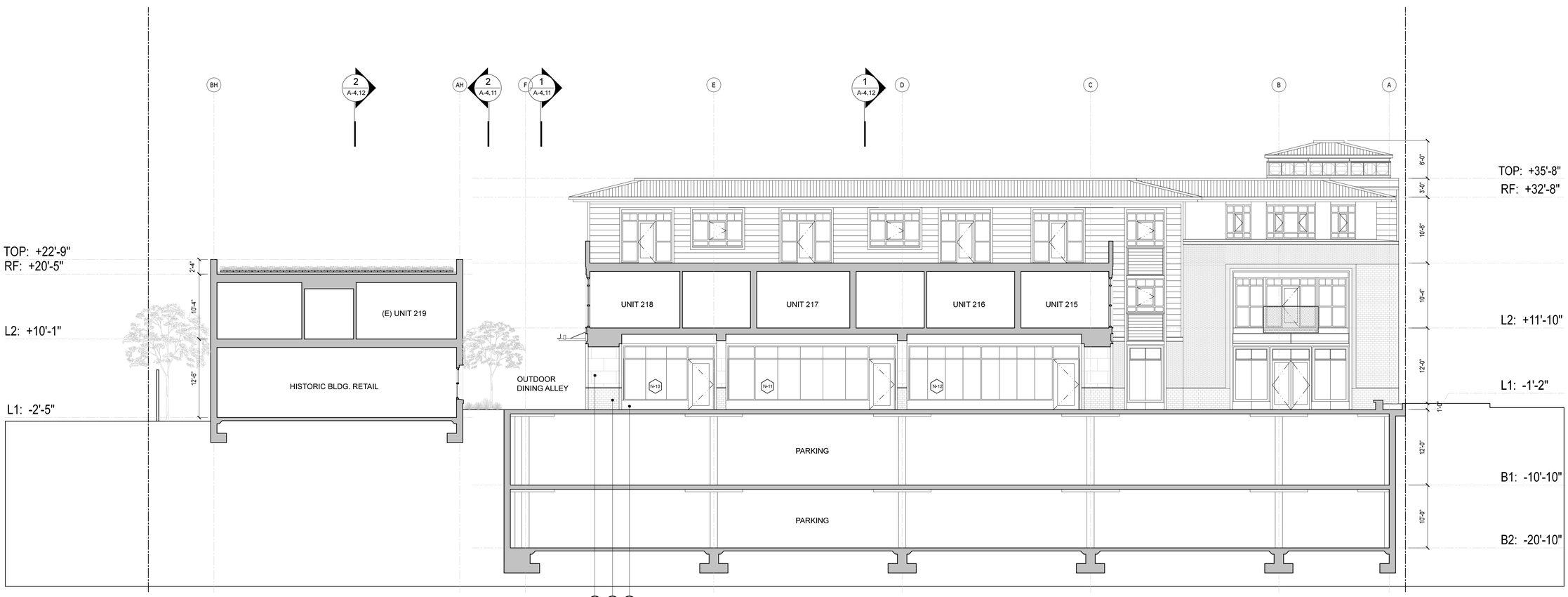
SECTION - 3 EXIT BALCONY ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



SECTION - 2 EXIT BALCONY ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 1

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

NOT FOR CONSTRUCTION

W•RKSH•P

project:

CFT Mission Bell Center

Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:

Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276

architect's stamp

LICENSED ARCHITECT
Dwight S. Bond
C-33276
Renewal Date
09.30.2017
STATE OF CALIFORNIA

consultant

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title

project number	16.20.00
scale	as noted
date	February 27, 2019

SECTIONS

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1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
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A-4.13

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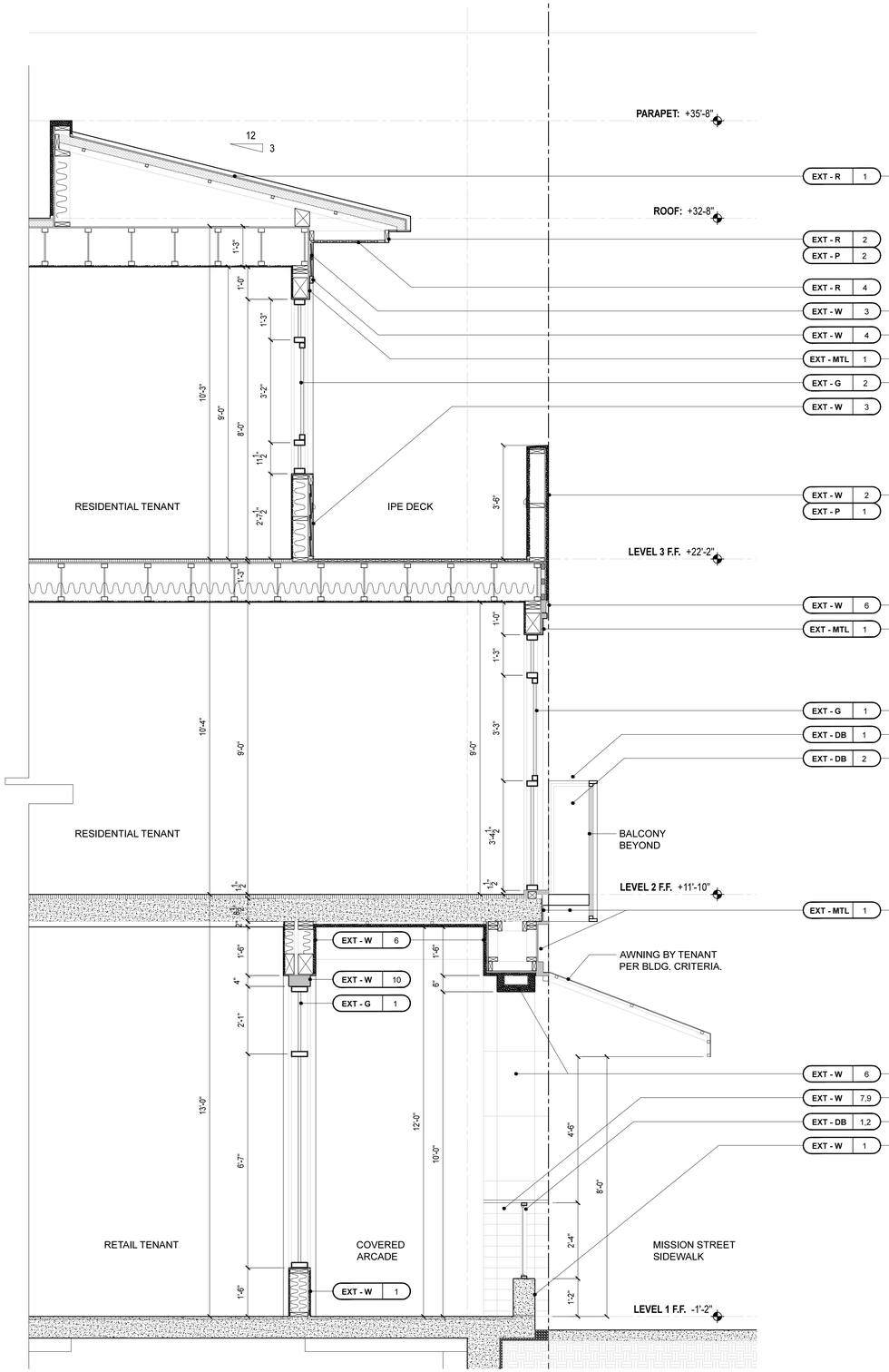
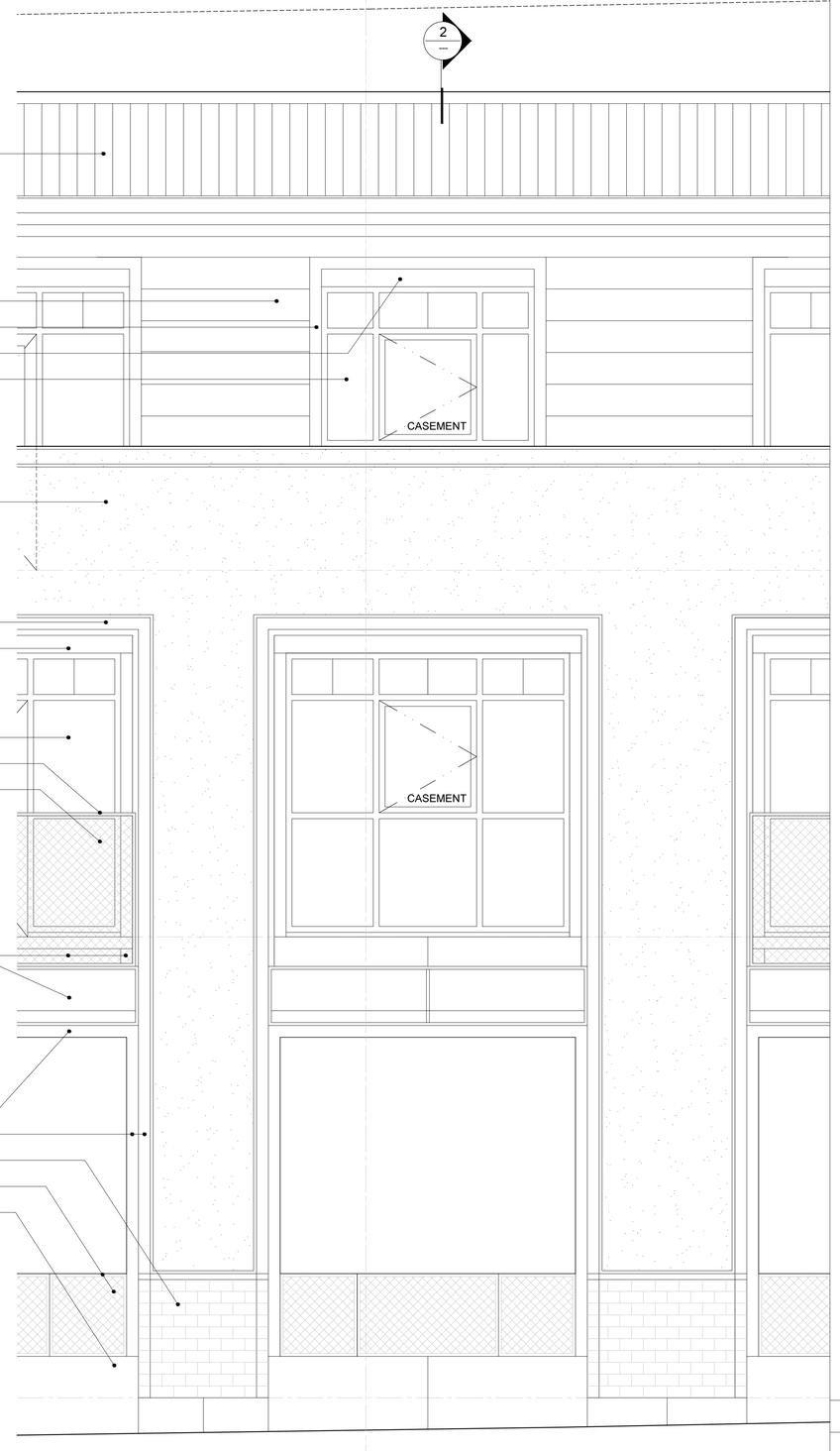


2. WALL SECTION

scale: 1 / 2" = 1'-0" 0" 6" 12" 24"



1. PARTIAL ELEVATION

scale: 1 / 2" = 1'-0" 0" 6" 12" 24"

EXTERIOR SECTION / ELEVATION KEYNOTES

ROOFING:
EXT-R

1. Standing seam metal roof, COOL CHARCOAL color.
2. 2 x D.F. Fascia, PAINTED.
3. 4 x exposed roof rafter framing, PAINTED.
4. 1 x IPE Eave cladding.
5. Metal gutters and downspouts, PAINTED.

EXTERIOR WALLS:
EXT-W

1. Steel troweled plaster, 40 Dove Gray integral color, La Habra or other.
2. Santa Barbara troweled plaster, PAINTED.
3. James Hardie Beaded Cedarmill lap siding, Iron Gray color.
4. James Hardie Smooth trim, Iron Gray color.
5. Mission Tile West, Cement tile, 8 x 8, La Espanola.
6. Precast GFRC panels, Davis Outback 677 color.
7. Arto Antik thin brick cladding.
8. Grout, #09 Natural Gray
9. Mortar color, Davis color #MC89, to match existing mortar color from 1115 Building.
10. IPE wood storefront, SEALED.
11. Vine wire grid.

EXTERIOR METALS:
EXT-MTL

1. Metal panel cladding, BLACK.
2. Laser cut aluminum panels with aluminum fasteners, ANNODIZED and Sealed.

DECK BALCONY:
EXT-DB

1. IPE Wood top rail, Sealed.
2. Bar stock custom wrought iron railing, PAINTED.

EXTERIOR PAINT:
EXT-P

1. D. EDWARDS - Igloo, DEW 379, Flat Finish.
2. D. EDWARDS - Molasses, DE 6399, Flat Finish.
3. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.

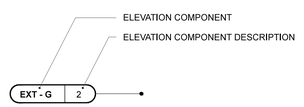
EXTERIOR GLAZING:
EXT-G

1. Aluminum dual glazed Arcadia storefront, DARK BRONZE color.
2. Jeld-Wen Wood clad dual glazed windows, DARK CHOCOLATE color.

EXTERIOR DOORS:
EXT-D

1. Wood clad aluminum door with dual glazing and muttons.
2. Custom steel framed door with laser cut infill, PAINTED.
3. Custom steel framed door with mesh infill, PAINTED

ELEVATION NOTE SYMBOLS



NOT FOR CONSTRUCTION

W•RKSH•P

project:
CFT Mission Bell Center
Mixed Use Project
1101-1115 Mission Street
South Pasadena, CA 91030

owner:
Mission Bell Properties, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

Dwight S. Bond C33276
architect's stamp

consultant

revisions

file		
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reviewed		

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Entitlements	07.12.2017	
Rev. Entitlements	10.23.2017	
Rev. Entitlements	04.06.2018	
Rev. Entitlements	09.14.2018	
Rev. Entitlements	02.27.2019	

title

project number	16.20.00
scale	as noted
date	February 27, 2019

WALL SECTION

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1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

A-5.10

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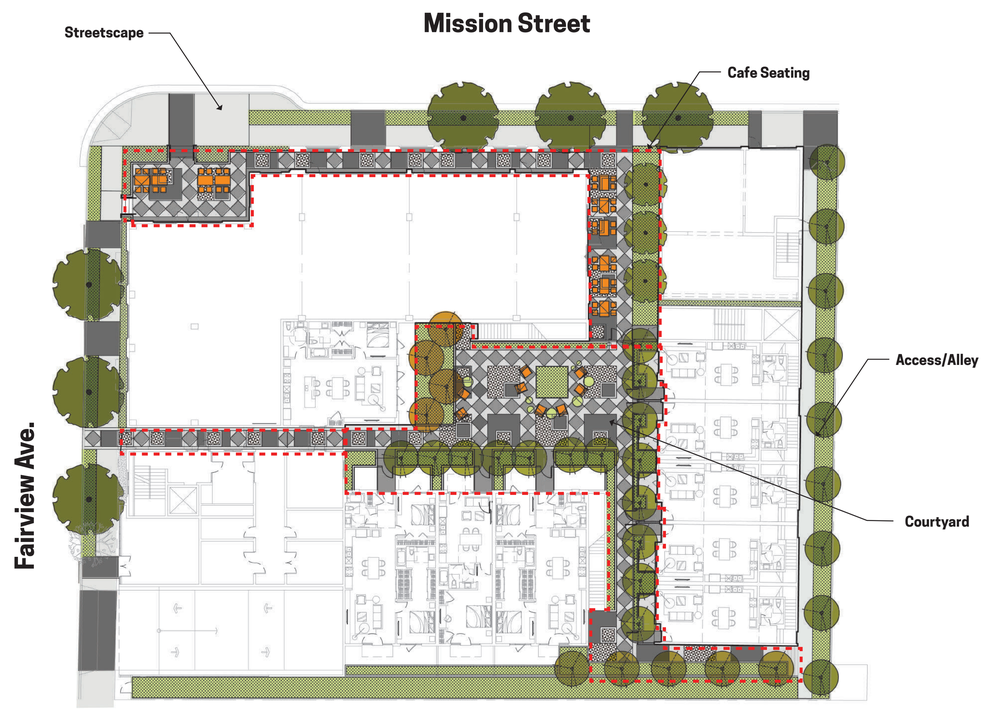

PROJECT
1101 Mission St
South Pasadena, CA 91030

PROJECT ID
1614

superjacent
LANDSCAPE ARCHITECTURE + URBAN DESIGN
www.superjacentla.com

CONSULTANTS

ISSUED FOR
Entitlements Package

REVISIONS

KEY PLAN

DRAWING TITLE
SITE PLAN

DATE
3/31/17

SCALE
1" = 20'
(WHEN PRINTED ON 24 X 36" SHEET)

DRAWING NUMBER
L2.00

Total Open Space: 8396 sq. ft.

Total Planting Area: 4268 sq. ft.

Total Trees: 36 Trees
(36 Trees in project/ one tree per unit)

PROJECT
1101 Mission St
South Pasadena, CA 91030

PROJECT ID
1614

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Entitlements Package

REVISIONS

KEY PLAN

DRAWING TITLE
HARDSCAPE PLAN

DATE
3/31/17

SCALE
1/8"= 1'-0"
(WHEN PRINTED ON 24 X 36" SHEET)

DRAWING NUMBER
L2.01

No-Mow Lawn

'UC Verde' Buffalograss
Buchloe dactyloides

Parkway Planting

Lavender
Lavandula angustifolia

Whitebark Ceanothus
Ceanothus leucodermis

Raised Planter A

Lavender
Senecio serpens

Peruvian Apple Cactus
Cereus peruvianus

Raised Planter B

Lavender
Lavandula angustifolia

Torch Aloe
Aloe arborescens

Vine Planter, Screening, and Trees

Creeping Fig
Ficus pumila

Yew Pine
Podocarpus Maki

Trees

Tree Type #1
Platanus racemosa

Tree Type #2
Olea europaea 'Swan Hill'

Tree Type #3
Citrus x tangelo 'Minneola'

Tree Type #4
Arctostaphylos manzanita

Tree Type #5
Ginkgo Biloba

Tree Type #6
Street trees species to be determined by the Urban Forestry department of South Pasadena

Sculptural Planter

Canary Island Dragon Tree
Dracena draco

Golden Barrel Cactus
Echinocactus grusonii

Parry's Agave
Agave parryi

Fox Tail Agave
Agave attenuata

Planter Pots

Elephant's Ear Kalanchoe
Kalanchoe beharensis

Octopus Agave
Agave vilmoriniana

Sharkskin Agave
Agave 'Sharkskin'

Swiss Cheese Plant
Monstera deliciosa

PROJECT
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South Pasadena, CA 91030

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1614

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REVISIONS

KEY PLAN

DRAWING TITLE
PLANTING PALETTE

DATE
3/31/17

SCALE
NTS
(WHEN PRINTED ON 24 X 36" SHEET)

DRAWING NUMBER
L8.00

PROJECT
1101 Mission St
South Pasadena, CA 91030

PROJECT ID
1614

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REVISIONS

KEY PLAN

DRAWING TITLE
PLANTING ZONES

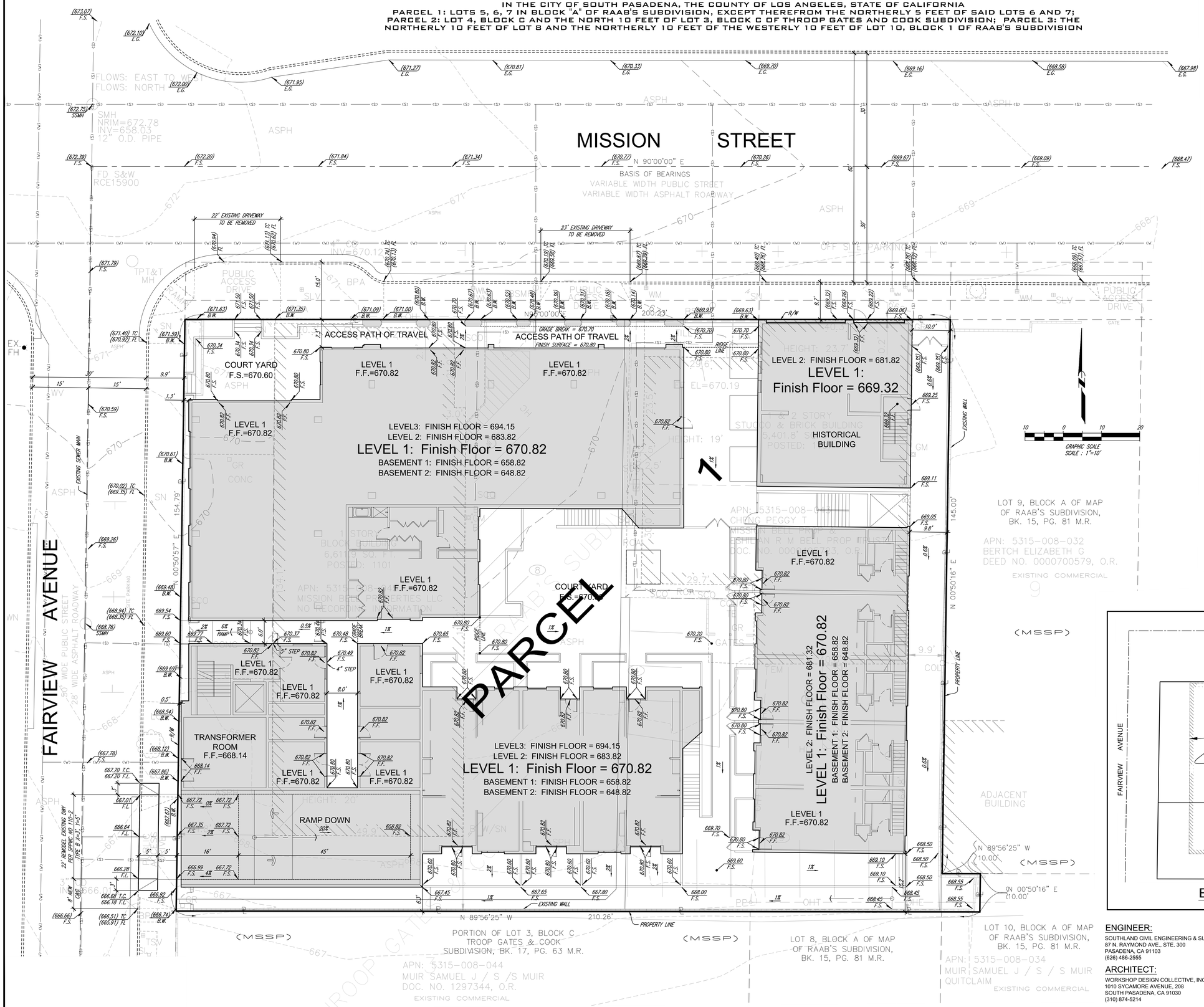
DATE
3/31/17

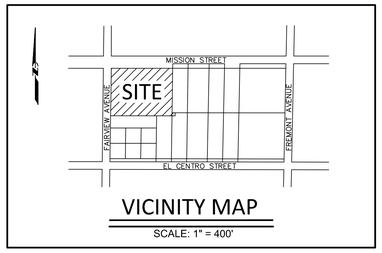
SCALE
1/8"= 1'-0"
(WHEN PRINTED ON 24 X 36" SHEET)

DRAWING NUMBER
L8.01

VESTING TENTATIVE PARCEL MAP NO. 78267
FOR CONDOMINIUM PURPOSES

IN THE CITY OF SOUTH PASADENA, THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
PARCEL 1: LOTS 5, 6, 7 IN BLOCK "A" OF RAAB'S SUBDIVISION, EXCEPT THEREFROM THE NORTHERLY 5 FEET OF SAID LOTS 6 AND 7;
PARCEL 2: LOT 4, BLOCK C AND THE NORTH 10 FEET OF LOT 3, BLOCK C OF THROOP GATES AND COOK SUBDIVISION; PARCEL 3: THE NORTHERLY 10 FEET OF LOT 8 AND THE NORTHERLY 10 FEET OF THE WESTERLY 10 FEET OF LOT 10, BLOCK 1 OF RAAB'S SUBDIVISION





VICINITY MAP
SCALE: 1" = 400'

PROJECT DESCRIPTION:

THE PROJECT CAN BE DESCRIBED AS A (3) THREE STORY MIXED USE BUILDING WITH (2) TWO STORIES OF PARKING BELOW GRADE. THE SITE ALSO CONTAINS A (2) STORY MASONRY BUILDING WHICH IS DEEMED HISTORIC TO THE CITY OF SOUTH PASADENA WHICH IS A CRITICAL PART OF THE PROJECT'S OVERALL DESIGN.

THE PROJECT PROPOSES (35) NEW RESIDENTIAL UNITS AND REFURBISHES (1) EXISTING UNIT AS 1 BEDROOM LOFTS, FLATS, AND 2 BEDROOM FLATS. THE GROUND FLOOR COMMERCIAL SPACE 7,335 SF INCLUDING THE HISTORIC BUILDING.

BUILDING INFORMATION:

NUMBER OF STORIES: 3
TYPE OF CONSTRUCTION: TYPE V-B OVER TYPE I PODIUM
USE: MULTIFAMILY USES OVER COMMERCIAL AND PARKING USES
OCCUPANCY: A2, M, R2 AND S2 OCCUPANCIES
LOT AREA: 31,113 SF
LOT COVERAGE: 69% LOT COVERAGE

GENERAL NOTES:

ASSESSOR'S PARCEL: APNS # 5315-008-045 & 5315-008-043

ZONING: MISSION STREET SPECIFIC PLAN (MSSP)

SITE AREA: 0.71 ACRE (31,113 SQ.FT.)

NO EASEMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY GUARANTEE NO. CA-SFXFC-IMP-81G28-1-17-09193603, DATED 9/20/17.

LEGAL DESCRIPTION:

REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 5, 6, 7 IN BLOCK "A" OF RAAB'S SUBDIVISION, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE NORTHERLY 5 FEET OF SAID LOTS 6 AND 7.

PARCEL 2:
LOT 4, BLOCK C AND THE NORTH 10 FEET OF LOT 3, BLOCK C OF THROOP GATES AND COOK SUBDIVISION, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 63 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
THE NORTHERLY 10 FEET OF LOT 8 AND THE NORTHERLY 10 FEET OF THE WESTERLY 10 FEET OF LOT 10, BLOCK A OF RAAB'S SUBDIVISION, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5315-008-045, 043

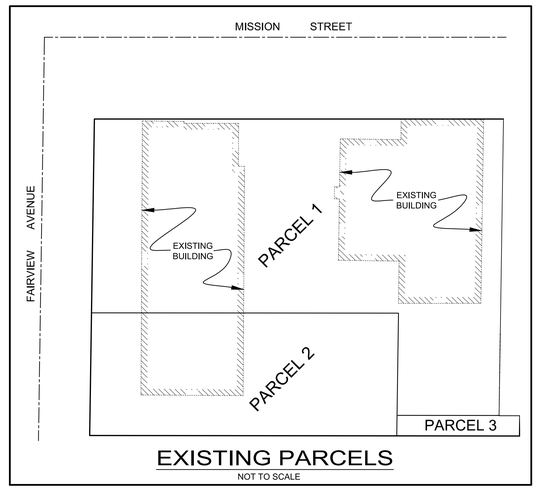
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION STREET. BEING N 90° 00' 00" E (EAST) PER MAP OF RAAB'S SUBDIVISION RECORDED IN BOOK 15, PG. 81, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

BENCHMARK

BENCHMARK (LEAD AND TAG LS6999) LOCATED IN THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF EL CENTRO AND FREMONT AVENUE.

ELEVATION = 653.87 (DATUM CITY OF SOUTH PASADENA)



EXISTING PARCELS
NOT TO SCALE

ENGINEER:
SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
87 N. RAYMOND AVE., STE. 300
PASADENA, CA 91103
(626) 486-2555

SURVEY:
COMMERCIAL DUE DILIGENCE SERVICES
3550 W ROBINSON STREET, 3RD FLR
NORMAN, OKLAHOMA 73072
(405) 378-5800

JOB ADDRESS:
1101-1115 MISSION STREET
SOUTH PASADENA, CA 91030

ARCHITECT:
WORKSHOP DESIGN COLLECTIVE, INC.
1010 SYCAMORE AVENUE, 208
SOUTH PASADENA, CA 91030
(310) 874-5214

DEVELOPER:
CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
(626) 372-8122

OWNER:
MISSION BELL PROPERTIES, LLC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
(626) 372-8122

DATE: 10/25/2017

BENCH MARK:
BENCHMARK (LEAD AND TAG LS6999) LOCATED IN THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF EL CENTRO AND FREMONT AVENUE.
ELEVATION = 653.87
(DATUM CITY OF SOUTH PASADENA)

No.	REVISIONS:	DATE	BY:

REFERENCE

WORK ACCEPTED

Southland Civil Engineering & Survey, LLP
87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103
TEL: (626) 486-2555 FAX: (626) 486-2556
www.SouthlandCivil.com

REGISTERED PROFESSIONAL ENGINEER
LARRY L. MAR
No. 55069
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP	
ENGINEER:	LARRY MAR, P.E.
DESIGNED BY:	BKL
DRAWN BY:	BKL
CHECKED BY:	LARRY MAR, P.E.
DRAWING SCALE:	1"=10'

SHEET TITLE: Vesting Tentative Parcel Map NO. 78267 FOR CONDOMINIUM PURPOSES
1101-1115 MISSION STREET
SOUTH PASADENA, CA 91030

OWNER: CFT NV DEVELOPMENTS, LLC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770-3711

JOB NUMBER: 2380-16010
DRAWING NO. TPM-1
SHEET 1 OF 1 SHEETS

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Last Edit Date: Oct 09, 2018-1:34pm
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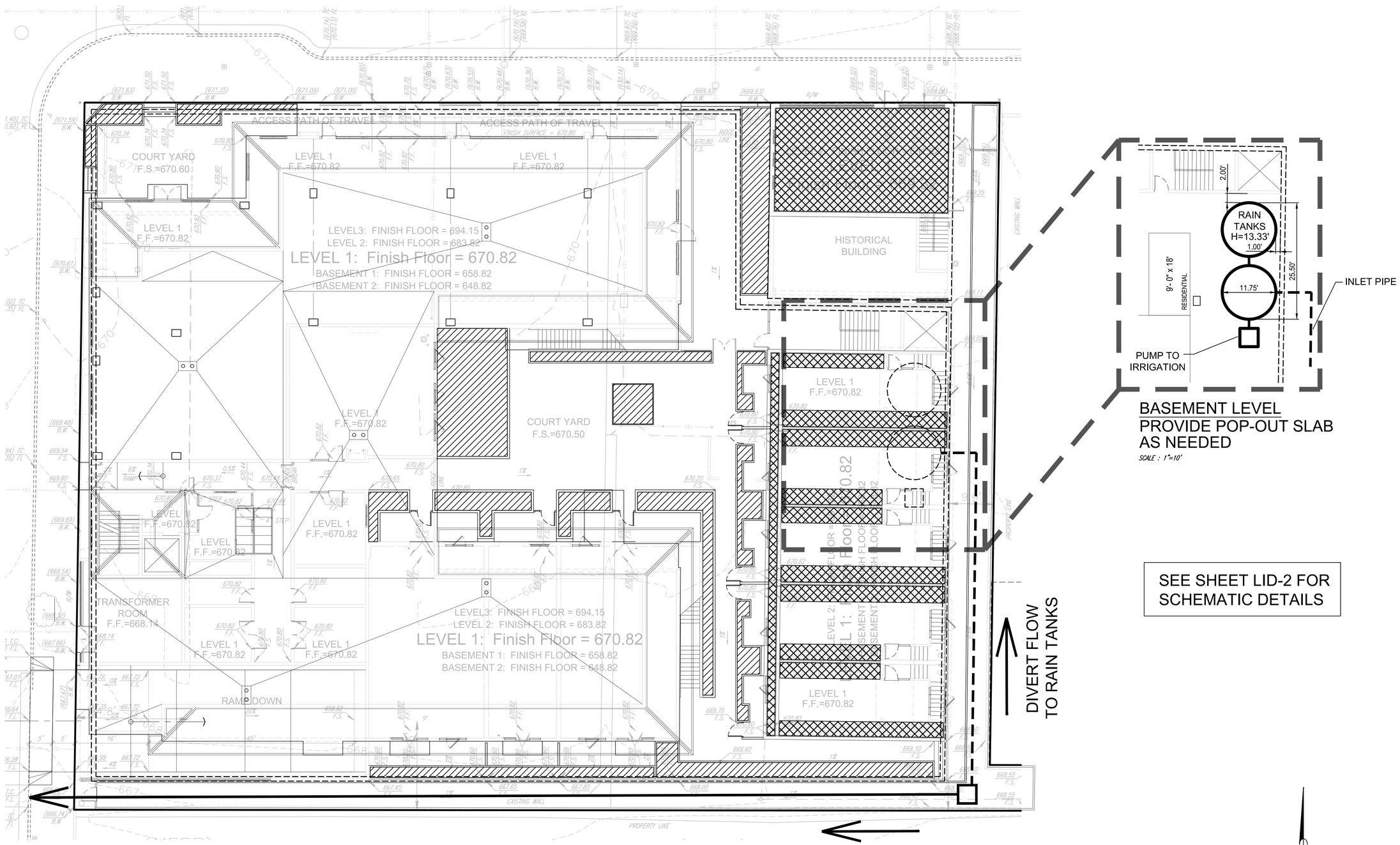
Plotted by: Bryan Kim
AutoCAD Version: AutoCAD C3D 2016

REVISION DATES (DESIGN STAGE ONLY)
REVISION DATES (DESIGN STAGE ONLY)



LEGEND:

SITE LANDSCAPING

GREEN ROOF

CONCEPTUAL LAYOUT

NO.	REVISIONS:	DATE:	BY:

REFERENCE

WORK ACCEPTED

Southland Civil Engineering & Survey, LLP
87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103
TEL: (626) 486-2555, FAX: (626) 486-2556
www.SouthlandCivil.com

REGISTERED PROFESSIONAL ENGINEER
LARRY L. MAR
No. 55069
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP

ENGINEER:	LLM
DESIGNED BY:	HLG
DRAWN BY:	HLG
CHECKED BY:	SHL
DRAWING SCALE:	AS NOTED

SHEET TITLE:
LOW IMPACT DEVELOPMENT CONCEPTS
for
CFT Mission Bell Center
1101-1115 MISSION STREET, SOUTH PASADENA, CA 91030

OWNER:
MISSION BELL PROPERTIES, LLC
1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770

JOB NUMBER:
2380-16010

DRAWING NO.
LID-1

SHEET 1 OF 2 SHEETS

REVISION DATES (DESIGN STAGE ONLY)

REVISION DATES (DESIGN STAGE ONLY)

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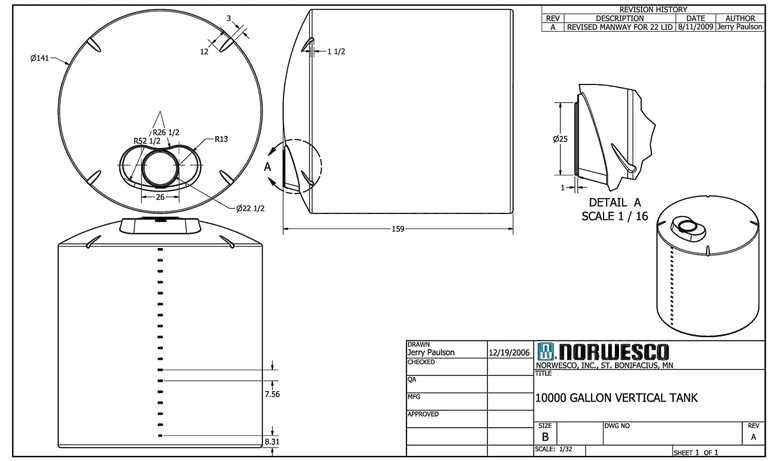
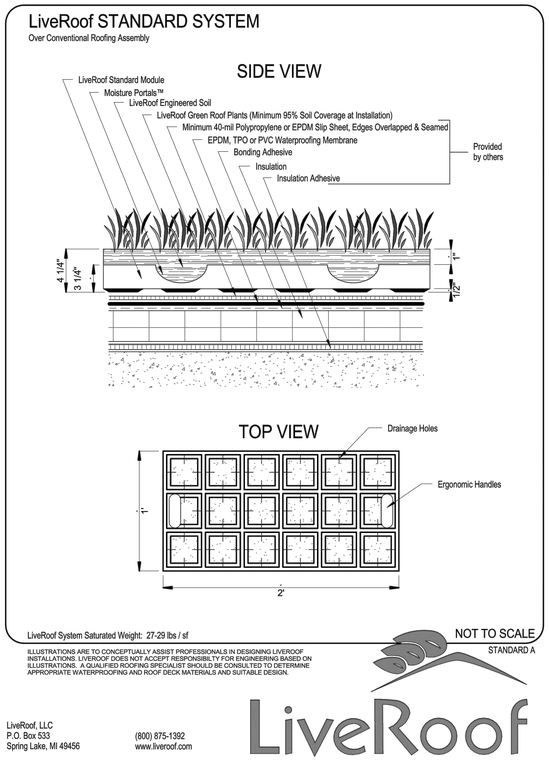
Plotted By: hgray
AutoCAD Version: AutoCAD 12



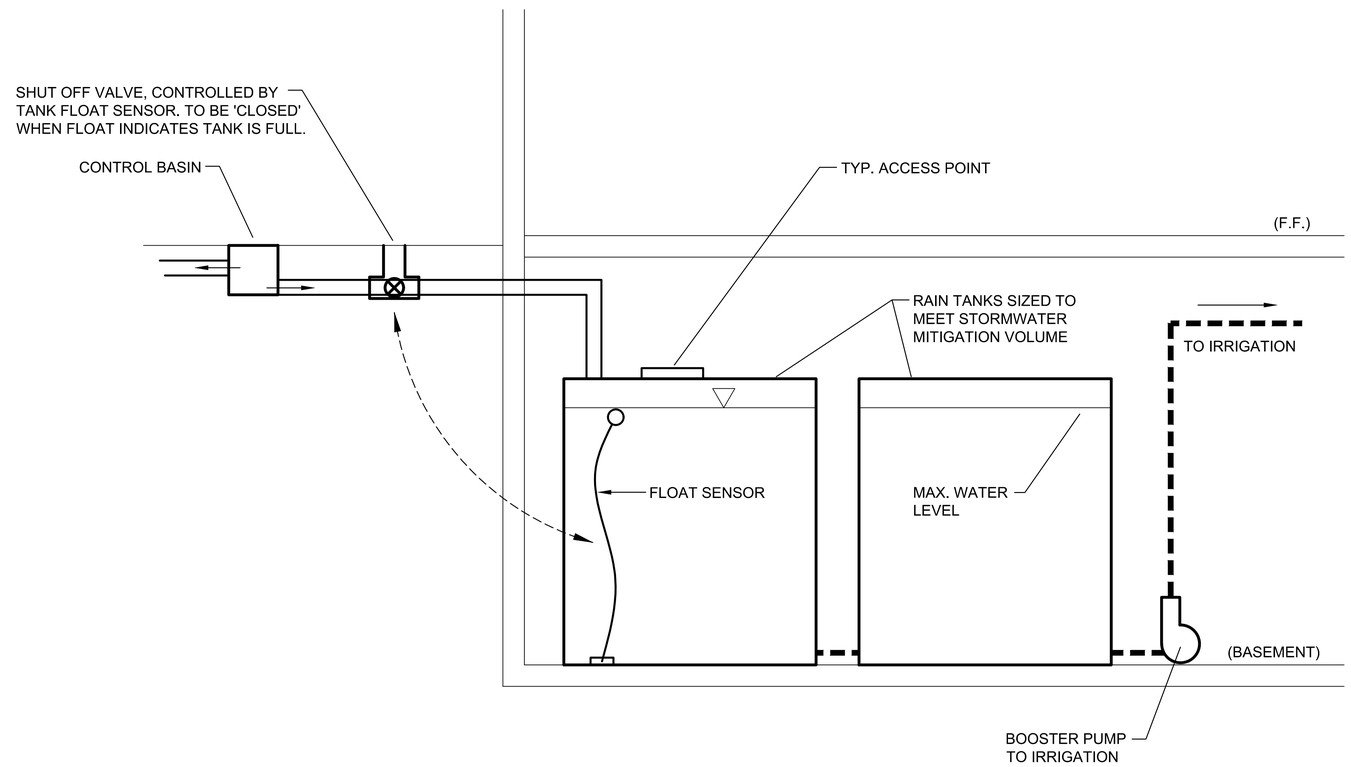
RAIN TANK DETAIL

N.T.S.



GREEN ROOF DETAIL

N.T.S.



RAIN TANK SYSTEM SCHEMATIC DETAIL

N.T.S.

CONCEPT STANDARD DETAILS

NO.	REVISIONS:	DATE:	BY:

REFERENCE

WORK ACCEPTED

Southland Civil Engineering & Survey, LLP
87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103
TEL: (626) 486-2555, FAX: (626) 486-2556
www.SouthlandCivil.com

REGISTERED PROFESSIONAL ENGINEER
LARRY L. MAR
No. 55069
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP

ENGINEER:	LLM
DESIGNED BY:	HLG
DRAWN BY:	HLG
CHECKED BY:	SHL
DRAWING SCALE:	AS NOTED

SHEET TITLE:
LOW IMPACT DEVELOPMENT CONCEPTS
for
CFT Mission Bell Center
1101-1115 MISSION STREET, SOUTH PASADENA, CA 91030

OWNER:
MISSION BELL PROPERTIES, LLC
1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770

JOB NUMBER:
2380-16010

DRAWING NO.
LID-2

SHEET 2 OF 2 SHEETS

REVISION DATES (DESIGN STAGE ONLY)

REVISION DATES (DESIGN STAGE ONLY)

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Plotted By: hgray
AutoCAD Version: AutoCAD 12

Appendix H

GPA Consulting Memorandum

ESA

MEMORANDUM

Date: January 22, 2019
For: Tony Locacciato, Partner, Meridian Consultants
From: Christine Miller Cruiess, Senior Architectural Historian, GPA Consulting
Subject: Mission Bell Mixed-Use Project, 1105-15 Mission Street, South Pasadena

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We are pleased to provide you with our analysis of the Historic Resources Assessment and CEQA Impacts Analysis (ESA-PCR, July 2017, or 2017 report) submitted to the City of South Pasadena by the Project applicant. The Project encompasses 1101, 1107, and 1115 Mission Street over two parcels (5315-008-045 and 5315-008-043). It is GPA's understanding the Project includes: the partial demolition of the rear section of 1115 Mission Street, demolition of 1101 and 1107 Mission Street, the construction of a garage as an addition to 1115 Mission Street, the construction of new residential buildings on the parcels (spanning two-to-four stories in overall height), and the construction of driveways and landscaping.

Overall, the 2017 report was well researched and applied the appropriate regulations and guidelines. However, GPA identified areas that require additional clarification. The status of 1115 Mission Street as a historical resource defined by CEQA is unclear and there is conflicting information in the record. Information regarding the Project plans is insufficient to complete a thorough analysis. While the demolition plans and the preliminary rehabilitation plans for the remaining portions of 1115 Mission Street are adequate, the plans for new construction and site development are missing from the 2017 report. Finally, the results are too conclusory, both regarding the conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) and regarding the analysis of indirect impacts under CEQA.

GPA offers the following comments regarding the 2017 report:

1. The status of 1115 Mission Street as an historical resource under CEQA is unclear. The 2017 report erroneously states 1115 Mission Street was not evaluated in the 2015/16 *City of South Pasadena Historic Resources Survey* (Historic Resources Group, June 2017). It was evaluated as part of the 2015/16 survey, but clarification is needed regarding the appropriate status code (see Figure 1).

   Some confusion may exist over the previous status code, assigned in July 2003. Prior to the implementation in the status code change in August 2003, the 5S3 code meant "Not eligible for local listing, is eligible for special consideration in local planning." The corresponding current code would be 6L, or "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." It appears that the 2015/16 survey used the current

definition of 5S3, not the pre-August-2003 definition. The 2003 status code for 1115 Mission Street in the 2015/16 survey appears to be incorrect (Figure 1).

1115 Mission Street was surveyed as part of the 2015/16 survey and was assigned the status code of 5S3, or "Appears to be individually eligible for local listing or designation through survey evaluation." However, in the 2017 report, ESA concurred with the previous designation of 6L, "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

Based on a review of the existing data, GPA agrees that 6L is a most appropriate status code for 1115 Mission Street. If the City concurs with this recommendation, the information in 2015/16 survey should be revised accordingly.

Figure 1: Excerpt from 2015/16 Survey.

2. If 1115 Mission Street has a status code of 6L, it is GPA's opinion that it is not automatically a historical resource for the purposes of CEQA. Historical resources include properties listed or eligible for listing in the California Register. Historical resources may also include properties listed under a local ordinance, or identified as significant in a historic resources survey. Public agencies must treat these properties as historical resources unless a preponderance of evidence demonstrates otherwise. 1115 Mission Street does not meet this minimum definition of a historical resource because the 6L status code means ineligible for local listing or designation through local government review process. Even if a property is not already listed, determined eligible, or identified as significant in a survey, it may still be considered a historical resource by the Lead Agency. Thus, it is up to the Lead Agency, in this case the City of South Pasadena, to determine if they want to take a conservative position and consider it a historical resource. That may be the prudent position given the fact that 1115 Mission Street was identified as a historical resource in the 1996 Mission Street Specific Plan. It was apparently the intent of the City at that time for the building to be treated as a historical resource for advance planning and land use management purposes.

3. The 2017 report indicates that the proposed project does not fully conform with the Standards for Rehabilitation. If the City decides to consider 1115 Mission Street as a historical resource under CEQA, GPA would argue that the proposed alterations to the building *would* meet the overall spirit of the Standards for Rehabilitation: "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The City may want to consider including the mitigation measure below to ensure that the Project complies with the Standards, as the drawings are further developed.

Mitigation Measure: As the drawings evolve beyond the schematic level, compliance with the Standards shall be reviewed, monitored, and carried out to the satisfaction of the South Pasadena Cultural Heritage Commission (CHC). The permit set shall be submitted to the CHC for review and approval, prior to the issuance of building permits.

4. The Project description included in the 2017 report is not clearly defined. The report was prepared in July, and the attached plans are dated May, but only pertain to the rehabilitation of 1115 Mission Street, as opposed to the full scope of the Project. The Project entitlement plans dated September 2018 include the development of the multiple parcels, inclusive of the rehabilitation of 1115 Mission Street, as well as the construction of new buildings that range in two to four stories in height. GPA recommends the inclusion of appropriate pages from the September 2018 entitlement plans as an attachment to clearly illustrate the undertaking as a whole.

5. While we concur that the direct impacts on 1115 Mission Street would be less than significant after the proposed Mitigation Measure, CEQA also requires the analysis of indirect impacts. It is unclear how the 2017 report could conclude that the Project would not have a significant adverse impact on historical resources in the vicinity without the benefit of the 2018 plans.

6. In order to fully assess the potential for indirect impacts under CEQA, two additional figures would be helpful. First, a Project Location Map would help orient the reader. Second, a Project Study Area Map is necessary to assess the potential for indirect impacts under CEQA. The map should include: 1) the physical footprint of the Project, 2) the boundary for the Study Area, and 3) all previously identified historical resources. In addition, photographs to and from the Project and the historical resources within the Project Study Area would better illustrate the analysis.

7. In addition, the CEQA analysis for indirect impacts should have a higher level of detail with an analysis of potential impacts for each historical resource. However, it is not necessary to include an analysis for potential impacts for each district contributor, especially when the contributors are separated from the Project by intervening buildings. The impact analysis should include the historic district as a whole and any individually eligible or listed historical resources. Furthermore, it would be appropriate to refine the Project Study Area to eliminate other historical resources, as identified in the 2017 report, that are separated from the Project by intervening buildings, as there would be no potential for impact. Thus, only the historical resources in the immediate vicinity would require more analysis before concluding that Project would not have a significant adverse impact.

Thank you again for this opportunity to provide a review. If you have any additional questions, please let me know. I can be reached at 310-792-2690 or at christine@gpaconsulting-us.com.

Appendix I
DPR Forms

ESA

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *1115 MISSION STREET*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Los Angeles*

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

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

c. Address: *1115* *MISSION STREET* City *South Pasadena* Zip *91030*

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

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

Parcel No. *5315-008-043*

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

This two-story commercial block is located on the south side of Mission between Fairview and Fremont. The brick vernacular building is capped by a flat roof with a change in bonding pattern near the cornice. The two second-story windows consist of a pair of double-hung sash and an altered picture window. On the Mission elevation the first story consists primarily of a glazed storefront with minimal detail. The entrance is located off center between flanking plate glass windows with upper bands of divided sash and brick sills.

P3b. Resource Attributes: (List attributes and codes) *HP 6. 1-3 story commercial building*

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

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

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921

P7. Owner Address:
Peggy T. Cheng
899 El Centro St
South Pasadena CA 91030

P8. Recorded by:
(Name, affiliation, and address)
J. Ostashay, P. Moruzzi
PCR Services Corp.
233 Wilshire Bl., Ste. 130
Santa Monica, CA 90401

P9. Date Recorded: *6/9/2003*

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Leslie Heumann, City of South Pasadena, Cultural Heritage Inventory - Historic Resources Survey, 1994

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

Primary #
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5S3*

Resource Name or # (Assigned by recorder) *1115 MISSION STREET*

B1. Historic Name: *Whistle Bottling Company*

B2. Common Name *1115 Mission Street*

B3. Original Use: *Commercial* B4. Present Use: *Commercial*

B5. Architectural Style: *Vernacular Masonry*

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

Constructed in 1921 for James McCluer, cost $9,000.
1933: Repairs for Mrs. McCluer, cost $1,400.
1954: Parapet wall correction for E.M. Turner, cost $250.
1960: Cover walls on storefront with plywood for A.E. Turner (Superior Shirt Laundry), cost $100.
1992: Seismic upgrading for Panda Management Company, cost $40,000.

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

B8. Related Features:

B9a. Architect: *Unknown* B9b. Builder: *D. Saylor*

B10. Significance: Theme: *Commercial Architecture* **Area** *South Pasadena*

Period of Significance: *1921* **Property Type** *Commercial* **Applicable Criteria** *A, B, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

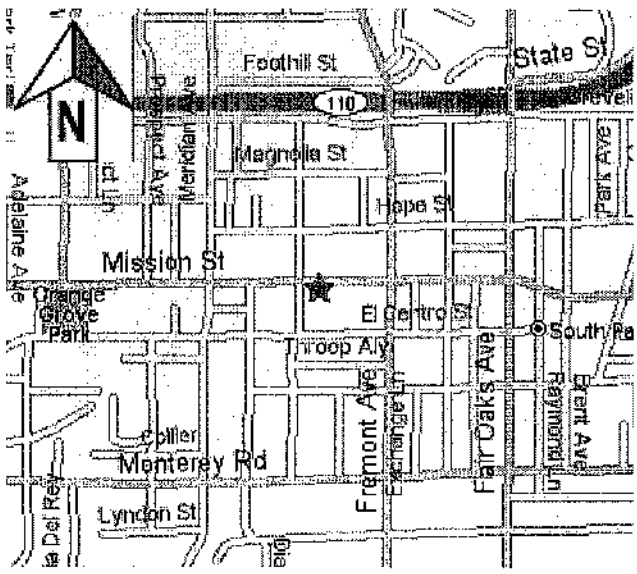
Building permits show that store building was constructed in 1921 for James McCluer by builder D. Saylor at an approximate cost of $9,000. In 1933, repairs were undertaken for Mrs. McCluer at a const of $1,400. E.M. Turner paid $250 for parapet wall correction in 1954. A.E. Turner covered the walls and ceiling of the storefront with plywood for the Superior Shirt Laundry at a cost of $100. In 1992, Panda Management Company paid approximately $40,000 for seismic upgrading. The 1926 city directory indicates that the Whistle Bottling Company occupied the building, appearing again in the 1930 directory. From 1934 until at least 1938, the building shared tenant, Hub Roof Company and DeFord Laundry. The 1952-53 directory lists only the Superior Shirt Laundry at the address. Current research did not uncover any evidence that the history of the property is associated with significant events or persons important to the city, region, state, or nation and no important architect, designer, or builder was identified with the resource. Although the vernacular masonry building incorporates elements of the style (brick construction, flat roof, parapet, fenestration), its design and construction method, typical of vernacular masonry commercial buildings of similar vintage in South Pasadena, are neither distinctive nor representative enough to render the bulding an important example of properties of its type. Therefore, the resource does not appear to be eligible for listing either in the National Register or California Register under any criteria. Further, this vernacular masonry commercial building is not eligible for separate listing or designation under the City of South Pasadena's Landmark ordinance because it is reflective of a relatively common architectural style and building type in the city. However, as a relatively intact example of the style, the resource is eligible for special consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) *HP 6. 1-3 story commercial building*

B12. References:

Sanborn Maps; Tax Assessor Records; Building Permits; Tract Maps; City Directories; J. Apostol, South Pasadena: A Centennial History 1888-1988; Gebhard & Winter. Architecture in Los Angeles; South Pasadena Public Library Special History Collection.

B13. Remarks:



B14. Evaluator: *J. Ostashay, P. Moruzzi* *PCR Services Corp.*
233 Wilshire Bl., Ste. 130
Santa Monica, CA 90401

Date of Evaluation: *6/9/2003*

(This space reserved for official comments.)